



ALLIANT

# Oakleaf Town Center Community Development District

DUVAL COUNTY, FLORIDA



ENGINEER'S 2025 ANNUAL REPORT (REVISED FEBRUARY 11, 2026)

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# 1. District Background

Oakleaf Town Center Community Development District (CDD), or the "District", is approximately ±6.0 acres, and located within an open-air shopping and dining development. It is located within the Oakleaf Plantation DRI in southwest Duval County in City of Jacksonville, Florida, west of Orange Park. The District is at the northwest quadrant of Argyle Forest Boulevard and Old Middleburg Road (see Exhibit 1 for the Location Map).

Built in 2007, this property is the retail hub for southwestern Duval and northwestern Clay Counties. The property is occupied with major retailers such as Hobby Lobby, HomeGoods, Ross, PetSmart, Ulta, and Five Below and is shadow anchored by Kohl's, Home Depot and Super Target. The whole development site also accounts for diverse dining options, internal roads, ample parking and two stormwater management facilities.

This Annual Engineer's Report will focus on the two stormwater management ponds (Pond SMF-1 and SMF-2) within the central portion of the site that was observed by Alliant Engineering personnel. SMF-1 and SMF-2 are located between Applecross Road and Crosshill Boulevard. SMF-1 is located on the west side of Merchants Gate Drive and SMF-2 on the east.

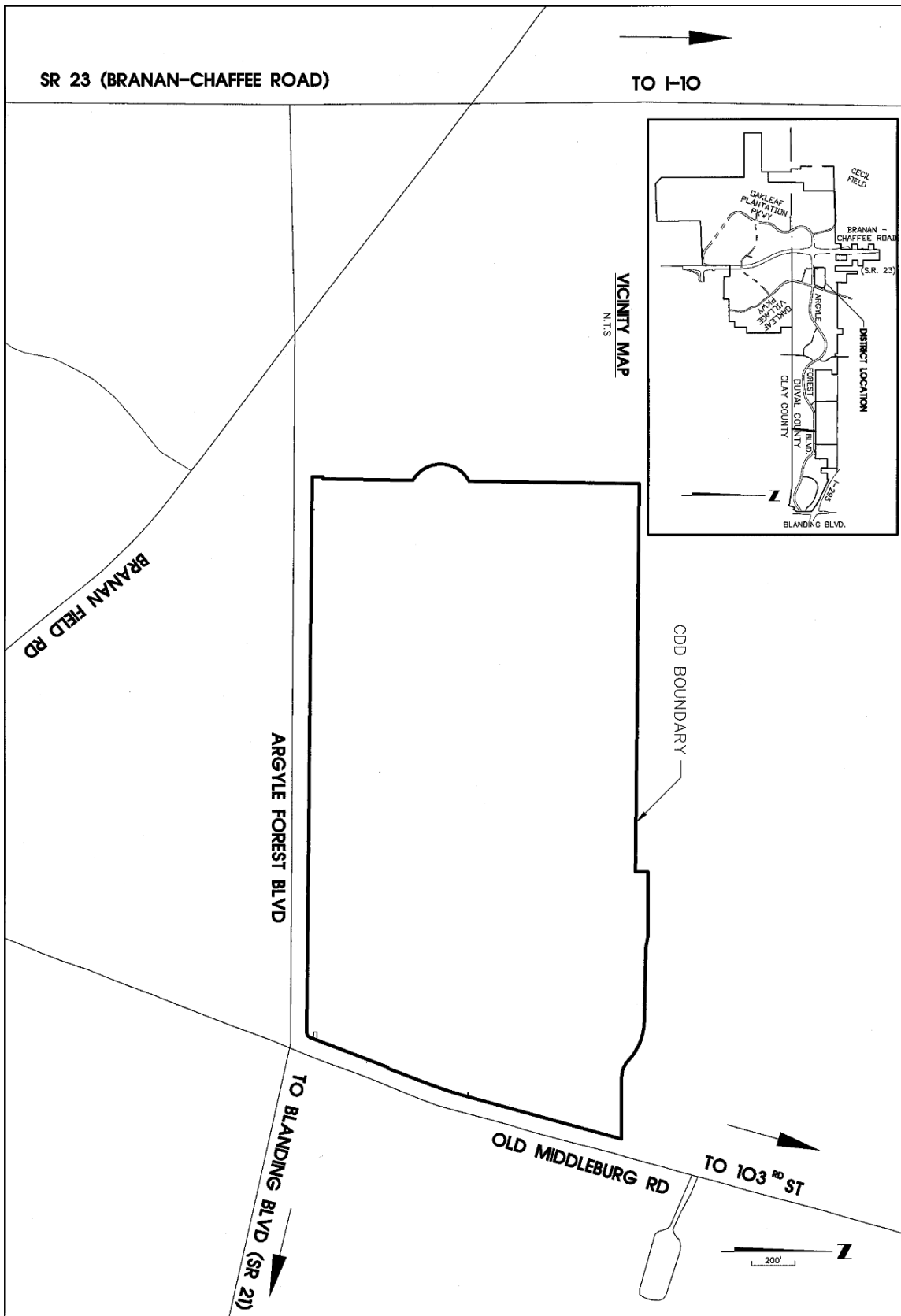
## 1.1 GENERAL INFORMATION

The purpose of this Annual Engineer's Report is to provide the Board of Supervisors of the Oakleaf Town Center with a summary of the District's public infrastructure, inspections performed, maintenance activities observed, and recommendations for the upcoming fiscal year.

