



# City of Eustis

TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: June 5, 2025

RE: Resolution Number 25-45: Acceptance of the Final Subdivision Plat for Hidden Cove Subdivision and acceptance of Maintenance Bond

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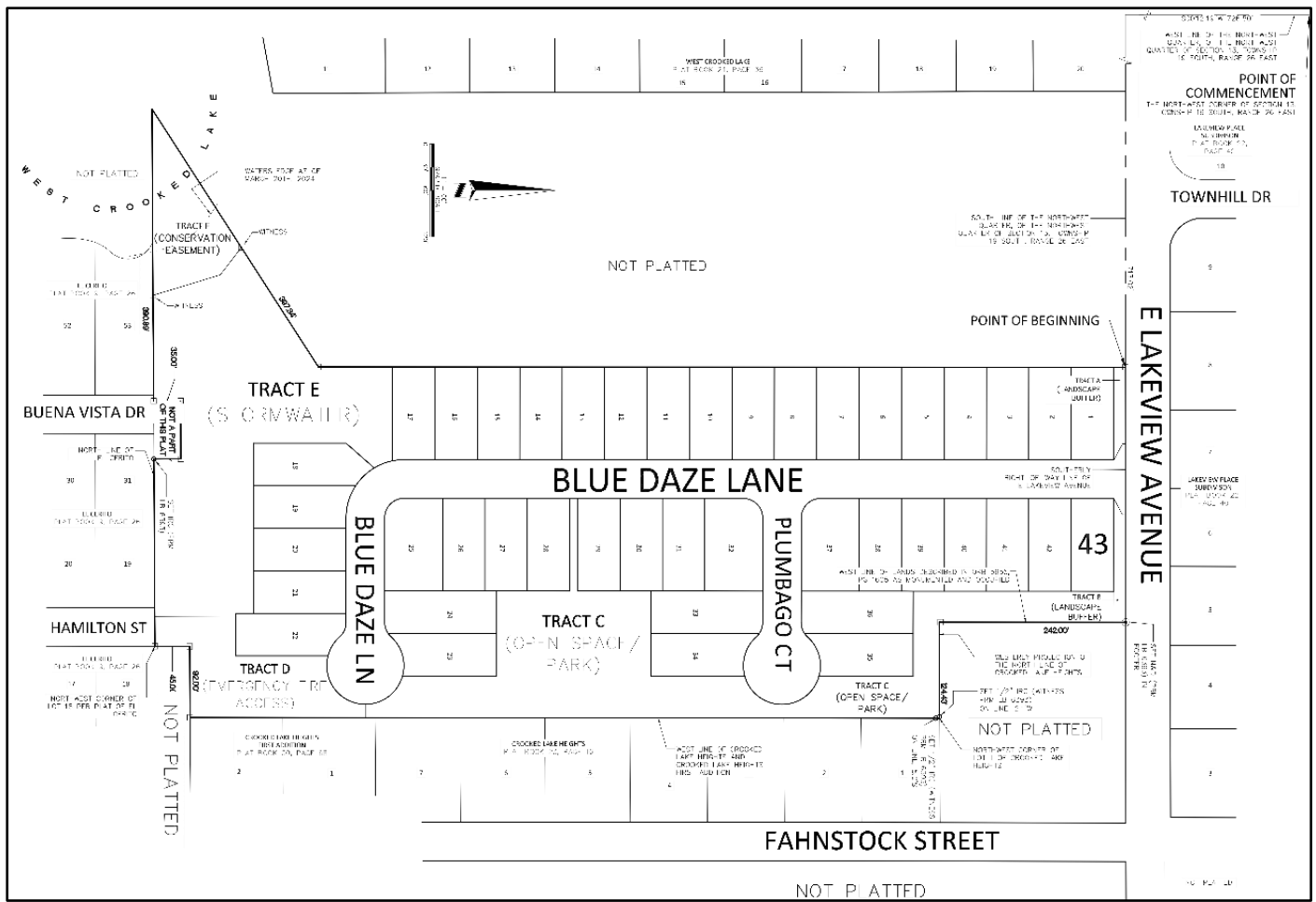
## **Introduction:**

Representatives of Stanley Martin Homes, LLC have completed the construction of infrastructure for the Hidden Cove Subdivision (see attached graphic at the end of this report) and request the approval of the final plat so they can begin selling the properties. Resolution Number 25-45 approves and accepts the plat and the Maintenance Bond. This project is a 43-lot single-family subdivision located on the south side of Lakeview Avenue, just west of Fahnstock Street. (Alternate Key Number: 1216044).

## **Background:**

The subject property is approximately 13 acres in total and is located in the Suburban Residential (SR) Future Land Use district with a Suburban Neighborhood District designation.

1. The City Commission approved Resolution 23-54 approving the Preliminary Plat on August 17, 2023.
2. The DRC reviewed and approved the Final Engineering and Construction Plans on January 17, 2024.
3. The Final Plat was deemed complete and in compliance with Chapter 177 of the Florida Statutes in Mid-May, 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 Hidden Cove and accept the Maintenance Bond as surety for two-year maintenance of improvements.

**Policy Implications:**

None

**Budget/Staff Impact:**

None

**Business Impact Estimate:**

Does Not Apply.

**Prepared By:**

Mike Lane, AICP, Director, Development Services

**Reviewed By:**

Kyle Wilkes, Senior Planner