

**Aberdeen  
Community Development  
District**

**Public Facilities Report**

Dated: June 18, 2019

Governmental Management Services, LLC  
District Manager  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
(904) 940-5850

ABERDEEN COMMUNITY DEVELOPMENT DISTRICT

TABLE OF CONTENTS

- I. PURPOSE AND SCOPE
- II. GENERAL INFORMATION
- III. PUBLIC FACILITIES
  - A. Recreational Facilities
  - B. Entry Features and Landscaping/Irrigation
  - C. Wetland Mitigation Areas
  - D. Stormwater Management Facilities
- IV. REPLACEMENT OF FACILITIES

## **I. PURPOSE AND SCOPE**

This report is provided at the request of the Aberdeen 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 42NN-1 adopted by the Florida Land and Water Adjudicatory Commission, which became effective on November 5, 2003. The District currently encompasses approximately one thousand, three hundred thirteen (1,313) 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 three (3) types of recreational improvements within the boundaries of the District. The first type of recreational improvement constructed by the District is a community park consisting of four (4) lighted baseball fields, two (2) lighted soccer/football fields and associated parking. The community park has been transferred to St. Johns County for ownership, operation and maintenance.

The second recreational improvement constructed by the District is the community center located on Flower of Scotland Avenue. The community center is a multi-use recreation facility consisting of a clubhouse, fitness equipment, bathrooms, family pool/competition pool, waterslide, playground equipment, parking facilities, landscaping and lighting, and a basketball court. The District owns, operates and maintains the community center and associated improvements.

The clubhouse building has an occupancy load of 75 persons. The pool deck has an occupancy load of 600 persons with a bather load of 188 people in the family pool and 124 people in the competition pool. The clubhouse building and associated pool facilities were designed to serve 1,947 units (the maximum units at build-out).

The current demand on the community center varies based on the day-to-day use, weather, holidays, etc. During special events or at certain times of the year the facility may operate near or at full capacity.

The District recently acquired a 1-acre site adjacent to the current community center site. The District is currently considering construction of a new +/- 3,700 square foot fitness center on the 1-acre site.

The third type of recreational improvement consists of small neighborhood parks throughout the community used for passive recreation. The District owns and maintains the neighborhood parks.

A neighborhood park located on River Dee Drive and one on North Aberdeenshire Drive have been improved with playground equipment consisting of swings, climbing equipment, and benches. The remainder of the neighborhood parks remain unimproved. There is capacity to install similar type playground equipment at the remaining neighborhood parks should the District elect to do so in the future. The capacity of the neighborhood parks is sufficient to meet the current demands of the residents of the District.

The District is considering neighborhood park improvements consisting of playground equipment, shade structures, and drinking fountains within the next five years as part of a capital improvement plan.

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

The District designed, permitted and constructed an entry feature at the prominent entrance into the community adjacent to Longleaf Pine Parkway. The District owns, operates and maintains the entry feature and the appurtenances thereto. The entry feature consists of, among other items, landscaping, irrigation, lighting and signage. The District also owns, operates and maintains numerous smaller neighborhood entry features located at various communities accessed from Longleaf Pine Parkway. These neighborhood entry features consist of among other items, landscaping, irrigation, lighting and signage.

The District also currently operates and maintains landscaping and irrigation within the common areas indicated on the attached Exhibit entitled "Maintenance Map."

The irrigation system is currently at full capacity and is sufficient to meet the demands of the District. A demand/capacity analysis is not applicable to the entry features and landscaping. There are currently no plans for expansion of these facilities within the next five years.

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

The wetland mitigation system consists of the creation, restoration and 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. There are no plans for expansion of these mitigation areas within the next five years.

