

BCC Mtg. Date: October 13, 2020



June 3, 2019

Public Facilities Report

Grove Resort Community Development District

Orange County, Florida

Prepared for:

The District

Kimley»»Horn

Received by: Clerk the BCC 9/17/2020 JK
c: County Mayor
County Attorney Commissioner Districts 1, 2, 3 & 6 only
County Administrator Other(s)

June 3, 2019

Board of Supervisors
Grove Resort Community Development District

RE: **Public Facilities Report**

Dear Board Members:

As requested, we are pleased to present herein a report on the Public Facilities within the District's boundaries. The report was prepared to provide the data pursuant to Florida Statue 189.08, Special District Public Facilities Report.

We appreciate the opportunity to service the District in the matter and wish to thank your staff for their assistance. Should you have questions or comments, please feel free to contact me directly.

Sincerely,



Mark E. Wilson, P.E.
Senior Project Manager

This item has been digitally signed and sealed by Mark Edward Wilson, P.E. #47615. Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



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PURPOSE AND SCOPE

This report has been prepared at the request of the Grove Resort Community Development District (the District) to comply with the requirements of 189.08, Florida Statutes, regarding the Special District Public Facilities Report. This report provides general descriptions of the public facilities owned by the District. Since the Community's infrastructure is substantially complete, this report is limited to existing infrastructure. A 160-unit expansion is contemplated within the next seven years.

GENERAL INFORMATION

The Grove Resort Community Development District (District) is comprised of 105.69+/- acres located in Orange County, Florida as depicted on the Location Map (Exhibit A). The District is located at the western terminus of Grove Blossom Way, which intersects with County Road 545 (Avalon Road) approximately 0.79 miles north of West Irlo Bronson Memorial Highway. The Grove Resort and Spa (the Development), located within the boundaries of the District, as shown on the District Boundary Map (Exhibit B), includes a mix of resort hotel and recreational uses as depicted on the Concept Plan (Exhibit C).

For the purpose of design and permitting, the Development is broken down into 5 different parcels, each of which has been designated alphanumerically (Parcels B, C1, C2, C3, and D) with 15+/- acres for residential and water park, 35+/- acres is for conservation or natural areas, 5+/- acres is for contractor parking, 2+/- acres is for utilities and stormwater management, and 48+/- acres is for open space recreation. All parcels to be improved have been designed, permitted, and are constructed or under construction. The majority of the project infrastructure, i.e. roads, utilities, and stormwater system, required to service the District with the exception of future expansions, is now complete. Common areas surrounding the northerly building complex, which is still under construction, need to be stabilized and landscaped as well as expansion of the domestic and fire-water distribution system, wastewater collection system, stormwater management system, and irrigation system for the future 160-unit expansion schematically shown on Exhibit B.

The cost of planning, design, acquisition, construction, installation, and equipping of infrastructure improvements was originally funded through the issuance of a series of bonds. Upon exhaustion of said bonds, the majority of the remaining infrastructure required under the Capital Improvement Plan was funded directly by the Master Developer pursuant to the Completion Agreement. Any remaining future infrastructure will also be funded directly by the Master Developer or a future series of bonds.

PUBLIC FACILITIES

Water Facilities

The District is supplied potable water and fire protection indirectly from the Toho Water Authority (MTWA) as the water provider and directly from Orange County Utilities (MOCU) as the water distributor. The District's source of potable and fire water is physically located at the western terminus of Grove Blossom Way via above-ground master meter assemblies. This main provides the water that services all of the developed parcels with the District. Downstream of the master meter assembly, there is a network of 16, 12, 10, 8, 6, 4, and 2-inch water mains that distribute the water to the end users.

The District has been permitted under the former Grand Palisades @ Lake Austin project for 916 residential units, which was the basis for water consumption by the District in the application submitted by Hanson, Walter and Associates, Inc. for water service by Orange County Utilities on or about August 17, 2005. It is estimated that 585 units are completed as of the date of this report which represents 63.9 percent of the permitted use of 233,580 gallons per day, or approximately 149,258 gallons per day being used. It is noted that presently 878 units are either complete or under construction.

All water mains upstream of the master meter assembly constructed within the rights-of-way of Grove Blossom Way ("ROW") have been dedicated either to MTWA or MOCU.

