

RESOLUTION NUMBER 24-49

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; APPROVING A FINAL SUBDIVISION PLAT FOR JOHNSON'S POINT TOWNHOMES, A 14-UNIT TOWNHOME SUBDIVISION, ON APPROXIMATELY 1.98 ACRES OF PROPERTY LOCATED AT THE NORTHWEST SIDE OF THE INTERSECTION OF COUNTY ROAD 44 AND GRAND ISLAND SHORES ROAD (ALTERNATE KEY NUMBER 2857340)

WHEREAS, Logan Wilson (applicant), on behalf of JP Townhomes, LLC (owners), has made an application for Final Plat approval for Johnson's Point Townhomes (14 townhome units) on approximately 1.98 acres located on the northwest side of the intersection of County Road 44 and Grand Island Shores Road, more particularly described as follows:

Parcel Alternate Key Numbers: 2857340

Parcel Identification Numbers: 33-18-26-0350-000-05100

LOTS 51, 52, 53, 54, 58, 59 AND 60 JOHNSON'S POINT AS RECORDED IN PLAT BOOK 28, PAGE 14 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 51 JOHNSON'S POINT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 14, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE RUN N.15°58'14" W., ALONG THE WEST LINE OF SAID LOT 51, 67.00 FEET TO THE NORTHWEST THEREOF; THENCE N.11°51'26" E., ALONG THE WEST LINE OF LOT 52 OF SAID JOHNSON'S POINT 60.24 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S.74°39'04" E., ALONG THE NORTH LINE OF LOTS 52, 53 AND 54 OF SAID JOHNSON'S POINT 273.22 FEET TO THE NORTHEAST CORNER OF LOT 54; THENCE N.08°51'54"E., ALONG THE WEST LINE OF LOT 58 OF SAID JOHNSON'S POINT 102.88 FEET TO THE NORTHWEST THEREOF SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 44; THENCE S. 60°10'17" E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE 302.91 FEET TO THE NORTHEAST CORNER OF LOT 60 OF SAID JOHNSON'S POINT; THENCE S. 08°51'54" W., ALONG THE EAST LINE OF SAID LOT 60, 53.27 FEET TO THE SOUTHEAST CORNER THEREOF SAID POINT ALSO BEING OF THE NORTH RIGHT OF WAY OF GRAND ISLAND SHORES ROAD; THENCE RUN WEST ALONG SAID NORTH RIGHT OF WAY LINE 666.27 FEET TO THE POINT OF BEGINNING.

WHEREAS, the property described above has a Land Use Designation of Urban Residential (UR) and a Design District Designation of Suburban Neighborhood (SN); and

WHEREAS, Townhomes at a density of 7 dwelling units per acre or less, are permitted in the Urban Residential (UR) land use designation; and

WHEREAS, the proposed preliminary townhome 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 townhome 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 Johnson’s Point Townhomes Plat for 14 townhome units located on the northwest side of the intersection of County Road 44 and Grand Island Shores Road, attached hereto as Exhibit “A”, is hereby approved:

SECTION 2. That the Townhomes Plat shall be subject to the owner/developer complying with the following condition:

- a) Recording the approved plat in the Lake County Property Appraiser’s Office within 10 days of City Commission approval.

DONE AND RESOLVED this 20th day of June, 2024 in a regular session of the City Commission of the City of Eustis, Florida.

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

Michael L. Holland
Mayor/Commissioner

ATTEST:

Christine Halloran, City Clerk

CITY OF EUSTIS CERTIFICATION

**STATE OF FLORIDA
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me this 6th day of June 2024, 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 Eustis City Commission, but I have not performed an independent title examination as to the accuracy of the legal description.

City Attorney's Office

Date

CERTIFICATE OF POSTING

The foregoing Resolution Number 24-49 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.

Christine Halloran, City Clerk

EXHIBIT A

JOHNSON'S POINT TOWNHOMES

A REPEAT OF
 OF LOTS 51 THROUGH 64 AND LOTS 58 THROUGH 60
 JOHNSON'S POINT
 RECORDED IN PLAT BOOK 28, PAGES 14,
 SECTION 33, TOWNSHIP 18 SOUTH, RANGE 26 EAST
 CITY OF EUSTIS, LAKE COUNTY, FLORIDA

SHEET 2 OF 2
 PLAT BOOK
 AND PAGE

