

ORDINANCE NUMBER 25-31

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA, VOLUNTARILY ANNEXING APPROXIMATELY 20.0 ACRES OF REAL PROPERTY AT ALTERNATE KEY NUMBERS 1743320 AND 1407940, ON THE NORTH SIDE OF COUNTY ROAD 44, EAST OF SPARROW LANE.

WHEREAS, Bret Jones, P.A. and MAS Development, LLC, have, on behalf of, John E. & Betty A. Drawdy, the property owners and the legal owner of record, made application for voluntary annexation of approximately 20.0 Acres of Real Property at Alternate Key Numbers 1743320 And 1407940, on the North Side of County Road 44, east of Sparrow Lane, more particularly described as:

Parcel Alternate Key: 1743320 and 1407940

Parcel Identification Number: 33-18-26-0002-000-00800 and 33-18-26-0002-000-02900

Legal Description:

FROM NW COR OF SE 1/4 OF NW 1/4 OF SEC 33-18-26 THAT PART OF LAND LYING SW'LY OF CR 452 OF THE FOLLOWING DESCRIPTION: RUN S 0-02-0 E ALONG W LINE OF SE 1/4 OF NW 1/4 A DIST OF 150 FT FOR POB, RUN S 89-27-28 E PARALLEL TO 150 FT S OF N LINE OF SE 1/4 OF NW 1/4 TO E LINE OF SAID SE 1/4 OF NW 1/4, S 0-15-33 W ALONG SAID E LINE OF SE 1/4 OF NW 1/4 A DIST OF 937.54 FT, N 75-07-0 W 255.86 FT, N 66-14-55 W 196.98 FT, N 47-09-55 W 463.98 FT, S 0-02-0 E 97.21 FT, N 42-0-0 W 406.60 FT, N 48-23-14 W 359.72 FT, N 52-25-59 W 22.40 FT, N 0-02-0 W 33.74 FT TO POB ORB 3830 PG 1866 ORB 4018 PG 364 ORB 5735 PG 854

And

FROM NW COR OF SE 1/4 OF NW 1/4 RUN S 0-02-00 E ALONG W LINE 183.75 FT, S 52-25-59 E 22.4 FT TO PT ON S'LY R/W OF ABANDONED R/W & 25 FT E OF CENTERLINE OF COUNTY RD FOR POB, RUN S 48-23-14 E 359.72 FT, S 42-00-00 E ALONG S'LY R/W OF ABANDONED RR 406.6 FT, S 0-02 E 349.73 FT TO N'LY R/W OF SR 44, NW'LY ALONG N'LY R/W OF SR 44 TO PT S OF POB, N TO POB ORB 2373 PG 1616 ORB 5735 PG 854

(the legal description is taken from the Lake County Property Appraiser, and has not been verified for accuracy or completeness.)

WHEREAS, the subject property is reasonably compact and contiguous; and

WHEREAS, the annexation of this property will not result in the creation of enclaves; and

WHEREAS, the subject property is located within the City of Eustis Planning Area, and water service is available to the property; and

WHEREAS, on September 18, 2025, the City Commission held the 1st Public Hearing to consider the voluntary annexation of the property contained herein; and

WHEREAS, on October 23, 2025, the City Commission held the 2nd Public Hearing to consider the voluntary annexation of the property contained herein

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

SECTION 1.

That pursuant to, and under the authority of, Florida Statute 171.044, the City of Eustis, Lake County, Florida, does hereby annex and amend the municipal boundaries to include approximately 20.00 acres of real property, as described above.

A map depicting the location of the annexed property described above is attached hereto as Exhibit "A".

SECTION 2.

That the Director of Development Services shall be authorized to amend the City of Eustis Boundary Map to incorporate the change described in Section 1.

SECTION 3.

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

SECTION 4.

That upon final passage and adoption, the City Clerk is hereby directed to file a copy hereof with the Clerk of the Circuit Court, the County Manager for Lake County, Florida, and the Department of State for the State of Florida within 7 days after the adoption of such ordinances.

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 upon passing.

SECTION 7.

That the property annexed in this Ordinance is subject to the Future Land Use Element of the Lake County Comprehensive Plan until the City adopts the Comprehensive Plan Amendment to include the annexed parcel in the City Comprehensive Plan.

PASSED, ORDAINED AND APPROVED in Regular Session of the City Commission of the City of Eustis, Florida, this 23rd day of October 2025.

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

Willie L. Hawkins
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 23rd day of October 2025, by Willie L. Hawkins, Mayor/Commissioner, and Christine Halloran, City Clerk, who are personally known to me.

Notary Public - State of Florida
My Commission Expires:
Notary Serial Number:

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content, but I have not performed an independent Title examination as to the accuracy of the Legal Description.

City Attorney's Office

Date

CERTIFICATE OF POSTING

The foregoing Ordinance Number 25-31 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

