



3015 Ardsley Drive  
Orlando, FL 32804  
321-200-4904  
cmizo@olandservices.com

June 22, 2016

Ken Comia, City Planner  
City of Groveland  
156 S. Lake Ave  
Groveland, FL 34736

RE: Southgate of Lake County Final Plat  
Response Letter – Application #2016-27

Dear Mr. Comia,

Enclosed, please find responses to the comments made by The City of Groveland, the City Surveyor, the City Attorney, and the City Engineer.

A. Comments from the City of Groveland

- 1) The street name should reflect the new street name, as approved on the Construction Plans. – See attached Exhibit A
- 2) Please include street side setback on cover sheet. – See Attached Exhibit B

B. Comments from the City Surveyor

- 1) Survey and Title Opinion – 177.041. – See Attached Exhibit C
- 2) Original Drawing and Black Drawing Ink – 177.091(1). – Original drawing and black drawing ink to be provided with plat submittal.
- 3) North Arrow and Bearing Reference (well established line) – 177.091(6) – See Attached Exhibit D
- 4) P.R.M.'s (Each corner and change in direction) 1400' Max., Registration Number – 177.091(7). – See Attached Exhibit E
- 5) Dedication and Mortgage Holders – 177.091(12) – See Attached Exhibit C
- 6) Sufficient Survey Data – 177.091(19) – See Attached Exhibit F
- 7) Taxes Paid – See Attached Exhibit G



C. Comments by City Attorney

- 1) The Survey is based on a title commitment prior to vacation of easements. – See Attached Exhibit C
- 2) Submittal does not include Engineer’s letter of certification as to cost of entire construction infrastructure. Sec. 145-38(c)(8). – See Attached Exhibit H
- 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). – To be provided at a later date.
- 4) If the infrastructure improvements are not 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). – To be provided at later date.
- 5) A certification of engineer that the plat agrees with the construction plans must be provided. Sec. 145-48(c)(13). – See Attached Exhibit I
- 6) A bill of sale to convey infrastructure and utility improvements to the City is required. Please provide a proposed bill of sale for review. Sec. 145-48(c)(14). – See Attached Exhibit J
- 7) General vicinity map is not to scale. Sec. 145-48(d)(3). – See Attached Exhibit K
- 8) Acreage of the property is provided; however, square footage of the property is also required. Sec. 145-48(d)(3). – See Attached Exhibit L
- 9) Declarations Sec. 145-48(e)
  - a. Provided with second submittal package.
  - b. Provided with second submittal package.
  - c. Provided with second submittal package.
- 10) A CD of final version of final approved plat will be required prior to recording plat. Sec. 145-48(c)(17). – Provided with second submittal package.
- 11) A CD of approved as-builts prepared and certified by professional land surveyor will be required prior to City’s acceptance of infrastructure. Sec. 145-48(c)(18). – To be



provided by construction company's professional surveyor upon completion of construction.

- 12) Fees for recording must be remitted to City upon request. Sec. 145-48(c)(19). – To be provided.
- 13) Proposed Plat
  - a. See Attached Exhibit M
  - b. See Attached Exhibit N
  - c. See Attached Exhibit N
- 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. – See Attached Exhibit O
- 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. – See Attached Exhibit C
- 16) Sec. 145-53 – The engineering plans comply with the requirements of Sec. 145-53. See Attached Exhibit U.
- 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. – Conservation easement to be conveyed to the HOA by separate instrument with execution of a conservation easement to SJRWMD.

#### D. Comments by City Engineer

- 1) Provide name and contact information for the owner of the property – Southgate of Lake County, LLC. 301 Sampey Rd., Groveland, FL 34736. Contact – Carey Malever (352) 429-9507.
- 2) Provide an estimate for the maintenance bond based on the engineer's certification as to cost of the entire construction cost. – See Attached Exhibit H
- 3) Submit a copy of the easement agreement for the 15-foot easements located between lots 10 and 11. – See Attached Exhibit Q (**waiting on dec**)



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- 4) Tract C shall be dedicated to the City of Groveland by separate instrument. – See Attached Exhibit J
  - 5) Roadways shall be dedicated for perpetual use by the public. – See Attached Exhibit R
  - 6) Provide dedication language for the conservation easement depicted on sheet 3. – Conservation easement to be conveyed to the HOA by separate instrument with execution of a conservation easement to SJRWMD.
  - 7) Include the 100-year flood elevation for the property. See Attached Exhibit T.

Please let me know if you have any further questions. Thank you.

Best Wishes,

Charlie Mizo  
President  
Optimum Land Services  
[cmizo@olandservices.com](mailto:cmizo@olandservices.com)  
321-200-4904