

Public Facilities Report

Narcoossee Community Development District

May 16, 2017

SUBMITTED BY:

Dewberry Engineers Inc.

800 N. Magnolia Avenue, Suite 1000
Orlando, Florida 32803
407.843.5120

SUBMITTED TO:

**Narcoossee Community Development District
District Manager**

Governmental Management Services Central Florida, LLC
135 West Central Boulevard, Suite 320
Orlando, Florida 32803
407.841.5524

TABLE OF CONTENTS

Section	Page Number
1.0 Introduction and District Description	3
2.0 Existing Facility Description	3
3.0 District Infrastructure	4
4.0 Expansion of Facilities	5
5.0 Replacement of Facilities	5
6.0 Exhibits	6
7.0 Appendix	14

1. Introduction and District Description

This Public Facilities Report is provided in conformance with the Narcoossee Community Development District's obligation under Section 189.08 FS requiring that a public facilities report and an annual notice of any changes be submitted to local government. The purpose of this report is to provide a description of the existing facilities owned and operated by the Narcoossee Community Development District and will include the capacity of the facility, the current demands placed upon it, and its location.

La Vina (also herein referred to as the "Development"), is a 416 gross acre master planned community located in the City of Orlando, Orange County, Florida as shown in Exhibit 1. The Development is made up of approximately 540 single-family units, 860 multi-family units, and 278,000 square feet of retail and office space. The Development includes the following neighborhoods: Ziani, Solvino, Mirabella, Capri, Lake Nona Preserve and NonaCrest.

The Narcoossee Community Development District (herein called the "District") encompasses the entire 416 gross acre Development. The District constructed, acquired, operates, and maintains the infrastructure to support the community, as described in this report.

2. Existing Facility Description

2.1 District Boundary

The La Vina Development, see Exhibit 2, identifies the location and boundary of the property included within the District. The District is surrounded by undeveloped agricultural land, undeveloped/unplatted planned development, and is adjacent to the Lake Nona Planned Development. Also shown within the District is the outparcel owned by the City of Orlando for storm retention for Narcoossee Road.

2.2 Description of Properties Served

The project is located within Sections 6 and 7, Township 24 South, Ranges 31 East in Orange County, Florida. The undeveloped land within the District consists of agricultural/grazing fields, wetlands, and pine flatwoods and oak hammocks. The terrain is low with elevations ranging from 80 to 90 National Geodetic Vertical Datum (NGVD). Groundwater in the pre-developed condition ranges generally from at grade in the wetlands to 2 to 3 feet below grade.

2.3 Existing Infrastructure

As of March 2002, construction was completed on the infrastructure for the development. Prior to construction there were no water, sewer, or roadway infrastructure improvements on site. The existing stormwater infrastructure includes the outparcel stormwater pond with a conveyance ditch and the borrow pit/Lake or stormwater attenuation pond.

3. District Infrastructure

3.1 Summary of the District Infrastructure

The District infrastructure consists of the following:

- Storm Drainage Collection and Storage Facilities;
- Roads;
- Water and Sewer;
- Landscaping, Entry Features; and
- Street Lighting.

3.2 Storm Drainage

Stormwater treatment and runoff is carried out through the use of manmade wet detention systems. Design criteria for District stormwater management facilities are regulated by the City of Orlando and the South Florida Water Management District (SFWMD). The District adhered to the design criteria of these agencies which requires that drainage systems be designed to detain a 25 year-72 hour rainfall event. The District also has adhered to the requirements of Orange County, which requires all building finished floor elevations be constructed above the anticipated flood elevation for the 100 year-24 hour storm event. Stormwater runoff is collected by the curbs with drainage inlets and an underground storm sewer pipe system and conveyed to detention areas. The existing 32-acre Lake is used for attenuation in conjunction with the connecting detention ponds.

3.3 Roads

The District has funded certain internal roadway systems serving tracts located within the development. The internal roadways included in the project consist of two-lane undivided and two-lane divided sections. The roadways serve the various land uses within the Development. Construction of the existing roadways consist of subgrade, soil cement base, curbing, sidewalks, signing and striping, landscaping, lighting, screen walls and landscaped entry features. The roadways have been designed and constructed in accordance with the applicable City of Orlando and Florida Department of Transportation standards. Please refer to Exhibit 2 which depicts the roadway systems within and adjacent to the project. Phase III and Phase IV (Tracts A and B within DeerRun) are gated subdivisions; and therefore the roads are not public and were not funded by the District. These roadways are operated and maintained by the HOA for each community.

