

RETURN TO:  
City Clerk  
City of Eustis  
PO Drawer 68  
Eustis, FL 32727



INSTRUMENT #2022040188  
OR BK 5921 PG 2458 - 2468 (11 PGS)  
DATE: 3/22/2022 4:17:28 PM  
GARY J. COONEY, CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER, LAKE COUNTY, FLORIDA  
RECORDING FEES \$95.00

### ORDINANCE NUMBER 22-05

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA, APPROVING A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY FOR PINE MEADOWS RESERVE PURSUANT TO SECTION 102-29 AND 109-2.8 OF THE LAND DEVELOPMENT REGULATIONS; APPROVING A PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN FOR A 548-LOT MIXED-PRODUCT SINGLE FAMILY RESIDENTIAL SUBDIVISION ON 240.43 GROSS ACRES ON THE NORTH AND SOUTH SIDES OF PINE MEADOWS GOLF COURSE ROAD; ESTABLISHING PERMITTED USES AND DEVELOPMENT STANDARDS; PROVIDING FOR A PHASING PLAN; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, TLC Pine Meadows, LLC has made an application for a Planned Unit Development Overlay for a 548-lot mixed product single-family residential subdivision on 240.43 gross acres on the north and south sides of Pine Meadows Golf Course Road, more particularly described as follows:

LCPA PARCEL ID# 24-18-26-0400-000-01101, 24-18-26-0400-000-02500, 24-18-26-0405-000-01201, 24-18-26-0455-002-00000, 24-18-26-0455-003-00000, 35-18-26-0001-000-01900, 35-18-26-0001-000-02001, 35-18-26-0500-000-00300, 36-18-26-0002-000-00100

THAT PART OF THE EAST 169.5 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING SOUTH OF THE SOUTHERLY LINE OF THE RIGHT OF WAY KNOWN AS PINE MEADOWS GOLF COURSE ROAD.

AND

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LESS RIGHT OF WAY FOR PINE MEADOWS GOLF COURSE ROAD. ALSO LESS AND EXCEPT LOTS 1 AND 2, PINE MEADOWS FAIRWAY ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 56, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

TRACTS 21 TO 26, INCLUSIVE, AND TRACTS 37 TO 40, INCLUSIVE, EUSTIS MEADOWS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 2, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS AND EXCEPT THEREFROM THE RIGHT OF WAY FOR PINE MEADOWS GOLF COURSE ROAD, AS SHOWN ON PLAT BOOK 17, PAGE 56 AND THE RIGHT OF WAY FOR FAIRWAY DRIVE, AS SHOWN ON PLAT BOOK 17, PAGE 56, AND THE RIGHT OF WAY FOR PINE-MEADOWS ROAD, AS SHOWN ON PLAT BOOK 17, PAGE 12. ALSO, LESS AND EXCEPT LOTS 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 AND 28, PINE MEADOWS FAIRWAY ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 56, PUBLIC RECORDS OF LAKE

COUNTY, FLORIDA.  
AND

PARCEL A:

THAT PART OF LOT 12, IN SECTION 36, TOWNSHIP 18 SOUTH, RANGE 26 EAST, MAP OF EUSTIS MEADOWS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 2, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; AND THAT PART OF BLOCKS 3 AND 15, IN SECTION 36, TOWNSHIP 18 SOUTH, RANGE 26 EAST, TOWN PLAT OF EUSTIS MEADOWS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 2, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A 5/8" IRON ROD AND CAP (PLS 3351) AT THE NORTHEAST CORNER OF LOT 12 OF SAID MAP OF EUSTIS MEADOWS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 2, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; RUN THENCE SOUTH 87°04'27" WEST, ALONG THE NORTH LINE OF SAID LOT 12, ALSO BEING THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, A DISTANCE OF 651.38 FEET TO THE NORTHWEST CORNER OF SAID LOT 12; THENCE SOUTH 00°32'04" EAST, ALONG THE WEST LINE OF SAID LOT 12, A DISTANCE OF 1,280.21 FEET TO A 4" OCTAGONAL MONUMENT AT THE SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTH 87°33'44" EAST, ALONG THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 15.01 FEET; THENCE SOUTH 00°32'04" EAST, A DISTANCE OF 15.01 FEET TO THE NORTHWEST CORNER OF BLOCK 3 OF SAID TOWN PLAT OF EUSTIS MEADOWS; THENCE NORTH 87°33'44" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF NORTH STREET, A DISTANCE OF 10.01 FEET; THENCE SOUTH 00°32'04" EAST, ALONG A LINE 10 FEET EAST OF WHEN MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE EAST RIGHT OF WAY LINE OF CEDAR STREET, A DISTANCE OF 433.22 FEET TO AN INTERSECTION WITH A LINE THAT IS 50.00 FEET NORTH OF AND PARALLEL WITH, WHEN MEASURED OF RIGHT ANGLES THERETO, THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 44-A; THENCE NORTH 88°02'40" EAST, ALONG SAID LINE WHICH IS 50.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 44-A, A DISTANCE OF 111.02 FEET, TO AN INTERSECTION WITH THE WESTERLY TOP OF THE BANK OF A CANAL KNOWN AS HICKS DITCH; THENCE NORTH 24°12'31" EAST, ALONG SAID TOP OF BANK, 108.49 FEET; THENCE NORTH 21°03'29" EAST, ALONG SAID TOP OF BANK, 200.06 FEET; THENCE NORTH 19°20'32" EAST, ALONG SAID TOP OF BANK, 200.30 FEET; THENCE NORTH 20°32'44" EAST, ALONG SAID TOP OF BANK, 394.93 FEET; THENCE NORTH 19°41'20" EAST, ALONG SAID TOP OF BANK, 541.12 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID LOT 12; THENCE NORTH 00°44'07" WEST, ALONG THE EAST LINE OF SAID LOT 12, 402.85 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 50 FEET WIDE INGRESS AND EGRESS EASEMENT ALONG THE EASTERLY LINE BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT A 5/8" IRON ROD AND CAP (PLS 3351) AT THE NORTHEAST CORNER OF LOT 12 OF MAP OF EUSTIS MEADOWS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 2, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; RUN

THENCE SOUTH 00°44'07" EAST, ALONG THE EAST LINE OF SAID LOT 12, A DISTANCE OF 402.85 FEET TO THE POINT OF BEGINNING; RUN THENCE NORTH 00°44'07" WEST, ALONG THE EAST LINE OF SAID LOT 12, A DISTANCE OF 125.70 FEET; THENCE SOUTH 22°42'12" WEST, 116.65 FEET; THENCE SOUTH 19°41'20" WEST, 542.07 FEET; THENCE SOUTH 20°32'44" WEST, 395.08 FEET; THENCE SOUTH 19°20'32" WEST, 200.08 FEET; THENCE SOUTH 21°03'29" WEST, 197.94 FEET; THENCE SOUTH 24°12'31" WEST, 131.68 FEET TO AN INTERSECTION WITH A LINE THAT IS 50.00 FEET NORTH OF AND PARALLEL WITH WHEN MEASURED AT RIGHT ANGLES THERETO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 44-A; THENCE NORTH 88°02'40" EAST, ALONG SAID LINE WHICH IS 50.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 44-A, A DISTANCE OF 55.71 FEET, TO AN INTERSECTION WITH THE WESTERLY TOP OF THE BANK OF A CANAL KNOWN AS HICKS DITCH; THENCE NORTH 24°12'31" EAST, ALONG SAID TOP OF BANK, 108.49 FEET; THENCE NORTH 21°03'29" EAST, ALONG SAID TOP OF BANK, 200.06 FEET; THENCE NORTH 19°20'32" EAST, ALONG SAID TOP OF BANK, 200.30 FEET; THENCE NORTH 20°32'44" EAST, ALONG SAID TOP OF BANK, 394.93 FEET; THENCE NORTH 19°41'20" EAST, ALONG SAID TOP OF BANK, 541.12 FEET TO THE POINT OF BEGINNING.

