

PUBLIC FACILITIES REPORT

BONNET CREEK RESORT COMMUNITY DEVELOPMENT DISTRICT

FEBRUARY 23, 2010

FOR:

**BONNET CREEK RESORT
COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA**

BY:

**DONALD W. McINTOSH ASSOCIATES, INC.
2200 PARK AVENUE NORTH
WINTER PARK, FL 32789**

**Public Facilities Report
Bonnet Creek Resort Community Development District
February 23, 2010**

This report is provided in conformance with Bonnet Creek Resort Community Development District's obligation under Section 189.415 FS requiring that a public facilities report and an annual notice of any changes be submitted to the local government.

Introduction

The Bonnet Creek Resort Community Development District (the "District") was created for the purpose of financing and managing the acquisition, construction and maintenance of various components of the necessary public infrastructure for Bonnet Creek Resort (the "Development"). The Development is comprised of 482 acres zoned Planned Development (PD) – Tourist Commercial located within Orange County. More specifically, it is located south of Buena Vista Drive and Epcot Center Drive, West of Interstate 4 and north of Osceola Parkway and the Orange / Osceola County line within Section 32, Township 24 South and Range 28 East.

At build-out the Development as currently planned and approved (Corrected First Amendment to the First Amended and Restated Bonnet Creek Resort Development Order; OR 8873, P 253) is comprised of 2,450 hotel rooms, 250,000 square feet (sq. ft.) of conference center space, 1,000 sq. ft. of retail uses and 1,595 attached timeshare dwelling units. (Minor changes to the development program may be implemented if consistent with the County approved Planned Development Program.) The development is platted as Bonnet Creek Resort, recorded at Plat Book 56, Pages 41 through 45 with a replat in place as to Lot 3 and 4 of the development (recorded at Plat Book 73, Page 57 through 63). All references to platted areas within this report refer to these plats as applicable.

The necessary public facilities infrastructure required to provide access and services to the Development include (please see Exhibit 2 for general locations of facilities):

- Chelonia Parkway, the access road/spine road including roadway drainage and a bridge over the Bonnet Creek Canal - Reedy Creek Improvement District (RCID) C-1 Canal;
- potable water, reclaimed water and sanitary sewer systems from east of Interstate 4 and within the property and Chelonia Parkway;
- one master sanitary sewage pumping station (Pump Station No. 1) and associated force main including 2.4 miles of off-site main extending across Interstate Highway 4, across the World Gateway property then northeasterly within International Drive South, then northerly within International Avenue and then easterly within SR-536 to SR-535 where it connects with the County's Pump Station No. 3597;
- one local sanitary sewage pumping station local station (Pump Station No. 2) and related force main;

- master irrigation pumping and distribution system with supplementary water well;
- nine master stormwater management areas (SMAs or ponds);
- stormwater management systems for the Parkway and the Community Development District lot owners including off-road conveyances.

Chelonia Parkway is completed including all of the required water, sewer, reclaimed water, electric power, and communications utility infrastructure. The stormwater management systems and off-road conveyance systems are also completed. The force main to transmit wastewater from Pump Station No. 2 to the master wastewater pump station is completed. The only infrastructure item that has not been completed is Pump Station No. 2 which is ready for bidding with permits in hand.

The infrastructure has been (and Pump Station No. 2 when completed will be) conveyed with appropriate easements and/or right-of-way to the following entities:

- Chelonia Parkway is owned, operated and maintained by the District including the bridge over the Bonnet Creek Canal;
- street lighting, and conduit for all electric services to Progress Energy;
- conduit for telecommunications systems to Sprint;
- the potable water and the sanitary wastewater system including Pump Station No. 1 and the associated force main to Orange County Utilities;
- Pump Station No. 2 and the associated force main to the District;
- the reclaimed water distribution main feed line system to Orange County Utilities;
- the irrigation pumping and in-project distribution system to the District;
- the stormwater management areas (ponds) and off-road drainage conveyance systems are owned, operated and maintained by the individual property owners with easements in favor of the District and Orange County. The District and Orange County have overarching rights to maintain the systems should the property owners fail to do so.
- a recreational/amenity pathway located-within Chelonia Parkway right-of-way is owned, operated and maintained by the District

The nine stormwater management ponds and the conveyance systems interconnecting them and providing discharge are owned by the applicable landowners, with easements conveyed to Orange County and to the District. They will be operated and maintained by the District.