3.4 Water, Sewer, and Reclaimed Water

Orlando Utilities Commission (OUC) provides water service. Wastewater and reclaimed water services for the District are provided by the City of Orlando. The major trunk lines, collection systems and transmission mains to serve the District currently exist in the Narcoossee Road (SR 15) and Dowden Road right-of-way. The connections and trunklines to serve the District have been constructed.

The potable water facilities include both transmission and distribution mains, along with necessary valving, fire hydrants, and water services to individual lots and development parcels. The water mains were constructed within and funded by the District.

The wastewater facilities include gravity collection mains with individual lot sewer services, collection system pumps stations, and forcemains that connect to the City of Orlando Regional System. It is currently estimated that the gravity collection system, forcemain, and three (3) collection system pump stations were constructed within and funded by the District.

Design of the wastewater collection system and the water distribution system for potable water and fire protection is in accordance with the criteria and guidelines of the City of Orlando, OUC, and the Florida Department of Environmental Protection (FDEP). The wastewater system, reclaim and the potable water systems were conveyed to the City of Orlando and OUC, respectively, for operation and maintenance.

3.5 Landscaping, Irrigation, Screen Walls, and Entry Features

Landscaping, irrigation, and screen walls along roadways and at entry features were provided for individual neighborhoods and project entrances. The landscaping consists of sod, annual flowers, shrubs, ground cover, and trees. Landscaping includes sod, trees, and irrigation along the major arterial roadways.

3.6 Street Lighting Service

OUC has provided the underground electrical service. The service includes the primary and secondary systems that serve the various land uses and street lighting.

3.7 Environmental Resources

Conservation Lands, such as wetland and upland mitigation areas required for the Master Plan approval and Environmental Resource permitting provide open space for the Development and are operated by the District.

4. Expansion of the Facilities

There are no known plans for expansion of the facilities owned by the District in the next five years.

5. Replacement of Facilities

Replacement of any facilities will be based on need of maintenance, evaluation of systems and as required on a yearly basis.

