

**RESOLUTION NUMBER 23-54**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; APPROVING A PRELIMINARY SUBDIVISION PLAT FOR HIDDEN COVE SUBDIVISION, A 43-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION, ON APPROXIMATELY 13.18 ACRES OF PROPERTY LOCATED ON THE SOUTH SIDE OF EAST LAKEVIEW AVENUE, WEST OF FAHNSTOCK STREET (ALTERNATE KEY NUMBER 1216044).**

**WHEREAS**, Thomas Zahn, on behalf of Lake RC, LLC, has made an application for Preliminary Subdivision Plat approval for a 43-lot, single-family residential subdivision on approximately 13.18 acres located on the south side of East Lakeview Avenue, west of Fahnstock Street, more particularly described as follows:

Parcel Alternate Key Number: 1216044

Parcel Identification Number: 13-19-26-0002-000-00800

BEG AT A PT ON S SIDE OF LAKEVIEW AVE 725.55 FT S & 713.02 FT E OF NW COR OF SEC, RUN S 1046.1 FT, S 57 DEG 09 MIN W 397.34 FT, N 89DEG 38MIN E 755.35 FT, N 45 FT, E TO W SIDE OF LOT 2 CROOKED LAKE HEIGHTS 1ST ADD SUB N 972.2 FT, W PARALLEL TO LAKEVIEW AVE 120 FT, N 240.6 FT TO LAKEVIEW AVE, W 335.78 FT TO POB ORB 5942 PG 1356.

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

**WHEREAS**, detached single-family uses are permitted in the Suburban Residential (SR) land use designation; and

**WHEREAS**, the proposed preliminary subdivision 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 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 Hidden Cove Preliminary Subdivision Plat for a 43-lot single-family residential subdivision located on the south side of East Lakeview Avenue, west of Fahnstock 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 complying 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 17th day of August 2023 in a regular session of the City Commission of the City of Eustis, Florida.

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

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Michael L. Holland  
Mayor/Commissioner

**ATTEST:**

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Mary C. Montez, Acting City Clerk

**CITY OF EUSTIS CERTIFICATION**

**STATE OF FLORIDA  
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me this 17th day of August 2023, by Michael L. Holland, Mayor, and Mary C. Montez, Acting 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 City Commission of the City of Eustis, Florida.

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City Attorney's Office

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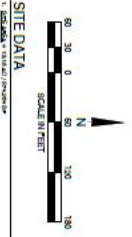
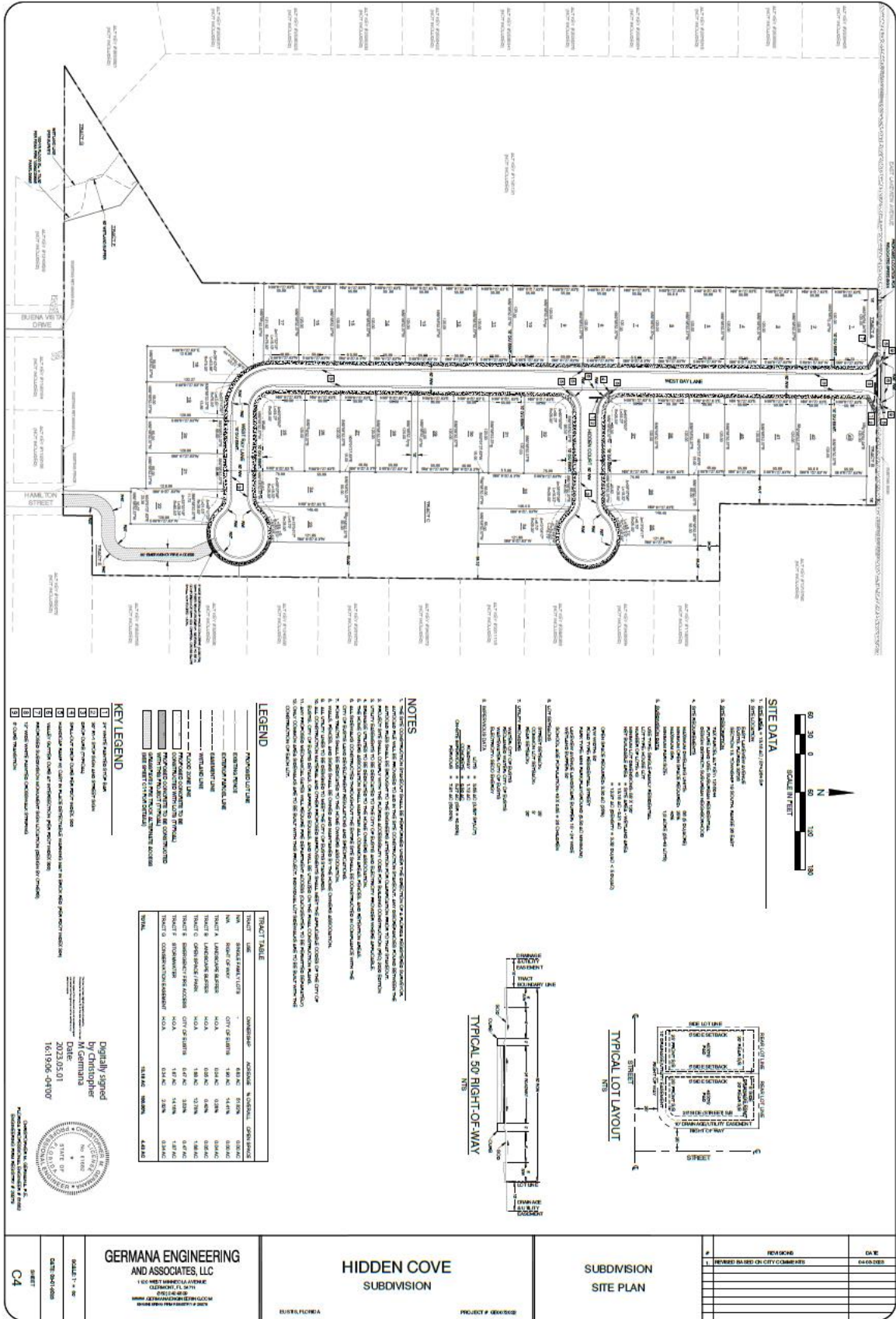
Date

