

**This Instrument Prepared by  
and return to:**

**Bartram Park Community Development District  
c/o Governmental Management Services, Inc.  
14785 St. Augustine Road, Suite 4  
Jacksonville, Florida 32258**

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE  
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY  
THE BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT**

**Board of Supervisors and Officers<sup>1</sup>  
Bartram Park Community Development District**

Arthur E. Lancaster  
Chairman

Gregory D. Morris  
Vice-Chair

Max S. Long  
Assistant Secretary

Sandra L. Powell  
Assistant Secretary

John T. Dodson, III  
Assistant Secretary

Governmental Management Services, LLC  
District Manager  
14785 St. Augustine Road, Suite 4  
Jacksonville, Florida 32258  
(904) 288-9130

District records are on file at the District Manager's office and are available for public inspection upon request during normal business hours.

---

<sup>1</sup> This list reflects the composition of the Board of Supervisors and Officers as of June 12, 2007. For a current list, please call the District Manager.

## TABLE OF CONTENTS

<b>Introduction?</b> .....	<b>1</b>
<b>What is the District and how is it governed?</b> .....	<b>1</b>
<b>What infrastructure improvements does the District provide and how are the improvements paid for?</b> .....	<b>2</b>
<b>Transportation Improvements</b> .....	<b>2</b>
<b>Utility Improvements</b> .....	<b>3</b>
<b>Master Water Distribution System</b> .....	<b>3</b>
<b>Water and Sewer Improvements</b> .....	<b>3</b>
<b>Drainage Improvements</b> .....	<b>3</b>
<b>Recreation Facility Improvements</b> .....	<b>3</b>
<b>Wetland Mitigation</b> .....	<b>3</b>
<b>Recreation Facilities</b> .....	<b>3</b>
<b>Assessments, Fees, and Charges</b> .....	<b>3</b>
<b>Method of Collection</b> .....	<b>4</b>

## **Introduction**

On behalf of the Board of Supervisors of the Bartram Park Community Development District (the "District"), the following information is provided to give you a description of the District's services and the assessments that are anticipated to be levied within the District to pay for certain community infrastructure, and the manner in which the District is operated. The District is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, certain water and sewer facilities and water management and drainage control facilities.

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information, describing the Bartram Park Community Development District and the assessments, fees and charges that are anticipated to be levied within the District to pay for certain community infrastructure, is provided to fulfill this statutory requirement.

The District is here to serve the needs of the community and we encourage your participation in District activities.

## **What is the District and how is it governed?**

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes, and established by Ordinance No. 2004-1280-E of the City of Jacksonville, Florida effective February 2, 2005 and amended by Ordinance No. 2007-2007-322-E, effective June 1, 2007. The District currently encompasses approximately 1,006.36 acres of land located entirely within the jurisdictional boundaries of the City of Jacksonville, Florida. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of Florida and citizens of the United States. Within 90 days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are held every two years on the first Tuesday in November. Commencing six years after the initial appointment of Supervisors and when the District attains a minimum of 250 qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A "qualified elector" in this instance is any person at least 18 years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Duval County. Notwithstanding the foregoing, if at any time the Board proposes to

exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in the local newspaper and are conducted in a public forum in which public participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State's open meetings law and are subject to the same disclosure requirements as other elected officials under the State's ethics laws.

### **What infrastructure improvements does the District provide and how are the improvements paid for?**

The District currently consists of approximately 1,006.36 acres of land. The legal description for the lands encompassed within the District are attached as **Exhibit A**. The proposed development project which encompasses the District comprises a master planned, residential community. The public infrastructure necessary to support the development program within the development includes, but is not limited to the following: transportation improvements, utility improvements, master water distribution system, stormwater management facilities, water and sewer improvements, drainage improvements, recreation facility improvements and wetland mitigation. Each of these infrastructure improvements is more fully detailed below. These improvements have been funded by the District's sale of special assessment bonds (discussed below). Further information can be obtained from the District's Engineering Reports on file in the District's public records.

#### **Transportation Improvements**

The District has provided, and will provide, for the design and construction of transportation improvements, including Bartram Park Boulevard and Racetrack Road. Bartram Park Boulevard is a four-lane roadway, which begins at the intersection of St. Augustine Road to the north and runs south for approximately 5,000 feet. The District intends on extending Bartram Park Boulevard from the current terminus, south to Racetrack Road. The total improvements for Bartram Park Boulevard extend for approximately 2.8 miles. Racetrack Road is an existing two-lane rural roadway, which runs east west and crosses into the District boundary at the south for approximately 2,200 linear feet. The improvements to Racetrack Road include replacing approximately 2.8 miles of the existing two-lane road with a four-lane divided roadway from Russell Sampson Road, across Interstate 95 to the existing four-lane section.

