

ORDINANCE NUMBER 25-18

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA; ASSIGNING THE SUBURBAN NEIGHBORHOOD DESIGN DISTRICT DESIGNATION TO APPROXIMATELY 66.55 ACRES OF RECENTLY ANNEXED REAL PROPERTY AT ALTERNATE KEY NUMBERS 2704365, 1214041, and 3803090, LOCATED SOUTH OF CR-44 AND EAST OF HICKS DITCH ROAD

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 66.55 acres of recently annexed real property further described below, and

WHEREAS, on July 17, 2025, the City Commission held the 1st Public Hearing to consider the Design District Amendment contained herein; and

WHEREAS, on _____, 2025, 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 HEREBY ORDAINS:

Section 1. Design District Designation

That the Design District Designation of the real property described below and shown on Exhibit A shall be Suburban Neighborhood:

Parcel Alternate Key: 2704365, 1214041, and 3803090

Parcel Identification Numbers: 01-19-26-0001-000-01800, 01-19-26-0002-000-00200 and 24-18-26-0450-044-00000

Legal Description:

AS PROVIDED BY ALLEN & COMPANY -SURVEYING AND MAPPING LLC ALTA
DATED 10/14/2024

LEGAL DESCRIPTION (PER TITLE COMMITMENT):

PARCEL 1:

EUSTIS MEADOWS, TOWN PLAT THAT PART OF BLK 44 & THAT PART OF PARCEL KNOWN AS RESERVATION & CLOSED STREET WITHIN ADJACENT TO SAID BLK AS DESCRIBED IN ORB 296 PG 616 AS FOLLOWS: FROM SW COR OF SE 1/4 OF SW 114 OF SEC 36-18-26 RUNS 89DEG 28MIN 22SEC E 25.01 FT TO E'LY R/W LINE OF HICKS DITCH RD FOR POB, RUN N 02DEG 08MIN 52SEC E 21.64 FT, N 82DEG 49MIN 48SEC E 816.72 FT, N 85DEG 40MIN 46SEC E 304.36 FT TO SW'LY R/W LINE OF HWY 44-A, SE'LY ALONG SAID SW'LY R/W LINE TO S LINE OF SEC 36, W ALONG SAID S LINE OF SEC TO POB--LESS RD R/W--PB 1 PG 2, LYING AND BEING IN LAKE COUNTY, FLORIDA.

NOTE: THIS LEGAL DESCRIPTION WAS OBTAINED FROM THE LAKE COUNTY PROPERTY APPRAISER. THE COMPANY ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS LEGAL DESCRIPTION.

PARCEL 2:

GOVERNMENT LOT 2, LYING SOUTH OF STATE ROAD 452A, AND GOVERNMENT LOT 3, LESS THE SOUTH 660FT., SECTION 1, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

PARCEL 3:

THE SOUTH 660 FEET OF GOVERNMENT LOT 3, IN SECTION 1, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

LESS:

A PORTION OF THE SOUTH 112 OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF AFORESAID SECTION 1; THENCE RUN N 00°43'43" E ALONG THE WEST LINE OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF SAID SECTION 1, 580.56 FEET; THENCE RUNS 89°57'52" E, 591.80 FEET; THENCE RUNS 02°22'48" W, 279.74 FEET; THENCE RUN N 89°19'09" W, 116.09 FEET; THENCE RUNS 01°21'49" W, 305.04 FEET TO THE SOUTH LINE OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF SAID SECTION 1; THENCE RUN N 89°38'21" W ALONG SAID SOUTH LINE 464.24 FEET TO POINT OF BEGINNING.

AND LESS:

A PORTION OF THE SOUTH 112 OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF AFORESAID SECTION 1; THENCE RUN N 00°43'43" E ALONG THE WEST LINE OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF SAID SECTION 1, 580.56 FEET; THENCE RUNS 89°57'52" E, 591.80 FEET; THENCE RUNS 02°22'48" W, 279.74 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING CONTINUE S 02°22'48" W, 305.00 FEET, MORE OR LESS TO THE SOUTH LINE OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF SAID SECTION 1; THENCE RUN N 89°38'21" W, ALONG THE SAID SOUTH LINE OF THE NORTHEAST 114 OF THE NORTHWEST 114 TO A POINT 464.24 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST 114 OF THE NORTHWEST 114 OF SAID SECTION 1; THENCE RUN N 01°21'49" E, 305.04 FEET; THENCE RUN S

89°19'1911 E, 116.09 FEET TO THE POINT OF BEGINNING.

ALSO, LESS THE WEST 25 FEET THEREOF.

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 25-16.

PASSED, ORDAINED, AND APPROVED in Regular Session of the City Commission of the City of Eustis, Florida, this 7th day of August 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 7th day of August 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 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.

City Attorney's Office

Date

CERTIFICATE OF POSTING

The foregoing Ordinance Number 25-18 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.

Christine Halloran, City Clerk

Date

Exhibit A

