

**CITY OF WINTER GARDEN
DEVELOPMENT REVIEW COMMITTEE**

**Wednesday, February 7, 2007
9:00 a.m.**

**City Hall
251 West Plant Street
Winter Garden, Florida**

AGENDA

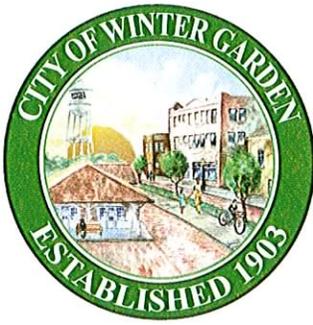
- 1. Call to order**
Roll Call and determination of a Quorum
- 2. Approval of Meeting Minutes of January 24, 2007 – Attachment 1**

DRC Business

- 3. Daniels Road Business Park, Final Plat - Attachment 2**
- 4. Report from City Manager / City Staff / Non Agenda Items**
- 5. Other Business**
- 6. Adjournment**

Please Note: In accordance with Florida Statutes 286.0105: Any person who desires to appeal any decision at this meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based, which such written record is not provided by the City of Winter Garden.

In accordance with Florida Statute 286.26: Persons with disabilities needing assistance to participate in any of these proceedings should contact the office of the City Clerk, 251 W. Plant Street, Winter Garden, FL 34787, (9407) 656-4111 x 2297 48 hours in advance of the meeting.



CITY OF WINTER GARDEN

DEPARTMENT OF PLANNING, ZONING & DEVELOPMENT

270 W. PLANT STREET

WINTER GARDEN, FL 34787

TEL: (407) 656-4111 • FAX: (407) 654-1258

CITY OF WINTER GARDEN DEVELOPMENT REVIEW COMMITTEE MINUTES JANUARY 24, 2007

The Development Review Committee (DRC) of the City of Winter Garden, Florida, met in session on Wednesday, January 24, 2007 in the City Hall Commission Chamber.

CALL TO ORDER

Planning Director/Chairman Edward Williams called the meeting to order at 9:03 a.m. The roll was called and a quorum was declared present.

PRESENT

Voting Members: Planning Director/Chairman Edward Williams, City Manager Mike Bollhoefer (*tie breaker*), Assistant City Manager Marshall Robertson, City Engineer Art Miller, Public Works Director Bob Smith, Utilities Director Charlie Tinch, and Assistant City Engineer Mike Kelley.

Non-voting Attendees: City Attorney Kurt Ardaman, Assistant City Attorney Dan Langley, Storm Water Engineer Alex Nasser, Building Official Willie Herbert, and Assistant to the City Manager for Public Services Don Cochran.

Others: Planner Brandon Byers, Planner Regina McGruder and Planning Technician Lorena Blankenship.

Absent: Economic Development Director Shelly Weidenhamer

1. APPROVAL OF MINUTES

Approval of minutes from regular meeting held January 10, 2007.

Motion by City Engineer Miller to approve the minutes. Seconded by Utilities Director Tinch, the motion carried unanimously 6-0.

DRC BUSINESS

2. Alexander Ridge South – Construction and Landscape Plans

Derek Roberts, William Poulin, Mario Chavez, Pat Nielsen, and Matt Partyka, applicants for the project were in attendance to address Development Review Committee comments.

General discussion followed related to the January 11, 2007 Letter from the **Planning and Zoning Department**. All comments were acknowledged and addressed. Planner Byers put emphasis on comment # 3, and comment # 5.

General discussion followed related to the January 11, 2007 Memorandum from **Storm Water Engineer Nasser**. All comments were acknowledged and addressed. Mr. Nasser put emphasis on comments # 6, comment # 19 and comment # 20.

A discussion followed related to the January 10, 2007 memorandum from **City Engineer Miller (Construction Plans)**. All comments were acknowledged and addressed. Mr. Miller put emphasis on comments # 20 and comment # 21 and stated that the applicant needs to resubmit plans addressing those comments.

