

PUBLIC FACILITIES REPORT

Prepared for the

STONEBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT

Sarasota County, Florida

May, 2020

Stoneybrook
at Venice
Community Development District

Prepared by:

Schappacher Engineering, LLC
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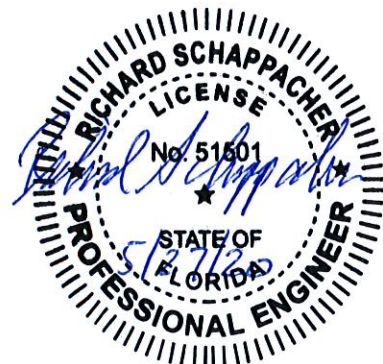


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I. PURPOSE AND SCOPE

At the request of the Stoneybrook at Venice Community Development District (“the District”), this Public Facilities Report has been prepared to satisfy Florida Statutes section 189.08, regarding the submittal of a special district public facilities report. A copy of this section of the Florida Statutes is included in Appendix A. The purpose of this report is to provide a general description of public facilities owned by the District and also to outline any currently proposed facility expansion or upgrade plans within the next seven (7) years.

The Local Government Comprehensive Planning and Land Development Regulation Act requires local general-purpose governments to develop comprehensive plans and revise them as necessary. This process requires that they know about the public facilities owned or operated by independent special districts.

Consequently, Florida developed a policy to foster coordination between independent special districts and local general-purpose governments. This requires each independent special district to comply with the Public Facilities Initial Report, the Public Facilities Annual Notice of Any Changes, and the Public Facilities Updated Report.

II. GENERAL INFORMATION

The Stoneybrook at Venice Community Development District is a residential community located North of Center Road, West of River Road in Sections 17 and 18, Township 39 South, Range 20, Sarasota County, Florida, approximately 3 miles south of the I-75 intersection. The location of the Stoneybrook at Venice Community is shown in Exhibit 1. The community is approximately 559 acres with a total of 884 single-family and 106 multi-family residential units.

The community also includes an irrigation system and pump station, amenities center and nature trail, stormwater management system, wetland preserves, public water and wastewater, and landscaped roadways.

Land Acquisition. The District acquired land for water management, and wetland/conservation systems. Acquisition of approximately 183 acres of lakes, wetlands and conservation areas within the District were made. These lands provide access, stormwater management, recreation, and natural habitat conservation for the community.

III. EXISTING PUBLIC FACILITIES

A. Stormwater Management System. The Stormwater Management System includes the drainage pipes and structures, wetland preserves, wetland mitigation and maintenance, and stormwater detention facilities. There are approximately 74 acres of stormwater ponds and/or lakes with associated culverts, catch basins, swales, channels and water control structures which included the site clearing and grubbing efforts, excavation, filling and grading of all lakes (with exception to the four lakes included for the irrigation system), sodding and stabilization of lake banks and swales. The District acquired an easement over the ponds and lakes for stormwater purpose. The stormwater management system is designed and constructed in accordance with County and Southwest Florida Water Management District Standards for stormwater quality treatment and attenuation.

Approximately 109 acres of on-site wetlands and conservation/preservation areas are incorporated as an integrated part of the stormwater management system.

IV. CURRENTLY PROPOSED EXPANSIONS OVER NEXT SEVEN YEARS

A. WATER MANAGEMENT SYSTEM

The District currently does not anticipate any expansions for the next seven years.

V. REPLACEMENT OF FACILITIES

The District currently does not anticipate constructing any new facilities or expanding any existing facilities within the next 7 years. The District has a maintenance plan through a Reserve Study in effect that will continue to fund and address routine maintenance of the District owned facilities as needed.