### **D. Stormwater Management Facilities**

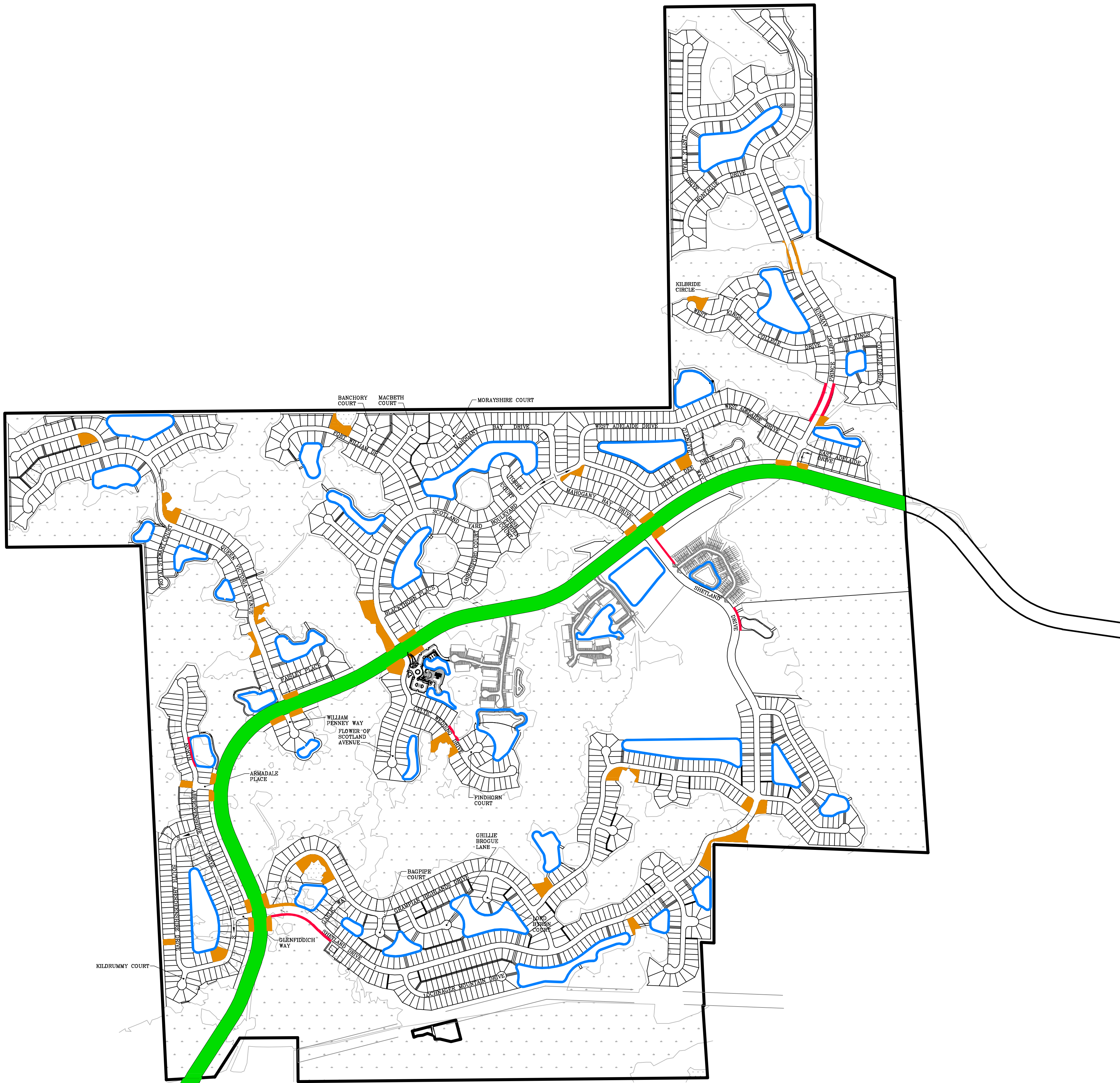
The District designed, permitted, constructed and/or acquired stormwater management facilities (SMF's), and numerous outfall control structures throughout the District, which include outfall pipes and appurtenances thereto.

