

**RESOLUTION NUMBER 24-05**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; APPROVING A PRELIMINARY SUBDIVISION PLAT FOR ANGLER'S POINTE, A 48-UNIT SINGLE-FAMILY RESIDENTIAL SUBDIVISION, ON APPROXIMATELY 16.27 ACRES OF PROPERTY LOCATED AT ON THE NORTH SIDE OF COUNTY ROAD 44, APPROXIMATELY 1,000 FEET EAST OF SOUTH FISHCAMP ROAD 44 (ALTERNATE KEY NUMBERS 1407877 AND 3395948).**

**WHEREAS**, DWPM Ventures, LLC (applicant), on behalf of Lorna R. Tillotson and Nicole Wagner (owners), has made an application for Preliminary Subdivision Plat approval for Angler's Pointe Subdivision (48 single-family dwelling units) on approximately 16.27 acres located on the north side of County Road 44, just over 1,000 feet east of South Fishcamp Road, more particularly described as follows:

Parcel Alternate Key Numbers: 1407877 and 3395948

Parcel Identification Numbers: 32-18-26-0001-000-01000 and 33-18-26-0002-000-00600

COMMENCE at the Northwest corner of Section 33, Township 18 South, Range 26 East, Lake County, Florida, and the Northwest corner of Raintree Harbor Section Two, the plat thereof recorded in Plat Book 32, Page 20, Public Records of Lake County, Florida; thence run along the West line of said Section 33, and West boundary of said Raintree Harbor Section Two, S00°10'12"W, a distance of 1326.87 feet to a point on the West line of said Section 33 and the Southwest corner of said Raintree Harbor Section Two; thence run along the South line of said Raintree Harbor Section Two, S89°29'40"E, a distance of 875.44 feet to a point; thence run S00°10'28"W, a distance of 633.20 feet to a point on the Northerly Right-of-Way line of State Road 44, and a curve concave to the West, having a radius of 1964.32 feet, chord bearing of N84°57'09"W, a distance of 398.39 feet; thence run Westerly through an angle of 11°38'25" for a distance of 399.07 feet to a point on the Northerly Right-of-Way line of said State Road 44; thence continuing along said Northerly Right-of-Way line S89°13'46"W, a distance of 803.15 feet to a point on said Northerly Right-of-Way line of State Road 44; thence run N00°10'47"E, a distance of 514.35 feet to the Southerly Right-of-Way line of the Atlantic Coastline Railroad; thence run along said Southerly Right-of-Way line of the Atlantic Coastline Railroad N79°12'29"E, a distance of 330.54 feet to a point on the West line of said Section 33; thence run along said West line of said Section 33 N00°10'47"E, a distance of 39.44 feet to the Point of Beginning.

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

**WHEREAS**, Single-family detached residential dwelling units, at a density of than 5 dwelling units per acre or less, are permitted in the Suburban Residential (SR) land use

designation; and

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

**WHEREAS**, the City Commission finds that approval of the requested preliminary subdivision plat is in the best interests of the public health, safety, and welfare.

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

**SECTION 1.** That the Angler's Pointe Preliminary Subdivision Plat for 48 single-family residential units located on the north side of County Road 44, just over 1,000 feet east of South Fishcamp Road, attached hereto as Exhibit "A", is hereby approved:

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

- a) Submit the Final Engineering and Construction Plans and Final Plat to be comply with all requirements of the Eustis Land Development Regulations, Eustis Engineering Design Standards Manual, 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 18th day of January 2024 in a regular session of the City Commission of the City of Eustis, Florida.

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

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Michael L. Holland  
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 this 18th day of January 2024, 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 for the use and reliance of the City Commission of the City of Eustis, Florida.

\_\_\_\_\_  
City Attorney's Office

\_\_\_\_\_  
Date

**CERTIFICATE OF POSTING**

The foregoing Resolution Number 24-05 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.

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Christine Halloran, City Clerk