6. Exhibits

7. Appendix

Exhibit 1 - Location Map

Exhibit 2 – Aerial Map

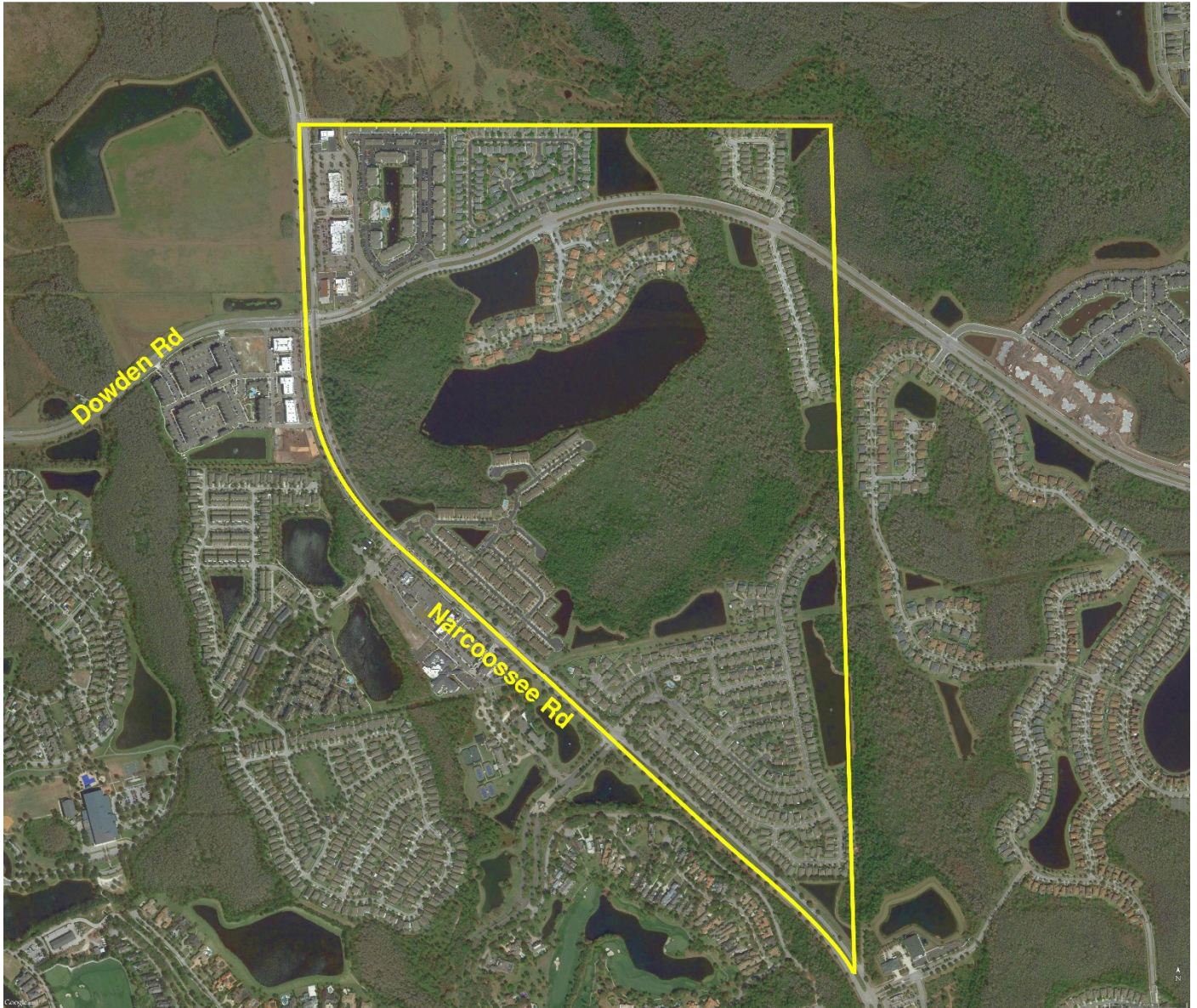


Exhibit 3 - District Tract/Parcel Index

Tract Description	Parcel ID	DOR Code	DOR Code Description	Acres (+/-)
49/135 Tract A	06-24-31-4104-00-001	8900	MUNICIPAL (Retention Area)	1.92
49/135 Tract B	06-24-31-4104-00-002	8950	STORM/RET/DRAIN	2.57
49/135 Tract C	06-24-31-4104-00-003	8950	STORM/RET/DRAIN	7.41
49/135 Tract D	06-24-31-4104-00-004	8950	STORM/RET/DRAIN	2.85
49/135 Tract E	06-24-31-4104-00-005	8930	CONSERVATION / WET	11.21
49/135 Tract F	06-24-31-4104-00-006	8930	CONSERVATION / WET	2.49
49/135 Tract H	06-24-31-4104-08-001	8960	LANDSCAPE / WALL BUF	1.05
49/135 Tract I	06-24-31-4104-09-001	8960	LANDSCAPE / WALL BUF	0.43
49/135 Tract M	06-24-31-4104-13-000	8930	CONSERVATION / WET	1.12
49/135 Tract N	06-24-31-4104-14-000	8930	CONSERVATION / WET	1.01
57/66 Tract A	06-24-31-4105-00-001	8950	STORM/RET/DRAIN	6.55
57/66 Tract B	06-24-31-4105-00-002	8950	STORM/RET/DRAIN	4.02
57/66 Tract C	06-24-31-4105-00-003	8950	STORM/RET/DRAIN	3.03
57/66 Tract D	06-24-31-4105-00-004	8950	STORM/RET/DRAIN	1.68
57/66 Tract E	06-24-31-4105-00-005	8950	STORM/RET/DRAIN	1.68
57/66 Tract F	06-24-31-4105-00-006	8950	STORM/RET/DRAIN	2.34
57/66 Tract CC	06-24-31-4105-00-033	8900	MUNICIPAL (Landscape)	0.01
57/66 Tract N	06-24-31-4105-14-000	8930	CONSERVATION / WET	0.9
57/66 Tract Q	06-24-31-4105-17-000	8950	STORM/RET/DRAIN	31.3
57/66 Tract R (PART)	06-24-31-4105-18-000	8930	CONSERVATION / WET	5.86
57/66 Tract R (PART)	06-24-31-4105-18-001	8900	MUNICIPAL (Conservation)	0.11
57/66 Tract S	06-24-31-4105-19-000	8930	CONSERVATION / WET	81.03
57/66 Tract T	06-24-31-4105-20-000	8930	CONSERVATION / WET	29.03
57/66 Tract B (PART)	06-24-31-4105-20-002	8900	MUNICIPAL (Retention Area)	0.03
57/66 Tract U	06-24-31-4105-21-000	8930	CONSERVATION / WET	7.52
64/137 Tract A	06-24-31-4752-00-001	8930	CONSERVATION / WET	1.15
64/137 Tract B	06-24-31-4752-00-002	8950	STORM/RET/DRAIN	1.76
64/137 Tract E	06-24-31-4752-00-005	8950	STORM/RET/DRAIN	0.83
64/137 Tract G	06-24-31-4752-00-007	8930	CONSERVATION / WET	3.19
64/137 Tract H	06-24-31-4752-00-008	8950	STORM/RET/DRAIN	1.66
64/137 Tract J	06-24-31-4752-10-000	8600	COUNTY (Open Space)	1
64/137 Tract K	06-24-31-4752-11-000	8600	COUNTY (Storm Water)	1.06
64/137 Tract R	06-24-31-4752-18-000	8600	COUNTY (Upland Buffer/Conservation)	0.6
82/46 Lot 1 (COMM)	06-24-31-4900-01-000	1110	NOT MANAGED BY THE DISTRICT	1.96
82/46 Lot 2 (COMM)	06-24-31-4900-02-000	1800	NOT MANAGED BY THE DISTRICT	6.89
71/46 Tract G Lot 1	06-24-31-4110-01-000	0310	NOT MANAGED BY THE DISTRICT	20.28



