



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

PHONE 352-429-2141
FAX 352-429-3852

May 31, 2016

Cary Malever, President
J. Malever Construction Company
301 Sampey Road
Groveland, FL 34736

**RE: Southgate of Lake County FINAL PLAT
First Review – Application #2016-27**

Dear Mr. *Cary* Malever:

Please find comments regarding the Southgate Final Plat:

Planning

1. The street name should reflect the new street name, as approved on the Construction Plans.
2. Please include street side setback on cover sheet.

Surveyor

1. Please see correspondence from Jim Dunn, City Surveyor, attached.

Attorney

1. Please see correspondence from Anita Geraci-Carver, City Attorney, attached.

Engineering

1. Please see correspondence from Tamara Richardson, City Engineer, attached.

Please submit the following for the review staff:

- 2 24x36 signed and sealed plans
- 1 11x17 signed and sealed plans
- 2 Sets of all supporting documents, as requested by staff
- 2 CDs of all supporting documents and plans

Please let me know if you have further questions.

Regards,

Ken Comia
City Planner
352.429.2141 x238

Documents needed by the City of Groveland to begin plat review:

1. Mylar of plat- Not required at this time
2. Boundary survey- Provided
3. Title Opinion- Not provided
4. Copy of taxes paid- Not provided
5. The following is the checklist used for plat review:

Florida Statute 177 Plat Checklist

Phone: (407) 292-8580 x 2240

Name of Subdivision – Southgate of Lake County

Date Checked: 5/23/2016

Checked By: Jim Dunn P.S.M. #4235

Item	Does Meet	Does not meet Standards
1. Survey and Title Opinion. 177.041		Title Opinion not provided
2. Name (not same or similar). 177.051	Yes	
3. Approval by Governing Body, Reviewer's Statement. 177.071 and 177.081	Statements in place. Awaiting approval.	
4. Original Drawing and Black Drawing Ink. 177.091(1)		Original not provided at this time.
5. Sheet Size and Margins. (24" x 36"), (3" Left, 1/2" all others). 177.091(2)	Yes	
6. Sheet # (individual and total). Index and Match Lines. 177.091(3)	Yes	
7. Letter Size and Scale (stated and graphic). 177.091(4)	Yes	
8. Name and Address of Surveyor 177.091(5)	Yes	
9. North Arrow and Bearing Reference (well-established line) 177.091(6)	See note 34	
10. P.R.M.'s (Each corner and		Add 4x4 CM to N.W. corner

change in direction) 1400' Max., Registration Number. 177.091(7)		of Tract C. Also provide letter to City from the surveyor that all PRM's have been set.
11. <u>P.C.P.'s</u> (street centerlines, max. 1000 feet apart), and <u>Lot Corners</u> 177.091(8) and 177.091(9)	Yes	
12. Sect., Township and Range. City, Town or Village. County and State 177.091(10)	Yes	
13. Legal Description 177.091(11)	Yes	
14. Dedication and Mortgage Holders 177.091(12)		Need title work to complete this.
15. Surveyor's Certificate 177.061 and 177.091(13)	Yes	
16. Section and ¼ Section Lines. Point of Beginning and Information called for in legal. 177.091(14)		
17. Streets (location, width and name) 177.091(15)	Yes	
18. Existing & Proposed Easements (location, width & use). 177.091(16)	Yes	
19. Contiguous Property (not platted or give plat book and page). Replat in Subtitle. 177.051 and 177.091(17).	Yes	
20. Lot and Block Number (progressive numbers). 177.091(18).	Yes	
21. Sufficient Survey Data. 177.091(19).		Add distance(s) to the north line of plat to better define individual Tracts.
22. Curvilinear Lot Lines. 177.091(20)	Yes	
23. Bearing or Angles (to the	Yes	

nearest second). 177.091(21)		
24. Street Centerlines (distance, angle or bearing; curve data). 177.091(22)	Yes	
25. Park and Recreational Parcels. 177.091(23)	Yes	
26. Interior Excepted Parcels. 177.091(24)	n/a	
27. Purpose of Dedicated Areas. 177.091(25)	Yes	
28. Curve and Line Tables. 177.091(26)	Yes	
29. Notices. 177.091(27)	Yes	
30. Provision for Cable TV. 177.091(28)	Yes	
31. Legend Shown 177.091(29)	Yes	
32. GPS Tie?	Yes	
33. Taxes Paid?		No evidence provided.