This 2025 Annual Engineer's Report is prepared in general compliance with Section 9.21 of the Master Trust Indenture for the Series 2022 Bonds and the District's reporting requirements for Oakleaf Town Center Community Development District (CDD). Based on limited field review on September 9, 2025, we found that the CDD owned facilities were overall functional and well preserved. Some improvements to the existing stormwater facilities are recommended.

Throughout this report, issues found on site will be mentioned along with photos and recommendations for the CDD Board of Supervisors to review and address as appropriate. Please note, this annual review report is based solely on the District-owned area that was assessed on September 9<sup>th</sup>, 2025, and it is not intended to be considered wholly comprehensive. The review was to visually observe the operated facilities and not to guarantee that all facilities are pristine and in an exceptional state. The plans which were made available for the CDD and the stormwater facilities are included within this report on the following pages.

### 1.2 EXHIBIT 1- LOCATION MAP OF OAKLEAF TOWN CENTER CDD





## 2. Existing Facility Description

*The existing Storm Water Management Facilities (SWMF's) are shown on the plans included in this report. These SWMF's were designed to treat and attenuate stormwater for the Oakleaf Plantation DRI area in accordance with the St. Johns River Water Management District. No replacement or expansion to the existing system is anticipated in the next seven years.*

The District limits include two (2) Storm Water Management Facilities (SWMFs). All SWMFs (ponds, control structures, and outfall pipes) were observed at the time of field review. The pond control structures regulate the discharge of stormwater to downstream conveyance facilities and maintain the designed normal water level of the individual ponds. Based on a limited field review (9-9-25) it appeared that overall, the facilities are operational; however, several deficiencies were identified. These deficiencies include erosion and vegetation loss, stormwater control structure adjustment, pond water quality issues, and equipment replacement. Recommendations for immediate maintenance, short-term repairs, and long-term capital planning are provided herein.

### 2.1 STORMWATER DRAINAGE COLLECTION SYSTEM FACILITIES

The stormwater drainage collection system facility has been constructed in accordance with the approved construction plans and consists of two stormwater management ponds, 15- to 66-inch storm drainage pipes, mitered end sections, and control structures.

The stormwater drainage collection system facility components are designed to prevent stormwater from accumulating on roadway pavement during and after a storm event, with a capacity equal to or exceeding that of a five-year storm event. In practical terms, this means that the stormwater drainage collection system facility can manage the runoff from such a storm without allowing water to back up onto the roadway. This was in accordance with the design standards of the City of Jacksonville at the time of construction.

The District owns the Stormwater Management Control Facilities (SWMF's, or ponds) and are responsible for maintenance.



## 2.2 STORMWATER MANAGEMENT SYSTEM FACILITIES (SMF)

The District's stormwater management system consists of two wet detention ponds and associated control structures, mitered end sections, and pipes. During field observation, control structure at SMF-1 was observed to be functioning properly with water flowing through the orifice as intended. At SMF-2, water was observed flowing over the weir despite no recent rainfall within the previous 72-hours, suggesting the weir may be set too low or sediment and debris exist in the system downstream of the control structure.

It is recommended that the weir elevation should be analyzed and verified against the approved plans. Adjustments, repairs or downstream system cleaning should be performed to ensure compliance with the stormwater management design permitted.

SMF-1 was observed with large quantities of algae and garbage in the water. It is recommended to implement routine pond maintenance, including algae control and debris removal. Consider aeration improvements to improve circulation or other water quality treatments.



## 2.3 AMENITIES & LANDSCAPE

The District maintains decorative fountains within stormwater ponds. One fountain was observed to be operational, with the control box in good condition. A second fountain was not operating at the time of inspection, however a replacement was expected to be installed shortly thereafter. The District should ensure timely installation of the replacement fountain and establish a preventive maintenance schedule for fountain equipment and electrical control systems.

Multiple areas were identified where turf grass was no longer present. In some locations, weeds had been established in place of turf, whereas in other areas, the soil remained bare and unprotected. Exposed soil presents a risk of erosion and sediment transport into the stormwater system. Restoration of turf is recommended throughout affected areas. Sod installation should be prioritized in high-risk erosion locations. Where applicable, erosion control blankets or alternative stabilization measures should be installed to ensure long-term site stability.



*Landscaping and Erosion Control*



In conclusion, the District's facilities are generally functioning as intended; however, corrective actions are necessary to maintain service levels and prevent further deterioration.

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### 3. Long Term Maintenance

According to our limited field review (September 9, 2025), the district owned facilities overall showed to be well maintained and generally in good state. The recommended maintenance items will help preserve the long-term functionality and value of the District's facilities. However, it should be noted that our field review was not comprehensive. As a civil engineering consulting firm, we do not have expertise in the maintenance and operation of recreational facilities as well as the other CDD owned and operated facilities. Therefore, we recommend that the District Manager and the CDD Board discuss the best approaches to operate and maintain these facilities. Moreover, it should be anticipated that over the life of these facilities, features may need to be repaired or replaced over time.

We recommend that the District Manager and the CDD Board continue to reserve funds or seek alternative sources of capital, such as refinancing bonds and/or issuing new long-term bonds as may be needed over the life of the district for repair or replacement of these facilities over time. Regularly evaluation by the District Manager and the CDD Board should be performed to ensure adequate funding for this purpose. Furthermore, as a civil engineering consulting firm, we do not have specific expertise to advise the CDD Board about the appropriate amount of insurance coverage or the insurance rates that should be maintained or paid. Therefore, we recommend the District Manager and the CDD Board work with an insurance specialist to determine adequate coverage and rates for the district. Finally, we recommend ongoing maintenance as required to ensure the district owned facilities are functioning in accordance with the permitted design.