



8515 Palm River Road • Tampa, Florida 33619 • (813) 621-7841  
E-mail: mail@lesc.com • Web: www.lesc.com • Fax: (813) 621-6761

January 27, 2010

Ms. Gerrie Sellner  
Pasco County Government Center  
Zoning and Site Development  
7530 Little Road, Suite 230  
New Port Richey, Florida 34654

Re: **THE GROVES CDD**  
*Facilities Report*  
Jn: 2000020

Dear Ms. Sellner:

As a requirement of Section 189.415, Florida Statutes, enclosed are two (2) copies of the Public Facilities Report for The Groves CDD.

If you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,  
LANDMARK ENGINEERING &  
SURVEYING CORPORATION

A handwritten signature in black ink, appearing to read "E. Morrow", is written over the typed name.

E. Everett Morrow, P.E.  
District Engineer

EEM/dwb  
Enclosure

~~XC~~ Matthew Huber, Rizzetta & Company, Inc.

**PUBLIC FACILITIES REPORT**

**for the:**

**THE GROVES**

**COMMUNITY DEVELOPMENT DISTRICT**

**PASCO COUNTY, FLORIDA**

**Prepared by:**

**LANDMARK ENGINEERING & SURVEYING CORPORATION**

**8515 PALM RIVER ROAD**

**TAMPA, FLORIDA 33619**

**(813) 621-7841**

**JANUARY 4, 2010**

## TABLE OF CONTENTS

<b>PURPOSE AND SCOPE</b>	<b>1</b>
<b>GENERAL INFORMATION</b>	<b>1</b>
<b>EXISTING PUBLIC FACILITIES</b>	<b>2</b>
<b>A. Water Facilities</b>	<b>2</b>
<b>B. Wastewater Facilities</b>	<b>2</b>
<b>C. Stormwater Management Facilities</b>	<b>2</b>
<b>D. Roadway Facilities</b>	<b>2</b>
<b>E. Recreation Facilities</b>	<b>2</b>
<b>CURRENTLY PROPOSED EXPANSION WITHIN THE NEXT FIVE YEARS</b>	<b>3</b>
<b>REPLACEMENT OF FACILITIES</b>	<b>3</b>

## LIST OF EXHIBITS

<b>EXHIBIT A</b>	<b>VICINITY MAP</b>
<b>EXHIBIT B</b>	<b>LEGAL DESCRIPTION</b>
<b>EXHIBIT C</b>	<b>DISTRICT OWNED PROPERTY</b>

## **PURPOSE AND SCOPE**

This report is being prepared at the request of the Groves Community Development District (the District) to comply with the requirements of Section 189.415, Florida Statutes, regarding the Special District Public Facilities Report. It is the intention of this report to provide general descriptions of public facilities owned by the District together with any currently proposed facility expansion and facility replacement programs within the next five years.

## **GENERAL INFORMATION**

The Groves Community Development District (the "District") is located in Pasco County and provides roads, stormwater, recreational facilities and landscaping for the residents of the District. The associated water and sewer systems are owned and maintained by Pasco County. The District encompasses 446.03 acres within the unincorporated area of Pasco County, Florida. The district is located in parts of Sections 25, 26 and 36, Township 25 South, Range 18 East. The District is bounded by U.S. 41 on the west, the Connerton Development on the north and Wilderness Lake Preserve on the east and south. Exhibit A represents the site location relative to the road system and other developments in the area. The legal description of the District boundary is included as Exhibit B and the District owned land is shown in Exhibit C.

The District was established in 2000 and has proceeded in accordance with a planned, phased approach. At this time all of the development is complete. Access to the development is from U.S. 41 via Festive Groves Boulevard, approximately 6 miles north of the U.S. 41 & S.R. 54 intersection.

## **EXISTING PUBLIC FACILITIES**

All existing public facilities have the capacity to serve the demands of the 755 units within the District.

### **A. WATER FACILITIES**

The existing water facilities serving the District are owned and maintained by Pasco County. The District has no ownership of water facilities except for the water service to the clubhouse.

### **B. WASTEWATER FACILITIES**

The existing sewer facilities serving the District are owned and maintained by Pasco County. The District has no ownership of sewer facilities except for the sewer service to the clubhouse.

### **C. STORMWATER MANAGEMENT FACILITIES**

The stormwater management plan for the District focuses on utilizing storm water ponds constructed in the uplands in conjunction with the natural occurring wetlands. The natural occurring wetlands and lakes systems on site are approximately 175 acres of the District's land area. All of the storm water management system has been completed.

### **D. ROADWAY FACILITIES**

The roadways within the development are owned by the District.

### **E. RECREATIONAL FACILITIES**

An 11,275 s.f. ± clubhouse/recreation center facility with a 3,000 s.f. ± pool, tennis courts and the associated parking lot are owned by the District. In addition, there is a butterfly park, dog park and nature boardwalks which are owned by the District.

## **CURRENTLY PROPOSED EXPANSION WITHIN THE NEXT FIVE YEARS**

Currently there is no proposed expansion of District facilities within the next five years.

