

Grove Resort Community Development District

12051 Corporate Boulevard, Orlando, FL 32817; 407.723.5900
www.groveresortcdd.com

The following is the proposed agenda for the Board of Supervisors meeting of the Grove Resort Community Development District (“District”), scheduled to be held **on Tuesday, June 9, 2020 at 10:00 a.m. via conference call due to the Executive Order 20-112 extending COVID-19 Executive Order 20-69.** Attached to this Agenda is a copy of the Executive Order 20-112. **The attendance of three Board Members is required to constitute a quorum.**

To attend the meeting, please use the below conference call information:

Phone: **1-844-621-3956**
Access Code: **790 393 986 #**

PROPOSED BOARD OF SUPERVISORS' MEETING AGENDA

Administrative Matters

1. Roll Call to Confirm Quorum
2. Public Comment Period (limited to items on the agenda)

Business Matters

3. Consideration of Resolution 2020-07, Declaring O&M Special Assessments for Fiscal Year 2020-2021
4. Consideration of Paramount Proposals for Increased Seating Capacity

Other Business

5. Staff Reports
 - District Counsel
 - District Engineer
 - District Manager
 - Upcoming Meetings
6. Supervisor Requests
7. Public Comment Period
8. Adjournment

STATE OF FLORIDA

OFFICE OF THE GOVERNOR

EXECUTIVE ORDER NUMBER 20-112

(Phase 1: Safe. Smart. Step-by-Step. Plan for Florida's Recovery)

WHEREAS, on March 9, 2020, I issued Executive Order 20-52 declaring a state of emergency for the entire State of Florida as a result of COVID-19; and

WHEREAS, on April 3, 2020, I issued Executive Order 20-91 and Executive Order 20-92 directing all persons in Florida to limit their movements and personal interactions outside of their home only to those necessary to obtain or provide essential services or conduct essential activities; and

WHEREAS, my administration has implemented a data-driven strategy devoted to high-volume testing and aggressive contact tracing, as well as strict screening protocols in long-term care facilities to protect vulnerable residents; and

WHEREAS, data collected by the Florida Department of Health indicates the State has achieved several critical benchmarks in flattening the curve, including a downward trajectory of hospital visits for influenza-like illness and COVID-19-like syndromic cases, a decrease in percent positive test results, and a significant increase in hospital capacity since March 1, 2020; and

WHEREAS, during the week of April 20, 2020, I convened the Task Force to Re-Open Florida to evaluate how to safely and strategically re-open the State; and

WHEREAS, the path to re-opening Florida must promote business operation and economic recovery while maintaining focus on core safety principles.

NOW, THEREFORE, I, RON DESANTIS, as Governor of Florida, by virtue of the authority vested in me by Article IV, Section (1)(a) of the Florida Constitution and Chapter 252, Florida Statutes, and all other applicable laws, promulgate the following Executive Order:

Section 1. Phase 1 Recovery

In concert with the efforts of President Donald J. Trump and the White House Coronavirus Task Force, and based on guidance provided by the White House and the Centers for Disease Control and Prevention (CDC), the Occupational Safety and Health Administration (OSHA), and the Florida Surgeon General and State Health Officer, Dr. Scott Rivkees, I hereby adopt the following in response to the recommendations in Phase 1 of the plan published by the Task Force to Re-Open Florida.

Section 2. Responsible Individual Activity

A. All persons in Florida shall continue to limit their personal interactions outside the home; however, as of the effective date of this order, persons in Florida may provide or obtain:

1. All services and activities currently allowed, *i.e.*, those described in Executive Order 20-91 and its attachments, which include activities detailed in Section 3 of Executive Order 20-91, the U.S. Department of Homeland Security in its Guidance on the Essential Critical Infrastructure Workforce and a list propounded by Miami-Dade County in multiple orders (as of April 1, 2020), as well as other services and activities approved by the State Coordinating Officer. Such services should continue to follow safety

guidelines issued by the CDC and OSHA. If necessary, employee screening or use of personal protective equipment should continue.

2. Additional services responsibly provided in accordance with Sections 3 and 4 of this order in counties other than Miami-Dade, Broward and Palm Beach. In Miami-Dade, Broward and Palm Beach counties, allowances for services and activities from Sections 3 and 4 of this order will be considered in consultation with local leadership.

B. Except as provided in Section 2(A)(1) of this order, senior citizens and individuals with a significant underlying medical condition (such as chronic lung disease, moderate-to-severe asthma, serious heart conditions, immunocompromised status, cancer, diabetes, severe obesity, renal failure and liver disease) are strongly encouraged to stay at home and take all measures to limit the risk of exposure to COVID-19.

