



# City of Eustis

P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: July 18, 2024

RE: Resolution Number 24-59: Acceptance of the Final Subdivision Plat for Pine Meadows Reserve Phase 1A and acceptance of Performance Bond

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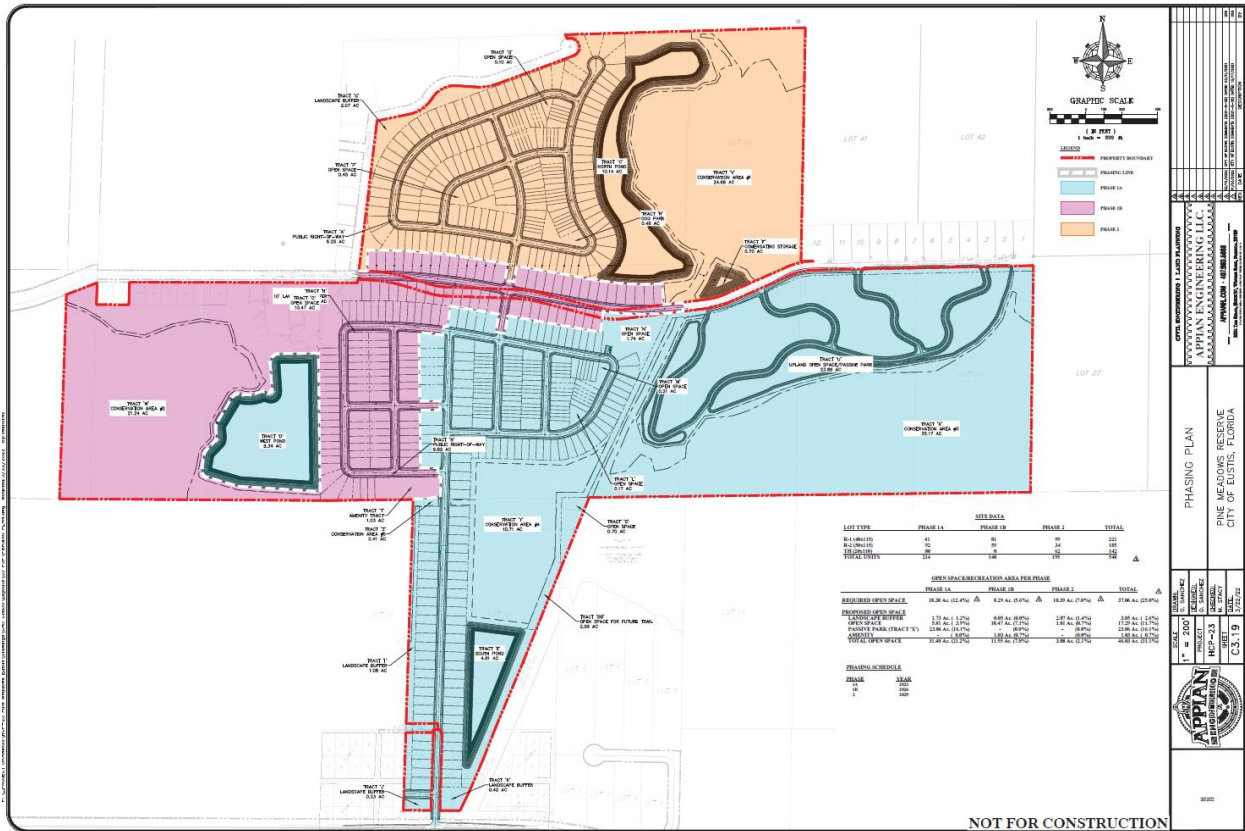
## **Introduction:**

Resolution Number 24-59 approves and accepts the Final Subdivision Plat for Pine Meadows Reserve Phase 1A and acceptance of Performance Bond, a 209-lot residential subdivision phase of Pine Meadows Reasere located on the north and south sides of Pine Meadows Golf Course Rd, with frontage on County Road 44 (Alternate Key Numbers 1061725, 1718881, 3839388, 3839391, 3839392, 1213916, 1213908, 3901694, And 1408041)

## **Background:**

The subject properties are 240.43 acres in total and are located in the Suburban Residential Future Land Use district with a Rural Neighborhood Design District designation.

1. The City Commission approved a Planned Unit Development Overlay and Planned Unit Development Master Plan under Ordinance Number 22-05 on March 3, 2022.
2. The City Commission approved the preliminary Subdivision Plat under Resolution Number 22-36 on June 2, 2022.
3. The Preliminary Subdivision Plan was approved with a phasing plan, shown herein.
4. The Final Plat for this phase is noted in blue: This Phase is for 209 residential lots on 241.141 acres. This final plat is for the total 241.141 acres including 2 tracts FD1 and FD2, for future development of the remaining phases. The total lot count for this phase and future phases is 548 residential lots on a total of 241.141 acres.



5. The DRC reviewed and approved the Final Engineering and Construction Plans on January 31 2023.
6. The DRC reviewed and approved the modification to Final Engineering and Construction Plans on June 7, 2023. Plan modifications were to add irrigation lines that were left off the original plan sets.
7. The Final Plat for Phase 1A of the Pine Meadows Reserve subdivision was submitted for review to the DRC on December 6, 2023, and approved by DRC on May 17, 2024.
8. The Final Plat was deemed complete and in compliance with Chapter 177 of the Florida Statutes in late May of 2024.
9. The submitted Performance Bond has been received and reviewed by the Director of Public Works and found to be acceptable.

**Recommended Action:**

Approve the Final Subdivision Plat for Pine Meadows Reserve and accept the Performance Bond as surety for completion of improvements.

**Policy Implications:**

None

**Alternatives:**

Approve Resolution Number 24-59, accepting the Final Plat and Performance Bond.  
Deny Resolution Number 24-59, accepting the Final Plat and Performance Bond.

**Budget/Staff Impact:**

None

**Prepared By:**

Jeff Richardson, AICP, Deputy Director

**Reviewed By:**