

ORDINANCE NUMBER 25-33

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA; ASSIGNING THE SUBURBAN NEIGHBORHOOD DESIGN DISTRICT DESIGNATION TO 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, the City of Eustis desires to amend the Design District Map adopted under the City's Land Development Regulations, as amended, to assign a Design District designation of Suburban Neighborhood to approximately 20.0 acres of recently annexed real property, further described below; and

WHEREAS, on September 18, 2025, the City Commission held the 1st Public Hearing to consider the Design District Amendment contained herein; and

WHEREAS, on November 20, 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: 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 foregoing legal description is taken from the Lake County Property Appraiser and has not been independently verified by the City. A sealed survey should be used to confirm the boundaries for purposes of recordation and mapping.)

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

This Ordinance is adopted upon passage; however, the Design District assignment shall not become effective until both (1) the subject property is annexed into the City through approval of Ordinance 25-31, and (2) the Comprehensive Plan Amendment in Ordinance 25-32 becomes effective pursuant to Sections 163.3184 and 163.3191(5), Florida Statutes. Until such time, the property shall continue under the land use and regulatory framework of Lake County.

PASSED, ORDAINED AND APPROVED in Regular Session of the City Commission of the City of Eustis, Florida, this 20th day of November 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 20th day of November 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 to verify the accuracy of the Legal Description.

City Attorney's Office

Date

CERTIFICATE OF POSTING

The foregoing Ordinance Number 25-33 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 Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

Christine Halloran, City Clerk

Exhibit A