AND

PARCEL B: THAT PART OF BLOCKS 2 AND 14, AND THAT PART OF A VACATED PORTION OF ORANGE STREET, IN SECTION 36, TOWNSHIP 18 SOUTH, RANGE 26 EAST, TOWN PLAT OF EUSTIS MEADOWS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 2, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" IRON ROD AND CAP (PLS 3351) AT THE NORTHEAST CORNER OF LOT 12 OF MAP EUSTIS MEADOWS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 2, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; RUN THENCE SOUTH 87°04'27" WEST, ALONG THE NORTH LINE OF SAID LOT 12, ALSO BEING THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, A DISTANCE OF 651.38 FEET TO THE NORTHWEST CORNER OF SAID LOT 12; THENCE CONTINUE SOUTH 87°04'27" WEST, ALONG THE NORTH LINE OF LOT 11, SAID MAP OF EUSTIS MEADOWS, ALSO BEING THE NORTH LINE OF THE SAID SOUTHWEST 1/4 OF SECTION 36, A DISTANCE OF 175.55 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 150.00 FEET OF THE EAST 1/2 OF SAID LOT 11; THENCE SOUTH 00°26'01" EAST, ALONG THE EAST LINE OF THE WEST 150.00 FEET OF THE EAST 1/2 OF SAID LOT 11 AND ITS PROLONGATION THEREOF, A DISTANCE OF 1,293.80 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF NORTH STREET AND THE POINT OF BEGINNING; THENCE NORTH 87°33'44" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF NORTH STREET, A DISTANCE OF 152.76 FEET TO A LINE 10 FEET WEST OF WHEN MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE WEST RIGHT OF WAY LINE OF CEDAR STREET; THENCE SOUTH 00°32'04" EAST, ALONG SAID LINE 10 FEET WEST OF WHEN MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE WEST RIGHT OF WAY LINE OF CEDAR STREET, A

DISTANCE OF 432.80 FEET TO AN INTERSECTION WITH A LINE THAT IS 50.00 FEET NORTH OF AND PARALLEL WITH WHEN MEASURED AT RIGHT ANGLES TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 44-A; THENCE SOUTH 88°02'40" WEST, ALONG SAID LINE WHICH IS 50.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 44-A, A DISTANCE OF 153.49 FEET, TO AN INTERSECTION WITH A LINE WHICH BEARS SOUTH 00°26'01" EAST FROM THE POINT OF BEGINNING; THENCE NORTH 00°26'01" WEST, ALONG THE SOUTHERLY PROLONGATION OF THE EAST LINE OF THE WEST 150.00 FEET OF THE EAST 1/2 OF SAID LOT 11, A DISTANCE OF 431.53 FEET TO THE POINT OF BEGINNING.

AND

PARCEL C: THAT PART OF LOT 11, IN SECTION 36, TOWNSHIP 18 SOUTH, RANGE 26 EAST, MAP OF EUSTIS MEADOWS, ACCORDING TOT EH PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 2, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" IRON ROD AND CAP (PLS 3351) AT THE NORTHEAST CORNER OF LOT 12 OF MAP OF EUSTIS MEADOWS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 2, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; RUN THENCE SOUTH 87°04'27" WEST, ALONG THE NORTH LINE OF SAID LOT 12, ALSO BEING THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, A DISTANCE OF 651.38 FEET TO THE NORTHWEST CORNER OF SAID LOT 12, AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87°04'27" WEST, ALONG THE NORTH LINE OF LOT 11, SAID MAP OF EUSTIS MEADOWS, ALSO BEING THE NORTH LINE OF THE SAID SOUTHWEST 1/4 OF SECTION 36, A DISTANCE OF 175.55 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 150.00 FEET OF THE EAST 1/2 OF SAID LOT 11; THENCE SOUTH 00°26'01" EAST, ALONG THE EAST LINE OF THE WEST 150.00 FEET OF THE EAST 1/2 OF SAID LOT 11, A DISTANCE OF 1,243.77 FEET TO AN INTERSECTION WITH A LINE 35.00 FEET NORTH OF WHEN MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF NORTH STREET; THENCE NORTH 87°33'44" EAST, ALONG SAID LINE 35.00 FEET NORTH OF WHEN MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF NORTH STREET, A DISTANCE OF 177.69 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID LOT 12; THENCE NORTH 00°32'04" WEST, ALONG SAID WEST LINE OF LOT 12, A DISTANCE OF 1,245.19 FEET TO THE POINT OF BEGINNING.

**WHEREAS**, Section 102-29 of the Eustis Land Development Regulations provides for a Planned Unit Development Overlay (PUD) to create planned sustainable communities, provide an opportunity for flexibility and innovation and to encourage a higher level of design and amenity than is possible to achieve under the current regulations; and

**WHEREAS**, the unique site characteristics of the Pine Meadows Reserve property and the development objectives warrant a departure from the standard land use and design district regulations; and

**WHEREAS**, the proposed PUD complies with the density limitations under the assigned Suburban Residential land use; and

**WHEREAS**, minor departures from the assigned Rural Neighborhood design district regulations are necessary to address the desired PUD development standards to accomplish a clustered conservation design subdivision with a higher level of amenity and design; and

**WHEREAS**, the resulting development is consistent with the character of the surrounding area and the overall planning objectives of the city; and

