

PUBLIC FACILITIES REPORT

PREPARED FOR

ALTA LAKES

COMMUNITY DEVELOPMENT DISTRICT

Located in
Jacksonville, Florida

PREPARED BY:

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PUBLIC FACILITIES REPORT

FOR

ALATA LAKES COMMUNITY DEVELOPMENT DISTRICT

1. Introduction and District Description

This Public Facilities Report has been prepared on behalf of the Alta Lakes Community Development District (the “District”) to comply with Section 189.08 of the Florida Statutes (see Exhibit 5.1). Section 189.08 requires the District to detail the existing facilities owned or operated by the District, and to also detail the construction of any new facilities within five years or the replacement of any existing facilities within ten years.

The District is a 278.95-acre Community Development District located in Jacksonville, Florida, and has been established by Ordinance Number 2018-660 by the Jacksonville City Council. The District is located in Sections 1 and 2, Township 1 South, Range 27 East in northeast Duval County, Florida. The project is north of the intersection of Faye Road and Alta Road, and in between Alta Road and New Berlin Road, in two parcels. The two parcels are divided by a JEA easement that runs from the Northwest to the Southeast of the rectangular site. (see Exhibit 5.2 for a Location Map).

Approved construction drawings planned for 502 single family dwelling units, an amenity center, and the corresponding road, utility and drainage facilities. Due to JTA widening of Alta Drive, a stormwater pond was expanded and the total number of lots has been reduced to 500 Single Family Dwelling Units (see Exhibit 5.3 for the latest approved Site Plan). At the time of the writing of this report, all the road, utility and drainage facilities have been constructed and the recreation facilities and the amenity center have been completed. Home construction has been underway for the last few years and the final phase homes are being built out.

2. Existing Facility Description

2.1 Roadway Facilities

All the roadway facilities have been completed (in reference to Exhibit 5.3), Alta Lakes Blvd., Lake Trout Drive, Yellow Perch Road, Brown Trout Court, Lake Chub Drive, Red Koi Drive, Blue Catfish Drive, White Sturgeon Court, Shiner Drive, Sheepshead Lane, Guppy Court, Walleye Drive, Sunfish Drive, Stickleback Lane, Steelhead Court, Spotted Bass Lane and Little Kern Lane. All of these roadway facilities have been platted and were dedicated to the City of Jacksonville for ownership and maintenance after construction was completed.

2.2 Utility Facilities

The water, wastewater and electrical transmission facilities corresponding with the roadway facilities listed above have also been constructed.

The water, wastewater and electrical transmission facilities within all roadways were dedicated to JEA for ownership and maintenance after construction was completed.

2.3 Stormwater Drainage Collection System Facilities

The stormwater drainage collection system facility has been constructed in accordance with the approved construction plans within the roadway and project limits described in section 2.1. This stormwater drainage collection system facility consists of drainage pipe with diameters ranging from 15-inch through 36-inch, curb inlets, manholes, catch basins and mitered end sections.

The stormwater drainage collection system facility components are intended to keep stormwater off roadway pavement during and after a storm event have a capacity equal to or greater than the five-year storm event. This means that the stormwater drainage collection system facility has been designed so that storm water runoff will not back up into the roadway for a storm event with at least a five-year intensity. This was in accordance with the design standards of the City of Jacksonville, at the time of construction.

The District owns the stormwater drainage collection system facility and is responsible for maintenance.

2.4 Stormwater Management System Facilities

The stormwater management system facility has been constructed in accordance with the approved construction plans within the roadway and project limits described in section 2.1. This stormwater management system facility consists of ponds lettered A through T, (in reference to Exhibit 5.3) with their respective control structures, outfall pipes and mitered end sections.

The stormwater management system facility (all ponds listed previously) has a capacity equal to or greater than the twenty-five-year, twenty-four-hour storm event. This means that the stormwater management system facility has been designed so that storm water runoff will not rise to a level higher than the top of bank of each pond for a storm event with at least a twenty-five-year, twenty-four-hour intensity. This was in accordance with the design standards of the City of Jacksonville and the St. Johns River Water Management District at the time of construction.

The District owns the stormwater management system facility and is responsible for maintenance.

2.5 Recreational Facilities

A recreational facility has been constructed and includes a clubhouse with a fitness room, an outdoor swimming pool, a splash pad, a playground, two pickleball courts, a sand volleyball court, multipurpose fields and a parking lot. The total acreage is approximately 8.7 acres. The location of the facility is at the intersection of Alta Lakes Blvd. and Lake Trout Drive, approximately 600 ft east of Alta Drive.