Wastewater Facilities

Wastewater collection facilities are also located throughout the District. Generally, there is a network of private underground sewer pipes and manholes, which collect the residential and commercial wastewater flows. They then flow through the system by gravity and forced private collection systems to a point-of-service manhole located at the property line just west of the western terminus of Grove Blossom Way, where the private system connects to the public system owned and maintained by MOCU. From the point-of-service manhole, wastewater is mechanically lifted through the use of pumps. The discharge ("effluent") from the master lift station is then conveyed by public force main to a public wastewater treatment facility operated by MOCU.

The District has been permitted under the former Grand Palisades @ Lake Austin project for 916 residential units, which was the basis for sanitary sewerage generation by the District in the application submitted by Hanson, Walter and Associates, Inc. for wastewater service to Orange County Utilities on or about August 17, 2005. It is estimated that 585 units are completed as of the date of this report which represents 63.9 percent of the permitted generation of 274,800 gallons per day, or approximately 175,587 gallons per day being generated. It is noted that presently 878 units are either complete or under construction.

All of the public wastewater facilities are owned by MOCU. All of the public wastewater collection system resides in the public right-of-ways.

Irrigation Facilities

The District is withdrawing water from the surface water sources to irrigate common areas.

This is accomplished through the use of pump systems. The pumps collect the water from the ponds and pump it to areas through conventional piping irrigation systems.

Generally, the common areas within the District are complete and have working irrigation.

Stormwater Management Facilities

The District-wide stormwater system consists of wet detention ponds, all of which have been developed to capture and treat stormwater runoff from developed areas and control structures that regulate the volume of water detained and detention ponds.

In general, the stormwater runoff will flow from the developed areas and roads and into the ponds via inlet structures and pipes. The primary form of treatment will be wet detention pursuant to accepted design criteria. The pond control structures consist of weirs for attenuation and bleed-down orifices sized to recover the treatment volume.

The stormwater system is designed such that post-development flow will generally mimic the flows from the site in a pre-development state. All areas within the District currently drain into Austin Lake or surrounding wetlands. As parcels within the District are developed, the detention ponds will temporarily detain stormwater runoff for treatment and then gradually discharge water in the same receiving waters. Ponds have been designed to provide attenuation of the 25-year/24-hour storm and have capacity to treat and attenuate runoff from the District.

The master stormwater system is generally complete and consists of four (4) created wet detention ponds. The ponds are currently operational and are owned and operated by the District.

Recreational Facilities

The District has many active and passive opportunities available to the residents. The majority of the facilities are completed and operational:

Water Parks – There are two water parks: The Springs Resort Pools, featuring three main pools, with ancillary cabanas, deckchairs, and umbrellas, and the Surfari Water Park, complete with Longboard Bar and Grill, two water slides, lazy river, kiddie play area, and surfing simulator, as well as a large, central pool.

