

**Pine Ridge
Community Development District**

Public Facilities Report

Dated: December 28, 2017

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Table of Contents

I.	Introduction.....	1
II.	Description of Existing Public Facilities.....	1
	1. Stormwater Management System.....	1
	2. Landscape, Irrigation, & Entry Sign.....	1
	3. Recreation Facilities.....	1-2
III.	Proposed Additions or Modifications of Public Facilities.....	2
IV.	Replacement of Existing Public Facilities.....	2

Exhibits

A.	Development Map.....	Exhibit A
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I. Introduction

The Pine Ridge Community Development District (the “District”) is a local unit of special-purpose government established in 2006 pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District. The District covers approximately 730+/- acres of Land within Clay County, Florida.

Construction of the Development has been proceeding in Phases and will eventually contain 736 Single-Family dwelling units when complete. The infrastructure for approximately 580 units has been completed. The public facilities infrastructure acquired by the District includes: storm water management facilities, common area tracts, primary conservation tracts, wetland & upland preserve tracts, amenity center and landscape buffers. The infrastructure improvements, as outlined herein, are necessary for the function development of the District and provide a direct and special benefit to the lands within.

II. Description of Existing Facilities

1) Stormwater Management System

The District acquired the all stormwater management system within the area that has been developed. The system is composed of various conveyance pipes, retention ponds, & control structures. The system is fully operational at this time and no repairs have been required to date. The remaining phases of development have not yet been completed. However, the entire stormwater management system, including 42+/- acres of ponds, serving the 736 lots has been permitted and constructed.

2) Landscape, Irrigation, & Entry Signs

The District acquired the front entry landscaping, irrigation system, & entry signs along and at the intersection of Tynes Boulevard & Pine Ridge Parkway. The irrigation system consists of a wet tap of an existing CCUA potable waterline, a 1.5” meters, and various piping & spray heads. The entry monuments were acquired along with the above.

3) Recreational Facilities

The district funded and completed an 11.0± acre recreation facility that is located on the Northwest corner of Tynes Boulevard and Pine Ridge Parkway. The basic components of the facility include:

- Clubhouse (approximately 5,000 square feet)
- A swimming pool with related facilities including fitness center, decking, slide tower, and furniture.
- Sports amenities including open field and walking trails
- Parking areas

The District also funded, constructed and currently maintains 2 neighborhood parks that are located on Pine Ridge Parkway / Night Owl Trail and at Pine Ridge Parkway / Ember Glow Lane. The basic components of the facility include:

- Playground equipment
- Landscaping / Irrigation

III. Proposed Additions or Modifications of Public Facilities

The District does not currently propose to add or modify any public facilities.

IV. Replacement of Existing Public Facilities

The District does not currently propose to replace any public facilities.

