

ORDINANCE NUMBER 25-16

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA, VOLUNTARILY ANNEXING 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, Major Stacy, P.E., has made an application for voluntary annexation, on behalf of BLG Ponderosa, LLC, the property owner, for approximately 66.55 acres of real property located south of CR-44 and east of Hicks Ditch Road, more particularly described as:

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

ALSO, LESS THE WEST 25 FEET THEREOF.

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 and sewer service is available to the property; and

WHEREAS, on July 17, 2025, the City Commission held the 1st Public Hearing to consider the voluntary annexation of the property contained herein; and

WHEREAS, on _____, 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 6.18 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 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 25-16 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

