



City of Eustis

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

TO: Eustis City Commission

FROM: Tom Carrino, City Manager

DATE: May 16, 2024

RE: Resolution Number 24-39: Accepting the Groves at Grand Island Subdivision
(Unincorporated Lake County) Utility Infrastructure and Maintenance Bonds

Introduction:

Resolution Number 24-39 accepts the utility infrastructure for the Groves at Grand Island Subdivision; approves a \$95,073.60 two-year maintenance bond; and authorizes the City Manager to release the bond following the two-year maintenance period and verification that there are no deficiencies in the systems.

Background:

The subdivision known as Groves at Grand Island is a single-family development in unincorporated Lake County. On July 15, 2021, via Resolution Number 21-48, the Eustis City Commission approved a Water Utility Agreement with May and Whitaker Family Partnership, LTD., Thomas B. Whitaker, and John C. Whitaker for the project. The current developer, Landsea Homes of Florida, LLC, has completed the utility infrastructure construction costs, and provided Maintenance Bonds for the Groves at Grand Island Subdivision in accordance with Section 102-10(c)(5) of the Land Development Regulations.

The Public Works Director has received clearances from applicable State agencies and test reports related to the utility systems' construction. The department has conducted appropriate inspections and recommends final acceptance of the subdivision infrastructure. The submitted Maintenance Bond (\$95,073.60, which is 20% of the construction cost) will ensure that any deficiencies that become apparent over the two-year period will be corrected without cost to the City.

Recommended Action:

Staff recommends approval of Resolution Number 24-39

Policy Implications:

None

Alternatives:

1. Approve Resolution Number 24-39
2. Deny Resolution Number 24-39

Budget/Staff Impact:

None

Prepared By:

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Reviewed By:

Greg Dobbins, Deputy Director of Public Utilities

Rick Gierok, P.E., Director of Public Works, City Engineer

Jeff Richardson, AICP, Deputy Director of Development Services

Attachment(s):

Resolution Number 24-39

Available Upon Request:

Maintenance Bond

Bill of Sale

Engineer's Certificate of Completion