

## **RESOLUTION NUMBER 25-39**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; APPROVING A FINAL SUBDIVISION PLAT FOR THE HORIZON HEIGHTS SUBDIVISION, A 32-LOT TOWNHOUSE SUBDIVISION, ON APPROXIMATELY 3.68 ACRES LOCATED ON THE SOUTH SIDE OF ORANGE AVENUE AND ADJACENT ON THE EAST SIDE TO THE DOLLAR GENERAL STORE (ON ORANGE AVENUE) (ALTERNATE KEY NUMBER: 3800590).**

**WHEREAS;** Eustis Orange Townhomes, LLC, the legal owner of record, has made application for a Final Subdivision Plat approval for a 32 lot, townhome subdivision on approximately 3.68 acres of real property located on the south side of Orange Avenue, just west and adjacent to the Dollar General Store, more particularly described as:

### **LEGAL DESCRIPTION:**

A portion of Lots 117 and 118, ORANGE AVENUE HEIGHTS, as recorded in Plat Book 5, Page 24 of the Public Records of Lake County, Florida, lying in Section 7, Township 19 South, Range 27 East, Lake County, Florida and being described as follows:

BEGIN at the Southwest corner of Lot 117, ORANGE AVENUE HEIGHTS, as recorded in Plat Book 5, Page 24 of the Public Records of Lake County, Florida; thence run N 00°18'51" E, along the West line of said Lot 117, a distance of 601.87 feet to a point on the South Right-of-Way line of Orange Avenue (State Road No. 44) as described in Official Records Book 264, Page 561 of the Public Records of Lake County, Florida; thence run S 89°59'50" E, along said South Right-of-Way line, a distance of 277.17 feet; thence run S 00°37'46" W, along the East line of Lot 118 of aforesaid ORANGE AVENUE HEIGHTS, a distance of 348.52 feet to a point on the North line of Lot 9, JOLEEN ESTATES, as recorded in Plat Book 17, Page 27 of the Public Records of Lake County, Florida; thence run N 88°51'56" W, along said North line, a distance of 20.71 feet; thence run S 00°35'54" W, along the occupied West line of JOLEE ESTATES, as recorded in Plat Book 17, Page 27 of the Public Records of Lake County, Florida, a distance of 250.39 feet to a point on the South line of said ORANGE AVENUE HEIGHTS; thence run S 89°14'05" W, along said South line, a distance of 253.35 feet to the POINT OF BEGINNING.

Containing 3.68 acres, more or less.

**WHEREAS,** the property described above has a Land Use Designation of Mixed Commercial Residential (MCR), and Design District Designations of both Suburban Neighborhood (SN) and Suburban Corridor (SC); 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 25-39; 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**, Eustis Orange Townhomes, 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 Horizon Heights 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.

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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.

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City Attorney's Office

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Date

### **CERTIFICATE OF POSTING**

The foregoing Resolution Number 25-39 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.

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Christine Halloran, City Clerk