

*Valencia Water  
Control District*

*Agenda*

*December 13, 2016*

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**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, December 13, 2016 at 1:00 P.M. in the **Lake Ridge Village Clubhouse, 10630 Larissa Street (Directions listed below)**. Attached is an Agenda for the meeting.



\_\_\_\_\_  
William W. Tew, 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**

James A. Gerard; Von Ingle; Ed Neal; Gregory Bales; Debra Donton; 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

December 13, 2016

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 October 11, 2016 Minutes
3. General Fund Financial Reports
4. Engineer's Report
  - A. Approval of Extension of Permit #0454 – International Drive
  - B. Approval of Modification of Permit #0038 – Williamsburg Downs Publix
5. Attorney's Report
6. Director's Report
  - A. Consideration of Non-Ad Valorem Assessment Administration Agreement with Orange County Property Appraiser
7. Other Business
8. Adjournment

## SECTION II

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

**October 11, 2016**

The monthly meeting of the Board of Supervisors of **VALENCIA WATER CONTROL DISTRICT** was held at 1:00 P.M. on Tuesday, October 11, 2016, in the Lake Ridge Village Clubhouse, Williamsburg Subdivision in Orlando, Florida. Present were Supervisors James Gerard, Ed Neal and Greg Bales. Also in attendance were the following: Stephen F. Broome, District Attorney; David Mahler, District Engineer; William Tew, District Director; Stacie Vanderbilt, District Administrative Assistant; Teresa Viscarra, District Accounts Payable; Dan Brown, Sthern Environmental.

**ITEM #1 Call Meeting to Order**

Mr. Tew called the meeting to order at 1:00 PM.

**ITEM #2 Approval of September 13, 2016 Minutes**

Mr. Tew stated the next item was the minutes from the September 13, 2016 monthly meeting. He asked if there were any corrections, deletions or additions.

There being none,

On MOTION by Mr. Gerard seconded and carried with all in favor the minutes of the September 13, 2016 Monthly Meeting of the Board of Supervisors were approved as presented.

**ITEM #3 General Fund Financial Reports**

Mr. Tew stated that Fiscal Year 2016 ended with a surplus and that he and staff would work on allocating expenses. He stated that there would be no more mowing until Spring.

The District's financial reports for the period ending 9/30/16 were accepted as distributed.

**ITEM #4 Engineer's Report**

**A. Approval of Permit #0491 – Bainbridge Grande Pines**

Mr. Mahler stated that Permit #0491 was for an apartment complex on the property that was re-developing the golf course into residential units. He stated that the permittee had re-configured the ponds and that he recommended the permit for approval.

On MOTION by Mr. Neal seconded and carried, with all in favor, Permit #0491 was approved.

Mr. Mahler stated that for the NPDES, all the major outfalls were videoed for inspection and revealed that one of them needed repairs. He stated that proposals were obtained to get the issues fixed.

**ITEM #5**

**Attorney's Report**

There being none, next item followed.

**ITEM #6**

**Director's Report**

Mr. Tew stated that Hurricane Matthew did not adversely impact the District. He stated that there were a few resident calls regarding issues outside of the District areas and one request was made to lower the canal to prevent flooding. He stated that he explained to the resident that the canal couldn't be lowered but that the District's system had a floodgate that would open if levels triggered it.

Mr. Mahler elaborated to the Board how the floodgate operated.

**ITEM #7**

**Other Business**

There being none,

**ITEM #8**

**Adjournment**

The meeting adjourned at 1:16 P.M.

October 11, 2016

Valencia Water Control District

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Stephen F. Broome, Secretary

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James A. Gerard

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William Von Ingle

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Ed Neal

---

Greg Bales

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Debra Donton

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**SECTION III**

Item #3

2:26 PM

12/06/16

Accrual Basis

**Valencia Water Control District**  
**Balance Sheet**  
 As of November 30, 2016

	Nov 30, 16
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
101200 · SunTrust Bank - Checking	113,782.84
101210 · Suntrust-Money Market Account	250,270.52
102000 · Cash on hand	100.00
<b>Total Checking/Savings</b>	364,153.36
<b>Total Current Assets</b>	364,153.36
<b>Fixed Assets</b>	
164000 · Land	700,120.00
164190 · Structures	656,605.00
164290 · Canals	2,888,690.00
164590 · Ponds	1,246,537.00
166190 · Equipment & Office furniture	12,767.28
199000 · Accumulated Depreciation	-4,732,857.98
<b>Total Fixed Assets</b>	770,861.30
<b>TOTAL ASSETS</b>	<b>1,135,014.66</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
202001 · Accounts payable	-1,051.68
<b>Total Accounts Payable</b>	-1,051.68
<b>Other Current Liabilities</b>	
217300 · FUTA/SUTA payable	58.00
<b>Total Other Current Liabilities</b>	58.00
<b>Total Current Liabilities</b>	-993.68
<b>Total Liabilities</b>	-993.68
<b>Equity</b>	
271000 · Fund balance-unreserved	273,719.01
271020 · Fund balance-unreserved-002	4,900.00
271100 · Fund Balance -Reserved	
271130 · Canals & Pond Maintenance	18,356.42
<b>Total 271100 · Fund Balance -Reserved</b>	18,356.42
280100 · Net Assets Capitalized	866,157.39
Net Income	-27,124.48
<b>Total Equity</b>	1,136,008.34
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,135,014.66</b>