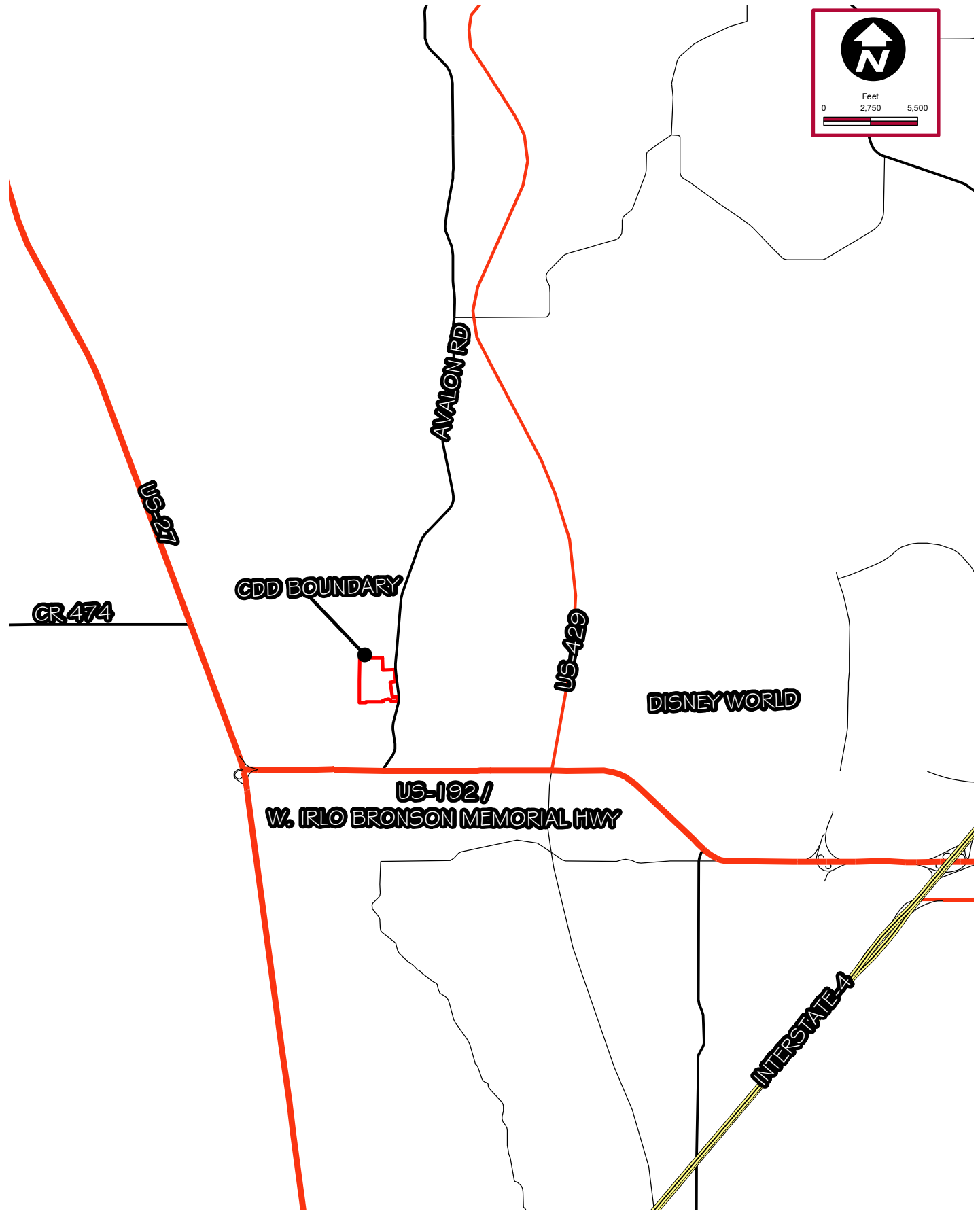
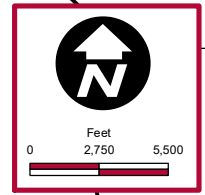
Dock – An elevated boardwalk allows access to a pavilion located on Lake Austin where nature observation and use of electric-powered mini and pontoon boats as well as paddle boats may be used.

CURRENTLY PROPOSED EXPANSIONS IN THE NEXT 5 YEARS

It is our understanding that there are 160 additional units being planned by adding a fourth building complex to the north where the contractors' staging areas and employee/worker parking lots are presently located within the next seven years. If these 160 units are added to the 878 units already completed or under construction, then a total of 1,038 units are currently proposed to be in existence within the next seven years. Since this number exceeds the permitted 916 units by 122 units, additional permits for construction of District water and sewer infrastructure and modifications to any agreements between the District and Orange County Utilities may be required. Any public-use infrastructure will be funded directly by the Master Developer or a future series of bonds.

The location of these facilities can be seen in Exhibit C. The water parks and dock are currently owned and maintained by CDD.

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LOCATION MAP

Kimley»Horn

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116 South Kentucky Avenue, Lakeland, FL 33801
Phone: 863 701 8702
www.kimley-horn.com CA 00000696

