

## RESOLUTION NUMBER 24-59

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; APPROVING A FINAL SUBDIVISION PLAT FOR PHASE 1A OF PINE MEADOWS RESERVE SUBDIVISION FOR 209 LOTS, ON APPROXIMATELY 240.43 ACRES OF PROPERTY 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).**

**WHEREAS**, TLC Pine Meadows, LLC, the legal owner of record, has made an application for a Final Subdivision Plat approval for a 209-lot residential subdivision phase (Phase 1) on approximately 240.43 acres of real property 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)., more particularly described as:

A TRACT OF LAND, BEING A PORTION OF LOTS 11, 12, 25, 26 AND 37 THROUGH 39 AND ALL OF LOTS 21 THROUGH 24 AND LOT 40, MAP OF EUSTIS MEADOWS, BLOCK 2, A PORTION OF LOTS 2, 6 AND ALL OF LOTS 3, 4, 7 AND 8, BLOCK 3, A PORTION OF LOTS 4, 7, 8, AND ALL OF LOTS 1 THROUGH 6, BLOCK 14, A PORTION OF LOTS 2, 6, 7, 8 AND ALL OF LOTS 3 AND 4, BLOCK 15, A PORTION OF LOTS 2, 3, 4 AND ALL OF LOT 1, TOWN PLAT OF EUSTIS MEADOWS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 2, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A PORTION OF TRACT "B", COBB COMMERCE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE 10 OF SAID PUBLIC RECORDS AND LOTS 3 THROUGH 8, PINE MEADOWS FAIRWAY ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 56 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALSO A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 18 SOUTH, RANGE 26 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF THE ABOVE REFERENCE SECTION 36 AS THE POINT OF BEGINNING, SAID QUARTER CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 41, EUSTIS MEADOWS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 2 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA; THENCE RUN SOUTH  $01^{\circ}05'05''$  WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36, ALSO BEING THE WEST LINE OF SAID EUSTIS MEADOWS LOT 41, A DISTANCE OF 1,296.64 FEET TO THE SOUTHWEST CORNER OF LOT 12, GOLFPVIEW ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED AT PLAT BOOK 17, PAGE 12 OF SAID PUBLIC RECORDS; THENCE RUN NORTH  $88^{\circ}49'42''$  EAST, ALONG THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 68.96 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF PINE MEADOWS ROAD, SAID POINT LYING ON A CUSP OF A CURVE CONCAVE SOUTHERLY; THENCE RUN WESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 383.70 FEET, A CENTRAL ANGLE OF  $10^{\circ}23'18''$ , AN ARC LENGTH OF 69.59 FEET, A CHORD LENGTH

