

# **PUBLIC FACILITIES REPORT**

PREPARED FOR

**BAINEBRIDGE**

**COMMUNITY DEVELOPMENT DISTRICT**

Located in  
Duval County, Florida

PREPARED BY:

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

AUGUST 28, 2017

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# **PUBLIC FACILITIES REPORT**

FOR

## **BAINEBRIDGE COMMUNITY DEVELOPMENT DISTRICT**

### **1. Introduction and District Description**

This Public Facilities Report has been prepared on behalf of the Bainebridge 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 208-acre community development district located in Duval County, Florida, and has been established by Ordinance by the City of Jacksonville on 1/23/2006. The District is located adjacent to the Northerly right-of-way line of Pecan Park Road, and the Westerly right-of-way line of I-95 (see Exhibit 5.2 for a Location Map).

Original approved construction drawings planned for 521 single family dwelling units, an amenity center, and the corresponding road, utility and drainage facilities. All phases of the project have been developed and platted. Unit 1 has 272 lots, Unit 2A has 55 lots, Unit 2B has 28 lots, and Unit 2C has 145 lots, for a total of 500 lots. (see Exhibit 5.3 for the latest approved site plan)

### **2. Existing Facility Description**

#### 2.1 Roadway Facilities

All of roadway facilities have been completed within the project (in reference to Exhibit 5.3) and have been 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 limits described in section 2.1. This stormwater drainage collection system facility consists of drainage pipe with diameters ranging from 15-inch through 42-inch, multi-pipe 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 should 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 within Unit 1 and is responsible for maintenance. Units 2A, 2B, and 2C drainage collection system facilities are complete, but have not yet been conveyed to the District.

### 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 21 (in reference to Exhibit 5.3) with their respective control structures, outfall pipes and mitered end sections.

The stormwater management system facility 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 should 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 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 in Unit 1 (Ponds 1-16) and is responsible for maintenance. The stormwater management system facility in Unit 2C (Ponds 17-21) are complete, but have not yet been conveyed to the District.

### 2.5 Recreational Facilities

A recreational facility has been constructed and contains a clubhouse with a fitness room, an outdoor swimming pool, tennis court, playscape, a walking path, multipurpose field, and a parking lot. The facilities are located in Unit 1. The total acreage of the recreation is approximately 5.0 acres.

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

### **3. Currently Proposed Expansion of Facilities**

Based on resident input, overflow parking improvements at the recreational facility is the only current potential expansion project. District funding of this stabilized grass parking area is anticipated through the general fund budget and any surplus funds, but final plans and pricing are not complete.

### **4. Replacement of Facilities**

The only plans for replacement of existing facilities owned by the District in the next ten years is the entrance monument that will be removed in the near future in association with proposed road work by the Florida Department of Transportation (FDOT). The monument will be rebuilt once the road work is complete using funds received a couple years ago from FDOT to cover the road impacts.