2:29 PM

12/06/16

Accrual Basis

**Valencia Water Control District  
Profit & Loss Budget vs. Actual  
October through November 2016**

	Oct - Nov 16	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
319100 · Drainage tax assessment	30,416.64	51,565.23	-21,148.59
<b>Total Income</b>	30,437.52	51,565.23	-21,127.71
<b>Gross Profit</b>	30,437.52	51,565.23	-21,127.71
<b>Expense</b>			
511200 · Supervisor Compensation	200.00	416.68	-216.68
512000 · Employee Salaries	9,000.00	9,000.00	0.00
521000 · FICA taxes	688.50	683.34	5.16
525000 · Futa/Suta Unemployment Tx	58.00	53.18	4.82
531100 · Management Fees	5,166.66	5,166.68	-0.02
531200 · Engineering services	2,100.00	4,200.00	-2,100.00
531300 · Legal services	2,000.00	2,000.00	0.00
531600 · Website Creation/Maintenance	50.00	100.00	-50.00
531700 · Report Preparation - NPDES	0.00	2,416.68	-2,416.68
534100 · Aquatic weed control	2,125.00	5,500.00	-3,375.00
534200 · Canal & retention pond	0.00	10,016.68	-10,016.68
534300 · Mowing	13,196.04	20,000.00	-6,803.96
534400 · Water quality monitoring	1,645.50	3,666.68	-2,021.18
534500 · Janitorial	131.00	333.34	-202.34
540000 · Travel & per diem	0.00	33.34	-33.34
541100 · Freight	0.00	33.34	-33.34
541200 · Postage	21.60	83.34	-61.74
541500 · Internet	226.04	250.00	-23.96
543000 · Utility services	39.12	166.68	-127.56
544000 · Office Lease	2,103.36	2,110.00	-6.64
545000 · Insurance	11,500.00	14,000.00	-2,500.00
546200 · R&M - general	1,000.00	10,916.68	-9,916.68
546300 · R&M - office	0.00	166.68	-166.68
546400 · R&M - security gates & signs	0.00	166.68	-166.68
547000 · Printing & binding	52.50	83.34	-30.84
549300 · Other chgs-miscellaneous	658.61	66.68	591.93
549400 · Other chgs-NPDES	0.00	666.68	-666.68
549500 · Other chgs-legal advertising	0.00	166.68	-166.68
549600 · Other chgs- Banking Fees	0.00	50.00	-50.00
549800 · Contingency Fund	0.00	66.68	-66.68
549900 · Other Chrgs-OC Prop. Appr. Fee	5,383.00	5,406.00	-25.00
551000 · Office Supplies	42.07	166.68	-124.61
552100 · Operating supplies	0.00	166.68	-166.68
554000 · Pubs, subscrips & members	175.00	416.68	-241.68
<b>Total Expense</b>	57,562.00	98,738.10	-41,176.10
<b>Net Ordinary Income</b>	-27,124.48	-47,172.87	20,048.39
<b>Net Income</b>	-27,124.48	-47,172.87	20,048.39

2:30 PM  
 12/06/16  
 Accrual Basis

**Valencia Water Control District**  
**Profit & Loss**  
 October through November 2016

	Oct 16	Nov 16	TOTAL
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
319100 · Drainage tax assessment	0.00	30,416.64	30,416.64
361001 · Interest earnings - GF	10.74	10.14	20.88
<b>Total Income</b>	<u>10.74</u>	<u>30,426.78</u>	<u>30,437.52</u>
<b>Gross Profit</b>	10.74	30,426.78	30,437.52
<b>Expense</b>			
511200 · Supervisor Compensation	200.00	0.00	200.00
512000 · Employee Salaries	4,500.00	4,500.00	9,000.00
521000 · FICA taxes	344.25	344.25	688.50
525000 · Futa/Suta Unemployment Tx	4.50	53.50	58.00
531100 · Management Fees	2,500.00	2,666.66	5,166.66
531200 · Engineering services	2,100.00	0.00	2,100.00
531300 · Legal services	1,000.00	1,000.00	2,000.00
531600 · Website Creation/Maintenance	0.00	50.00	50.00
534100 · Aquatic weed control	2,125.00	0.00	2,125.00
534300 · Mowing	13,196.04	0.00	13,196.04
534400 · Water quality monitoring	1,645.50	0.00	1,645.50
534500 · Janitorial	131.00	0.00	131.00
541200 · Postage	7.20	14.40	21.60
541500 · Internet	113.02	113.02	226.04
543000 · Utility services	39.12	0.00	39.12
544000 · Office Lease	1,051.68	1,051.68	2,103.36
545000 · Insurance	11,500.00	0.00	11,500.00
546200 · R&M - general	1,000.00	0.00	1,000.00
547000 · Printing & binding	24.30	28.20	52.50
549300 · Other chgs-miscellaneous	653.61	5.00	658.61
549900 · Other Chrgs-OC Prop. Appr. Fee	5,383.00	0.00	5,383.00
551000 · Office Supplies	20.99	21.08	42.07
554000 · Pubs, subscrips & members	175.00	0.00	175.00
<b>Total Expense</b>	<u>47,714.21</u>	<u>9,847.79</u>	<u>57,562.00</u>
<b>Net Ordinary Income</b>	<u>-47,703.47</u>	<u>20,578.99</u>	<u>-27,124.48</u>
<b>Net Income</b>	<u><u>-47,703.47</u></u>	<u><u>20,578.99</u></u>	<u><u>-27,124.48</u></u>