OF 69.49 FEET AND A CHORD BEARING OF SOUTH 83°38'02" WEST TO THE AFORESAID EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE RUN SOUTH 01°05'05" WEST, ALONG SAID EAST LINE 51.44 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF PINE MEADOWS ROAD SAID POINT LIES ON A NON-TANGENT CURVE CONCAVE SOUTHERLY; THENCE RUN EASTERLY, ALONG SAID SOUTHERLY RIGHT-OF -WAY LINE AND SAID NON-TANGENT CURVE, HAVING A RADIUS OF 333.79 FEET, A CENTRAL ANGLE OF 12°19'18", AN ARC LENGTH OF 71.78 FEET, A CHORD LENGTH OF 71.64 FEET AND A CHORD BEARING OF NORTH 82°40'03" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 88°49'42" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, 1222.62 FEET TO THE WEST LINE OF LOT 27 OF SAID EUSTIS MEADOWS, ALSO BEING THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE RUN SOUTH 00°44'53" WEST, ALONG SAID WEST LOT LINE AND SAID EAST LINE, 1257.41 FEET TO THE SOUTHWEST CORNER OF SAID LOT 27, ALSO BEING THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE RUN SOUTH 89°19'27" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER AND THE WESTERLY EXTENSION THEREOF, 2453.41 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 21°55'17" WEST, 977.16 FEET; THENCE RUN SOUTH 22°46'41" WEST, 394.93 FEET; THENCE RUN SOUTH 21°34'29" WEST, 200.30 FEET; THENCE RUN SOUTH 23°17'26" WEST, 200.06 FEET; THENCE RUN SOUTH 26°26'28" WEST, 108.33 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 44; THENCE RUN NORTH 89°43'00" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 314.70 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 01°48'35" EAST, 431.66 FEET TO THE SOUTH LINE OF LOT 11 OF THE ABOVE REFERENCED EUSTIS MEADOWS; THENCE RUN NORTH 01°48'20" EAST, 1293.76 FEET TO THE NORTH LINE OF SAID LOT 11; THENCE RUN SOUTH 89°19'27" WEST, ALONG SAID NORTH LINE, 475.79 FEET; THENCE RUN NORTH 89°39'22" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36, AND THE WESTERLY EXTENSION THEREOF, 1490.55 FEET TO THE WEST LINE OF THE EAST 169.5 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 18 SOUTH RANGE 26 EAST; THENCE RUN NORTH 01°56'05" EAST, ALONG SAID WEST LINE, 1134.58 FEET TO THE SOUTH RIGHT OF WAY LINE OF PINE MEADOWS GOLF COURSE ROAD; THENCE RUN NORTH 69°07'12" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, 183.26 FEET TO A POINT LYING ON THE WEST LINE OF LOT 1, PINE MEADOWS FAIRWAY ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 56 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 01°56'22" WEST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 121.35 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE RUN SOUTH 89°51'42" EAST, ALONG THE SOUTH LINE OF LOT 1 AND LOT 2 OF SAID PINE MEADOWS FAIRWAY ESTATES, 180.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE RUN NORTH 01°55'20" EAST, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 125.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID PINE MEADOWS GOLF COURSE ROAD; THENCE RUN SOUTH 89°51'42" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE 1267.13 FEET TO THE INTERSECTION WITH

THE SOUTHERLY EXTENSION OF THE EAST RIGHT OF WAY LINE OF FAIRWAY DRIVE OF SAID PINE MEADOWS FAIRWAY ESTATES; THENCE RUN ALONG THE EAST AND SOUTHERLY RIGHT OF WAY LINE OF SAID FAIRWAY DRIVE THE FOLLOWING COURSES: NORTH 06°54'55" EAST, 904.65 FEET; NORTH 78°19'40" EAST, 178.01 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 45°01'30", AN ARC LENGTH OF 157.17 FEET, A CHORD LENGTH OF 153.15 FEET AND A CHORD BEARING OF NORTH 56°52'36" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 34°21'51" EAST, 13.03 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 60°27'30", AN ARC LENGTH OF 158.28 FEET, A CHORD LENGTH OF 151.04 FEET AND A CHORD BEARING OF NORTH 64°35'36" EAST; THENCE RUN SOUTH 85°43'43" EAST, NON-TANGENT TO SAID CURVE, 98.30 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 24°02'50", AN ARC LENGTH OF 125.91 FEET, A CHORD LENGTH OF 124.99 FEET AND A CHORD BEARING OF NORTH 81°50'19" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 69°48'54" EAST, 451.70 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 180°06'29", AN ARC LENGTH OF 157.17 FEET, A CHORD LENGTH OF 100.00 FEET AND A CHORD BEARING OF NORTH 20°14'21" WEST; THENCE RUN NORTH 25°52'20" WEST, NON-TANGENT TO SAID CURVE, 25.64 FEET TO THE NORTH LINE OF SAID SECTION 36; THENCE RUN NORTH 88°20'50" EAST, ALONG SAID NORTH SECTION LINE 1335.74 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA.

