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May 4th, 2015

Ryan Berger
City of Groveland
156 S. Lake Avenue
Groveland, Florida 34736

Subject: Preliminary Plat Review Comments – Springs at Cherry Lake: Application #2014-87

Dear Ryan:

On behalf of our client, L&D, LLC, we are responding to City Staff's preliminary plat review comments for Springs at Cherry Lake subdivision, Application #2014-87. Each comment is reiterated below and followed by our response.

CITY ATTORNEY COMMENTS

Preliminary Plat Submittal – The Springs, The Vista and The Cape at Cherry Lake

Easement Review

Application #2014-87, 2014-89, 2014-90

See Letter from Steve Bozarth submitted to you March 31st, and associated documents resubmitted by same with changes. Transmitted via Email March 31st, 2015

CITY ATTORNEY COMMENTS

Preliminary Plat Review

Application #2014-87

1. Property Owner & Agent Affidavit is not executed by all owners. Sec. 145-46(d)(3).

Daniel R. Jensen is the authorized individual to sign on behalf of L & D LLC ET AL. Authorized Agent forms from Wannee Land Company also identified on the title Policy as partial owner of The Springs At Cherry Lake will be provided as documents are in transit at this time. Castle Management Partners and LEWTA2 will not be owners of The Springs at Cherry Lake after closing prior to approval of Construction Plans and recording of the Final Plan. Authorized Agent forms will be provided as documents are in transit at this time.

2. Application lists one parcel. Property record cards submitted in support of Certificate of Title Information includes two properties with a property record card for the two properties. Sec. 145-46(d)(4).

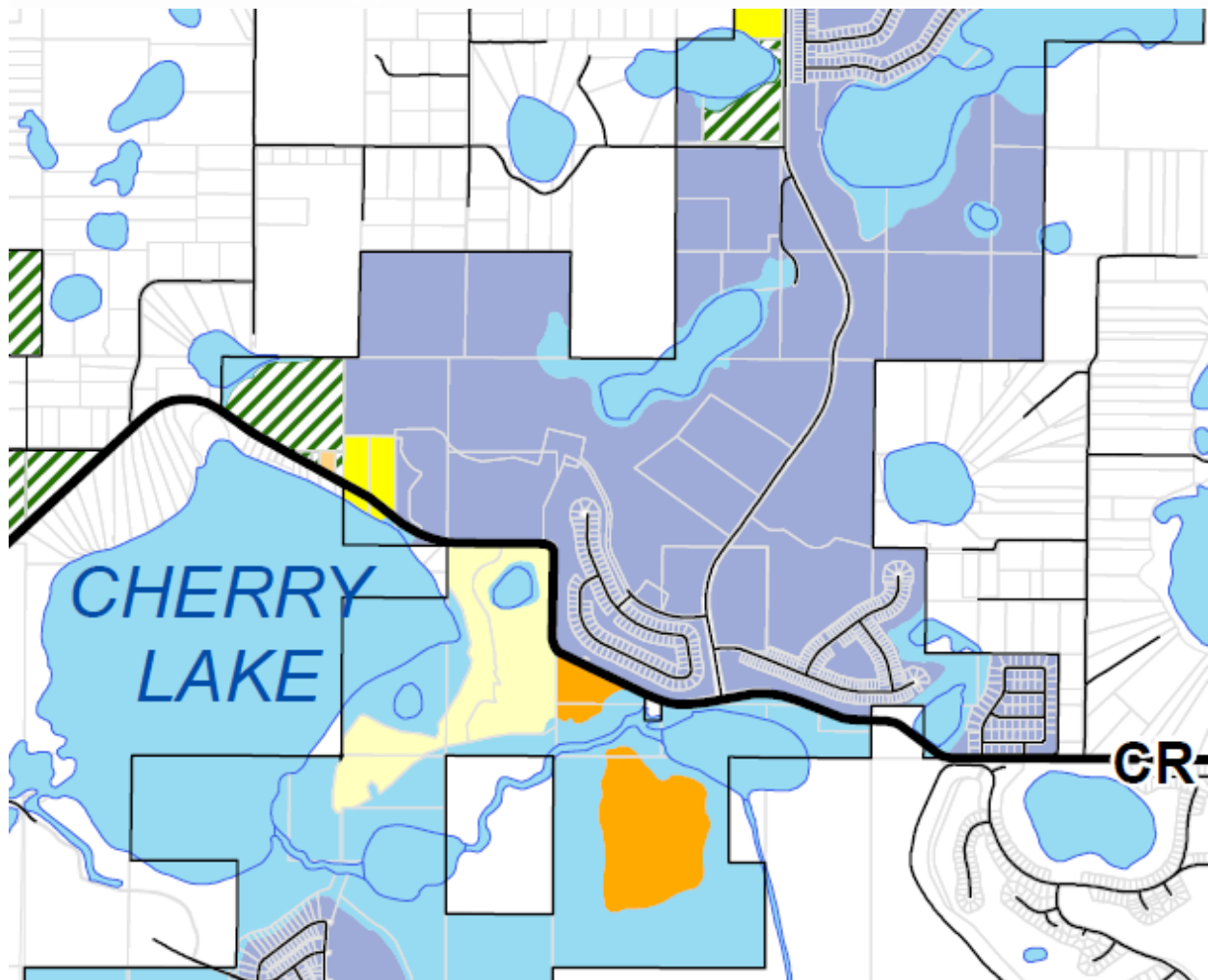
As the City is aware there are 3 projects under review that share common infrastructure. Previous property divisions did not accurately reflect the current design therefore there are minor areas that currently are not owned by the Owner of the Springs. Prior to approval and Final construction plans

