

*Valencia Water  
Control District*

*Agenda*

*September 10, 2019*

# AGENDA

**VALENCIA WATER CONTROL DISTRICT  
NOTICE OF MEETING  
OF  
BOARD OF SUPERVISORS**

Please be advised that the Meeting of the Board of Supervisors of Valencia Water Control District will be held on Tuesday, September 11, 2019 at 1:00 P.M. in the **Lake Ridge Village Clubhouse, 10630 Larissa Street (Directions listed below)**. Attached is an Agenda for the meeting.

  
\_\_\_\_\_  
George S. Flint, District Director

**DIRECTIONS TO MEETING:**

From Orlando go West on I-4 to the Beach Line Expressway (528); go east past International Drive to Orangewood Blvd.; Go South on Orangewood Blvd., through 4-way stop at Gateway, turn left on Larissa Street. Proceed to Lake Ridge Village Clubhouse on right.

**DISTRIBUTION**

William Ingle; Ed Neal; Debra Donton; Brian Andrelczyk; Roy Miller; David E. Mahler; Stephen F. Broome; Green Briar Village Clubhouse; Lake Ridge Village Clubhouse; Lime Tree Village Clubhouse; Montpelier Village Clubhouse; Parkview Pointe Village Clubhouse; Somerset Village Clubhouse; Deer Creek Village Clubhouse; Wingate Club; Lyle Spector, WHOA; and Tom Johnson, Orangewood HOA; Roy Miller, Waterview HOA; and Ken LaFrance, Windsor Walk.

*"Persons are advised that if they decide to appeal any decisions made at these meetings/hearings, they will need a record of the proceedings and for such purpose they may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based, per section 298.0105, Florida Statutes."*

*"In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation should contact Valencia Water Control District at (407) 841-5524 x 101, not later than forty-eight hours prior to the meeting."*

# AGENDA

September 10, 2019

VALENCIA WATER CONTROL DISTRICT  
BOARD OF SUPERVISORS MEETING  
1 P.M.  
LAKE RIDGE VILLAGE CLUBHOUSE  
10630 LARISSA STREET  
WILLIAMSBURG, ORLANDO, FLORIDA 32821

## Item

1. Call Meeting to Order
2. Approval of August 13, 2019 Minutes
3. General Fund Financial Reports
4. Engineer's Report
  - A. Approval of Permit No. 0507 – Grande Pines Phase 2 – Parcel 11D Orangewood N-2PD (Residential)
5. Attorney's Report
6. Director's Report
  - A. Customer Call Log
7. Other Business
8. Adjournment

## SECTION II

**MINUTES OF THE MONTHLY MEETING  
OF THE BOARD OF SUPERVISORS  
OF VALENCIA WATER CONTROL DISTRICT**

**August 13, 2019**

The monthly meeting of the Board of Supervisors of **VALENCIA WATER CONTROL DISTRICT** was held at 1:00 P.M. on Tuesday, August 13, 2019, in the Lake Ridge Village Clubhouse, Williamsburg Subdivision in Orlando, Florida. Present were Supervisors, Roy Miller, Ed Neal and Debra Donton. Also in attendance were the following: Stephen F. Broome, District Attorney; George S. Flint, District Director; David Mahler, District Engineer; Stacie Vanderbilt, District Administrative Assistant; Teresa Viscarra, District Accounts Payable; Dan Brown, Sthern Environmental.

**ITEM #1** **Call Meeting to Order**

Mr. Flint called the meeting to order at 1:05 PM.

**ITEM #2** **Approval of June 11, 2019 Minutes**

Mr. Flint stated the next item was the minutes from the June 11, 2019 annual meeting. He asked if there were any corrections, deletions or additions. There being none,

On MOTION by Ms. Donton seconded and carried, with all in favor the minutes of the June 11, 2019 Annual Meeting of the Board of Supervisors were approved.

**ITEM #3** **General Fund Financial Reports**

Mr. Flint stated the unaudited financials as of July 31, 2019 were included in the agenda package and asked if there were any questions.

There being none,

The District's financial reports for the period ending 7/31/19 were accepted as distributed.

**ITEM #4** **Engineer's Report**

**A. Presentation of Annual Report**

Mr. Flint stated that every year the report is done after the District Director, District Engineer review the District's areas and structures.

Mr. Mahler stated that they reviewed the canals, main structures and waterways. He reported that Parkview Pointe pond that was being reported as having erosion issues is an Orange County issue that would be reported to them. He stated that the C-4 canal structure was also failing and needed to be replaced. He stated he would contact the owners of the property to advise them to get it replaced as it is very old.

Mr. Neal stated he was the property owner of that area and asked Mr. Mahler to provide something in writing describing the need for the repair.

Mr. Mahler also reported the following:

- C-10 Canal – Force main was washed out around the County force main that needs to be addressed. He will follow up with the utilities department to see when the County's area would be fixed.
- C-4 Canal – Working with Mr. Flint to get pipe out of the Sea World structure and showed Board on the map where the pipe was.

Mr. Flint stated that he met with Mr. Andrelczyk and other Sea World representatives 2 weeks ago to discuss options.

Mr. Neal stated that the report did a good job of listing everything needing attention and asked how the repairs were prioritized.

Mr. Mahler stated that the CIP list was prepared with the budget.

Mr. Neal asked if there were any issues in the water sampling report that they needed to be aware of.

Mr. Mahler stated that the reports were submitted to the Okeechobee Water Atlas and the NPDES. He added that the number of waterways tested was reduced to better report to the entities and that there were no concerns with the waterways. He stated that nitrogen and phosphorus are the main things looked for in testing and that none of the waterways has them. Brief discussion ensued.

Mr. Miller stated that he had discussions with Dan Brown regarding the Area 2 pond erosion.

Mr. Mahler stated that regrading needed to be done on the South side of Central Florida Parkway and was working with Mr. Brown on a proposal.

Mr. Miller stated that the large palm trees on Orangewood Blvd. by the Williamsburg entrance signs were being removed and could possibly damage the culverts.

Mr. Mahler stated that it all depends on how the contractor removes the trees and that the area is owned by Orange County.

