



CITY OF GROVELAND
156 S. LAKE AVENUE
GROVELAND, FL 34736

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TO Ben Snyder, Vice President Land Acquisition and Development
Royal Oak Homes, LLC
2420 S. Lakemont Avenue, Suite 450
Orlando, FL 32814

FROM Abra Horne, Interim City Planner

DATE July 19, 2016

SUBJECT Eagle Pointe Phase 4 Final Plat Review
Application #2016-31
1st Review

Please find comments regarding the Eagle Pointe Phase 4 Final Plat submittal:

Ken Comia, City Planner

- ✓ No comments

Abra Horne, Interim City Planner

- ✓ In accordance with Policy 1.10.13 of the Future Land Use Element, please reflect the required the 25 foot designated wetland buffer and illustrate as conservation area. Also, please include a note stating that no building or impervious surface areas are permitted within 50 feet of a designated wetland area.

City Utilities

- ✓ No comments

Fire Department

- ✓ No comments

Police Department

- ✓ No comments

City Engineer

In accordance with Section 145 of the Groveland Code of Ordinances, the following comments are offered:

1. Provide name and contact information for the owner of the property on the plat title sheet.
2. Provide an estimate for the maintenance bond based on the engineer's certification as to cost of the entire construction cost.
3. Include the 100-year flood elevation for the property.

City Attorney

4. The Plat Certification reflects that title to the property is vested in Hanover Eagle Pointe, LLC and Hanover Eagle Pointe, LLC. The Dedication on the plat must include Hanover Eagle Pointe, LLC, and an owner/agent affidavit is needed from Hanover Eagle Pointe, LLC.
5. A written, executed joinder and consent to the plat in recordable form is required from Florida Power re: Distribution Easement recorded in OR Book 3254, Page 601 (blanket in nature and improvements will affect the easement).
6. A written, executed joinder and consent to the plat in recordable form is required from Hanover Funding, LLC, Mortgagee re: Mortgage and Security Agreement recorded in OR Book 4540, Page 1202.
7. A termination of the Notice of Commencement recorded in OR Book 4768, Page 1607 will need to be recorded in the public records of Lake County, prior to the final plat being recorded.
8. The Claim of Attorney's Charging Lien recorded in OR 4376, Page 393 must be subordinated to the final plat. A subordination in recordable form must be recorded prior to the final plat being recorded.
9. An engineer's letter of certification as to cost of entire construction of infrastructure is required. Sec. 145-48 (c)(8).
10. If infrastructure improvements are not complete, then a performance bond or other surety must be provided. Please provide a draft for review prior to submitting the original. Sec. 145-48 (c)(9).
11. If infrastructure improvements are complete, then please provide a draft maintenance bond. A maintenance bond will be required prior to City's acceptance of the infrastructure. Sec. 145-48 (c)(11).
12. A certification of engineer that the plat ages with the construction plans must be provided. Sec. 145-48 (c)(13).
13. A bill of sale to convey infrastructure and utility improvements to the City is required. Please provide the proposed bill of sale for review. Sec. 145-48 (c)(14).
14. A CD of final version of final approved plat will be required prior to recording plat. Sec. 145-48 (c)(17).

15. A CD of approved as-builts prepared and certified by a professional land surveyor will be required prior to City's acceptance of infrastructure. Sec. 145-48 (c)(18).
16. Fees for recording must be remitted to City upon request. Sec. 145-48 (c)(19).
17. General vicinity map is not to scale. Sec. 145-48 (d)(3).
18. Acreage of the property is provided; however, square footage of the property is also required. Sec. 145-48 (d)(3).
19. The dedication by Owner should include the signature of the secretary as well as the president. Sec. 145-48 (d)(3).
20. An updated Certificate of Title will need to be updated within 30 days of recording the Plat and provided to the City prior to recording for review.
21. The original Conservation Easement will need to be provided to the City to record simultaneously with the plat, unless sooner recorded. If recorded prior to final plat approval, please furnish the City with a copy of the recorded conservation easement to ensure this comment has been addressed.

Once these comments have been addressed, please forward the documents for review.

MPO/ Traffic

Please do not resubmit until you have traffic comments from the Lake-Sumter MPO to address, if applicable.

Surveyor

Please see attached.

Please let me know if you have further questions.

Thank you,



Abra Horne
Interim City Planner
352.429.2141 x238

cc: Rodney Lucas, Acting CDD