Required Facilities Information

The following information is provided pursuant to paragraph (2) of the referenced statute:

- (a) *A description of existing public facilities owned or operated by the District, and each public facility that is operated by another entity, except a local general purpose government, through a lease or other agreement with the District. This description shall include the current capacity of the facility, the current demands placed on the facility, and its location. This information shall be required in the initial report and shall be updated every five (5) years at least 12 months prior to the submission date of the evaluation and appraisal report of the appropriate local government required by Section 163.3191, Florida Statutes.*

Public Facilities Owned or Operated by the Bonnet Creek Resort Community Development District	
Facility	Comment
Chelonia Parkway including the bridge over the Bonnet Creek Canal <i>Owned, operated and maintained by the Bonnet Creek Resort Community Development District.</i>	Complete. All utilities have been conveyed to the appropriate utility companies. With easement to the utility companies established by the plat.
Wetlands and adjacent upland buffers located within platted tracts <i>Owned, operated and maintained by the Bonnet Creek Resort Community Development District</i>	Platted tracts A, B, C, D, E and F comprised of wetlands with upland buffers, are conservation tracts with Conservation Easement dedicated to the SFWMD by separate instruments.
Off-site mitigation/conservation area located at Crosby Island Marsh <i>Owned, operated and maintained by the Bonnet Creek Resort Community Development District</i>	Complete and under an active monitoring program. Breedlove, Dennis Associates is the environmental consultant managing the mitigation area.
Master irrigation pumping and distribution system <i>Owned, operated and maintained by the Bonnet Creek Resort Community Development District</i>	Complete and operational.
Master stormwater management areas (SMAs) <i>Owned, operated and maintained by the Bonnet Creek Resort Community Development District</i>	SMA's 1 through 9 located within the individual platted lots with easements dedicated to the Community Development District and emergency access easements granted to the County.

<i>(continued)</i> Public Facilities Owned or Operated by the Bonnet Creek Resort Community Development District	
Facility	Comment
Off-road stormwater conveyance systems <i>Owned, operated and maintained by the Bonnet Creek Resort Community Development District</i>	SMA's located within the individual platted lots with easements dedicated to the Community Development District and emergency access easements granted to the County.

- (b) *A description of each public facility the District is building, improving, or expanding, or is currently proposing to build, improve, or expand within at least the next five (5) years, including any facilities that the District is assisting another entity to build, improve, or expand through a lease or some other agreement with the District. For each facility identified, the report shall describe how the District currently proposes to finance the facility.*

The public facilities that the District is currently constructing or that are programmed to be constructed within the next five years are listed in the following table. All work is expected to be financed through an existing revenue bond with an established revenue account.

Public Facilities Under Construction or Proposed by the Bonnet Creek Resort Community Development District Within the Next 5 Years		
Facility	Finance	Comment
Future Projects		
Sanitary Pump Station No. 2 <i>Will be owned, operated and maintained by the Bonnet Creek Resort Community Development District.</i>	Existing revenue bond with an established reserve account	Project is permitted and ready for bid. Projected construction to occur in 2010 with operation in 2011. The proposed capacity of Pump Station No. 2 is: Average Daily Flow (ADF) 206,378 gpd = 143 gpm Design Flow = 502 gpm
Chelonia Boulevard Pavement Overlay	Existing revenue bond with an established reserve account	If and as needed.
Upgrade to Reclaimed Water Pumping Station	Existing revenue bond with an established reserve account	If and as needed.