**B. Approval of Permit No. 0506 – Westwood 7-11**

Mr. Mahler stated that this was out of permitting and was ready to go. He stated that this business will complete the site and that he had no issue with recommending approval.

On MOTION by Mr. Neal, seconded and carried, with all in favor, Permit #0506 was approved.

**C. Big Sand Lake Outfall Issue**

Mr. Mahler stated that the project has been pushed out to 2027 and won't be done until at least then. He stated that the District would remain responsible for the maintenance until the project is complete. He stated they are planning to reduce the flow of Big Sand Lake to match the District's 62 CFS.

Mr. Flint stated if there isn't a date to terminate the easement, Mr. Mahler could ask them to submit a date for the Board to consider.

**ITEM #5**

**Attorney's Report**

There being none, next item followed.

**ITEM #6**

**Director's Report**

**A. Review and Acceptance of Fiscal Year 2018 Audit Report**

Mr. Flint presented the FY18 audit report to the Board, advising there were no findings and that it was a clean audit. He stated that it was transmitted to the State of Florida by the June 30, 2019 deadline.

On MOTION by Ms. Donton, seconded and carried, with all in favor, the Fiscal Year 2018 audit report was accepted.

**B. Presentation of NPDES Annual Report**

Mr. Mahler presented the report to the Board and explained what gets audited.



Mr. Flint stated it was informational and that the District wasn't required to do any projects.

**C. Call Log**

Mr. Flint presented the call log to the Board. He stated the Parkview Pointe matter would be addressed with the County and reported to the caller.

**ITEM #7**

**Other Business**

Mr. Miller stated that in Greenbriar on Gateway Avenue a gravity sewer was being installed and there is a fence in question that he wanted to know if it belonged to the District.

Mr. Brown stated it is not a District fence.

Mr. Miller asked if there is a 100-year flood elevation.

Mr. Mahler stated there is, but the District has no control over it. He stated it was builder's/homeowner's responsibility to build the right elevation.

Mr. Miller asked if a pipe over 3" require a permit.

Mr. Flint stated any pipe requires a permit from the District, regardless of size. However, the Water Management District may require a Consumptive Use Permit for certain sizes.

**ITEM #8**

**Adjournment**

On MOTION by Ms. Donton, seconded and carried, with all in favor the meeting was adjourned at 2:00 p.m.
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August 13, 2019

Valencia Water Control District

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Stephen F. Broome, Secretary

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William Von Ingle

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Ed Neal

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Debra Donton

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Brian Andreleczyk

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Roy Miller

## SECTION III



**Valencia**  
**Water Control District**

**Unaudited Financial Reporting**

**August 31, 2019**



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6	<u>Assessment Receipt Schedule</u>

**VALENCIA**  
**WATER CONTROL DISTRICT**  
**BALANCE SHEET**  
**August 31, 2019**

	General Fund	Totals 2019
<b><u>ASSETS:</u></b>		
OPERATING - SUNTRUST	\$457,382	\$457,382
CAPITAL RESERVE - SUNTRUST	\$100,455	\$100,455
<b><u>INVESTMENTS</u></b>		
SBA - CAPITAL RESERVES	\$155,526	\$155,526
SBA - OPERATING RESERVES	\$51,842	\$51,842
PETTY CASH	\$100	\$100
<b><u>FIXED ASSETS</u></b>		
LAND	\$700,120	\$700,120
STRUCTURES	\$672,531	\$672,531
CANALS	\$2,888,690	\$2,888,690
PONDS	\$1,245,537	\$1,245,537
EQUIPMENT & OFFICE FURNITURE	\$12,767	\$12,767
ACCUMULATED DEPRECIATION	(\$4,750,266)	(\$4,750,266)
<b>TOTAL ASSETS</b>	<b>\$1,534,685</b>	<b>\$1,534,685</b>
<b><u>LIABILITIES:</u></b>		
ACCOUNTS PAYABLE	\$0	\$0
<b><u>FUND EQUITY:</u></b>		
FUND BALANCES:		
UNASSIGNED	\$668,527	\$668,527
NET ASSETS CAPITALIZED	\$866,157	\$866,157
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b>\$1,534,685</b>	<b>\$1,534,685</b>

# VALENCIA

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues & Expenditures

For The Period Ending August 31, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/19	ACTUAL THRU 8/31/19	VARIANCE	ACTUALS THRU 8/31/18
<b>REVENUES:</b>					
ASSESSMENTS - TAX ROLL	\$553,302	\$553,302	\$557,879	\$4,577	\$492,093
INTEREST	\$0	\$0	\$4,894	\$4,894	\$2,208
MISCELLANEOUS INCOME	\$0	\$0	\$97	\$97	\$0
<b>TOTAL REVENUES</b>	<b>\$553,302</b>	<b>\$553,302</b>	<b>\$562,870</b>	<b>\$9,568</b>	<b>\$494,301</b>
<b>EXPENDITURES:</b>					
<b>ADMINISTRATIVE:</b>					
SUPERVISORS FEES	\$2,500	\$2,292	\$1,200	\$1,092	\$1,500
EMPLOYEE SALARIES	\$0	\$0	\$0	\$0	\$27,000
FICA TAXES	\$0	\$0	\$0	\$0	\$2,066
FUTA/SITA UNEMPLOYMENT TAX	\$0	\$0	\$0	\$0	\$27
ENGINEERING	\$37,200	\$34,100	\$23,100	\$11,000	\$24,220
ATTORNEY	\$12,000	\$11,000	\$11,000	\$0	\$11,000
ANNUAL AUDIT	\$5,100	\$5,100	\$5,100	\$0	\$5,000
ASSESSMENT ROLL CERTIFICATION	\$2,500	\$2,500	\$2,500	\$0	\$0
MANAGEMENT FEES	\$48,800	\$44,733	\$44,733	(\$0)	\$39,133
WEBSITE ADMINISTRATION	\$600	\$550	\$550	\$0	\$550
WORKERS COMPENSATION	\$600	\$600	\$0	\$600	\$500
INSURANCE	\$12,650	\$12,650	\$11,000	\$1,650	\$11,500
REPORT PREPARATION - NPDES	\$25,000	\$22,917	\$5,930	\$16,987	\$21,395
OFFICE LEASE	\$12,980	\$11,898	\$12,950	(\$1,052)	\$11,568
FREIGHT	\$200	\$183	\$0	\$183	\$0
PRINTING & BINDING	\$500	\$458	\$228	\$230	\$235
POSTAGE	\$500	\$458	\$256	\$202	\$229
TRAVEL PER DIEM	\$200	\$183	\$0	\$183	\$108
LEGAL ADVERTISING	\$1,200	\$1,100	\$958	\$143	\$989
BANK FEES	\$300	\$275	\$0	\$275	\$0
OTHER CURRENT CHARGES	\$400	\$367	\$102	\$264	\$143
OFFICE SUPPLIES	\$1,000	\$917	\$558	\$359	\$210
ELECTION FEES	\$2,800	\$3,085	\$3,085	\$0	\$2,954
MEETING RENTAL FEE	\$500	\$458	\$350	\$108	\$350
PROPERTY APPRAISER FEE	\$5,408	\$5,408	\$5,388	\$20	\$5,386
DUES, LICENSES & SUBSCRIPTIONS	\$2,150	\$1,971	\$1,175	\$796	\$1,175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$175,088</b>	<b>\$163,204</b>	<b>\$130,163</b>	<b>\$33,041</b>	<b>\$167,238</b>

