

ORDINANCE NUMBER 24-07A

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA, REPEALING ORDINANCE NO. 24-07 AND ADOPTING A REPLACEMENT ORDINANCE ASSIGNING A DESIGN DISTRICT DESIGNATION TO CERTAIN REAL PROPERTY GENERALLY IDENTIFIED BY LAKE COUNTY ALTERNATE KEY NUMBERS 1213355 AND 1213347; PROVIDING LEGISLATIVE FINDINGS AND RECITALS; PROVIDING FOR INCORPORATION BY REFERENCE OF A COMPLETE METES-AND-BOUNDS LEGAL DESCRIPTION AND DESIGN DISTRICT MAP ON FILE WITH THE CITY CLERK; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE CONTINGENT UPON ANNEXATION.

WHEREAS, the City Commission of the City of Eustis, Florida ("City Commission"), previously adopted Ordinance Number 24-07 assigning a Suburban Corridor Design District designation to approximately 6.67 acres of real property located on the west side of South Fishcamp Road, north of County Road 44, generally identified by Lake County Alternate Key Numbers 1213355 and 1213347; and

WHEREAS, on behalf of Suzan EP Vandavelde, Trustee, et al., property owner, LPG Urban & Regional Planners, LLC, as applicant, an application was submitted requesting assignment of a City of Eustis Design District designation for the subject property in conjunction with voluntary annexation into the City; and

WHEREAS, subsequent review determined that Ordinance Number 24-07 relied on abbreviated property appraiser parcel descriptions and did not include or incorporate a complete metes-and-bounds legal description of all lands intended to be subject to the Design District assignment; and

WHEREAS, the City Commission finds it necessary and appropriate to repeal and replace Ordinance Number 24-07 to ensure that the Design District designation corresponds precisely to the corrected annexation area and is supported by a complete legal description maintained in the City's official records; and

WHEREAS, the City of Eustis Land Development Regulations require that annexed property be assigned an appropriate Design District designation consistent with the City's form-based code framework and surrounding development pattern; and

WHEREAS, the City Commission finds that assignment of the Suburban Corridor Design District to the subject property is consistent with the City's Comprehensive Plan, Land Development Regulations, and the existing and planned development patterns in the area; and

WHEREAS, the City Commission has conducted two duly noticed public hearings on this Ordinance in accordance with applicable law.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA:

Section 1. Repeal. Ordinance Number 24-07 is hereby repealed in its entirety.

Section 2. Design District Assignment. The real property more particularly described by metes and bounds in a legal description on file with the Office of the City Clerk, together with a corresponding Design District Map amendment, is hereby assigned the Suburban Corridor Design District pursuant to the City of Eustis Land Development Regulations.

The property subject to this assignment includes all lands comprising Lake County Alternate Key Numbers 1213355 and 1213347, as intended by the City Commission and as reflected in the legal description and map incorporated by reference herein. In the event of any inconsistency, the metes-and-bounds legal description on file with the Office of the City Clerk shall control.

Section 3. Incorporation by Reference. The metes-and-bounds legal description of the property subject to this Ordinance and the Design District Map amendment are hereby incorporated by reference and shall be maintained as part of the official records of the City Clerk.

Section 4. Severability. If any section, subsection, sentence, clause, or provision of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 5. Effective Date. This Ordinance shall become effective immediately upon adoption on second reading, provided that Ordinance No. 24-05A (annexation) has become effective.

If Ordinance No. 24-05A does not become effective, this Ordinance shall have no force or effect.

PASSED, ORDAINED AND APPROVED in Regular Session of the City Commission of the City of Eustis, Florida, this _____ day of _____, 2026.

**CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA**

EMILY A. LEE
Mayor/Commissioner

ATTEST:

Christine Halloran, City Clerk

CITY OF EUSTIS CERTIFICATION

**STATE OF FLORIDA
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me, by means of physical presence, this _____ day of _____, 2026 by Emily A. Lee, Mayor and Christine Halloran, City Clerk, who are personally known to me.

Notary Public – State of Florida
My Commission Expires: _____
Notary Serial No. _____

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content for use and reliance by the City Commission of the City of Eustis, Florida. However, I have not conducted an independent verification of the legal description.

City Attorney's Office

Date

CERTIFICATE OF POSTING

The foregoing Ordinance Number 24-07A is hereby approved, and I hereby certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one copy hereof at the Parks & Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

Christine Halloran, City Clerk

EXHIBIT A

LEGAL DESCRIPTION

That portion of Land lying in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 32, Township 18 South, Range 26 East, Lake County, Florida, more particularly described as follows:

Commence at the NW Corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 32, Township 18 South, Range 26 East and Run South along the West line of the NW Section of Section 32, Township 18 South, Range 26 East, N00°57'49" West a distance of 496.72 feet, thence departing the aforementioned Section Line, Run N78°20'07" East a distance of 300.43 feet to the Point of Beginning, thence continue N78°20'07" East a distance of 1,028.31 feet to the West line of the Right of Way of S Fish Camp Road, thence run South along said Right of Way, S00°49'39" E a distance of 26.80 feet, then Run S89°12'17" West a distance of 7.00 feet, thence Run S00°49'39" East a distance of 347.81 feet, thence Run S87°47'20" West a distance of 1003.26 feet, thence Run N00°49'39" West a distance of 205.48 feet to the Point of Beginning.



Suzan EP Vandeveld, Trustee, Et Al
Design District (After)