LESS AND EXCEPT:

A STRIP OF LAND, BEING A PORTION OF THE LANDS, DESCRIBED IN THAT CERTAIN INDENTURE, AS RECORDED IN OFFICIAL RECORDS BOOK 666, PAGE 1637 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 18 SOUTH, RANGE 26 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF THE ABOVE REFERENCE SECTION 36 AS THE POINT OF REFERENCE, SAID QUARTER CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 41, EUSTIS MEADOWS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 2 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA; THENCE RUN SOUTH 01°05'05" WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36, ALSO BEING THE WEST LINE OF SAID EUSTIS MEADOWS LOT 41, A DISTANCE OF 1,296.64 FEET TO THE SOUTHWEST CORNER OF LOT 12, GOLFVIEW ESTATES, ACCORDING TO THE PLAT THEREOF AS

RECORDED AT PLAT BOOK 17, PAGE 12 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 88°49'42" EAST, ALONG THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 68.96 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF PINE MEADOWS ROAD, SAID POINT LYING ON A CUSP OF A CURVE CONCAVE SOUTHERLY; THENCE RUN WESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 383.70 FEET, A CENTRAL ANGLE OF 10°23'18", AN ARC LENGTH OF 69.59 FEET, A CHORD LENGTH OF 69.49 FEET AND A CHORD BEARING OF SOUTH 83°38'02" WEST TO THE AFORESAID EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36 AND THE POINT OF BEGINNING; THENCE RUN SOUTH 01°05'05" WEST, ALONG SAID EAST LINE 51.44 FEET TO A POINT LYING ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 333.79 FEET, A CENTRAL ANGLE OF 10°12'12", AN ARC LENGTH OF 59.44 FEET, A CHORD LENGTH OF 59.36 FEET AND A CHORD BEARING OF SOUTH 71°24'18" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 66°18'12" WEST, 377.68 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 426.26 FEET, A CENTRAL ANGLE OF 16°37'20", AN ARC LENGTH OF 123.66 FEET, A CHORD LENGTH OF 123.23 FEET AND A CHORD BEARING OF SOUTH 74°36'52" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 82°55'32" WEST, 457.88 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY; THENCE RUN WESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 436.24 FEET, A CENTRAL ANGLE OF 21°34'10", AN ARC LENGTH OF 164.23 FEET, A CHORD LENGTH OF 163.26 FEET AND A CHORD BEARING OF NORTH 86°17'23" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 75°30'18" WEST, 321.12 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 670.55 FEET, A CENTRAL ANGLE OF 12°31'40", AN ARC LENGTH OF 146.62 FEET, A CHORD LENGTH OF 146.32 FEET AND A CHORD BEARING OF NORTH 81°46'08" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 88°01'58" WEST, 376.82 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 398.97 FEET, A CENTRAL ANGLE OF 14°56'00", AN ARC LENGTH OF 103.99 FEET, A CHORD LENGTH OF 103.69 FEET AND A CHORD BEARING OF NORTH 80°33'58" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 73°05'58" WEST, 129.05 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 821.47 FEET, A CENTRAL ANGLE OF 16°45'50", AN ARC LENGTH OF 240.35 FEET, A CHORD LENGTH OF 239.49 FEET AND A CHORD BEARING OF NORTH 81°28'53" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 89°51'48" WEST, 29.68 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF FAIRWAY DRIVE, AS RECORDED IN PLAT BOOK 17, PAGE 56 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 06°54'55" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 50.35 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, RUN SOUTH 89°51'48" EAST, 23.73 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN

SOUTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 871.47 FEET, A CENTRAL ANGLE OF 16°45'50", AN ARC LENGTH OF 254.98 FEET, A CHORD LENGTH OF 254.07 FEET AND A CHORD BEARING OF SOUTH 81°28'53" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 73°05'58" EAST, 129.05 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 348.97 FEET, A CENTRAL ANGLE OF 14°56'00", AN ARC LENGTH OF 90.95 FEET, A CHORD LENGTH OF 90.70 FEET AND A CHORD BEARING OF SOUTH 80°33'58" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 88°01'58" EAST, 376.82 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 720.55 FEET, A CENTRAL ANGLE OF 12°31'40", AN ARC LENGTH OF 157.55 FEET, A CHORD LENGTH OF 157.24 FEET AND A CHORD BEARING OF SOUTH 81°46'08" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 75°30'18" EAST, 321.12 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY; THENCE RUN EASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 386.24 FEET, A CENTRAL ANGLE OF 21°34'10", AN ARC LENGTH OF 145.40 FEET, A CHORD LENGTH OF 144.55 FEET AND A CHORD BEARING OF SOUTH 86°17'23" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 82°55'32" EAST, 457.88 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 376.26 FEET, A CENTRAL ANGLE OF 16°37'20", AN ARC LENGTH OF 109.16 FEET, A CHORD LENGTH OF 108.78 FEET AND A CHORD BEARING OF NORTH 74°36'52" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 66°18'12" EAST, 377.68 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 383.79 FEET, A CENTRAL ANGLE OF 12°08'12", AN ARC LENGTH OF 81.30 FEET, A CHORD LENGTH OF 81.14 FEET AND A CHORD BEARING OF NORTH 72°22'17" EAST TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA.

