

ORDINANCE 03-73

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; DESIGNATING THE EUSTIS DOWNTOWN MAIN STREET DEVELOPMENT AREA; ESTABLISHING DEVELOPMENT GUIDELINES FOR THE EUSTIS MAIN STREET DEVELOPMENT AREA; PROVIDING FOR ADOPTION OF THE EUSTIS MAIN STREET DESIGN GUIDELINES; PROVIDING FOR FILING OF THIS ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PUBLICATION BY POSTING ACCORDING TO LAW.

WHEREAS, the City of Eustis possesses natural beauty in the form of lakes and waterways, as well as distinctive historical properties and structures having unique architectural features; and

WHEREAS, the City Commission desires to maintain the city's unique natural and architectural beauty and to promote development of the Downtown Business District; and

WHEREAS, improving the aesthetic appeal of the city and particularly city's downtown area, benefits the public health, safety and welfare by maintaining and increasing property values within the Downtown Business District area by encouraging customers to visit businesses located within said area; and

WHEREAS, buildings not conforming to the current architectural and design style of the majority of buildings now located within the Eustis Downtown Business District are contrary to the image that the City Commission desires to foster within the City's downtown area; and

WHEREAS, the City of Eustis desires to adopt a common plan for development, building and maintenance of buildings within the Eustis Downtown Business District.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF EUSTIS.

Section 1. Chapter 46 of the Code of Ordinances is amended to create Article V., to be entitled Eustis Main Street Development Area, which shall read as follows:

Article V. Eustis Main Street Development Area

Sec. 46-265 Short Title

This Article shall be known and may be cited as the "City of Eustis Main Street Development Area."

Sec. 46-266 Eustis Main Street Development Area Defined

That area of the City of Eustis consisting of the six full blocks and 3 partial blocks of the downtown core to include that land North of Citrus Street, West of Center Street, South of Bates Street and East of the Lake Eustis Shore Line shall be designated as the Eustis Main Street Development Area.

Sec. 46.267 Guidelines for Eustis Downtown Business District

There is hereby adopted by the city those certain guidelines known as Eustis Main Street Design Guidelines, established by the City of Eustis Commission, which are incorporated by reference as fully as

if set forth in this section. A copy of the guidelines shall be kept on file in the office of the city clerk.

Sec. 46.268 Development for Eustis Downtown Business District

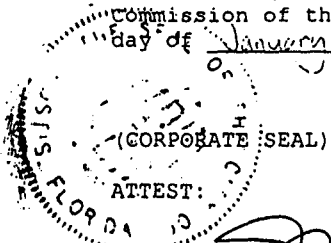
All development requests within the City of Eustis Downtown Business District for the construction of a building or building façade shall submit its plans for advisory comment to the Eustis Historic Preservation Board prior to City Staff review for compliance.

Section 2. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Section 3. 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 4. This Ordinance shall become effective upon its passage, adoption, approval and publication according to the law.

PASSED, ORDAINED and APPROVED in Regular Session of the City Commission of the City of Eustis, Lake County, Florida, this 15th day of January, 2004.



CITY COMMISSION OF THE CITY OF EUSTIS

Evelyn H. Smith
Evelyn H. Smith, Mayor-Commissioner

Jim R. Myers, Jr., City Clerk

CITY OF EUSTIS CERTIFICATION

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 15th day of January, 2004, by EVELYN H. SMITH and JIM R. MYERS, JR., the Mayor and Finance Director/City Clerk, of the City of Eustis, Florida, who are personally known to me.



Judy Roberts
Notary Public, State of Florida

Judy Roberts
Printed Notary Signature

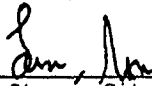
CERTIFICATE OF POSTING

The foregoing Ordinance 03-73 is hereby approved, and I hereby 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 Senior Service Center; all within the Corporate Limits of the City of Eustis, Lake County, Florida.

Jim R. Myers, Jr.
City Clerk

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content for use and reliance of the City Commission of the City of Eustis, Florida.



Lewis W. Stone, City Attorney

1/15/04
Date