

ORDINANCE NUMBER 23-29

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA; ASSIGNING THE RURAL NEIGHBORHOOD DESIGN DISTRICT DESIGNATION TO APPROXIMATELY 2.61 ACRES OF RECENTLY ANNEXED REAL PROPERTY AT ALTERNATE KEY NUMBERS 1212685, 3948085, 3948086, 3948087, 3948088, and 3948089 GENERALLY LOCATED ON ORANGE AVENUE, WEST OF BEACH DRIVE

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 Rural Neighborhood to approximately 2.61 acres of recently annexed real property further described below, and

WHEREAS, on November 2, 2023, the City Commission held the 1st Public Hearing to consider the Design District Amendment contained herein; and

WHEREAS, on November 16, 2023, 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, FLORIDA, HEREBY ORDAINS:

Section 1. Design District Designation

That the Design District Designation of the real property described below, and more specifically in Exhibit "A", and shown in Exhibit "B", shall be Rural Neighborhood:

Parcel Alternate Keys: 1212685, 3948085, 3948086, 3948087, 3948088, and 3948089

Parcel Identification Numbers: 26-18-26-0004-000-03301, 26-18-26-0004-000-08500, 26-18-26-0004-000-08600, 26-18-26-0004-000-08700, 26-18-26-0004-000-08800, and 26-18-26-0004-000-08900

Legal Description:

Parcel 1:

FROM THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26 TOWNSHIP 18 SOUTH RANGE 26 EAST RUN NORTH 30 FEET, AKA SOUTH EAST CORNER OF THE FURZE TRACT IN PB 12 PG 87 THENCE RUN NORTH 01-39-00 EAST 190 FEET FOR POINT OF BEGINNING, THENCE RUN SOUTH 89-45-22 WEST 214.62 FEET, NORTH 03-16-28 EAST 158.14 FEET, NORTH 30-32-14 EAST 434.75 FEET, SOUTH 01-39-00 WEST TO THE POINT OF BEGINNING ORB 6127 PG 2419

Parcel 2:

FROM THE SOUTHEAST CONER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26 TOWNSHIP 18 SOUTH RANGE 26 EAST RUN NORTH 30 FEET, AKA THE SOUTHEAST CORNER OF THE FURZE TRACT IN PB 12 PG 87 RUN SOUTH 89-49-20 WEST ALONG WOUTH LINE OF THE FURZE TRACT 159.89 FEET FOR POINT OF BEGINNING, THENCE CONTINUE SOUTH 89-49-20 WEST 60.11 FEET, NORTH 03-16-28 EAST 190 FEET, NORTH 89-45-22 EAST 60.11 FEET, SOUTH 03-16-28 EAST 190.07 FEET TO THE POINT OF BEGINNING ORB 6127 PG 2419

Parcel 3:

FROM THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26 TOWNSHIP 18 SOUTH RANGE 26 EAST RUN NORTH 30 FEET AKA SOUTHEAST CORNER OF THE FURZE TRACT IN PB 12 PG 87 RUN SOUTH 89-49-20 WEST ALONG SOUTH LINE OF THE FURZE TRACT 100 FEET FOR POINT OF BEGINNING, THENCE CONTINUE SOUTH 89-49-20 WEST 59.89 FEET, NORTH 03-16-28 EAST 129.94 FEET, NORTH 89-44-11 EAST 60.11 FEET, SOUTH 03-22-13 WEST 130.04 FEET TO THE POINT OF BEGINNING ORB 6127 PG 2419

Parcel 4:

FROM THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26 TOWNSHIP 18 SOUTH RANGE 26 EAST RUN NORTH 30 FEET, AKA SOUTHEAST CORNER OF THE FURZE TRACT IN PB 12 PG 87 FOR POINT OF BEGINNING, RUN SOUTH 89-49-20 WEST 100 FEET, NORTH 03-22-13 EAST 69.80 FEET, NORTH 89-38-44 EST 97.91 FEET TO THE EAST LINE OF THE FURZE TRACT, SOUTH 01-39-00 WEST 70 FEET TO THE POINT OF BEGINNING ORB 6127 PG 2419

Parcel 5:

FROM THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26 TOWNSHIP 18 SOUTH RANGE 26 EAST RUN NORTH 30 FEET, AKA SOUTHEAST CORNER OF THE FURZE TRACT IN PB 12 PG 87 RUN NORTH 01-39-00 EAST 70 FEET FOR POINT OF BEGINNING, RUN SOUTH 89-38-44 WEST 97.91 FEET, NORTH 03-22-13 EAST 60.24 FEET, NORTH 89-44-11 EAST 96.10 FEET TO THE EAST LINE OF THE FURZE TRACT, SOUTH 01-39-00 WEST 60 FEET TO THE POINT OF BEGINNING ORB 6127 PG 2419

Parcel 6:

FROM THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26 TOWNSHIP 18 SOUTH RANGE 26 EAST RUN NORTH 30 FEET, AKA SOUTHEAST CORNER OF THE FURZE TRACT IN PB 12 PG 87 RUN NORTH 01-39-00 EAST 130 FEET FOR POINT OF BEGINNING, THENCE SOUTH 89-44-11 WEST 156.21 FEET, NORTH 03-16-28 EAST 60.13 FEET, NORTH 89-45-22 EAST 154.51 FEET TO THE EAST LINE OF THE FURZE TRACT, SOUTH 01-39-00 WEST 60 FEET TO THE POINT OF BEGINNING ORB 6127 PG 2419

(The foregoing legal description was copied directly from Lake County Property Appraiser records submitted by the applicant and has not been verified for accuracy); and

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 23-27.

PASSED, ORDAINED, AND APPROVED in Regular Session of the City Commission of the City of Eustis, Florida, this 16th day of November 2023.

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

Michael L. Holland
Mayor/Commissioner

ATTEST:

Christine Halloran, City Clerk

EXHIBIT "A"

LEGAL DESCRIPTION:

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EXHIBIT "B"

