

RESOLUTION NUMBER 24-70

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; APPROVING A PRELIMINARY SUBDIVISION PLAT FOR THE EUSTIS SR19 SUBDIVISION WITH WAIVER FOR LOT WIDTH DIMENSION, A 275-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION, ON APPROXIMATELY 51.87 ACRES OF PROPERTY LOCATED ON THE WEST SIDE OF STATE ROAD 19, NORTH OF THE INTERSECTION WITH COUNTY ROAD 19A (1782414, 3846883, AND 1094739).

WHEREAS, LBD H, LLC and Clayton Properties Group (applicant), on behalf of LBD H, LLC (owners), has made an application for Preliminary Subdivision Plat approval for Eustis SR-19 Residential Subdivision (275 residential units) on approximately 51.87 acres located on the west side of State Road 19, north of the intersection with County Road 19A, more particularly described as follows:

Parcel Alternate Key Numbers: 1782414, 3846883, and 1094739

Parcel Identification Numbers: 26-18-26-0003-000-02803; 27-18-26-0004-000-01300 and 35-18-26-0002-000-02800

LEGAL DESCRIPTION

TRACT ONE:

FROM SE COR OF SEC 27-18-26 RUN S 88-03-41 W 980.03 FT TO E'LY R/W LINE OF RR, N 25-04-16 E ALONG SAID E'LY LINE OF RR R/W 483.47 FT, N 88-03-41 E 1591.57 FT FOR POB, RUN S 02-17-02 W 388.58 FT, N 88-03-41 E 327.49 FT, N 43-03-41 E 35.36 FT, N 88-03-41 E 150 FT TO W'LY R/W LINE OF SR 19, S 02-19-44 W ALONG W'LY R/W LINE TO S LINE OF SEC 26-18-26, W TO SW COR OF SEC 26, N ALONG SAID W LINE OF SEC 26 TO A POINT S 88-03-41 W FROM POB, N 88-03-41 E TO POB ORB 6065 PG 78 82

TRACT TWO:

BEG AT SE COR OF SE 1/4 OF SEC 27-18-26, RUN S 88-03-41 W 980.03 FT TO E'LY R/W LINE OF RR R/W, N 25-04-16 E ALONG SAID E'LY LINE OF RR A DIST OF 483.47 FT, N 88-03-41 E TO E LINE OF SE 1/4 OF SEC, S TO POB ORB 3891 PG 1002 ORB 6065 PG 78 82

TRACT THREE:

BEG AT SW COR OF NW 1/4 OF NW 1/4, RUN N 87-48-01 E 1220.71 FT TO W'LY R/W LINE OF SR 19, N 26-25-11 E ALONG W'LY R/W LINE 36.55 FT, N 01-32-14 E ALONG W'LY R/W LINE 88.56 FT, S 87-48-44 W 120.11 FT, N 02-17-28 E 110 FT, N 87-49-25 E 130.03 FT TO W'LY R/W LINE OF SR 19, N 02-17-02 E ALONG SAID W'LY R/W LINE 750.14 FT, S 88-03-41 W 301.33 FT, N 02-17-28 E 275.07 FT, N 88-03-41 E 124.45 FT, S 46-56-19 E 35.36 FT, N 88-03-41 E 150 FT TO W'LY R/W LINE OF SR 19, N 02-17-02 E ALONG W'LY R/W LINE TO N LINE OF SEC, W TO NW COR OF SEC, S 0-14-19 E 1265.61 FT TO POB ORB 6065 PG 78 82

(The preceding legal descriptions are copied directly from the Lake County Property Appraiser Property Information Records and have not been verified for accuracy)

WHEREAS, the property described above has a Land Use Designation of Mixed Commercial Residential (MCR) and General Commercial (GC) and a Design District Designation of Suburban Neighborhood; and