THE GROVE RESORT CDD
ORANGE COUNTY, FLORIDA

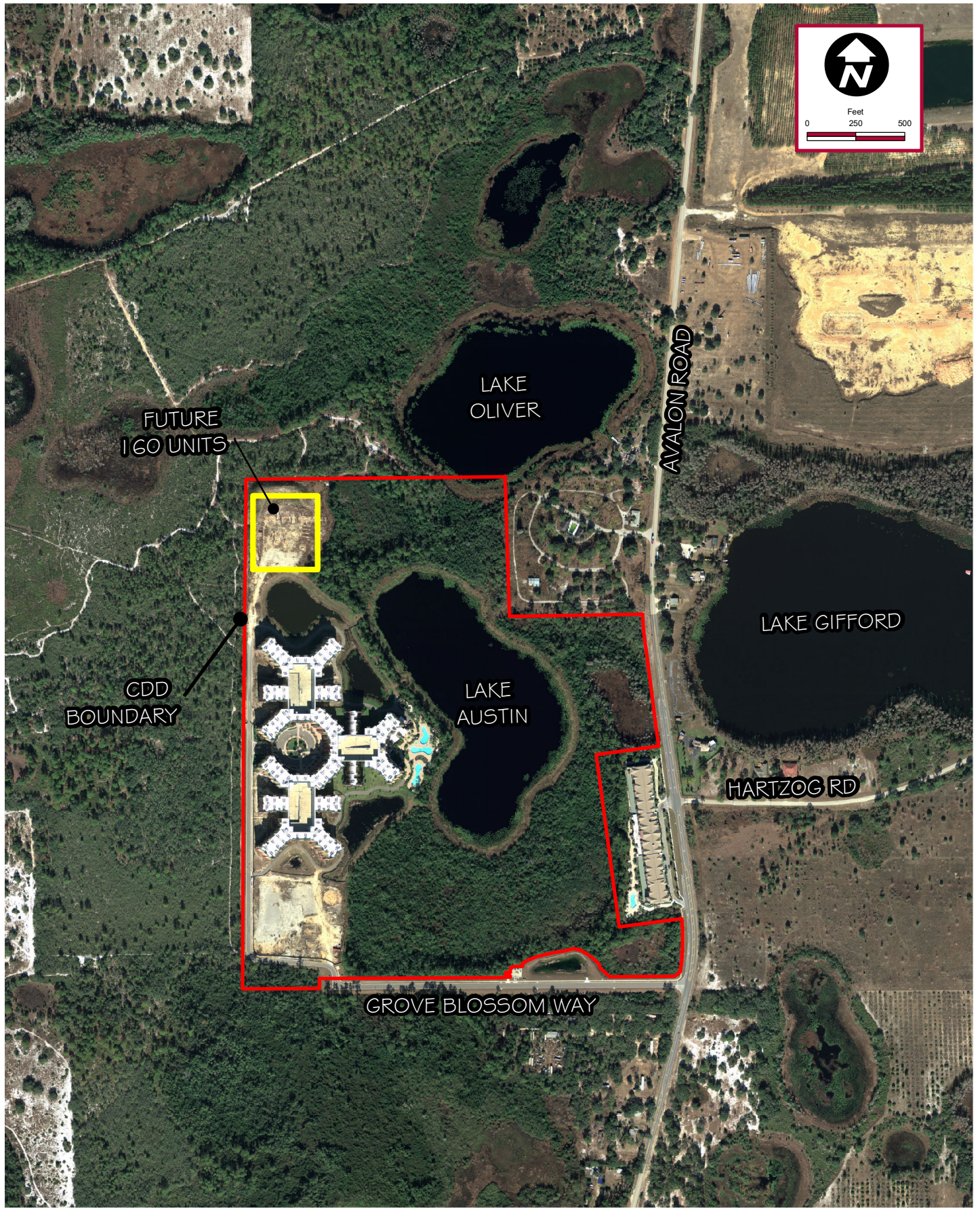
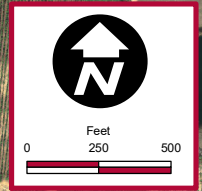
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Project No.: 046334000

MARCH 2019

EXHIBIT A

K:\LAK_Civil\046334000 - The Grove\Exhibits\ENGINEERS REPORT EXHIBITS\REVISED EXHIBITS FOR ANNUAL REPORT 3-27-2019\DISTRICT BOUNDARY MAP.mxd - 3/27/2019 8:31:58 PM - mark.davies



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DISTRICT BOUNDARY MAP

THE GROVE RESORT
ORANGE COUNTY, FLORIDA

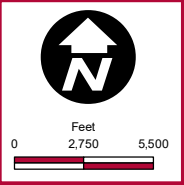
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Project No.: 046334000

MARCH 2019

EXHIBIT B

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CONCEPT PLAN

THE GROVE RESORT CDD
ORANGE COUNTY, FLORIDA

Scale: NTS

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MARCH 2019

EXHIBIT C