# VALENCIA

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues & Expenditures

For The Period Ending August 31, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/19	ACTUAL THRU 8/31/19	VARIANCE	ACTUALS THRU 8/31/18
<b><u>FIELD OPERATIONS:</u></b>					
<b><u>UTILITIES:</u></b>					
ELECTRIC/WATER & SEWER	\$1,000	\$917	\$393	\$523	\$234
INTERNET & TELEPHONE	\$1,500	\$1,375	\$1,510	(\$135)	\$1,340
<b><u>CONTRACTS:</u></b>					
AQUATIC WEED CONTROL	\$35,000	\$32,083	\$39,107	(\$7,024)	\$26,393
MOWING	\$85,000	\$77,917	\$73,572	\$4,344	\$69,776
WATER QUALITY MONITORING	\$20,214	\$18,530	\$13,164	\$5,366	\$18,101
JANITORIAL	\$2,000	\$1,833	\$1,310	\$523	\$1,441
<b><u>REPAIRS &amp; MAINTENANCE:</u></b>					
CANAL & RETENTION POND MAINTENANCE	\$175,000	\$160,417	\$27,411	\$133,006	\$72,348
OFFICE	\$750	\$688	\$180	\$508	\$565
SECURITY GATES & SIGNS	\$750	\$688	\$0	\$688	\$338
<b><u>OTHER:</u></b>					
NPDES INSPECTION & FEES	\$6,000	\$5,500	\$4,460	\$1,040	\$3,308
OPERATING SUPPLIES	\$500	\$458	\$0	\$458	\$0
CONTINGENCY	\$500	\$458	\$0	\$458	\$0
<b>TOTAL FIELD OPERATIONS</b>	<b>\$328,214</b>	<b>\$300,863</b>	<b>\$161,107</b>	<b>\$139,756</b>	<b>\$193,844</b>
<b><u>CAPITAL IMPROVEMENT:</u></b>					
CAPITAL RESERVES	\$50,000	\$45,833	\$0	\$45,833	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$553,302</b>	<b>\$509,900</b>	<b>\$291,270</b>	<b>\$218,630</b>	<b>\$361,083</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$271,600</b>		<b>\$133,218</b>
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$396,927</b>		<b>\$284,237</b>
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$668,527</b>		<b>\$417,454</b>



**VALENCIA**  
**Community Development District**

**REVENUES:**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
ASSESSMENTS - TAX ROLL	\$0	\$6,506	\$347,369	\$46,892	\$50,405	\$55,554	\$8,685	\$26,639	\$4,226	\$8,494	\$3,108	\$0	\$557,879
INTEREST	\$415	\$412	\$452	\$475	\$428	\$474	\$453	\$464	\$444	\$454	\$425	\$0	\$4,894
MISCELLANEOUS INCOME	\$0	\$97	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$97
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$6,506</b>	<b>\$347,369</b>	<b>\$46,892</b>	<b>\$50,405</b>	<b>\$55,554</b>	<b>\$8,685</b>	<b>\$26,639</b>	<b>\$4,226</b>	<b>\$8,494</b>	<b>\$3,108</b>	<b>\$0</b>	<b>\$562,870</b>

**EXPENDITURES:**

**ADMINISTRATIVE:**

SUPERVISORS FEES	\$0	\$0	\$200	\$0	\$200	\$150	\$150	\$200	\$150	\$0	\$150	\$0	\$1,200
ENGINEERING	\$2,100	\$2,100	\$2,100	\$2,100	\$2,100	\$2,100	\$2,100	\$2,100	\$2,100	\$2,100	\$2,100	\$0	\$23,100
ATTORNEY	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$0	\$11,000
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,100	\$0	\$0	\$5,100
ASSESSMENT ROLL CERTIFICATION	\$0	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500
MANAGEMENT FEES	\$4,067	\$4,067	\$4,067	\$4,067	\$4,067	\$4,067	\$4,067	\$4,067	\$4,067	\$4,067	\$4,067	\$0	\$44,733
WEBSITE ADMINISTRATION	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$550
WORKERS COMPENSATION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
INSURANCE	\$11,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,000
REPORT PREPARATION - NPDES	\$1,590	\$0	\$1,910	\$585	\$0	\$0	\$1,485	\$360	\$0	\$0	\$0	\$0	\$5,930
OFFICE LEASE	\$1,082	\$1,082	\$1,082	\$1,082	\$1,082	\$2,133	\$1,082	\$1,082	\$1,082	\$1,082	\$1,082	\$0	\$12,950
FREIGHT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PRINTING & BINDING	\$21	\$0	\$0	\$16	\$16	\$30	\$36	\$28	\$44	\$38	\$0	\$0	\$228
POSTAGE	\$42	\$4	\$4	\$4	\$3	\$14	\$19	\$37	\$18	\$78	\$31	\$0	\$256
TRAVEL PER DIEM	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LEGAL ADVERTISING	\$0	\$0	\$178	\$0	\$0	\$170	\$155	\$0	\$455	\$0	\$0	\$0	\$958
BANK FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$0	\$6	\$0	\$97	\$0	\$0	\$0	\$0	\$0	\$102
OFFICE SUPPLIES	\$315	\$116	\$0	\$20	\$0	\$21	\$21	\$21	\$21	\$21	\$0	\$0	\$558
ELECTION FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,085	\$0	\$0	\$0	\$0	\$3,085
MEETING RENTAL FEE	\$0	\$0	\$50	\$0	\$50	\$50	\$50	\$50	\$50	\$0	\$50	\$0	\$350
PROPERTY APPRAISER FEE	\$5,388	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,388
DUES, LICENSES & SUBSCRIPTIONS	\$1,175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$27,830</b>	<b>\$10,919</b>	<b>\$10,640</b>	<b>\$8,924</b>	<b>\$8,573</b>	<b>\$9,785</b>	<b>\$10,311</b>	<b>\$12,079</b>	<b>\$9,036</b>	<b>\$13,536</b>	<b>\$8,529</b>	<b>\$0</b>	<b>\$130,163</b>

