

April 12, 2019

Board of Supervisors  
Crossings at Fleming Island Community Development District

RE: Public Facilities Report

Dear Board Members:

As requested, attached you will find the Public Facilities Report within the District's boundaries. The report was prepared to provide the data pursuant to Florida Statute 189.415, Special District Public Facilities Report.

We appreciate the opportunity to service the District in this matter. Should you have any questions or comments, please feel free to contact me directly.

Sincerely,



Keith I. Hadden, P.E.  
District Engineer

# **PUBLIC FACILITIES REPORT**

## **THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT**

**Clay County, Florida**

**April 12, 2019**

**Prepared by:**

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## **PURPOSE AND SCOPE**

This report has been prepared at the request of the **Crossings at Fleming Island Community Development District (Crossings CDD)** to comply with the requirements of 189.415, Florida Statutes, regarding the Special District Public Facilities Report.

This report provides general descriptions of the public facilities owned by the District. Since the Community is substantially complete, this report is limited to existing infrastructure and does not contemplate facility expansion within the next five years.

## **GENERAL INFORMATION**

The Crossings CDD containing 2,922 acres is located in Clay County, Florida. The site is located on Fleming Island, south of Orange Park and north of Green Cove Springs.

Within the boundaries of the District, is a mix of single-family residential, multi-family, and recreational uses as depicted in the **MASTER PLAN (MAP H)**.

The cost of planning, design, acquisition, construction, installation, and equipping of infrastructure improvements was originally funded through the issuance of Bonds. Upon exhaustion of said bonds, the majority of the remaining infrastructure required under the Capital Improvement Plan was funded directly by the Master Developer pursuant to the funding Agreement.

## **PUBLIC FACILITIES**

### **Water Facilities**

The District is supplied potable water and fire protection from the Clay County Utility Authority (CCUA).

All water mains constructed within the rights-of-way ("ROW") have been dedicated to the Clay County Utility Authority ("CCUA"). Where construction within the ROW was not practical or possible, CCUA has been provided an easement by the land owner.

### **Wastewater Facilities**

Wastewater collection facilities are also located throughout the District. Generally, there is a network of underground sewer pipes and manholes, which collect the individual household and commercial wastewater flows. They then flow through the system by gravity to an intermediate location, known as master lift stations.

The discharge ("effluent") from each lift station is then manifolded into a CCUA force main.

Like the potable water system, all of the wastewater facilities are owned by CCUA. Most of the system resides in public Right-of Ways, but some exist on private property. In such a case, an easement is then granted by the land owner.

### **Irrigation Facilities**

Clay County Utility Authority, prohibits the use of irrigation wells for irrigating. Furthermore, the St. Johns River Water Management District ("SJRWMD") regulates the use of aquifer wells. Therefore, the District utilizes reuse water to irrigate the common areas.

Generally, the common areas within the District are complete and have working irrigation that is maintained by the District staff, and CCUA.

## **Stormwater Management Facilities**

The District wide stormwater system consists of wet detention ponds to capture and treat stormwater run off from developed areas and control structures that regulate the volume of water detained and detention periods.

In general, the stormwater runoff will flow from the developed parcels to the roads and conveyance swales and into the ponds via inlet structures and pipes. The primary form of treatment will be wet detention pursuant to accepted design criteria. The pond control structures consist of weirs for attenuation and bleed-down orifices sized to recover the treatment volume.

The stormwater system is designed such that post-development flow will generally mimic the flows from the site in a pre-development state. All areas within the District currently drain into a tributary of Black Creek, Doctors Lake and the St. Johns River.

As parcels within the District are developed, the detention ponds will temporarily detain stormwater run off for treatment and then gradually discharge water in the same receiving waters. Ponds have been designed to provide attenuation of the 25 year/24 hour storm and provide treatment for a volume of runoff established by county, state and federal regulations.

The master stormwater system is generally complete and consists of created wet detention lakes, many of which are interconnected. The ponds are currently operational and are owned and operated by the District.