and as discussed with the City Attorney, it shall be demonstrated that property ownership is accurately reflected by providing the appropriate recorded documents.

3. The 2007 Traffic Impact Study prepared by Traffic Planning & Design was not included. The Lake-Sumter MPO and Lake County should review and provide comments as well.

The 2007 traffic study was included in the submittal package in electronic format. A Letter Addendum and Update of the original study was provided. Ryan Berger has forwarded the original study to the MPO.

4. The Application indicates the property is zoned R-2 and has an existing land use designation of SFMD – Single Family Medium Density while Sheet 4 states the land use is North Residential Neighborhood Development and Conservation. The January 3, 2006 staff report for the Annexation Ordinance indicates at a future date the property will be considered for a future land use designation of Groveland North Residential Neighborhood Development with Conservation, and will thereafter receive a rezoning. Please provide copies of the City of Groveland FLU Ordinance and zoning ordinance for the Property. Additional comments relating to open space requirements, etc. may be forthcoming upon receipt and review of the FLU and zoning ordinances.

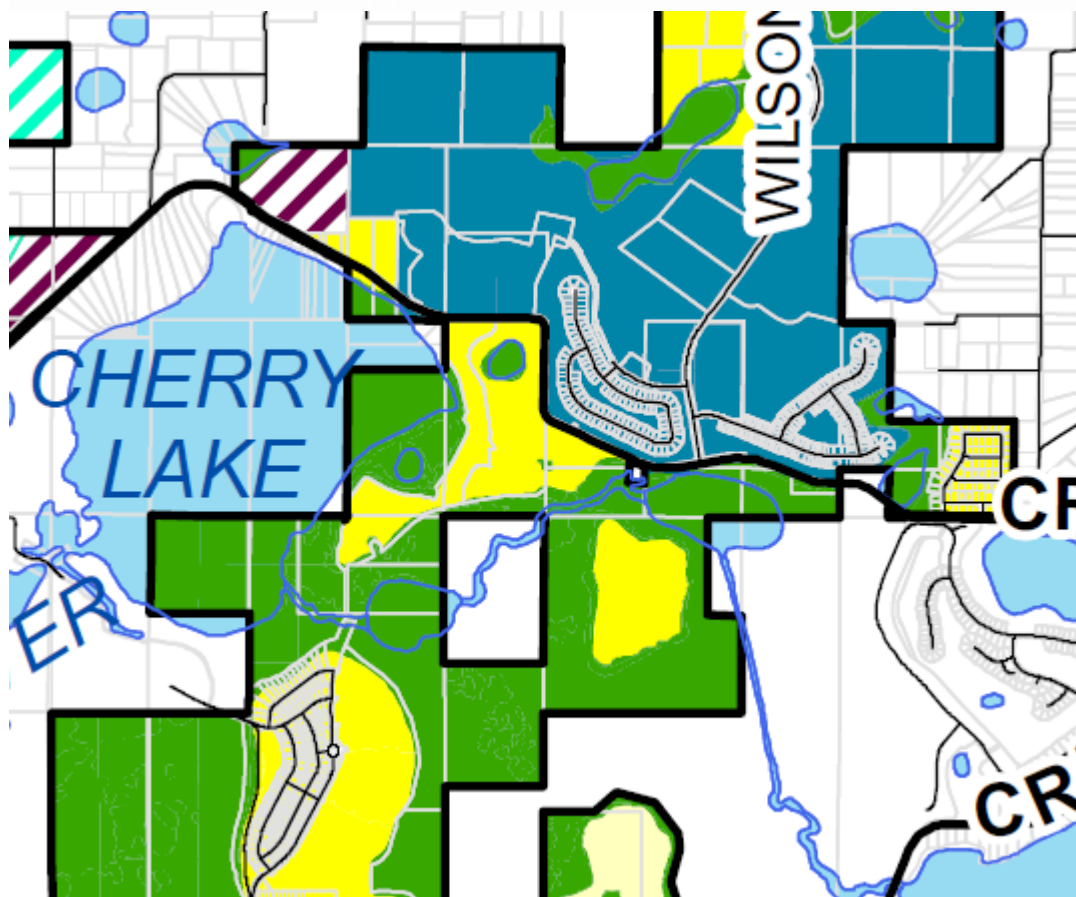


ZONING

The exhibit above is taken from the January 5, 2011 City of Groveland adopted Zoning Map found on the City of Groveland's Web site. References to discussions occurring in 2006 are out of date and are no longer relevant in regards to current zoning of this property. The adopted City of Groveland Zoning Map identifies the property as R-2 and property to the;

- North and to the East as PUD / Estates at Cherry Lake, currently under active development
- East as R1A
- South and West as Lakes or Ponds