Dewberry

Dewberry Engineers, Inc
800 N. Magnolia Avenue
Suite 1000
Orlando, FL 32803
407.843.5120

TITLE

NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT MAP

PLAT BOOK

49

MAP

135

EXHIBIT

4



Dewberry

Dewberry Engineers, Inc
800 N. Magnolia Avenue
Suite 1000
Orlando, FL 32803
407.843.5120

TITLE

NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT MAP

PLAT BOOK

57

MAP

66

EXHIBIT

5



Dewberry Engineers, Inc
800 N. Magnolia Avenue
Suite 1000
Orlando, FL 32803
407.843.5120

TITLE

NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT MAP

PLAT BOOK

49

MAP

135

EXHIBIT

6



Dewberry

Dewberry Engineers, Inc
800 N. Magnolia Avenue
Suite 1000
Orlando, FL 32803
407.843.5120

TITLE

LA VINA - COMMERCIAL

PLAT BOOK

82

MAP

46

EXHIBIT

7



Dewberry

Dewberry Engineers, Inc
800 N. Magnolia Avenue
Suite 1000
Orlando, FL 32803
407.843.5120

TITLE

LA VINA - CAMDEN APARTMENTS

PLAT BOOK

71

MAP

46

EXHIBIT

8

Appendix

FLORIDA BUILDING CODE

PART VIII

COMPREHENSIVE PLANNING

189.08 Special district public facilities report.

189.081 Activities of special districts; local government comprehensive planning.

189.082 Water management district technical assistance; local government comprehensive planning.

189.08 Special district public facilities report.—

(1) It is declared to be the policy of this state to foster coordination between special districts and local general-purpose governments as those local general-purpose governments develop comprehensive plans under the Community Planning Act, pursuant to part II of chapter 163.

(2) Each independent special district shall submit to each local general-purpose government in which it is located a public facilities report and an annual notice of any changes. The public facilities report shall specify the following information:

(a) A description of existing public facilities owned or operated by the special district, and each public facility that is operated by another entity, except a local general-purpose government, through a lease or other agreement with the special district. This description shall include the current capacity of the facility, the current demands placed upon it, and its location. This information shall be required in the initial report and updated every 7 years at least 12 months before the submission date of the evaluation and appraisal notification letter of the appropriate local government required by s. 163.3191. The department shall post a schedule on its website, based on the evaluation and appraisal notification schedule prepared pursuant to s. 163.3191(5), for use by a special district to determine when its public facilities report and updates to that report are due to the local general-purpose governments in which the special district is located.

(b) A description of each public facility the district is building, improving, or expanding, or is currently proposing to build, improve, or expand within at least the next 7 years, including any facilities that the district is assisting another entity, except a local general-purpose government, to build, improve, or expand through a lease or other agreement with the district. For each public facility identified, the report shall describe how the district currently proposes to finance the facility.

(c) If the special district currently proposes to replace any facilities identified in paragraph (a) or paragraph (b) within the next 10 years, the date when such facility will be replaced.

(d) The anticipated time the construction, improvement, or expansion of each facility will be completed.