**CERTIFICATE OF POSTING**

The foregoing Resolution Number 23-54 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.

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Mary C. Montez, Acting City Clerk

# EXHIBIT A



**SITE DATA**

1. LOT AREA: 100,000 SQ. FT.
2. TOTAL AREA: 100,000 SQ. FT.
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**NOTES**

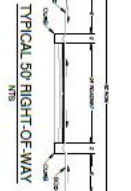
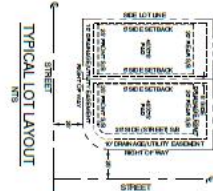
1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.  
 2. THE TOTAL AREA OF THE SUBDIVISION IS 100,000 SQ. FT.  
 3. THE TOTAL AREA OF THE LOTS IS 100,000 SQ. FT.  
 4. THE TOTAL AREA OF THE COMMON AREAS IS 100,000 SQ. FT.  
 5. THE TOTAL AREA OF THE RESERVED AREAS IS 100,000 SQ. FT.  
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 10. THE TOTAL AREA OF THE UNRESERVED AREAS IS 100,000 SQ. FT.

**LEGEND**

- 1. PROPOSED LOT LINE
- 2. EXISTING LOT LINE
- 3. EXISTING RIGHT-OF-WAY LINE
- 4. EXISTING STREET CENTERLINE
- 5. EXISTING SIDEWALK CENTERLINE
- 6. EXISTING CURB CENTERLINE
- 7. EXISTING DRIVE CENTERLINE
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**KEY LEGEND**

- 1. EXISTING DRIVE CENTERLINE
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TRACT #	AREA (SQ. FT.)	PERCENTAGE	TOTAL AREA (SQ. FT.)
1	10,000	10.00%	100,000
2	10,000	10.00%	100,000
3	10,000	10.00%	100,000
4	10,000	10.00%	100,000
5	10,000	10.00%	100,000
6	10,000	10.00%	100,000
7	10,000	10.00%	100,000
8	10,000	10.00%	100,000
9	10,000	10.00%	100,000
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Digitally signed  
 by Christopher  
 M. Germina  
 DN: cn=Christopher M. Germina,  
 o=GERMINA ENGINEERING AND ASSOCIATES, LLC,  
 email=chris@germina.com,  
 161.1906.4800  
 2023.05.01

<p><b>GERMINA ENGINEERING AND ASSOCIATES, LLC</b>                  1100 NE 116th Avenue                  Suite 100                  Fort Lauderdale, FL 33325                  Phone: 954.584.4800                  Fax: 954.584.4801                  www.germina.com</p>	<p><b>HIDDEN COVE SUBDIVISION</b></p>	<p>SUBDIVISION SITE PLAN</p>	<p>DATE: 05/01/2023</p>	<p>REVISIONS</p>
			<p>SHEET: C4</p>	<p>DATE: 05/01/2023</p>