A discussion followed related to the January 10, 2007 memorandum from **City Engineer Miller (Landscape Plans)**. All comments were acknowledged and addressed. Concerning comment # 4, in regards to the proposed hardwood trees located over utility lines and in the right-of-way, the applicant needs to resubmit plans with the proposed typical section that was presented, identifying the trees between the sidewalk and curb. The sidewalk has been proposed to be outside the right-of-way in the 10 foot easement area (modified to include pedestrian use), with the water and reuse mains relocated under the sidewalk within the easement. This will result in more planting area for the trees to be offset from the storm lines. The Developer/HOA will need a Right-of-Way Maintenance Agreement for the maintenance of landscaping, irrigation, hardscape, signage, etc. within the public right-of-way. Along with Staff review of this proposal, the applicant shall contact the Power Company, cable and phone providers to obtain the appropriate letters stating their agreement for the change in the easement and the right of way.

Motion by City Engineer Miller to have the applicants resubmit revised plan addressing all comments, and, depending on the City Staff review, the item could be presented before the next subsequent DRC meeting. Seconded by Assistant City Engineer Kelley, the motion carried unanimously 6-0.

3. BB&T Bank at Winter Garden Village at Fowler Groves – Site Plan

Mike Harding and Anthony Espailat, applicants for the project were in attendance to address Development Review Committee comments.

General discussion followed in regards to the January 11, 2007 Letter from the **Planning and Zoning Department**. All comments were acknowledged and addressed. Special emphasis was put on comment # 7, in regards to the required dumpster enclosure. The bank will be allowed to use a trash cart in lieu of a dumpster, although an area for a future enclosed dumpster shall be shown on the site plan.

General discussion followed related to the January 05, 2007 Memorandum from the **Fire Department**. All comments were acknowledged and the applicant agreed to contact the Fire Department to discuss some of the comments.

A discussion followed in regards to the January 10, 2007 memorandum from **City Assistant Engineer Kelley**. All comments were acknowledged and addressed. Emphasis was put on comment # 4, and comment # 6.

A discussion followed in regards to the January 03, 2007 memorandum from **City Engineer Miller**. All comments were acknowledged and addressed. Mr. Miller put emphasis on comment # 3, in regards to the shared driveways and parking area. The applicant needs to resubmit an overall plan, specifically showing the adjacent areas. The applicant is also required to provide the City with documentation of legal access for the shared driveway and parking outside the lease parcel limits. **City Attorney Langley** put emphasis on comment # 2, in regards to the required hold-harmless agreement. Mr. Harding asked if they could start any site work prior to the submittal of the hold-harmless agreement: **Planning Director Williams** responded negatively.

Motion by Assistant City Engineer Kelley to have the applicants resubmit revised plan addressing all comments, and depending on the City Staff review, the item could be presented before the next subsequent DRC Meeting. Seconded by City Engineer Miller, the motion carried unanimously 6-0.

Motion by Planning Director Williams to prohibit West Virginia jokes during DRC Meetings. Seconded by City Engineer Miller, the motion carried unanimously 6-0.

4. Oakland Park Phase 1B – Construction Plan

John Rinehart, David Kelly and Matthew Bullion, applicants for the project were in attendance to address Development Review Committee comments.

General discussion followed in regards to the January 18, 2007 letter from the **Planning and Zoning Department**. All comments were acknowledged and addressed.

General discussion followed related to the January 16, 2007 memorandum from **Storm Water Engineer Nasser**. All comments were acknowledged and addressed.

A discussion followed in regards to the January 03, 2006 memorandum from **City Engineer Miller**. All comments were acknowledged and addressed. City Engineer Miller put emphasis on comment # 7, in regards to the utilities on Oakland Avenue, and asked the applicant and design engineer to meet with him and **Utilities Director Tinch** to resolve the issue.

Motion by City Engineer Miller to have the applicants resubmit revised plans for City Staff review, and depending on that, the item could be presented before the next subsequent DRC meeting or moved forward to construction plan approval if approved by City Staff. Seconded by Utilities Director Tinch, the motion carried unanimously 6-0.

