

**RESOLUTION NUMBER 24-106**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; APPROVING A PRELIMINARY SUBDIVISION PLAT FOR THE SAGER'S COVE SUBDIVISION (2024-S-03), A 5-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION, ON APPROXIMATELY 1.88 ACRES OF PROPERTY LOCATED ON THE SOUTH SIDE OF EAST BATES AVENUE AT 2596 EAST BATES AVENUE (ALTERNATE KEY NUMBER 1123461).**

**WHEREAS**,. Charles Hiott, PE, HALFF Engineering (applicant), on behalf of Habitat for Humanity of Lake-Sumter FL, LLC (owners), has made an application for Preliminary Subdivision Plat approval for Sager's Cove (5 single-family residential units) on approximately 1.88 acres located on the south side of East Bates Avenue at 2596 East Bates Avenue, more particularly described as follows:

Parcel Alternate Key Number: 1123461

Parcel Identification Numbers: 07-19-24-0002-000-03100

**LEGAL DESCRIPTION**

THE WEST 208.71 FEET OF THE EAST 254.15 FEET OF THE NORTH 417.44 FEET OF THE WEST 1/2 OF GOVERNMENT LOT 1 IN SECTION 7, TOWNSHIP 19 SOUTH, RANGE 27 EAST, IN LAKE COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 25 FEET THEREOF FOR ROAD PURPOSES.

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

**WHEREAS**, Single-family detached residential dwelling units, at a density of five (5) dwelling units per acre or less, are permitted in the Suburban Residential (SR) land use designation; and

**WHEREAS**, the preliminary subdivision plat for Sager's Cove proposes a net density of 2.66 dwelling units per acre or less, which is consistent with the residential density allowed in the Suburban Residential (SR) future 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 Sager’s Cove Preliminary Subdivision Plat for 5 single-family residential units located on the south side of East Bates Avenue at 2596 East Bates Avenue, attached hereto as Exhibit “A”, 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 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 21st day of November, 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:**

\_\_\_\_\_  
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 Halloran, Deputy 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 City Commission of the City of Eustis, Florida, 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 24-106 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