**WHEREAS**, the existing and planned infrastructure is adequate to support the development; and

**WHEREAS**, the development incorporates best management practices for stormwater management, "green" building, and water and energy efficiency; and

**WHEREAS**, the development protects, preserves, and manages areas of significant natural resources; and

**WHEREAS**, the arrangement of proposed uses better integrates future development into the surrounding neighborhood; and

**WHEREAS**, each development phase can, together with any phases that preceded it, exist as an independent unit that meets all approval criteria and other applicable regulations even if no subsequent phase should ever be completed;

**NOW, THEREFORE, THE COMMISSION OF THE CITY OF EUSTIS HEREBY ORDAINS:**

#### **SECTION 1. PLANNED UNIT DEVELOPMENT OVERLAY**

That the Pine Meadows Reserve Planned Unit Development Overlay for 548-lot mixed product single-family residential subdivision located on north and south sides of Pine Meadows Golf Course Road, with conditions provided for in Section 4.

#### **SECTION 2. PLANNED UNIT DEVELOPMENT MASTER PLAN**

That the Pine Meadows Reserve Planned Unit Development Master Plan, attached hereto as Exhibit "A", is hereby approved with the following development standards:

**Permitted Uses:**

ACCESSORY BUILDINGS  
CLUBHOUSE/ CABANA  
CONSTRUCTION TRAILERS

DOG PARK  
 GAZEBO  
 HOME OCCUPATIONS  
 MAINTENANCE BUILDINGS  
 MODEL HOMES  
 PARKS  
 POOL  
 PUBLIC SERVICE/ FACILITIES  
 REAL ESTATE OFFICE  
 RETENTION PONDS  
 SALE CENTER  
 SINGLE FAMILY DETACHED  
 SINGLE FAMILY ATTACHED  
 TENNIS COURTS  
 TOWNHOMES  
 TRAILS

**Site Characteristics**

Total Acreage	240.43 AC
Floodplain Acreage	134.10 AC
Wetland Acreage	92.20 AC
Net Acreage	148.23 AC
Developable Acreage	148.23 AC
Open Space Percentage	25%
Open Space Acreage	<u>46.03 AC</u>
Recreation/Amenities Acreage	25.35 AC
Total Unit Count	548
Net Density	3.7 units/acre
Gross Density within the Floodplain	1 unit/acre
Impervious Area	39%
Impervious Surface Ratio	57.87 AC
Impervious Area within the Floodplain	8.40 AC
Impervious Surface Ratio within the Floodplain	16%*

\*Impervious Surface Ratio may not exceed 25% pursuant to Policy CON 1.1.4

### Lot Typology & Standards

Lot Type	Lot Minimum	Lot Width	Lot Depth	Front	Side	Rear	Height
R1	4,600	40'	115'	25'	5/5'	10'	35'
R1-Corner Lot	6,900	60'	115'	25'	25'/5'	10'	35'
R2	5,750	50'	115'	25'	5/5'	10'	35'
R2-Corner Lot	8,050	70'	115'	25'	25'/5'	10'	35'
TH-Internal Lot	2,200	20'	110'	20'	0'	15'	35'
TH-End Lot	3,850	35'	110'	20'	15'/0'	15'	35'

### Roadway Standards

Road Type	Road Width	Travel Lane Width	Curb Width	Grass Strip Width	Sidewalk Width
Internal	50'	12'	2'	6'	5'*

\*Sidewalk on both side of internal streets

### Landscape Buffers:

- A. Enhanced landscape shall be provided adjacent to the existing tennis courts and parking area immediately south of Pine Meadows Golf Course Road.
- B. Preservation and conservation areas adjacent to pasture land with greater width of separation than landscape buffer to pasture lands.

### Recreational Amenities

- A. Existing Tennis Courts will remain with enhanced landscaping planned to improve the appearance of the courts and provide additional open space.
- B. Dog Park -.46-acre Special Use Facility
- C. Amenity Area-1.03-acres Special Use Facility
- D. Upland Passive Park-23.86 acres Natural Resources Area (includes trail system)

## **SECTION 3. TERM & PHASING**

The term of this Planned Unit Development shall be ten (10) years from the effective date. The project is anticipated in three phases as follows, and as shown on Exhibit B:

Phase 1A: 2023

Phase 1B: 2026

Phase 2: 2029

Provided the project is continuing in good faith, the City Manager shall be authorized to adjust phase completion dates provided such extension does not exceed the 10-year PUD term.