**VALENCIA**  
**Community Development District**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b><u>FIELD OPERATIONS:</u></b>													
<b><u>UTILITIES:</u></b>													
ELECTRIC/WATER & SEWER	\$25	\$25	\$25	\$25	\$0	\$60	\$43	\$41	\$17	\$77	\$57	\$0	\$393
INTERNET & TELEPHONE	\$135	\$135	\$135	\$135	\$138	\$138	\$138	\$138	\$138	\$140	\$140	\$0	\$1,510
<b><u>CONTRACTS:</u></b>													
AQUATIC WEED CONTROL	\$6,413	\$7,599	\$2,219	\$2,219	\$2,219	\$2,219	\$2,219	\$2,219	\$7,345	\$2,219	\$2,219	\$0	\$39,107
MOWING	\$13,196	\$3,796	\$0	\$0	\$0	\$0	\$13,196	\$13,196	\$3,796	\$22,596	\$3,796	\$0	\$73,572
WATER QUALITY MONITORING	\$1,646	\$0	\$1,646	\$1,646	\$1,646	\$1,646	\$1,646	\$1,646	\$1,646	\$0	\$0	\$0	\$13,164
JANITORIAL	\$131	\$131	\$131	\$131	\$131	\$131	\$131	\$131	\$131	\$131	\$0	\$0	\$1,310
<b><u>REPAIRS &amp; MAINTENANCE:</u></b>													
CANAL & RETENTION POND MAINTENANCE	\$1,000	\$1,000	\$2,000	\$1,900	\$1,000	\$1,000	\$1,000	\$1,000	\$4,138	\$7,960	\$5,413	\$0	\$27,411
OFFICE	\$0	\$45	\$0	\$0	\$45	\$0	\$0	\$45	\$0	\$0	\$45	\$0	\$180
SECURITY GATES & SIGNS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b><u>OTHER:</u></b>													
NPDES INSPECTION & FEES	\$0	\$0	\$1,875	\$0	\$0	\$0	\$0	\$0	\$1,265	\$1,200	\$120	\$0	\$4,460
OPERATING SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL FIELD OPERATIONS</b>	<b>\$22,545</b>	<b>\$12,731</b>	<b>\$8,030</b>	<b>\$6,055</b>	<b>\$5,179</b>	<b>\$5,193</b>	<b>\$18,372</b>	<b>\$18,415</b>	<b>\$18,476</b>	<b>\$34,322</b>	<b>\$11,790</b>	<b>\$0</b>	<b>\$161,107</b>
<b><u>CAPITAL IMPROVEMENT:</u></b>													
CAPITAL RESERVE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$50,375</b>	<b>\$23,650</b>	<b>\$18,670</b>	<b>\$14,979</b>	<b>\$13,752</b>	<b>\$14,978</b>	<b>\$28,686</b>	<b>\$30,494</b>	<b>\$27,512</b>	<b>\$47,858</b>	<b>\$20,319</b>	<b>\$0</b>	<b>\$291,270</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$50,375)</b>	<b>(\$17,144)</b>	<b>\$328,699</b>	<b>\$31,913</b>	<b>\$36,653</b>	<b>\$40,575</b>	<b>(\$19,998)</b>	<b>(\$3,855)</b>	<b>(\$23,286)</b>	<b>(\$39,363)</b>	<b>(\$17,211)</b>	<b>\$0</b>	<b>\$271,600</b>

**VALENCIA  
WATER CONTROL DISTRICT**

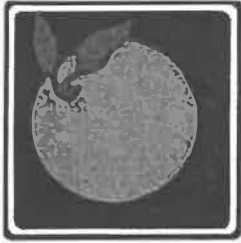
**SPECIAL ASSESSMENT RECEIPTS - FY2019**

