

ORDINANCE NUMBER 24-06A

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA, REPEALING ORDINANCE NUMBER 24-06 AND ADOPTING A REPLACEMENT SMALL-SCALE AMENDMENT TO THE CITY OF EUSTIS COMPREHENSIVE PLAN PURSUANT TO SECTION 163.3187, FLORIDA STATUTES; PROVIDING LEGISLATIVE FINDINGS AND RECITALS; CHANGING THE FUTURE LAND USE DESIGNATION OF CERTAIN REAL PROPERTY GENERALLY IDENTIFIED BY LAKE COUNTY ALTERNATE KEY NUMBERS 1213355 AND 1213347; PROVIDING FOR INCORPORATION BY REFERENCE OF A COMPLETE METES-AND-BOUNDS LEGAL DESCRIPTION AND FUTURE LAND USE MAP AMENDMENT ON FILE WITH THE CITY CLERK; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Eustis, Florida ("City Commission"), previously adopted Ordinance Number 24-06 approving a small-scale amendment to the City of Eustis Comprehensive Plan to change the Future Land Use designation of 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, an application was submitted requesting a Future Land Use Map amendment for the subject property in conjunction with voluntary annexation into the City; and

WHEREAS, subsequent review determined that Ordinance Number 24-06 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 Future Land Use amendment; and

WHEREAS, while Section 163.3187, Florida Statutes, governs small-scale Comprehensive Plan amendments, the City Commission finds it necessary and appropriate to repeal and replace Ordinance Number 24-06 to ensure that the Future Land Use amendment 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 subject property is located within the City's planning area and is appropriate for designation under the City of Eustis Comprehensive Plan upon annexation; and

WHEREAS, the City Commission, sitting as the Local Planning Agency, held a duly noticed public hearing and transmitted a recommendation to the City Commission regarding the proposed small-scale Future Land Use amendment; and

WHEREAS, the City Commission has conducted two duly noticed public hearings on this Ordinance in accordance with Section 163.3187, Florida Statutes; and

WHEREAS, the City Commission finds that the adoption of this small-scale Future Land Use amendment is consistent with the goals, objectives, and policies of the City of Eustis Comprehensive Plan and furthers the orderly growth and development of the City.

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

Section 1. Repeal. Ordinance Number 24-06 is hereby repealed in its entirety.

Section 2. Future Land Use Amendment. The City of Eustis Comprehensive Plan Future Land Use Map is hereby amended to change the Future Land Use designation of 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 Future Land Use Map amendment, from Urban Low (Lake County) to Mixed Commercial Residential (City of Eustis).

The property subject to this amendment 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 amendment and the Future Land Use 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 is adopted as a small-scale Comprehensive Plan amendment pursuant to Section 163.3187, Florida Statutes, and shall become effective thirty-one (31) days after adoption, unless timely challenged. No development order, development permit, or land use dependent on this amendment may be issued or commence before this amendment has become effective.

If timely challenged, this amendment shall become effective upon the issuance of a final order of compliance by the Department of Commerce or the Administration Commission, as applicable.

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 24-06A 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.

EXHIBIT B

