

RESOLUTION NUMBER 25-83

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; APPROVING A PRELIMINARY SUBDIVISION PLAT FOR TEALWOOD ESTATES SUBDIVISION (2025-S-03), A 61-LOT TOWNHOME SINGLE-FAMILY RESIDENTIAL SUBDIVISION, ON APPROXIMATELY 8.44 ACRES OF PROPERTY LOCATED ON THE NORTH SIDE OF ORANGE AVENUE, EAST OF GLOVER STREET AND WEST OF CARDINAL STREET (ALTERNATE KEY NUMBER 1215013, 1215544, 1094828, 1215536 AND 1215005).

WHEREAS, Baseline Specialty Construction, LLC (owners), has made an application for Preliminary Subdivision Plat approval for Tealwood Estates (61 single-family attached residential units) on approximately 8.44 acres located on the north side of Orange Avenue, east of Glover Street, and west of Cardinal Street, more particularly described as follows:

Parcel Alternate Key Number: 1215013, 1215544, 1094828, 1215536 and 1215005
Parcel Identification Numbers: 12-19-26-0002-000-08500, 12-19-26-0001-000-08701, 12-19-26-0001-000-08900, 12-19-26-0001-000-09000, and 12-19-26-0001-000-09100

LEGAL DESCRIPTION

BEG 90 FT W OF SE COR OF NE 1/4 OF SE 1/4 OF NW 1/4, RUN N 199 FT, E 90 FT, N 444.5 FT, W 330 FT, S 418.5 FT, E 100.19 FT S 225 FT, E 139.81 FT TO POB--LESS SR 44-- ORB 5562 PG 903

BEG ON S SIDE OF MC DONALD AVE ON W LINE OF SW 1/4 OF NE 1/4, RUN S 214 FT TO POB, RUN S 229.56 FT, E 80 FT, N 229.56 FT, W 80 FT TO POB ORB 5562 PG 903

FROM INTERSECTION OF S LINE OF MCDONALD AVE & W LINE OF NW 1/4 OF SW 1/4 OF NE 1/4 RUN E 80 FT FOR POB, S 400.08 FT, E 118 FT, N 258.58 FT, W 99 FT, N 142 FT, W 19 FT TO POB ORB 5562 PG 903

EAST 132 FEET OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORHTEAST 1/4 LYING NORTH OF THE NORTH RIGHT OF WAY LINE OF ORANGE AVENUE SECTION 12 TOWNSHIP 19 SOUTH RANGE 26 EAST--LESS THE SOUTH 132 FEET--ORB 5562 PG 903

W 1/2 OF E 1/2 OF NW 1/4 OF SW 1/4 OF NE 1/4--LESS RD-- & LESS E 60 FT OF S 179 FT-- ORB 5562 PG 903

WHEREAS, the property described above has a Land Use Designation of Residential Office Transitional (RT) and a Design District Designations of Suburban Corridor and Suburban Neighborhood; and

WHEREAS, Single-family attached residential dwelling units and Townhomes, at

a density of up to twelve (12) dwelling units per acre or less, are permitted in the Residential Office Transitional (RT) land use designation; and

WHEREAS, the preliminary subdivision plat for Tealwood Estates proposes a net density of 7.23 dwelling units per acre or less, which is consistent with the residential density allowed in the Residential Office Transitional (RT) future land use designation; and

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 Tealwood Estates Preliminary Subdivision Plat for 61 single-family residential units located on the north side of Orange Avenue, east of Glover Street and west of Cardinal Street, 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 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 "A".
- c) Obtain and provide copies of all applicable permits from other jurisdictional agencies.

DONE AND RESOLVED this 23rd day of October, 2025, in a regular session of the City Commission of the City of Eustis, Florida.

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

Willie L Hawkins
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 23rd day of October 2025, by Willie L. Hawkins, 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 25-83 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