### **Recreational Facilities**

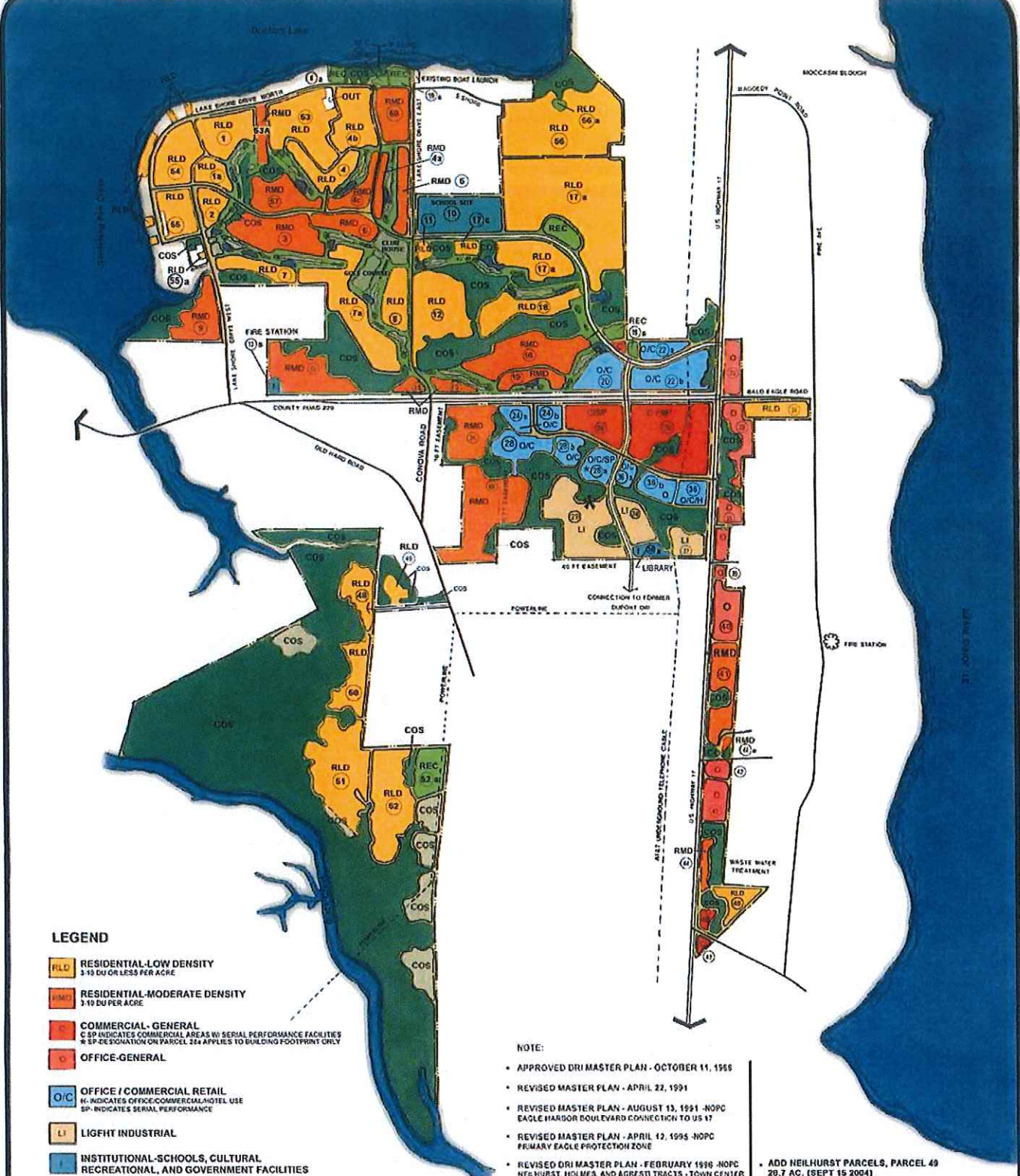
The District has many active and passive opportunities available to the residents. The facilities are completed and operational:

Athletic Facilities—includes multi-purpose fields,  
Golf Club  
Swimming pools  
basketball courts  
volleyball courts  
tennis courts  
play grounds  
and associated parking.