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 stormwater management facilities are at full capacity and meet the demands of the District. There are no plans for expansion of these facilities within the next five years.

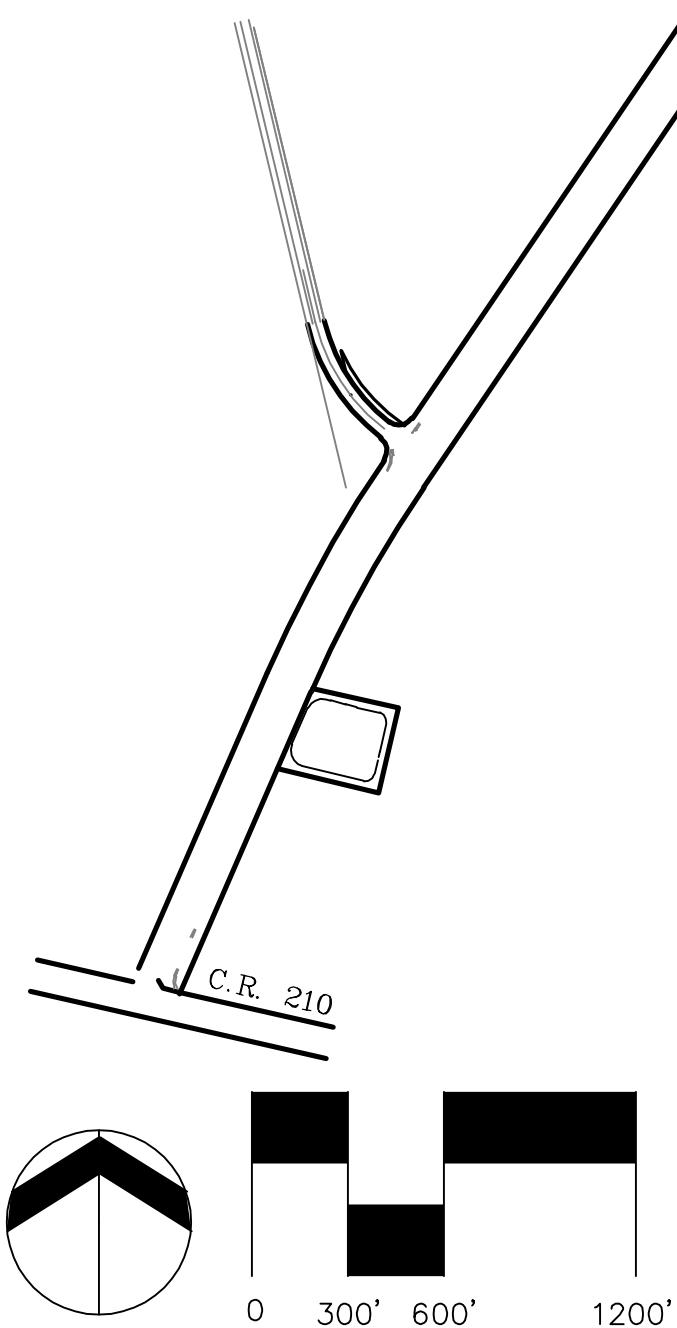
## **IV. REPLACEMENT OF FACILITIES**

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



**MAP KEY**

- SECTION #1 NON IRRIGATED BAHIA
- SECTION #2 IRRIGATED ENTRANCES, PARKS AND COMMON AREAS
- SECTION #3 NON IRRIGATED BAHIA COMMON AREAS
- SECTION #4 POND BANKS



MAINTENANCE MAP  
**ABERDEEN**  
 ST. JOHNS COUNTY, FLORIDA  
 ETM LATEST REVISION: JUNE 20, 2019

**ETM**  
 VISION • EXPERIENCE • RESULTS  
 England-Thimo & Miller, Inc.  
 14775 Old St. Augustine Road  
 Jacksonville, FL 32256  
 TEL: (904) 642-8990  
 FAX: (904) 646-9485  
 CA - 00002584 LC - 0000316