

ORDINANCE NUMBER 2026-15

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA, AMENDING THE CITY OF EUSTIS COMPREHENSIVE PLAN PURSUANT TO 163.3187 F.S.; CHANGING THE FUTURE LAND USE DESIGNATION OF APPROXIMATELY 18.03 ACRES OF RECENTLY ANNEXED REAL PROPERTY AT ALTERNATE KEY NUMBER 1307104, LOCATED AT 1539 N STATE ROAD 19 FROM LAKE COUNTY URBAN MEDIUM TO CITY OF EUSTIS URBAN RESIDENTIAL.

WHEREAS, on November 4, 2010, the Eustis City Commission adopted the City of Eustis Comprehensive Plan 2010-2035 through Ordinance Number 10-11; and

WHEREAS, the State of Florida Department of Community Affairs found the City of Eustis Comprehensive Plan 2010-2035 In Compliance pursuant to Sections 163.3184, 163.3187, and 163.3189 Florida Statutes; and

WHEREAS, the City of Eustis periodically amends its Comprehensive Plan in accordance with Chapter 163.3187 and 163.3191, Florida Statutes; and

WHEREAS, the City of Eustis desires to amend the Future Land Use Map Series to change the Future Land Use designation on approximately 18.03 acres of real property located at 1539 N State Road 19; and

WHEREAS, on April 16, 2026, the Local Planning Agency held a Public Hearing to consider the adoption of a Small-Scale Future Land Use Amendment for this change in designation; and

WHEREAS, on April 16, 2026, the City Commission held the 1st Adoption Public Hearing to accept the Local Planning Agency's recommendation to adopt the Small-Scale Future Land Use Amendment contained herein; and

WHEREAS, on May 7, 2026, the City Commission held the 2nd Adoption Public Hearing to consider the adoption of the Small Scale Future Land Use Amendment contained herein;

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

SECTION 1.

Land Use Designation: That the Future Land Use Designation of the real property as described below shall be changed from Urban Medium in Lake County to **Urban Residential (UR)** within the City of Eustis:

Parcel Alternate Key: 1307104

Parcel Identification Numbers: 02-19-26-0002-000-00300

Legal Description:

Begin at a point 1056.0 feet South of the Northwest corner of Government Lot 3 in Section 2, Township 19 South, Range 26 East, Lake County, Florida for a point of beginning thence run

East 439.56 feet; thence run South 222.0 feet thence run South 1229.24 feet; thence run West 439.56 feet; thence run North 1659.24 feet more or less to the point of beginning less the right of way for State Road 19.

And

Beginning at a point 1056 feet South and 439.56 feet East of the Northwest corner of Government Lot 3 in Section 2, Township 19 South, Range 26 East, run thence South 220 feet for the Point of Beginning for this tract; thence run West 210 feet, South 210 feet, East 210, North 210 feet to the Point of Beginning.

And

Begin at point on the West Boundary of Government Lot 3, 1056' South of the Northwest corner of said Lot. Thence S00°04'33" W along said West Boundary of said Lot and along its Southern Extension, a distance of 1171.36' to the intersection with the Easterly Right of Way line of State Road 19, Thence Northerly along said Right of Way line through a curve to the right having a radius of 2732.93' an Arc distance of 961.52' to a point of tangency, Thence N 03°35'54" E, continuing along said Right of Way line a distance of 221.42' to a point being 1056' South of the North Boundary of said Section 2. Thence S89°57'06" E a distance of 95.62' to the Point of Beginning. Lying and being in Section 2, Township 19 South, Range 26 East, Lake County, Florida.

(THE FOREGOING LEGAL DESCRIPTION WAS COPIED FROM THE APPLICANT'S SUBMITTED SURVEY AND HAS NOT BEEN VERIFIED FOR ACCURACY)

SECTION 2.

Map Amendment and Notification: That the Director of Development Services shall be authorized to amend the Future Land Use Map of the Comprehensive Plan to incorporate the change described in Section 1 and provide appropriate notification in accordance with Florida Statutes.

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 the effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the Department of Commerce notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the Department of Commerce or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the

Administration Commission, this amendment may nevertheless be made effective by the adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Commerce.

PASSED, ORDAINED, AND APPROVED in Regular Session of the City Commission of the City of Eustis, Florida, this 7th day of May 2026.

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

Emily A. Lee
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 May 2026, by Emily A. Lee, 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; however, I have not performed an independent title examination to verify the accuracy of the legal description.

City Attorney’s Office

Date

CERTIFICATE OF POSTING

The foregoing Ordinance Number 2026-15 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

Exhibit A

