



AGENDA

Community Redevelopment Agency Meeting

5:30 PM – Thursday, December 12, 2024 – City Hall

Call to Order

Acknowledgement of Quorum and Proper Notice

1. Approval of Minutes

1.1 Approval of Minutes

August 1, 2024 CRA Meeting

2. CRA Item with Board Discussion, Public Hearing and Direction

2.1 CRA Resolution Number 24-01: Approving An Exclusive Rights to Negotiate Development Agreements For The Eustis Downtown and East Town Redevelopment Agency Former Waterman Hospital

3. Adjournment

This Agenda is provided to the Commission only as a guide, and in no way limits their consideration to the items contained hereon. The Commission has the sole right to determine those items they will discuss, consider, act upon, or fail to act upon. Changes or amendments to this Agenda may occur at any time prior to, or during the scheduled meeting. It is recommended that if you have an interest in the meeting, you make every attempt to attend the meeting. This Agenda is provided only as a courtesy, and such provision in no way infers or conveys that the Agenda appearing here is, or will be the Agenda considered at the meeting.

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (Florida Statutes, 286.0105). In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should contact the City Clerk 48 hours prior to any meeting so arrangements can be made. Telephone (352) 483-5430 for assistance.



City of Eustis

P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

TO: COMMUNITY REDEVELOPMENT AGENCY (CRA)

FROM: Tom Carrino, City Manager

DATE: December 12, 2024

RE: Approval of Minutes
August 1, 2024 CRA Meeting

Introduction:

This item is for consideration of the minutes of the August 1, 2024 CRA Meeting.

Recommended Action:

Approval of the minutes as submitted.

Prepared By:

Mary Montez, Deputy City Clerk

Reviewed By:

Christine Halloran, City Clerk



MINUTES

Community Redevelopment Agency Meeting

5:15 PM – Thursday, August 01, 2024 – City Hall

CALL TO ORDER: 5:15 P.M.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

PRESENT: Vice Chair Emily Lee, Mr. Gary Ashcraft, Mr. Willie Hawkins, Downtown Representative Lori Pittsley and Chairman Michael Holland

1. APPROVAL OF MINUTES

April 18, 2024 CRA Meeting

Motion made by Mr. Hawkins to approve the Minutes. Seconded by Mr. Ashcraft. Motion passed on the following vote:

Voting Yea: Vice Chair Lee, Mr. Ashcraft, Mr. Hawkins, Chairman Holland

2. AUDIENCE TO BE HEARD: None

3. CRA ITEM WITH BOARD DISCUSSION AND DIRECTION

3.1 Proposed Community Redevelopment Agency (CRA) Budget for Fiscal Year 2024-25

Al Latimer, Economic Development Director, reviewed the CRA proposed budget for FY2024-2025. He stated the anticipated revenues are \$4,128,000 which is an increase of \$143,023 over the current year. He asked for questions regarding revenues with Mr. Ashcraft asking about a loan with USB.

Lori Carr, Finance Director, explained that, when the loan was originally taken out, it was in low interest CD's and the City was not making any money. She stated the City has now cashed in all of the CD's and are now making money from interest in the money market fund. She added they are receiving approximately \$5500 per month over the interest on the loan.

Tom Carrino, City Manager, noted that if the loan is refinanced they would not get a new loan at 2.875 percent.

Mr. Latimer then reviewed the expenditures stating there is a projected \$3,700,000 in expenditures for the fiscal year. He highlighted some of the major expenditures including the gateway grants, economic development incentives and the development agreement payments. He noted that 20% of the director's salary is in the CRA budget as well as the Community Policing expenses.

Mr. Ashcraft asked about the housing rehab program with Mr. Carrino responding that no additional funding has been proposed for the program; however, there is approximately \$59,500 left in the program.

Mr. Ashcraft asked how much has been spent for the program each year with Mr. Carrino stating they have been spending approximately \$12,000 to \$15,000 per house so they could

do approximately three or four homes with the remaining funds. He stated they have completed four to six homes per year in the last two years.