## **REPLACEMENT OF FACILITIES**

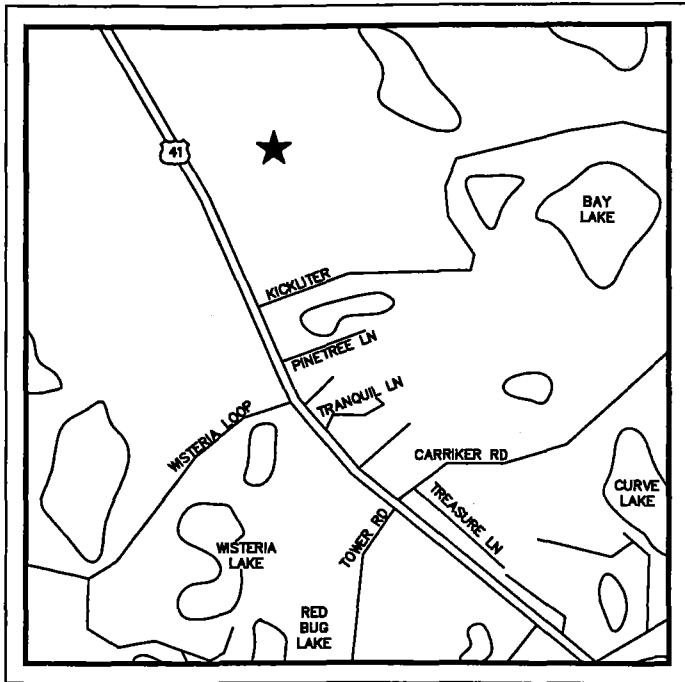
The District currently does not anticipate replacing any facilities other than routine maintenance.

