



TO Abra Horne, Interim City Planner
City of Groveland
156 S. Lake Avenue
Groveland, FL 34736

FROM Rick Perkinson, P.E., Senior Project Manger

DATE August 15, 2016

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

Dear Ms. Horne:

We received your comments dated July 19, 2016 and offer the following responses:

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.

Response: A note has been added that states the conservation easement area shown on the plat includes an upland buffer that meets the requirements of the City of Groveland and the St. Johns River Water Management District. A note was also added stating that no building or impervious area is permitted within 50 of a designated wetland.

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.

Response: Contact info for both Hanover Eagle Pointe, LLC and Royal Oak Homes, LLC has been added to the plat title sheet.

2. Provide an estimate for the maintenance bond based on the engineer's verification as to the cost of the entire construction cost.

Response: A certified Engineer's estimate is included with this submittal.

3. Include the 100-year flood elevation for the property.

Response: A note has been added that states what the 100-year flood elevation is.

City Attorney

4. The Plat Certification reflects that title to the property is vested in Hanover Eagle Pointe, LLC and Hanover Eagle Pointe 2, LLC. The Dedication on the plat must include Hanover Eagle Pointe 2, LLC, and an owner/agent affidavit is needed from Hanover Eagle Pointe 2, LLC.

Response: The property that was owned by Hanover Eagle Pointe 2, LLC is now owned by Royal Oak Homes, LLC. This is reflected on the updated Plat Certification. The dedication on the plat now includes Royal Oak Homes, LLC. An owner/agent affidavit for Royal Oak Homes, LLC is included with this submittal.

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).

Response: The Florida Power joinder is included with this submittal. The original has been sent to Florida Power and they will record the joinder as soon as the plat is recorded.

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.

Response: An original joinder from Hanover Funding is included with this submittal

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.

Response: The termination will be recorded prior to the 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.

Response: Hanover Land Company does not agree that this should be subordinated to the final plat. Fidelity National Title Insurance Company (who served as title insurer in connection with the Hanover's purchase of the property) has not identified the claim as an encumbrance to title on either the original plat certificate that was furnished by Hanover, nor the updated plat certificate provided with this submittal. The Plat Certificate should provide the City of Groveland appropriate assurances that the Claim of Lien is not a superior interest to the Plat. Hanover Land Company cannot reasonably be expected to resolve title matters that the title company has not identified as a valid encumbrance to title. The Partial Release included with this submittal was provided for informational purposes.

9. An engineer's letter of certification as to cost of entire construction of infrastructure is required. Sec. 145-48 (c)(8).

Response: A certified Engineer's estimate is included with this submittal.

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).

Response: The infrastructure improvements will be complete, so a performance bond will not be necessary.

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).

Response: A draft maintenance bond is provided with this submittal.

12. A certification of engineer that the plat ages with the construction plans must be provided. Sec. 145-48 (c)(13).

Response: The Engineer's Certification is included in the certification the Engineer provided for the maintenance bond estimate.

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).

Response: A draft bill of sale is provided with this submittal

14. A CD of final version of final approved plat will be required prior to recording plat. Sec. 145-48 (c)(17).

Response: A CD with PDF's and CAD file of the latest draft plat is provided with this submittal.

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).

Response: Noted. The as-builts will be provided to the city.

16. Fees for recording must be remitted to City upon requested. Sec. 145-48 (c)(19).

Response: Noted. A check will provided to the City of Groveland once the recording fees have been determined.

17. General vicinity map is not to scale. Sec. 145-48 (d)(3).

Response: The vicinity map is now to scale.

18. Acreage of the property is provided; however, square footage of the property is also required. Sec. 145-48 (d)(3).

Response: The square footage of the property is now on the plat at the end of the legal description.

19. The dedication by Owner should include the signature of the secretary as well as the president. Sec. 145-48 (d)(3).

Response: Hanover Eagle Pointe, LLC does not have a secretary, so the signature was not added. The referenced section states that the signature of the secretary is only required if the ownership entity is a corporation. If Hanover Eagle Pointe, LLC was set up with a secretary, we would have added that signature. However, Royal Oak Homes, LLC has been added to the dedication. Since Royal Oak's sole member is a corporation, the signature of the corporate secretary has been added.

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.

Response: An updated Plat Certificate is provided with this submittal.

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.

Response: An original executed Conservation Easement is included with this submittal for recording simultaneously with the plat.

MPO/ Traffic

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

Response: Not Applicable. There are no MPO comments.

Surveyor

Please do not resubmit until you have survey comments from City Surveyor to address, if applicable.

Response: All City Surveyor comments have been addressed.

We trust our responses are sufficient for your approval of the final plat. If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rick Perkinson".

Rick Perkinson, P.E.

Senior Project Manager

Hanover Land Company