**TAX COLLECTOR**

							Gross Assessments	\$	582,328	\$	582,328		
							Net Assessments	\$	553,212	\$	553,212		
Date Received	Dist.#	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund 100.00%		Total 100%				
11/8/18	1	\$ 2,479.58	\$ 118.60	\$ 23.61	\$ -	\$ 2,337.37	\$	2,337.37	\$	2,337.37	\$	2,337.37	
11/15/18	2	\$ 4,384.16	\$ 173.15	\$ 42.11	\$ -	\$ 4,168.90	\$	4,168.90	\$	4,168.90	\$	4,168.90	
11/29/18	3	\$ 35,743.12	\$ 1,429.32	\$ 343.14	\$ -	\$ 33,970.66	\$	33,970.66	\$	33,970.66	\$	33,970.66	
12/6/18	4	\$ 98,273.95	\$ 3,928.84	\$ 943.45	\$ -	\$ 93,401.66	\$	93,401.66	\$	93,401.66	\$	93,401.66	
12/13/18	5	\$ 142,526.94	\$ 5,699.14	\$ 1,368.28	\$ 164.83	\$ 135,624.35	\$	135,624.35	\$	135,624.35	\$	135,624.35	
12/20/18	6	\$ 88,773.36	\$ 3,548.56	\$ 852.25	\$ -	\$ 84,372.55	\$	84,372.55	\$	84,372.55	\$	84,372.55	
1/10/19	7	\$ 49,339.04	\$ 1,973.30	\$ 473.66	\$ -	\$ 46,892.08	\$	46,892.08	\$	46,892.08	\$	46,892.08	
2/14/19	8	\$ 53,015.79	\$ 2,101.55	\$ 509.14	\$ -	\$ 50,405.10	\$	50,405.10	\$	50,405.10	\$	50,405.10	
3/14/19	9	\$ 56,726.37	\$ 1,620.86	\$ 551.06	\$ 999.37	\$ 55,553.82	\$	55,553.82	\$	55,553.82	\$	55,553.82	
4/11/19	10	\$ 8,865.11	\$ 91.89	\$ 87.73	\$ -	\$ 8,685.49	\$	8,685.49	\$	8,685.49	\$	8,685.49	
5/9/19	11	\$ 26,914.71	\$ 6.81	\$ 269.08	\$ -	\$ 26,638.82	\$	26,638.82	\$	26,638.82	\$	26,638.82	
6/13/19	12	\$ 4,092.15	\$ -	\$ 40.92	\$ 174.58	\$ 4,225.81	\$	4,225.81	\$	4,225.81	\$	4,225.81	
7/11/19	13	\$ 8,494.08	\$ -	\$ -	\$ -	\$ 8,494.08	\$	8,494.08	\$	8,494.08	\$	8,494.08	
8/15/19	14	\$ 3,140.17	\$ 0.63	\$ 31.40	\$ -	\$ 3,108.14	\$	3,108.14	\$	3,108.14	\$	3,108.14	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$	-	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$	-	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$	-	
Totals		\$ 582,768.53	\$ 20,692.65	\$ 5,535.83	\$ 1,338.78	\$ 557,878.83	\$	557,878.83	\$	557,878.83	\$	557,878.83	

## SECTION IV

# SECTION A



**VALENCIA WATER CONTROL DISTRICT**  
135 W. CENTRAL BLVD., SUITE 320, ORLANDO, FL 32801  
PHONE: 407-841-5524 x 101 - FAX: 407-839-1526

September 10, 2019

AG-RW Grande Pines, LLC  
Attn: Jonathan Grebow, Authorized Representative  
245 Park Avenue, Fl 26  
New York, NY 10167

Subject: Permit #0507

Dear Mr. Keen:

AG-RW Grande Pines, LLC is hereby granted a construction permit to construct the Residential Redevelopment located in the Grande Pines Phase 2 – Parcel 11D Orangewood N-2PD. Approval is granted in accordance with approved plans and hydraulic calculations and the following **GENERAL AND SPECIFIC CONDITIONS**:

**GENERAL CONDITIONS:**

1. That the District or their agents may at any time make such inspections as they may deem necessary to ensure that the construction or work is performed in accordance with the conditions of this permit.
2. That the permittee will maintain the work authorized herein during construction and thereafter in good condition in accordance with the approved plans.
3. That the permittee shall comply promptly with any lawful regulations, conditions, or instructions affecting the structure or work authorized herein if and when issued by the U.S. Environmental Protection Agency, the South Florida Water Management District and the Florida Department of Environmental Protection and/or any county or city environmental protection agency having jurisdiction to abate or prevent water pollution, including thermal or radiation pollution. Such regulations, conditions, or instructions in effect or hereafter prescribed by the federal, state, county and city agencies have hereby made a condition of this permit.
4. It is understood and agreed that the rights and privileges herein set out are granted only to the extent of the District's right, title and interest in the land to be entered upon and used by the permittee, and the permittee will at all times, assume all risk and indemnify, defend and save harmless Valencia Water Control District from and against any and all loss, damage, cost or expense arising in any manner on account of the exercise or attempted exercises by the permittee of the aforesaid rights and privileges.

5. The permittee and/or their agents will use every measure to prevent the run-off of turbid water into the District's facilities including, but not limited to, the use of temporary ponds, silt barriers, chemical additives and temporary grassing during construction.
6. If discharge of water by permittee should at any time raise the level of pollutants in the District's water management facility to the point where the District is in violation of a statute or regulation, permittee will either: (a) immediately cease such discharge, (b) remove pollutants from the water before discharging into District facilities, and pay all costs which the District must incur in order to reduce pollution in the District's facilities to acceptable levels.
7. That all the provisions of this permit shall be binding on any assignee or successor in interest of the permittee.
8. That any modification, suspension or revocation of this permit shall not be the basis for a claim for damages against Valencia Water Control District.
9. The Valencia Water Control District agrees that the issuance of this permit allows the passage of water through their canals but in so doing does not assume any responsibility for damage to any persons or property.
10. That the engineer of record certify that the facilities as constructed comply with the submitted hydraulic calculations and approved drawings.
11. That the permittee agrees not to modify or alter the constructed facilities at any future time without the express consent of the District.
12. This permit is valid for 3 years from date of approval or runs concurrently with the SFWMD permit, if required, whichever expires first.
13. That this permit must be executed within 30 days of Board approval or must be brought back to the Board for reconsideration.

**END OF GENERAL CONDITIONS**

**SPECIFIC CONDITIONS**

1. That the Sketch of Description, sheets 1 - 4 as recommended for approval by the District Engineer on 8/23/19, become part of this permit.

**Attest:**

\_\_\_\_\_

**Signature:** \_\_\_\_\_

**AG-RW Grande Pines, LLC**

**Title:** \_\_\_\_\_

**Attest:**

\_\_\_\_\_

**Granted by:**

**Valencia Water Control District**

**By:** \_\_\_\_\_

**Roy Miller, President**

**On this \_\_\_\_ day of September, 2019**





1117 East Robinson Street  
Orlando, Florida 32801  
Phone: 407.425.0452

August 23, 2019

Board of Directors  
Valencia Water Control District  
10365 Orangewood Boulevard  
Orlando, Florida 32821

RE: Grande Pines Phase 2 – Parcel 11D Orangewood N-2PD (Residential)  
VWCD Permit No. 0507  
CPH Project No. 6816.07

Dear Honorable Board Members:

We have completed our review of the above referenced project originally submitted by Poulos & Bennett in February 2019 and review comments response on August 14, 2019. Based on our review, we have no objection to the Board approving this permit.