- West outside the City of Groveland in Lake County

4. The Application indicates the property is zoned R-2 and has an existing land use designation of SFMD – Single Family Medium Density while Sheet 4 states the land use is North Residential Neighborhood Development and Conservation. The January 3, 2006 staff report for the Annexation Ordinance indicates at a future date the property will be considered for a future land use designation of Groveland North Residential Neighborhood Development with Conservation, and will thereafter receive a rezoning. Please provide copies of the City of Groveland FLU Ordinance and zoning ordinance for the Property. Additional comments relating to open space requirements, etc. may be forthcoming upon receipt and review of the FLU and zoning ordinances.



FUTURE LAND USE

The exhibit above is taken from the September 13, 2010 City of Groveland adopted Future Land Use Map found on the City of Groveland's Web site. References to discussions occurring in 2006 are out of date and o no longer relevant in regards to future Land use. The adopted FLUM map identifies the property as SFMD (Single Family Medium Density) with a small portion of internal CON (Conservation).

Adjacent property to the;

- North and to the East as MU (Mixed Use) currently under active development,
- East as SFMD (Single Family Medium Density)
- South and West as CON (Conservation)
- West outside the City of Groveland in Lake County

5. A boundary survey was not submitted. The Sketch and Description provided specifies it is not a boundary survey. Sec. 145-46(d)(5).

A Boundary survey has been completed and is provided with this submittal.

6. All owner's names and addresses must be listed on the face of the preliminary plat. Sec. 145-46(h)(1).

See update drawing submitted provided by Knight Engineering.

