

ORDINANCE NUMBER 25-19

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA, APPROVING A CONDITIONAL SIGN PERMIT FOR ADDITIONAL SIGNAGE ON THE CAMPUS OF THE ORLANDO HEALTH EMERGENCY ROOM FACILITY LOCATED AT 15719 U.S. HIGHWAY 441.

WHEREAS, GAI Consultants, Inc., representative and applicant for Orlando Health, Inc., has applied for a Conditional Sign Permit for additional signage on the campus of their emergency facility located at 15719 U.S. Highway 441; and

WHEREAS, the subject property has a Land Use Designation of General Commercial (GC) and a Design District Designation of Suburban Corridor; and

WHEREAS, the subject property has a Master Sign Plan as shown in Exhibit A in excess of the requirements found in Sec. 115-11 and Sec. 11-11.2 of the Land Development Regulations; and

WHEREAS, the request for a Conditional Sign Permit was properly Noticed for a Quasi-Judicial Public Hearing before the City Commission; and

WHEREAS, on August 7, 2025, the City Commission held the 1st Public Hearing to consider the Conditional Sign Permit; and

WHEREAS, on August 21, 2025, the City Commission held the 2nd Public Hearing to consider the Conditional Sign Permit; and

WHEREAS, the proposed conditional sign permit is consistent with the City's Land Development Regulations, Comprehensive Plan, and Code of Ordinances; and

WHEREAS, the applicant has presented evidence to establish the following:

1. That the proposed use is desirable at the particular location;
2. That the proposed conditional sign permit will not have an undue adverse effect on nearby property;
3. That such use will not be detrimental to the health, safety, or general welfare of the citizens residing in the area;
4. That the proposed conditional signage is compatible with the existing or planned character of the neighborhood in which it would be located;

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

Section 1. That a Conditional Sign Permit is granted for additional signage on the campus of the Orlando Health Emergency facility located at 15719 U.S. Highway 441, more particularly described as:

S 1/2 OF SW 1/4 OF NE 1/4 N OF HWY 19--LESS W 500 FT & LESS DILLARD RD
R/W-- ORB 6326 PG 2166

ALTERNATE KEY NUMBER: 1036879

PARCEL NUMBER: 22-19-26-001-000-01100

Section 2. That the conditions of approval require that the location meets all applicable provisions of the Land Development Regulations and the City Code of Ordinances.

Section 3. That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Section 4. 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. That this Ordinance shall become effective immediately upon passing.

PASSED, ORDAINED, AND APPROVED in Regular Session of the City Commission of the City of Eustis, Florida, this 21st 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 this 21st day of August 2025 by Willie L. Hawkins, Mayor, 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 as to the accuracy of the Legal Description.

City Attorney's Office

Date

CERTIFICATE OF POSTING

The foregoing Ordinance Number 25-19 is hereby approved, and I certify that I published the same by posting one (1) copy hereof at City Hall, one (1) copy hereof at the Eustis Memorial Library, and one (1) 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



Eustis FSED
15719 US-441
Eustis, FL 32725

DRAWN BY NN/AK
 CHECKED BY AM
 DATE OF ISSUE 05/27/2025
 SCALE AS SHOWN
 REVISION 1-07/31/2025

CONCEPT PLAN BY OTHERS

Sign Location Plan
001