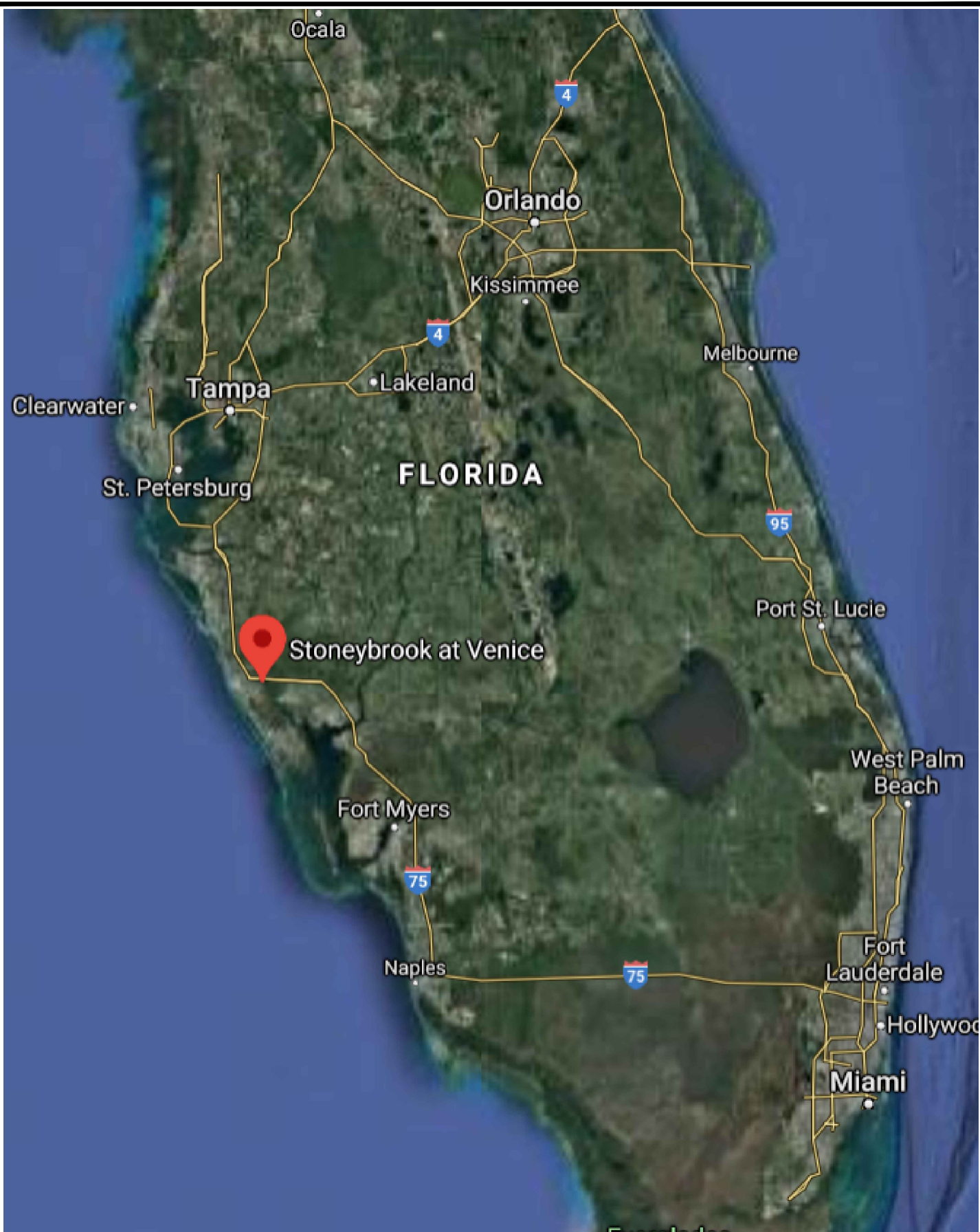
