

RESOLUTION NUMBER 23-18

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; APPROVING A PRELIMINARY SUBDIVISION PLAT FOR ESTES RESERVE SUBDIVISION, A 23-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION, ON APPROXIMATELY 4.7 ACRES OF PROPERTY LOCATED NORTH OF BATES AVENUE/LAKE LINCOLN LANE, ON THE WEST SIDE OF ESTES ROAD (ALTERNATE KEY NUMBER 3862867).

WHEREAS, Christopher Germana with Germana Engineering and Associates has made an application for Preliminary Subdivision Plat approval with waiver for a 23-lot, single-family residential subdivision on approximately 4.7 acres located north of Bates Avenue/Lake Lincoln Lane, on the west side of Estes Road, more particularly described as follows:

Parcel Alternate Key Number: 3862867

Parcel Identification Number: 05-19-27-0200-000-00901

TREMAIN'S HOMESTEAD FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 5 RUN NORTH 00-36-44 WEST 25.01 FEET TO THE NORTH RIGHT OF WAY LINE OF BATES AVE, NORTH 87-38-34 EAST ALONG SAID NORTH RIGHT OF WAY LINE 338.51 FEET, NORTH 00-43-28 WEST 629.69 FEET, NORTH 88-12-54 EAST 337.19 FEET FOR POINT OF BEGINNING, RUN NORTH 00-50-17 WEST 325.50 FEET, NORTH 88-30-58 EAST 631.37 FEET TO A POINT ON WEST RIGHT OF WAY LINE OF ESTES ROAD, SOUTH 01-09-51 EAST ALONG SAID WEST RIGHT OF WAY LINE 322.15 FEET, SOUTH 88-12-54 WEST 633.25 FEET TO POINT OF BEGINNING, BEING PART OF LOTS 9 & 10 *UNRECORDED PLAT SEE DEED FOR FULL PROPERTY DESCRIPTION ORB 5978 PG 2331.

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

WHEREAS, detached single family uses are permitted in the Suburban Residential (SR) land use designation; and

WHEREAS, the City Commission finds that approval of the requested waiver does not violate the general intent and purpose of the Land Development Regulations and does not jeopardize the public health, safety, and welfare; and

WHEREAS, the proposed preliminary subdivision plat as submitted is generally consistent with the City's Comprehensive Plan and Land Development Regulations

NOW, THEREFORE, BE IT RESOLVED BY THE EUSTIS CITY COMMISSION AS FOLLOWS:

SECTION 1. That the Lake Lincoln Lookout Preliminary Subdivision Plat for a 23-lot single-family residential subdivision located north of Bates Avenue/Lake Lincoln Lane, on the west side of Estes Road, attached hereto as Exhibit "A", is hereby approved with the following waiver to the Land Development Regulations:

Waiver to Section 110-4.2 to allow a House lot type with a minimum lot width of 42 feet.

SECTION 2. That the Preliminary Subdivision Plat shall be subject to the owner/developer complying with the following conditions:

- a) Submit the Final Plat and Final Engineering and Construction Plans complying with all requirements of the Land Development Regulations and Florida Statutes and the provisions of this resolution within one year of the approval of this resolution.
- b) Develop the property in accordance with the approved Preliminary Subdivision Plat as referenced in Section 1 and attached hereto as Exhibit "A".
- c) Obtain and provide copies of all applicable permits from other jurisdictional agencies.

DONE AND RESOLVED this 2nd day of March 2023 in regular session of the City Commission of the City of Eustis, Florida.

CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA

Michael L. Holland
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 _____ day of March 2023, by Michael L. Holland, Mayor, and Christine Halloran, City Clerk, who are personally known to me.

Notary Public - State of Florida
My Commission Expires:
Notary Serial No:

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content, 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 23-18 is hereby approved, and I certify that I published the same by posting one (1) copy hereof at City Hall, one (1) copy hereof at the Eustis Memorial Library, and one (1) 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

[illegible]