

**RESOLUTION NUMBER 23-53**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; APPROVING A PRELIMINARY SUBDIVISION PLAT FOR HUDDLE HOMES MIXED-USE PROJECT, WHICH WILL CONSIST OF 40 TOWNHOME DWELLING UNITS AND COMMERCIAL SPACE WITH A RESTAURANT, ON APPROXIMATELY 9.37 ACRES OF PROPERTY LOCATED AT 19040 STATE ROAD 44, ON THE EAST SIDE OF STATE ROAD 44, JUST OVER 700 FEET SOUTH OF EUSTIS AIRPORT ROAD (ALTERNATE KEY NUMBERS 2612533 AND 2612517).**

**WHEREAS**, David Clutts, P.E. of Civil Engineering Solutions, Incorporated, on behalf of Huddle 44, LLC, has made an application for Preliminary Subdivision Plat approval for Huddle Homes mixed-use project (40 townhome dwelling units and 8,840 square-foot Huddle Eats commercial establishment) on approximately 9.37 acres located on the east side of State Road 44, just over 700 feet south of Eustis Airport Road, more particularly described as follows:

Parcel Alternate Key Numbers: 2612533 and 2612517

Parcel Identification Numbers: 08-19-27-0004-000-04300 and 08-19-27-0004-000-03800

FROM SW COR OF SE 1/4 RUN N 89-24-0 E 870 FT TO W LINE OF PARCEL A AS DESCRIBED IN ORB 314 PG 630, N 0-36-0 W 350.4 FT TO POB, RUN N 0-36-0 W 150 FT, S 88-43-45 W 880.03 FT, S 01-28-30 E 150 FT, N 88-43-45 E TO POB--LESS R/W OF SR 44-B-- ORB 6064 PG 202

AND

FROM SE COR OF SEC, RUN S 89DEG 24MIN W 1772.79 FT FOR POB, RUN N 0DEG 36MIN W 350 FT, S 88DEG 43MIN 45SEC W TO CENTER OF SR S-44-B, S 1DEG 28MIN 30SEC E ALONG CENTERLINE 350 FT, N 89DEG 24MIN E TO POB--LESS HWY R/W-- ORB 6064 PG 202

**WHEREAS**, the property described above has a Land Use Designation of Mixed Commercial Residential (MCR) and a Design District Designation of Suburban Neighborhood; and

**WHEREAS**, attached residential dwelling units, as well as restaurant and commercial uses, are permitted in the Mixed Commercial Residential (MCR) land use designation; and

**WHEREAS**, the proposed preliminary subdivision plat as submitted is generally consistent with the City's Comprehensive Plan and Land Development Regulations; and

**WHEREAS**, the City Commission finds that approval of the requested preliminary subdivision plat is in the best interests of the public health, safety, and welfare.

**NOW, THEREFORE, BE IT RESOLVED BY THE EUSTIS CITY COMMISSION AS FOLLOWS:**

**SECTION 1.** That the Huddle Townhomes Mixed-Use Community Preliminary Subdivision Plat for a 40-unit townhomes community with a commercial component to include restaurant space located on the east side of State Road 44, just over 700 feet south of Eustis Airport Road, attached hereto as Exhibit "A", is hereby approved:

**SECTION 2.** That the Preliminary Subdivision Plat shall be subject to the owner/developer complying with the following conditions:

- a) Submit the Final Engineering and Construction Plans and Final Plat to be complying with all requirements of the Eustis Land Development Regulations, Eustis Engineering Design Standards Manual, Florida Statutes, and the provisions of this resolution within one year of the approval of this resolution.
- b) Develop the property in accordance with the approved Preliminary Subdivision Plat as referenced in Section 1 and attached hereto as Exhibit "A".
- c) Obtain and provide copies of all applicable permits from other jurisdictional agencies.

**DONE AND RESOLVED** this 20th day of July 2023 in a regular session of the City Commission of the City of Eustis, Florida.

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

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Michael L. Holland  
Mayor/Commissioner

**ATTEST:**

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Christine Halloran, City Clerk

**CITY OF EUSTIS CERTIFICATION**

**STATE OF FLORIDA  
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me this 20th day of July 2023, by Michael L. Holland, Mayor, 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 City Commission of the City of Eustis, Florida.

\_\_\_\_\_  
City Attorney's Office

\_\_\_\_\_  
Date

**CERTIFICATE OF POSTING**

The foregoing Resolution Number 23-53 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.

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Christine Halloran, City Clerk