- (c) *If the District currently proposes to replace any facilities identified above within the next 10 years, the date when such facility will be replaced.*

There are no proposed facility replacements in the next 10 years

- (d) *The anticipated time the construction, improvement, or expansion of a public facility will be completed.*

Construction completion dates for future (next 5 years) proposed projects are included in the response to item (b) above.

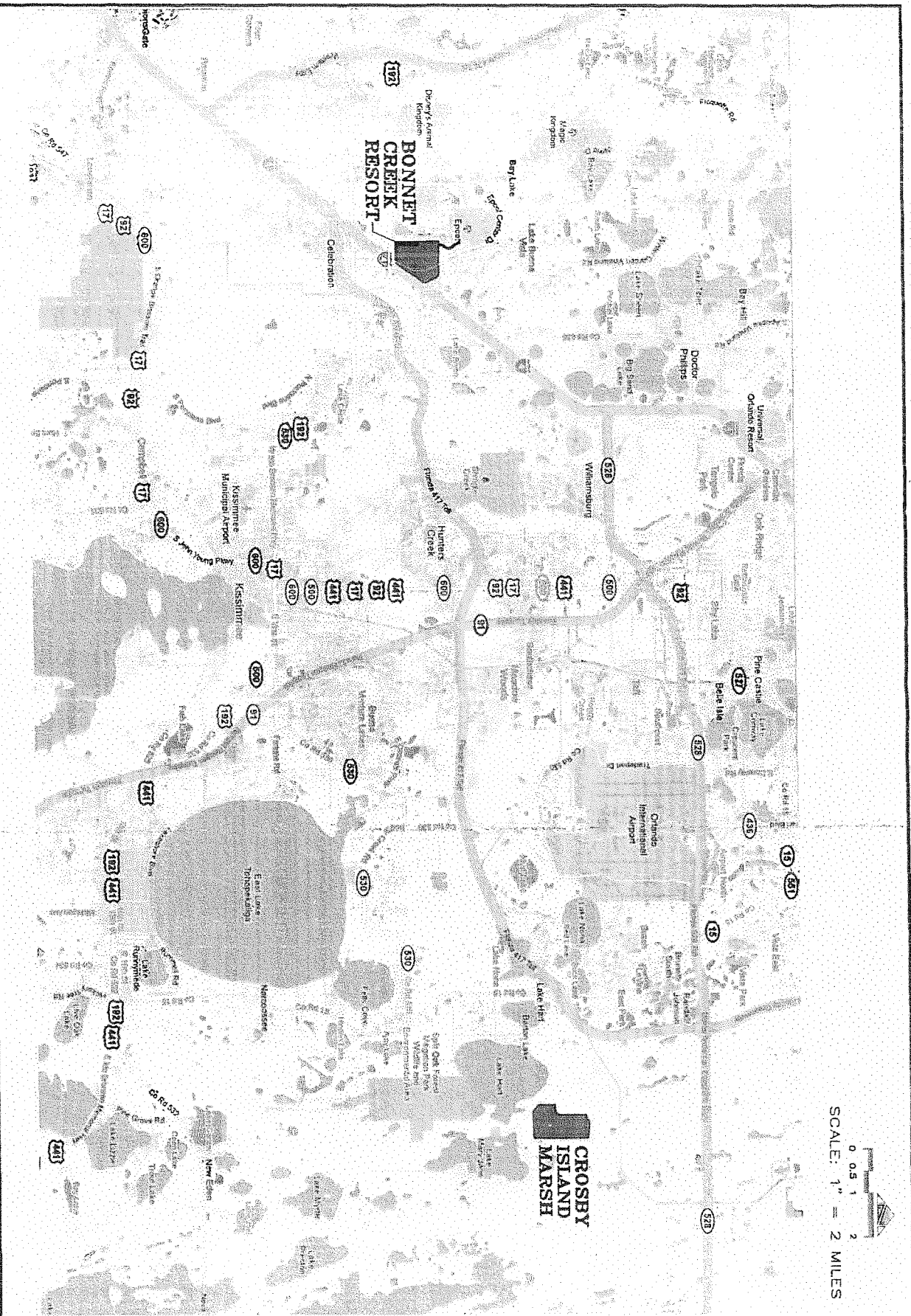
- (e) *The anticipated capacity of and demands on each public facility when completed. In the case of an improvement or expansion of a public facility, both existing and anticipated capacity must be listed.*