7. City Code requires 24' pavement width. Sheet 12 shows pavement width of 20'. Please clarify. In addition, Sheet 12 states that the City of Groveland will operate and maintain the roadways; however, as indicated elsewhere in the plans, this will be a gated project. Therefore, ownership and maintenance cannot be the City. Please correct. Sec. 145-46(h)(5).

Corrections have been made to the Springs drawing as requested. See update drawing submitted provided by Knight Engineering.

8. Sheet 4 of 12 depicts Tracts A – J and the name of each tract. There appear to be two designated as Tract E. Tract E is designated as a Retention Area between Lots 52 and 53. There is a Tract E (not in bold) in the northeast corner which states Tract E 15' additional right of way per Plat Book 57, Pages 85 – 88. Please clarify. In addition, please insert a Chart or Notes providing dedication, ownership and maintenance for each tract. Sec. 145-45(h)(7). Other comments relating to the tracts are:

- a. Why is it necessary for Tract I to exist temporarily? The depicted roadway allows traffic flow/access to this Tract.
- b. The road is not designated as a tract. Since the road is private, it should be placed in a tract with dedication, ownership and maintenance obligations.
- c. Will Tract J and the 25' conservation easement and upland buffer surrounding Tract J be placed in conservation pursuant to SJRWMD requirements? If so, a conservation easement must be recorded, in the form approved by SJRWMD, simultaneously with final plat approval.

Description and clarification of "Tract E" have been made. . See update drawing submitted provided by Knight Engineering.

- a. As the City is aware The Springs of Cherry Lake shares common infrastructure with the adjacent project, "The Vista at Cherry Lake". The creation of temporary Tract I is necessary as at this time it has not been determined as to which project will be constructed first. Temporary Tract I will become a Residential Lot once all of Vista Springs Way is constructed with the construction of The Vista development. If Vista develops first than Temporary Tract I would not be required and it would be constructed as a Residential lot in the springs development.

- b. The road is contained in an Easement that will be dedicated where ownership and maintenance obligations are specified.
- c. No as the SJRWMD does not require a conservation easement pursuant to their permit. A copy of this permit was provided to the City.

9. There is not a dedication of perpetual utility easements to the City. Additionally, there is not a dedication to City for a perpetual easement over the roadway for ingress and egress in order to access utility easements and Tract A, Lift Station. Also, there is no dedication of drainage easements. Finally, there is no dedication of a perpetual easement over the roadway for ingress and egress to The Vista at Cherry Lake and The Cape at Cherry Lake. Sec. 145-45(h)(8).

See information provided by Steve Bozarth, Attorney.

10. All easements detailed in Certificate of Title Information are not detailed on plat or sketch and description. They should be detailed on the proposed plat as well as on the boundary survey. Application must be made to City to vacate Groveland Farm rights of way prior to preliminary plat approval and construction commencing. See Sec. 145-46(h)(8).

Corrections have been made as requested. See update drawing submitted provided by Knight Engineering.

A request to vacate the existing historic Groveland Farm ROW/Easements is provided. Associated fees will be provided upon confirmation of amount by the City and prior to approval.

11. Sheet 1 of 8 refers to Exhibit A, which is not attached. Proposed plat, Sheet 5 of 8 fails to include legal description of property proposed to be platted as The Cape at Cherry Lake. The legal description contained on the Boundary Survey is not consistent with the legal description contained on the Certificate of Title Information.

This comment is not relevant or related to the Springs of Cherry Lake.

12. Please confirm finished floor elevations are a minimum of 18 inches above the crown of the adjacent road or roads. Sheet 6. See Sec. 145-46(h)(12).

See update drawing submitted provided by Knight Engineering. On site slopes and topography requires that the finish floor elevation of some lots be less than 18" above the adjacent road. This is a common and accepted building practice throughout Florida and the Nation as adequate and proper site grading and engineering can safely address this issue. To require that ALL finish floor elevations be 18 above the crown of the adjacent road would require massive amounts of site grading and unnecessary excessive costs.

