

RESOLUTION NUMBER 2026-45

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; APPROVING A PRELIMINARY SUBDIVISION PLAT WITH WAIVERS FOR THE DORIS PARK LANDING SUBDIVISION (S-25-0001), AN 18-LOT SINGLE-FAMILY DETACHED AND 230-LOT TOWNHOME SINGLE-FAMILY RESIDENTIAL SUBDIVISION, ON APPROXIMATELY 41.17 ACRES OF PROPERTY LOCATED ON THE EAST SIDE OF STATE ROAD 44 AND SOUTH OF EUSTIS AIRPORT ROAD (ALTERNATE KEY NUMBERS 1784077, 1784140, 2535628, 1444756, and 2585153).

WHEREAS, MC Enterprises, Inc. (owners), has made an application for Preliminary Subdivision Plat approval for Doris Park Landing, an 18-lot single-family detached and 230-lot single-family townhome attached residential subdivision on approximately 47.17 acres located east of State Road 44 and south of Eustis Airport Road, more particularly described as follows:

Parcel Alternate Key Number: 1784077, 1784140, 2535628, 1444756, and 2585153

LEGAL DESCRIPTION

See Exhibit A

WHEREAS, the property described above has a Land Use Designation of Mixed Commercial Residential and a Design District designation of Suburban Neighborhood; and

WHEREAS, Single-family attached residential dwelling units and Townhomes are permitted in the Mixed Commercial Residential land use designation at up to 12 dwelling units per acre; and

WHEREAS, the preliminary subdivision plat for Doris Park Landing proposes a net density of 6.37 dwelling units per acre or less, which is consistent with the residential density allowed in the Mixed Commercial Residential (MCR) 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 Doris Park Landing Preliminary Subdivision Plat for 18 single-family detached and 230 single-family attached residential units located on the east side of State Road 44 and south of Eustis Airport Road, attached hereto as Exhibit B, 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 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 B.
- c) Obtain and provide copies of all applicable permits from other jurisdictional agencies.

DONE AND RESOLVED this 21st day of May 2026, in a regular session of the City Commission of the City of Eustis, Florida.

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

Emily A. Lee
Mayor/Commissioner

ATTEST:

Christine Halloran, 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 21st day of May 2026, by Emily A. Lee, Mayor/Commissioner, and Christine Halloran, City Clerk, who are personally known to me.

Notary Public - State of Florida
My Commission Expires:
Commission 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; 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 2026-45 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

LEGAL DESCRIPTION

Description (per ORB 872 PG 765-766, ORB 6116, PG 2430, ORB 1734, PG 2037):

PARCEL A:

FROM THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 89°24'00" WEST ALONG THE SOUTH LINE OF THE SAID SECTION 8 TO A DISTANCE OF 1306.12 FOR A POINT OF BEGINNING, RUN THENCE NORTH 00°36'00" WEST 1306.90 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 8, THENCE RUN WEST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 8 A DISTANCE OF 466.67 FEET; THENCE RUN SOUTH 00°36'00" EAST TO THE SOUTH LINE OF THE SAID SECTION 8, THENCE RUN NORTH 89°24' EAST A DISTANCE OF 466.67 FEET TO THE POINT OF BEGINNING.

PARCEL B:

FROM THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 89°24'00" WEST ALONG THE NORTH LINE OF SAID SECTION 17 A DISTANCE OF 1306.12 FEET FOR A POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN SOUTH 00°36'00" EAST 1959.79 FEET, THENCE RUN SOUTH 89°24'00" WEST 466.67 FEET, THENCE RUN NORTH 00°36'00" WEST 1959.79 FEET TO THE NORTH LINE OF SAID SECTION 17, THENCE RUN NORTH 89°24'00" EAST ALONG THE NORTH LINE OF SAID SECTION 17 A DISTANCE OF 466.67 FEET TO THE POINT OF BEGINNING.

LESS:

LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1734, PAGES 2037-2040, OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA.

TOGETHER WITH:

LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6116, PAGES 2430-2431, OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA, DESCRIBED AS FOLLOWS:

PARCEL C:

THAT PART OF THE SOUTH 269.51 FEET OF THE NORTH 911.51 FEET OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD S-44B, LESS THAT PART LYING EAST OF THE FOLLOWING DESCRIBED LINE: FROM THE NORTHEAST CORNER OF SAID SECTION 17, RUN WEST ALONG THE NORTH LINE OF SAID NE 1/4 A DISTANCE OF 2176.86 FEET FOR A POINT OF BEGINNING; RUN THENCE SOUTH 0°36'00" EAST 1959.79 FEET TO THE POINT OF TERMINUS. A/K/A: ALT KEY 2535628

PARCEL D:

THAT PART OF THE SOUTH 269.51 FEET OF THE NORTH 911.51 FEET OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LYING EAST OF THE FOLLOWING DESCRIBED LINE: FROM THE NORTHEAST CORNER OF THE SAID SECTION 17, RUN WEST ALONG THE NORTH LINE OF SAID NE 1/4 A DISTANCE OF 2176.86 FEET FROM A POINT OF BEGINNING; RUN THENCE SOUTH 0°36'00" EAST 1959.79 FEET TO THE POINT OF TERMINUS AND LYING WEST OF THE FOLLOWING DESCRIBED LINE: FROM THE NORTHEAST CORNER OF SAID CORNER OF SAID SECTION 17, RUN WEST ALONG THE NORTH LINE OF SAID NE 1/4 A DISTANCE OF 1772.79 FEET FOR A POINT OF BEGINNING; RUN THENCE SOUTH 0°36'00" EAST 1959.79 FEET TO THE POINT OF TERMINUS. A/K/A: ALT KEY 2585153

PARCEL E:

THAT PART OF THE SOUTH 322 FEET OF THE NORTH 642 FEET OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 27 EAST, IN LAKE COUNTY, FLORIDA, LYING EAST OF THE EASTERLY LINE OF THE RIGHT OF WAY OF STATE ROAD S44-B, LESS THAT PART THEREOF LYING EAST OF THE FOLLOWING DESCRIBED LINE: FROM THE NORTHEAST CORNER OF SAID SECTION 17, RUN WEST ALONG THE NORTH LINE THEREOF 1772.79 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 0°36'00" EAST 1959.79 FEET TO THE END OF SAID LINE. A/K/A: ALT KEY 1444756

LESS LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1781, PAGE 1124, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

Legal Copied from Applicant submitted Survey dated July 11, 2024, digital seal Ralph A. Nieto, PSM License Number 6025.