The recreational facility has been built to full capacity, which was designed for the full build-out of 500 single family dwelling units. Not all single family dwelling lots have been constructed and occupied to date, so the recreational facility is functioning at approximately 80% of its capacity.

The District owns the recreational facility and is responsible for maintenance.

3. Currently Proposed Expansion of Facilities

There are no current plans for expansion of any District Facilities at this time.

4. Replacement of Facilities

There are no current plans for replacement of existing facilities owned by the District in the next ten years.

5. EXHIBITS

EXHIBIT 5.1

FLORIDA STATUTES SECTION 189.08

The 2020 Florida Statutes

Title XIII
PLANNING AND
DEVELOPMENT

Chapter 189
UNIFORM SPECIAL DISTRICT
ACCOUNTABILITY ACT

189.08 Special district public facilities report.—

(1) It is declared to be the policy of this state to foster coordination between special districts and local general-purpose governments as those local general-purpose governments develop comprehensive plans under the Community Planning Act, pursuant to part II of chapter 163.

(2) Each independent special district shall submit to each local general-purpose government in which it is located a public facilities report and an annual notice of any changes. The public facilities report shall specify the following information:

(a) A description of existing public facilities owned or operated by the special 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 special district. This description shall include the current capacity of the facility, the current demands placed upon it, and its location. This information shall be required in the initial report and updated every 7 years at least 12 months before the submission date of the evaluation and appraisal notification letter of the appropriate local government required by s. [163.3191](#). The department shall post a schedule on its website, based on the evaluation and appraisal notification schedule prepared pursuant to s. [163.3191](#)(5), for use by a special district to determine when its public facilities report and updates to that report are due to the local general-purpose governments in which the special district is located.

(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 7 years, including any facilities that the district is assisting another entity, except a local general-purpose government, to build, improve, or expand through a lease or other agreement with the district. For each public facility identified, the report shall describe how the district currently proposes to finance the facility.

(c) If the special district currently proposes to replace any facilities identified in paragraph (a) or paragraph (b) within the next 10 years, the date when such facility will be replaced.

(d) The anticipated time the construction, improvement, or expansion of each facility will be completed.

(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 the existing and anticipated capacity must be listed.

Alta Lakes
Public Facilities Report

(3) A special district proposing to build, improve, or expand a public facility which requires a certificate of need pursuant to chapter 408 shall elect to notify the appropriate local general-purpose government of its plans either in its 7-year plan or at the time the letter of intent is filed with the Agency for Health Care Administration pursuant to s. [408.039](#).

(4) Those special districts building, improving, or expanding public facilities addressed by a development order issued to the developer pursuant to s. [380.06](#) may use the most recent local government report required by s. [380.06](#)(6) and submitted by the developer, to the extent the annual report provides the information required by subsection (2).

(5) The facilities report shall be prepared and submitted within 1 year after the district's creation.

(6) For purposes of the preparation or revision of local government comprehensive plans required pursuant to s. [163.3161](#), a special district public facilities report may be used and relied upon by the local general-purpose government or governments within which the special district is located.

(7) Any special district that has completed the construction of its public facilities, improvements to its facilities, or its development is not required to submit a public facilities report, but must submit the information required by paragraph (2)(a).

(8) A special district plan of reclamation required pursuant to general law or special act, including, but not limited to, a plan prepared pursuant to chapter 298 which complies with the requirements of subsection (2), shall satisfy the requirement for a public facilities report. A water management and control plan adopted pursuant to s. [190.013](#), which complies with the requirements of subsection (2), satisfies the requirement for a public facilities report for the facilities the plan addresses.

(9) The Reedy Creek Improvement District is not required to provide the public facilities report as specified in subsection (2).

(10) Each deepwater port listed in s. [403.021](#)(9)(b) shall satisfy the requirements of subsection (2) by submitting to the appropriate local government a comprehensive master plan as required by s. [163.3178](#)(2)(k). All other ports shall submit a public facilities report as required in subsection (2).

History.—s. 20, ch. 89-169; s. 26, ch. 95-280; s. 16, ch. 97-255; s. 17, ch. 99-8; s. 38, ch. 2011-139; s. 15, ch. 2012-99; s. 35, ch. 2014-22; s. 9, ch. 2018-158.

Note.—Former s. 189.415.

