

**Gramercy Farms
Community Development
District**

Public Facilities Report



Prepared for:
Gramercy Farms Community
Development District

Prepared by:
Stantec Consulting Services Inc.

March 26, 2015
Updated May 8 2015

GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT

Purpose and Scope

1.0 PURPOSE AND SCOPE

This report has been prepared at the request of the Gramercy Farms 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 a general description of the public facilities that are currently owned and maintained by the District. The Project is partially constructed, as described in this report. Due to the extreme change in the home buying industry, market conditions have dictated a change in the originally anticipated project completion date, unit types, and unit count.

2.0 GENERAL INFORMATION

The Gramercy Farms Community Development District (the "District") is located in the City of St. Cloud, Osceola County, Florida. The District was established by the City of St. Cloud on July 21, 2005 by Ordinance 2005-96 for the purpose of financing and managing the acquisition, construction, maintenance and operation of the public infrastructure necessary for the proper function of the Gramercy Farms subdivision.

The District is currently planned for nine hundred fourteen (914) units with sixty-six (66) completely developed and one hundred thirty three (133) units under construction and recently platted. The Revised Final Master Plan, dated January 23, 2014, is included in Figure A.

3.0 EXISTING PUBLIC FACILITIES

Drainage

The CDD currently owns the community stormwater management facilities, and wetland conservation areas which provide stormwater treatment and storage for the Gramercy Farms development, as permitted by City of St. Cloud and the South Florida Water Management District. The District is responsible to maintain the stormwater management facilities.

Landscaping, Irrigation, Monumentation, and Recreation

The community entrance and key points along the community perimeter, as well as internal to the project, have been and will continue to be irrigated and landscaped/hardscaped. These areas are and/or will be owned and maintained by the CDD.

The CDD owns and maintains a public playground and parking near the entrance into the community.



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Currently Proposed Expansion in the Next Seven Years

A public park site has been dedicated to the City of St. Cloud for future development by the City.

4.0 CURRENTLY PROPOSED EXPANSION IN THE NEXT SEVEN YEARS

The Gramercy Farms community is currently planned in nine (9) phases with Phases 1, 2, and 3, generally, developed with seven hundred fifteen (715) units remaining to be developed over the seven years. The public improvements and community facilities include district roads, water management and control, water supply, sewer and wastewater management, landscaping/irrigation/hardscaping, and undergrounding of electrical service. The master infrastructure constructed within the Gramercy Farms Boulevard right of way and within the existing master stormwater management facilities have been designed to service the original ultimate build out of nine hundred seventy seven (977). With the reduction in the total unit count, the current levels of services needed for the community have been reduced.

5.0 REPLACEMENT OF FACILITIES

The District does not currently anticipate replacing any facilities within the next ten (10) years.

REVISED FINAL MASTER PLAN

For

GRAMERCY FARMS DEVELOPMENT PUD AMENDMENT

CITY OF ST. CLOUD, FLORIDA

January 23, 2014

PROJECT SPECIFIC NOTES & DATA:

PROJECT SUMMARY:
REVISE PHASE 4 OF THE APPROVED PUD FROM 40' WIDE LOTS TO 80' LOTS & ADD TEMPORARY EMERGENCY ACCESS TO PACKARD AVENUE. ALL PREVIOUSLY APPROVED CONDITIONS, ROADWAY AND INFRASTRUCTURE PRESENTED WITHIN THE APPROVED PUD FINAL MASTER PLAN SHALL REMAIN AS PERMITTED.

PROPOSED IS A 3.4 UNIT RESIDENTIAL SUBDIVISION ON APPROXIMATELY 299 ACRES. THE PROJECT IS WITHIN THE CITY OF ST. CLOUD AND WILL BE SERVED WITH SEWER, WATER AND REUSE FROM THE CITY. THIS PROJECT WILL BE FUNDED BY A COMMUNITY DEVELOPMENT DISTRICT (CDD) WHO WILL BE ULTIMATELY RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE MASTER STORMWATER FACILITIES AND COMMON AREAS.

