

## **RESOLUTION NUMBER 25-43**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; APPROVING A FINAL SUBDIVISION PLAT FOR THE CONNORS COVE SUBDIVISION, A 62-LOT TOWNHOUSE SUBDIVISION, ON APPROXIMATELY 5.97 ACRES LOCATED ON THE WEST SIDE OF KURT STREET AND WEST CHARLOTTE AVENUE (ALTERNATE KEY NUMBERS 2930497 AND 3859180).**

**WHEREAS**, Kurt Street Project I, LLC, the legal owner of record, has made application for a Final Subdivision Plat approval for a 62 lot, townhouse subdivision on approximately 5.97 acres of real property located on the west side of Kurt Street and West Charlotte Avenue, more particularly described as:

**TRACT ONE:**

THE NORTH 218.22 FEET OF THE NORTH 536.22 FEET OF THE SOUTH 740.82 FEET OF THE FOLLOWING DESCRIBED PROPERTY: NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL BEING IN SECTION 15, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; LESS AND EXCEPT THE EAST 40.0 FEET THEREOF.

**TRACT TWO:**

LOTS 1, 2, 3, 4, 6, 7, 8, 9 AND 10, EAST LAKE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 9, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AND

TRACTS A, B, C, D, E, F AND G, EAST LAKE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 9, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

**ALL OF THE ABOVE IS ALSO DESCRIBED AS:**

**TRACT ONE:**

THE NORTH 218.22 FEET OF THE NORTH 536.22 FEET OF THE SOUTH 740.82 FEET OF THE FOLLOWING DESCRIBED PROPERTY: NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL BEING IN SECTION 15, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; LESS AND EXCEPT THE EAST 40.0 FEET THEREOF.

**TRACT TWO:**

LOTS 1, 2, 3, 4, 6, 7, 8, 9 AND 10, EAST LAKE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 9, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND TRACTS "D", "C" AND PORTIONS OF TRACTS "A", "F" AND "E", EAST LAKE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 9, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALL BEING DESCRIBED AS FOLLOWS: THAT PART OF EAST LAKE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 9, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA,

BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 5, ALSO BEING THE NORTHWEST CORNER OF LOT 6, EAST LAKE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 9, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN THENCE NORTH 89°42'40" EAST, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 75.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 00°17'20" EAST, ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 53.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 89°42'40" WEST, ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 75.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 00°17'20" EAST, ALONG THE SOUTHERLY PROLONGATION OF THE WEST LINE OF LOTS 5 AND 6 OF SAID PLAT OF EAST LAKE SUBDIVISION, A DISTANCE OF 64.00 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID PLAT OF EAST LAKE SUBDIVISION; THENCE SOUTH 89°42'40" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 377.80 FEET TO THE SOUTHWEST CORNER OF SAID PLAT OF EAST LAKE SUBDIVISION; THENCE NORTH 00°47'49" WEST, ALONG THE WEST LINE OF SAID PLAT OF EAST LAKE SUBDIVISION, A DISTANCE OF 318.02 FEET TO THE NORTHWEST CORNER OF SAID PLAT OF EAST LAKE SUBDIVISION; THENCE NORTH 89°42'40" EAST, ALONG THE NORTH LINE OF SAID PLAT OF EAST LAKE SUBDIVISION, A DISTANCE OF 380.62 FEET TO AN INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOTS 5 AND 6 OF SAID PLAT OF EAST LAKE SUBDIVISION; THENCE SOUTH 00°17'20" EAST, ALONG SAID WEST LINE OF LOTS 5 AND 6 AND ITS NORTHERLY PROLONGATION, A DISTANCE OF 201.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 6 AND THE POINT OF BEGINNING.

**TRACT THREE:**

TRACTS "B" AND "C", EAST LAKE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 9, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND

PORTIONS OF TRACTS "A", "F" AND "E", EAST LAKE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 9, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING EAST OF A LINE THAT RUNS ALONG AND PARALLEL WITH THE WEST BOUNDARY LINE OF LOT 5 OF SAID EAST LAKE SUBDIVISION AND EXTENDS TO THE NORTH AND SOUTH BOUNDARY LINES OF SAID EAST LAKE SUBDIVISION.

