



City of Eustis

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

TO: EUSTIS CITY COMMISSION

FROM: TOM CARRINO, CITY MANAGER

DATE: APRIL 20, 2023

RE: RESOLUTION NUMBER 23-37: REQUEST FOR EXTENSION OF TIME
FOR GRAND ISLAND SUBDIVISION

Introduction:

Resolution Number 23-37 approves a six-month extension of time for final plat approval and to submit a Building Permit Application for the Grand Island subdivision project.

Recommended Action:

The administration recommends approval of Resolution Number 23-37.

Background:

1. Project Information and Prior Actions:

- a. The site is approximately 10.7 acres located on the northeast corner of South Fishcamp Road and Grand Island Shores Road.
- b. The land use classification is Suburban Residential (SR) and the property lies within the Suburban Neighborhood design district.
- c. Detached single family uses are permitted in the Suburban Residential (SR) land use designation.
- d. On November 3, 2022, the City Commission approved a Preliminary Subdivision Plat on the subject property through Resolution Number 22-75.
- e. The Final Engineering and Construction Plan was approved by the Development Review Committee on December 6, 2022.
- f. Resolution Number 22-75 granted Preliminary Subdivision Plat (PSP) approval with the following conditions:
 - 1) Submit the Final Engineering and Construction Plans and Final Plat complying with all requirements of the City's Comprehensive Plan and Land Development Regulations, the Florida Statutes, and the provisions of this resolution within one year of the approval of this resolution.
 - 2) Develop the property in accordance with the approved Preliminary Subdivision Plat as referenced in Section 1 and attached hereto as Exhibit "A".
 - 3) Obtain and provide copies of all applicable permits from other jurisdictional agencies.
- g. On December 6, 2022, the Development Review Committee approved Final Engineering and Construction Plans for this project on the subject property.

2. Owner's Basis for an Extension of Time:

"Currently in process of obtaining bids for infrastructure, photometric plan was submitted with final engineering.

Besh Halff has been contracted to start working in the final plat, set monuments, permanent reference markers, control points.

All other agency permits have been obtained."

3. Applicable Policies and Codes:

Land Development Regulations Section 102-25(b) and (c):

"(b) Within six months of obtaining approval of development plans or final engineering/construction plans, a developer must begin construction, which shall be demonstrated by applying for and obtaining a building permit or site development permit.

(c) The applicant may apply for extensions of time, not to exceed 12 months per extension, provided the underlying development order complies with the most recent land development regulations in effect at the time the city commission considers the extension request, and provided the development is deemed to be continuing in good faith by the city commission."

The approved plan complies with the current Land Development Regulations. The requested extension of time carries forward the previously approved Preliminary Subdivision Plat and the Final Engineering and Construction Plans, and requires submittal of a Site Development Permit Application by May 3, 2024.

Community Input

There was opportunity for public input when the original plan was approved.

Budget / Staff Impact:

There would be no direct costs to the City associated with the action other than providing standard City services to the development.

Prepared By:

Heather Croney, Senior Planner

Attachments:

Resolution Number 23-37

Previously Approved Resolution Number 22-75

Approval by Development Review Committee of Final Engineering and Construction Plan
Applicant's Request for Extension of Time