

**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.



GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT

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

PROJECT SPECIFIC NOTES & DATA:

PROJECT SUMMARY: THE APPROVED PUD FROM 47 ACRES LOTS & ADD TEMPORARY EMERGENCY ACCESS TO PACKARD AVENUE. ALL PREVIOUS APPROVED CONDITIONS, ROADWAY AND INFRASTRUCTURE PRESENTED WITHIN THE APPROVED AND FINAL MASTER PLAN SHALL REMAIN AS PERMITTED.

PROPOSED IS A 162 UNIT RESIDENTIAL DEVELOPMENT ON APPROXIMATELY 288 ACRES. THE DEVELOPMENT WILL BE FINANCED 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. 05-16-03, ORDINANCE NO. 2005-143)
 WATER ALLOWED (CAP OF 300)
 MAXIMUM ALLOWED DENSITY: 2.14 UNITS/ACRE

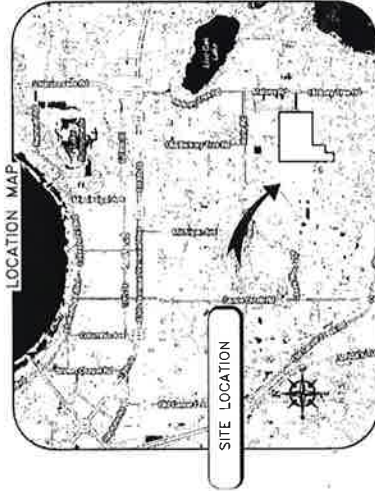
4. SITE COVERAGE:	ACRES	PERCENTAGE
PARKING	36.52	12.68%
BIWAYS	37.77	12.85%
STORM WATER POUNDS	105.93	36.92%
WETLANDS/BUFFERS	3.04	1.05%
TOTAL	298.45	100.0%

5. OPEN SPACE COVERAGE:	ACRES	PERCENTAGE
BIWAYS	4.81	1.63%
CDD PARK AREA	37.77	12.75%
LAKE	3.04	1.05%
BUFFERS	4.85	1.63%
TOTAL OPEN SPACE REQUIRED	100.0	33.06%
TOTAL OPEN SPACE PROVIDED	112.16	37.59%

WETLANDS: 1.85 ACRES PER ACRS (10% BUFFER)
 BUFFERED: 3.04 ACRES PER ACRS (10% BUFFER)

January 23, 2014

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 AND THE CITY OF ST. CLOUD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. IF ADDITIONAL UTILITIES ARE DISCOVERED WITHIN THE LIMITS OF CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE FOLLOWING AGENCIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION:

1. WATER, SANITARY SEWER & RECLAIM
 CITY OF ST. CLOUD
 UTILITIES DIVISION NO
 ST. CLOUD, FL 34789
 (407) 957-7344
2. ELECTRIC
 ORLANDO UTILITIES COMMISSION
 ST. CLOUD, FL 34789
 (407) 957-7231
3. CABLE TELEVISION
 HANSON, WALTER & ASSOCIATES
 3717 W. AMERICAN BLVD
 ORLANDO, FL 32810
 (407) 532-8509
4. TELEPHONE
 COMCAST COMMUNICATIONS
 1000 W. WINDYBROOK
 LEESBURG, FL 34768
 (352) 316-8528
5. CENTURYLINK
 38 W. WINDYBROOK, FL 34767
 (407) 814-8544

PREPARED BY:



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 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 # 14-85-01
 PUD 2005-142

HWA JOB # 4560-04
 SHEET 1 OF 6

NO.	DATE	REVISION
1	07/24/14	REVISED LOT NUMBERS PER CITY OF ST. CLOUD
2	04/29/14	REVISED PER DRC COMMENTS - 04/17/14
3	03/27/14	REVISED PER DRC COMMENTS - 03/12/14
4	01/23/14	ISSUED FOR PERMITS

