

General Information for English Estates – English Wood Property Owners For Public Construction Projects and the Property Owners Rights & HOA Responsibility

The purpose of this memo is to clarify the location of County R/W lines as opposed to individual property lines on the Roads within English Estates and English Woods.

Seminole County, the City of Casselberry, and public utility companies & agencies will be improving and reconstructing their facilities within the Public Right-of-Way and existing easements located within the sub-divisions. All the currently identified projects are to be constructed within the R/W or Easements. If you research your property you will find it is known as a "plat" by Section-Township- Range in the sub-divisions of English Estates, Units 1, 2, 3,4, and English Woods, at the Seminole County web site. You may also have a survey of your property in your records. Your property, as known as Parcel(s), can be referenced to a subdivision plat, if you do not have a survey of you Parcel. Please note the property lines are shown on you parcel do not reflect the County R/W line, which is one of north or south boundary.

The majority of the sub-division units have a dedicated 50' R/W for the interior roads with 8-to-10-foot easements in the rear, and sometimes on the sides, of each parcel. These were recorded and donated to the County during the platting of the sub-divisions. The width of most of the paved roadways are 25' normally centered within the 50' R/W. Which means that there is approximately 12.5 feet from the edge of existing pavement, across width of the lawn area, to the County's R/W Line. In this subdivision, that area is normally lawn or drainage swale and is maintained by the property owner and it may contain underground utilities: Water, Electric, Sanitary Sewer, Telecommunications cables, and even some Gas Mains. Those facilities are permitted by the County to be located within the County's R/W. The maintenance with repairs, if required, are each agency's responsibility. Each utility owner has the responsibilities to coordinate any actions within a parcel with the property owner and is required to restore any excavation or damage including a driveway, upon completion of any work.

The HOA cannot stop improvements by the County or permitted utility owner within an easement or County R/W.

Recent conversations with residents found it to be the general thought that their property was located from the existing edge of pavement to their rear property line. As noted above, this is not true and that 12' (+/-) behind the edge of pavement is County's R/W. Some property owners have installed sprinklers, landscape lighting, or other non-permitted decorative items which must be relocated, most likely at their expense. Likewise, on the rear and side of some parcels there are utility or stormwater drainage easements which were granted, primarily to the electric provider for their overhead facilities. The property owner cannot construct permanent structures or block access to those easements.

With respect to underground water mains, the original provider of portable water within English Estates was Central V Utilities, which took over the water plant and water tower for the developer in the early "60s". At the request of Seminole County, the City of Casselberry bought Central V facilities sometime in the "90" and has been provided water to English Estates – English Woods since that date. One of the City's original modifications to the system was to build an interconnect main from their water treatment facilities on SR 436, and phased out water pumping from the treatment plan on the Hunterfield Road site. Likewise, the exiting water tower has been sitting empty for some time and is inactive as a water distribution facility. However, the City of Casselberry has leased space at the top of the water tower for cellular providers on long term lease. The City petitioned the County to remove the water tower from City property and replace it with a cell tower in 2020, which was approved by the County Commission. This is an arrangement between the City and the County.

This year the City of Casselberry is developing engineering and construction plans for the replacement of deteriorating and often inadequate water mains in English Estates. This means increasing the minimum size of the water mains as necessary and the installation of fire hydrants to meet the requirement and standard of the American Water Works Association (AWWA). These projects are in the early phase of design development for implementation, in phase in 2022/2023.

The EE-EW HOA has no responsibilities or rights, other to assist the City when requested, and try to keep the property owners informed as to proposed improvements along what roads. The City has expressed its intent to avoid damage to the existing trees within excavation zones. All utilities have the right & responsibility to maintain and improve its infrastructure within the R/W and easements areas, as necessary.

The HOA will act as an information provider but does not have a voice or vote in the engineering or construction of the project. We truly hope that all property owners will embrace the projects for the betterment of all. The proposed improvement will provide a great value to all property owners.