

# 2015 Public Facilities Report

For the:

## Magnolia West Community Development District

Clay County, FL

May 11, 2015  
Prosser No. 111007.01

Prepared by:  
**PROSSER™**

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## **PURPOSE AND SCOPE**

This report has been prepared at the request of the Magnolia West Community Development District (the District) 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.

## **GENERAL INFORMATION**

The District encompasses approximately 157 acres located to the east of CR 315 in the City of Green Cove Springs in Clay County, Florida (Exhibit 1 and Exhibit 3). The development within the District includes a mix of single-family residential and recreational uses (Exhibit 2).

The project infrastructure required to service Phase 1 of the District is substantially complete. It was originally funded through the issuance of the Series 2006 bonds, totaling approximately \$8.4M.

## **PUBLIC FACILITIES**

### **Water Facilities**

The District is supplied potable water and fire protection from the Clay County Utility Authority (CCUA). The District is served by a looped main system wherever possible with water supplied by both the CCUA. As part of the initial construction project, offsite water mains were constructed to connect to the existing CCUA system. The water distribution systems consist of 12-, 10-, 8-, 6- and 4-inch water mains that disseminate the water to the end users.

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

### **Wastewater Facilities**

The District wastewater service is provided by Clay County Utility Authority (CCUA). The District onsite sanitary sewer system consists of a network of 8-, 10- and 12-inch gravity sewer lines and manholes, which collect the residential and recreational waste water flows and one (1) existing pumping station. The second pump station is anticipated in future phases.

Like the potable water system, all of the wastewater facilities are owned by CCUA. Most of the systems reside in right-of-ways, but some exist on private property. In such a case, an easement has been granted to CCUA by the land owner.

## **Stormwater Management Facilities**

The District-wide stormwater system consists of a proposed ten (10) wet detention ponds (See Exhibit 2) to capture and treat stormwater runoff from developed areas and control structures that regulate the volume of water detained as well as the rate of release.

In general, the stormwater runoff flows from the developed parcels to the roads and conveyance swales and into ponds via inlet structures, pipes and open waterways. The primary form of treatment is 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 and permitted such that post-development flow does not exceed the flows from the site in a pre-development state. All areas within the District currently drain into Buckeys Creek and/or unnamed onsite wetlands. 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 stormwater system for Phase 1 consists of six (6) created wet detention lakes, many of which are interconnected. The ponds are currently operational and are either owned by the District or have existing easements for maintenance.

## **Recreational Facilities**

The District's recreational facilities are currently operational. There is one (1) main recreational facilities located within the District, the "Amenity Center".

Sited on an approximately 2-acre parcel at the northwest corner of the District, the Amenity Center features a community building and restrooms. The exterior has components including a family pool, kiddie pool, tot lot and tennis court.

## **Electrical System**

The District is serviced by the Clay Electric Cooperative Inc. (CEOI). The CEOI provides underground electric service to the site. The internal electric distribution system consists of underground cable with appurtenant transformers and service pedestals. Street lighting is provided on all major roadways and subdivision roadways within the District.

## **Roadways and Entrance Features**

Access to Phase 1 of the District is provided from one (1) access point along Medinah Lance. The major entrance from CR 315 to Medinah Lane includes an entrance feature with the Amenity Center site that includes signage, walls, and landscaping.

The internal roadways were designed to comply with Clay County criteria. The District conveyed the completed roadways within the District boundaries to Clay County for operation and maintenance.

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

The future phases of the District are anticipated to be constructed upon sales of the existing Phase 1 residential lots.

Exhibit 1. Vicinity Map



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**MAGNOLIA WEST CDD**

**Exhibit 1 - Vicinity Map**

May 11, 2015

Source: Clay County, Bing, Prosser Inc.

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0 0.25 0.5  
Miles



Exhibit 2. Site Plan



**MAGNOLIA WEST CDD**

**Exhibit 2 - Site Plan**

May 11, 2015

Source: Clay County, Bing, Prosser Inc.

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0 300 600  
Feet

Exhibit 3. Project Layout with Phasing

EXHIBIT "3"  
MAGNOLIA WEST COMMUNITY DEVELOPMENT DISTRICT  
PROJECT LAYOUT WITH PHASE ONE AND FUTURE PHASES





