



ALLIANT

PUBLIC FACILITIES REPORT

OAKLEAF TOWN CENTER COMMUNITY DEVELOPMENT DISTRICT



OCTOBER 30, 2025 (REVISED FEBRUARY 10, 2026)

Prepared for:

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1. Introduction and District Description

This Public Facilities Report has been prepared on behalf of the Oakleaf Town Center (OTC) Community Development District (the “District”) to comply with Section 189.08 of the Florida Statutes. Section 189.08 requires the District to detail the existing facilities owned or operated by the District, and to also detail the construction of any new facilities within five (5) years, improvements or expansion of existing facilities within the next seven (7) years or the replacement of any existing facilities within ten (10) years.

Alliant Engineering, Inc. was engaged as the District Engineer on July 24th, 2025, and has based this report on a limited field review conducted at The District on September 9th, 2025, by Alliant Engineering personnel with follow up interviews and discussions with District personnel.

The District consists of two stormwater management ponds, is approximately ±6.0 acres, and is located at an open-air shopping and dining development. It is located within the ±98.3 acre 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 a retail center 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 retail development also accounts for multiple dining options, internal roads, parking areas and two stormwater management facilities.

This Public Facilities 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.

2. Existing Facility Description

2.1 STORMWATER DRAINAGE COLLECTION SYSTEM FACILITIES

The stormwater drainage collection system facility that surrounds the limits of the OTC District was 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. It is our understanding that area of responsibility by OTC CDD extends up to, and ends at, the edge of asphalt paving of the roadways surrounding the two ponds.

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 (COJ) at the time of construction.

The District owns the two (2) Stormwater Management System Facilities (SWF's, or ponds) and are responsible for maintenance.

2.2 STORMWATER MANAGEMENT SYSTEM FACILITIES (SMF)

The stormwater management system facility has been constructed in accordance with the approved construction plans and consists of Ponds 1 and 2 (in reference to Exhibit 2) with their respective control structures, outfall pipes, and mitered end sections.

The stormwater management system facility (SMF-1 & SMF-2) has a capacity equal to or greater than the twenty-five-year, twenty-four-hour storm event. This means that the stormwater management system facility has been designed so that storm water runoff will not rise to a level higher than one foot below the top of bank of each pond for a storm event with at least a twenty-five-year, twenty-four-hour intensity. This was in accordance with the design standards of the City of Jacksonville and the St. Johns River Water Management District at the time of construction.

Based on a limited field review on September 9th, 2025, some maintenance issues were observed. These issues were related to the stormwater system, landscaping, hardscape, and amenities. Pond 1 and 2 and their respective control structures appeared to be functioning as designed but several deficiencies were noted, including erosion concerns, misaligned infrastructure, and lack of vegetation stabilization.

Immediate maintenance and mid-term capital improvements are recommended to preserve functionality. For the control structure on stormwater facility 2, survey and confirm weir elevations; adjust or repair as needed to ensure compliance with design

standards. Water was observed flowing over the weir despite no significant rainfall within the previous 72 hours, suggesting the weir may be set too low or sediment and debris in the system downstream of the control structure. 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.

For the pond banks of both SMFs, multiple areas were identified where grass was no longer present and/or replaced with weeds or bare soil. Areas with bare soil lacks erosion protection. It's recommended to re-establish sod or approved groundcover in high priority eroded and bare zones.

3. Currently Proposed Improvements or Expansion of Facilities

In discussions with The District, the improvements planned to take place in the next seven (7) years included ongoing maintenance of the stormwater management facilities and the landscaping around them. The District intends to fund repairs necessary through a pre-existing miscellaneous fund which already contains the required funds available. There are no current plans for further proposed improvements or expansion of existing facilities owned by The District in the next seven (7) years at this time.

4. Replacement of Facilities

There are no current plans for replacement of existing facilities owned by The District in the next ten (10) years.