## **APPENDIX**

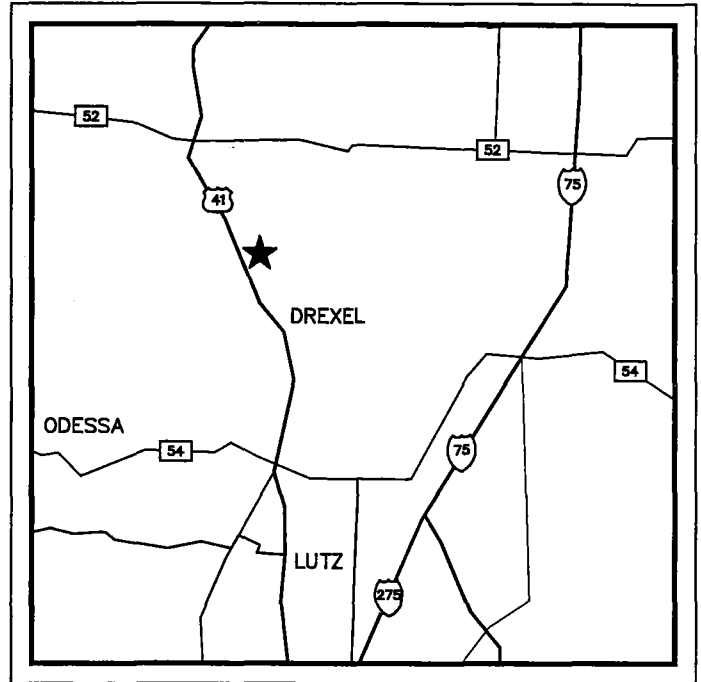
### **Exhibits**

- A. Location Map**
- B. Legal Description**
- C. District Owned Property**

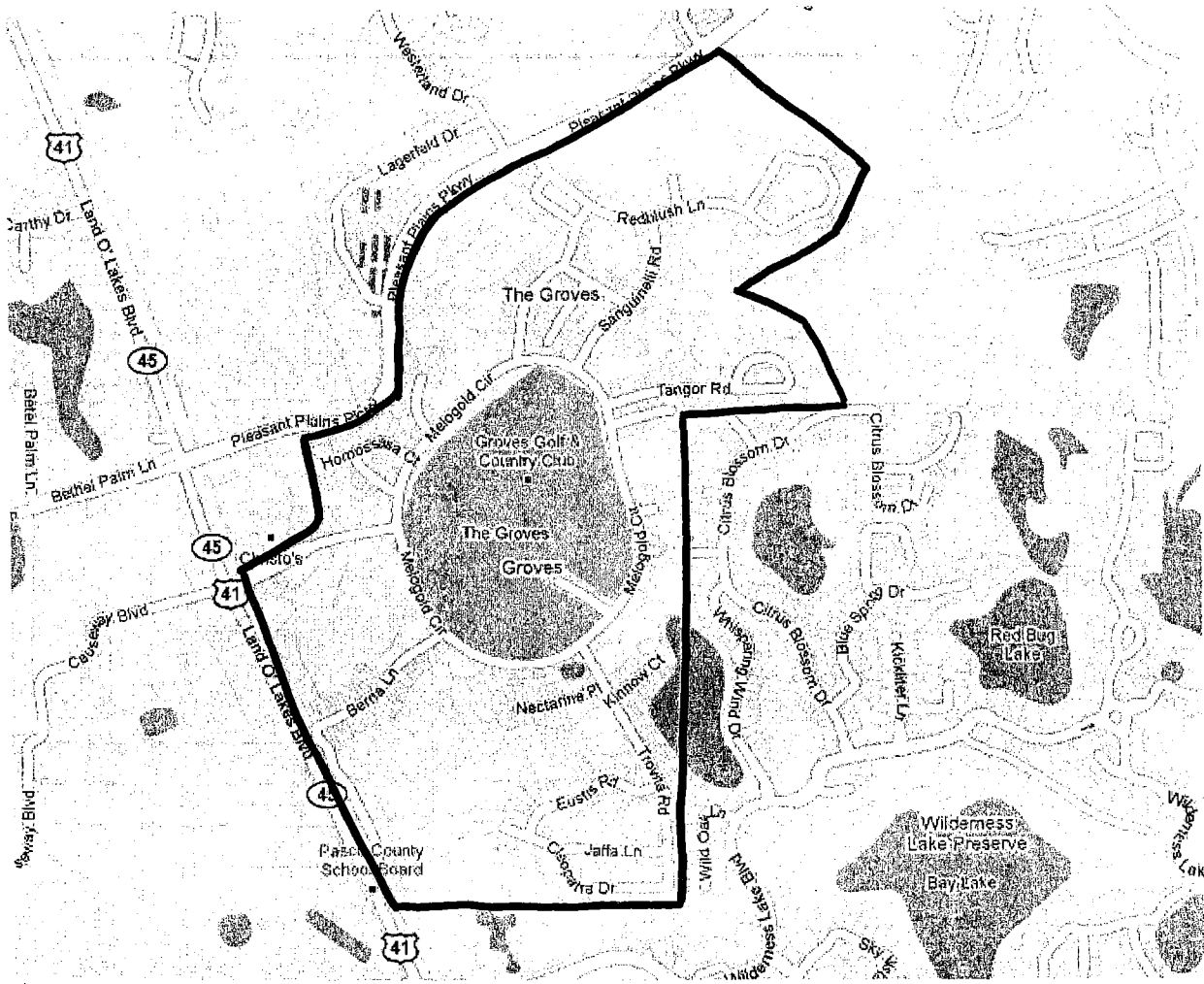
# EXHIBIT A



*Location Map*



*Vicinity Map*





## EXHIBIT B

### DESCRIPTION:

A portion of Sections 25, 26 & 35, Township 25 South, Range 18 East, Pasco County, Florida, being more particularly described as follows:

BEGIN at the Southwest corner of said Section 25, said point also being the Southeast corner of said Section 26 and the Northeast corner of said Section 35; thence S.00°07'53"W., 4,011.99 feet along the Easterly boundary line of said Section 35 to the Southeast corner of the North 3/4 of said Section 35; thence S.89°53'55"W., 2,313.17 feet along the Southerly boundary line of the said North 3/4 of Section 35 to the Easterly right-of-way line of U.S. HIGHWAY 41; thence along said right-of-way line, the following course and curve: N.25°25'40"W., 2,800.47 feet to the beginning of a curve concave to the Northeast having a radius of 5,617.11 feet; thence NORTHWESTERLY, 198.14 feet along said curve through a central angle of 02°01'16" (chord bears N.24°24'28"W., 198.13 feet); thence leaving said right-of-way line, N.62°07'03"E., 820.14 feet; thence N.18°18'50"W., 631.39 feet; thence N.71°41'10"E., 446.90 feet to the beginning of a curve concave to the Northwest having a radius of 550.00 feet; thence NORTHEASTERLY, 707.84 feet along said curve through a central angle of 73°44'18" (chord bears N.36°29'06"E., 659.99 feet); thence N.00°23'03"W., 437.18 feet to the beginning of a curve concave to the Southeast having a radius of 1,150.00 feet; thence NORTHEASTERLY 1,312.75 feet along said curve through a central angle of 65°24'16" (chord bears N.32°19'05"E., 1,242.63 feet); thence N.65°01'13"E., 1,389.49 feet; thence N.55°24'38"E., 810.93 feet; thence S.50°29'38"E., 1,534.72 feet; thence S.20°19'36"W., 550.68 feet; thence S.62°38'41"W., 1,014.97 feet; thence S.64°39'28"E., 629.71 feet; thence S.26°52'53"E., 740.62 feet to the Southeast corner of the Southwest quarter of the Southwest quarter of said Section 25; thence N.89°41'12"W., 1,320.40 feet along the Southerly boundary line of the Southwest quarter of the Southwest quarter of said Section 25 to the POINT OF BEGINNING.

Containing 446.03 acres, More or Less.



**Landmark Engineering &  
Surveying Corporation**

8515 Palm River Road  
Tampa, Florida 33619  
813/621-7841 (voice)  
813/621-6761 (fax)  
[www.lesc.com](http://www.lesc.com)

**The Groves CDD  
Exhibit "C"  
District Owned Property**

Data provided by ESRI, FGDL, Pasco County and SWFMWD  
Aerial provided by SWFMWD (Spring 2009)



1 inch = 600 feet