The anticipated design pump rate for sanitary sewer pumping station PS#2 is shown in the above tables. There is no design traffic loading criteria available for the Chelonia Parkway. However, the roadway network master plan has been accepted based on, and for purposes of serving the approved development plans for Bonnet Creek Resort PD. The development program is presented in the table below together with an accounting of the portions of the development for which building permits have been pulled or are deemed imminent for purposes of comparison.

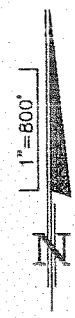
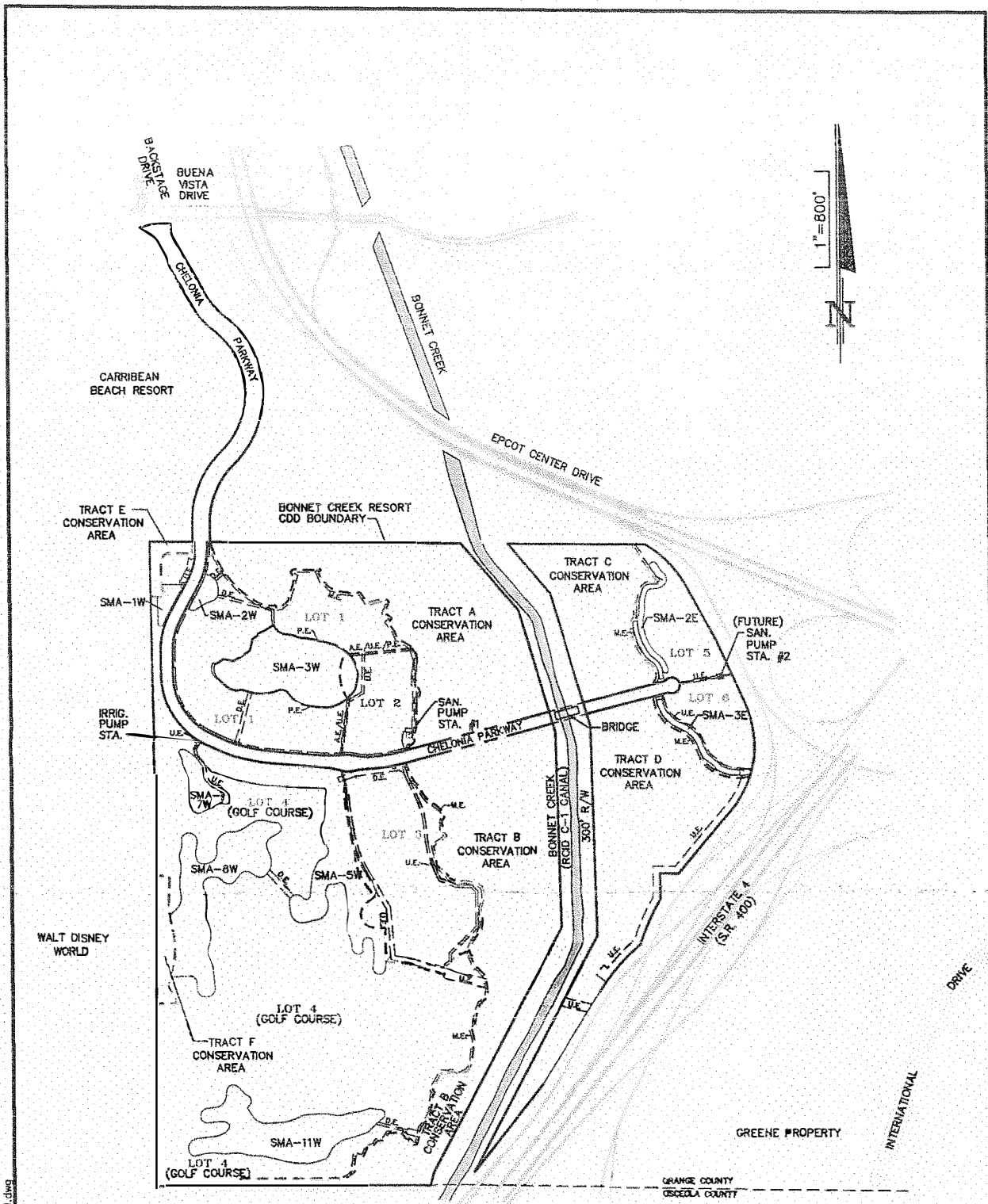
Development Program and Ongoing & Completed Projects Bonnet Creek Resort PD	
Program	Ongoing & Completed Projects
Hotel Rooms: 2,450	Waldorf Astoria Hotel (lot 3): 498 Rooms Hilton Hotel (lot 3): 1,001 Rooms Wyndham Hotel (lot 2): 400 Rooms TOTAL: 1,899 Rooms
Conference Center: 250,000 SF	Waldorf Astoria Hotel (lot 3): and Hilton Hotel (lot 3): 145,000 SF Wyndham Hotel (lot 2): 45,000 SF TOTAL: 190,000 SF
Retail: 1,000 gross square feet (GLA)	None
Timeshare Condominium Apartment Units: 1,595	Wyndham Vacation Resort (lot 1): 850 Units Wyndham Vacation Resort (lot 2): 300 Units Wyndham Vacation Resort (lot 5): 445 Units TOTAL: 1,595 Units
Golf Course and Clubhouse: One - 18 hole	Golf Course and Clubhouse (lot 4): One - 18 hole

