

PUBLIC FACILITIES REPORT

PREPARED FOR

GLEN ST. JOHNS

COMMUNITY DEVELOPMENT DISTRICT

Located in
St. Johns County, Florida

PREPARED BY:

DUNN & ASSOCIATES, INC.
8375 DIX ELLIS TRAIL, SUITE 102
JACKSONVILLE, FLORIDA 32256
(904) 363-8916

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PUBLIC FACILITIES REPORT

FOR

GLEN ST. JOHNS COMMUNITY DEVELOPMENT DISTRICT

1. Introduction and District Description

This Public Facilities Report has been prepared on behalf of the Glen St. Johns 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 also to detail the construction of any new facilities within five years or the replacement of any existing facilities within ten years.

The District is a 366-acre community development district located in St. Johns County, Florida, and has been established by Ordinance Number 2006-81 by the St. Johns County Board of County Commissioners. The District is located in Sections 28, 29, 30, 31, 32, 33, and 41, Township 5 South, Range 28 East of St. Johns County, Florida, adjacent to the easterly right-of-way line of Leo Maguire Parkway, and adjacent to the northerly right-of-way line of St. Thomas Island Parkway, all of which is west of I-95 (see Exhibit 5.2 for a Location Map).

Original approved construction drawings planned for 494 single family dwelling units, an amenity center, and the corresponding road, utility and drainage facilities. FDOT recently acquired right-of-way along I-95 and the total number of lots has been reduced to 476 single family dwelling units. (see Exhibit 5.3 for the latest approved Site Plan). At the time of the writing of this report, Phase 1, Phase 1A, Phase 2A, and Phase 2B, which is approximately 90% of the road, utility and drainage facilities had been constructed. The amenity center has been fully constructed and there have been 412 single family dwelling lots constructed. The final phase, 2C, is nearing completion and will add the remaining 64 lots to the project.

2. Existing Facility Description

2.1 Roadway Facilities

The existing roadway facilities that have been completed to date (in reference to Exhibit 5.3) are the improvements to Leo Maguire Pkwy, St. Thomas Island Pkwy, Trellis Bay Drive, Little Harbour Way, White Bay Drive, Saba Rock Drive, Reef Bay Court, Spanish Bay Drive, St. Croix Island Drive, West Teague Bay Drive, East Teague Bay Drive, Robin Bay Drive, Cane Garden Way, Tortuga Bay Drive, Kingstown Court, Cooper Bay Court, Turnbull Hill Court, Rainbow Road, Sunlight Way, Holiday Isle, Victoria Falls Way, Long Point Way, and Peter Island Drive.

With the exception of St. Croix Island Drive, West Teague Bay Drive, East Teague Bay Drive, Robin Bay Drive, Cane Garden Way, Tortuga Bay Drive, Kingstown Court, Cooper Bay Court, Turnbull Hill Court, Rainbow Road, Sunlight Way, Holiday Isle, Victoria Falls Way, Long Point Way, and Peter Island Drive, these roadway facilities were dedicated to St. Johns County for ownership and maintenance after construction was completed. The non-county dedicated roadway facilities were dedicated to the District 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 and wastewater facilities within all roadways were dedicated to JEA for ownership and maintenance after construction was completed. The electrical transmission facilities within all roadways were dedicated to FPL 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 limits described in section 2.1. This stormwater drainage collection system facility consists of drainage pipe with diameters ranging from 15-inch through 60-inch, box culverts at wetland and creek crossings, curb inlets, manholes, catch basins and mitered end sections.

The stormwater drainage collection system facility components are intended to keep stormwater off of 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 St. Johns County 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 numbered 1 through 8, and 11 (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 one foot below 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 St. Johns County 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 contains a clubhouse with a fitness room, an outdoor swimming pool, two playscapes, a nature walking path, multipurpose fields and a parking lot. The facilities are located on three separate parcels. The total acreage for the three parcels is approximately 5.0 acres. The location of the facility is at the roundabout terminus of St. Thomas Island Parkway.

The recreational facility has been built to full capacity, which was designed for the full build-out of 494 single family dwelling units. Since only 412 single family dwelling lots have been constructed to date, the recreational facility is functioning under 83% of its current capacity.

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

3. Currently Proposed Expansion of Facilities

As previously noted, Phase 2C, the final 64 lots is under construction. Upon completion, the roads shall be dedicated to St. Johns County for ownership and maintenance. Water and sewer utilities shall be dedicated to JEA, and the electric facilities shall be dedicated to FPL for ownership and maintenance upon completion. The stormwater drainage collection and management facilities shall be owned and maintained by the District upon completion. The Phase 2C facilities are developer funded and no District financing will be required.

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 2016 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.

(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 annual report required by s. 380.06(15) and (18) 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).