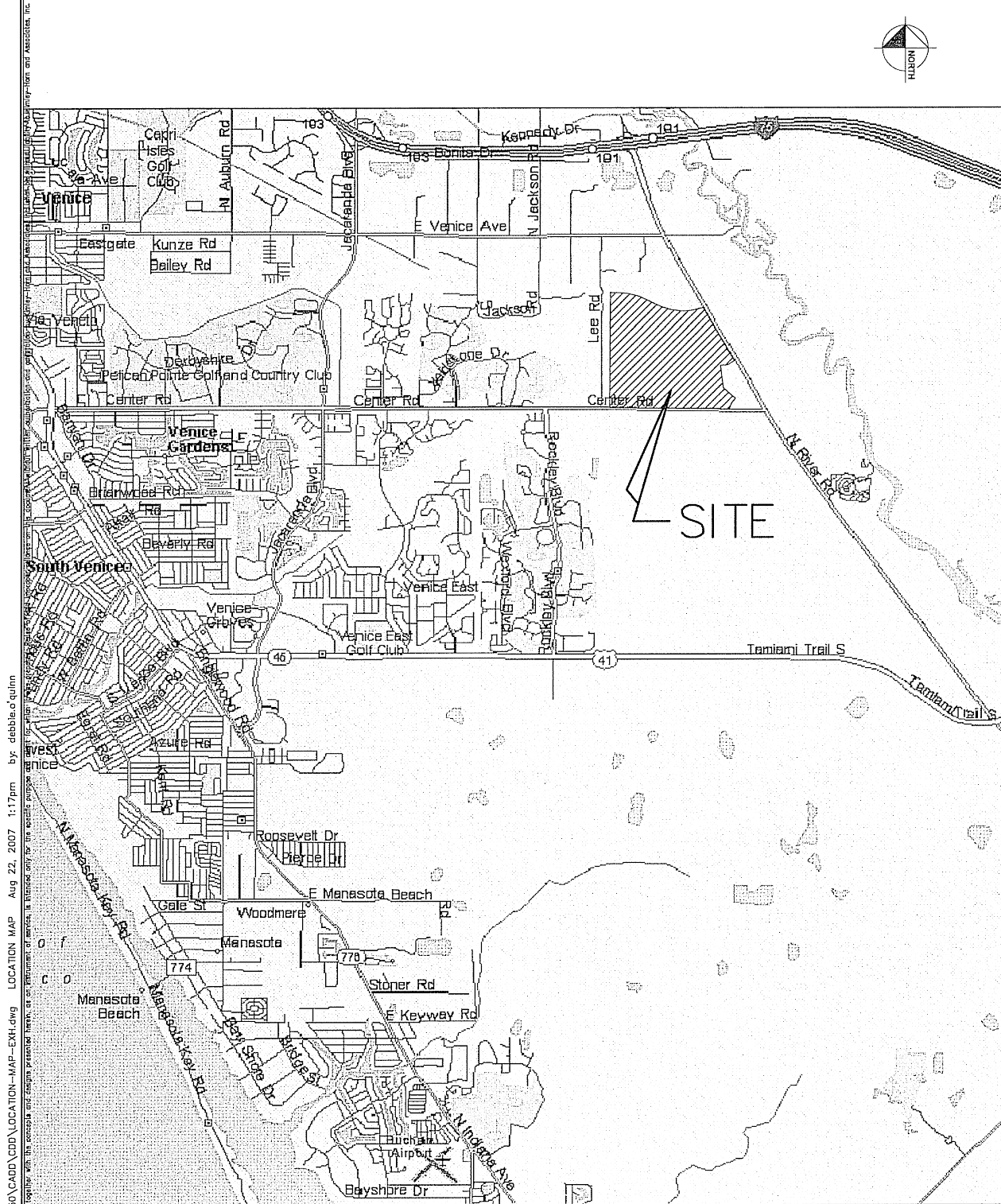