A



1117 East Robinson Street  
Orlando, Florida 32801  
Phone: 407.425.0452

November 28, 2016

Mr. William Tew, District Director  
Valencia Water Control District  
10365 Orangetree Boulevard  
Orlando, Florida 32821

RE: Request for Permit Extension  
VWCD Permit No. 0454 (Original Approval December 2011)  
International Drive (Westwood Blvd. South to Westwood Blvd North)  
CPH Project No. 6816.06

Dear Bill:

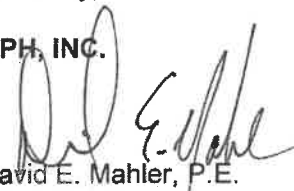
Orange County Public Works has requested via email (copy attached) that their permit for the International Drive (Westwood Blvd South to Westwood Blvd North) Project be extended for two (2) years. This project is currently under construction and there have been no changes to the project that affect their discharges to the VWCD facilities. They have already sent the permit extension request to the Water Management District as well.

There have been some issues with erosion and turbidity discharges by the contractor for the project. These are being addressed. We have coordinated with the contractor directly regarding the erosion issues and Orange County EPD has handled the turbidity issues.

Due to the fact that the overall project has not changed and seeing as how it is currently under construction, we have no objections to the request for a two-year extension.

Sincerely,

CPH, INC.



David E. Mahler, P.E.  
District Engineer

Attachments:

Cc: Mr. Sanjiv S. Chokshi, P.E. Project Engineer, Orange County Public Works  
file

J:\6816.06\Word\2016\Approval Letter Re Permit 0454 Extension Request.Doc

**Mahler, David E. (P.E.)**

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**From:** Sanjiv.Chokshi@ocfl.net  
**Sent:** Friday, October 28, 2016 11:18 AM  
**To:** Mahler, David E. (P.E.)  
**Cc:** Abdul.Azim@ocfl.net; Ghulam.Qadir@ocfl.net; Julie.Naditz@ocfl.net; Juan.Curi@ocfl.net; Gary.Batchelor@ocfl.net; Mike.Wehrfritz@ocfl.net; Jennifer.Cummings@ocfl.net  
**Subject:** International Drive (Westwood Blvd South to Westwood Blvd North) Project - VWCD Permit # 0454  
**Attachments:** I'Dr Permit Ext Ltr-10-2016.pdf; VWCD's Final Permit (Expires 12-12-2016).pdf

Hello David: The above-referenced project is currently under construction. Please verify if the Valencia Water Control District's permit can be extended for two (2) years. Attached please find the Permit Extension Request recently submitted to South Florida Water Management District for their Permit # 48-00052-S-44 for the same project.

Your help in this matter will be greatly appreciated. If you have any questions, please contact me.

Thanks,

*Sanjiv S. Chokshi, P.E.*

*Project Engineer*

*Orange County Public Works*

*Engineering Division*

*4200 S. John Young Parkway*

*Orlando, FL 32839*

*(407) 836-8093*

*(407) 836-8024 - Fax*

*[sanjiv.chokshi@ocfl.net](mailto:sanjiv.chokshi@ocfl.net)*

PLEASE NOTE: Florida has a very broad public records law (F. S. 119). All e-mails to and from County Officials are kept as a public record. Your e-mail communications, including your e-mail address may be disclosed to the public and media at any time.



**PUBLIC WORKS DEPARTMENT . ENGINEERING DIVISION**  
**RAYMOND L. A. WILLIAMS, P.E., Manager**  
4200 South John Young Parkway, Orlando, Florida 32839-9205  
(407) 836-7908. Fax (407) 836-8024  
Email: [Publicworks@ocfl.net](mailto:Publicworks@ocfl.net)

October 25, 2016

Mark Daron, P.E.  
South Florida Water Management District  
1707 Orlando Central Parkway  
Orlando, FL 32809

**Re: International Drive (Westwood Boulevard South to Westwood Boulevard North)**  
**SFWMD Permit No.: 48-00052-S-44**

Dear Mr. Daron:

The subject permit will expire on November 21, 2016. This project is currently under construction, and being built per approved permit. Therefore, Orange County would like to request a two year extension for the subject permit.

