

**Six Mile Creek  
Community Development  
District**

**Public Facilities Report**

Dated: June 20, 2017

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SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT

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## **I. PURPOSE AND SCOPE**

This report is provided at the request of the Six Mile Creek Community Development District (the "District") to comply with the requirement of Section 189.08, Florida Statutes, regarding the Special District Public Facilities Report. It is the intention of this report to provide general descriptions of the public facilities owned or operated by the District together with any facility expansion programs currently proposed within the next five years.

## **II. GENERAL INFORMATION**

The District is a local unit of special-purpose government, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes, and established by Rule 42GGG-1.001 adopted by the Florida Land and Water Adjudicatory Commission, which became effective on March 7, 2007. The District currently encompasses approximately one thousand two hundred eighty-eight (1,288) +/- acres of land located entirely within unincorporated St. Johns County, Florida. As a local unit of special-purpose government, the District provides an alternative means of planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District owns, operates, and/or maintains certain public facilities within and outside of its boundary. These public facilities include recreational facilities, entry features, landscaping and irrigation, wetland mitigation areas and certain stormwater management facilities. A brief description of each is provided below.

## **III. PUBLIC FACILITIES**

### **A. Recreational Facilities**

The District designed, permitted and constructed two (2) types of recreational improvements within the boundaries of the District. The first type of recreational improvement constructed by the District consists of an amenity center, located between Trailmark Drive and Dolcetto Drive. It is a multi-use recreation facility consisting of a clubhouse, pavilion, fitness facilities, swimming pool, tennis courts, parking and supporting infrastructure. The District owns, operates and maintains the amenity center and associated improvements.

The clubhouse building has an occupancy load of 246 persons. The pavilion has an occupancy load of 124 persons. The pool has a bather load capacity of 131 people.

The amenity center and associated pool facilities were designed to accommodate 2,278 single-family units at build-out. We estimate that the current demand placed on the facilities is approximately 20% of the available capacity. The current capacity of the amenity center is sufficient to meet the demands of the residents of the District.

There are no current plans for expansion of the amenity center within the next five years.

The second type of recreational improvement consists of small neighborhood parks throughout the community used for passive recreation. The District maintains the neighborhood parks. Certain neighborhood parks are under construction while other neighborhood parks remain unimproved. There is capacity to install playground equipment or other improvements should the District elect to do so in the future. The current capacity of the neighborhood parks is sufficient to meet the demands of the residents of the District.

Neighborhood parks will be expanded within the next five years as pods are developed. The District will be responsible for operation and maintenance of these parks once they are constructed.

#### **B. Entry Features & Landscaping/Irrigation**

The District currently operates and maintains an entry feature located at the intersection of Pacetti Road and Trailmark Drive. This entry feature consists of, among other items, landscaping, irrigation, lighting, signage, fencing and monuments/towers. The District also operates and maintains numerous smaller neighborhood entry signs located at various communities accessed from Trailmark Drive.

The District also currently operates and maintains landscaping and irrigation along Trailmark Drive, Shelmore Avenue, Back Creek Drive, Weathered Edge Drive, Clary's Run and various areas within the common areas along Patina Place and Mosaic Park Avenue. Refer to the attached Exhibit entitled "CUP Exhibit" for those common areas maintained by the District.

The irrigation system is currently at full capacity and is sufficient to meet the current demands of the District. A demand/capacity analysis is not applicable to the entry feature and landscaping. The irrigation system will expand to accommodate each future increase in common area. The supply for the irrigation system will be created by utilizing stormwater harvesting as approved by the permitting agency. The District will be responsible for operation and maintenance of these systems once they are constructed.

#### **C. Wetland Mitigation Areas**

The wetland mitigation system consists of the preservation of wetlands in accordance with the permit requirements from the St. Johns River Water Management District and The U.S. Army Corps of Engineers. The District owns and maintains these mitigation areas to ensure compliance with the applicable permits.

A demand/capacity analysis is not applicable to this facility.

**D. Stormwater Management Facilities**

The District designed, permitted, constructed and/or acquired stormwater management facilities (SMF's), and numerous outfall control structures throughout the District, which include outfall pipes and appurtenances thereto.

The District currently maintains the SMF's as shown on the attached Exhibit entitled "Maintenance Map" In connection therewith, the District inspects, cleans, mows, and treats the SMF's to maintain water quality.

The existing stormwater management facilities are at full capacity and meet the demands of the District. Additional stormwater management facilities will be constructed as pods are developed. The District will be responsible for operation and maintenance of these facilities once they are constructed.

**E. Roadway Infrastructure**

The District designed, permitted, constructed and/or acquired multiple roadways and associated utilities throughout the District. Once constructed, the roadway infrastructure improvements are dedicated from the District to St. Johns County to own, operate and maintain. This includes on-going construction of roadways and associated utilities in specific pods within the development.

The existing roadway infrastructure currently meets the demand of the District. Additional roadway infrastructure will be constructed as pods are developed.

**IV. REPLACEMENT OF FACILITIES**

The District currently has no plans for replacement of the District-owned facilities.

STORMWATER MANAGEMENT FACILITY NO. 7

TOB ELEV. = 9.0  
TOB AREA = 3.10 Ac.  
NWL ELEV. = 5.0  
NWL AREA = 2.25 Ac.  
BOT ELEV. = -3.0  
BOT AREA = 0.73 Ac.  
DHW<sub>3</sub> = 6.83  
DHW<sub>25</sub> = 7.88

STORMWATER MANAGEMENT FACILITY NO. 6

TOB ELEV. = 10.25  
TOB AREA = 4.49 Ac.  
NWL ELEV. = 6.25  
NWL AREA = 3.63 Ac.  
BOT ELEV. = -1.75  
BOT AREA = 2.03 Ac.  
DHW<sub>3</sub> = 7.86  
DHW<sub>25</sub> = 9.10

STORMWATER MANAGEMENT FACILITY NO. 4A

TOB ELEV. = 12.5  
TOB AREA = 3.62 Ac.  
NWL ELEV. = 8.5  
NWL AREA = 2.72 Ac.  
BOT ELEV. = 0.5  
BOT AREA = 1.03 Ac.  
DHW<sub>3</sub> = 10.27  
DHW<sub>25</sub> = 11.38

STORMWATER MANAGEMENT FACILITY NO. 5

TOB ELEV. = 12.0  
TOB AREA = 1.72 Ac.  
NWL ELEV. = 8.0  
NWL AREA = 1.24 Ac.  
BOT ELEV. = 0.0  
BOT AREA = 0.40 Ac.  
DHW<sub>3</sub> = 9.77  
DHW<sub>25</sub> = 11.16

STORMWATER MANAGEMENT FACILITY NO. 3A

TOB ELEV. = 14.0  
TOB AREA = 1.10 Ac.  
NWL ELEV. = 9.5  
NWL AREA = 0.80 Ac.  
ELEV. = 7.5 AREA = 0.66 Ac.  
BOT ELEV. = 1.5  
BOT AREA = 0.46 Ac.  
DHW<sub>3</sub> = 11.99  
DHW<sub>25</sub> = 13.03

STORMWATER MANAGEMENT FACILITY NO. 3B

TOB ELEV. = 15.0  
TOB AREA = 0.47 Ac.  
NWL ELEV. = 9.5  
NWL AREA = 0.14 Ac.  
ELEV. = 7.5 AREA = 0.02 Ac.  
BOT ELEV. = 7.0  
BOT AREA = 0.00 Ac.  
DHW<sub>3</sub> = 11.99  
DHW<sub>25</sub> = 13.03

AGEMENT