13. Tract A is described as Lift Station Tract. Unless otherwise determined by the Public Services Director, Tract A must be conveyed to the City of Groveland via a warranty deed. At submittal for final plat approval please provide a draft warranty deed for my review. A bill of sale will also be required to convey utility infrastructure improvements to the City. At submittal for final plat approval please provide a draft bill of sale for my review.

Comment addressed. See information provided by Steve Bozarth, Attorney and update drawing submitted provided by Knight Engineering.

14. Approval will be contingent on approval of The Vista and The Cape.

As this is a statement no action is required.

**Response to Engineering comments per January 28th, 2015 Memo:
Tamara Richardson, TSR Consultants, Interoffice Memo dated January 28, 2015**

Responses are answered in numerical order per comment.

On behalf of our client, L&D, LLC, we are responding to the City Engineer's preliminary plat review comments for Springs at Cherry Lake subdivision. Each comment is reiterated below and followed by our response.

1. General. Provide signed and sealed engineering drawings for final approval.

RESPONSE: Signed and sealed engineering drawings will be provided for final approval.

2. Sheet 1. Include the geotechnical firm information on the project team.

RESPONSE: Please refer to sheet 1 of the Preliminary Plat of Springs at Cherry Lake included with this submittal. The geotechnical engineer is listed right and center on sheet 1.

3. Sheet 3. Include directional arrows indicated the general direction of pre-development stormwater flow.

RESPONSE: Refer to sheet 2 of the preliminary plat. Existing drainage flow arrows are indicated throughout the project site.

4. Sheet 3. Clarify if wetlands are present along the 100-year flood line. If so, indicate the dimensions of the upland buffer.

RESPONSE: Refer to sheet 3 of the preliminary plat. The wetland line (WJL) is shown going around the pond. Please be advised that the details of the wetland line and upland buffer are shown on sheet 4 of the plans.

5. Sheet 4. Provide an approval letter from Lake County Emergency Services for the street names.

RESPONSE: Refer to the attached MSAG Report from Lake County Emergency Services.

6. Sheet 4. Provide a copy of right of way dedication documents to Lake County for the 15-foot dedication along Cherry Lake Road.

RESPONSE: These documents will be provided under separate cover.

7. Sheet 4. Clarify which part of Cherry Lake Vista drive is to be constructed in this phase.

RESPONSE: Sheets 5, 6 and 7 of the preliminary plat clarify which part of Cherry Lake Vista Drive is to be constructed in this phase. As common infrastructure is shared between the 3 projects, final construction schedules detailing which project is constructed first has not been determined. The projects are designed in a manner where each project can be constructed as a standalone project. If *Springs at Cherry Lake* elects to construct first then the Cul-de-sac and temporary construction easements identified on Sheet 5, 6, & 7-12 for Cherry Lake Vista Road will be implemented.

8. Sheet 4. Include utility easements along lot lines.

RESPONSE: Refer to sheet 4 of the revised preliminary plat. Typical Lot Utility Easements detail shows the locations of the utility easements along lot lines.

9. Sheet 5. Include finished floor elevations for each lot.

RESPONSE: Refer to sheet 5 of the revised preliminary plat. Finished floor elevations are included for each lot.

10. Sheet 5. Valve spacing in the potable water system shall not exceed 500-foot intervals.

RESPONSE: Refer to sheet 7 of the revised preliminary plat. Valve spacing for potable water is 500 feet or less.

11. Sheet 5. Fire hydrant spacing shall not exceed 500-foot intervals in a residential development.

RESPONSE: Refer to sheet 7 of the revised preliminary plat. Fire hydrant spacing is 500-feet or less.

12. Sheet 5. Include a street lighting plan.

RESPONSE: Refer to sheet 7 of the revised preliminary plat. Street lighting has been added.

13. Sheet 5. Fire flows in single family residential areas shall provide a minimum of 500 gallons per minute at a 20 psi residual pressure at peak flow.

RESPONSE: Please be advised that a minimum of 1,000 gpm at 20 psi residual pressure at peak flow is provided in the proposed potable water distribution system.