EXHIBIT 5.2

LOCATION MAP

ALTA LAKES COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 5.2

**GENERAL
LOCATION**

MARCH 18, 2021

LEGEND

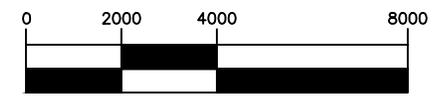
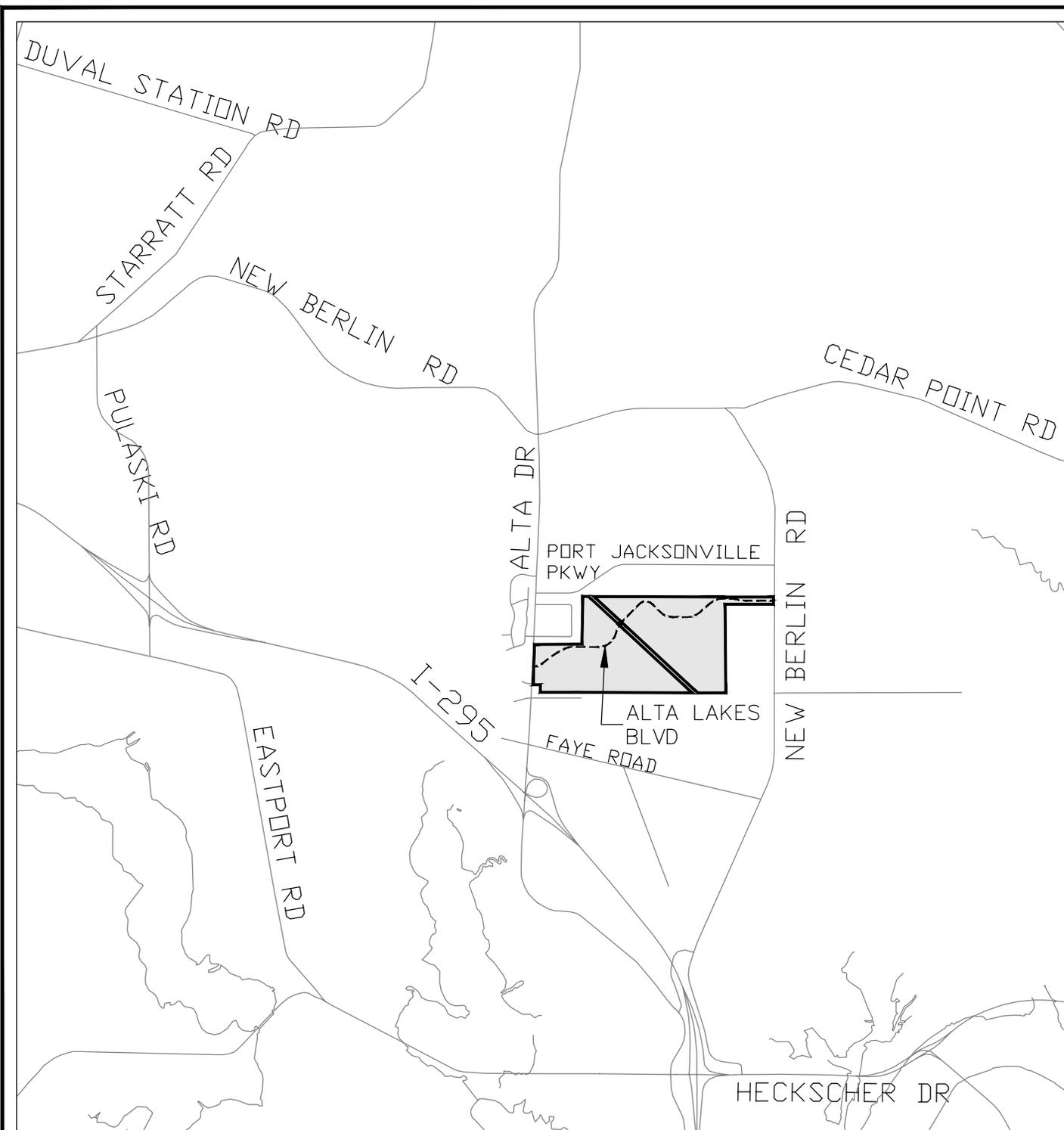


EXHIBIT 5.3

LATEST APPROVED SITE PLAN

ALTA LAKES COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 5.3

LATEST APPROVED
SITE PLAN

NOVEMBER 30, 2018
REVISED JULY 22, 2020

