



Planning and Economic Development  
Ed Anzek, AICP, Director

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From: Ed Anzek, Director  
To: Planning Commission  
Date: August 12, 2016  
Re: Extension of the Final Plan for Pine Woods Site Condos  
City File No. 05-005

Mr. Vito Randazzo, representative of L&R Homes, has requested a one-year extension of the Final Site Condo Plan Approval until July 14, 2017.

Mr. Randazzo has agreed to all applicable conditions of the extensions policy, including that there is no indebtedness to the City, taxes are current, and he acknowledged that the project must be brought into conformance with all current, new or amended City regulations (please refer to the attached letter dated June 20, 2016). In response, due to changes in storm water detention standards, the development has been reduced from 29 units to 28.

The Planning Commission recommended approval of the Final Plan on June 17, 2008 and City Council gave approval on July 14, 2008. The approval expired after two years, but extensions can be granted by a recommendation from Planning Commission and approval by City Council, per *Section 122-161* of the Subdivisions Ordinance, and upon receipt of an authorized request from the applicant. The most recent one-year extension was granted by City Council on August 10, 2015 until July 14, 2016.

The applicant states that they are continuing to prepare the property for development to bring it into compliance with Engineering construction standards. The development is active with Engineering reviews and it has been determined that the required increase in storm water capacity has resulted in the loss of one unit. Because the applicant is in compliance with the extensions policy, and the applicants are working steadily with Engineering to comply with construction plan requirements, staff recommends approval. The following motion is provided for consideration:

**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 05-005 (Pine Woods Site Condominiums), the Planning Commission hereby recommends that City Council approves an Extension of the Final Plan until July 14, 2017.