EXHIBIT 1

Stoneybrook
at Venice CDD



Schappacher
Engineering, LLC



Drawing name: H:\048001.050\CADD\CDD\LOCATION-MAP-EXH.dwg LOCATION MAP Aug 22, 2007 1:17pm by: debbie.o'quinn
This document, together with the schedule and design presented herein, is intended only for the specific purpose stated herein.

SCALE AS NOTED
DESIGNED BY KHA
DRAWN BY DRO
CHECKED BY KHA

 **Kimley-Horn
and Associates, Inc.**
© 2007 KIMLEY-HORN AND ASSOCIATES, INC.
2601 CATTLEMEN ROAD, SUITE 500, SARASOTA, FL 34232
PHONE: 941-922-8187 FAX: 941-922-2351
WWW.KIMLEY-HORN.COM CA 0000696

DATE
04-12-07
PROJECT NO.
048001.050

LOCATION MAP
**STONEBROOK
AT VENICE**

DESIGN ENGINEER:
RICHARD SCHAPPACHER
FLORIDA P.E. LICENSE NUMBER:
51501
DATE:

SHEET NUMBER
EXHIBIT 1

EXHIBIT 2

Stoneybrook at Venice CDD



STONEYBROOK @ VENICE

Legend

- Littoral Area
- Open Water
- Wetland Enhancement

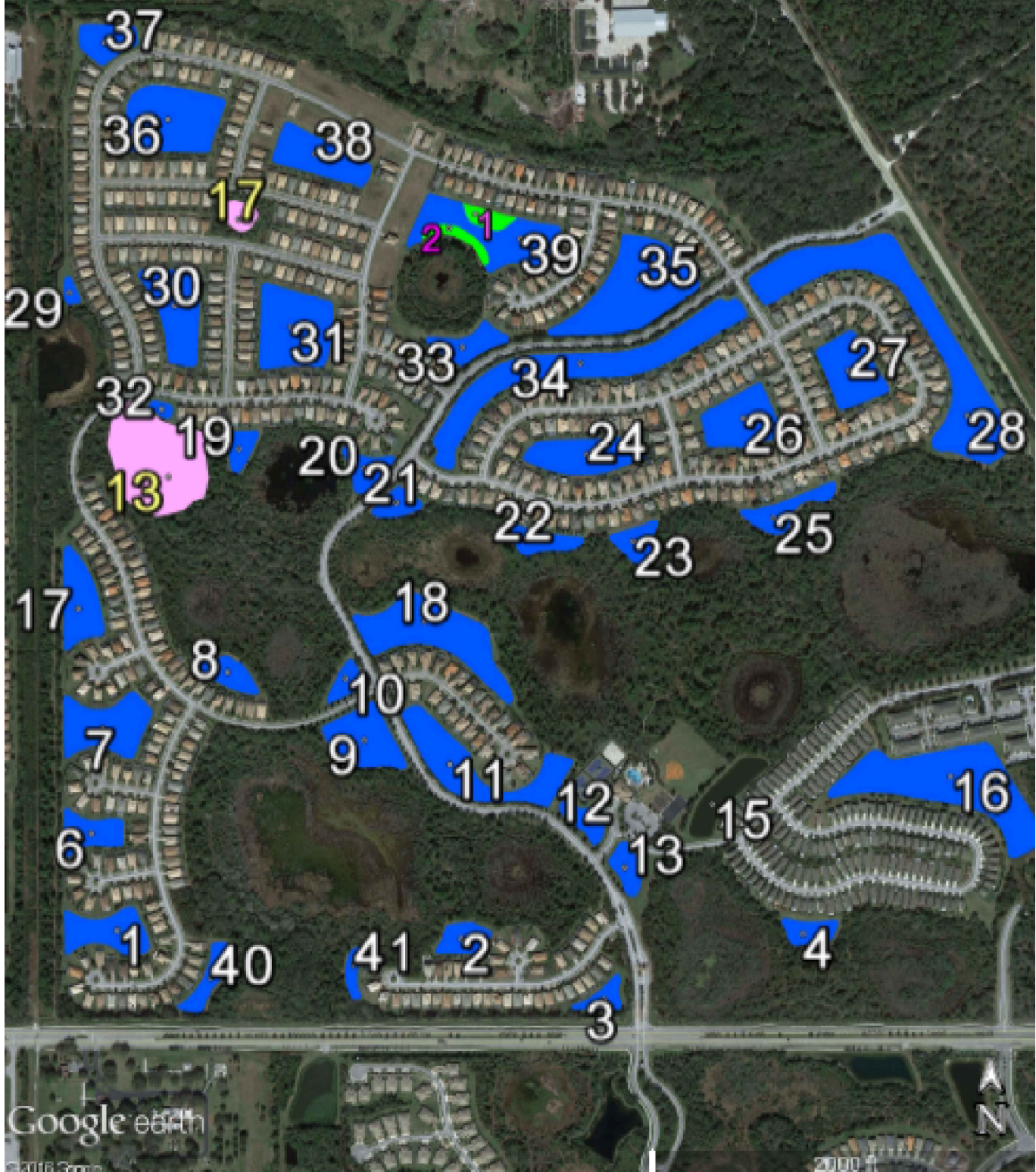


EXHIBIT 3

Stoneybrook
at Venice CDD



Schappacher
Engineering, LLC

DISTRICT BOUNDARY SKETCH AND DESCRIPTION

EXHIBIT 4

**Stoneybrook
at Venice CDD**



*Schappacher
Engineering, LLC*

DESCRIPTION

A TRACT OF LAND IN SECTIONS 17 AND 18, TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE N.00°31'33"E., ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 18, A DISTANCE OF 75.00 FEET TO A LINE 25.00 FEET NORTHERLY OF AND PARALLEL WITH THE NORTHERLY RIGHT OF WAY LINE OF CENTER ROAD (100 FOOT WIDE PUBLIC RIGHT OF WAY PER OFFICIAL RECORDS BOOK 339 AT PAGE 291 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND ROAD PLAT BOOK 2 AT PAGE 44) FOR THE **POINT OF BEGINNING**; THENCE CONTINUE N.00°31'33"E., ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 18, A DISTANCE OF 2578.87 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18; THENCE N.00°31'11"E., ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 18, A DISTANCE OF 2654.14 FEET TO THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 18; THENCE N.89°16'52"E., ALONG SAID NORTHERLY LINE, A DISTANCE OF 33.00 FEET; THENCE S.00°40'24"W., A DISTANCE OF 8.95 FEET TO THE SOUTHERLY LINE OF PREMISES DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2001050249 OF SAID PUBLIC RECORDS (THE FOLLOWING ELEVEN CALLS ARE ALONG SAID SOUTHERLY LINE); THENCE S.89°26'31"E., A DISTANCE OF 367.50 FEET TO THE POINT OF CURVE (PC) OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2732.00 FEET AND A CENTRAL ANGLE OF 27°44'38"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 1322.90 FEET; THENCE S.61°41'54"E., A DISTANCE OF 405.00 FEET TO THE PC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1883.00 FEET AND A CENTRAL ANGLE OF 11°34'46"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 380.55 FEET; THENCE S.73°16'40"E., A DISTANCE OF 200.00 FEET TO THE PC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1520.00 FEET AND A CENTRAL ANGLE OF 08°22'33"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 