#### **Utility Improvements**

The District intends to finance, design and construct certain master water, sewer and reuse facilities within the District boundaries. These water, sewer and reuse facilities will be owned and maintained by the JEA upon completion of the construction. These improvements will be constructed to JEA standards and will include the following:

### Master Water Distribution System

These improvements will include a 16" water main that conveys potable water into the development from the beginning of the District boundary to Racetrack Road.

### Water and Sewer Improvements

These improvements will include three lift stations and associated forcemains that convey the sanitary sewer flows from the entire development. The three lift stations are planned to be located adjacent to Bartram Park Boulevard and will discharge into a new forcemain along the roadway, which is not included in the scope of District improvements.

### **Drainage Improvements**

These improvements will include the outfall control structures for all of the stormwater management facilities that serve the entire District. The outfall control structure is considered to include the outfall pipe and the associated end treatment. These improvements will be constructed to City of Jacksonville Standards.

### **Recreation Facility Improvements**

These improvements will include a two acre canoe access park. The park is to have a natural graded parking area with a cleared trail bridging over wetlands as necessary from the parking area to the canoe launch and take out area. The improvements will also include a bath house facility and natural graded parking area at the adjacent conservation land.

### **Wetland Mitigation**

This improvement will consist of wetland restoration, creation and preservation in accordance with the permit requirements from the St. Johns River Water Management District and the U.S. Army Corps of Engineers.

### **Recreation Facilities**

The District intends to finance, design and construct a bath house facility and natural graded parking area at the adjacent conservation land to be maintained by the City of Jacksonville.

### **Assessments, Fees, and Charges**

On August 4, 2005, the District issued \$28,715,000 of its Bartram Park Community Development District (Jacksonville, Florida) Special Assessment Bonds (the "Series 2005 Bonds"). On October 10, 2006, the District issued an additional \$30,255,000 of its Bartram Park Community Development District (Jacksonville, Florida) Special Assessment Bonds (the "Series 2006 Bonds"). Proceeds of both the Series 2005 Bonds and the Series 2006 Bonds have been,

and will continue to be, used to finance the acquisition and construction of proposed infrastructure improvements to serve the lands within the District. The schedule of annual debt service obligations of a particular parcel which must be defrayed by the annual assessments will depend upon the type and size of property purchased. A copy of the District's assessment methodology is available for review in the District's public records.

The Bonds and the interest due thereon, are payable solely from and secured by the levy of non ad valorem or special assessments against lands within the District which benefit from the construction, acquisition, establishment, and operation of the District's improvements. The Series 2006 Bonds are secured solely by special assessments levied on the Phase II lands of the development, while the Series 2005 Bonds are secured solely by special assessments levied on the Phase I lands of the development. The assessments are billed in the same manner as are county ad valorem taxes.

The District may undertake the construction, acquisition, or installation of other future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190 of the Florida Statutes. More information can be obtained from the Improvement Plan, as revised, on file with the District.

The amounts described above exclude any operations and maintenance assessments which may be determined and calculated annually by the District's Board of Supervisors against all benefitted lands in the District. These assessments will also be collected in the same manner as county ad valorem taxes.

A detailed description of all costs and allocations which result in the formulation of assessments, fees and charges are available for public inspection upon request.

### **Method of Collection**

The District's special and maintenance assessments may appear on that portion of the annual real estate tax bill entitled "non-ad valorem assessments," and will be collected by the county tax collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax bill, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property.

This description of the Bartram Park Community Development District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the development of new communities. If you have questions or would simply like additional information about the District, please contact the District Manager at Governmental Management Services, LLC, 14785 St. Augustine Road, Suite 4, Jacksonville, Florida 32258 or call (904) 288-9130.

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the \_\_\_\_\_ day of \_\_\_\_\_, 2007, and recorded in the Official Records of Duval County, Florida.

**BARTRAM PARK COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Chairman

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2007, by Arthur E. Lancaster, Chairman of the Bartram Park Community Development District, who is personally known to me or who has produced \_\_\_\_\_ as identification, and did [ ] or did not [ ] take the oath.

\_\_\_\_\_  
Notary Public, State of Florida  
Print Name: \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**EXHIBIT A: Legal Description**