Thank you in advance for your consideration and I look forward to your favorable response. Should you have any questions, please do not hesitate to contact me at (407) 836-7938.

Sincerely,

A handwritten signature in black ink, appearing to read "Ghulam Qadir".

Ghulam Qadir, P.E.  
Chief Engineer

GQ/SC/vp

cc: Raymond L.A. Williams, P.E., Manager, Public Works Engineering Division  
Abdul Azim, P.E., Senior Engineer, Public Works Engineering Division  
Sanjiv S. Chokshi, P.E., Project Engineer, Public Works Engineering Division  
Jennifer Cummings, Environmental Program Supervisor, Public Works Engineering Division  
File

FAX COVER SHEET

VALENCIA WATER CONTROL DISTRICT

10365 Orangewood Blvd.  
Orlando, FL. 32821

PH: (407) 355-5741

FX: (407) 355-5743

RECEIVED  
FEB 14 2012

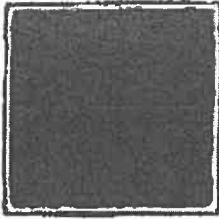
BY:.....

<b>SEND TO</b>		<b>FROM</b>	
Company name <i>Board of County Committ.</i>	From <i>Narda Parker</i>	Attention <i>Mark Messano</i>	Date <i>2-14-12</i>
Office location	Office location	Fax number <i>629-2183</i>	Phone number
<input type="checkbox"/> Urgent <input type="checkbox"/> Reply ASAP <input type="checkbox"/> Please comment <input type="checkbox"/> Please review <input type="checkbox"/> For your information			

Total pages, including cover:   4  

COMMENTS

*Here is a Fully Executed Copy  
of our Permit #0454 for  
International Drive Roadway  
Improvements*



## **VALENCIA WATER CONTROL DISTRICT**

10365 Orangewood Blvd. • Orlando, Florida 32821  
Tel: (407) 355-5741 • Fax: (407) 355-5743

December 13, 2011

Mark V. Massaro, P.E. Public Works Dir.  
Board of County Commissioners  
4200 S. John Young Parkway  
Orlando, FL 32839-9205

Subject: Permit #0454

Dear Mr. Massaro:

The Board of County Commissioners is hereby granted a construction permit to build stormwater appurtenances in conjunction with International Drive Roadway Improvements. 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 insure 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 the 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 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 the 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 5 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 drawings Sheet 1 thru 197, dated 11/18/2011, by Avcon, Inc. titled International Drive Roadway Improvements, as recommended for approval by the District Engineer on 12/13/2011, become a part of this permit.

Attest:

A. Aziz  
 Abdul Aziz, P.E.  
 Senior Engineer  
 Orange County Public Works  
 Engineering Division

Signature:

Mark V. Massaro  
 Mark V. Massaro, Public Works Dir.  
 Board of County Commissioners

Attest:

Nancy Parker

Granted by:

Valencia Water Control District  
William Tcw  
 By: William Tcw, President

On this 10<sup>th</sup> day of February, 2012.

B

Item #4.B.



1117 East Robinson Street  
Orlando, Florida 32801  
Phone: 407.425.0452

November 28, 2016

Mr. William Tew, District Director  
Valencia Water Control District  
10365 Orangewood Boulevard  
Orlando, Florida 32821

RE: Williamsburg Downs Publix  
VWCD Permit No. 0038  
CPH Project No. 6816.06

Dear Bill:

We have completed our review of the above referenced project submitted by Kelly, Collins & Gentry, Inc. (KCG) dated November 2, 2016. This is a Minor Modification to the original permit. The work being proposed is only for reconfiguration of the site with no changes to the pervious/impervious areas and no change to the overall discharge rates from the property. Based on our review, we have no objection to the Board approving this modification to Permit No. 0038.

Sincerely,

CPH, INC.

A handwritten signature in black ink, appearing to read 'D. E. Mahler', is written over the printed name.

