



HANOVER

Capital Partners, LLC
Real Estate Development/Investments

November 20, 2015

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

Re: Cypress Oaks Plat
Application # 2015-65
2nd Review

Dear Mr. Comia:

We received your comments dated September 17, 2015 and offer the following responses.

REVIEWING DEPARTMENT:

CITY ATTORNEY

1. The performance bond and maintenance bond each refer to development plans and specifications; however, they each provide a different approval date of the plans. The performance bond states July 24, 2015, whereas as the maintenance bond uses an approval date of July 14, 2015. Both should refer to the date the City approved the construction plans and that date should be the same date.

Once the correct date is confirmed and revised, if needed, the maintenance bond provided is acceptable. However, a maintenance bond will be required prior to City's acceptance of the incomplete infrastructure at the time of completion and acceptance. The incomplete infrastructure cost is \$751,645.98. Therefore, the second maintenance bond should be issued in the amount of \$150,329.19. Sec. 145-48(c)(11)

Response: The approval date for the construction plans is July 24, 2015. The draft maintenance bond has been revised to reflect this date.

Also, most of the infrastructure is now complete. A revised letter from Thomas L. Knight showing the current amounts proposed for the performance bond, the first maintenance bond for completed infrastructure, and the second maintenance bond for incomplete infrastructure.

The proposed amounts for the bonds are as follows:

Performance Bond \$301,651.05

Maintenance Bond (For completed infrastructure) \$354,116.21

Maintenance Bond (For incomplete infrastructure) \$54,845.65

2. I understand the application will:

- a. Provide a CD of final version of final approved plat prior to recording plat. Sec. 145-48(c)(17).

Response: A CD has been provided with this re-submittal with the latest draft plat in PDF and AutoCad.

- b. Provide a CD of approved as-builts prepared and certified by a professional land surveyor prior to City's acceptance of infrastructure. Sec. 145-48(c)(18).

Response: The CD of the approved as-builts will be submitted prior to City's acceptance of infrastructure.

- c. Pay the City fees for recording upon request of payment. Sec. 145-48(c)(19).

Response: The recording fees will be paid upon request by the City.

- d. Provide a title opinion for the property updated with an effective date that is within 30 days of plat approval and recording.

Response: An updated title opinion is provided with this submittal. If necessary, another updated title opinion will be provided to meet the 30-day requirement.

REVIEWING DEPARTMENT:

CITY SURVEYOR

1. An updated Title Opinion is included. The legal has been corrected on the Title Opinion. The Title Opinion also states the taxes have not been paid. The taxes are paid and copies of the pages from the Tax Collector website showing the taxes are paid for each parcel have been included.
2. Item No. 10 of the Surveyor's comments has been addressed on the draft plat.

We trust our responses are sufficient for your approval of this project. If you have any questions, please feel free to call us.

Sincerely,

Hanover Cypress Oaks, LLC



Rick Perkinson, P.E.
Sr. Project Manager