Sincerely,

CPH, INC

A handwritten signature in black ink, appearing to read 'D. Mahler', written over a light blue circular stamp.

David E. Mahler, P.E.  
District Engineer

Cc: Ms. Christina Baxter, P.E., Poulos & Bennett  
file

Permit No. \_\_\_\_\_  
(Assigned by V.W.C.D.)

APPLICATION TO BOARD OF SUPERVISORS OF  
Valencia Water Control District  
for Permit

RECEIVED  
FEB 20 2010  
CITY OF ORLANDO

- (1) **PROPOSED USE: Residential Redevelopment**
  - (2) **LOCATION OF WORK:** Block:    Lot:    Subdivision:  
or Section: 13    Township: 24    Range: 28
  - (3) **DISTRICT WORKS INVOLVED:** Construction of Parcel 11D Phase 2 includes 157 short term single family rental homes, reconfiguration of ponds 9B and 9C, as well as the associated internal roadways and utility infrastructure. The Phase 2 site is 43.19 acres and is part of the original VWCD Permit #0472 for the redevelopment of the golf course. The main basin affected by this permit modification is Basin 9C. Pond 9C cascades into 9B which discharges into VWCD Canal C-1. A large portion of the Phase 2 site drains to Ponds 4A and 4B which are part of the recently submitted Phase 1 portion of the overall project. Also part of this phase is the modification of the outfall pipe from Lake 10 of the adjacent Marriott property. As shown on the plans, the outfall has been routed around ponds 9A and 9B and now directly discharges into the VWCD canal C-1. The master drainage plan submitted with the Phase 1 plans reflected this adjustment. The MDP has not changed from the one submitted with Phase 1 therefore please reference that MDP for your review of the phase 1 plans.
  - (4) **OWNER OF PROPOSED WORK OR STRUCTURE:**    Phone #:  
Name: AG-RW Grande Pines, LLC, c/o Jonathan Grebow    Title: Authorized Representative  
Address: 245 Park Ave., Floor 26, New York, New York 10167
  - (5) **APPLICATION OTHER THAN OWNER:** (if any) Phone #:    Name:  
Address: (Street)    (City)    (State)  
(Zip)
  - (6) **AREA PROPOSED TO BE SERVED:** Give legal description and size in acres. Attach legal description if necessary. If land is platted, indicate Block, Lot and Subdivision.  
  
**See Attached Legal**
  - (7) **CONSTRUCTION SCHEDULE:** The proposed work, if permitted, will begin within 90 Calendar days of permit approvals.
-

- (8) This application, including sketches, drawings or plans and specifications attached contains a full and complete description of the work proposed or use desired of the above described facilities of the District and for which permit is herewith applied. It shall be a part of any permit that may be issued. It is agreed that all work or the use of the District's facilities will be in accordance with the permit to be granted.

Submitted this 20<sup>th</sup> day of FEBRUARY, 2019

Signature of Owner (Officer of Corporation):

Print Name of Owner (Officer): Jonathan Grebow, Authorized Representative

---

# SKETCH OF DESCRIPTION

SHEET 1 OF 4

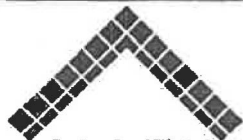
## LEGAL DESCRIPTION OF PHASE 2

A parcel of land comprising a portion of Lake 9, a portion of Lake 4, a portion of Golf Course Parcel 3, a portion of Parcel 11, Orangewood Neighborhood 2, as recorded in Plat Book 17, Pages 81 through 87, Public Records of Orange County, Florida.

Being more particularly described as follows:

Commencing at the Northwestern most corner of Lake 9 and the Northeastern most corner of Golf Course Parcel 1 being a point on a non tangent curve, concave Northeasterly having a radius of 1137.00 feet, with a chord bearing of South 55°09'04" East, and a chord distance of 26.30 feet, thence run Southeasterly along the arc of said curve through a central angle of 01°19'32" for a distance of 26.30 feet to a point of tangency; thence run South 55°48'50" East for a distance of 12.73 feet; thence run South 70°42'36" East for a distance of 31.76 feet to the point of curvature of a curve, concave Northeasterly having a radius of 2814.51 feet, with a chord bearing of South 73°02'24" East, and a chord distance of 228.88 feet, thence run Southeasterly along the arc of said curve through a central angle of 04°39'38" for a distance of 228.94 feet to a point on a non tangent line; thence run South 14°37'46" West for a distance of 8.00 feet to a point on a non tangent curve and the POINT OF BEGINNING; said curve being concave Northeasterly having a radius of 2822.51 feet, with a chord bearing of South 76°51'03" East, and a chord distance of 145.83 feet, thence run Southeasterly along the arc of said curve through a central angle of 02°57'38" for a distance of 145.85 feet to a point of tangency; thence run South 78°19'52" East for a distance of 506.47 feet; thence run North 11°40'08" East for a distance of 10.00 feet; thence run South 78°19'52" East for a distance of 709.33 feet; thence run South 11°49'37" West for a distance of 112.32 feet; thence run South 36°28'26" West for a distance of 57.54 feet to a point on a non tangent curve, Concave Southerly, having a radius of 76.00 feet, a chord bearing of North 73°09'16" West and a chord distance of 13.30 feet; thence run Westerly along said curve through a central angle 10°02'13" for an arc distance of 13.31 feet to a point of tangency; thence run North 78°10'23" West for a distance of 256.00 feet; thence run South 11°49'37" West for a distance of 364.00 feet; thence run South 78°10'23" East for a distance of 332.00 feet; thence run South 11°49'37" West for a distance of 216.00 feet to a point of curvature of a curve concave Northwesterly, have a radius of 76.00 feet, a chord bearing of South 39°45'10" West and a chord distance of 71.19 feet; thence run Southwesterly along said curve through a central angle of 55°51'06" for an arc distance of 74.08 feet; thence departing said curve, run South 19°56'22" East for a distance of 14.96 feet; thence run South 11°49'37" West for a distance of 211.96 feet; thence run North 67°52'19" West for a distance of 387.39 feet; thence run South 15°33'00" West for a distance of 54.05 feet; thence run South 83°39'09" West for a distance of 731.02 feet;

CONTINUED ON SHEET 2



**ALLEN  
&  
COMPANY**

Professional Surveyors & Mappers

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Winter Garden, Florida 34787 • (407) 854 5355

### SURVEYOR'S NOTES:

SK02

THIS IS NOT A SURVEY.

THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH/SOUTH CENTERLINE OF SECTION 13-24-28 BEING AN ASSUMED BEARING OF S00°24'42"E.

JOB NO. 20180259

DATE: 10/15/18

SCALE: 1" = 300 FEET

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: DY/PJR

CHECKED BY: EGT

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

# SKETCH OF DESCRIPTION

SHEET 2 OF 4

CONTINUED FROM SHEET 1

thence run North 50°55'34" West for a distance of 681.39 feet; thence run South 51°33'18" West for a distance of 11.65 feet; thence run North 38°26'42" West for a distance of 130.01 feet; thence run North 51°33'18" East for a distance of 90.92 feet to the point of curvature of a curve, concave Southerly having a radius of 30.00 feet, with a chord bearing of North 81°51'49" East, and a chord distance of 30.28 feet, thence run Easterly along the arc of said curve through a central angle of 60°37'02" for a distance of 31.74 feet to a point on a non tangent line; thence run North 39°04'26" East for a distance of 172.66 feet to a point on a non tangent curve, concave Southerly having a radius of 190.00 feet, with a chord bearing of North 89°50'08" West, and a chord distance of 237.12 feet, thence run Westerly along the arc of said curve through a central angle of 77°13'08" for a distance of 256.07 feet to a point of tangency; thence run South 51°33'18" West for a distance of 74.04 feet; thence run North 16°41'39" West for a distance of 429.93 feet; thence run North 44°29'36" East for a distance of 340.87 feet to a point on a non tangent curve, concave Northerly having a radius of 130.00 feet, with a chord bearing of South 89° 25' 08" East, and a chord distance of 100.47 feet, thence run Easterly along the arc of said curve through a central angle of 45° 27' 53" for a distance of 103.16 feet to a point of reverse curvature of a curve, concave Southerly having a radius of 125.00 feet, with a chord bearing of North 88° 27' 37" East, and a chord distance of 88.01 feet, thence run Easterly along the arc of said curve through a central angle of 41° 13' 22" for a distance of 89.93 feet to a point of tangency; thence run South 70° 55' 42" East for a distance of 259.79 feet to the point of curvature of a curve, concave Southwesterly having a radius of 100.00 feet, with a chord bearing of South 54° 25' 15" East, and a chord distance of 56.83 feet, thence run Southeasterly along the arc of said curve through a central angle of 33° 00' 55" for a distance of 57.62 feet to a point on a non tangent line; thence run North 52°00'27" East for a distance of 91.30 feet to the POINT OF BEGINNING;

contains 43.76 acres, more or less.



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## THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

⊙ DENOTES CHANGE IN DIRECTION  
R/W DENOTES RIGHT-OF-WAY  
C DENOTES CENTERLINE  
P.C. DENOTES POINT OF CURVATURE  
P.T. DENOTES POINT OF TANGENCY  
P.R.C. DENOTES POINT OF REVERSE CURVATURE  
P.C.C. DENOTES POINT OF COMPOUND CURVATURE