The Board questioned why more people haven't taken advantage of the program and who is responsible for marketing with Mr. Carrino indicating it is a combined effort of the City and Lake Community Action Agency (LCAA) to publicize the program.

Mr. Hawkins explained that LCAA has also used some of their funding to underwrite some of the repairs. He commented on how badly the people that have used the program needed the repairs. He expressed support for increasing the available funding to \$100,000.

Vice Chair Lee asked whether or not training is being done with the homeowners so they know how to maintain their homes and whether or not anyone is following up with them.

Mr. Hawkins responded that they do offer classes and according to the program manager they do follow up with the participants. He commented on how he and Mr. Carrino have gone out and met with the home owners.

Mr. Carrino stated that after the debt service on the loan there will be approximately \$200,000 in surplus in the new year. He indicated there would be funds available to transfer approximately \$41,000 to the housing rehab program.

Mr. Latimer continued reviewing the operating budget. He indicated they are proposing an increase in operating supplies from \$100 to \$2,000. He stated that all of the other line items are in line with previous years. He then reported on the development incentives. He cited the CIP projects including street rehabilitation, seawall, and housing rehab.

Mr. Carrino stated there is \$400,000 budgeted for the seawall that will roll forward. He indicated that the \$550,000 in the budget is new money that will be in addition to that \$400,000. He stated they will be bidding out the project in the near future.

Vice Chair Lee asked about the sidewalks and tree plantings with Rick Gierok responding the funding is actually more for sidewalk construction. He stated they are looking at doing the north side of Bates from Prescott to Palmetto. He explained they have sidewalk on one side but not the other. He noted another sidewalk project in the CRA that will be funded out of the General Fund.

Mr. Latimer stated that, with including the increase in housing rehab to \$100,000, staff recommends approval of the proposed CRA FY2024-2025 budget.

Mr. Carrino indicated he would double check to make sure there are no additional expenses to come out of the Housing rehab program and, if there are, then the funds will be increased appropriately to equal \$100,000.

Mr. Carrino then explained that the City funded the USB loan with cash and he was unsure if there were CRA funds in that. He stated the CRA does earn interest but he was unsure if the USB loan revenue is CRA funds.

Motion made by Vice Chair Lee to approve the budget with the increase to the housing rehab program. Seconded by Mr. Hawkins. Motion passed on the following vote:

Voting Yea: Vice Chair Lee, Mr. Ashcraft, Mr. Hawkins, Chairman Holland

4. **ADJOURNMENT: 5:33 P.M.**

**These minutes reflect the actions taken and portions of the discussion during the meeting. To review the entire discussion concerning any agenda item, please go to www.eustis.org and click on the video for the meeting in question. A DVD of the entire meeting or CD of the entire audio recording of the meeting can be obtained from the office of the City Clerk for a fee.*

Item 1.1

CHRISTINE HALLORAN
City Clerk

MICHAEL L. HOLLAND
Chairmen



City of Eustis

P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

TO: CRA BOARD

FROM: TOM CARRINO, CITY MANAGER

DATE: DECEMBER 12, 2024

RE: CRA Resolution Number 24-01: Approving An Exclusive Rights to Negotiate Development Agreements For The Eustis Downtown and East Town Redevelopment Agency Former Waterman Hospital

Introduction:

CRA Resolution Number 24-01 approves an Exclusive Rights to Negotiate agreement between the Eustis Downtown and East Town Redevelopment Agency and G3C2 for the former Florida Hospital Waterman site.

Recommended Action

Staff recommends approval of CRA Resolution Number 24-01.

Background:

In July 2022, a Request for Qualifications was issued for the redevelopment of the former Florida Hospital Waterman site. Two companies responded to the solicitation and a City staff review committee recommended G3C2 as the top choice for redevelopment negotiations. The members of the City staff review committee were: Tom Carrino, City Manager, Rick Gierok, Public Works Director, Mike Lane Development Services Director, Al Latimer, Economic Development Director, Mike Sheppard, Finance Director, and Tracy Jeanes, Purchasing Director, as facilitator.

