



Planning and Economic Development  
Sara Roediger, AICP, Director

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From: Sara Roediger, Director  
To: Planning Commission  
Date: July 21, 2017  
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, 2018.

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, 2017). As mentioned previously, 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 29, 2016 until July 14, 2017.

The applicant states that they are continuing to prepare the property for development to bring it into compliance with Engineering construction standards. Per Mr. Jason Boughton of the Engineering Department, the applicant has submitted the second set of construction drawings on April 26, 2017, which was almost a year after the original construction plans which were submitted on May 23, 2016. So while the applicant has made progress, it is slow, and there still remain a number of outstanding items. If this extension request is granted, it will have been ten years since the original approval, and as such, staff recommends that this be the final extension granted. 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 the final extension of the final site plan approval until July 14, 2018.