222.20 FEET; THENCE S.81°39'13"E., A DISTANCE OF 470.00 FEET TO THE PC OF A CURVE TO THE LEFT HAVING A RADIUS OF 693.00 FEET AND A CENTRAL ANGLE OF 15°20'38"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 185.59 FEET; THENCE N.83°00'09"E., A DISTANCE OF 299.97 FEET TO THE PC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1680.00 FEET AND A CENTRAL ANGLE OF 08°50'30"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 259.25 FEET; THENCE N.74°09'39"E., A DISTANCE OF 284.99 FEET TO THE WESTERLY RIGHT OF WAY LINE OF RIVER ROAD, STATE ROAD No. 777 (100 FOOT WIDE PUBLIC RIGHT OF WAY PER OFFICIAL RECORDS BOOK 339 AT PAGE 291 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND ROAD PLAT BOOK 2 AT PAGE 44); THENCE S.30°37'47"E., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 2935.44 FEET TO A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES S.59°22'13"W., A RADIAL DISTANCE OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 90°00'16", A DISTANCE OF 39.27 FEET; THENCE S.59°21'57"W., A DISTANCE OF 384.75 FEET TO THE PC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1000.00 FEET AND A CENTRAL ANGLE OF 03°57'08"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 68.98 FEET; THENCE S.10°52'42"E., A DISTANCE OF 486.36 FEET; THENCE S.79°07'18"W., A DISTANCE OF 340.66 FEET; THENCE S.30°37'47"E., A DISTANCE OF 375.61 FEET TO THE PC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 125.66 FEET; THENCE S.59°22'13"W., A DISTANCE OF 183.70 FEET; THENCE S.10°27'44"W., A DISTANCE OF 60.71 FEET TO THE PC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 310.00 FEET AND A CENTRAL ANGLE OF 28°29'44"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 154.18 FEET; THENCE S.59°45'38"E., A DISTANCE OF 87.16 FEET TO A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES S.59°45'38"E., A RADIAL DISTANCE OF 372.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 29°43'12", A DISTANCE OF 192.96 FEET; THENCE S.00°31'10"W., A DISTANCE OF 156.36 FEET TO THE PC OF A CURVE TO THE LEFT HAVING A RADIUS OF 162.00 FEET AND A CENTRAL ANGLE OF 17°55'51"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 50.70 FEET TO THE POINT OF REVERSE CURVE (PRC) OF A CURVE TO THE RIGHT HAVING A RADIUS OF 188.00 FEET AND A CENTRAL ANGLE OF 17°55'51"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 58.84 FEET; THENCE S.00°31'10"W., A DISTANCE OF 60.97 FEET TO THE PC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°01'23"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 39.28 FEET TO THE AFOREMENTIONED LINE 25.00 FEET NORTHERLY OF AND PARALLEL WITH THE NORTHERLY RIGHT OF WAY LINE OF CENTER ROAD (THE FOLLOWING TWO CALLS ARE ALONG SAID PARALLEL LINE); THENCE N.89°30'13"W., A DISTANCE OF 2515.25 FEET; THENCE N.89°29'32"W., A DISTANCE OF 2614.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 559.3000 ACRES, MORE OR LESS.


