

**ORDINANCE NUMBER 24-01**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS, CHAPTER 109, SECTION 109-4: USE REGULATIONS TABLE TO ALLOW ALL COMMUNITY/SERVICE USES (EXCEPT AS LISTED BELOW), SUBJECT TO CERTAIN CONDITIONS, AND ALLOW DAYCARE CENTERS AND CHURCHES AS CONDITIONAL USES WITHIN THE GENERAL INDUSTRIAL DISTRICT AND ALLOW THE DEVELOPMENT SERVICES DIRECTOR TO MAKE DETERMINATIONS ON THE BLANK CELLS OF THE TABLE; PROVIDING FOR CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Eustis City Commission adopted revised Land Development Regulations under Ordinance Number 09-33 on July 16, 2009, amended by Ordinance Number 15-13 on October 1, 2015, Ordinance Number 16-18 on April 7, 2016, Ordinance Number 16-13 on May 19, 2016, Ordinance Number 16-31 on December 15, 2016, Ordinance 17-17 on November 2, 2017; and Ordinance Number 19-12 on May 2, 2019, and

**WHEREAS**, the City Commission finds it necessary to periodically revise and update the Land Development Regulations; and

**WHEREAS**, the City Commission finds the proposed revisions are necessary for clarification and property owner flexibility; and

**WHEREAS**, the Local Planning Agency reviewed the proposed revisions to the Land Development Regulations and finds them to be in compliance with the Comprehensive Plan.

**WHEREAS**, the proposed revisions could make adjustments to the Use Regulations Table; and

**NOW, THEREFORE, THE COMMISSION OF THE CITY OF EUSTIS HEREBY ORDAINS THE FOLLOWING:**

**Section 1.** That the City of Eustis Land Development Regulations are hereby amended as shown in the attached red-line/strike Exhibit A.

**Section 2.** That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

**Section 3.** That it is the intention of the City Commission of the City of Eustis that the provisions of this Ordinance shall become and be made a part of the Land Development Regulations in the City of Eustis Code of Ordinances and that the sections of this Ordinance may be re-numbered or re-lettered and the word "Ordinance" may be changed to "Section", "Article", or such other appropriate word or phrase to accomplish such intentions.

**Section 5.** 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 6.** That this Ordinance shall become effective immediately on passing.

**PASSED, ORDAINED AND APPROVED** in Regular Session of the City Commission of the City of Eustis, Florida, this 1st day of February, 2024.

**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 \_\_\_\_ day of \_\_\_\_\_ 2024 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 use and reliance of the City Commission of the City of Eustis, Florida.

\_\_\_\_\_  
City Attorney's Office

\_\_\_\_\_  
Date

**CERTIFICATE OF POSTING**

The foregoing Ordinance Number 24-01 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 and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

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Christine Halloran, City Clerk