

## ORDINANCE NUMBER 26-01

### AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA, APPROVING AND AUTHORIZING THE EXECUTION OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF EUSTIS AND GRAND ISLAND CROSSINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE DEVELOPMENT OF APPROXIMATELY 19.96 ACRES OF REAL PROPERTY INTO A SINGLE-FAMILY RESIDENTIAL SUBDIVISION; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, Grand Island Crossings, LLC (“Developer”) is under contract to purchase approximately 19.96 acres of real property located within the City of Eustis, more particularly described in Exhibit A to the Development Agreement; and

**WHEREAS**, the Developer desires to develop the property as a single-family residential subdivision consistent with the City’s Comprehensive Plan and Land Development Regulations (“LDRs”); and

**WHEREAS**, the City and Developer have negotiated a Development Agreement pursuant to the Florida Local Government Development Agreement Act, §§163.3220–163.3243, Florida Statutes, and the City’s Home Rule powers under Article VIII, Section 2(b) of the Florida Constitution and Chapter 166, Florida Statutes; and

**WHEREAS**, the Development Agreement establishes development rights, obligations, and conditions for the property, including development standards, design guidelines, infrastructure improvements, and public facility requirements; and

**WHEREAS**, the Development Agreement does not vest or guarantee a specific number of residential lots, and final density and lot configuration shall be determined during the subdivision platting process in accordance with the City’s Comprehensive Plan and applicable Land Development Regulations; and

**WHEREAS**, the Developer has voluntarily elected to comply with certain design and development standards contained in Ordinance No. 25-09 (2025) and the Eustis Development Standards & Guidelines (June 5, 2025), notwithstanding the temporary stay of Ordinance No. 25-09 under Senate Bill 180 (Ch. 2025-190, Laws of Florida); and

**WHEREAS**, the City Commission finds that approval of the Development Agreement will promote the public health, safety, and welfare of the City and is consistent with the City’s Comprehensive Plan; and

**WHEREAS**, the City Commission has conducted two duly noticed public hearings on the proposed Development Agreement, in accordance with Section 163.3225, Florida Statutes.

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

**Section 1. Approval of Development Agreement.**

The City Commission hereby approves the Development Agreement between the City of Eustis and Grand Island Crossings, LLC, attached hereto as Exhibit "A" and incorporated herein by reference. The Mayor is authorized to execute the Agreement on behalf of the City.

**Section 2. Implementation.**

City staff is authorized and directed to take all necessary actions to implement the provisions of the Development Agreement, including recording the Agreement in the public records of Lake County, Florida, in accordance with Section 163.3239, Florida Statutes.

**Section 3. Severability.**

If any provision of this Ordinance or the Development Agreement is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining provisions.

**Section 4. Effective Date.**

This Ordinance shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 22<sup>nd</sup> day of January, 2026, by the City Commission of the City of Eustis, Florida.

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

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Emily A. Lee  
Mayor/Commissioner

**ATTEST:**

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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 22nd day of January 2026, by Emily A. Lee, Mayor/Commissioner, and Christine Halloran, City Clerk, who are personally known to me.

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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, but I have not performed an independent title examination as to the accuracy of the legal description.

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City Attorney's Office

Date

### **CERTIFICATE OF POSTING**

The foregoing Ordinance Number 26-01 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 Parks & Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

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Christine Halloran, City Clerk

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Date