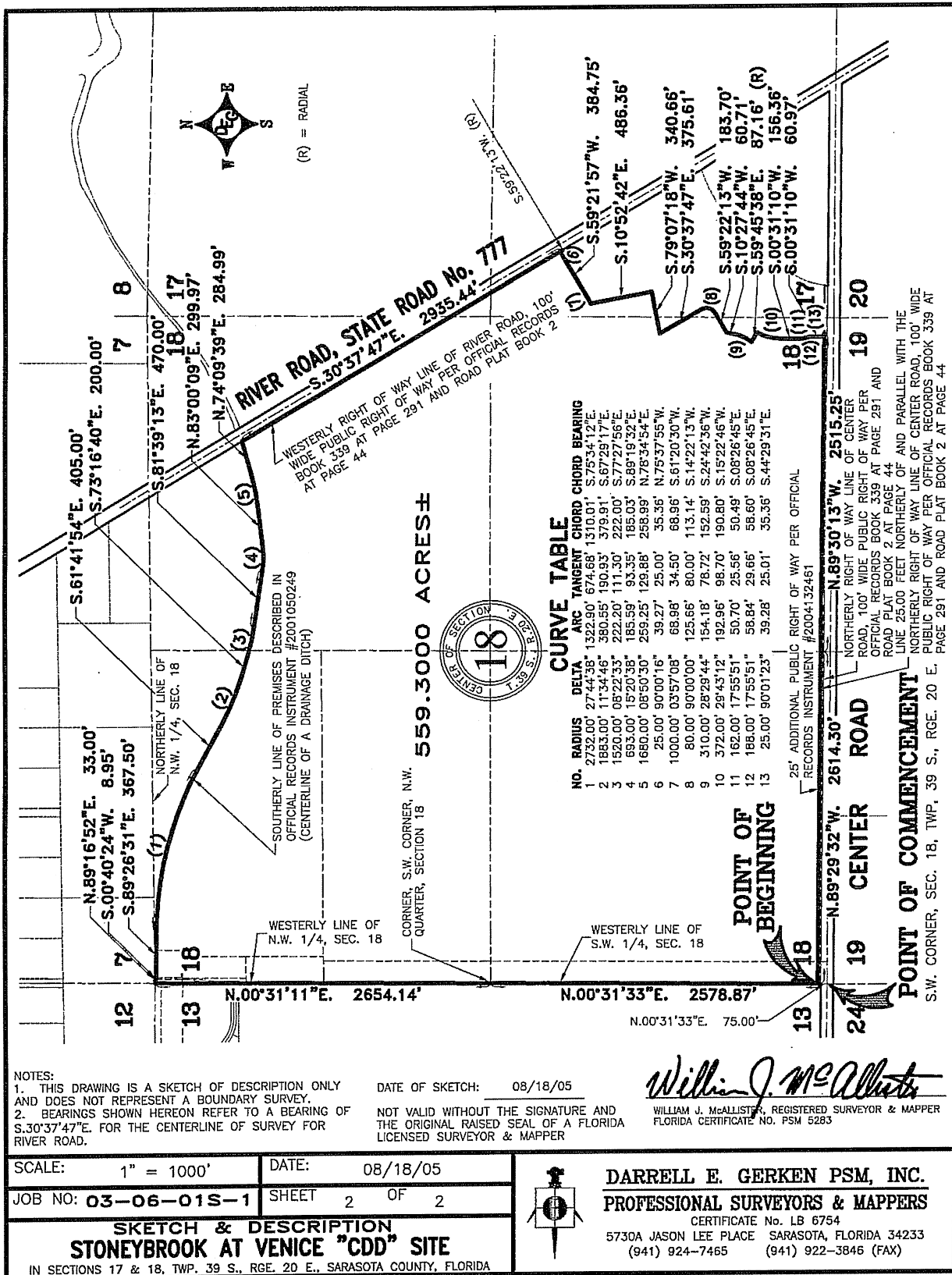
SCALE: N/A	DATE: 08/18/05	 DARRELL E. GERKEN PSM, INC. PROFESSIONAL SURVEYORS & MAPPERS CERTIFICATE No. LB 6754 5730A JASON LEE PLACE SARASOTA, FLORIDA 34233 (941) 924-7465 (941) 922-3846 (FAX)
JOB NO: 03-06-01S-1	SHEET 1 OF 2	
SKETCH & DESCRIPTION STONEBROOK AT VENICE "CDD" SITE IN SECTIONS 17 & 18, TWP. 39 S., RGE. 20 E., SARASOTA COUNTY, FLORIDA		