14. Sheet 5. Per the City of Groveland's Land Development Regulations, Section 1.2.3. Master Plans, the master plan for utilities shall include the following:
- a. Invert and top elevations for manholes.
 - b. Pipe diameters (both force mains and gravity lines.)
 - c. Total wastewater flow (both ADF and MDF) for the system.
 - d. Calculations for both maximum potable water demands (plus fire flows) and reclaimed water demands.

RESPONSE: Refer to sheet 7 of the revised preliminary plat. The wastewater, potable water and reclaimed water design flows have been added. The details of the water and wastewater utilities, including pipe sizes, invert elevations, top elevations, etc. will be shown on the construction plans.

15. Sheet 6. The Deed of Restrictive Covenants shall include language protecting the integrity of backyard swales that are part of the master drainage systems.

RESPONSE: Noted.

16. Sheet 6. Demonstrate that a house pad will be constructible on lots 30 through 33, due to the steepness of the grade.

RESPONSE: Refer to sheet 6 of the revised preliminary plat. The maximum difference in finished floor elevation of adjacent lot is 1.4 feet between lots 31 and 32. The minimum distance between adjacent homes is 20 feet. It is not a problem to drop 1.4 feet in 20 feet with adequate area for a swale to carry the runoff between the homes.

17. Sheet 6. Include the post grading contours at one-foot intervals, extending 5 feet beyond the property boundary or until they meet existing grades.

RESPONSE: Refer to sheet 6 of the revised preliminary plat. Spot elevations have been added to clearly delineate the proposed grading. Detailed grading shall be provided in the Construction Plans and identify where existing grades are met at the property boundary.

18. Sheet 6. The roadways are labeled as tracts. Clarify the ultimate ownership of the roads.

RESPONSE: Refer to sheet 6 of the revised preliminary plat. Roadways are privately owned and contained in Easements that are granted to all 3 projects and City of Groveland as necessary.

19. Sheet 7. On sheet 7 on the typical road section, the 12-inch stabilized road base shall be stabilized to LBR 40.

RESPONSE: Refer to sheet 12 of the revised preliminary plat.

<u>Copies</u>	<u>Description</u>
3	24"x36" Preliminary Plat of Springs at Cherry Lake, sheets 1-12 of 12
1	11"x17" Preliminary Plat of Springs at Cherry Lake, sheets 1-12 of 12
3	CDs containing the above documents and this letter in pdf format

Should you have any questions or need additional information, please do not hesitate to contact Tom Knight at (352) 267-4516 or tknight@knighteng.com or Bill Ray at (352) 425-8881..

Fire Department

I'm not sure who is responsible for the north entry off Cherry Lake Road, but there is a hydrant shown on the Springs across from lot 61 that does not show on the Vista. Insure that the hydrant shown is installed.

This is a comment related to the Vista Preliminary Plat. It is our understanding that the appropriate changes have been made where Vista Preliminary Plat and Construction Plans shall be updated to reflect the Fire Hydrant across from lot 61.

Lake County Schools

Comments reflect statements and no requested action is required at this time.

Lake County Growth Management

No action is required at this time.

Lake County Public Works

The requested Sight Distance Analysis has been completed and provided to Lake County Public Works / Ross Pluta as suggested by Knight engineering.

City of Groveland / Ryan Berger

- A 24' Road is required. A 20' Road is identified.

24' Roads are provided. See update drawing submitted provided by Knight Engineering.

- A traffic study is needed

A Traffic Study and Letter Update was provided in electric format at time of submittal. Ryan Berger was made aware of this and confirmed that the Study together with the letter update has been submitted to the MPO.

If you have any questions or require additional information please do not hesitate to contact me. We look forward to continue working together in order to obtain a timely approval of the subject Preliminary Plat.

Sincerely,

A handwritten signature in blue ink, appearing to read "William (Bill) a. Ray".

William (Bill) a. Ray, AICP

Ray and Associates
Planning and Environmental

CC via email:
L&D LLC
Wanee Land Company Co.
Knight Engineering