



# City of Eustis

P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: February 19, 2026

RE: **Explanation of Ordinance Numbers 24-05A, 24-06A, and 24-07A: Repeal of Previously Adopted Ordinance Numbers 24-05, 24-06, and 24-07 and Adoption of Replacement Ordinance Numbers 24-05A, 24-06A, and 24-07A for Annexation, Assignment of Future Land Use, and Assignment of Design District for Property with Alternate Key Numbers 1213355 And 1213347**

## **FIRST READING**

Ordinance Number 24-05A: Repeal of Previously Adopted Ordinance Numbers 24-05

---

### **Introduction:**

Ordinance Numbers 24-05A (annexation), 24-06A (small-scale future land use amendment), and 24-07A (design district assignment) for the subject property are presented as replacements for Ordinance Numbers 24-05, 24-06, and 24-07, previously adopted by the City Commission on February 1, 2024.

Ordinance Numbers 24-05A, 24-06A, and 24-07A are intended to correct a technical jurisdictional issue, not to reopen or expand the project.

### **Background:**

The City Commission previously adopted Ordinances 24-05 (annexation), 24-06 (small-scale future land use amendment), and 24-07 (design district assignment) for the subject property. Subsequent legal review determined that, although the notices, hearings, and maps consistently reflected the full ±6.67-acre area, the ordinances relied on abbreviated property appraiser parcel descriptions and did not include or incorporate a complete metes-and-bounds legal description as required by Florida law for annexation and related land use actions. Accordingly, staff recommends adopting repeal-and-replace ordinances that restate the prior approvals, incorporate a survey-grade metes-and-bounds legal description and corresponding maps, and preserve the original legislative intent without expanding the scope or intensity of the approvals. This corrective action ensures a clear and defensible record and allows the property to be lawfully incorporated into the City and placed on the municipal tax roll.

### **Recommended Action:**

Based on the adoption of previous ordinances 24-05, 24-06, and 24-07, accordingly, staff is recommending the adoption of repeal-and-replace ordinances that restate the prior approvals, incorporate a survey-grade metes-and-bounds legal description and

corresponding maps, and preserve the original legislative intent without expanding the scope or intensity of the approvals

**Policy Implications:**

None

**Alternatives:**

Approve the adoption of Ordinance Numbers 24-05A, 24-06A, and 24-07A

Deny the adoption of Ordinance Numbers 24-05A, 24-06A, and 24-07A

**Budget/Staff Impact:**

N/A

**Business Impact Estimate:**

Exempt from this Requirement per F.S. 164.041(4)(c)7.b ( Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality)

**Prepared By:**

Jeff Richardson, AICP, Deputy Director, Development Services

**Reviewed By:**

Mike Lane, AICP, Director, Development Services

Miranda Burrowes, Deputy City Manager