As part of the effort, it was agreed that a Master Plan process was necessary to solicit public input and develop a market-based, shared vision for the property. As that process draws to a close, the City and CRA have been working with G3C2 on next steps. The proposed Exclusive Rights to Negotiate agreement allows the proposed developer to move forward with conceptual project design while assuring that the CRA will work with G3C2 exclusively through the term of this initial agreement.

The proposed agreement includes several key provisions. While it sets the stage and intent to move forward with next steps, the agreement is non-binding and does not establish a binding obligation to move forward. The project is described as a mixed-use,

multi-story development with office/retail space, public open spaces and residential uses, and hotel, with onsite surface parking, subject to site plan approval and other terms/conditions. The term of the agreement is six-months or shorter, depending on the possibility of negotiating a more comprehensive development agreement. Finally, the agreement is not assignable without written consent from the City.

Community Input:

There have been numerous opportunities for public input on the former Florida Hospital Waterman site. There will be an opportunity for additional public input at the December 12 CRA meeting. It is anticipated there will be future opportunities for public input as the developer works through the development of the project.

Budget and Staffing Impact:

There is no direct budget impact as a result of this agreement as the development of the conceptual project design will be at the developer's expense.

Prepared by:

Tom Carrino, City Manager

Attachments

CRA Resolution Number 24-01

CRA RESOLUTION NUMBER 24-01

A RESOLUTION BY THE EUSTIS DOWNTOWN AND EAST TOWN REDEVELOPMENT AGENCY APPROVING AN EXCLUSIVE RIGHTS TO NEGOTIATE DEVELOPMENT AGREEMENTS FOR THE EUSTIS DOWNTOWN AND EAST TOWN REDEVELOPMENT AGENCY FORMER WATERMAN HOSPITAL SITE; REPEALING ALL RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in September 2020, the Eustis Downtown and East Town Redevelopment Agency (CRA) purchased approximately 4.8 acres of real property located in its downtown district bounded on the North by Clifford Avenue, on the East by Grove Street, on the South by Magnolia Ave, and on the West by Bay Street; and

WHEREAS, said real property is commonly referred to as the Former Waterman Hospital Site (the "Site") and is comprised of three (3) lots identified by the following Lake County Property Appraiser Parcel ID Numbers:

Lot #1: 11-19-26-0100-035-00100

Lot #2: 11-19-26-0100-030-00000

Lot #3: 11-19-26-0100-031-00101

WHEREAS, the attached Exhibit "A" includes a complete legal description for the Site; and

WHEREAS, while respecting the character and design of its built environment, the CRA seeks to continue the revitalization of its downtown area by increasing the vibrancy and vitality of the area, adding lodging units, increasing business and commercial activity, providing additional public parking, and improving community connectivity, among other endeavors; and

WHEREAS, the CRA advertised a Request for Qualifications for the redevelopment of the Site and the DEVELOPER responded demonstrating extensive experience in downtown development that aligns with the CRA's objectives; and

WHEREAS, the CRA and the DEVELOPER wish to enter into this Agreement to create a Development Project for the Site (hereafter "Project"); and

WHEREAS, the CRA requires the DEVELOPER to present concepts of proposed development prior to the formulation of a funding plan; and

WHEREAS, the CRA may appoint a committee to work with the Developer to structure a series of formal and binding legal documents ("Contracts") that are necessary to move the Project into full development. The Contracts may include, but are not limited to:

- a) Development Agreement
- b) Pre-Development and Site Due Diligence Agreement
- c) Operating Agreement
- d) Other agreements required to carry out the objectives of the proposal; and

WHEREAS, as the first step to entering into such Development Agreement, the parties wish to set forth the basic business team and their respective undertakings and commitments to one another in this Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Eustis Downtown and East Town Redevelopment Agency that:

- 1. The Exclusive Rights to Negotiate Development Agreements for the Eustis Downtown and East Town Redevelopment Agency, as attached hereto, is hereby approved; and
- 2. The Chair of the Eustis Downtown and East Town Redevelopment Agency is authorized to execute said Agreement; and
- 3. This Resolution and the terms of the Agreement shall become effective immediately upon approval.

