

## **RESOLUTION NUMBER 23-37**

### **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; PROVIDING FOR AN EXTENSION OF THE TIMELINES FOR COMPLETION OF SUBDIVISION IMPROVEMENTS AND DEVELOPMENT STEPS PURSUANT TO RESOLUTION NUMBER 22-75 AND RESOLUTION 22-10.**

**WHEREAS**, Chris DiMillo of Summer Park Homes and Sloan Engineering, on behalf of the property owner, SPH Grand Isle, LLC, development team for the subdivision known as Grand Island Subdivision on approximately 10.7 acres located on the northeast corner of South Fishcamp Road and Grand Island Shores Road, has applied for an extension of time to complete the required conditions associated with this project per Resolution Number 22-75, more particularly described as:

Alternate Key Numbers: 1407745, 2728892, 1462029, 1462037, 1796717, 2510277, 3922792, and 3922793

Parcel Identification Number: 32-18-26-0004-000-04500, 32-18-26-0004-000-04502, 32-18-26-0300-002-03300, 32-18-26-0300-002-03500, 32-18-26-0300-002-04400, 32-18-26-0300-002-03100, 32-18-26-0300-002-03900, and 32-18-26-0300-002-04600

Legal Description from Survey

#### **PARCEL 1:**

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 LESS THE NORTH 187 FEET OF THE SOUTH 635 FEET OF THE WEST 167 FEET OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 26 EAST IN LAKE COUNTY, FLORIDA; SUBJECT TO RIGHT-OF-WAY FOR COUNTY ROAD 5-6748 ON THE WEST SIDE THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 31, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

#### **PARCEL 2:**

LOTS 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48 AND 49, BLOCK 2, MIDLAND HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 68, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

#### **PARCEL 3:**

THE NORTH 93 FEET OF THE SOUTH 541 FEET OF THE WEST 167 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; SUBJECT TO RIGHT-OF-WAY FOR COUNTY ROAD 5-6748 ON THE WEST SIDE THEREOF.

(WRITTEN BY SURVEYOR)

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 1 AND THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 1, "ISLAND PARK", ACCORDING TO THE VACATED PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 31 AND VACATED BY DOCUMENT RECORDED IN DEED BOOK 305, PAGES 69 AND 70, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 00°16'25" WEST ALONG SAID SOUTHERLY EXTENSION, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°16'25" WEST ALONG THE WEST LINE OF LOT 1, ALSO BEING THE EAST RIGHT OF WAY LINE OF SOUTH FISH CAMP ROAD (FORMERLY KNOWN AS DIXIE HIGHWAY), A DISTANCE OF 486.08 FEET TO THE SOUTHWEST CORNER OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 5138, PAGES 321, AFORESAID PUBLIC RECORDS; THENCE RUN SOUTH 89°41'24" EAST ALONG THE SOUTH LINE OF SAID LAND, A DISTANCE OF 142.01 FEET TO THE SOUTHEAST CORNER OF SAID LAND; THENCE RUN NORTH 00°16'25" WEST ALONG THE EAST LINE OF SAID LAND, A DISTANCE OF 94.00 FEET TO THE NE CORNER OF SAID LAND, ALSO BEING THE SOUTH VACATED RIGHT OF WAY LINE OF PEARCE STREET, ACCORDING TO THE AFORESAID VACATED PLAT OF "ISLAND PARK"; THENCE RUN NORTH 89°41'24" WEST ALONG THE NORTH LINE OF SAID LAND AND SAID SOUTH VACATED RIGHT OF WAY LINE, A DISTANCE OF 142.01 FEET TO THE NORTHWEST CORNER OF SAID LAND, ALSO BEING THE AFORESAID EAST RIGHT OF WAY LINE OF SOUTH FISH CAMP ROAD; THENCE RUN NORTH 00°16'25" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 25.00 FEET TO THE NORTH LINE OF AFORESAID VACATED PLAT OF "ISLAND PARK"; THENCE RUN SOUTH 89°41'24" EAST ALONG SAID NORTH LINE, A DISTANCE OF 135.21 FEET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 49, BLOCK 2, "MIDLAND HEIGHTS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 68, AFORESAID PUBLIC RECORDS; THENCE RUN NORTH 00°18'30" WEST ALONG SAID WEST LINE, A DISTANCE OF 164.96 FEET TO THE NORTHWEST CORNER OF SAID LOT 49; THENCE RUN SOUTH 89°44'34" EAST ALONG THE NORTH LINE OF LOTS 31 THROUGH 49, SAID PLAT OF "MIDLAND HEIGHTS", A DISTANCE OF 500.09 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, ALSO BEING THE BOUNDARY LINE ACCORDING THE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1182, PAGES 758 THROUGH 760, AFORESAID PUBLIC RECORDS; THENCE RUN SOUTH 00°13'21" EAST ALONG SAID EAST LINE, A DISTANCE OF 792.45 FEET TO THE NORTH RIGHT OF WAY LINE OF GRAND ISLAND SHORES ROAD (FORMERLY KNOWN AS DIXIE HIGHWAY) AS RECORDED IN OFFICIAL RECORDS BOOK 3961, PAGES 1669 THROUGH 1673, AFORESAID PUBLIC RECORDS; THENCE RUN NORTH 89°41'24" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 612.53 FEET; THENCE RUN NORTH 45°00'55" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 31.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 467,003 SQUARE FEET (10.72 ACRES), MORE OR LESS.

**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**, on November 3, 2022, the City Commission approved a Preliminary Subdivision Plat on the subject property through Resolution Number 22-75; and

**WHEREAS**, the Final Engineering and Construction Plan was approved by the Development Review Committee on December 6, 2022; and

**WHEREAS**, pursuant to Section 102.25 of the Land Development Regulations, as well as Resolution Number 22-75, by November 3, 2022, there are completion requirements and conditions for required subdivision improvements per the approved subdivision plans; and

**WHEREAS**, the applicant is requesting an extension of time due to delays with bids for infrastructure and delays with contractors; and

**WHEREAS**, the modified timelines for completion are reasonable.

**WHEREAS**, the underlying development order complies with the most recent Land Development Regulations and is consistent with the City's Comprehensive Plan; and

**WHEREAS**, the applicant is deemed to be continuing in good faith.

**NOW, THEREFORE, BE IT RESOLVED BY THE EUSTIS CITY COMMISSION AS FOLLOWS:**

**SECTION 1.**

- A. That the Grand Island Subdivision Preliminary Subdivision Plat, as approved on November 3, 2022, and Final Engineering and Construction Plan approval dated December 6, 2022 shall remain valid until May 3, 2024, provided that the applicant obtains final plat approval and submits a Site Development Permit application consistent with the approved plans on or before that date.

**SECTION 2.** That all Resolutions or parts of Resolutions in conflict herewith are hereby repealed.

**SECTION 3.** That this Resolution shall become effective immediately on passing.

**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 \_\_\_\_\_ day of \_\_\_\_\_, 2023, 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, 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 23-37 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, CMC, City Clerk