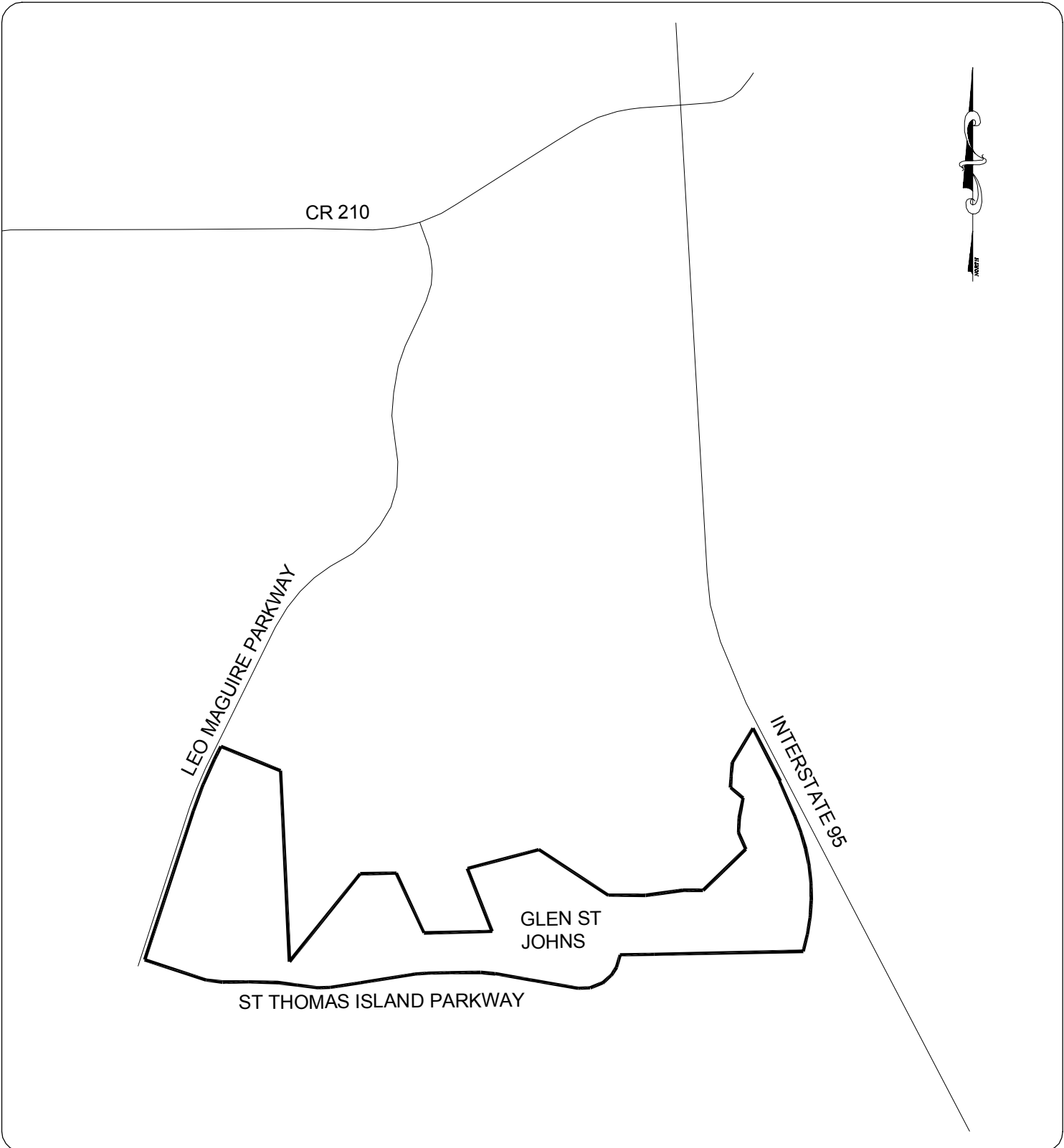
(10) Each deepwater port listed in s. 403.021(9)(b) shall satisfy the requirements of subsection (2) by submitting to the appropriate local government a comprehensive master plan as required by s. 163.3178(2)(k). All other ports shall submit a public facilities report as required in subsection (2).

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.

Note.—Former s. 189.415.