DONE AND RESOLVED, this 12th day of December, 2024 in special session of the Eustis Downtown and East Town Redevelopment Agency.

**BOARD OF THE EUSTIS
DOWNTOWN AND EAST TOWN
REDEVELOPMENT AGENCY**

Michael L. Holland
Board Chair

ATTEST:

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 12th day of December 2024, by Michael L. Holland, Board Chair, 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 use and reliance of the Eustis Downtown and East Town Redevelopment Agency.

Board Attorney's Office

Date

CERTIFICATE OF POSTING

The foregoing CRA Resolution Number 24-01 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 Parks & Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

Christine Halloran, City Clerk

**EXCLUSIVE RIGHTS TO NEGOTIATE
DEVELOPMENT AGREEMENTS FOR THE EUSTIS DOWNTOWN AND EAST TOWN
REDEVELOPMENT AGENCY FORMER WATERMAN HOSPITAL SITE**

This Exclusive Right to Negotiate a Development Agreement for the FORMER WATERMAN HOSPITAL SITE ("Agreement") is made and entered into on this ___ day of _____, 202_ (the "Effective Date") by and between the Eustis Downtown and East Town Redevelopment Agency ("CRA") and G3C2 (the "DEVELOPER").

RECITALS

WHEREAS, in September 2020, the CRA purchased approximately 4.8 acres of real property located in its downtown district bounded on the North by Clifford Avenue, on the East by Grove Street, on the South by Magnolia Avenue, and on the West by Bay Street; and

WHEREAS, said real property is commonly referred to as the Former Waterman Hospital Site (the "Site") and is comprised of three (3) lots identified by the following Lake County Property Appraiser Parcel ID Numbers:

Lot #1: 11-19-26-0100-035-00100

Lot #2: 11-19-26-0100-030-00000

Lot #3: 11-19-26-0100-031-00101

WHEREAS, the attached Exhibit "A" includes a complete legal description for the Site; and

WHEREAS, while respecting the character and design of its built environment, the CRA seeks to continue the revitalization of its downtown area by increasing the vibrancy and vitality of the area, adding lodging units, increasing business and commercial activity, providing additional public parking, and improving community connectivity, among other endeavors; and

WHEREAS, the CRA advertised a Request for Qualifications for the redevelopment of the Site and the DEVELOPER responded demonstrating extensive experience in downtown development that aligns with the CRA's objectives; and

WHEREAS, the CITY and the DEVELOPER wish to enter into this Agreement to create a Development Project for the Site (hereafter "Project"); and

WHEREAS, the CRA requires the DEVELOPER to present concepts of proposed development prior to the formulation of a funding plan; and

WHEREAS, the CRA may appoint a committee to work with the Developer to structure a series of formal and binding legal documents ("Contracts") that are necessary to move the Project into full development. The Contracts may include, but are not limited to:

- a) Development Agreement
- b) Pre-Development and Site Due Diligence Agreement
- c) Operating Agreement
- d) Other agreements required to carry out the objectives of the proposal; and

WHEREAS, as the first step to entering into such Development Agreement, the parties wish to set forth the basic business team and their respective undertakings and commitments to one another in this Agreement.

NOW, THEREFORE, in consideration of the foregoing promises, the CRA and the DEVELOPER do hereby agree as follows:

1. Governing Laws

This Agreement shall be construed and enforced in accordance with, and governed by, the laws of the State of Florida. Any litigation that arises under this Agreement shall be brought in the court of Lake County, Florida.

2. Non-Binding Agreement

This Agreement is nonbinding and constitutes an indication of intent only and creates no liability or obligation of any nature whatsoever among the parties hereto with respect to any contemplated transaction or any other matter or action described or referred to herein. Legally binding obligations with respect to the contemplated transaction will only arise upon execution of a definitive agreement and related agreements with respect to the transaction.

