



City of Eustis

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

TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: June 5, 2025

RE: Resolution Number 25-41: Orlando Health Free Standing Emergency Room (2024-SP-02DP) Extension of Time

Introduction:

Resolution Number 25-41 provides for an extension of time limitations pursuant to Section 102.25 of the Land Development Regulations, which provides that an applicant must file an application for a Site Development Permit or a Building Permit within six (6) months of approval of their Final Engineering and Construction Plans or in this case Development Plans (Site Plan and FECF combined).

Background:

Orlando Health Free Standing Emergency Room (2024-SP-02DP) at 15719 US Highway 441, was approved by the Development Review Committee on November 15, 2024. The applicant, Orlando Health, Incorporated, has been working toward final financing of the construction. On May 9, 2025, VHB, Inc., engineering consultants for Orlando Health, Incorporated, requested a twelve (12) month extension to the approved Development Plan. The extension of time will run from the date of City Commission approval of Resolution Number 25-41, with an expiration of June 5, 2026.

The Development Plan approved by the Development Review Committee on November 15, 2024 is still in compliance with the current Land Development Regulations, and there are no anticipated changes to the Land Development Regulations that will render non-compliance for the approved plans.

Recommended Action:

Staff recommends approval of Resolution Number 25-41 for a twelve (12) month extension of time for 2024-SP-02DP, until June 5, 2026.

Policy Implications:

None

Alternatives:

Approve Resolution Number 25-41
Deny Resolution Number 25-41

Budget/Staff Impact:

None

Business Impact Estimate:

Does Not Apply

Prepared By:

Jeff Richardson, AICP, Deputy Director, Development Services

Reviewed By:

Mike Lane, AICP, Director, Development Services