

RESOLUTION NUMBER 24-103

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; APPROVING A FINAL SUBDIVISION PLAT FOR THE GRAND ISLE SUBDIVISION, A 40-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION, ON APPROXIMATELY 10.72 ACRES LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF S. FISH CAMP ROAD AND GRAND ISLAND SHORES ROAD (ALTERNATE KEY NUMBER 1407745).

WHEREAS SPH Grand Isle, LLC, the legal owner of record, has made application for a Final Subdivision Plat approval for a 40 lot, residential subdivision on approximately 10.72 acres of real property located on the northeast corner of the intersection of S. Fish Camp Road and Grand Island Shores Road, more particularly described as:

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 PB 6 PG 31 AND VACATED BY DOCUMENT RECORDED IN DEED BOOK 305 PG 69-70 PUBLIC RECORDS OF LAKE COUNTY FLORIDA THENCE RUN NOTH 00-16-25 WEST ALONG SAID SOUTHERLY EXTENSION A DISTANCE OF 30 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 PG 321 AFORESAID PUBLIC RECORDS THENCE RUN SOUTH 89-41-24 EAST ALONG THE SOUTH LINE OF SAID LAND THENCE RUN NORTH 00-16-25 WEST ALONG THE EAST LINE OF SAID LAND A DISTANCE OF 94 FEET TO THE NORTHEAST 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 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 PB 6 PG 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 PG 75 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 PG 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 ORB 5764 PG 1073

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

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Grand Isle Final Plat

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WHEREAS, residential uses are permitted uses in the Suburban Residential (SR) land use designation; and

WHEREAS, the subject plat has been reviewed and found to be in compliance with Chapter 177 of the Florida State Statutes; and

WHEREAS, the proposed plat as submitted is consistent with the City's Comprehensive Plan, Land Development Regulations and Resolution Number 22-75; and

WHEREAS, the applicant has submitted Covenants, Conditions, and Restrictions consistent with City requirements.

WHEREAS, the City Commission finds that approval of the requested final plat does not violate the general intent and purpose of the Land Development Regulations and is in the best interest of the public health, safety, and welfare; and

WHEREAS, the developer's engineer is required to certify that all the facilities have been constructed in accordance with the approved construction plans and specifications; and

WHEREAS, upon clearance from applicable State agencies and test reports related to road and water systems construction, the City will conduct applicable inspections, and make recommendation for final acceptance of the subdivision infrastructure, when complete; and

WHEREAS, SPH Grand Isle, LLC, has submitted an engineer's certification of construction costs for the improvements to be accepted by the City, and provided a certified check as security, in accordance with Section 102-26(c)(5) of the Land Development Regulations; and

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

SECTION 1.

That the final plat for Grand Isle Subdivision is hereby approved and shall be recorded in the public records of Lake County, Florida.

SECTION 2.

That the City Manager is hereby authorized to release the provided security as follows:

- a. At the end of the two (2) year maintenance period, prior to release of the Certified Check, the Public Works Director shall provide verification that no deficiencies exist, the City Manager is then authorized to release the Certified Check.

SECTION 3.

That all Resolutions or parts of resolutions in conflict herewith are hereby repealed.

SECTION 4.

That should any section, phrase, sentence, provision, or portion of this Resolution be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Resolution as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

SECTION 5.

That this Resolution shall become effective upon filing.

DONE AND RESOLVED in Regular Session of the City Commission of the City of Eustis, Florida, this 21st day of November, 2024.

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

Michael L. Holland
Mayor/Commissioner

ATTEST:

Mary Montez, Deputy 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 November, 2024, by Michael L Holland, Mayor, and Mary Montez, Deputy City Clerk, who are personally known to me.

Notary Public - State of Florida
My Commission Expires:
Notary Serial Number:

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 24-103 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