3. Good Faith

The parties agree to negotiate in good faith.

4. Term

The parties agree that they will each use good faith efforts to complete the Development Agreement consistent with the conditions of this Agreement as soon as possible, but no later than six (6) months ("Term") from the Effective Date. Any decision to extend this time period will be subject to mutual written agreement by the parties.

5. Exclusivity of Negotiations

Until the Development Agreement is fully executed or the Term of this Agreement expires, whichever comes first, the CRA agrees that it will not initiate, solicit, or participate in discussions, meetings or negotiations concerning the development rights and interests contemplated under this Agreement with any entity other than the Developer.

6. Project Team

The Developer's project team consists of one firm, G3C2, that is comprised of two partner companies:

- a) G3 Development: a development and construction management company.
- b) Construct Two Construction Managers, Inc.: a development and construction management company.

7. Initial Development Concepts

The Eustis Downtown Master Plan provides a guide for development of the Site, however, the DEVELOPER is encouraged to create a proposal that is market-driven, consistent with the CRA's vision and planning principles and that will create a vibrant town center.

8. Project

Subject to modifications agreed to by the parties in the Development Agreement, and as may be further modified through the review and approval processes, the Project shall consist of certain core components, the inclusion of which may depend on market conditions (collectively, "Approved Project"). These components are described in the Brief Scope of Work below:

BRIEF SCOPE OF WORK **G3C2 will provide the following:**

On Project Site develop a mixed-use, multi-story development with office/retail space, public open spaces and residential uses, and hotel, with onsite surface parking, subject to site plan approval and other terms/conditions.

9. Project Schedule

The target for the start of construction of a component of the Approved Project will be twenty-four (24) months from the date the Development Agreement is fully executed (hereafter referred to as the "Closing Date"). The Developer will commence all work necessary and appropriate to enable the start of construction by the Closing Date immediately upon execution of the Development Agreement and will thereafter diligently proceed with such work.

- a) The CRA and the Developer will mutually establish milestones for the start and completion of the pre-development work (such as approvals, design, financing), and incorporate the same in the Contracts.
- b) The Developer and the CRA will further mutually agree upon the remedies the CRA will have if the Developer does not meet the Closing Date or the various milestones, taking into account that some of the milestones require the review and approval of the CRA, County, or other regulatory agencies, and incorporate the same into the Development Agreement.
- c) The CRA and the Developer will negotiate terms of any land use agreement prior the commencement of any construction on the Project Site.

10. Development Design, Financing, Construction and Management

The Developer will be solely responsible for the design, financing, construction, and management of the Project. The CRA will not be liable in any way for costs relating to design, financing, development, operations, maintenance, or management of the development. The CRA shall responsibly cooperate with the Developer in its efforts to obtain such financing and funding, provided that such cooperation does not create any financial obligations of other commitments by the CRA to the Developer or any third party.

11. Project Costs and Expenses

The developer shall be responsible for covering its own costs and expenses relating to the negotiation of the Development Agreement, including without limitation, the cost of its own attorneys, consultants, and advisors.

12. Notices

All notices, or other communications hereunder shall be in writing and shall be deemed to have been given when the same are (a) sent by U.S. registered or certified mail, return receipt requested, with postage prepaid (except in the event of a postal disruption, by strike or otherwise, in the United States), or (b) sent by personal delivery by a nationally recognized courier service for next day delivery, to the parties at the addresses set forth below or at such other addresses as such parties may designate by notice to the other parties:

If to City of Eustis/CRA	If to Developer
Tom Carrino, City Manager	Gerard G. Guenther, Jr.
10 North Grove Street	P.O. Box 1273
Eustis, Florida 32726	Mount Dora, FL 32757

13. Agent for Service of Process

- a) Developer will appoint a registered agent in the State of Florida.
- b) Venue: Subject to the dispute resolution provisions of this Agreement, venue for any litigation between the parties which relates to or arises out of this Agreement or its breach will be exclusively brought in the court in Lake County, Florida with the Developer expressly waiving any rights to begin, defend, or remove any such litigation in any other forum or venue.