C. For the duration of this order, all persons in Florida should:

1. Avoid congregating in large groups. Local jurisdictions shall ensure that groups of people greater than ten are not permitted to congregate in any public space that does not readily allow for appropriate physical distancing.
2. Avoid nonessential travel, including to U.S. states and cities outside of Florida with a significant presence of COVID-19.
3. Adhere to guidelines from the CDC regarding isolation for 14 days following travel on a cruise or from any international destination and any area with a significant presence of COVID-19.

D. This order extends Executive Order 20-80 (Airport Screening and Isolation) and Executive Order 20-82 (Isolation of Individuals Traveling to Florida), with exceptions for persons involved in military, emergency, health or infrastructure response or involved in commercial activity. This order extends Sections 1(C) and 1(D) of Executive Order 20-86 (Additional Requirements of Certain Individuals Traveling to Florida), which authorize the Department of Transportation, with assistance from the Florida Highway Patrol and county sheriffs, to continue to implement checkpoints on roadways as necessary.

Section 3. Businesses Restricted by Previous Executive Orders

Unless I direct otherwise, for the duration of this order, the following applies to businesses directly addressed by my previous Executive Orders:

- A. Bars, pubs and nightclubs that derive more than 50 percent of gross revenue from the sale of alcoholic beverages shall continue to suspend the sale of alcoholic beverages for on-premises consumption. This provision extends Executive Order 20-68, Section 1 as modified by Executive Order 20-71, Sections 1 and 2.
- B. Restaurants and food establishments licensed under Chapters 500 or 509, Florida Statutes, may allow on-premises consumption of food and beverage, so long as they adopt appropriate social distancing measures and limit their indoor occupancy to no more than 25 percent of their building occupancy. In addition, outdoor seating is permissible with appropriate social distancing. Appropriate social distancing requires maintaining a minimum of 6 feet between parties, only seating parties of 10 or fewer people and keeping bar counters closed to seating. This provision

extends Executive Order 20-68, Section 3 and supersedes the conflicting provisions of Executive Order 20-71, Section 2 regarding on-premises food consumption.

- C. Gyms and fitness centers closed by Executive Order 20-71 shall remain closed.
- D. The prohibition on vacation rentals in Executive Order 20-87 remains in effect for the duration of this order.
- E. The Department of Business and Professional Regulation shall utilize its authorities under Florida law to implement and enforce the provisions of this order as appropriate.

Section 4. Other Affected Business Services

Unless I direct otherwise, for the duration of this order, the following applies to other business services affected by my previous Executive Orders:

- A. In-store retail sales establishments may open storefronts if they operate at no more than 25 percent of their building occupancy and abide by the safety guidelines issued by the CDC and OSHA.
- B. Museums and libraries may open at no more than 25 percent of their building occupancy, provided, however, that (a) local public museums and local public libraries may operate only if permitted by local government, and (b) any components of museums or libraries that have interactive functions or exhibits, including child play areas, remain closed.

Section 5. Medical Procedures

Subject to the conditions outlined below, elective procedures prohibited by Executive Order 20-72 may resume when this order goes into effect. A hospital ambulatory surgical center, office surgery center, dental office, orthodontic office, endodontic office or other health care

practitioners' office in the State of Florida may perform procedures prohibited by Executive Order 20-72 only if:

- A. The facility has the capacity to immediately convert additional facility-identified surgical and intensive care beds for treatment of COVID-19 patients in a surge capacity situation;
- B. The facility has adequate personal protective equipment (PPE) to complete all medical procedures and respond to COVID-19 treatment needs, without the facility seeking any additional federal or state assistance regarding PPE supplies;
- C. The facility has not sought any additional federal, state, or local government assistance regarding PPE supplies since resuming elective procedures; and
- D. The facility has not refused to provide support to and proactively engage with skilled nursing facilities, assisted living facilities and other long-term care residential providers.

The Agency for Health Care Administration and the Department of Health shall utilize their authority under Florida law to further implement and enforce these requirements. This order supersedes the conflicting provisions of Executive Order 20-72.

Section 6. Previous Executive Orders Extended

The Executive Order 20-69 (Local Government Public Meetings) is extended for the duration of this order.

Section 7. Enforcement

This order shall be enforced under section 252.47, Florida Statutes. Violation of this order is a second-degree misdemeanor pursuant to section 252.50, Florida Statutes, and is punishable by imprisonment not to exceed 60 days, a fine not to exceed \$500, or both.

Section 8. Effective Date

This order is effective at 12:01 a.m. on May 4, 2020.



IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the Great Seal of the State of Florida to be affixed, at Tallahassee, this 29th day of April, 2020.