5. New City Hall – Site Plans

Mark Black, Project Manager and applicant for the project was in attendance to answer questions. No questions were asked.

Motion by City Engineer Miller to recommend approval for the item to be presented before the next Planning and Zoning Board meeting subject to City Staff conditions, which will be submitted by Friday January 26, 2007. Seconded by Utilities Director Tinch, the motion carried unanimously 6-0.

REPORT FROM CITY MANAGER / CITY STAFF / NON AGENDA ITEMS
NONE

ADJOURNMENT

There being no more business to discuss, the meeting was adjourned at 10:05 a.m.

APPROVED:

ATTEST:

Chairman Edward Williams



Planning Technician Lorena Blankenship

THE CITY OF WINTER GARDEN
DEVELOPMENT REVIEW COMMITTEE

Attachment 2

Date: January 31, 2007 **Meeting Date:** February 7, 2007
Subject: Daniels Road Business Park – Final Plat
Applicant: Dan Roberts

Supplemental Material / City Staff Comments:

1. Memorandum from Planning Department dated January 31, 2007
2. Memorandum from Winderweedle, Haines, Ward, & Woodman, P.A. dated January 15, 2007
3. Memorandum from City Engineer dated January 24, 2007
4. Memorandum from Stormwater Engineer dated January 25, 2007
5. Memorandum from City Surveyor dated January 26, 2007
6. E-mail from Fire Inspector dated December 20, 2006

Next Step: To be determined by Development Review Committee (DRC)



CITY OF WINTER GARDEN

DEPARTMENT OF PLANNING, ZONING & DEVELOPMENT

270 W. PLANT STREET

WINTER GARDEN, FL 34787

TEL: (407) 656-4111 • FAX: (407) 654-1258

*Please visit our new web site at www.cwgd.com
for the latest codes, forms, and contacts.*

January 31, 2007

Dan Roberts
8857 Lake Florence Blvd.
Orlando, FL 32818

RE: Daniels Road Business Park Final Plat (S&S12/15/06)

Dan Roberts

Attached you will find the staff comments for the above project. Please revise the final plats and resubmit 7 copies of the final plat (folded and not rolled) and 7 copies of all supporting documents to me at your convenience. At minimum, the first page of the plans should include the date of the most recent revision. Also, please submit a letter identifying staff's comments and your response to these comments. As for my comments:

1. The 25'x25' dedicated sign easement on Lot 3 adjacent to Daniels Road; if approved does not constitute approval of any sign. All proposed signage must comply with State Road 50 Overlay Commercial Development Overlay Standards Section 118-1422.

If you have any questions please feel free to call me at (407) 656-4111 ext. 2312.

Sincerely,

Regina McGruder
Planner II

WINDERWEEDLE, HAINES,
WARD & WOODMAN, P.A.

ATTORNEYS AT LAW

MAIN TELEPHONE (407) 420-4246
WWW.WHWW.COM

Please Reply To:
Winter Park Office

Lionel E. Rubio
E-mail: lrubio@whww.com

January 15, 2007

VIA E-MAIL

Brandon Byers, Planner
City of Winter Garden
251 West Plant Street
Winter Garden, Florida 34787

Re: City of Winter Garden / Daniels Road Business Park
Our File No. 62433

Dear Brandon:

Pursuant to City Staff request of December 15, 2006, I have reviewed the proposed final plat for DANIELS ROAD BUSINESS PARK, prepared by David M. DeFilippo of American Surveying and Mapping, Inc., and offer the following comments **in addition** to my letter of June 13, 2006:

1. Pursuant to §177.041(2) of the Florida Statutes, every plat submitted must be accompanied by a title opinion or a certification by an abstractor or a title company. Said title opinion or certificate of title must: (i) identify all existing easements; (ii) show all mortgages not satisfied or released of record nor otherwise terminated by law; and (iii) show that record title to the land, as described and shown on the plat, is in the name of the person, persons, corporation or entity executing the dedication.