David E. Mahler, P.E.  
District Engineer

Cc: Curtis A. Gashlin, KCG  
file



**KELLY,  
COLLINS &  
GENTRY, INC.**  
ENGINEERING / PLANNING

RECEIVED  
NOV 03 2016  
CPH ORLANDO

## TRANSMITTAL

<b>TO:</b> Mr. David Mahler, P.E. CPH, Inc. 1117 East Robinson Street Orlando, Florida 32801	<b>DATE:</b> November 2, 2016 <b>KCG JOB #:</b> 1152.000 <b>RE:</b> Williamsburg Downs Publix
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Delivered by:  FedEx  US-Mail  Courier  Hand Delivered


**WE ARE SENDING YOU:**

- Attached  Under Separate Cover via  
 Shop Drawings  Prints  Plans  Samples  
 Copy of Letter  Change Order  Specifications  Documents

COPIES	DATE	NO.	DESCRIPTION
2			Drainage Report
2			Set of Plans
1			Application
1			Cover Letter
1			Legal Description

**THESE ARE TRANSMITTED:**

- For approval  Approved as submitted  Returned for corrections  
 For your use  For review and comment  Return \_\_\_\_\_ corrected prints

<b>REMARKS:</b>	
<b>CC:</b>	<b>SIGNED:</b> 
	<b>NAME:</b> Curtis A. Gashlin
	<b>TITLE:</b> Project Designer

N:\Projects\Brandon Partners\Williamsburg Downs\Correspondence\CPH\2016-10-28 CPH - Grande Lakes Trans.rtf



November 1, 2016

Mr. David E. Mahler, P.E.  
CPH, Inc.  
1117 East Robinson Street  
Orlando, Florida 32801

**RE: Williamsburg Downs – Publix Renovation  
VWCD Permit Application**

Dear Mr. Mahler:

On behalf of the Williamsburg Downs Investors LLC, we are pleased to submit the attached permit application to the Valencia Water Control District (VWCD) for the proposed renovations of the Publix Supermarket at the Williamsburg Downs Shopping Center. The shopping center is located at the southwest corner of Central Florida Parkway and Orangewood Boulevard.

The project to be completed will demolish the existing Publix building and replace it with a new Publix building. Also, the front parking lot will be reworked to create 10' wide spaces. In the rear of the building, the existing concrete paving will be removed and replaced with asphalt. There will not be a net reduction of the pervious area. Utilities will be relocated to accommodate the new building. The storm water flows will remain as they exist which are connected to the existing wet detention pond located at the southwest corner of the shopping center.

If you have any questions or need any additional information, please let us know.

Sincerely,  
**KELLY, COLLINS & GENTRY, INC.**

Curtis A. Gashlin  
Project Designer

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

**PERMIT APPLICATION**  
**Valencia Water Control District**  
**10365 Orangewood Blvd.**  
**Orlando, FL 32821**  
**(407) 355-5741**

- (1) **PROPOSED USE:** Commercial
- (2) **LOCATION OF WORK:** Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
or Section: 07 Township: 24 Range: 29
- (3) **DISTRICT WORKS INVOLVED:** \_\_\_\_\_
- (4) **OWNER OF PROPOSED WORK OR STRUCTURE:** Phone #: 407-628-0077  
Name: Williamsburg Downs Investors, LLC Title Owner  
Address: 630 S. Mailland Avenue Maitland Florida 32751  
(Street) (City) (State) (Zip)
- (5) **APPLICATION OTHER THAN OWNER:** (if any) Phone #: \_\_\_\_\_  
Name: N/A Serving as: \_\_\_\_\_  
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
- (7) **CONSTRUCTION SCHEDULE:** The proposed work, if permitted, will begin within 60± Calendar days of permit approval and be completed within 120± calendar days thereafter.
- (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 31 day of October, 2016.

Signature of Property Owner (Officer of Corporation): \_\_\_\_\_

Print Name of Property Owner (Officer): John C Vick

**LEGAL DESCRIPTION AS FURNISHED:**

LOT 1, WILLIAMSBURG DOWNS SHOPPING CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGES 18, 19 AND 20 (LESS AND EXCEPT THAT PORTION OF SAID LOT 1 AS CONVEYED BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5087, PAGE 4013) OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH A NON-EXCLUSIVE PERPETUAL EASEMENT FOR PARKING OVER AND ACROSS WILLIAMSBURG DOWNS SHOPPING CENTER - PHASE III, PART OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 7; THENCE RUN S. 89 DEGREES 10'28" W. ALONG THE SOUTH LINE THEREOF, 179.91 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A SET REBAR AND CAP LABELED 2546; THENCE CONTINUE S. 89 DEGREES 10'28" W., ALONG SAID SOUTH LINE OF SECTION 7, A DISTANCE OF 812.22 FEET TO A POINT ON THE CENTERLINE OF A 135 FOOT WIDE ORLANDO UTILITIES COMMISSION EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1934, PAGES 12, 13 AND 14, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N.00 DEGREES 19'54" W., ALONG SAID CENTERLINE, 332.04 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CENTRAL FLORIDA PARKWAY (A 110 FOOT WIDE RIGHT-OF-WAY); SAID POINT ALSO BEING ON A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 7894.44 FEET; THENCE FROM A TANGENT BEARING OF N DEGREES 59'28" E., RUN 815.83 FEET ALONG THE ARC OF SAID CURVE AND AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE THROUGHOUT, A CENTRAL ANGLE OF 08 DEGREES 04'30" TO A POINT, SAID POINT BEING A SET NAIL AND DISK LABELED 2545; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE RUN S.00 DEGREES 39'08" E., 420.40 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH A 10 FOOT NON-EXCLUSIVE PERPETUAL EASEMENT FOR STORM DRAINAGE OVER AND ACROSS THAT PORTION OF WILLIAMSBURG DOWNS SHOPPING CENTER - PHASE III DESCRIBED AS FOLLOWS:

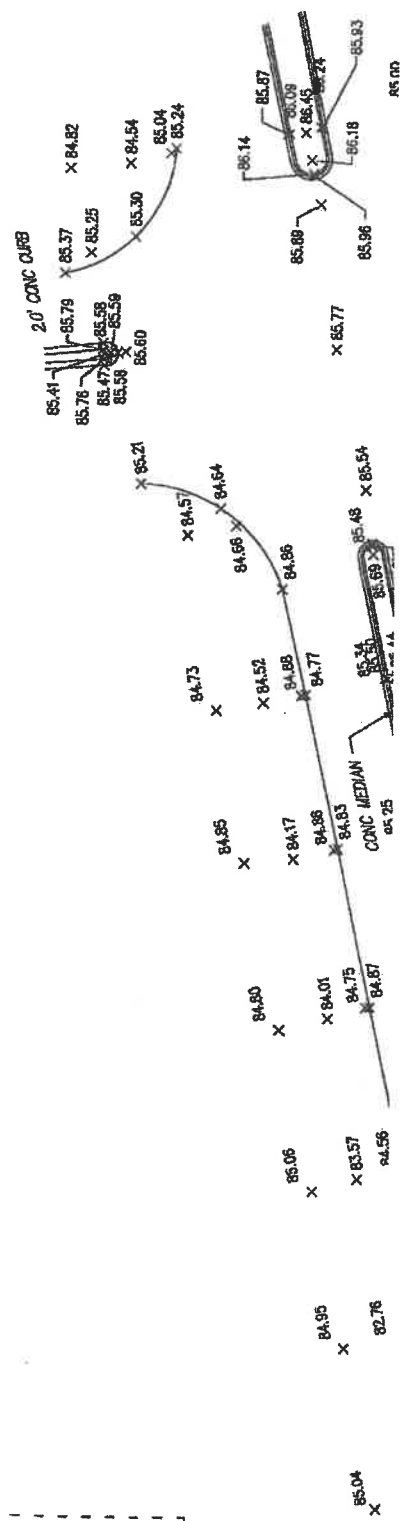
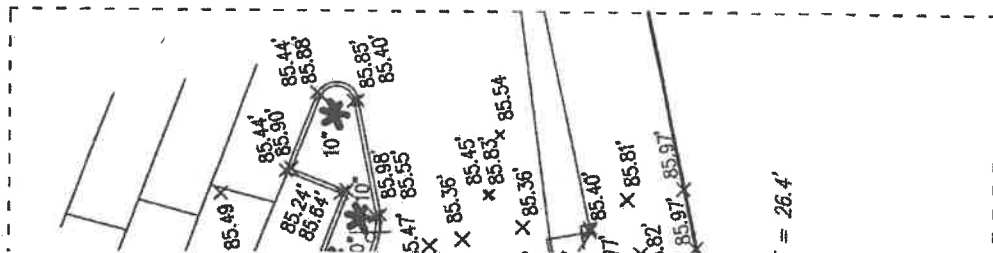
COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 7; THENCE N.89 DEGREES 50'19" E., ALONG THE SOUTH LINE THEREOF, 1250.30 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ORANGEWOOD BOULEVARD (A 96 FOOT RIGHT-OF-WAY) SAID POINT BEING ON A CURVE, A CONCAVE EASTERLY AND HAVING A RADIUS OF 2797.61 FEET; THENCE FROM A TANGENT BEARING OF N.10 DEGREES 15'48" W., RUN 43.33 FEET ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY, S.88 DEGREES 50'19" W., 123.73 FEET TO THE POINT OF BEGINNING OF A 10.00 FOOT WIDE STORM DRAINAGE EASEMENT, LYING 5.00 FEET CONTINUOUS ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE RUN S.00 DEGREES 08'41" E., 30.72 FEET; THENCE S.89 DEGREES 50'19" W., 800.00 FEET; THENCE N.68 DEGREES 46'44" W., 355.00 FEET; THENCE S.81 DEGREES 27'17" W., 67.00 FEET; THENCE S.89 DEGREES 10'28" W., 113.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A" FOR CONVENIENCE; THENCE N.85 DEGREES 05'11" W., 80.00 FEET; THENCE N.88 DEGREES 37'59" W., 350.00 FEET TO THE POINT OF TERMINATION; THENCE RETURN TO THE AFOREMENTIONED POINT "A" FOR THE POINT OF BEGINNING OF A 10.00 FOOT WIDE STORM DRAINAGE EASEMENT LYING 5.00 FEET CONTINUOUS EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE RUN N.11 DEGREES 12'47" E., 195.00 FEET TO THE POINT OF TERMINATION.