14. Attorneys' Fees

In any lawsuit, arbitration, or injunctive proceeding between the parties concerning any part of this Agreement or the rights and duties of either party, each party shall bear their own respective attorneys' fees and costs.

15. Severability

Each part of this Agreement is intended to be severable. If an arbitration panel or court of competent jurisdiction finds any part of this Agreement to be unenforceable or invalid for any reason, that finding will not invalidate or adversely affect the rest of this Agreement. But if that finding would result in unjust enrichment or extreme hardship to either of the parties or make the performance of either party's obligations under this Agreement unreasonable or impossible, the remaining portions of this Agreement may be invalidated or modified, in whole or in part, as determined by the arbitration panel or the court of law.

16. Waiver; Consents

No consent or waiver to a Default may be deemed or construed to be a consent or waiver to any other Default.

17. Assignment

At Closing, the Developer may assign its rights and obligations to a "Special Purpose Entity" as long as the Developer has the City's written consent to said assignment.

18. Modification of Agreement

To be effective, any modification of this Agreement shall be in writing and signed by both parties.

19. Headings

The headings are inserted for convenience only. They may not affect the construction or meaning of anything in this Agreement.

20. Interpretation

"Include" and "including" each refers to all other items or matters that could reasonably fall within the broadest possible scope of the general statement, term, or matter appearing before it. All references to Articles, Sections, Paragraphs, Recitals, Preamble, and Exhibits mean designated parts of this Agreement.

21. Further Assistance

Each party will execute other documents and take other actions as may be reasonably required by the other party to carry out the purposes of this Agreement.

22. Counterparts

This Agreement may be executed in several counterparts, each of which shall be deemed to be an original copy and all of which together shall constitute one agreement binding on all parties hereto, notwithstanding that all the parties shall not have signed the same counterpart. Faxed, scanned, or photocopied signatures shall be deemed equivalent to original signatures.

23. Entire Agreement

This Agreement and its exhibits contain the entire agreement between the parties concerning its subject matter. Neither party nor its agents have made representations or promises concerning this Agreement except as expressly stated in this Agreement. No claim or liability may arise for any representations or promises not expressly stated in this Agreement.

24. Representations and Warranties

As a material inducement to the other party to enter into this Agreement and with the understanding that the other party shall be relying thereon hereunder, each party hereby represents and warrants to the other party as follows:

- a) Such party has all necessary corporate, limited liability company, board of trustee or other power and authority to execute and deliver this Agreement and to perform its obligations hereunder.
- b) This Agreement has been duly and validly authorized, executed and delivered by such party and assuming the due authorization, execution, and delivery by the other party to this Agreement, this Agreement constitutes the valid obligation of such party, enforceable against it in accordance with its terms.

c) Neither the execution nor delivery of this Agreement by such party or the performance by such party of its obligations hereunder will (i) conflict with or result in a breach of any provision of the organizational documents of such party, nor (ii) violate, in any material respect, any law or order of any governmental authority applicable to such party.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed as of the date first written above.

Eustis Downtown and East Town Redevelopment Agency	G3C2, Inc.
Signature: _____	Signature: _____
Name: Michael L. Holland	Name: Gerard G. Guenther, Jr.
Title: CRA Board Chair	Title: Partner