An update, bearing an effective date of no more than thirty (30) days prior to final plat recording, certified to the City of Winter Garden and Winderweedle, Haines, Ward & Woodman, P.A., must be provided prior to final plat recording. If the title opinion or title certificate, or update thereof, reflects or indicates documents have been recorded after the effective date of the initial title opinion or title certificate submitted, a copy of such documents must be provided for our review.

ORLANDO, FLORIDA
1500 BANK OF AMERICA CENTER
390 NORTH ORANGE AVENUE (ZIP 32801)
POST OFFICE BOX 1391 (ZIP 32802-1391)
FAX (407) 423-7014

WINTER PARK, FLORIDA
329 PARK AVENUE, NORTH (32789)
SECOND FLOOR
POST OFFICE BOX 880 (ZIP 32790-0880)
FAX (407) 645-3728

We have reviewed a copy of the title opinion dated May 24, 2006 (the "Title Opinion") prepared by John P. Junod of Godbold, Downing, Sheahan & Bill, P.A. Please revise the opinion so that the ownership of the specific lots are noted (i.e. Winter Garden Daniels Road, LLC, as to Lot 3 and Tract "A" and Tract "B").

We have listed our comment above from our letter of June 13, 2006 for convenience. The revision to the title opinion is required prior to final plat approval. The final update requirement is in addition to the above and shall be required prior to recording the approved plat.

Further, we request that the preparing surveyor is furnished with a copy of the vesting deeds for each lot so that he may provide an affidavit stating that the vesting deeds for each specific lot match the lot dimensions reflected on the plat. Further, the affidavit should state that all three lots are contiguous without gaps, gores, hiatus, etc. The City Surveyor shall also review and approve such affidavit.

2. Pursuant to Section 177.081, Florida Statutes, all mortgage holders having a record interest in the land subdivided are to execute, in the same manner in which deeds are required to be executed, a Joinder and Consent to Dedication, either on the plat or by separate instrument, joining in and ratifying the plat and all dedications and reservations thereon.

We must be provided a Joinder and Consent to Dedication for review prior to final plat approval, from any mortgage holders having a record interest in the land subdivided. The original must be provided prior to final plat recording. If the Joinder and Consent is to be via separate instrument, and such is highly recommended due to the possibility of revisions, then such instrument is to be recorded at the time of the recording of the plat and must include, as an exhibit, attached thereto and incorporated therein by reference, a legal description identical to the legal description on the plat.

In this instance we must be provided a Joinder and Consent to Dedication as to the Mortgage, Assignment of Rents and UCC given by Winter Garden Daniels Road, LLC in favor of First Commercial Bank of Florida as described in the Title Opinion.

We have listed our comment above from our letter of June 13, 2006. The draft form of joinder and consent requested above is required prior to final plat approval. The original approved form will be required for recording with the plat.

3. The City Engineer should confirm if a performance bond, construction cost estimate and maintenance bond are required for this project. The developer's response indicates that no public improvements are being constructed or dedicated to the City. Please confirm if the lift station site has been constructed. If not, please advise if bonds will be required.
4. We must be provided with a copy of the proposed Declaration of Restrictions, Covenants and Conditions and Grant of Easements for Daniels Road Business Park Association (the "Declaration"). The Declaration must provide for the following:
 - (a) The original Declaration will need to be furnished to our office for recording along with the Plat. Also, proof of filing of the Articles of Incorporation and By-Laws (for the property owner's association) or a certificate of good standing, will need to be provided prior to final plat approval.
 - (b) An original Joinder and Consent to the Declaration from all mortgage holders having a record interest in the land subdivided must be executed and provided to us prior to final plat recording.
 - (c) The common tract, (i.e., Tract A) must be conveyed to the Property Owners Association to be established, at the time of plat recording. Please furnish our office with a copy of the deed for our review prior to final plat approval. The original deed, together with a DR-219 form must be provided to our office prior to plat recording.
 - (d) Pursuant to Section 110-154(e) of the Code, the following must be incorporated into the Declaration as follows:

"The City of Winter Garden shall have the right, but not the obligation, to access, maintain, repair, replace and otherwise care for or cause to be cared for, any and all portions of the Property, including without limitation any and all private areas, common areas, drainage systems, including without limitation the retention/detention areas and underdrains), common properties private roads, screening walls, Tract A and the improvements thereon, and such other subdivision infrastructure not otherwise dedicated to the public use or the City of Winter Garden (collectively, the "Facilities and Land"). Further, the City of Winter Garden has the right, but not the obligation, to cause to be prepared any report, study, or inspection required by this Declaration or the Code if the Association fails to obtain such reports, studies, or inspections required by this Declaration or the Code in the time provided. In the event the Facilities and Land (or any portion thereof) are not maintained, repaired, or replaced in accordance

with the standards of the City of Winter Garden Code of Ordinances, good engineering practices, or become a nuisance, or the required reports, studies, or inspections are not obtained in the time provided, or in the event the City of Winter Garden exercises the aforementioned right, each of the lot owners on a pro-rata basis (i.e. per Lot) shall be responsible for payment of the cost of such maintenance, repair, replacement and care provided by the City of Winter Garden or its contractors and agents and the cost of preparing said reports, studies, or inspections, plus administrative costs and attorneys fees incurred by or for the City of Winter Garden. The City of Winter Garden shall have a lien upon each lot to secure the personal obligation of each lot owner thereof for any unpaid fees and costs resulting from the foregoing. Such lien shall also secure reasonable attorney's fees and other costs incurred by the City of Winter Garden incident to the collection of such fees and costs of enforcement of such lien. The lien shall be evidenced by a claim recorded among the Public Records of Orange County, Florida and shall be effective from and as of the time of such recording. The City of Winter Garden may take such action or actions as it deems necessary to collect said fees and costs as may be permitted by law, including, but not limited to, an in personam action, lien, foreclosure, or special assessment. Neither the rights provided for herein nor the City's exercise of said rights, shall impose any obligation on the City of Winter Garden to maintain, repair, replace or otherwise care for the Facilities and Land, or any portion thereof, or cause to be prepared any studies, reports or inspections."

- (e) Pursuant to Section 110-154(l) of the Code, the Declaration needs to provide that the Property Owners Association may not be dissolved and that no portion of the declaration, or amendment thereto, pertaining to the requirements of this Chapter 110 of the Code may be amended without the written consent of the City as follows:

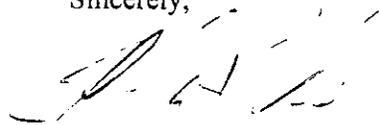
"In the event that the Daniels Road Business Park Association (the "Property Owners Association") [**note: use correct legal name of property association filed with the Florida Division of Corporations**], is dissolved, in bankruptcy, or otherwise unable to fulfill its obligations as provided in the Declaration, the individual property owners shall be liable for the costs, on a pro-rata (per lot) basis, for the maintenance, upkeep, repair and/or replacement of any and all private easements, common property, rights of way and/or improvements in the event the City of Winter Garden provides such services. This provision shall run with the land and survive the termination of the property owners association."

- (f) We reserve the right to make additional comments upon our receipt and review of the revised Declaration.

We have listed our comment above from our letter of June 13, 2006 for convenience. A draft form of declaration has not been provided, nor has evidence of the property association's formation been provided, yet the revised plat notes indicate an association is to be formed. Provisions for maintenance and use of the retention area among the various lots and City requirements will need to be addressed. Subject to City approval, alternatives may be available to address the foregoing. Please have the developer or his counsel contact me to discuss. Further comments may be generated after discussion.

We look forward to reviewing the revised plat and documents called for herein. Should you have any questions, please do not hesitate to contact me.