## **SECTION 4. CONDITIONS**

- A. That a Preliminary Subdivision Plat approval, Final Engineering and Construction Plan

approval and Final Plat for each phase shall be consistent with the Land Development Regulations, except as provided for herein.

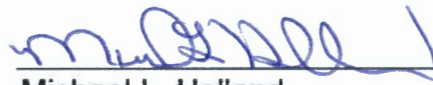
- B. That pursuant to Policy FLU 5.2.13 of the Comprehensive Plan, a management plan for wetland areas shall be submittal as part of the Phase 1A Preliminary Subdivision Plat.
- C. At time of Preliminary Subdivision Plat for each phase, subdivision plans shall be shown to fully comply with all policies under CON 2.3 of the Comprehensive Plan.

**SECTION 5.**

That this Ordinance shall become effective upon passing.


**PASSED, ORDAINED AND APPROVED** in Regular Session of the City Commission of the City of Eustis, Florida, this 3rd day of March 2022.

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



Michael L. Holland  
Mayor/Commissioner

**ATTEST:**

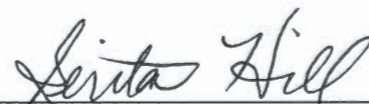
  
Mary C. Montez, City Clerk



**CITY OF EUSTIS CERTIFICATION**

**STATE OF FLORIDA  
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me, by means of physical presence, this 3<sup>rd</sup> day of March, 2022, by the Michael L. Holland, Mayor, and Mary C. Montez, City Clerk, who are personally known to me.



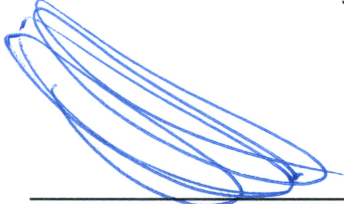
Notary Public - State of Florida  
My Commission Expires:  
Notary Serial No:





**CITY ATTORNEY'S OFFICE**

This document is approved as to form and legal content for use and reliance of the City Commission of the City of Eustis, Florida.



