



City of Eustis

Development Services Department

P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5460

December 27, 2022

Via Email: amedina@sloaneq.com

Andy Medina
Sloan Engineering.
P.O. Box 253
Bartow, FL 33831

PROJECT: Grand Island Subdivision
SUBJECT: Final Engineering and Construction Plan Approval 2022-FECP-04

Dear Mr. Medina:

The Development Review Committee has completed their review of the Final Engineering & Construction Plans for the subject property, Grand Island Subdivision, signed and sealed on September 2, 2022, including landscape and tree removal plans, signed and sealed on August 31, 2022. The DRC approved the final engineering and construction plans on December 6, 2022, with the following conditions:

Next Step in the process:

- a. **Schedule and complete Pre-Construction Meeting.**
- b. **Submit all other agency permits that have not yet been submitted, including but not limited to: LCBCC; FDEP; SJRWMD; FFWCC.**
- c. Apply for and obtain a Site Development Permit from the City of Eustis.
- d. Monuments/permanent reference markers and control points shall be set per Section 102-22(16) of the Eustis Land Development Regulations (LDRs).
- e. Photometric plan to be completed and approved pursuant to Resolution Number 21-64.

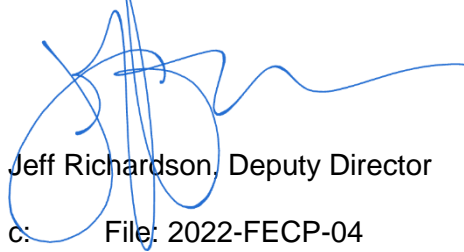
At this time, the City has not received an application for Final Plat review per F.S. Chapter 177 and Section 102-26 of the Eustis LDRs. The final plat review may commence at any time and may run concurrently with the review of documentation for infrastructure construction security, site development permits, etc. Note that no proposed lot per the preliminary subdivision plat may be sold until the final plat is reviewed, approved by City Commission, and recorded in the Public Records of Lake County. Should the applicant wish to record the final plat prior to City acceptance of the subdivision infrastructure, security for publicly dedicated infrastructure (110% of the total construction developer-installed installed public improvements) will be required.

Note that, per Section 102-25 of the Eustis LDRs, a Site Development Permit must be obtained within six months of this approval. The applicant may apply for extensions of time not to exceed twelve months, provided the development is deemed to be continuing in good faith by the City Commission. No site work may commence until the requirements above are met and a preconstruction meeting is scheduled and completed.

Finally, please provide, at least, two sets of signed and sealed final construction plans, to be stamped as approved by Development Services and delivered to the Building Department to await the application for the Site Development Permit.

If you have any questions, please contact us at (352)-483-5460 or via email at planner@eustis.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeff Richardson", is written over the printed name. The signature is stylized with loops and a long horizontal flourish extending to the right.

Jeff Richardson, Deputy Director

c: File: 2022-FECP-04