FOR THE PURPOSE OF DRAINING INTO A RETENTION POND AREA LOCATED UPON A PORTION OF SAID PHASE III DESCRIBED AS:

PART OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 7; THENCE S.89 DEGREES 10'28" W., ALONG THE SOUTH LINE THEREOF, 594.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.89 DEGREES 10'28" W., 398.00 FEET TO A POINT ON THE CENTERLINE OF A 135 FOOT WIDE ORLANDO UTILITIES COMMISSION EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1934, PAGES 12, 13 AND 14, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N.00 DEGREES 19'54" W., ALONG SAID CENTERLINE, 180.00 FEET; THENCE LEAVING SAID CENTERLINE, N. 00 DEGREES 03'53" E., 279.17 FEET; THENCE S.77 DEGREES 41'30" E., 30.81 FEET; THENCE S.58 DEGREES 29'07" E., 25.61 FEET; THENCE S.00 DEGREES 48'32"E., 43.00 FEET; THENCE S.27 DEGREES 23'28" E., 76.03 FEET; THENCE S.49 DEGREES 51'14"E., 50.33 FEET; THENCE S.00 DEGREES 48'32"E., 28.00 FEET TO THE POINT OF BEGINNING. ALL OF THE ABOVE EASEMENTS SET FORTH IN AND GRANTED BY AND THE RESERVATION OF CROSS EASEMENTS FILED JUNE 5, 1990 IN OFFICIAL RECORDS BOOK 4188, PAGE 2138, AND AS AMENDED BY FIRST AMENDMENT FILED IN OFFICIAL RECORDS BOOK 4348, PAGE 4621, AND SECOND AMENDMENT FILED IN OFFICIAL RECORDS BOOK 4448, PAGE 414, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

TOGETHER WITH EASEMENTS SET FORTH IN AND GRANTED BY THE DECLARATION OF CROSS EASEMENTS FILED DECEMBER 19, 1991 IN OFFICIAL RECORDS BOOK 4386, PAGE 3854, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



IRKWAY  
DTH VARIES

**SECTION VI**

A

## NON-AD VALOREM ASSESSMENT ADMINISTRATION AGREEMENT

An AGREEMENT made this 14<sup>th</sup> day of October, 2016 between **RICK SINGH, CFA**, as Orange County Property Appraiser (Property Appraiser) and **Valencia Drainage District**, (Taxing Authority), and is effective upon acceptance by both parties and through September 30, 2017.

1. The Taxing Authority desires to use the services of the Property Appraiser to maintain non-ad valorem assessments on the tax roll and the Property Appraiser is prepared to do so, on behalf of the Taxing Authority. Each party represents that it has satisfied all conditions necessary to enter into this agreement.

2. The Property Appraiser agrees to perform the following service for the Taxing Authority:

A. Create a Non-Ad Valorem Assessment Roll for the Taxing Authority for the 2017 tax roll year using data provided annually to the Property Appraiser's Office by the Taxing Authority per attached Calendar For Implementation Of Non-Ad Valorem Assessment Roll.

B. Provide the Taxing Authority with a data file in a compatible format on or before April 1, containing all parcels within the boundaries of the Taxing Authority to be used for the Taxing Authority's planning purposes in establishing its non-ad valorem assessments. Provide subsequent files or reports at request of the Taxing Authority.

C. Receive from the Taxing Authority its proposed or adopted non-ad valorem assessment levy for each type of property and extend that amount against each parcel of real property as stipulated by Taxing Authority.

D. Include the Taxing Authority's non-ad valorem assessments on the Notice Of Proposed Property Taxes And Proposed or Adopted Non-Ad Valorem Assessments mailed to all property owners in August of each year.

E. Receive from the Taxing Authority, corrections or changes to the roll and update the Non-Ad Valorem Assessment Roll for tax bills on or before September 15 of each year, the statutory deadline for certification of non-ad valorem assessments.

F. Deliver the Taxing Authority's Non-Ad Valorem Assessment Roll to the Orange County Tax Collector's Office so that tax bills mailed on or about November 1 will include the Taxing Authority's non-ad valorem assessment levies.

3. Taxing Authority agrees to perform the following acts in connection with this agreement:

A. Advise the property owners within the Taxing Authority in an appropriate and lawful manner of the Taxing Authority's intention to utilize the Uniform non-ad valorem assessment method described in Sections 197.3631 through 197.3635, Florida Statutes, and carry out its responsibilities under said sections.

B. Timely provide the Property Appraiser with information required to prepare the Uniform Non-Ad Valorem Assessment Roll per the Calendar For Implementation Of Non-Ad Valorem Assessment Roll.

