

RESOLUTION NUMBER 2026-17

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; APPROVING A PRELIMINARY SUBDIVISION PLAT WITH WAIVERS FOR THE FOREST GLENN SUBDIVISION (2025-S-04), A 97-LOT TOWNHOME SINGLE-FAMILY RESIDENTIAL SUBDIVISION, ON APPROXIMATELY 23.13 ACRES OF PROPERTY LOCATED ON THE EAST AND WEST SIDE OF PALMETTO STREET SOUTH OF GETFORD ROAD (ALTERNATE KEY NUMBERS 1193532, 1193770, and 3862860).

WHEREAS, Burgland Land Holdings, LLC (owners), has made an application for Preliminary Subdivision Plat approval for Forest Glenn, a 97-lot single-family townhome attached residential subdivision on approximately 23.13 acres located on the east and west side of Palmetto Street south of Getford Road, more particularly described as follows:

Parcel Alternate Key Number: 1193532, 1193770, and 3862860

LEGAL DESCRIPTION

See Exhibit A

WHEREAS, the property described above has a Land Use Designation of Mixed Commercial Residential and Urban Residential and a Design District designation of Suburban Neighborhood; and

WHEREAS, Single-family attached residential dwelling units and Townhomes are permitted in the Mixed Commercial Residential land use designation at up to 12 dwelling units per acre and the Urban Residential land use designation at up to 8 dwelling units per acre; and

WHEREAS, the preliminary subdivision plat for Forest Glenn proposes a net density of 6.27 dwelling units per acre or less, which is consistent with the residential density allowed in the Mixed Commercial Residential (MCR) future land use designation and the Urban Residential land use designation; and

WHEREAS, the applicant is requesting waivers to the City of Eustis Land Development Regulations Sections 115-9.3.2.A.3 and 115-7.3.

WHEREAS, the proposed preliminary subdivision plat as submitted is 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 Forest Glenn Preliminary Subdivision Plat for 97 single-family attached residential units located on the east and west side of Palmetto Street south of Getford Road, attached hereto as Exhibit B, is hereby approved with the following waivers:

1. Sec. 115-9.3.2.a.3 to allow for 0' landscape buffer along the western property line
2. Request a variance from sec. 115-7.3 to allow for a proposed sidewalk to only run the entire length of Palmetto Street on one side of the road (west). The proposed sidewalk on the east side of Palmetto Street will only run down a portion of the road due to wetland buffer constraints on the north side of the project. Two raised crosswalk speed tables have been added across Palmetto Street to allow pedestrians to safely cross Palmetto Street to the proposed sidewalk on the west side of the road.

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 comply 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 B.
- c) Obtain and provide copies of all applicable permits from other jurisdictional agencies.

DONE AND RESOLVED this 19th day of February, 2026, in a regular session of the City Commission of the City of Eustis, Florida.

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

Emily A. Lee
Mayor/Commissioner

ATTEST:

Christine Halloran, City Clerk

CITY OF EUSTIS CERTIFICATION

STATE OF FLORIDA COUNTY OF LAKE

The foregoing instrument was acknowledged before me, by means of physical presence, this 19th day of February 2026, by Emily A. Lee, Mayor/Commissioner, 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; however, I have not performed an independent title examination to verify the accuracy of the legal description.

City Attorney's Office

Date

CERTIFICATE OF POSTING

The foregoing Resolution Number 26-17 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.

Christine Halloran, City Clerk

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF GETFORD ROAD AT IT'S INTERSECTION WITH THE WEST LINE OF LOT 26, PINE RIDGE ESTATES, SAID PINE RIDGE ESTATES IS RECORDED IN PLAT BOOK 18, PAGE 31 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUNNING WITH THE WEST LINE OF SAID LOT 26, PINE RIDGE ESTATES, S00°19'56"W, A DISTANCE OF 1214.95 FEET TO AN IRON ROD; THENCE S89°26'09"W, A DISTANCE OF 16.00 FEET TO AN IRON ROD; THENCE S00°20'53"W, A DISTANCE OF 280.00 FEET TO AN IRON ROD; THENCE N89°45'46"W, A DISTANCE OF 535.73 FEET TO AN IRON ROD; THENCE N00°21'08"E, A DISTANCE OF 238.93 FEET TO AN IRON ROD; THENCE N89°32'42"W, A DISTANCE OF 560.60 FEET TO AN IRON ROD, THENCE N19°59'44"W, A DISTANCE OF 48.03 FEET TO A NAIL IN THE PAVEMENT OF PALMETTO STREET; THENCE N89°32'42"W, A DISTANCE OF 110.62 FEET TO AN IRON ROD; THENCE N36°24'46"E, A DISTANCE OF 1102.13 FEET TO A 4"X4" CONCRETE MONUMENT; THENCE N22°52'18"E, A DISTANCE OF 51.48 FEET TO A 4"X4" CONCRETE MONUMENT; THENCE N01°35'43"W, A DISTANCE OF 211.20 FEET TO A 4"X4" CONCRETE MONUMENT; THENCE N47°26'18"E, A DISTANCE OF 97.68 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF GETFORD ROAD; THENCE S87°29'55"E, A DISTANCE OF 112.71 FEET TO A 4"X4" CONCRETE MONUMENT; THENCE S48°29'57"E, A DISTANCE OF 202.62 FEET TO AN IRON ROD; THENCE S84°04'57"E, A DISTANCE OF 192.11 FEET TO AN IRON ROD; THENCE N00°19'56"E, A DISTANCE OF 151.38 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF GETFORD ROAD; THENCE S89°33'05"E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT A POINT, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF GETFORD ROAD AT IT'S INTERSECTION WITH THE WEST LINE OF LOT 26, PINE RIDGE ESTATES, SAID PINE RIDGE ESTATES IS RECORDED IN PLAT BOOK 18, PAGE 31 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUNNING WITH THE SOUTH RIGHT OF WAY LINE OF GETFORD ROAD, N89°33'05"W, A DISTANCE OF 50.00 FEET TO AN IRON ROD, THENCE S00°19'56"W, A DISTANCE OF 151.38 FEET TO AN IRON ROD; THENCE S84°04'57"E, A DISTANCE OF 8.46 FEET TO AN IRON ROD; THENCE S00°19'56"W, A DISTANCE OF 565.12 FEET TO AN IRON ROD AND THE POINT OF BEGINNING; THENCE CONTINUE S00°19'56"W, A DISTANCE OF 275.07 FEET TO AN IRON ROD; THENCE S88°54'42"W, A DISTANCE OF 477.34 FEET TO A 4"X4" CONCRETE MONUMENT; THENCE N00°35'19"W, A DISTANCE OF 275.00 FEET TO A 4"X4" CONCRETE MONUMENT; THENCE S88°54'42"E, A DISTANCE OF 481.76 FEET TO THE POINT OF BEGINNING;

CONTAINING 1,007,534 SQ. FT. OR 23.13 ACRES±.

Legal Copied from Applicant submitted Survey dated June 4, 2025, digital seal Luke P. Fulford, PSM License Number 6954.

EXHIBIT B