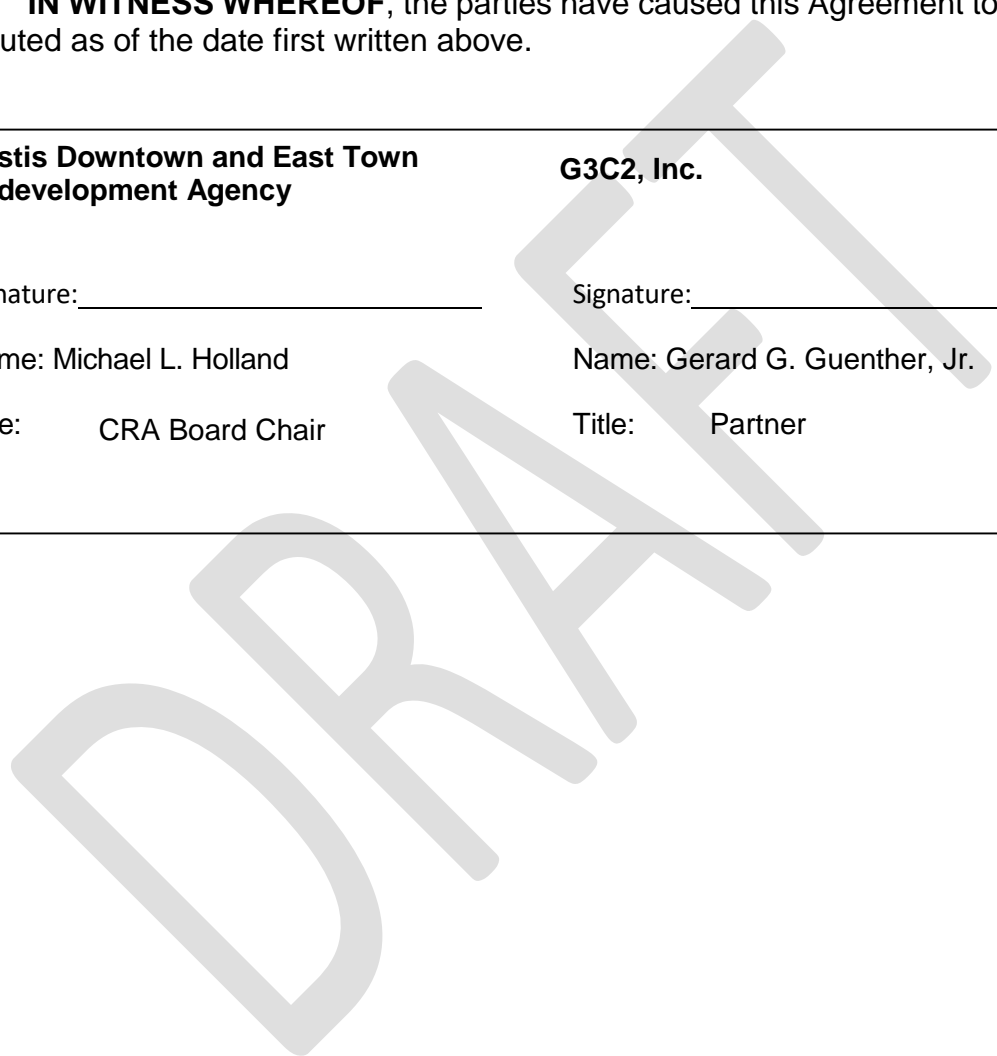


EXHIBIT "A"

LEGAL DESCRIPTION

DRAFT

Legal Description of Former Waterman Hospital Site Parcels

Lot Number 1

Property Location: North Grove St, Eustis, FL 32726
Parcel Number: 11-19-26-0100-035-00100
Acres: 1.60449