34. A better call for a bearing reference might be the "North line of the South 165' of the N.E. ¼ of the N.W. ¼ of Section 30"



May 27, 2016

**VIA E-MAIL (kenneth.comia@groveland-fl.gov)
& REGULAR U.S. MAIL**

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

Re: Final Plat Review – Southgate of Lake County
Application #2016-27
1st Review

Dear Mr. Comia:

I am in receipt of the following documents:

- Planning and Zoning Application;
- Property Owner & Agent Affidavit;
- Certificate of Title for Filing for a Subdivision;
- Property Record Card for Alt. Key 1008905, 1070333, 1114845, 1704651, 3684915;
- Declaration of Covenants and Restrictions for Southgate at Lake County;
- ALTA/ACSM LAND TITLE SURVEY, dated May 3, 2016, by Edward J. Miso, Optimum Land Services; and
- Southgate at Lake County plat (3 pages).

Please find my comments below:

1. The Survey is based on a title commitment prior to vacation of easements. Therefore, it cannot be determined if all easements have been vacated as required. Sec. 148-38(c)(6). Either provide an updated survey relying on the Certificate of Title dated April 15, 2016 or provide a letter certified by the surveyor which indicates he has reviewed the Certificate of Title dated April 15, 2016 and addresses the following:

- a. E. 1.
- b. E. 4.
- c. E. 8.

2. Submittal does not include Engineer's letter of certification as to cost of entire construction of infrastructure. Sec. 145-38(c)(8).

3. Since the infrastructure improvements are not complete, please submit a performance bond or other approved surety prior to issuance for review. Sec. 145-38(c)(9).

4. If the infrastructure improvements are complete prior to final plat approval, then submit certificate of completion and maintenance bond for review prior to its issuance. A maintenance bond will be required prior to City's acceptance of the infrastructure. Sec. 145-38(c)(11).

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

6. 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).

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

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

9. Declarations Sec. 145-48(e)

a. Page 11. Sec. 4.6.1(a)(i) and (e) restrict on street parking. Since the street is going to be public, and not provide, jurisdiction as to whether or not there may be parking on the street is vested in the City.

b. Include language (similar to that in 15.2.2 as it relates to WMD) that amendments relating to termination or duration of Declarations, rights of the city, and utility easements are not effective without prior written consent of the City of Groveland. Sec. 145-48(e).

c. Please add Note 14 on the proposed plat to the Declarations as well.


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

11. 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).
12. Fees for recording must be remitted to City upon request. Sec. 145-48(c)(19).
13. Proposed Plat:
 - a. The Dedication for Tract C – Lift Station. Either provide written confirmation from the title company that the dedication language on the plat is sufficient to convey title to the City, or provide a draft warranty deed conveying Tract C to the City. Generally, the title company's opinion is that a dedication by plat is insufficient in and of itself to convey clear title.
 - b. Please denote the number of acres in open space.
 - c. Please add near Setbacks, that Maximum lot coverage is 60 percent, to include principal dwelling, all paved areas, accessory structures and swimming pools.
14. The Right of Way Easement granted to SECO recorded in O.R. Book 418, Page 768 is blanket in nature and since improvements will affect the easement, a written consent to the final plat, in recordable form, is required.
15. 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.
16. Sec. 145-53. The City and applicant should discuss the recreation component of this subdivision so City can determine if onsite recreation is viable or if a payment in lieu of providing on site is appropriate. The Comprehensive Plan sets forth the requirements. LOS for park land is 6.0 acres per 1,000 residents and for park facilities 3.0 acres per 1,000 residents created by this development. The Compressive Plan provides for 0.5 acres per 1,000 population and a minimum park size of 0.25 acres for a vest pocket/tot lot park. Therefore, a minimum of 0.25 acres for a vest pocket/tot lot park is required.
17. If a conservation easement is required by SJRWMD, then the original 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.

Kenneth Comia
City of Groveland
May 27, 2016
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Once these comments have been addressed, please forward the documents for review.

Sincerely,

A handwritten signature in cursive script that reads "Anita Geraci-Carver". The signature is written in black ink and is positioned above the printed name.

Anita Geraci-Carver

cc: Rodney Lucas, Acting CDD

INTEROFFICE MEMORANDUM

TO: KEN COMIA, PLANNER
FROM: TAMARA RICHARDSON, PE, TSR CONSULTANTS, PLLC
SUBJECT: SOUTHGATE OF LAKE COUNTY FINAL PLAT – REVIEW 1
Application #2016-27
DATE: MAY 31, 2016

I have reviewed the subject plat in accordance with Section 145 of the Groveland Code of Ordinances and have the following comments:

1. Provide name and contact information for the owner of the property.
2. Provide an estimate for the maintenance bond based on the engineer's certification as to cost of the entire construction cost.
3. Submit a copy of the easement agreement for the 15-foot easement located between lots 10 and 11.
4. Tract C shall be dedicated to the City of Groveland by separate instrument.
5. Roadways shall be dedicated for perpetual use by the public.
6. Provide dedication language for the conservation easement depicted on sheet 3.
7. Include the 100-year flood elevation for the property.