## 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).

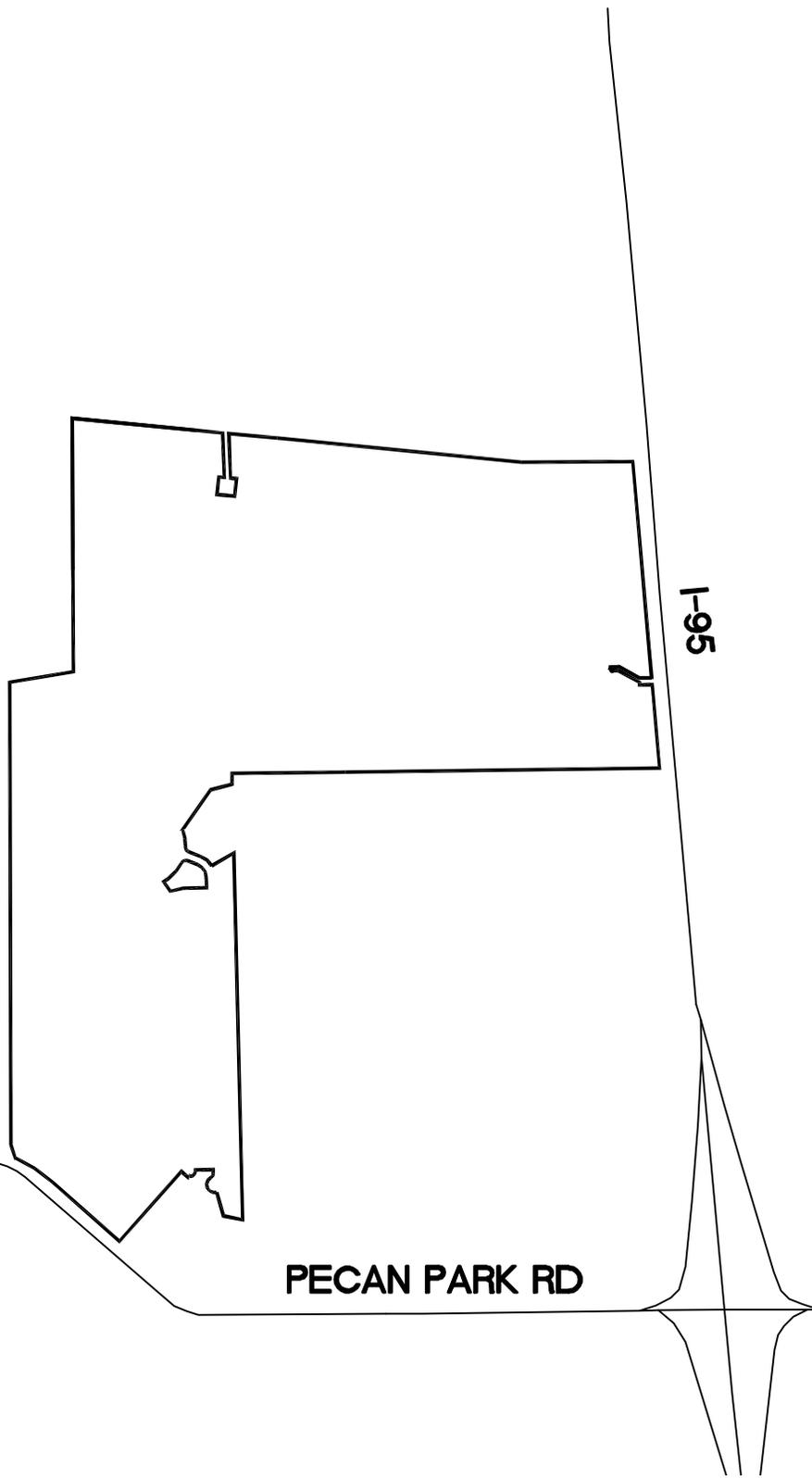
(10) Each deepwater port listed in s. 403.021(9)(b) shall satisfy the requirements of subsection (2) by submitting to the appropriate local government a comprehensive master plan as required by s. 163.3178(2)(k). All other ports shall submit a public facilities report as required in subsection (2).

**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.

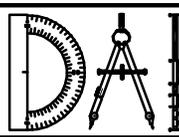
**EXHIBIT 5.2**

**LOCATION MAP**



**PECAN PARK RD**

**I-95**



**Dunn & Associates, Inc.**  
CIVIL ENGINEERS / LAND PLANNERS  
8375 Dix Ellis Trail, Suite 102 Jacksonville, Florida 32256  
Phone: (904)363-8916 Fax: (904)363-8917