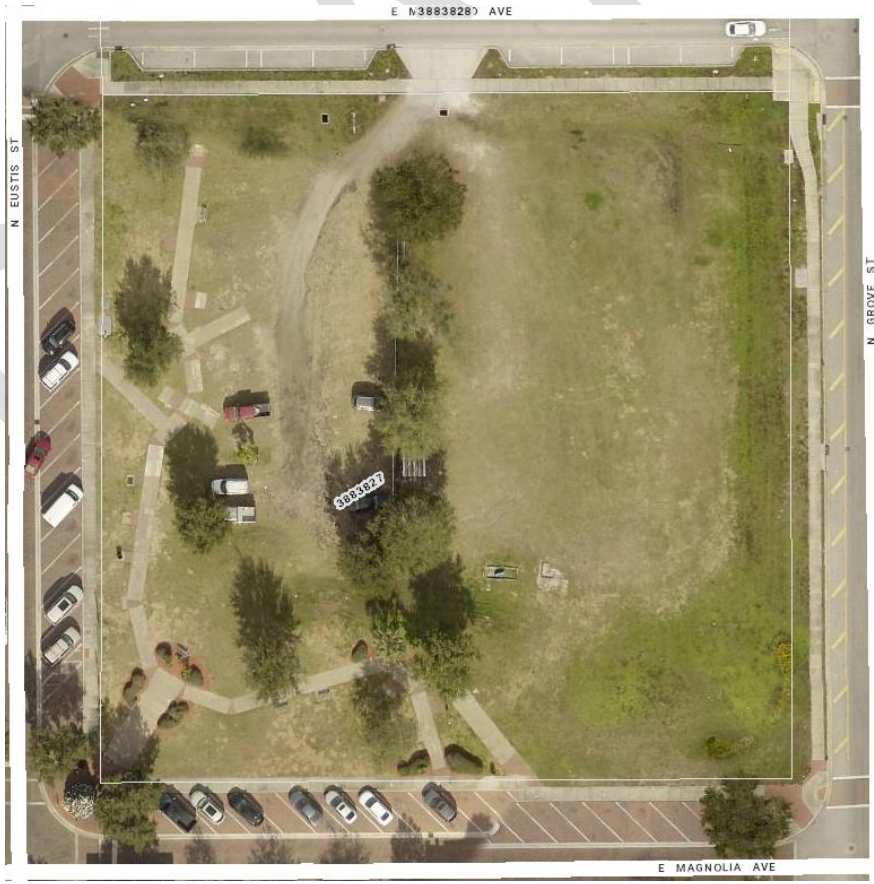
Legal Description: EUSTIS BLK 35 PB 1 PG 79 ORB 5540 PG 726
All of Blocks 30 and 35, Official Map of Eustis, according to the map or plat thereof as recorded in Plat Book 1, Page 79, Public Records of Lake County, Florida.

And

The Easterly one foot portion of the Right-of-Way of Eustis Street from Magnolia Street to McDonald Avenue, in the City of Eustis, Lake County, Florida according to the Official Map of Eustis, as recorded in Plat Book 1, Page 79, Public Records of Lake County, Florida.

Less

That portion of closed McDonald Street lying between Eustis Street and Grove Street, Official Map Of The Town of Eustis, according to the map or plat thereof as recorded in Plat Book 1, Page 79, Public Records of Lake County, Florida.



Lot Number 2

Property Location: 201 N Eustis St, Eustis, FL 32726

Parcel Number: 11-19-26-0100-030-00000

Acres: 1.60593442

Legal Description: EUSTIS BLK 30 PB 1 PG 79 ORB 5540 PG 726

All of Blocks 30 and 35, Official Map of Eustis, according to the map or plat thereof as recorded in Plat Book 1, Page 79, Public Records of Lake County, Florida.

And

The Easterly one foot portion of the Right-of-Way of Eustis Street from Magnolia Street to McDonald Avenue, in the City of Eustis, Lake County, Florida according to the Official Map of Eustis, as recorded in Plat Book 1, Page 79, Public Records of Lake County, Florida.

Less

That portion of closed McDonald Street lying between Eustis Street and Grove Street, Official Map Of The Town of Eustis, according to the map or plat thereof as recorded in Plat Book 1, Page 79, Public Records of Lake County, Florida.



Lot Number 3

Property Location: East McDonald Ave, Eustis, FL 32726
Parcel Number: 11-19-26-0100-031-00101
Acres: 1.59999701

Legal Description: EUSTIS BLK 31 PB 1 PG 79 ORB 5540 PG 813

Block 31, Official Map of Eustis, according to the map or plat thereof as recorded in Plat Book 1, Page 79, Public Records of Lake County, Florida.

Subject to easements, restrictions, and reservations, of record, if any. However, this reference shall not serve to reimpose the same.

