

RESOLUTION NUMBER 24-06

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; APPROVING A PRELIMINARY SUBDIVISION PLAT FOR KURT STREET TOWNHOMES, A 62-UNIT TOWNHOME RESIDENTIAL SUBDIVISION, ON APPROXIMATELY 5.97 ACRES OF PROPERTY LOCATED ON THE WEST SIDE OF KURT STREET, WEST OF WEST CHARLOTTE AVENUE (ALTERNATE KEY NUMBERS 2930497 AND 3859180)

WHEREAS,. DDC Management (applicant), on behalf of GT Desi Corp (owners), has made an application for Preliminary Subdivision Plat approval for Kurt Street Townhomes (62 townhome residential units) on approximately 5.97 acres located on the west side of Kurt Street, west of West Charlotte Avenue, more particularly described as follows:

Parcel Alternate Key Numbers: 2930497 AND 3859180

Parcel Identification Numbers: 15-19-26-0004-000-02900; 15-19-26-0004-000-03500

LEGAL DESCRIPTION

TRACT ONE:

THE NORTH 218.22 FEET OF THE NORTH 536.22 FEET OF THE SOUTH 740.82 FEET OF THE FOLLOWING DESCRIBED PROPERTY: NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL BEING IN SECTION 15, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; LESS AND EXCEPT THE EAST 40.0 FEET THEREOF.

TRACT TWO:

LOTS 1, 2, 3, 4, 6, 7, 8, 9 AND 10, EAST LAKE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 9, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

TRACTS A, B, C, D, E, F, AND G, EAST LAKE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 9, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

ALL OF THE ABOVE IS ALSO DESCRIBED AS:

TRACT ONE:

THE NORTH 218.22 FEET OF THE NORTH 536.22 FEET OF THE SOUTH 740.82 FEET OF THE FOLLOWING DESCRIBED PROPERTY: NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL BEING IN SECTION 15, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; LESS AND EXCEPT THE EAST 40.0 FEET THEREOF.

TRACT TWO:

LOTS 1, 2, 3, 4, 6, 7, 8, 9 AND 10, EAST LAKE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 9, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND TRACTS "D", "C" AND PORTIONS OF TRACTS "A", "F" AND "E", EAST LAKE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 9, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALL BEING DESCRIBED AS FOLLOWS: THAT PART OF EAST LAKE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 9, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 5, ALSO BEING THE NORTHWEST CORNER OF LOT 6, EAST LAKE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 9, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN THENCE NORTH 89°42'40" EAST, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 75.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 00°17'20" EAST, ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 53.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 89°42'40" WEST, ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 75.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 00°17'20" EAST, ALONG THE SOUTHERLY PROLONGATION OF THE WEST LINE OF LOTS 5 AND 6 OF SAID PLAT OF EAST LAKE SUBDIVISION, A DISTANCE OF 64.00 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID PLAT OF EAST LAKE SUBDIVISION; THENCE SOUTH 89°42'40" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 377.80 FEET TO THE SOUTHWEST CORNER OF SAID PLAT OF EAST LAKE SUBDIVISION; THENCE NORTH 00°47'49" WEST, ALONG THE WEST LINE OF SAID PLAT OF EAST LAKE SUBDIVISION, A DISTANCE OF 318.02 FEET TO THE NORTHWEST CORNER OF SAID PLAT OF EAST LAKE SUBDIVISION; THENCE NORTH 89°42'40" EAST, ALONG THE NORTH LINE OF SAID PLAT OF EAST LAKE SUBDIVISION, A DISTANCE OF 380.62 FEET TO AN INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOTS 5 AND 6 OF SAID PLAT OF EAST LAKE SUBDIVISION; THENCE SOUTH 00°17'20" EAST, ALONG SAID WEST LINE OF LOTS 5 AND 6 AND ITS NORTHERLY PROLONGATION, A DISTANCE OF 201.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 6 AND THE POINT OF BEGINNING.

TRACT THREE:

TRACTS "B" AND "C", EAST LAKE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 9, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

PORTIONS OF TRACTS "A", "F" AND "E", EAST LAKE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 9, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING EAST OF A LINE THAT RUNS ALONG AND PARALLEL WITH THE WEST BOUNDARY LINE OF LOT 5 OF SAID EAST LAKE SUBDIVISION AND EXTENDS TO THE NORTH AND SOUTH BOUNDARY LINES OF SAID EAST LAKE SUBDIVISION.

LESS AND EXCEPT:

THAT PART OF EAST LAKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 9 AND 10, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID EAST LAKE SUBDIVISION; THENCE SOUTH 89°50'07" WEST ALONG THE SOUTH LINE OF SAID EAST LAKE SUBDIVISION, 244.23 FEET TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 6 OF SAID EAST LAKE SUBDIVISION; THENCE NORTH 00°03'02" WEST ALONG SAID SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 6, FOR A DISTANCE OF 63.85 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 89°56'58" EAST ALONG THE SOUTH LINE OF SAID LOT 6, FOR A DISTANCE OF 75.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTH 00°03'02" WEST ALONG THE EAST LINE OF SAID LOT 6 AND THE EAST LINE OF LOT 5 OF SAID EAST LAKE SUBDIVISION, 198.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 89°56'58" WEST ALONG THE NORTH LINE OF SAID LOT 5, FOR A DISTANCE OF 75.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE NORTH 00°03'02" WEST ALONG THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 5, FOR A DISTANCE OF 56.04 FEET TO THE NORTH LINE OF SAID EAST LAKE SUBDIVISION; THENCE NORTH 89°57'33" EAST ALONG SAID NORTH LINE, 240.56 FEET TO THE NORTHEAST CORNER OF SAID EAST LAKE SUBDIVISION; THENCE

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

WHEREAS, Single-family attached residential dwelling units, at a density of 12 dwelling units per acre or less, are permitted in the Mixed Commercial Residential (MCR) 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 Kurt Street Townhomes Preliminary Subdivision Plat for 62 townhome units located on the west side of Kurt Street, west of West Charlotte Avenue, 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 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 7th day of March, 2024 in a 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 7th day of March, 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 24-06 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

