

**Durbin Crossing
Community Development
District**

Public Facilities Report

Dated: March 9, 2012

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DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT

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I. PURPOSE AND SCOPE

This report is provided at the request of the Durbin Crossing Community Development District (the "District") to comply with the requirement of Section 189.415, 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 two thousand forty seven (2,047) +/- 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 consists of two (2) community centers. The first community center is located off of North Durbin Parkway. It is a multi-use recreation facility consisting of a clubhouse, bathrooms, family pool & children's water play area, playground equipment, tennis courts, basketball courts, recreational sports field, parking facilities and landscaping and lighting. The District owns, operates and maintains the community center and associated improvements.

The clubhouse building has an occupancy load of 67 persons. The pool deck has an occupancy load of 133 persons and the pool has a bather load capacity of 70 people.

The second community center is located off of South Durbin Parkway. It is a multi-use recreation facility consisting of a clubhouse/social hall, fitness equipment, bathrooms, family pool/competition pool, waterslide, wading pool, playground equipment, tennis courts, basketball courts, sand volleyball court, recreational sports field, parking facilities and landscaping and lighting. The District owns, operates and maintains the community center and associated improvements.

The clubhouse building has an occupancy load of 113 persons. The pool deck has an occupancy load of 128 persons and the pool has a bather load capacity of 195 people.

Both community centers and associated pool facilities were designed to accommodate 2,498 units (1,551 single-family units and 947 multi-family units at build-out). We estimate that the current demand placed on the facilities is approximately 40% of the available capacity. The current capacity of the community centers is sufficient to meet the demands of the residents of the District.

There are no current plans for expansion of the community centers within the next five years.

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

There are no current plans for expansion of the neighborhood parks within the next five years.

B. Entry Features & Landscaping/Irrigation

The District currently operates and maintains several entry features/entry monuments within the boundaries of the District. The District maintains the entry features located at the intersection of Longleaf Pine Parkway and Durbin Parkway, at Veterans Parkway and North Durbin Parkway, at Longleaf Pine Parkway and St. Johns Parkway, at Longleaf Pine Parkway and Islesbrook Parkway, at Longleaf Pine Parkway and Tollerton Avenue, and at Longleaf Pine Parkway and Harbury Drive. These entry features consist of, among other items, landscaping, irrigation, lighting, signage, and monuments/towers. The District also operates and maintains numerous smaller neighborhood entry signs located at various communities accessed from North Durbin Parkway. In connection with these smaller neighborhood entry signs, the District also maintains approximately 4,300 lineal feet of a 6-foot high brick wall adjacent to North Durbin Parkway.

The District also currently operates and maintains landscaping and irrigation within Longleaf Pine Parkway, St. Johns Parkway, Veterans Parkway, North Durbin Parkway and various areas along South Durbin Parkway, Islesbrook Parkway and Willow Winds Parkway. Refer to the attached Exhibit entitled "Maintenance Map" for those common areas maintained by the District.

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 majority of the SMF's have been completed. 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. However, the St. Johns River Water Management District permits contemplate the construction of future stormwater management facilities to service the future development areas. Although the District would not be responsible to construct these facilities it is likely that the District would be responsible for operation and maintenance of these facilities once they are constructed.










IV. REPLACEMENT OF FACILITIES

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

THIS MASTER PLAN IS INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES ONLY. THE DEVELOPER RESERVES THE RIGHT TO ALTER THIS MASTER PLAN AT HIS SOLE DISCRETION.



MAP KEY

-  AREA #1 COUNTY ROAD 223
-  AREA #2a NORTH DURBIN / IRRIGATED R.O.W., PARKS AND COMMON AREAS
-  AREA #2b NORTH DURBIN / NON-IRRIGATED PARKS, COMMON AREAS AND PONDS
-  AREA #2c NORTH DURBIN / NORTH AMENITY FACILITY
-  AREA #3 COUNTY ROAD 229
-  AREA #4 COUNTY ROAD 244
-  AREA #5a SOUTH DURBIN / IRRIGATED R.O.W., PARKS AND COMMON AREAS
-  AREA #5b SOUTH DURBIN / NON-IRRIGATED PARKS, COMMON AREAS AND PONDS
-  AREA #5c SOUTH DURBIN / SOUTH AMENITY FACILITY

MAINTENANCE MAP
DURBIN CROSSING
 ST. JOHNS COUNTY, FLORIDA

DATE: 11/18/07 REVISION: FEBRUARY, 2008

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