



## City of Eustis Development Application

### FOR OFFICE USE ONLY

File #: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_ Property Alternate Key #(s) see attached

Parcel ID No: see attached

Legal Description: see attached

### Application Type:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Administrative Site Plan (\$200)      | <input type="checkbox"/> Final Engineering/Construction Plan (\$750)  | <input type="checkbox"/> Preliminary Subdivision (Prelim. Plat) (\$1,000 + \$5/lot) |
| <input type="checkbox"/> Administrative Variance (\$100)       | <input type="checkbox"/> Final Plat (\$875 + \$5/lot + review fee**)  |   |
|  | <input type="checkbox"/> Lot Line Deviation (\$200)   | <input type="checkbox"/> Site Plan (\$1,100)  |
| <input type="checkbox"/> Appeal (\$350)                        | <input type="checkbox"/> Lot Split (\$100)  | <input type="checkbox"/> Vacation   |
| <input type="checkbox"/> Concept Plan (\$250)                  | <input type="checkbox"/> Minor Replat (\$875 + \$5/lot)   | <input type="checkbox"/> Easement (\$400)   |
| <input type="checkbox"/> Conditional Use (\$800)               | <input type="checkbox"/> Modification (Minor) (\$200)   | <input type="checkbox"/> Row (\$500)  |
| <input type="checkbox"/> Conditional Sign Permit (\$350)       | <input type="checkbox"/> Modification (Substantial) (\$600)   | <input type="checkbox"/> Plat (\$400)   |
| <input type="checkbox"/> Community Meeting (\$150)             | <input type="checkbox"/> Planned Unit Dev. (PUD) (\$1,300)  | <input type="checkbox"/> Variance - Major (\$525***)                                |
| <input type="checkbox"/> Development Plan (\$1,100)            | <input type="checkbox"/> Outside Utility/Annexation Agreement (\$250 - Residential)<br>(\$350 - All Others) |   |
| <input checked="" type="checkbox"/> Extension of Time (No fee) |   |   |

**\*Use Annexation, Comp. Plan  
Design District Application  
Form for those types of requests**

Project Name: Grand Island Subdivision 2022-FECP-04

General Location/Address of Property: NE Corner of S. Fishcamp Rd & Grand Island Shores Blvd

Property Owner: SPH Grand Isle, LLC

Address: 2981 W SR 434 Ste 100 Longwood, FL 32779

Phone: 407-402-2749 Email: chris@summerparkhomes.com

Applicant: Sloan Engineering

Address: PO Box 253 Bartow, FL 33831

Phone: 863-800-3046 Email: amedina@sloaneg.com

\*Primary Contact Person: Chris DiMillo

Relationship to Property Owner/Project: Property Owner

Address: 2981 W Sr 434 Suite 100 Longwood, FL 32779

Phone: 407-402-2749 Email: chris@summerparkhomes.com

**\*All correspondence will be directed to the Primary Contact Person**

Have previous applications been filed in connection with this property?



Yes



No

(If Yes, please explain)

PSP approved resolution 22-75, FECP approval 12/27/2022

Date of Pre-Application Meeting (if applicable) \_\_\_\_\_ Date of Community Meeting (if applicable) \_\_\_\_\_

Community Meeting Waived By Dev. Svcs. Director \_\_\_\_\_ Date \_\_\_\_\_

**Project Information:**

Description of Request: Seeking 6 month extension to obtain site development permit.

Justification Statement: Currently in process of obtaining bids for infrastructure, photometric plan was submitted with final engineering, Besh Haiff has been contracted to start working in the final plat, set monuments, permanent reference markers, control points, All other agency permits have been obtained.