Parks and Trails – A series of passive parks, common areas and trails are located throughout the District. In some cases they will be gathering areas, others will include miscellaneous benches, play grounds or picnic areas.

## **CURRENTLY PROPOSED EXPANSIONS IN THE NEXT FIVE YEARS**

It is our understanding that there are no planned expansions at this time.



**LEGEND**

- RLD** RESIDENTIAL-LOW DENSITY  
3-10 DU OR LESS PER ACRE
- RMD** RESIDENTIAL-MODERATE DENSITY  
3-10 DU PER ACRE
- C** COMMERCIAL- GENERAL  
C SP INDICATES COMMERCIAL AREAS W/ SERIAL PERFORMANCE FACILITIES  
% SP-DE SIGNATION ON PARCEL 224 APPLIES TO BUILDING FOOTPRINT ONLY
- O** OFFICE-GENERAL
- O/C** OFFICE / COMMERCIAL RETAIL  
H- INDICATES OFFICE-COMMERCIAL/HOTEL USE  
SP- INDICATES SERIAL PERFORMANCE
- LI** LIGHT INDUSTRIAL
- I** INSTITUTIONAL-SCHOOLS, CULTURAL  
RECREATIONAL, AND GOVERNMENT FACILITIES
- C/O** CONSERVATION/OPEN SPACE
- REC** RECREATIONAL / GOLF
- D/L** DETENTION-LAKE
- EAGLE NEST** NEST PROTECTION ZONES AND PROTECTION REQUIREMENTS SHALL BE  
AUTHORIZED BY THE WILDLIFE AGENCIES WITH REGULATORY JURISDICTION
- EXISTING WELL**

REVISION DATES			
OCTOBER 23, 1996	APRIL 25, 2000	MAY 2001	MAY 2003
AUGUST 14, 1996	OCTOBER 25, 2000	APRIL 2002	SEPTEMBER 2004
APRIL 1, 1995	MARCH 2001	NOVEMBER 2002	OCTOBER 2004

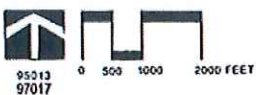
**NOTE:**

- APPROVED DRI MASTER PLAN - OCTOBER 11, 1968
- REVISED MASTER PLAN - APRIL 22, 1991
- REVISED MASTER PLAN - AUGUST 13, 1991 -NOPC  
EAGLE HARBOR BOULEVARD CONNECTION TO US 17
- REVISED MASTER PLAN - APRIL 12, 1995 -NOPC  
PRIMARY EAGLE PROTECTION ZONE
- REVISED DRI MASTER PLAN - FEBRUARY 1996 -NOPC  
NEILHURST, HOLMES, AND AGRESTI TRACTS - TOWN CENTER
- REVISED DRI MASTER PLAN APRIL 25, 2000 -NOPC  
RELOCATE LIBRARY SITE 314
- REVISED NOPC SUBMITTED OCTOBER 25, 2000  
PARCEL 25 OFFICE TO COMMERCIAL
- REVISED DRI MASTER PLAN MAY, 22, 2001  
ADDED O / C DESIGNATION
- REVISED DRI MASTER PLAN APRIL 1, 2002  
REMOVED LICKSKILLET EAGLE NEST
- MODIFY CERTAIN RMD PARCELS TO RLD  
NOPC-9
- INCREASED PARCEL 41/41a BY 3.94 ac.  
DECREASED PARCEL 40 BY 3.94 ac.  
NOPC-10
- MODIFY PARCELS 14, 15, 24b, 28, 28a, 36, 36b.  
ADD HILL PARCEL 63A, TOWN CENTER EAGLE  
4.5 ACRES OF PARCEL 28a TO BE DEVELOPED AS OFFICE - NOPC 11
- ADD NEILHURST PARCELS, PARCEL 49  
28.7 AC. (SEPT 15 2004)

**MAP H**

**MASTER PLAN**

SOURCE: ORIGINAL MASTER PLAN - RSN 1997,1998  
LANDERS-ATKINS PLANNERS, INC., SEPTEMBER 1995



*The Crossings*  
at Fleming Island.