

## RESOLUTION NUMBER 24-70

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; APPROVING A PRELIMINARY SUBDIVISION PLAT FOR THE EUSTIS SR19 SUBDIVISION, A 275-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION, ON APPROXIMATELY 51.87 ACRES OF PROPERTY LOCATED ON THE WEST SIDE OF STATE ROAD 19, NORTH OF THE INTERSECTION WITH COUNTY ROAD 19A (ALTERNATE KEY NUMBERS 1782414, 3846883, AND 1094739).**

**WHEREAS**, LBD H, LLC and Clayton Properties Group (applicant), on behalf of LBD H, LLC (owners), has made an application for Preliminary Subdivision Plat approval for Eustis SR-19 Residential Subdivision (275 residential units) on approximately 51.87 acres located on the west side of State Road 19, north of the intersection with County Road 19A, more particularly described as follows:

Parcel Alternate Key Numbers: 1782414, 3846883, and 1094739

Parcel Identification Numbers: 26-18-26-0003-000-02803; 27-18-26-0004-000-01300 and 35-18-26-0002-000-02800

### LEGAL DESCRIPTION

#### **TRACT ONE:**

FROM SE COR OF SEC 27-18-26 RUN S 88-03-41 W 980.03 FT TO E'LY R/W LINE OF RR, N 25-04-16 E ALONG SAID E'LY LINE OF RR R/W 483.47 FT, N 88-03-41 E 1591.57 FT FOR POB, RUN S 02-17-02 W 388.58 FT, N 88-03-41 E 327.49 FT, N 43-03-41 E 35.36 FT, N 88-03-41 E 150 FT TO W'LY R/W LINE OF SR 19, S 02-19-44 W ALONG W'LY R/W LINE TO S LINE OF SEC 26-18-26, W TO SW COR OF SEC 26, N ALONG SAID W LINE OF SEC 26 TO A POINT S 88-03-41 W FROM POB, N 88-03-41 E TO POB ORB 6065 PG 78 82

#### **TRACT TWO:**

BEG AT SE COR OF SE 1/4 OF SEC 27-18-26, RUN S 88-03-41 W 980.03 FT TO E'LY R/W LINE OF RR R/W, N 25-04-16 E ALONG SAID E'LY LINE OF RR A DIST OF 483.47 FT, N 88-03-41 E TO E LINE OF SE 1/4 OF SEC, S TO POB ORB 3891 PG 1002 ORB 6065 PG 78 82

#### **TRACT THREE:**

BEG AT SW COR OF NW 1/4 OF NW 1/4, RUN N 87-48-01 E 1220.71 FT TO W'LY R/W LINE OF SR 19, N 26-25-11 E ALONG W'LY R/W LINE 36.55 FT, N 01-32-14 E ALONG W'LY R/W LINE 88.56 FT, S 87-48-44 W 120.11 FT, N 02-17-28 E 110 FT, N 87-49-25 E 130.03 FT TO W'LY R/W LINE OF SR 19, N 02-17-02 E ALONG SAID W'LY R/W LINE 750.14 FT, S 88-03-41 W 301.33 FT, N 02-17-28 E 275.07 FT, N 88-03-41 E 124.45 FT, S 46-56-19 E 35.36 FT, N 88-03-41 E 150 FT TO W'LY R/W LINE OF SR 19, N 02-17-02 E ALONG W'LY R/W LINE TO N LINE OF SEC, W TO NW COR OF SEC, S 0-14-19 E 1265.61 FT TO POB ORB 6065 PG 78 82

***(The preceding legal descriptions are copied directly from the Lake County Property Appraiser Property Information Records and have not been verified for accuracy)***

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

**WHEREAS**, Single-family attached residential dwelling units and Single-family detached 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 Eustis SR-19 Residential Preliminary Subdivision Plat for 275 units located on the west side of State Road 19, north of the intersection with County Road 19A, 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 6th day of March, 2025 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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Willie 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 6<sup>th</sup> day of March, 2025, by Willie Hawkins, Mayor/Commissioner, 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 Eustis City Commission, 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 24-70 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.

\_\_\_\_\_  
Christine Halloran, City Clerk