RON DESANTIS, GOVERNOR

ATTEST:


SECRETARY OF STATE

2020 APR 29 PM 4:52

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Grove Resort Community Development District

Consideration of Resolution 2020-07

RESOLUTION 2020-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GROVE RESORT COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Resolution 2020-05, the Board of Supervisors (“**Board**”) of the Grove Resort Community Development District (“**District**”) has prior to June 15, 2020, approved proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”); and

WHEREAS, after further consideration, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget, a current copy of which is attached as **Exhibit A**, by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the proposed Assessments, and desires to set the required public hearings thereon;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GROVE RESORT COMMUNITY DEVELOPMENT DISTRICT:

1. DECLARING ASSESSMENTS. Section 2 of Resolution 2020-05 is hereby amended and updated as provided by this Section 1. The current form of the Proposed Budget, attached hereto as **Exhibit A**, is hereby approved for use in proceedings to levy and impose the Assessments. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” c/o PFM, 12051 Corporate Boulevard, Orlando, FL 32817; 407.723.5900. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2020, and pursuant

to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

2. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, a public hearing on the Assessments is hereby declared and set for July 28, 2020, at 10:00 a.m. The hearing may be conducted remotely, pursuant to communications media technology and/or by telephone pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020, and March 20, 2020, as such orders may be extended, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes. Information about how the public hearing will occur, assistance connecting to the public hearing, or arranging further accommodations for participation, and an electronic copy of the agenda may be obtained by contacting the office of the District Manager by phone at (407) 723-5900, or by email at gaarlandtj@pfm.com. Information and updates may also be obtained on the District's website at groveresortcdd.com. In the event that conditions allow the meeting to be held in person, it will be held at the following location:

LOCATION: 14501 Grove Resort Avenue
 Winter Garden, Florida 34787

3. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Orange County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

4. CONFLICTS; SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. Section 2 of Resolution 2020-05 is hereby amended and replaced as provided herein. Except as provided in the prior sentence, Resolution 2020-05 shall remain in full force and effect, unaltered by this Resolution.

5. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2020.

ATTEST:

Secretary

**GROVE RESORT COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Its: _____

Grove Resort Community Development District

Paramount Proposal for Increased Seating Capacity



Grove Resort Waterpark

Waterpark Capx project (increase seating capacity):

Proposal is to expand the decking of the waterpark by transforming a mulched area into a decked area. By expanding the deck area by an additional 5,600 sq. ft, the waterpark would yield an approx.. 160 more people capacity thru the combination of chaise lounge chairs and relocation of 8 existing cabanas 4 already within the waterpark and 4 from the Springs pool area to this area, where the demand for the cabanas is much greater.

The following financial assumption was based upon the following weather and occupancy conditions. The assumption takes into consideration that the resort will realize a minimum 65% annual occupancy, post COVID19, which we believe is very conservative approach to reach the potential ROI.

- This assumption has been determined by the analyzation of the historical archives for US weather for the zip code of 34787. of the 365 days of the year, 65 days were deducted for rain-outs and 30 days due to cold weather. There are 236 sunny days for this zip code with 111 days per year of participation qualified as being .01 inches that equals a rainy day. We have discounted this due to the afternoon and intermittent rains where guest would resume their participation in the waterpark. When the reductions of days are realized (95 total) we are left with 270 good weather/selling days. To be conservative, we discounted this by 50% and as you will see in the financial analysis this is the baseline that led us to our assumptions below.

The initial cap-x expenditure will cost \$80,000 based upon a three-bid process. This cost includes extending the pavers into the subject area, relocating the cabanas, electric and landscaping. As we move away from social distancing requirements, there would be the need to purchase an additional 160 additional chaise lounge chairs. At approx. \$200.00 per chair the total cost would be \$32,000. Total capx cost of the project would equal \$112,000, PHM's estimated ROI reflects an anticipated repayment in less than one year.

Financial Assumption:

Based on the above assumptions, we anticipate the new deck space to generate approximately \$159,300 (as reflected below)

- 4 additional cabanas X 135 days @ \$175 ea rental = \$94,500 annual income direct profit
- Additional F & B sales of 160 total chaise lounge chairs and seating/cabanas – 160pp X 135 days = 21,600 pp X 50% capture X ave. check of \$20.00 = \$216,000 F & B sales @ 30% profit = \$64,800 net potential profit



Grove Resort – Springs Pool

Springs Pool F & B Seating Capacity Increase

There is an unused area at the springs pool which currently is secluded and vacated from the main pool area. This area happens to be positioned directly across from the springs bar and would make a perfection location to increase, the much needed, seating capacity for our guest. When the hotel runs occupancy levels of 65% or greater the property has struggled to maximize food and beverage sales to accommodate the demand. We will be addressing this as we move forward with pop-up F & B outlets. Therefore the following assumption has been made to determine the potential ROI for this proposed project.

