

ORDINANCE NUMBER 23-14

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA; ASSIGNING THE SUBURBAN NEIGHBORHOOD DESIGN DISTRICT DESIGNATION TO APPROXIMATELY 10.98 ACRES OF RECENTLY ANNEXED REAL PROPERTY AT ALTERNATE KEY NUMBERS 1444756, 2585153, AND 2535628, GENERALLY LOCATED AT 18900 STATE ROAD 44, EAST OF LAKE JOANNA AND NORTH OF LOCH LEVEN.

WHEREAS, the City of Eustis desires to amend the Design District Map of the Land Development Regulations adopted under Ordinance Number 09-33 to assign a Design District designation of Suburban Neighborhood to approximately 10.98 acres of the recently annexed real property further described below, and

WHEREAS, on July 6, 2023, the City Commission held the 1st Public Hearing to consider the Design District Amendment contained herein; and

WHEREAS, on July 20, 2023, the City Commission held the 2nd Public Hearing to consider the adoption of the Design District Amendment contained herein;

NOW, THEREFORE, THE COMMISSION OF THE CITY OF EUSTIS, FLORIDA, HEREBY ORDAINS:

Section 1. Design District Designation

That the Design District Designation of the real property described below, and more specifically in Exhibit "A", and shown in Exhibit "B", shall be Suburban Neighborhood:

Parcel Alternate Keys: 1444756, 2535628, 2585153

Parcel Identification Numbers: 17-19-27-0001-000-04400, 17-19-27-0001-000-00800, 17-19-27-0001-000-05600

Legal Description: Exhibit "A"

Section 2. Map Amendment

That the Director of Development Services shall be authorized to amend the Design District Map to incorporate the change described in Section 1.

Section 3. Conflict

That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Section 4. Severability

That should any section, phrase, sentence, provision, or portion of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the

Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

Section 5. Effective Date

That this Ordinance shall become effective upon the annexation of the subject property through approval of Ordinance Number 23-12.

PASSED, ORDAINED AND APPROVED in Regular Session of the City Commission of the City of Eustis, Florida, this 20th day of July 2023.

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

Michael L. Holland
Mayor/Commissioner

ATTEST:

Christine Halloran, City Clerk

CITY OF EUSTIS CERTIFICATION

**STATE OF FLORIDA
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me this 20th day of July 2023, by Michael L. Holland, 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 the use and reliance of the Eustis City Commission.

City Attorney's Office Date

CERTIFICATE OF POSTING

The foregoing Ordinance Number 23-14 is hereby approved, and I 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 Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

Christine Halloran, City Clerk

EXHIBIT "A"

LEGAL DESCRIPTION:

Parcel 1

S 322 FT OF N 642 FT OF NE 1/4--LESS E 1772.79 FT & LESS CR 44B & LESS N 40 FT OF W 60 FT LYING E OF CR 44B-- ORB 5790 PG 2287

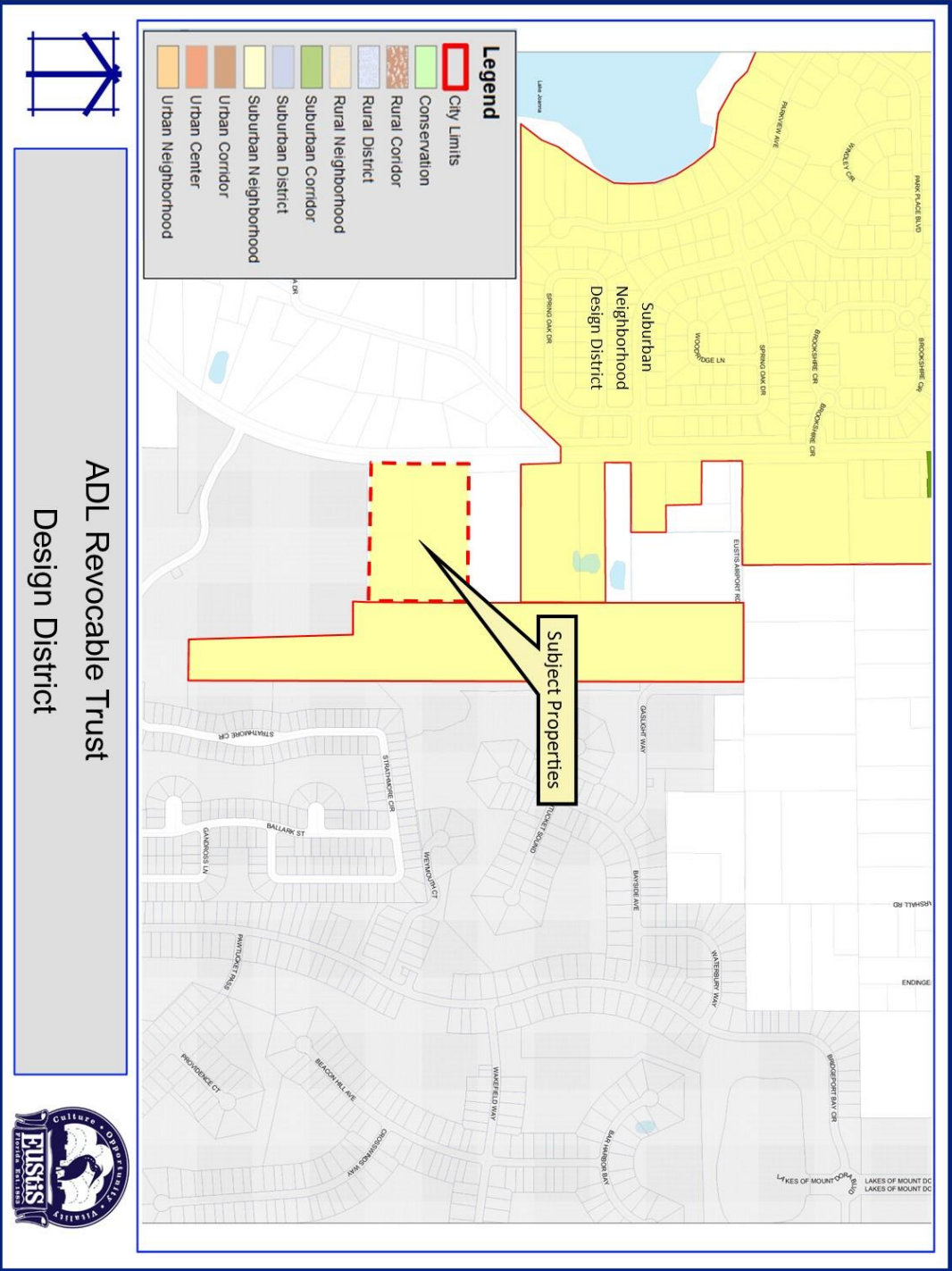
Parcel 2

BEG AT A PT 911.51 FT S & 2176.86 FT W OF NE COR OF SEC, RUN N 269.51 FT, W TO E R/W OF SR 44-B, S'LY ALONG SD R/W TO A PT 911.51 FT S OF N LINE OF SEC, E PARALLEL TO N LINE OF SEC TO POB ORB 5790 PG 2287

Parcel 3

S 269.51 FT OF N 911.5 FT OF W 404.07 FT OF E 2176.86 FT OF NE 1/4 ORB 5790 PG 2287

(The foregoing legal description was created via optical character recognition from the applicant's PDF submittal and has not been verified for accuracy); and



ADL Revocable Trust
Design District