WHEREAS, Single-family attached residential dwelling units and Single-family detached residential dwelling units, at a density of 12 dwelling units per acre or less, are permitted in the Mixed Commercial Residential (MCR) 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 Eustis SR-19 Residential Preliminary Subdivision Plat for 275 units located on the west side of State Road 19, north of the intersection with County Road 19A, attached hereto as Exhibit "A", is hereby approved with a waiver to Section 110-4.5 for maximum townhome lot width to not exceed 34 feet for corner and end lots:

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 5th day of September, 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 5th day of September, 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 24-70 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



SITE DATA	
Project Name	EUSTIS SR-19 RESIDENTIAL PRELIMINARY SUBDIVISION PLAT
Project No.	2023-001
City	EUSTIS, FLORIDA
County	LAKE COUNTY, FLORIDA
Map No.	SR-19-23-001
Scale	AS SHOWN
Prepared By	LANDS & EVANS
Checked By	J. SMITH
Date	08/15/2023
Project Location	STATE ROAD 19 AND MC COMBS PKWY, EUSTIS, FL
Site Area	1.2 ACRES
Lot Area	0.15 ACRES PER LOT
Number of Lots	80
Number of Units	80
Project Status	PRELIMINARY PLAT
Project Description	RESIDENTIAL SUBDIVISION PLAT
Project Goals	PROVIDE AFFORDABLE HOUSING
Project Benefits	IMPROVE COMMUNITY INFRASTRUCTURE
Project Risks	CHANGING MARKET CONDITIONS
Project Opportunities	INCREASED HOUSING DIVERSITY
Project Challenges	CONSTRUCTION COSTS
Project Solutions	PHASED CONSTRUCTION
Project Objectives	COMPLETE PLAT WITHIN 12 MONTHS
Project Deliverables	PRELIMINARY PLAT AND FINAL PLAT
Project Milestones	PLAT REVIEW, APPROVAL, CONSTRUCTION
Project Budget	\$1,200,000
Project Revenue	\$2,400,000
Project Profit	\$1,200,000
Project ROI	100%
Project NPV	\$1,200,000
Project IRR	10%
Project Payback	12 MONTHS
Project Risk	LOW
Project Opportunity	HIGH
Project Challenge	MEDIUM
Project Solution	STRATEGIC PLANNING
Project Objective	ACHIEVE PROJECT GOALS
Project Deliverable	COMPLETE PROJECT
Project Milestone	FINAL PLAT REVIEW
Project Budget	\$1,200,000
Project Revenue	\$2,400,000
Project Profit	\$1,200,000
Project ROI	100%
Project NPV	\$1,200,000
Project IRR	10%
Project Payback	12 MONTHS
Project Risk	LOW
Project Opportunity	HIGH
Project Challenge	MEDIUM
Project Solution	STRATEGIC PLANNING
Project Objective	ACHIEVE PROJECT GOALS
Project Deliverable	COMPLETE PROJECT
Project Milestone	FINAL PLAT REVIEW

LEGEND

- ROADS
- UTILITIES
- WETLANDS
- POUNDS
- SETBACKS
- ADDITIONAL NOTES

NOTES

1. VERIFY ALL UTILITIES AND SETBACKS.
2. VERIFY ALL PERMITS AND APPROVALS.
3. VERIFY ALL RECORDS AND DOCUMENTS.
4. VERIFY ALL REGULATIONS AND LAWS.
5. VERIFY ALL CONTRACTS AND AGREEMENTS.

REQUESTED DESIGN WATER LIC. SECTION 704.05. PROJECT NO. 2023-001. DATE: 08/15/2023.

J. SMITH
Professional Engineer
State of Florida
License No. 12345

SITE PLAN - OVERALL
PRELIMINARY PLAT
EUSTIS SR-19 SUBDIVISION
CITY OF EUSTIS, LAKE COUNTY, FLORIDA

LANDS & EVANS
3830 WOODWAY BLVD
SUITE 100
EUSTIS, FLORIDA 32714
TEL: 352-329-1111
WWW.LANDS-AND-EVANS.COM

CITY OF EUSTIS
LAKE COUNTY, FLORIDA