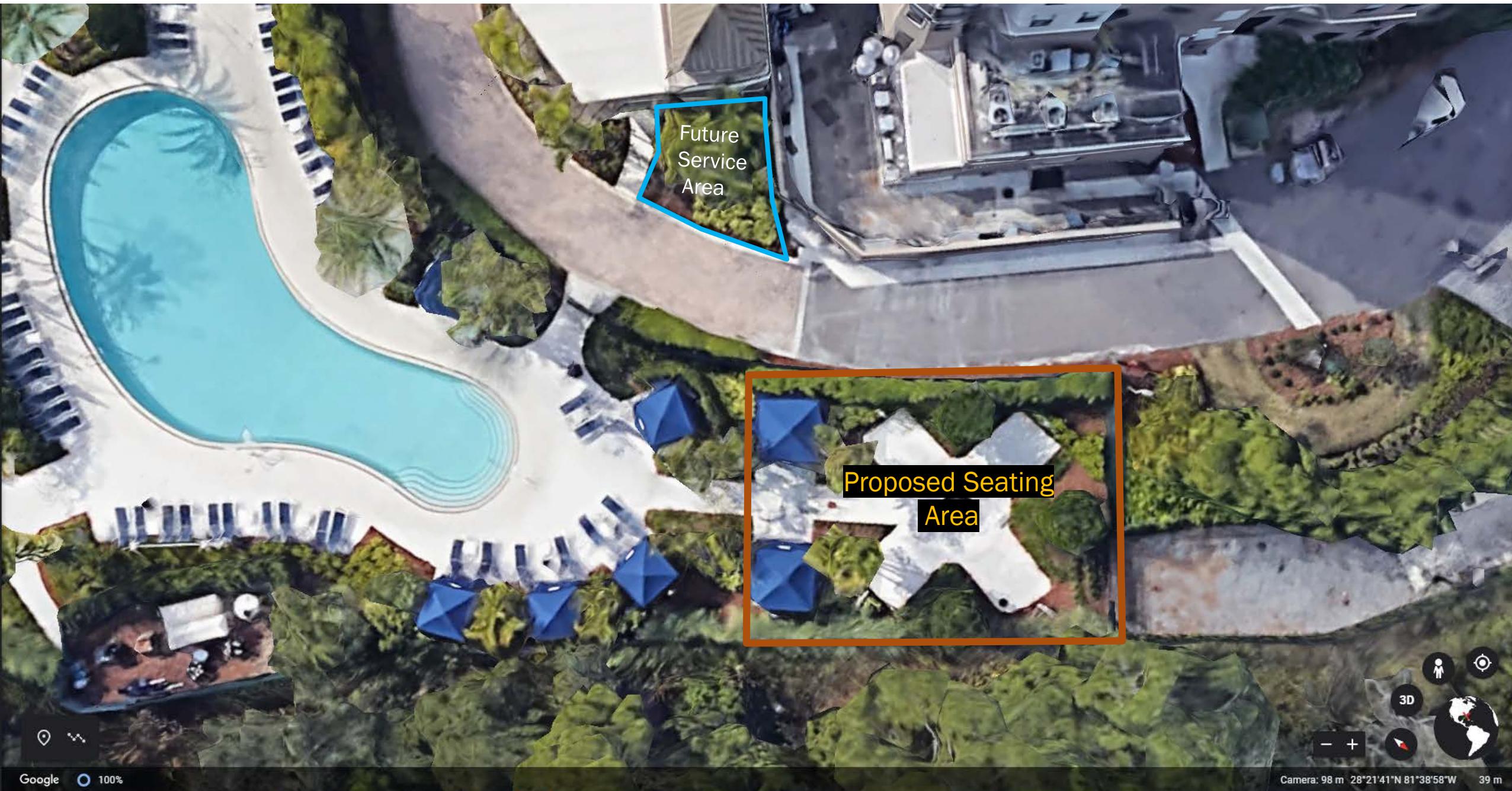
Financial Summary:

Estimated cost to covert this area is \$60,000, which includes pavers, a fire pit, furniture, gas line, and lighting

It is proposed that this area will accommodate a minimum of 40 seats as such the following ROI assumption has been taken into consideration. In this analyze we have taken the full 270 good weather/selling days into the consideration as noted above.

- Lunch – covers equaling 50% of the seating capacity of 20 covers per day at the avg. check of \$30.00 X 270 days = \$162,000
- Dinner – covers also equaling 50% of the seating capacity of 20 covers per day @ the avg. check of \$30.00 X 270 days = \$162,000

Assuming an estimated \$324,000 in additional F&B revenues @ 30% profit it would equate to a profit of \$97,000 giving this project a 8 month ROI.



Grove Resort Community Development District

Staff Reports