SK02

JOB NO. 20150289

DATE: 10/15/18

SCALE: 1" = 300 FEET

FIELD BY: N/A

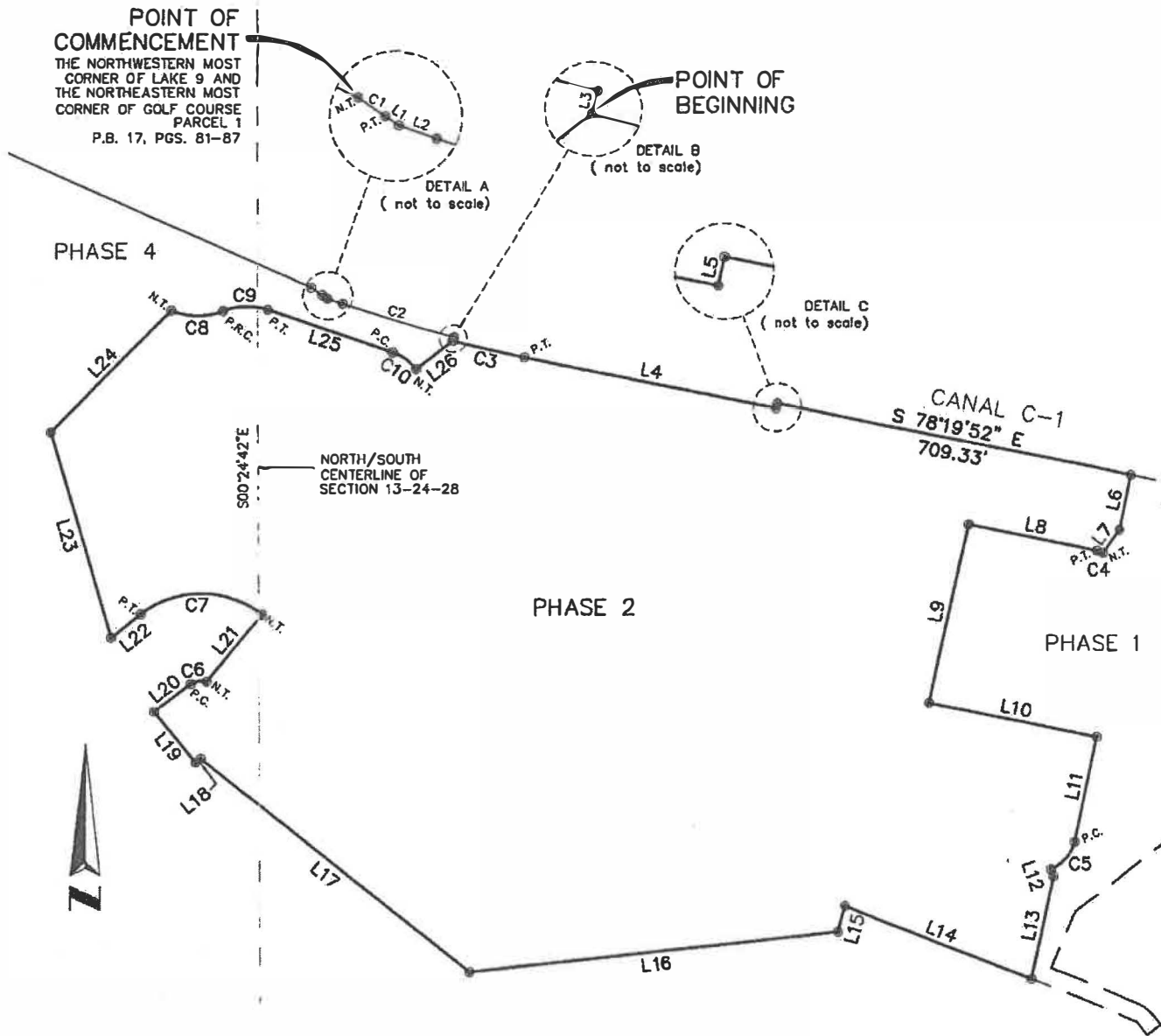
CALCULATED BY: JLR

DRAWN BY: DY/PJR

CHECKED BY: EGT

# SKETCH OF DESCRIPTION

SHEET 3 OF 4



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THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

© DENOTES CHANGE IN DIRECTION  
R/W DENOTES RIGHT-OF-WAY  
C DENOTES CENTERLINE  
P.C. DENOTES POINT OF CURVATURE  
P.T. DENOTES POINT OF TANGENCY  
P.R.C. DENOTES POINT OF REVERSE CURVATURE  
P.C.C. DENOTES POINT OF COMPOUND CURVATURE

SK02

JOB NO. 20180259

DATE: 10/15/18

SCALE: 1" = 300 FEET

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: DY/PJR

CHECKED BY: EGT

# SKETCH OF DESCRIPTION

SHEET 4 OF 4

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.73'	S55°48'50"E
L2	31.76'	S70°42'36"E
L3	8.00'	S14°37'46"W
L4	506.47'	S78°19'52"E
L5	10.00'	N11°40'08"E
L6	112.32'	S11°49'37"W
L7	57.54'	S36°28'26"W
L8	256.00'	N78°10'23"W
L9	364.00'	S11°49'37"W
L10	332.00'	S78°10'23"E
L11	216.00'	S11°49'37"W
L12	14.96'	S19°56'22"E
L13	211.96'	S11°49'37"W
L14	387.39'	N67°52'19"W
L15	54.05'	S15°33'00"W
L16	731.02'	S83°39'09"W
L17	681.39'	N50°55'34"W
L18	11.65'	S51°33'18"W
L19	130.01'	N38°26'42"W
L20	90.92'	N51°33'18"E
L21	172.66'	N39°04'26"E
L22	74.04'	S51°33'18"W
L23	429.93'	N16°41'39"W
L25	259.79'	S70°55'42"E
L26	91.30'	N52°00'27"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1137.00'	26.30'	26.30'	S55°09'04"E	1°19'32"
C2	2814.51'	228.94'	228.88'	S73°02'24"E	4°39'38"
C3	2822.51'	145.85'	145.83'	S76°51'03"E	2°57'38"
C4	76.00'	13.31'	13.30'	N73°09'16"W	10°02'13"
C5	76.00'	74.08'	71.19'	N39°45'10"E	55°51'06"
C6	30.00'	31.74'	30.28'	S81°51'49"W	60°37'02"
C7	190.00'	256.07'	237.12'	N89°50'08"W	77°13'08"
C8	130.00'	103.16'	100.47'	S89°25'08"E	45°27'53"
C9	125.00'	89.93'	88.01'	S88°27'37"W	41°13'22"
C10	100.00'	57.62'	56.83'	N54°25'15"W	33°00'55"



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&  
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Winter Garden, Florida 34787 \* (407) 654-5355

THIS IS NOT A SURVEY:

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© DENOTES CHANGE IN DIRECTION  
R/W DENOTES RIGHT-OF-WAY  
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P.C.C. DENOTES POINT OF COMPOUND CURVATURE

SK02

JOB NO. 20180259

DATE: 10/15/18

SCALE: 1" = 300 FEET

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: DY/PJR

CHECKED BY: EGT

## SECTION VI



# SECTION A

Customer Call Log - Valencia Water Control District								
Date	Name	Subdivision	Address	Phone	Issue	Pond/Canal Name	Resolution	Date Resolved
8/12/19	Don Cook	Parkview Pointe	6018 Parkview Point Dr	407-928-2873	Reported erosion on the pond bank and mowers are getting stuck	Parkview Pointe Pond	Stacie V. Reported to Mr. Cook that the District has reached out to Orange County on the matter and provided point of contact at the County to follow up.	8/13/19
8/14/19	Beverly Morrow	Parkview Pointe	5816 Plumb Pudding Ct.		Reported erosion on the pond bank and mowers are getting stuck (Related to Rick Morrow that previously called)	Parkview Pointe Pond	Stacie V. advised Ms. Morrow that the District has reached out to Orange County on the matter and provided point of contact at the County to follow up.	8/14/19
8/23/19	Alicia Knowles	Deer Creek	5202 Deer Creek Dr.	941-726-6777	Wanted to know if Shingle Creek was dammed to keep pond near her home from overflowing. Wanted to know if company can come out and clean up pond.	N/A HOA Owned Pond	Stacie V. explained that Valencia waterways are designed to flow into Shingle Creek and that the pond in question was not a District owned pond so her HOA would need to be contacted for maintenance matters.	8/23/19
8/29/19	Sallye Vanderburg	Greenbriar	4840 Gamling Lane	954-494-8333	Wanted to know if C-10 Canal behind her home would be let down in preparation for Hurricane Dorian because she fears it would rise and flood her home.	C-10	Stacie V. explained that the C-10 was not planned to have any water let out as the system works better when water is already in the canal. Not pleased with answer.	8/30/19