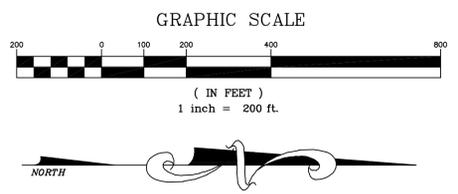
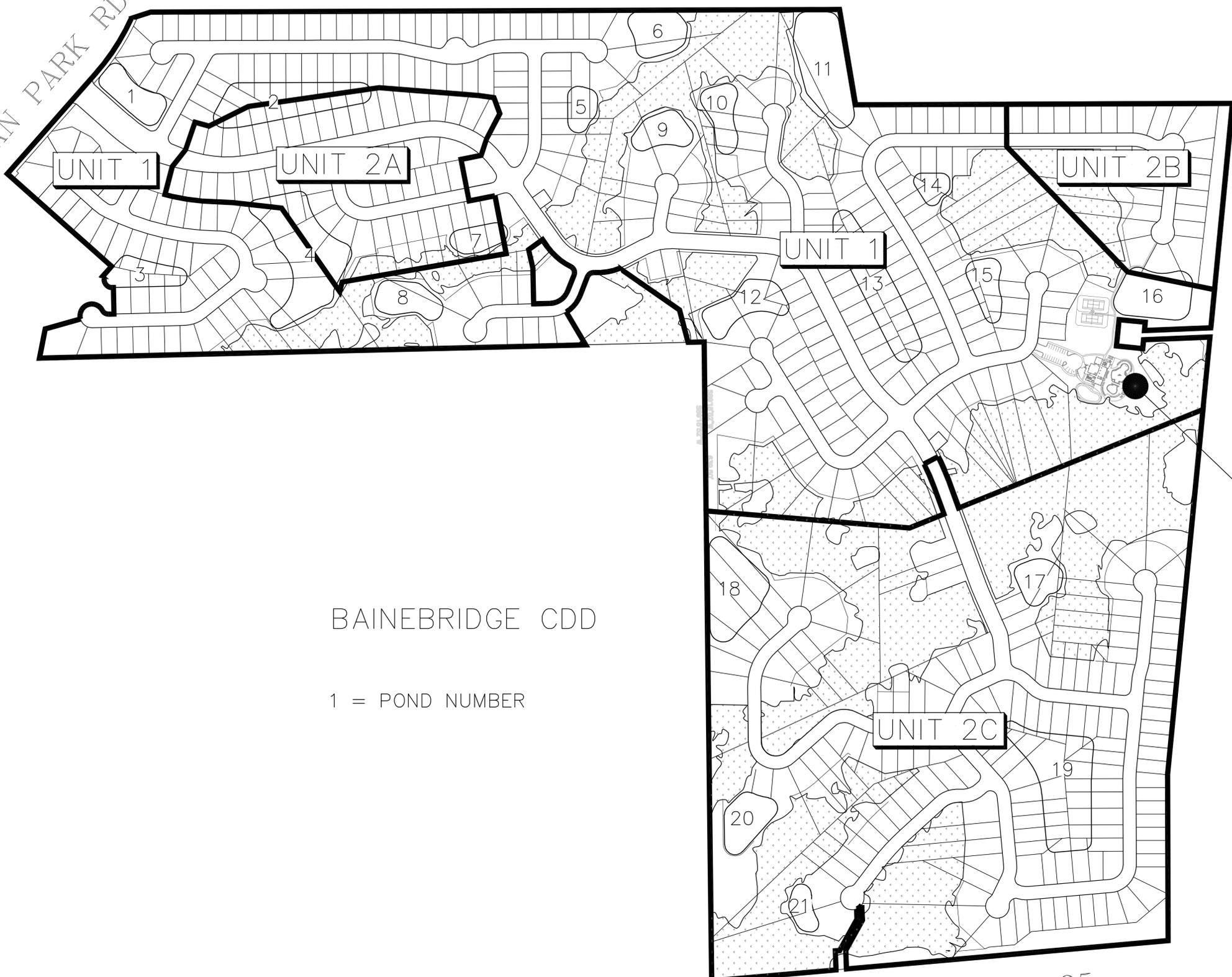
**LOCATION MAP**

Project Name : BAINEBRIDGE COMMUNITY DEVELOPMENT DISTRICT		
Project No :	1311-370	Site Location : North of Pecan Park Road approximately 4000ft west of I-95
Drawn By :	MR	
Checked By :	VJD	
Date :	8-17-17	Scale : 1" = 1000'

**EXHIBIT 5.3**

**LATEST APPROVED SITE PLAN**

PECAN PARK RD



BAINEBRIDGE CDD

1 = POND NUMBER

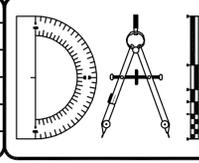
AMENITY CENTER

INTERSTATE 95

P:\1311-370 BAINEBRIDGE\EXHIBITS\CDD PLAN.DWG8/24/2017 9:37 AMMike Reilly

REVISIONS			
NO.	DATE	DESCRIPTION	BY:

DESIGNED BY:	DAI
DRAWN BY:	MR
CHECKED BY:	VJD
SCALE:	1" = 200'
DATE:	8-17-17
PROJ. NO.:	1311-370



**Dunn & Associates, Inc.**  
 CIVIL ENGINEERS / LAND PLANNERS  
 8375 Dix Ellis Trail, Suite 102 Jacksonville, Florida 32256  
 Phone: (904)363-8916 Fax: (904)363-8917  
 www.dunneng.com

**BAINEBRIDGE**  
 FOR:  
**BAINEBRIDGE CDD**  
 DUVAL COUNTY, FLORIDA  
 CDD PLAN

VINCENT J. DUNN ENGINEER NO. 39452  
 DAVID M. TAYLOR ENGINEER NO. 44164  
 CERTIFICATE OF AUTHORIZATION NO. 27169

Sheet No. 1 of 1  
**CDD**  
 DWG. NO.