

RED JACKET DEVELOPMENT GROUP

625 WALTHAM AVENUE
ORLANDO, FLORIDA 32809

Ken Comia
City Planner
City of Groveland
156 South Lake Avenue
Groveland, Florida 34736

Wednesday, August 26th, 2015

RE: Response to Preliminary Plat Review
Application # 2014-89
Second Review – The Cape at Cherry Lake

Dear Ken Comia, (and all of the reviewing staff of the development committee)

Red Jacket Development Group submits this letter (and the supporting plans) in response to the comments from the Second Review of the proposed development named The Cape at Cherry Lake received May 29th, 2015.

Since each individual staff member issued their own individual review comments separately, we will do our best to respond accordingly to each staff member here in this collective set of responses. We will first identify the staff member issuing the comment, followed by our response.

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IN RESPONSE TO COMMENTS ISSUED BY:

ATTORNEY

1. Once we receive such recommendations, we will review and evaluate. We have not yet received said comments. The traffic study provided did indicate that no further action is recommended and the traffic impact of this project is nominal.
2. This Note will be added to the General Notes section of the Final Construction Plans: *All perpetual utility easements to the City and all perpetual ingress and egress easements to the City, The Springs, and The Vista will be granted, established, and reflected on the Final Plat with full effectiveness upon its public recordation.*
3. All easements detailed in the Certificate of Title are now detailed on the Boundary survey.
4. Thank you for pointing that out; now, the 2 descriptions have been corrected by the Surveyor and the Title Company. Please see the corrected Certificate of Title.
5. Please see the updated Plans submitted. Although we have accommodated this request, please be aware that because of some slopes and topography on site, some lots may require that the finish floor elevation be variably less than 18" above the crown of the adjacent road. This is a common and accepted building practice throughout Florida.

Adequate and proper site grading for drainage 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 a burdensome amount of site grading and could potentially cause a dangerous characteristic along the rear yard lot line, for the homeowner, as the lot will eventually slope steeply down to match grade.

6. The applicant is in agreement
7. The applicant is in agreement.

ENGINEER

1. Agreed; The lift station is owned and will be operated by The Springs. Please see Tract "A" of The Springs plat. The Springs has indicated they will dedicate this site to the City. In the unlikely event that the Cape builds first, The Cape will respectfully do the same.
2. The temporary construction easements will expire upon receipt of the "As Built Certifications" from the City.
3. Dimensions of O.E.1 are now provided on the survey.
4. Dimensions of O.E.2 are now provided on the survey.
5. For Ownership and Maintenance responsibilities, please see the previously provided table on the Master Easement Exhibit. (again provided).
6. Please see the attached Vista ROW Sketch and Description dedication to Lake County. This dedication will become effective upon the recording of the Final Plat.
7. A typical dimensioned lot layout has now been provided on Sheet 4.
8. Please see the previously provided Tract Table on Sheet 4. Ownership is defined in the column labeled "Tract Dedicated To."
9. The Cape at Cherry Lake HOA
10. This is understood.
11. Agreed; Please find this issue has been addressed by our attorney in his attached response letter.

SURVEYOR

1. Items missing from the CD were previously provided in paper form. We believe the entire submittal should be reviewed and not only the CD. However; in support of a CD only review, we have now provided the entire submittal on CD.
2. All easements detailed in the Certificate of Title are now detailed on the Boundary Surveys.
3. All relevant benchmarks are now showing on the Boundary Surveys.
4. We believe this comment is referring to the ROW widths regarding the North Entrance. These widths have now been provided in a separate detailed drawing. (see Sheet 9)
5. It is too early in the process to provide the closure sheets as requested (anticipated). Because this information is subject to change due to small engineering adjustments that may occur along the way to Final Plat, this level of detail, if required, can be provided at the time of Final Plat Recording.

I believe the above responses address all of the concerns and comments issued as a result of the 2nd review of the Cape at Cherry Lake. Hopefully, I didn't miss any. If, indeed, the above responses are satisfactory to the reviewing staff, please recommend approval to/by the Town Council.

Respectfully,

A handwritten signature in black ink, appearing to read "Clay Frankel", written in a cursive style. The signature is positioned above the printed name "Clay Frankel".

Clay Frankel