



April 30, 2026

Seminole County Planning and Zoning
1101 East 1st Street
Sanford, FL 32771

plandesk@seminolecountyfl.gov

**Encore at Hillview - Subdivision Plat
City Case No.: SPF-2025-0083**

To Whom It May Concern:

In accordance with the Conditions of Approval outlined in the "Notice of Final Site Plan Approval and Issuance of Final Development Order" issued by the City of Altamonte Springs for Encore at Hillview (the "Project") dated November 12, 2025, the proposed subdivision plat and associated ownership and maintenance documents were submitted to the City on April 21, 2026 by the Project engineer of record, Kim Fisher, P.E., of Cycorp Engineering, Inc., for review and concurrency.

Based on our review of the submittal, we have determined that the attached *Encore at Hillview* plat incorporates the requested additions to the dedication language for City operation and maintenance of the proposed potable water and reclaimed water utility mains. These utility lines shall be constructed by the Project owner/developer and conveyed to the City for ownership by bill of sale upon satisfactory completion of final inspections.

All sanitary sewer improvements shall remain privately owned and maintained by the proposed homeowners' association. The plat was reviewed solely for conformity to City requirements related to public and private utility improvements and was not evaluated for statutory compliance.

Please note that as a condition of municipal potable water, reclaimed water, and sanitary sewer services being provided to the Project, the platted lands are subject to the Encore at Hillview Utility Services and Annexation Agreement by and between SFPR Sunland LLC and the City of Altamonte Springs (City Agreement AN25-08) as recorded in the Public Records of Seminole County, Florida, in ORB 10978, Pages 1226-1242.



If you should require any further information, please feel free to contact us at the telephone numbers or emails below.

Sincerely,

City of Altamonte Springs

Dean Fathelbab

Dean S. Fathelbab
Director of Growth Management
DFathelbab@Altamonte.org

A handwritten signature in blue ink that reads "Janelle D. Mack".

Janelle D. Mack
Utilities Coordinator, Public Works & Utilities
JMack@Altamonte.org

Cc: Mary Sneed, City Attorney

Encl. Encore at Hillview Plat