Area of subject property in acres: Upland 10.7 Wetland \_\_\_\_\_ Water \_\_\_\_\_ Total \_\_\_\_\_

Current Use of the Property Wooded

Proposed Use of the Property Residential

Future Land Use Designation Suburban Residential Design District Suburban Neighborhood

Is property within the Wekiva Study Area? ☐ Yes ☒ No (If Yes, and application is for a Subdivision or Site Plan, see WSA requirements on Page 3)

Is City water service available to the site? ☒ Yes ☐ No

Is City wastewater service available to the site? ☒ Yes ☐ No

**For Non-Residential Projects only:**

Existing Building Square Footage \_\_\_\_\_ Proposed Building Square Footage \_\_\_\_\_

**For Residential Subdivisions only:**

Number of Lots 40

Number and Type of Proposed Dwelling Units:

Single Family Detached 40 Single Family Attached 0 Multi-Family 0

### **Additional Requirements for Wekiva Study Area Subdivisions & Site Plans**

The Land Development Regulations shall require the following surveys and studies are required to be submitted with a subdivision plan or site plan or its functional equivalent to provide an analysis and evaluate the location and presence of most effective recharge areas, karst features, and sensitive natural habitats including Longleaf Pine, Sand Hill, Sand Pine and Xeric Oak Scrub:

- a. An analysis of soils, by a professional qualified to determine the location of most effective recharge areas. Unless otherwise provided for by rule of the St. Johns River Water Management District (SJRWMD), most effective recharge areas shall be defined as Type "A" Hydrologic soils described by the National Resources Conservation Service (NRCS) Soil Survey.
- b. An analysis of the site, by a professional qualified to determine the location and nature of sinkholes and other karst features of the property, such as stream-to-sink and other direct connections to the aquifer including an analysis to determine the depth of the water table, location of the Floridan Aquifer relative to ground surface and thickness and extent of the bedrock or other confining layers over the aquifer. This analysis may include the use of geophysical surveys, such as microgravity and ground penetrating radar surveys, and may be supplemented with documented locations of sinkholes, light detection and ranging surveys, and aerial photographs. If karst features are determined to exist on site, further analysis may be required to evaluate surface and subsurface characteristics that provide potential connection to the aquifer, assess the potential for contamination of the aquifer from development, and identify protective solutions to be incorporated into the site design. Such design solutions shall utilize Best Management Practices described in Protecting Florida's Springs Manual Land Use Planning Strategies and Best Management Practices (November 2002).
- c. An analysis of the site by a professional qualified to identify flora and fauna, state and federally listed species, and vegetative habitat types including but not limited to wetlands and sensitive natural habitat defined as Longleaf Pine, Sand Hill, Sand Pine and Xeric Oak Scrub. This analysis shall include field surveys and use of best available information from federal, state, regional, and local agencies. The site analysis shall also consider ecosystem connectivity in relationship to adjacent properties and surrounding area in coordination with the Florida Fish and Wildlife Conservation Commission and the Florida Department of Environmental Protection.
- d. The analysis required above shall be used to characterize on site soils and determine locations of geologic features including sinkholes, solution pipes, depressions, and depth of soil to lime rock, including karst features like sinkholes with a direct connection to the aquifer and stream-to-sink features that require protection.

OWNER'S AFFIDAVIT

STATE OF FLORIDA  
COUNTY OF LAKE  
CITY OF EUSTIS

BEFORE ME, the undersigned authority personally appeared CHRISTOPHER DIMILLO-MOR  
who being by me first duly sworn on oath, deposes and says:

1. That he/she is the fee-simple owner of the property legally described and attached to this application.
2. That he/she desires EXTENTION OF TIME TO OBTAIN SITE DEVELOPMENT PERMIT approval to accomplish the above desired request, as stated on Page 1 of this Application.
3. That he/she has appointed SLOAN ENGINEERING to act as Agent and/or Applicant in their behalf to accomplish the above.

  
(Owner's Signature)

STATE OF FLORIDA  
COUNTY OF LAKE  
CITY OF EUSTIS

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by  
\_\_\_\_\_, who is personally known to me or who has produced  
\_\_\_\_\_ as identification.