Sincerely,



Lionel E. Rubio

LER/ka

cc: Art Miller, III, P.E., City Engineer
Steven Blankenship, City Surveyor
Bob Smith, Director of Public Works
Charlie Tinch, Utilities Director
Regina McGruder, Planner II
Daniel W. Langley, Esquire
A. Kurt Ardaman, Esquire

CITY OF WINTER GARDEN

Engineering Department

251 West Plant Street - Winter Garden, Florida 34787-3011

(407) 841-4084 - FAX (407) 648-8763

MEMORANDUM

TO: MICHAEL BOLLHOEFER, CITY MANAGER
FROM: MARSHALL ROBERTSON, ASSISTANT CITY MANAGER
DON COCHRAN, PUBLIC SERVICES DIRECTOR
CHARLES TINCH, UTILITIES DIRECTOR
ARTHUR R. MILLER, III, PE, PLS - CITY ENGINEER
DATE: JANUARY 24, 2007
SUBJECT: REVIEW OF REVISED FINAL PLAT - DANIELS ROAD BUSINESS PARK

Pursuant to your request, we have reviewed the preliminary/final plat information received 12/15/06 for compliance with the City's subdivision and site requirements. Our review has been limited to the overall engineering issues and does not include review for compliance with Chapter 177 that is being performed by the City's Reviewing Surveyor and City Attorney. This was submitted in response to our comments of 7/1/2004, 7/25/05, 12/22/05 and 6/20/06. Please have the Applicant address the following items in future submittals.

1. A "Nonexclusive Easement" (O.R.B. 3538, page 1397) is shown running through the Suntrust site (and building) and turning east along the north side of proposed Lot 3. Provide documentation on the purpose of this existing easement; who is it granted to; will it be vacated; etc.
2. Tract "A" should include drainage easement provisions for Lots 1 & 2, if applicable.
3. The backflow preventor for the SunTrust site is not within the Utility Easement according to the survey and as required for the Suntrust site. Revise the Utility Easement to include the backflow preventor(s).
4. Planning Department needs to review the 25' X 25' sign easement on Lot 3 adjacent to Daniels Road. If approved, approval of the sign easement does not constitute approval of a sign.
5. The lift station Tract B shall be a minimum of 35' X 35' per City Standard Details. Lift station tract shall be conveyed to the City fee simple via Warranty deed.
6. A cross access easement shall be granted to Lots 1 & 2 over Lot 3 for access to Daniels Road. This can be shown in a specific area (as shown over Lots 1 & 2) or as a "blanket" easement provision if the alignment has not been determined.
7. Stormwater Engineering shall review this plat for coordination with the Fairwinds Credit Union and Suntrust drainage systems since the pond has been moved to the south side of Lot 3.
8. No certificate of occupancy will be issued until the final plat has been approved by the City of Winter Garden and recorded. This includes the Fairwinds Credit Union site that is now under construction.
9. Transfer of all common areas to the POA shall take place at time of final plat recording (via deed). Provide documentation via draft deed(s).

(see page 2)

10. Performance and Maintenance Bonds: Performance and maintenance bonds will not be required with this plat since no public improvements are being constructed or dedicated to the City. If, in the future, public improvements are constructed with the development of Lot 3, the City Code bond requirements shall be met. Maintenance bonds shall be 20% of the cost of any installed public improvements for one year after the City's acceptance; Performance bonds shall be in the amount of 120% of the cost of any incomplete improvements.
11. Work on this phase has not been completed. Upon completion of all improvements, the Design Engineer shall provide signed and sealed as-built record drawings (2 sets), electronic copies of record drawings, and a certification letter stating that all improvements have been completed in substantial compliance with the approved plans and specifications. Copies of all clearances, certifications, etc. from other permitting agencies shall be provided to the City.
12. Approval of Certificate of Completion will be contingent upon having all improvements, fire protection, street lighting, street signs and regulatory signage and striping installed, approved and accepted by the City of Winter Garden. Other than for model homes as specified in Code, no additional building permits and no certificates of occupancy will be issued for any structure until the Certificate of Completion for the infrastructure has been issued.
13. Sidewalks internal to the development shall be constructed adjacent to all lands not containing building lots prior to final acceptance. This shall include all retention, conservation or recreation tracts, abutting roadways, pedestrian walkways, etc. Sidewalks external to the development shall be constructed upon final completion.
14. City Attorney shall review and comment on Surveyor's Notes, Dedication and POA/CCR documents.
15. Streetlighting must be installed and operating as a condition of issuing the Certificate of Completion and are required on all abutting roadways per Code. No certificates of occupancy will be granted on any building until all of the above have been completed and accepted by the City and the Certificate of Completion has been issued.
16. Documentation that all outstanding fees owed the City for review by legal, surveying and engineering consultants shall be provided prior to final plat recording.
17. Design Engineer shall provide certification that he has reviewed the plat and that it provides all necessary easements for drainage, access and utilities.
18. Additional comments may be generated at subsequent reviews.

