

RESOLUTION NUMBER 25-45

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; APPROVING A FINAL SUBDIVISION PLAT FOR THE HIDDEN COVE SUBDIVISION, A 43-LOT RESIDENTIAL SUBDIVISION, ON APPROXIMATELY 13.09 ACRES LOCATED ON THE SOUTH SIDE OF E. LAKEVIEW AVENUE, JUST WEST OF FAHNSTOCK STREET (ALTERNATE KEY NUMBER: 1216044).

WHEREAS; Stanley Martin Homes, LLC, the legal owner of record, has made application for a Final Subdivision Plat approval for a 43 lot, residential subdivision on approximately 13.09 acres of real property located on the south side of E. Lakeview Avenue, just west of Fahnstock Street, more particularly described as:

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 26 EAST, CITY OF EUSTIS, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 26 EAST; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF E LAKEVIEW AVENUE, RUN SOUTH 00°12'19" WEST A DISTANCE OF 726.50 FEET; THENCE ALONG THE SAID SOUTH RIGHT-OF-WAY LINE RUN NORTH 89°54'55" EAST A DISTANCE OF 713.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE RUN NORTH 89°54'55" EAST A DISTANCE OF 330.08 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE ALONG THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5955, PAGE 1605, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AS MONUMENTED AND MAINTAINED, RUN SOUTH 00°03'38" WEST A DISTANCE OF 242.00 FEET TO A POINT ON THE WESTERLY PROJECTION OF THE NORTH LINE OF CROOKED LAKE HEIGHTS, AS RECORDED IN PLAT BOOK 23, PAGE 16 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY PROJECTION RUN NORTH 89°41'08" EAST A DISTANCE OF 124.43 FEET TO THE NORTHWEST CORNER OF SAID CROOKED LAKE HEIGHTS; THENCE ALONG THE WEST LINE OF SAID CROOKED LAKE HEIGHTS AND THE WEST LINE OF CROOKED LAKE HEIGHTS FIRST ADDITION, RECORDED IN PLAT BOOK 30, PAGE 68 RUN SOUTH 00°03'38" WEST A DISTANCE OF 971.62 FEET; THENCE DEPARTING SAID WEST LINE RUN SOUTH 89°41'08" WEST A DISTANCE OF 92.00 FEET; THENCE RUN SOUTH 00°03'38" WEST A DISTANCE OF 45.00 FEET TO THE NORTHWEST CORNER OF LOT 18 OF THE PLAT OF EL CERITO, AS RECORDED IN PLAT BOOK 9, PAGE 26 OF THE PUBLIC RECORDS OF LAKE COUNTY; THENCE ALONG THE NORTH LINE OF SAID EL CERITO RUN SOUTH 89°41'08" WEST A DISTANCE OF 262.27 FEET; THENCE DEPARTING SAID NORTH LINE RUN NORTH 00°18'52" WEST A DISTANCE OF 35.00 FEET; THENCE ALONG A LINE BEING 35.00 FEET NORTH OF

AND PARALLEL WITH SAID NORTH LINE OF EL CERITO RUN SOUTH 89°41'08" WEST A DISTANCE OF 75.00 FEET; THENCE RUN SOUTH 00°18'52" EAST A DISTANCE OF 35.00 FEET RETURNING TO SAID NORTH LINE; THENCE ALONG SAID NORTH LINE AND THE WESTERLY PROJECTION LINE THEREOF RUN SOUTH 89°41 '08" WEST A DISTANCE OF 390.89 FEET; THENCE RUN NORTH 57°07'33" EAST A DISTANCE OF 397.34 FEET; THENCE RUN NORTH 00°01'28" EAST A DISTANCE OF 1046.10 FEET RETURNING TO THE POINT OF BEGINNING.

CONTAINING 570,567 SQUARE FEET OR 13.098 ACRES, MORE OR LESS.

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

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 25-45; 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, Stanley Martin Homes, 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 Hidden 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 5th day of June 2025.

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

Willie L. Hawkins
Mayor/Commissioner

ATTEST:

Christine Halloran, City Clerk

CITY OF EUSTIS CERTIFICATION

**STATE OF FLORIDA
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me this 5th 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 25-45 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