(e) The anticipated capacity of and demands on each public facility when completed. In the case of an improvement or expansion of a public facility, both the existing and anticipated capacity must be listed.

(3) A special district proposing to build, improve, or expand a public facility which requires a certificate of need pursuant to chapter 408 shall elect to notify the appropriate local general-purpose government of its plans either in its 7-year plan or at the time the letter of intent is filed with the Agency for Health Care Administration pursuant to s. 408.039.

(4) Those special districts building, improving, or expanding public facilities addressed by a development order issued to the developer pursuant to s. 380.06 may use the most recent annual report required by s. 380.06(15) and (18) and submitted by the developer, to the extent the annual report provides the information required by subsection (2).

(5) The facilities report shall be prepared and submitted within 1 year after the district's creation.

(6) For purposes of the preparation or revision of local government comprehensive plans required pursuant to s. 163.3161, a special district public facilities report may be used and relied upon by the local general-purpose government or governments within which the special district is located.

(7) Any special district that has completed the construction of its public facilities, improvements to its facilities, or its development is not required to submit a public facilities report, but must submit the information required by paragraph (2)(a).

(8) A special district plan of reclamation required pursuant to general law or special act, including, but not limited to, a plan prepared pursuant to chapter 298 which complies with the requirements of subsection (2), shall satisfy the requirement for a public facilities report. A water management and control plan adopted pursuant to s. 190.013, which complies with the requirements of subsection (2), satisfies the requirement for a public facilities report for the facilities the plan addresses.

(9) The Reedy Creek Improvement District is not required to provide the public facilities report as specified in subsection (2).

(10) Each deepwater port listed in s. 403.021(9)(b) shall satisfy the requirements of subsection (2) by submitting to the appropriate local government a comprehensive master plan as required by s. 163.3178(2)(k). All other ports shall submit a public facilities report as required in subsection (2).

History.—s. 20, ch. 89-169; s. 26, ch. 95-280; s. 16, ch. 97-255; s. 17, ch. 99-8; s. 38, ch. 2011-139; s. 15, ch. 2012-99; s. 35, ch. 2014-22.

Note.—Former s. 189.415.

189.081 Activities of special districts; local government comprehensive planning.—

(1) Construction or expansion of a public facility, or major alteration which affects the quantity or quality of the level of service of a public facility, which is undertaken or initiated by a special district or through some other entity shall be consistent with the applicable local government comprehensive plan adopted pursuant to part II of chapter 163; provided, however, the local government comprehensive plan shall not:

(a) Require an independent special district to construct, expand, or perform a major alteration of any public facility; or

(b) Require any special district to construct, expand, or perform a major alteration of any public facility which would result in an impairment of covenants and agreements relating to bonds validated or issued by the special district.

(2) When a local government has issued a development order which approves the construction of public facilities or has issued a development order pursuant to chapter 380, the local government shall not use the requirements of this section to limit or modify the right of an independent special district to construct, modify, operate, or maintain public facilities authorized by the development order.

(3) The provisions of this section shall not apply to water management districts created pursuant to s. 373.069, to regional water supply authorities created pursuant to s. 373.713, or to spoil disposal sites owned or used by the Federal Government.

(4) Ports listed in s. 403.021(9)(b) which operate in compliance with a port master plan which has been incorporated into the appropriate local government comprehensive plan pursuant to s. 163.3178(2)(k) shall be deemed to be in compliance with the requirements of this section.

(5) Nothing in this section shall create or alter the respective rights of local governments or special districts to provide public facilities or services to a particular geographic area or location, nor shall this section alter or affect the police powers of any local government or the authority or requirements under chapter 163.

(6) Any independent district created under a special act or general law, including, but not limited to, this chapter, chapter 190, chapter 191, or chapter 298, for the purpose of providing urban infrastructure or services may provide housing and housing assistance for its employed personnel whose total annual household income does not exceed 140 percent of the area median income, adjusted for family size.

History.—s. 21, ch. 89-169; s. 17, ch. 97-255; s. 6, ch. 2006-69; s. 12, ch. 2007-5; s. 7, ch. 2010-205; s. 36, ch. 2014-22.

Note.—Former s. 189.4155.

189.082 Water management district technical assistance; local government comprehensive planning.

—Water management districts shall assist local governments in the development of local government comprehensive plan elements related to water resource issues as required by s. 373.711.

History.—s. 22, ch. 89-169; s. 8, ch. 2010-205; s. 37, ch. 2014-22.

Note.—Former s. 189.4156.