EXHIBIT 4

Stoneybrook
at Venice CDD



Schappacher
Engineering, LLC



Stoneybrook at Venice CDD

EXHIBIT 4



Schappacher
Engineering, LLC

The 2019 Florida Statutes

Title XIII PLANNING AND DEVELOPMENT

Chapter 189 UNIFORM SPECIAL DISTRICT ACCOUNTABILITY ACT

189.08 Special district public facilities report.—

(1) It is declared to be the policy of this state to foster coordination between special districts and local general-purpose governments as those local general-purpose governments develop comprehensive plans under the Community Planning Act, pursuant to part II of chapter 163.

(2) Each independent special district shall submit to each local general-purpose government in which it is located a public facilities report and an annual notice of any changes. The public facilities report shall specify the following information:

(a) A description of existing public facilities owned or operated by the special district, and each public facility that is operated by another entity, except a local general-purpose government, through a lease or other agreement with the special district. This description shall include the current capacity of the facility, the current demands placed upon it, and its location. This information shall be required in the initial report and updated every 7 years at least 12 months before the submission date of the evaluation and appraisal notification letter of the appropriate local government required by s. 163.3191. The department shall post a schedule on its website, based on the evaluation and appraisal notification schedule prepared pursuant to s. 163.3191(5), for use by a special district to determine when its public facilities report and updates to that report are due to the local general-purpose governments in which the special district is located.

(b) A description of each public facility the district is building, improving, or expanding, or is currently proposing to build, improve, or expand within at least the next 7 years, including any facilities that the district is assisting another entity, except a local general-purpose government, to build, improve, or expand through a lease or other agreement with the district. For each public facility identified, the report shall describe how the district currently proposes to finance the facility.

(c) If the special district currently proposes to replace any facilities identified in paragraph (a) or paragraph (b) within the next 10 years, the date when such facility will be replaced.

(d) The anticipated time the construction, improvement, or expansion of each facility will be completed.

(e) The anticipated capacity of and demands on each public facility when completed. In the case of an improvement or expansion of a public facility, both the existing and anticipated capacity must be listed.

(3) A special district proposing to build, improve, or expand a public facility which requires a certificate of need pursuant to chapter 408 shall elect to notify the appropriate local general-purpose government of its plans either in its 7-year plan or at the time the letter of intent is filed with the Agency for Health Care Administration pursuant to s. 408.039.

(4) Those special districts building, improving, or expanding public facilities addressed by a development order issued to the developer pursuant to s. 380.06 may use the most recent local government report required by s. 380.06(6) and submitted by the developer, to the extent the annual report provides the information required by subsection (2).

(5) The facilities report shall be prepared and submitted within 1 year after the district's creation.

(6) For purposes of the preparation or revision of local government comprehensive plans required pursuant to s. 163.3161, a special district public facilities report may be used and relied upon by the local general-purpose government or governments within which the special district is located.

(7) Any special district that has completed the construction of its public facilities, improvements to its facilities, or its development is not required to submit a public facilities report, but must submit the information required by paragraph (2)(a).

(8) A special district plan of reclamation required pursuant to general law or special act, including, but not limited to, a plan prepared pursuant to chapter 298 which complies with the requirements of subsection (2), shall satisfy the requirement for a public facilities report. A water management and control plan adopted pursuant to s. 190.013, which complies with the requirements of subsection (2), satisfies the requirement for a public facilities report for the facilities the plan addresses.

(9) The Reedy Creek Improvement District is not required to provide the public facilities report as specified in subsection (2).

(10) Each deepwater port listed in s. 403.021(9)(b) shall satisfy the requirements of subsection (2) by submitting to the appropriate local government a comprehensive master plan as required by s. 163.3178(2)(k). All other ports shall submit a public facilities report as required in subsection (2).

History.—s. 20, ch. 89-169; s. 26, ch. 95-280; s. 16, ch. 97-255; s. 17, ch. 99-8; s. 38, ch. 2011-139; s. 15, ch. 2012-99; s. 35, ch. 2014-22; s. 9, ch. 2018-158.

Note.—Former s. 189.415.