Please review this information and contact our office if you have any questions. Thank you.

END OF MEMORANDUM

CITY OF WINTER GARDEN

Engineering Department

8 North Highland Avenue - Winter Garden, Florida 34787

(407) 656-4111 - FAX (407) 877-2363

Memorandum

To: Ed Williams, Planning Director
Regina McGruder, Planner II

From: Alex Z. Nasser, P.E.
Stormwater Engineer
City of Winter Garden

Date: January 25, 2007

Subject: **Daniels Road Business Park - Final Plat (2nd Staff Review)**

The following are our comments for the above referenced project:

1. According to the permitted plans of Sun Trust Bank and Fairwinds Credit Union, there are one outfall pipe from Sun Trust Bank (Lot 2) and 2 outfall pipes from Fairwinds Credit Union (Lot 1), into Lot 3 (Plat Sheet 2 of 2). We do not have any documentation showing how these outfall pipes are connected to the proposed pond of Lot 3 that has been recently relocated from the west side to the southwest corner of Lot 3 by design. Please bear in mind that the minimum drainage easement width is 30 feet and it could be more depending on the depth of the pipe and its related diameter. Therefore, if the 3 pipes will be connected to the west side of the property then south into the stormwater pond, then the 15 foot drainage easements shown on the north and west sides of Lot 3 (Plat Sheet 2 of 2) has to be changed to minimum 30 feet. Please address.
2. Tract A is a stormwater pond, which is a drainage easement as far as platting purposes. It is not necessary to extend the 15 foot drainage easement into Tract A, as shown on (Plat Sheet 2 of 2). However, we do not allow utilities within Tract A, as shown on the same sheet "15 feet Drainage & Utility Easement." Tract A is strictly drainage easement. What utilities are you proposing on Tract A if any? Please explain in the next submittal.
3. Please be advised that additional comments may be generated at subsequent reviews.

End of memorandum



ATLANTIC SURVEYING, INC.
1106 Brick Road • Winter Garden, FL 34787
Tel 407-656-4993 • Fax 407-656-4437

City of Winter Garden
270 West Plant Street
Winter Garden, Florida 34787
Attention: Regina McGruder

January 26, 2007

Dear Ms. McGruder,

Atlantic Surveying, Incorporated (ASI) has reviewed the subdivision plat "Daniels Road Business Park" for compliance to Part One Chapter 177, Florida Statutes. We have found said plat to be in compliance.

Should you have any further questions please call me directly.

Sincerely,

A handwritten signature in cursive script, appearing to read "Steve Blankenship".

Steven E. Blankenship P.S.M.
President

Regina McGruder

From: Vicky Rutherford
Sent: Wednesday, December 20, 2006 2:50 PM
To: Brandon Byers; Regina McGruder
Subject: Daniels Road Business Park -- Revised Final Plat Submission
Contacts: Brandon Byers

No comment on Final Plat

Victoria Rutherford

Fire Inspector

131 E. Palmetto St.

Winter Garden, Fl. 34787

(407) 656-4689

(407) 656-4017 Fax