\_\_\_\_\_  
City Attorney's Office

3/3/2022

\_\_\_\_\_  
Date

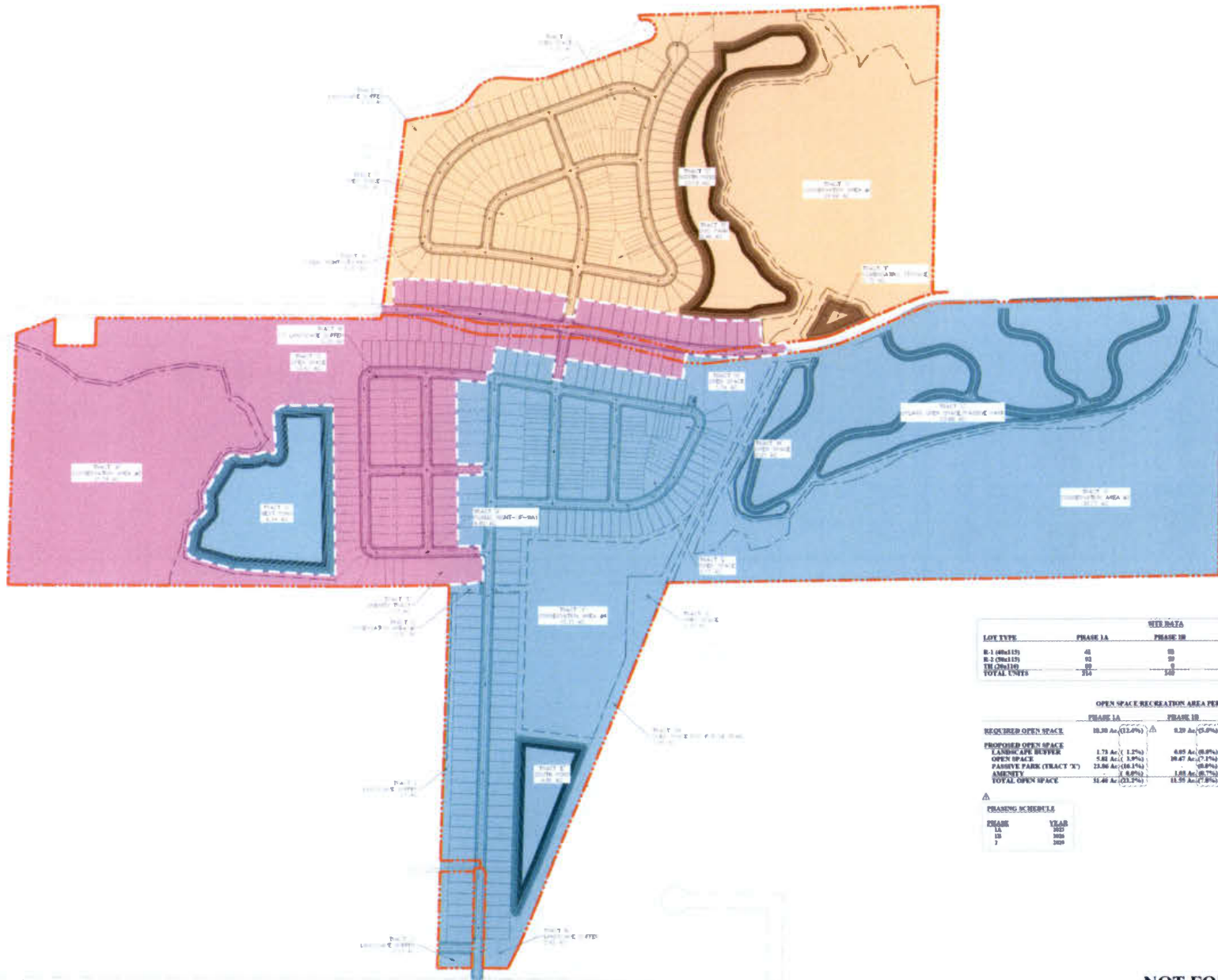
**CERTIFICATE OF POSTING**

The foregoing Ordinance Number 22-05 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.

  
\_\_\_\_\_  
Mary C. Montez, City Clerk



# Exhibit B – PUD Phasing Plan



LOT TYPE	SCHEDULE			TOTAL
	PHASE 1A	PHASE 1B	PHASE 2	
R-1 (60x115)	45	0	99	221
R-2 (60x115)	0	0	26	100
TR (20x110)	0	0	42	100
<b>TOTAL UNITS</b>	<b>45</b>	<b>0</b>	<b>167</b>	<b>312</b>

	OPEN SPACE RECREATION AREA PER PHASE			TOTAL
	PHASE 1A	PHASE 1B	PHASE 2	
<b>REQUIRED OPEN SPACE</b>	10.39 Ac (3.28%)	0.29 Ac (0.09%)	10.39 Ac (3.28%)	21.07 Ac (6.65%)
<b>PROPOSED OPEN SPACE</b>	1.73 Ac (0.54%)	4.85 Ac (1.50%)	2.87 Ac (0.88%)	9.45 Ac (2.92%)
LANDSCAPE BUFFER	5.48 Ac (1.70%)	19.47 Ac (5.92%)	1.88 Ac (0.58%)	26.83 Ac (8.20%)
PARKWAY PARK (TRACT 'X')	23.86 Ac (7.34%)	0.00 Ac (0.00%)	0.00 Ac (0.00%)	23.86 Ac (7.34%)
AMENITY	1.00 Ac (0.30%)	1.00 Ac (0.30%)	0.00 Ac (0.00%)	2.00 Ac (0.61%)
<b>TOTAL OPEN SPACE</b>	<b>31.07 Ac (9.52%)</b>	<b>6.12 Ac (1.89%)</b>	<b>4.75 Ac (1.45%)</b>	<b>41.94 Ac (12.86%)</b>

PHASING SCHEDULE	
PHASE	YEAR
1A	2023
1B	2024
2	2025

N  
W E  
S

GRAPHIC SCALE

( OF FEET )  
1 inch = 200 ft.

LEGEND

- PROPERTY BOUNDARY
- PHASING LINE
- PHASE 1A
- PHASE 1B
- PHASE 2

CIVIL ENGINEERING | LARRY FLANDRINO

**APPLAN ENGINEERING LLC.**

APPLAN@GMAIL.COM - 407.862.1808

2221 Lake Naranja, Suite 101, Winter Park, Florida 32789

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PHASING PLAN

PINE MEADOWS RESERVE

CITY OF EUSTIS, FLORIDA

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SCALE: 1" = 200'

DESIGNED BY: D. SANCHEZ

CHECKED BY: D. SANCHEZ

DATE: 1/11/22

PROJECT: HCP-23

C2.0

---

**APPLAN**

AN ASSOCIATE OF

BRUNNEN ENGINEERING

---

04/10/22

**NOT FOR CONSTRUCTION**