C. Advise the property owners within the Taxing Authority as appropriate that the Property Appraiser's office is acting in a ministerial capacity for the Taxing Authority in connection with the non-ad valorem assessments.

D. Preparation and delivery of certificate of corrections directly to Tax Collector, with copy to Property Appraiser, for any corrections to a certified final tax roll.

4. The Taxing Authority shall use its best efforts in furnishing the Property Appraiser with up-to-date data concerning its boundaries, proposed assessments and other information as requested from time to time by the Property Appraiser and necessary to facilitate his making the assessment in question. The Property Appraiser shall, using the information provided by the Taxing Authority, place the District's non-ad valorem assessments, as made from time to time and certified to him, on properties within the district.

5. The Property Appraiser shall be compensated by the Taxing Authority for the administrative costs incurred in carrying out this Agreement. These costs include, but are not limited to labor, printing, forms, office supplies, computer equipment usage, postage, programming or any other associated costs.

On October 14, 2016, an administrative fee will be invoiced to the Taxing Authority equivalent to \$1 per parcel assessed with a non-ad valorem tax. Parcel counts supporting the invoiced fee will be determined based upon the most current certified non-ad valorem assessment roll. Any new assessments added to the tax roll that were not previously certified and invoiced an administrative fee, will be separately invoiced on or around July 15 and prior to mailing of the Notice of Proposed Property Taxes in August.

6. The specific duties to be performed under this agreement and their respective timeframes are contained in the Calendar For Implementation Of Non-Ad Valorem Assessment Roll, which is incorporated herein by reference.

7. This agreement constitutes the entire agreement between the parties and can only be modified in writing.

8. All parts of this Agreement not held unenforceable for any reason shall be given full force and effect.

9. All communications required by this agreement shall be in writing and sent by first class mail, email or facsimile to the other party.

Notices to the Taxing Authority shall be addressed to:

Valencia Drainage District  
% Jason Showe  
Governmental Management Services  
135 W. Central Blvd., Ste 320  
Orlando, FL 32801  
jshowe@govmgtsvc.com  
(407)841-5524 x105

Notices to the Property Appraiser shall be addressed to:

Aisha Hassan, Director of Finance  
Orange County Property Appraiser  
200 S. Orange Ave., Suite 1700  
Orlando, FL 32802  
[ahassan@ocpafl.org](mailto:ahassan@ocpafl.org)  
(407)836-5353

10. **TERMINATION.** This Agreement may be terminated by either party upon written notice. If terminated on or before April 1, a 100% refund of fee will apply. If terminated between April 2 and July 15, a 50% refund of fee will apply. Property Appraiser will perform no further work after the written termination notice is received.

ORANGE COUNTY PROPERTY APPRAISER

Signed \_\_\_\_\_  
Rick Singh, CFA

Date \_\_\_\_\_

VALENCIA DRAINAGE DISTRICT

Name \_\_\_\_\_

Signed \_\_\_\_\_

Date \_\_\_\_\_

## CALENDAR FOR IMPLEMENTATION OF NON-AD VALOREM ASSESSMENTS

On or about April 1<sup>st</sup> - Property Appraiser to provide the Taxing Authority with an electronic file that includes parcel ID and any other information applicable or requested. Taxing Authority may request this file at any time after January 1<sup>st</sup>, but must understand that many splits/ combos, annexations, etc., may not be reflected early in the tax year and subsequent files may be necessary. If any additional information is required at any time by Taxing Authority, it should be requested of the Property Appraiser by Taxing Authority, allowing for a reasonable turnaround time. The file shall be in an ascii file, text or excel file, unless another format is requested and agreed upon between parties.

### June 1

- Property Appraiser distributes Best Estimate of Taxable Value to all Taxing Authorities.

### July 1

- Property Appraiser certifies Preliminary tax roll to all taxing authorities.
- Taxing Authority reviews all assessments and provides final approval for Notice of Proposed Property Taxes (TRIM)

### July 14

- Property Appraiser to invoice Administrative Fee for new parcels, if any, assessed and in excess of prior year certified non-ad valorem assessment roll parcel count.

### August 4

- Taxing Authority adopts its proposed millage rate and submits to the Property Appraiser for TRIM.

### August 24

- Last day Property Appraiser can mail TRIM notices to all property owners on the tax roll.

### September 3 - September 18

- Taxing Authority holds initial public budget hearing.

### September 15

- Taxing Authority certifies final non-ad valorem assessment roll to Property Appraiser on or before September 15 with any changes, additions or deletions to the non-ad valorem assessment roll since the TRIM notices.

### October

- Property Appraiser to mail new Non-Ad Valorem Assessment Administration Agreement and invoice for non-ad valorem assessment processing for subsequent tax roll, based upon most recent certified non-ad valorem assessment roll parcel count.

### October 13

- Property Appraiser delivers the Taxing Authority non-ad valorem assessment roll to the Tax Collector for collection of taxes on November 1 tax bills.