This report is intended to satisfy the requirements of Section 189.415 FS and is not intended or authorized for any other use or purpose. Please note that this report contains proposed future improvements which may or may not be actually developed in the future.

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BONNET CREEK RESORT COMMUNITY DEVELOPMENT DISTRICT PUBLIC FACILITIES REPORT		DONALD W. McINTOSH ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068			
EXHIBIT A VICINITY MAP		DRAWN BY: MJC CHECKED BY: JSW	JOB NO. 22234	SCALE AS-SHOWN	SHEET 1 OF 1
		DATE 1/24/10		DATE BY DESCRIPTION REVISIONS	



LEGEND

- | | |
|----------------|--|
| TRACT/LOT LINE | |
| D.E. | DRAINAGE EASEMENT |
| U.E. | UTILITY EASEMENT |
| A.E. | ACCESS EASEMENT |
| P.E. | PEDESTRIAN EASEMENT |
| M.E. | WETLAND AND WETLAND BUFFER/ MAINTENANCE EASEMENT |

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BONNET CREEK RESORT COMMUNITY DEVELOPMENT DISTRICT PUBLIC FACILITIES REPORT		DONALD W. MCINTOSH ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4098															
EXHIBIT B FACILITIES LOCATIONS		DRAWN BY: MJC CHECKED BY: JSW	JOB NO. 22234	SCALE 1"=800'	SHEET 1 OF 1												
		DATE 2/19/10	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> <tr> <td colspan="3" style="height: 20px;"> </td> </tr> <tr> <td colspan="3" style="height: 20px;"> </td> </tr> <tr> <td colspan="3" style="height: 20px;"> </td> </tr> </table>			DATE	BY	DESCRIPTION									
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