1. PROPERTY OWNER: GRAMERCY FARMS CDD
2. CHARACTER AND INTENDED USE: RESIDENTIAL SINGLE & MULTI-FAMILY
3. ZONING: PUD (CASE NO. 05-36-03, ORDINANCE NO. 2005-142)
UNITS ALLOWED: CAP OF 999
MASTER SUBMITTAL DATE: 03/12/14
PHASE 1 UNITS PROVIDED: 66

4. SITE COVERAGE:	ACRES	PERCENTAGE
BUILDINGS	62.32	27.56%
PARKING, SIDEWALKS, etc.	38.56	12.25%
STORM WATER PONDS	37.77	12.65%
WETLANDS/BUFFERS	38.93	13.04%
PERVIOUS AREA	102.84	34.45%
TOTAL	298.45	100.0%

MAXIMUM DENSITY:	3.35 UNITS PER ACRE (999 UNITS)
PROPOSED DENSITY:	3.08 UNITS PER ACRE (914 UNITS)

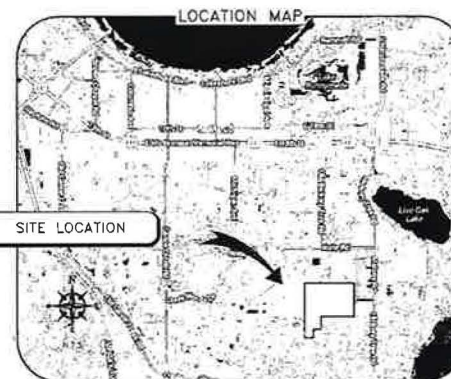
OPEN SPACE COVERAGE:	ACRES	PERCENTAGE
PUBLIC PARK AREA	24.00	21.40%
CDD PARK AREA	6.61	5.89%
LAKES	37.77	33.68%
WETLANDS	38.93	34.71%
BUFFERS	4.85	4.32%
TOTAL OPEN SPACE REQUIRED	100.0	89.16%
TOTAL OPEN SPACE PROVIDED	112.16	100.0%

OWNER:

GRAMERCY FARMS COMMUNITY
DEVELOPMENT DISTRICT
5020 W. LINEBAUGH AVENUE, SUITE 250
TAMPA, FL 33624
PHONE: (813) 915-3449

DRAWING INDEX

NO.	DESCRIPTION
1	COVER
2	MASTER SITE PLAN
3-5	GRADING, DRAINAGE & UTILITY PLAN
6	TYPICAL DETAILS & SECTIONS



THE FOLLOWING LIST OF CONTACTS IS BASED UPON INFORMATION FROM SUNSHINE STATE ONE CALL OF FLORIDA, INC. AND THE BEST AVAILABLE INFORMATION AT THE TIME. THE CONTRACTOR SHALL COMPLETE THEIR OWN DUE DILIGENCE TO ENSURE THERE ARE NO ADDITIONAL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION. IF ADDITIONAL UTILITIES ARE DISCOVERED, CONTACT THE ENGINEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE FOLLOWING AGENCIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION:

1. WATER, SANITARY SEWER & RECLAIM
CITY OF ST. CLOUD
3100 COMMUNICATIONS RD
ST. CLOUD, FL 34769
(407) 957-7344

2. ELECTRIC
ORLANDO UTILITIES COMMISSION
2900 17TH ST
ST. CLOUD, FL 34769
(407) 957-7231

3. CABLE TELEVISION
BRIGHT HOUSE NETWORKS
3767 ALL AMERICAN BLVD
ORLANDO, FL 32810
(407) 532-8509

4. TELEPHONE
COMCAST COMMUNICATIONS
8130 CR. 44, LEG A
LEESEBURG, FL 34768
(352) 315-8528

5. CENTURYLINK
33 N. MAIN ST
WINTER GARDEN, FL 34787
(407) 814-5344

REVISION TABLE			
NO.	DATE	DESCRIPTION	BY
1	07/24/14	REVISED LOT NUMBERS PER CITY OF ST. CLOUD	MY
2	04/30/14	REVISED PER DRC COMMENTS - 04/11/14	MY
3	03/27/14	REVISED PER DRC COMMENTS - 03/12/14	KPW

PREPARED BY:



400 W. EMMETT STREET KISSIMMEE, FLORIDA 34741-5481
PHONE: (407) 847-9433 FAX: (321) 442-1045
ENG. CERT. OF AUTHOR No. 3265/SUR. CERT. OF AUTHOR No. 3270
ENGINEERING, SURVEYING AND PLANNING



Hanson, Walter & Associates, Inc.

CASE # 14-95 01
PUD 2005-142

HWA JOB # 4950-04
SHEET 1 OF 6