Attached  
Notary Public (Signature)

(SEAL)

\_\_\_\_\_  
Print or type Notary Name

Commission (serial) Number \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**NOTE:**

**All applications shall be signed by the Owner(s) of the Property, or some person duly authorized by the Owner to sign. The authority authorizing such person other than the Owner to sign MUST be attached.**

**FLORIDA INDIVIDUAL ACKNOWLEDGMENT**  
F.S. 117.05(13)

State of Florida

County of Seminole

The foregoing instrument was acknowledged before  
me by means of

☒ Physical Presence,

— OR —

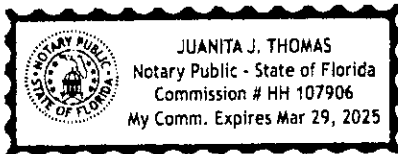
☐ Online Notarization,

this 4<sup>th</sup> day of April, 23, by  
Date Month Year

Christopher Dimillo  
Name of Person Acknowledging

Juanita J. Thomas  
Signature of Notary Public — State of Florida

Juanita J. Thomas  
Name of Notary Typed, Printed or Stamped



Place Notary Seal Stamp Above

☐ Personally known

☒ Produced Identification

Type of Identification Produced: DL

**OPTIONAL**

Completing this information can deter alteration of the document or  
fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Owner Affidavit

Document Date: 4/7/23 Number of Pages: 1

Signer(s) Other Than Named Above: W/A

AGENT/APPLICANT'S AFFIDAVIT

STATE OF FLORIDA  
COUNTY OF LAKE  
CITY OF EUSTIS

BEFORE ME, the undersigned authority personally appeared Christopher DiMillo, Mgr  
who being by me first duly sworn on oath, deposes and says:

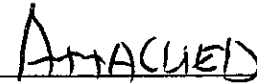
1. That he/she Affirms and Certifies that he/she understands and will comply with all Ordinances, Regulations, and Provisions of the City of Eustis, and that all statements and diagrams submitted herewith and attached hereto, are true and accurate to the best of their knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the City of Eustis, Florida, and are **Not Returnable**.
2. That he/she desires Extension of time to obtain Site development permit approval for the use of property as proposed, for the property legally described on this Application.
3. That the submittal requirements for this Application, which are attached hereto, have been completed and attached hereto as part of this Application.

  
(Agent/Applicant's Signature)

STATE OF FLORIDA  
COUNTY OF LAKE  
CITY OF EUSTIS

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by  
Christopher DiMillo, Mgr of SPH Volusia, LLC, who is personally known to me or who has  
produced \_\_\_\_\_ as identification.

(SEAL)

  
Notary Public (Signature)

\_\_\_\_\_  
Print or type Notary Name

\_\_\_\_\_  
Commission (serial) Number

My Commission Expires: \_\_\_\_\_

**FLORIDA INDIVIDUAL ACKNOWLEDGMENT**  
F.S. 117.05(13)

State of Florida

County of Seminole

The foregoing instrument was acknowledged before  
me by means of

☒ Physical Presence,

— OR —

☐ Online Notarization,

this 4<sup>TH</sup> day of April, 23, by  
Date Month Year

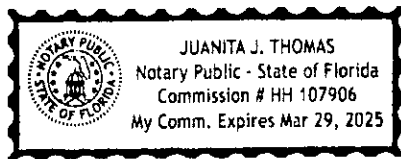
Christopher Dimillo  
Name of Person Acknowledging

Juanita J. Thomas

Signature of Notary Public — State of Florida

Juanita J. Thomas

Name of Notary Typed, Printed or Stamped



☐ Personally known

☒ Produced Identification

Type of Identification Produced: DL

Place Notary Seal Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or  
fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Agent/Applicant's Affidavit

Document Date: 4/7/23 Number of Pages: 7

Signer(s) Other Than Named Above: N/A

**Date: April 7, 2023**

**Subject: Application for extension of time to obtain site development permit**

**Project Name: Grand Island Subdivision -- 40 Residential lots**

Alternate keys:	Parcel #'s
2510277	32-18-26-0300-002-03100
3922792	32-18-26-0300-002-03900
1407745	32-18-26-0004-000-04500
1462029	32-18-26-0300-002-03300
1462037	32-18-26-0300-002-03500
1796717	32-18-26-0300-002-04400
3922793	32-18-26-0300-002-04600
2728892	32-18-26-0004-000-04502

