



# City of Eustis

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TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: June 5, 2025

RE: Resolution Number 25-39: Acceptance of the Final Subdivision Plat for Horizon Heights Townhomes Subdivision and acceptance of Maintenance Bond

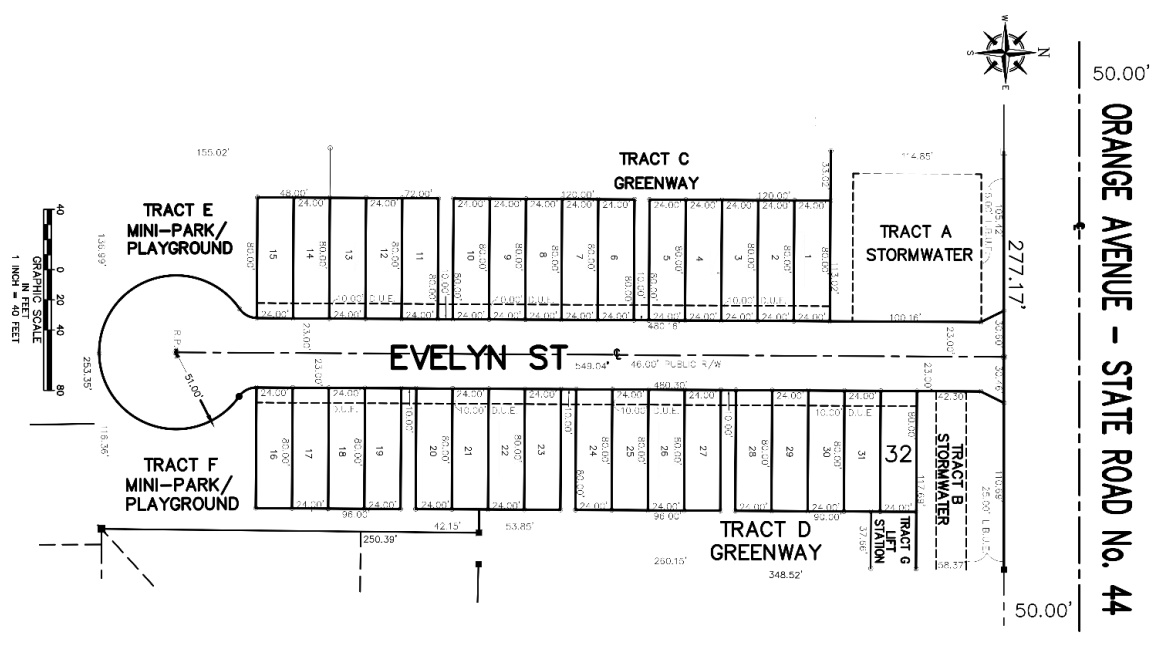
## Introduction:

East Orange Townhomes, LLC has completed the construction of infrastructure on the Horizon Heights Subdivision (formerly known as the Orange Avenue Townhomes Project) and have requested approval of the final subdivision plat. Resolution Number 25-39 approves and accepts the Final Plat for this subdivision and accepts the Maintenance Bond. Horizon Heights Subdivision is a 32-lot townhome subdivision located on the south side of Orange Avenue, just west and adjacent to the Dollar General Store (Alternate Key Number: 3800590).

## Background:

The subject property is 3.68 acres in total and is located in the Mixed Commercial Residential (MCR) Future Land Use district with both a Suburban Neighborhood and Suburban Corridor Design District designation.

1. The City Commission approved Resolution 21-50 approving the Preliminary Plat on August 5, 2021.



2. The DRC reviewed and approved the Final Engineering and Construction Plans on December 28, 2021.
3. The Final Plat was deemed complete and in compliance with Chapter 177 of the Florida Statutes in late February of 2025.
4. The submitted Maintenance Bond has been received and reviewed by Public Works and found to be acceptable.

**Recommended Action:**

Approve the Final Subdivision Plat for Horizon Heights Townhomes and accept the Maintenance Bond as surety for two-years maintenance of improvements.

**Policy Implications:**

None

**Budget/Staff Impact:**

None

**Business Impact Estimate:**

Does Not Apply.

**Prepared By:**

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**Reviewed By:**

Kyle Wilkes, Senior Planner