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EXHIBITS

OAKLEAF TOWN CENTER COMMUNITY DEVELOPMENT DISTRICT



OCTOBER 30, 2025



EXHIBIT 1. LOCATION MAP OF OAKLEAF TOWN CENTER CDD

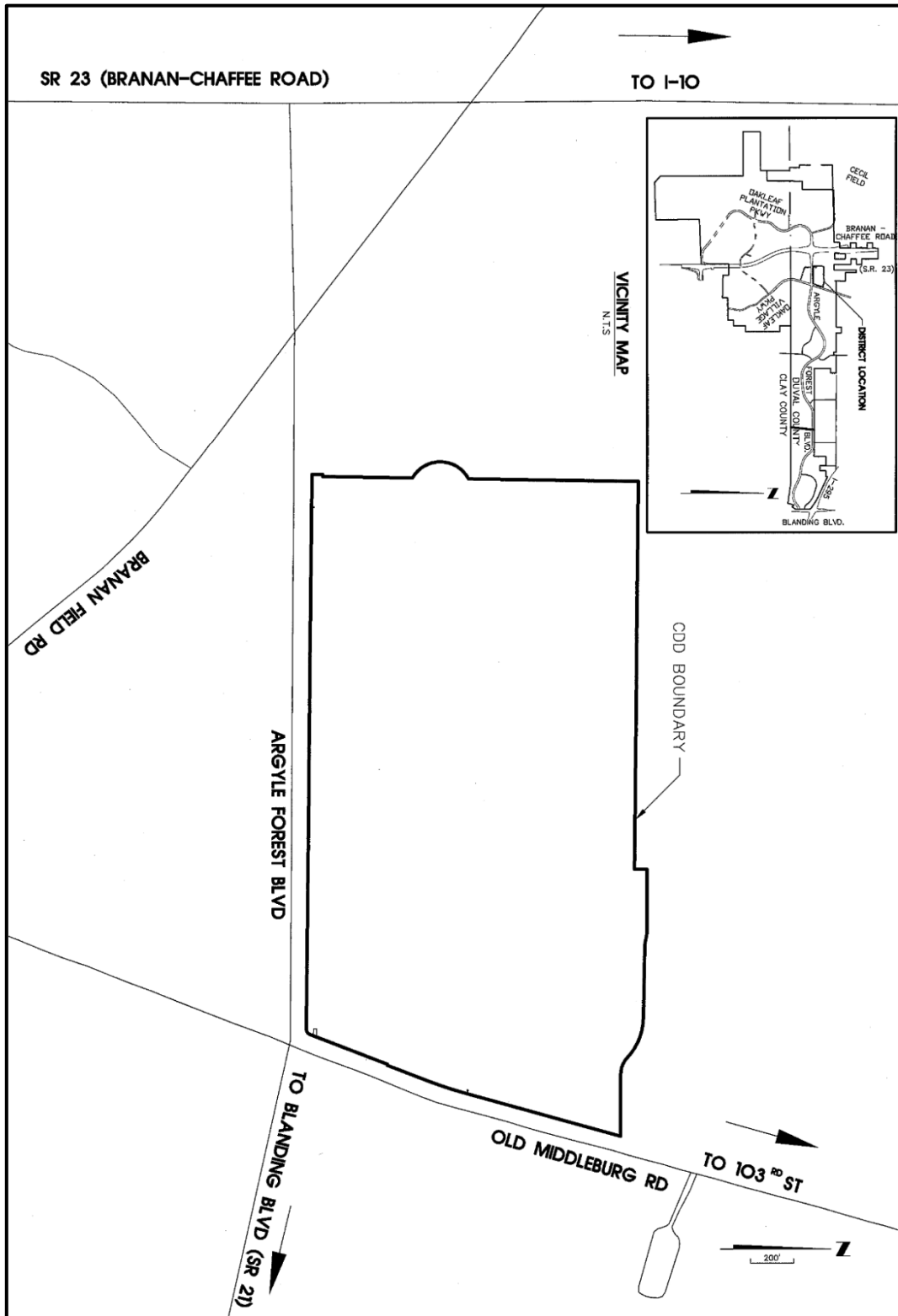


EXHIBIT 2. OAKLEAF TOWN CENTER AS-BUILT PLANS