**Legal Description:**

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 1 AND THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID units "ISLAND PARK", ACCORDING TO THE VACATED PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 31 AND VACATED BY DOCUMENT RECORDED IN DEED BOOK 305, PAGES 69 AND 70, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 00°16'25" WEST ALONG SAID SOUTHERLY EXTENSION, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°16'25" WEST ALONG THE WEST LINE OF LOT 1, ALSO BEING THE EAST RIGHT OF WAY LINE OF SOUTH FISH CAMP ROAD (FORMERLY KNOWN AS DIXIE HIGHWAY), A DISTANCE OF 486.08 FEET TO THE SOUTHWEST CORNER OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 5138, PAGES 321, AFORESAID PUBLIC RECORDS; THENCE RUN SOUTH 89°41'24" EAST ALONG THE SOUTH LINE OF SAID LAND, A DISTANCE OF 142.01 FEET TO THE SOUTHEAST CORNER OF SAID LAND; THENCE RUN NORTH 00°16'25" WEST ALONG THE EAST LINE OF SAID LAND, A DISTANCE OF 94.00 FEET TO THE NE CORNER OF SAID LAND, ALSO BEING THE SOUTH VACATED RIGHT OF WAY LINE OF PEARCE STREET, ACCORDING TO THE AFORESAID VACATED PLAT OF "ISLAND PARK"; THENCE RUN NORTH 89°41'24" WEST ALONG THE NORTH LINE OF SAID LAND AND SAID SOUTH VACATED RIGHT OF WAY LINE, A DISTANCE OF 142.01 FEET TO THE NORTHWEST CORNER OF SAID LAND, ALSO BEING THE AFORESAID EAST RIGHT OF WAY LINE OF SOUTH FISH CAMP ROAD; THENCE RUN NORTH 00°16'25" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 25.00 FEET TO THE NORTH LINE OF AFORESAID VACATED PLAT OF "ISLAND PARK"; THENCE RUN SOUTH 89°41'24" EAST ALONG SAID NORTH LINE, A DISTANCE OF 135.21 FEET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 49, BLOCK 2, "MIDLAND HEIGHTS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 68, AFORESAID PUBLIC RECORDS; THENCE RUN NORTH 00°18'30" WEST ALONG SAID WEST LINE, A DISTANCE OF 164.96 FEET TO THE NORTHWEST CORNER OF SAID LOT 49; THENCE RUN SOUTH 89°44'34" EAST ALONG THE NORTH LINE OF LOTS 31 THROUGH 49, SAID PLAT OF "MIDLAND HEIGHTS", A DISTANCE OF 500.09 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, ALSO BEING THE BOUNDARY LINE ACCORDING THE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1182, PAGES 758 THROUGH 760, AFORESAID PUBLIC RECORDS; THENCE RUN SOUTH 00°13'21" EAST ALONG SAID EAST LINE, A DISTANCE OF 792.45 FEET TO THE NORTH RIGHT OF WAY LINE OF GRAND ISLAND SHORES ROAD (FORMERLY KNOWN AS DIXIE HIGHWAY) AS RECORDED IN OFFICIAL RECORDS BOOK 3961, PAGES 1669 THROUGH 1673, AFORESAID PUBLIC RECORDS; THENCE RUN NORTH 89°41'24" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 612.53 FEET; THENCE RUN NORTH 45°00'55" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 31.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 467,003 SQUARE FEET (10.72 ACRES), MORE OR LESS.





## SUMMERPARKHOMES

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2981 W Sr 434 Suite 100  
Longwood, FL 32779  
Phone: (407) 603-6320

City of Eustis  
Development Services  
4 N. Grove Street  
Eustis, FL 32726

April 7, 2023

Please find attached request for an extension of time to obtain the site development permit. According to the FECP approval dated December 27, 2022, we have 6 months from the approval date to obtain a site development permit. We are currently in the process of obtaining bids to select a site contractor and are requesting a 6 month extension to obtain the site development permit. The project is progressing, all other agency permits have been obtained, the duke energy photometric plan was submitted with final engineering plans, and we have contracted with Besh-Halff to complete the plat for recording, as well as set monuments, permanent reference markers, and control points. Duke Energy plans have been completed and payment has been made for their underground. We're planning on starting the development in fall.

Thank you,

Chris DiMillo, Mgr  
SPH Grand Isle, LLC  
chris@summerparkhomes.com  
407-402-2749