



# **PUBLIC FACILITIES REPORT**

## **GRAND HAVEN CDD**

### **CITY OF PALM COAST, FLORIDA**

*Prepared for:*

**Grand Haven CDD**

*Prepared by:*

**Kimley-Horn and Associates, Inc.**

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## **INTRODUCTION**

This Public Facilities Report is provided at the request of the Grand Haven Community Development District (“the District”) to comply with the requirement of Section 189.08, Florida Statutes, 2022 regarding the Special District Public Facilities Report. The purpose of this report is to provide a description of the existing facilities owned and operated by the District, the capacity of the facility, the current demands placed on the facility, and its location.

The District encompasses approximately 998 acres of land located entirely within the City of Palm Coast, Flagler County, Florida as shown in Figure 1. The District includes 3 distinct neighborhoods - Wild Oaks, The Crossings, and Grand Haven. The District was approved in 1997 by the Board of County Commissioners of Flagler County via Ordinance 97-03 and is fully constructed other than sporadic undeveloped residential lots.

## **EXISTING FACILITY DESCRIPTION**

### ***District Boundary***

The Aerial Map, Figure 2, identifies the location and boundary of the property included within the District. The District is not uniformly shaped but is generally surrounded by the undeveloped Graham Swamp to the west, the Matanzas River to the east, undeveloped public land to the north, and a residential subdivision (Palm Coast Plantation) to the south. The District is located within Sections 9, 10, 15, 16, 17, 22, 27, and 48, of Township 11 South, and Range 31 East.

## **DISTRICT INFRASTRUCTURE**

All infrastructure within the District has been constructed and is currently serving the District at a level of service sufficient to serve the demands of the District's facilities.

### ***Stormwater Management Facilities***

The Stormwater Management Facilities consist of a series of approximately 47 wet detention ponds including outfall structures, interconnecting pipes, ditches, swales, and associated drainage structures. The facilities were designed and constructed using the guidelines and regulations established by Flagler County and the St. Johns River Water Management District (SJRWMD). The District has adhered to the design criteria of these agencies which requires that the drainage systems be sufficient to detain and treat a 100 year – 24 hour rainfall event. The District also adhered to the requirements of Flagler County, which requires all building finished floors elevations be constructed above the anticipated flood elevation for a 100 year – 24 hour storm event.

***Water, Sewer, and Reclaimed Water Facilities***

The City of Palm Coast provides water, wastewater, and reclaimed water services to the District. The major trunk lines, collection systems, and transmission mains serving the District currently exist along the Colbert Lane right-of-way and within the District owned right-of-way. No level of service deficiencies pertaining to these facilities have been identified by the District.

***Roadways***

The District owns and maintains all roadways, curbs, gutters, and sidewalks within its boundary. The District has maintenance and management program to ensure these facilities maintain a suitable level of service to serve the needs of the District. Maintenance activities include repairing curb and gutter, patching roadways, resurfacing roadways, striping and signage refurbishment, and replacing sidewalks. Overall, These facilities are maintained by the District at a level of service acceptable to the residents of the District.

***Landscaping, Irrigation, Screen Walls, and Entry Features***

Landscaping and irrigation along roadways and at the entry features were provided for each individual neighborhood and project entrances. The landscaping for each neighborhood consists of sod, trees, annual flowers, shrubs, and other forms of ground cover which are irrigated along the major arterial roadways. No level of service deficiencies pertaining to these facilities have been identified by the District.

***Street Lighting Service***

The City of Palm Coast and Florida Power & Light (FPL) have provided underground electrical services that include primary and secondary systems that serve various land uses and street lighting throughout the district. No level of service deficiencies pertaining to these facilities have been identified by the District.

***Gate House***

The community gate house and associated gated entrances provide security for residents via permitted entry into the District. These facilities are maintained by the District at a level of service acceptable to the residents of the District.

***Environmental Resources***

The conservation lands such as wetland and upland mitigation areas exist within the District and are maintained in accordance with SJRWMD and City of Palm Coast regulations. No level of service deficiencies pertaining to these facilities have been identified by the District.

## **EXPANSION OF THE FACILITIES**

There are currently no substantial plans for expansion of existing public facilities owned by the District within the next 7 years.

## **REPLACEMENT OF FACILITIES**

Replacement of any facilities owned and maintained by the District will be based on the needs of maintenance, inspection of existing systems, and as required on a periodic basis.

## **COMPLETION AND CAPACITY**

All of the completed facilities were designed and constructed to serve the build out of the District and are operating within the design capacity. The District is considered to be full with no future construction other than the development of the sporadic, undeveloped residential lots.

If you have any questions or require any additional information, please contact our office.

Sincerely,

**Kimley-Horn and Associates, Inc.**



David C. Sowell

District Engineer for Grand Haven CDD

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# APPENDICES

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## MAP FIGURES

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