EXHIBIT 5.2

LOCATION MAP



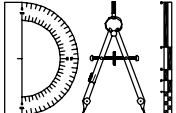
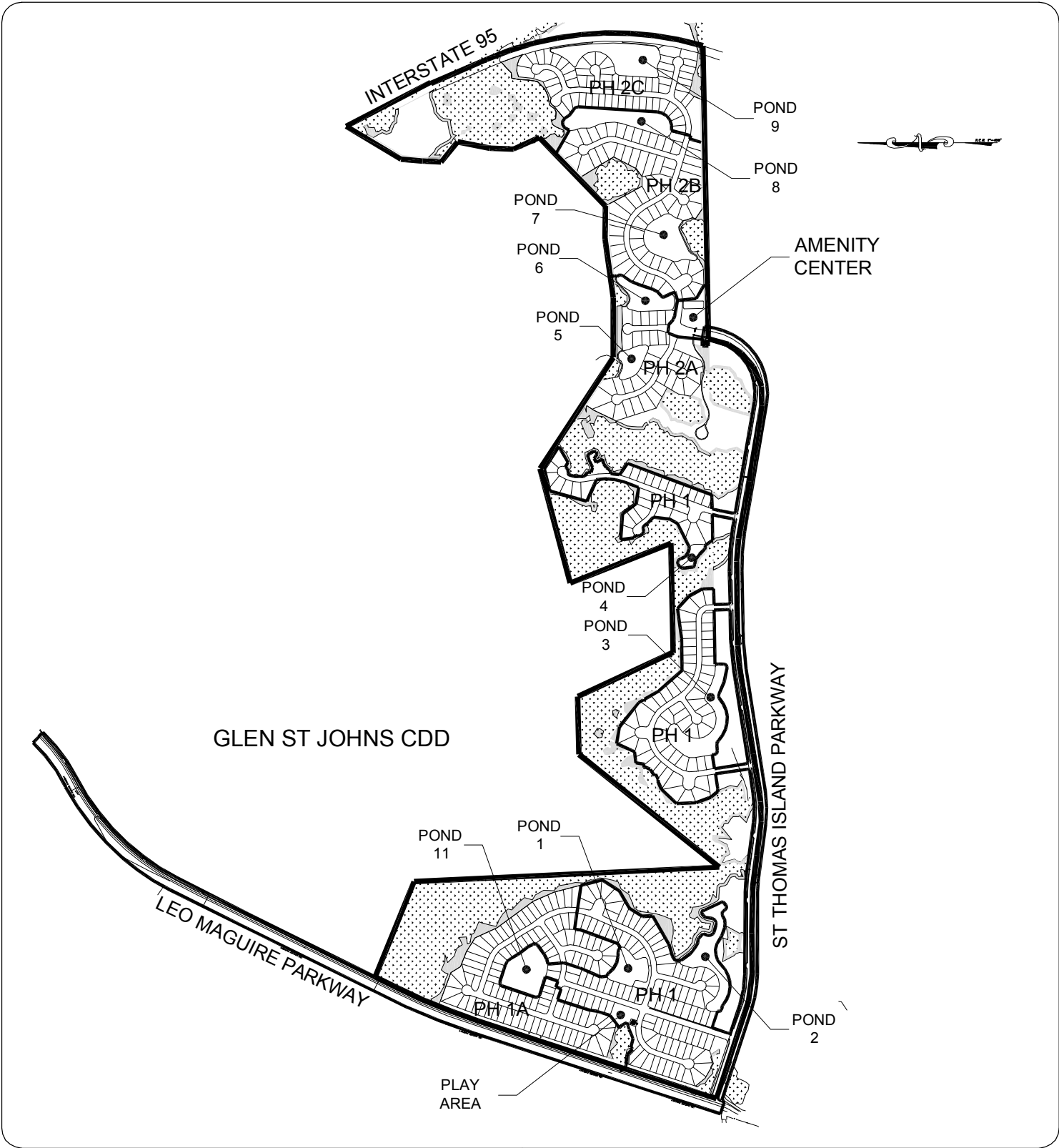
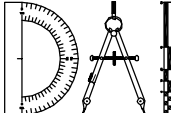
 <p>Dunn & Associates, Inc. <small>CIVIL ENGINEERS / LAND PLANNERS</small> 8375 Dix Ellis Trail, Suite 102 Jacksonville, Florida 32256 Phone: (904)363-8916 Fax: (904)363-8917</p>	GLEN ST JOHNS COMMUNITY DEVELOPMENT DISTRICT	
	Project No : 0809-230-4	Site Location : East side of Leo Maguire Parkway approximately 2.5 miles south of CR210
	Drawn By : MR	
	Checked By : VJD	Scale : N/A
LOCATION MAP		
Date : 4-27-17		

EXHIBIT 5.3

LATEST APPROVED SITE PLAN



 <p>Dunn & Associates, Inc. <small>CIVIL ENGINEERS / LAND PLANNERS</small> 8375 Dix Ellis Trail, Suite 102 Jacksonville, Florida 32256 Phone: (904)363-8916 Fax: (904)363-8917</p>	Project Name : GLEN ST JOHNS	
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<p>SITE PLAN</p>	Drawn By : MR	
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	Date : 4-27-17	Scale : N/A