

**CASCADES AT GROVELAND
COMMUNITY DEVELOPMENT DISTRICT**

250 International Parkway, Suite 208

Lake Mary, FL 32746

321-263-0132

May 2, 2022

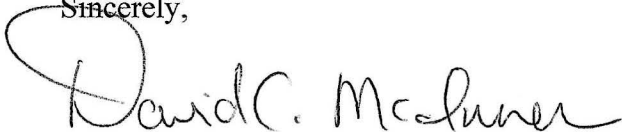
Michael Hein, City Manager
The City of Groveland
156 South Lake Avenue
Groveland, FL 34736

RE: Cascades at Groveland Community Development District
Public Facilities Report

Dear Mr. Hein:

Pursuant to Section 189.415, Florida Statutes, please find attached to this letter the Public Facilities Report for the Cascades at Groveland Community Development District as prepared by James Pekarek, Chairman of the Board of Supervisors.

Sincerely,

A handwritten signature in black ink, reading "David C. McInnes". The signature is written in a cursive style with a large, looping initial "D".

David C. McInnes
District Manager

Attachment

Cascades at Groveland Community Development District (Cascades CDD)

Public Facilities Report

Purpose and Scope

This report was prepared to comply with the requirements of 189.415, Florida Statutes, regarding Special District Public Facilities Report. This report describes the public facilities owned by the Cascades CDD together with the maintenance and replacement requirements.

General Information

Cascades of Groveland, the development, is a 751.9 gross acres master planned residential community located in lake County FL as shown on Exhibit A. The development is a PUD consisting of 1,145 single-family residential units. The development is under the control of the Cascades of Groveland HOA. The Cascades CDD encompasses the entire development. The boundaries of the Cascades CDD and HOA are the same.

The Cascades CDD acquired and maintains the stormwater infrastructure to move all stormwater runoff to the 8 water retention ponds owned by the Cascades CDD with the development. The residential development was built in 6 phases as depicted on the map in Exhibit A.

Per the Engineers report dated February 6, 2006, it was anticipated that the drinking water, sewer and reuse water and stormwater systems may be transferred to Cascades CDD, but the transfer of drinking water, sewer and reuse water never occurred and these improvements were conveyed to the City of Groveland. Only the stormwater system is currently owned and operated by the Cascades CDD.

Description of Existing Public Facilities

The Public Facilities owned and operated by the Cascades CDD consist of 360 drain basins, 52,800 linear feet of underground concrete and plastic piping, 23 concrete inlet basins and 8 retention ponds within the development. The stormwater ponds. The systems were conveyed to Cascades CDD via Special

Warranty Deed. The constructed systems meet the design requirements of the St Johns River Water Management District (SJRWMD) as well as the city of Groveland. All constructed systems were permitted and approved through these two agencies.

Maintenance and Replacement of Facilities

The stormwater systems within phases 1, 2 and three were installed in 2005-2007 and within phases 4,5 and 6 in 2014-2017. The reinforced concrete pipes are estimated to have a life of at least 60 years. The pipes are inspected annually and there have been no problems. The stormwater retention ponds require monthly mowing. Rain water generally seeps into the soil in all but one of the ponds in less than a week. One of the ponds has a low area that needs filling with sand. The Cascades CDD is seeking bids to bring the low area up to the elevation of the rest of the pond. Once that is completed there should be no standing water for any extended period.

The stormwater piping system needs to be free of sedimentation and debris. Annual inspections are performed and there have been no backups in the system to date. The system is not anticipated to fail at one time but it may quickly deteriorate as it approaches the end of its life.

Proposed Expansions

There are no proposed facility expansion programs within the Cascades CDD and there is no intention to expand the size of the Cascades CDD.

James R. Pekarek

Chairman of the Board of Supervisors