**LESS AND EXCEPT:**

THAT PART OF EAST LAKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 9 AND 10, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID EAST LAKE SUBDIVISION; THENCE SOUTH 89°50'07" WEST ALONG THE SOUTH LINE OF SAID EAST LAKE SUBDIVISION, 244.23 FEET TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 6 OF SAID EAST LAKE SUBDIVISION; THENCE NORTH 00°03'02" WEST ALONG SAID SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 6, FOR A DISTANCE OF 63.85 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 89°56'58" EAST ALONG THE SOUTH LINE OF SAID LOT 6, FOR A DISTANCE OF 75.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTH 00°03'21" WEST ALONG THE EAST LINE OF SAID LOT 6 AND THE EAST LINE OF LOT 5 OF SAID EAST LAKE SUBDIVISION, 198.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 89°56'58" WEST ALONG THE NORTH LINE OF SAID LOT 5, FOR A DISTANCE OF 75.00 FEET TO THE

NORTHWEST CORNER OF SAID LOT 5; THENCE NORTH 00°03'02" WEST ALONG THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 5, FOR A DISTANCE OF 56.04 FEET TO THE NORTH LINE OF SAID EAST LAKE SUBDIVISION; THENCE NORTH 89°57'33" EAST ALONG SAID NORTH LINE, 240.56 FEET TO THE NORTHEAST CORNER OF SAID EAST LAKE SUBDIVISION; THENCE SOUTH 00°42'42" EAST ALONG THE EAST LINE OF SAID EAST LAKE SUBDIVISION, 318.02 FEET TO THE POINT OF BEGINNING. BEING MORE PARTICULARLY AS FOLLOWS: A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6375, PAGE 1673, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALSO BEING A PORTION OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA,

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, SOUTH 00°42'25" EAST, A DISTANCE OF 1,240.62 FEET TO A POINT ON THE NORTH LINE OF THE NORTH 218.22 FEET OF THE NORTH 536.22 FEET OF THE SOUTH 740.82 FEET OF THE FOLLOWING DESCRIBED PROPERTY: NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL BEING IN THE AFOREMENTIONED SECTION 15; THENCE ALONG SAID NORTH LINE, SOUTH 89°57'54" WEST, A DISTANCE OF 40.08 FEET TO THE SOUTHEAST CORNER OF KURT STREET PROFESSIONAL PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 30, PAGES 72, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG THE WEST RIGHT OF WAY LINE OF KURT STREET, SOUTH 00°42'30" EAST, A DISTANCE OF 218.19 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 218.22 FEET OF THE NORTH 536.22 FEET OF THE SOUTH 740.82 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, SAID POINT ALSO BEING THE NORTHEAST CORNER OF EAST LAKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGES 9 AND 10, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE SOUTH 89°56'38" WEST, A DISTANCE OF 240.59 FEET TO A POINT OF INTERSECTION OF THE NORTHERLY PROJECTION OF THE WEST LINE OF LOT 5, OF SAID EAST LAKE SUBDIVISION; THENCE ALONG SAID WEST LINE AND THE WEST LINE OF SAID LOT 5, SOUTH 00°02'19" EAST, A DISTANCE OF 201.10 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE ALONG THE SOUTH LINE OF SAID LOT 5, NORTH 89°57'41" EAST, A DISTANCE OF 75.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 00°02'19" EAST, A DISTANCE OF 53.00 FEET; THENCE SOUTH 89°57'41" WEST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 00°02'19" EAST, A DISTANCE OF 63.95 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 536.22 FEET OF THE SOUTH 740.82 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15; THENCE ALONG SAID SOUTH LINE, SOUTH 89°56'38" WEST, A DISTANCE OF 377.33 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15, SAID LINE ALSO BEING THE EAST LINE OF GRAFTON RIDGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 80, PAGES 76 AND 77, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, NORTH 00°34'43" WEST, A DISTANCE OF 456.60 FEET TO THE NORTHWEST

CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE AFOREMENTIONED GRAFTON RIDGE SUBDIVISION; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15, NORTH 00°34'43" WEST, A DISTANCE OF 79.87 FEET TO A POINT ON THE NORTH LINE OF THE NORTH 218.22 FEET OF THE NORTH 536.22 FEET OF THE SOUTH 740.82 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF KURT STREET PROFESSIONAL PARK SECOND ADDITION SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 51, PAGES 21 AND 22, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, SAID LINE ALSO BEING THE SOUTH LINE OF SAID KURT STREET PROFESSIONAL PARK SECOND ADDITION SUBDIVISION, AND THE AFOREMENTIONED KURT STREET PROFESSIONAL PARK SUBDIVISION, NORTH 89°57'54" EAST, A DISTANCE OF 620.42 FEET TO THE POINT OF BEGINNING.

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

**WHEREAS**, residential uses are permitted uses in the Mixed Commercial Residential (MCR) 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 25-43; 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**, Kurt Street Project I, LLC, has submitted an engineer's certification of construction costs for the improvements to be accepted by the City, and provided a maintenance bond 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 Connor's Cove 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 Maintenance Bond, the Public Works Director shall provide verification that no deficiencies exist, the City Manager is then authorized to release the Bond.

**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 5<sup>th</sup> day of June 2025.

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

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Willie L. Hawkins  
Mayor/Commissioner

**ATTEST:**

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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 5<sup>th</sup> day of June 2025, by Willie L. Hawkins, Mayor/Commissioner, and Christine Halloran, 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 25-43 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