

RESOLUTION NUMBER 24-105

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; APPROVING A PRELIMINARY SUBDIVISION PLAT FOR THE GROVE AT PINE MEADOWS SUBDIVISION, A 60-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION, ON APPROXIMATELY 24.96 ACRES OF PROPERTY LOCATED ON THE NORTH SIDE OF PINE MEADOWS GOLF COURSE ROAD, SOUTH OF THE INTERSECTION OF ORANGE AVENUE AND BEACH DRIVE (ALTERNATE KEY NUMBERS 3907758, 2831634 AND 1588243).

WHEREAS,. Germana Engineering and Associates, LLC (applicant), on behalf of Colin Cosden, Jessica Cosden, and Shelton Savage (owners), has made an application for Preliminary Subdivision Plat approval for The Grove at Pine Meadows (60 single-family residential units) on approximately 24.96 acres located on the north side of Pine Meadows Golf Course Road, south of the intersection of Orange Avenue and Beach Drive, more particularly described as follows:

Parcel Alternate Key Numbers: 3907758, 2831634, and 1588243

Parcel Identification Numbers: 35-18-26-0001-000-07200; 26-18-26-0004-000-04301, and 26-18-26-0004-000-04300

LEGAL DESCRIPTION

PARCEL 1:

BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF SECTION 26, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOTS 18 AND 19 OF FOREST LAKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 40, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

FROM SAID POINT OF BEGINNING RUN NORTH ALONG SAID WEST LINE OF LOTS 18 AND 19 AND THE SOUTHERLY AND NORTHERLY EXTENSION THEREOF, A DISTANCE OF 1307.29 FEET; THENCE FROM A PROLONGATION OF THE PREVIOUS LINE TURN AN ANGLE TO THE LEFT OF 89 DEGREES 24 MINUTES 50 SECONDS AND RUN WESTERLY 50 FEET; THENCE SOUTHERLY PARALLEL WITH THE AFORESAID WEST LINE OF LOTS 18 AND 19 A DISTANCE OF 699.89 FEET; THENCE RUN WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 26 A DISTANCE OF 270.00 FEET; THENCE RUN SOUTH PARALLEL WITH AFORESAID WEST LINE OF LOTS 18 AND 19 A DISTANCE OF 506.10 FEET; THENCE FROM A PROLONGATION OF THE PREVIOUS LINE TURN AN ANGLE TO THE LEFT OF 65 DEGREES 37 MINUTES 16 SECONDS AND RUN SOUTHEASTERLY 248.22 FEET TO THE SOUTH LINE OF SAID SECTION 26; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 93.91 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PART OF THE WEST 1/2 OF THE SE 1/4 OF THE SE 1/4, SECTION 26, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF SECTION 26, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOTS 18 AND 19 OF FOREST LAKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 40, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE RUN NORTH 00°02'24" WEST, ALONG THE SAID WEST LINE OF LOTS 18 AND 19 AND THE SOUTHERLY AND NORTHERLY EXTENSION THEREOF, A DISTANCE OF 1307.29 FEET TO A 5/8" IRON ROD AND CAP (LB 6676) ON THE SOUTH RIGHT OF WAY LINE OF ORANGE AVENUE; THENCE FROM A PROLONGATION OF THE PREVIOUS LINE TURN AN ANGLE TO THE LEFT OF 89°24'50" AND RUN NORTH 89°27'14" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE OF ORANGE AVENUE, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD AND CAP (LB 6676); THENCE NORTH 89°09'05" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 270.02 FEET TO A 5/8" IRON ROD AND CAP (LB 6676) AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE RUN SOUTH 00°02'24" EAST, PARALLEL WITH THE AFORESAID WEST LINE OF LOTS 18 AND 19, A DISTANCE OF 701.81 FEET TO A 5/8" IRON ROD AND CAP (LB 6676); THENCE CONTINUE SOUTH 00°02'24" EAST, PARALLEL WITH THE AFORESAID WEST LINE OF LOTS 18 AND 19, A DISTANCE OF 506.10 FEET TO A 5/8" IRON ROD AND CAP (LB 6676); THENCE FROM A PROLONGATION OF THE PREVIOUS LINE TURN AN ANGLE TO THE LEFT OF 65°26'42" AND RUN SOUTH 65°29'06" EAST, A DISTANCE OF 248.56 FEET TO A 5/8" IRON ROD AND CAP (LB 6676) ON THE SOUTH LINE OF SAID SECTION 26, SAID POINT BEING NORTH 89°33'28" WEST 93.91 FEET FROM THE POINT OF COMMENCEMENT; THENCE NORTH 89°33'28" WEST, ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 567.93 FEET TO A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) AT THE SOUTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 26; THENCE RUN NORTH 01°00'07" EAST, ALONG THE WEST LINE OF THE WEST 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 26, A DISTANCE OF 1211.57 FEET TO A 5/8" IRON ROD AND CAP (LB 6676); THENCE SOUTH 89°09'05" EAST, PARALLEL WITH THE SOUTH RIGHT OF WAY LINE OF ORANGE AVENUE, A DISTANCE OF 5.00 FEET TO A 5/8" IRON ROD AND CAP (LB 6676); THENCE NORTH 01°00'07" EAST, PARALLEL WITH THE WEST LINE OF THE WEST 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 26, A DISTANCE OF 100.00 FEET TO A 5/8" IRON ROD AND CAP (LB 6676) ON THE SOUTH RIGHT OF WAY LINE OF ORANGE AVENUE; THENCE SOUTH 89°09'05" EAST, ALONG THE SOUTH RIGHT OF WAY OF ORANGE AVENUE, A DISTANCE OF 313.02 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PART OF THE WEST 792 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE RUN NORTH 01 DEGREES 58'50" EAST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 620.24 FEET TO A 5/8" IRON ROD AND CAP (LB 6676) AT AN INTERSECTION WITH THE SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF

MCKINLEY ROAD, ACCORDING TO LAKE COUNTY PUBLIC WORKS DEPARTMENT MAINTENANCE MAP AS RECORDED IN MAP BOOK 3, PAGES 1 AND 2, DATED JANUARY 1976, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 89 DEGREES 33'37" EAST, ALONG SAID SOUTHERLY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 49.72 FEET TO A 5/8" IRON ROD AND CAP (LB 6676) AT THE END OF SAID SOUTHERLY MAINTAINED RIGHT OF WAY LINE; THENCE RUN NORTH 00 DEGREES 26'23" EAST, ALONG THE EAST LINE OF SAID MAINTAINED RIGHT OF WAY OF MCKINLEY ROAD, A DISTANCE OF 26.00 FEET TO A 5/8" IRON ROD AND CAP (LB 6676) ON THE NORTHERLY LINE OF SAID MAINTAINED RIGHT OF WAY LINE OF MCKINLEY ROAD; THENCE RUN NORTH 89 DEGREES 33'37" WEST, ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 49.02 FEET TO A 5/8" IRON ROD AND CAP (LB 6676) AT AN INTERSECTION WITH THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN NORTH 01 DEGREES 58'50" EAST, ALONG SAID WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 633.84 FEET TO A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE RUN SOUTH 89 DEGREES 33'28" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 567.93 FEET TO A 5/8" IRON ROD AND CAP (LB 6676); THENCE RUN SOUTH 01 DEGREES 58'50" WEST, A DISTANCE OF 273.42 FEET; THENCE RUN SOUTH 34 DEGREES 05'50" WEST, A DISTANCE OF 879.86 FEET TO A 5/8" IRON ROD AND CAP (LB 6676); THENCE RUN SOUTH 01 DEGREES 58'50" WEST, A DISTANCE OF 273.61 FEET TO A 5/8" IRON ROD AND CAP (LB 6676) AT AN INTERSECTION WITH THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35 (SAID LINE ALSO BEING THE NORTH RIGHT OF WAY LINE OF PINE MEADOWS GOLF COURSE ROAD, ACCORDING TO O.R. BOOK 68, PAGE 125, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA); THENCE RUN NORTH 89 DEGREES 47'24" WEST, ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

THE PROPERTY CONVEYED TO LAKE COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN O.R. BOOK 279, PAGE 367, AS CORRECTED IN QUIT CLAIM DEED RECORDED IN O.R. BOOK 347, PAGE 15, AND THAT CERTAIN WARRANTY DEED RECORDED

WHEREAS, the property described above has a Land Use Designation of Suburban Residential (SR) and a Design District Designation of Rural 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 the Grove at Pine Meadows proposes a net density of 2.88 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 Grove at Pine Meadows Preliminary Subdivision Plat for 60 single-family residential units located on the north side of Pine Meadows Golf Course Road, south of the intersection of Orange Avenue and Beach Drive, 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:

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 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 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 24-105 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