**WHEREAS**, the property described above has a Land Use Designation of Suburban Residential (SR), and a Design District Designation of Rural Neighborhood (RN); and

**WHEREAS**, residential uses are permitted uses in the Suburban Residential (SR) land use designation; and

**WHEREAS**, the Eustis City Commission approved the Planned Unit Development Overlay and PUD Master Plan for Pine Meadows Reserve on March 3, 2022 via Ordinance Number 22-05; and

**WHEREAS**, the Eustis City Commission approved the Preliminary Subdivision Plat on June 2, 2022 via Resolution Number 22-36; and

**WHEREAS**, the subject plat has been reviewed and found to be in compliance with Chapter 177 of the Florida State Statutes; and

**WHEREAS**, the proposed plat as submitted is consistent with the City's Comprehensive Plan, Land Development Regulations, Ordinance Number 22-05 and Resolution Number 22-36; and

**WHEREAS**, the applicant has submitted Covenants, Conditions, and Restrictions consistent with City requirements.

**WHEREAS**, the City Commission finds that approval of the requested final plat does not violate the general intent and purpose of the Land Development Regulations and is in the best interest of the public health, safety, and welfare; and

**WHEREAS**, the developer's engineer is required to certify that all the facilities have been constructed in accordance with the approved construction plans and specifications; and

**WHEREAS**, clearances from applicable State agencies and test reports related to road and water systems construction, the City will conduct applicable inspections, and make recommendation for final acceptance of the subdivision infrastructure, when complete; and

**WHEREAS**, some other subdivision improvements are yet to be complete as required by the approved subdivision plan pursuant to Resolution Number 22-36; and

**WHEREAS**, TLC Pine Meadows, LLC, has submitted an engineer's certification of construction costs for the improvements to be accepted by the City, and provided maintenance security in accordance with Section 102-26(c)(5) of the Land Development Regulations; and

**WHEREAS**, to ensure compliance with the approved subdivision plan, the developer has posted performance bonds for uncompleted infrastructure, and

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

**SECTION 1.**

That the final plat for the Pine Meadows Reserve Phase 1 Subdivision is hereby approved and shall be recorded in the public records of Lake County, Florida.

**SECTION 2.**

That the City Manager is hereby authorized to release the provided security as follows:

- a. Upon completion of infrastructure according to the Preliminary Subdivision Plan, Resolution Number 22-36, and attendant Final Engineering and Construction Plans, and the Public Works Director verifying that no deficiencies exist, the City Manager is authorized to release the performance bond for completion of those improvements.

- b. Before the release of the Performance Bond, the two (2) year Maintenance Bond must be provided and accepted by the City of Eustis.
- c. At the end of the two (2) year maintenance period, before the release of the Maintenance Bond, the Public Works Director shall verify that no deficiencies exist, the City Manager is then authorized to release the Maintenance Bond.

**SECTION 3.**

That all Resolutions or parts of resolutions in conflict herewith are hereby repealed.

**SECTION 4.**

That should any section, phrase, sentence, provision, or portion of this Resolution be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Resolution as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

**SECTION 5.**

That this Resolution shall become effective upon filing.

**PASSED, ORDAINED AND APPROVED** in Regular Session of the City Commission of the City of Eustis, Florida, this 18th day of July, 2024.

**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 18th day of July, 2024, by Michael L. Holland, Mayor, and Christine Halloran, City Clerk, who are personally known to me.

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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 Eustis City Commission.

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

\_\_\_\_\_  
Date

**CERTIFICATE OF POSTING**

The foregoing Resolution Number 24-59 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one 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