

**Engineering Report for  
STEVENS PLANTATION**

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**Community Development District**

Prepared for:

Community Development District  
Dan Mantzaris  
City of St. Cloud  
332 N. Magnolia Avenue  
Orlando, FL 34801

Prepared by:

Dufresne-Henry, Inc.  
301 N. Cattlemen Road  
Suite 201  
Sarasota, FL 34232

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## ***I. INTRODUCTION***

The Stevens Plantation Community Development District (District) is a 590 acre Planned Unit Development (PUD) located in the City of St. Cloud, Osceola County, Florida, as shown on Exhibit A. The District was created for the purpose of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for the community development.

This engineering report addresses the infrastructure necessary to support the District and provides reasonable estimates of the Project's construction costs.

The property was annexed by the City of St. Cloud on May 22, 2003. The City approved transmittal of the Comprehensive Plan Amendment to the Florida Department of Community Affairs on June 26, 2003. Exhibit B depicts the Master Development Plan for the District. Approved land uses within the District consist of single family residential dwellings, business park, commercial and open space. The master development plan is under review by the City of St. Cloud and includes 807 residential units, one million square feet of light industrial business park, 250,000 square feet of commercial and 220 acres of open space.

Construction shall include construction of the surface water management system, construction of West New Nolte Road extension and reconstruction of the existing West New Nolte, residential streets, and industrial roads. Additionally, to serve the District, utilities, water, sewer, reuse, electric and communications.

## ***II. GENERAL DESCRIPTION OF THE DISTRICT***

The property consists of approximately 590 acres of land and is located in Osceola County, Florida; Sections 10 and 15, Township 26 South, Range 30 East on the east side of Canoe Creek Road between 17<sup>th</sup> Street and Deer Run Road. Refer to Appendix C. For a legal description of the property. The City of St. Cloud landfill, which will close in 2003, is located adjacent to the property to the northeast. Residential subdivisions are located to the west and south within the District.

The City is pursuing a participation agreement with the Florida Turnpike Authority to obtain an interchange that will facilitate access to the District.

A business park is planned in the northeast quadrant of the district. Three residential pods are planned south of the West New Nolte Road extension. The other residential pod will be in the eastern part of the District, north of West New Nolte Road extension. A commercial center is planned for the southeastern corner of the West New Nolte and Canoe Creek intersection. The project is designed for minimal impact on the existing wetlands on the parcel.

### **III. GENERAL DESCRIPTION OF THE PROPOSED DISTRICT IMPROVEMENTS**

Improvements proposed for the project, which will be constructed by the District, will include the following:

1. Surface Water Management System including lakes, culverts, and control structures.
2. Collector Roadway & Intersection Improvements including drainage and utilities. Residential and industrial streets within the development pods.
3. Water and sewer system including water distribution system, on-site lift stations, sewage force mains, and gravity sewer collection systems. Reuse water distribution for irrigation.
4. Landscaping and street lighting.

A description of each of the above items is presented below:

1. **Surface Water Management System** – The District will construct a series of lakes, interconnecting culverts and discharge control structures, which will constitute the master stormwater management facilities for the District. The District's stormwater management facilities will be designed to conform to the City of St. Cloud and South Florida Water Management District (SFWMD) criteria for pre-development versus post-development runoff attenuation and water quality treatment.
2. **Collector Roadway and Intersection Improvements** – The District will construct the West New Nolte Road extension as indicated on the Master Development Use Plan, Exhibit B. Also to be constructed is the existing

West New Nolte from 2-lanes to 4-lanes with a median. The construction of the roadways will be in conformance with the City of St. Cloud specifications. Work to be completed includes clearing of the roadway right-of-way, earthwork and grading, installation of the required underground utilities and storm drainage, construction of the roadway subbase, base, asphalt, curbing and pedestrian/bikeways.

West New Nolte Road, the collector roadway, will be a 4-lane divided roadway with a landscaped median from Canoe Creek Road to the end of the existing West New Nolte Road. Additionally, the streets within the development pods will be constructed.

**3. Utility Improvements** – The District will construct a master utility system designed to provide central wastewater, reuse and potable water for each and every residential unit and industrial/commercial site within the District. The City of St. Cloud will provide utility service to the District. Work to be completed with the central wastewater system includes the construction of one on-site lift station and force mains, along with the gravity sewer collection system.

The construction of the potable water distribution system will include the various size water mains along with fire hydrants as required to provide adequate fire flow protection in accordance with City of St. Cloud standards. All of the utility systems will be designed in accordance with current City of St. Cloud and FDEP regulations.

The construction of the reuse water distribution for irrigation will include the various size mains as required to provide adequate irrigation in accordance with the City of St. Cloud standards.

**4. Landscaping, Gatehouse, Street Lighting** – The District shall provide landscaping and street lighting throughout the District which will, at a minimum, meet current City of St. Cloud standards.

#### **IV. ENVIRONMENTAL ISSUES ADDRESSED**

Approximately 135 acres, or about 25%, of the project is wetlands. The District is working with the South Florida Water Management District to delineate the

wetland boundaries and obtain an Environmental Resource Permit for the project. In addition to the wetlands, gopher tortoise and bald eagles were identified as wildlife issues for the project. At the time of the environmental study, the bald eagles did not have an active nest within the District, but were present because of the project's proximity to the landfill. Gopher tortoises were identified within the District and will be addressed during design and permitting of the individual pods.

#### **V. SCHEDULE OF PROPOSED IMPROVEMENTS**

The property has been annexed into the City of St. Cloud. A Comprehensive Plan Amendment has been approved by the City and transmitted to the Department of Community Affairs for final approval. The rezoning to PUD is being crafted and will be submitted for City approval this month. A conceptual Environmental Resource Permit has been submitted to South Florida Water Management District for review and approval. Individual construction permits will be submitted under the Conceptual Permit. Subdivision approval and platting will follow through the City of St. Cloud permitting procedures.

To date, all known applications for local, state, and federal permits are being submitted and/or approved for the proposed development within the District. The rezoning and formation of the CDD, the preliminary and final plat, and development plans are being reviewed by the City of St. Cloud. The FDEP, sewer collection, and water distribution permit and applications will be applied for upon completion of design. Other permits have been applied for and are awaiting approval.

Exhibit "E" of this report lists the reports, plans and permit approvals that have been prepared and/or obtained to date. It is anticipated that the District will design, permit and construct the infrastructure commencing construction in January 2004 and to be completed December 2004.

#### **IV. ESTIMATE OF CAPITAL IMPROVEMENTS COSTS**

Exhibit "D" of this report identifies the Engineer's preliminary cost estimate of the proposed infrastructure to be designed, permitted and constructed by the District. All line item costs are based upon the Engineer's quantity estimate and customary bid unit prices for the work.

## **VII. ENGINEER'S CERTIFICATION**

In our considered opinion, the extent of proposed improvements and their respective estimated costs are fair and reasonable in accordance with accepted improvement use values and engineering design standards for the Central Florida area, and we believe that the project can be permitted, constructed and installed at such costs as described in this report.

In addition, it is our considered opinion that the proposed improvements as described within this report are permissible within the current regulations of the governing agencies.

I hereby certify that the foregoing is a true and correct copy of the Engineer's Report for the Stevens Plantation Community Development District.

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Christopher B. Cole, P.E.  
Florida Registration No. 42205  
Dufresne-Henry, Inc.  
October 21, 2003