

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Release of Water and Sewer Cash Maintenance Bond - Traditions at Alafaya Phase 1

**DEPARTMENT:** Environmental Services

**DIVISION:** Business Office

**AUTHORIZED BY:** John Cirello

**CONTACT:** Becky Noggle

**EXT:** 2143

**MOTION/RECOMMENDATION:**

Approve release of the original Water & Sewer Cash Maintenance Bond in the amount of \$11,973.98 for the project known as Traditions at Alafaya Phase 1.

District 1 Bob Dallari

Bob Briggs

**BACKGROUND:**

The following project has satisfactorily completed the two (2) year maintenance inspection by the Water and Sewer Division.

Release Cash Maintenance Bond (Tradition Alafaya Ltd.) in the amount of \$11,973.98 for the water and sewer which was accepted by submission into County Records Memorandum dated January 27, 2006, for the project known as Traditions at Alafaya Ph 1.

**STAFF RECOMMENDATION:**

Staff Recommends that the Board approve the release of the original Water & Sewer Cash Maintenance Bond in the amount of \$11,973.98 for th project known as Traditions at Alafaya Phase 1.

**ATTACHMENTS:**

1. Original Cash Maint Bond

<p><b>Additionally Reviewed By:</b> No additional reviews</p>
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**B S P**

February 5, 2008

Ms. Becky Noggle  
Seminole County  
Environmental Services  
500 West Lake Mary Blvd.  
Sanford, FL 32773

**RE: Cash Maintenance Bond/Tradition Alafaya, Ltd.**

Becky:

Per instructions in the attached letter that we received from your department, please accept this letter as a request to release the Cash Maintenance Bond for Tradition Alafaya, Ltd.

If you need any additional information, please feel free to contact us.

Thank you,



Stephen R. Walsh  
Partner

Broad Street Partners, LLC  
250 Park Avenue South, Suite 200, Winter Park, Florida 32789  
407/647.3290 Fax 407/647.7865

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Real Estate Investment and Development

ENVIRONMENTAL SERVICES DEPARTMENT



December 28, 2007

Tradition Alafaya Ltd.  
250 Park Ave South  
Suite 200  
Winter Park, FL 32789

Re: Cash Maintenance Bond

**Project Name: Traditions @ Alafaya Ph 1**  
**CK# 2495**  
**Amount: \$11,973.98**  
**District #1**

To Whom It May Concern:

Pursuant to Seminole County's Land Development Code (LDC) requirements, Chapter 35, Part 8, Sec. 35.902 (H) (1,2) the County conducted an inspection of the referenced project on **12/11/07** to insure that any maintenance problems or design deficiencies which manifested themselves during the maintenance period were addressed prior to expiration of the Bond.

As of **12/11/07**, the Seminole County Water and Sewer Inspector found no deficiencies. Therefore, the above mentioned Maintenance Bond may be released as required by the Land Development Code.

Please send request for release of Cash Bond on your letterhead to Becky Noggle, 500 W Lake Mary Blvd., Sanford, FL 32773. LOC/Bonds are to be released by the Board of County Commissioners through a Regular Board Session.

If you have any questions, please contact Becky Noggle @ 407-665-2143.

Sincerely,

A handwritten signature in black ink, appearing to read "Chip Tyre".

Chip Tyre  
Sr. Utilities Inspector

c: Project File

# WATER AND SEWER IMPROVEMENTS CASH MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Tradition Alafaya Ltd., as PRINCIPAL is held and firmly bound unto SEMINOLE COUNTY, a political subdivision of the State of Florida, in the cash penal sum of Eleven thousand, nine hundred seventy three DOLLARS (\$11,973.98), which sum has been deposited in escrow with SEMINOLE COUNTY in accordance with the provisions of a Maintenance and Escrow Agreement of even date which is attached hereto and made a part hereof by reference, does bind Tradition Alafaya, Ltd, respective heirs, personal representatives, successors and assigns, jointly and severally, firmly by this Bond.

The condition of this Bond is that the water and sewer improvements made as shown on Subdivision Plans and Specifications dated April 30, 2004 including surveying, engineering, and land clearing, for The Tradition at Alafaya PUD Subdivision shall be maintained by the PRINCIPAL for a period of two (2) years or for any extension thereof agreed to by SEMINOLE COUNTY, and if all costs incurred in connection with the maintenance of said improvements shall be made and shall be paid in full, and in accordance therewith and with the documents and specifications referred to therein or attached thereto, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

DATED January 17, 2006

250 Park Ave South Suite 200  
Address  
Winter Park, FL 32789

TRADITION Alafaya Ltd. (PRINCIPAL)  
By: Ken J. Kuy (Signature)  
Its A MANAGER (Title)

[CORPORATE SEAL]



Tonya Sanderson  
MY COMMISSION # DD234890 EXPIRES  
July 27, 2007  
BONDED THRU TROY FAIN INSURANCE, INC.

Tonya Sanderson





**ENVIRONMENTAL SERVICES**  
Seminole County Water and Sewer

Name CONTRAVEST INC.  
 Address FOR TRADITION ALAFAYA LTD.  
 City \_\_\_\_\_ Phone \_\_\_\_\_  
 Subdivision TRADITIONS @ Account # \_\_\_\_\_  
ALAFAYA Cycle/Rt # \_\_\_\_\_  
 Lot # \_\_\_\_\_ Street # \_\_\_\_\_ Project # \_\_\_\_\_

2 YEAR MAIN BOND FOR WATER & SEWER  
PLEASE PLACE INTO ESCROW.

<b>PAID:</b>		
Miscellaneous	\$	<u>11,973.98</u>
Water	\$	_____
Sewer	\$	_____
Meter Set	\$	_____
Deposit	\$	_____
<b>TOTAL</b>	\$	<u>11,973.98</u>

*✓ # 2495*

BY: B. NOGGLE *Blu* DATE: 1/17/06

**24 HOUR ADVANCED NOTICE REQUIRED BEFORE PICK UP.**  
 Southeast Regional – Winter Park: (407) 665-2767  
 Greenwood – Lake Mary: (407) 321-0349  
 Operating Hours 8:00 am – 3:00 pm

UTILITY AGREEMENT/OFFICE USE ONLY				
BCC APPROVED _____				
PLACED IN ESCROW <u>X</u>				
WHITE/OFFICE	GREEN/FINANCE	CANARY/DEPOSIT	PINK/CONSUMER	GOLD/DEVELOPMENT FILE