

J. Lucas & Associates, Inc.

Design and Consulting Engineers

July 26, 2017

Board of Supervisors
Heron Isles Community Development District
Nassau County, Florida

Subject: Public Facilities Report

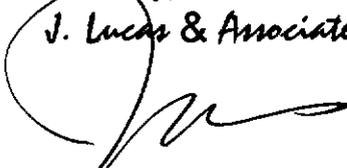
Dear Board Members:

As requested, we are pleased to present herein a report on the Public Facilities within the District's boundaries. The report was prepared to provide the data pursuant to Florida State 189.415, Special District Public Facilities Report.

We appreciate the opportunity to service the District in this matter and wish to thank your staff for their assistance. Should you have any questions or comments, please feel free to contact me directly.

Sincerely,

J. Lucas & Associates, Inc.



James M. Lucas, P.E.
President

PUBLIC FACILITIES REPORT

FOR

HERON ISLES COMMUNITY DEVELOPMENT DISTRICT

Nassau County, Florida

July 26, 2017

Prepared by:

James M. Lucas, PE.
J. Lucas & Associates, Inc.

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PURPOSE AND SCOPE

This report has been prepared at the request of the Heron Isles Community Development District (the District) to comply with the requirements of 189.415, Florida Statutes, regarding the Special District Public Facilities Report. This report provides general descriptions of the public facilities owned by the District. Since the Community is substantially complete, this report is limited to existing infrastructure and does not contemplate facility expansion within the next five years.

GENERAL INFORMATION

The Heron Isles Community Development District ("District") is comprised of 402 acres located in Nassau County, Florida. The site is located on the east side of Chester Road just north of the Seaboard Airline Railroad, south of the Sweetbriar neighborhood and Sweetbriar Lane, west of Blackrock Road, all within the Heron Isles Planned Unit Development of Regional Impact (Figure 1). Heron Isles (the "Development"), located within the boundaries of the District, includes a mix of 40 foot, 50 foot and 60 foot wide residential lots, for a total of approximately 740 lots, commercial and recreational areas as depicted in the Land Use Plan (Figure 2).

The development was broken down into three units and twelve phases of construction. The first unit constructed in 2005 and 2006, consisted of 275 residential lots. These lots were located in the southern portion of the PUD area as shown on the map. A portion of unit 2 was constructed in 2006 and 2007 consisting of 159 lots located south of unit 1. There was a lull in development between 2007 and 2014. In 2014, development continued with a portion in Unit 2 and a portion in unit 3 consisting of a total of 63 lots. In 2016, another portion of units 2 and 3 were developed consisting of 75 lots. The final portion of the PUD residential portion of the PUD has been completed and awaiting acceptance. This makes the final lot count to 746 lots. Associated with the residential development was the installation of necessary infrastructure consisting of water, sewer, roadways, sidewalks, drainage facilities and stormwater retention systems. All these facilities were designed, permitted, inspected and are complete.

The cost of planning, design acquisition, construction, installation, and equipping of infrastructure improvements was originally funded through issuance of a \$5,262,000 Special Assessment Bond. Upon exhaustion of said bonds, the majority of the remaining infrastructure required under the Capital Improvement Plan was funded directly by the Master Developer pursuant to the Funding Agreement.

PUBLIC FACILITIES

Water Facilities

The District is supplied potable water and fire protection from JEA. The treatment plant is located south of A-1-A and serves the Yulee area. The District receives its water from a major pipeline located on Chester Road from two tie in points. The major pipeline in Chester and the two connection mains provide the water that services all the residential, commercial and recreational parcels within the District. Within each unit there is a network of 10, 8, 6, 4, and 2-inch water mains that disseminate the water to the end user.

All water mains, fire hydrants and appurtenant valves and services constructed within the rights-of-way ("ROW") have been dedicated to JEA. Where construction within the ROW was not practical or possible, JEA has been provided an easement by the land owner.

Wastewater Facilities

Wastewater collection facilities are also located throughout the District. Generally, there is a network of underground sewer pipes and manholes, which collect the individual household and commercial wastewater flows. They then flow through the system by gravity to an intermediate location, known as a master lift station. From the two lift stations, the wastewater is mechanically lifted through the use of pumps. One location is a small lift station that transports a portion of the PUD to the main master station. The discharge ("effluent") from the master stations manifolded to the JEA force main grid located on Chester Road where it is then transported to the JEA regional treatment plant located south of A-1-A.

Like the potable water system, all the wastewater facilities are owned by JEA and maintained by JEA. Most of the system resides in public rights-of-ways, but some exist on private property in dedicated easements granted by the land owner.

Roads and Drainage Facilities

The District-wide roadway system consists of loop roads, cul-de-sac roads, sidewalks, curb inlets and storm piping connecting roadways to stormwater retention systems. The road network branches off the Heron Isles Parkway, a County dedicated and maintained roadway, to serve the residential areas throughout the District. These roads and sidewalks and drainage facilities are District owned and District maintained.

Stormwater Management Facilities

The District-wide stormwater system consists of wet detention ponds to capture and treat stormwater runoff from developed areas and control structures that regulate the volume of water detained and detention periods.

In general, the stormwater runoff will flow from the developed parcels to the roads and conveyance swales and into the ponds via inlet structures and pipes. The primary form of treatment will be wet detention pursuant to accepted design criteria. The pond control structures consist of weirs for attenuation and bleed-down orifices sized to recover the treatment volume.

The stormwater system is designed such that post development flow will generally mimic the flows from the site in the predevelopment state. All areas within the District currently drain southeast to a tributary to the St. Mary's River and to the northeast to another tributary to the St. Mary's River. Ponds have been designed to provide attenuation of the 25 year/24 hour storm and provide treatment for a volume of runoff established by county, state and federal regulations.

The master stormwater system is complete and consists of twenty-three (23) created wet detention lakes, many of which are interconnected. The ponds are currently operational and are owned and maintained by the District.

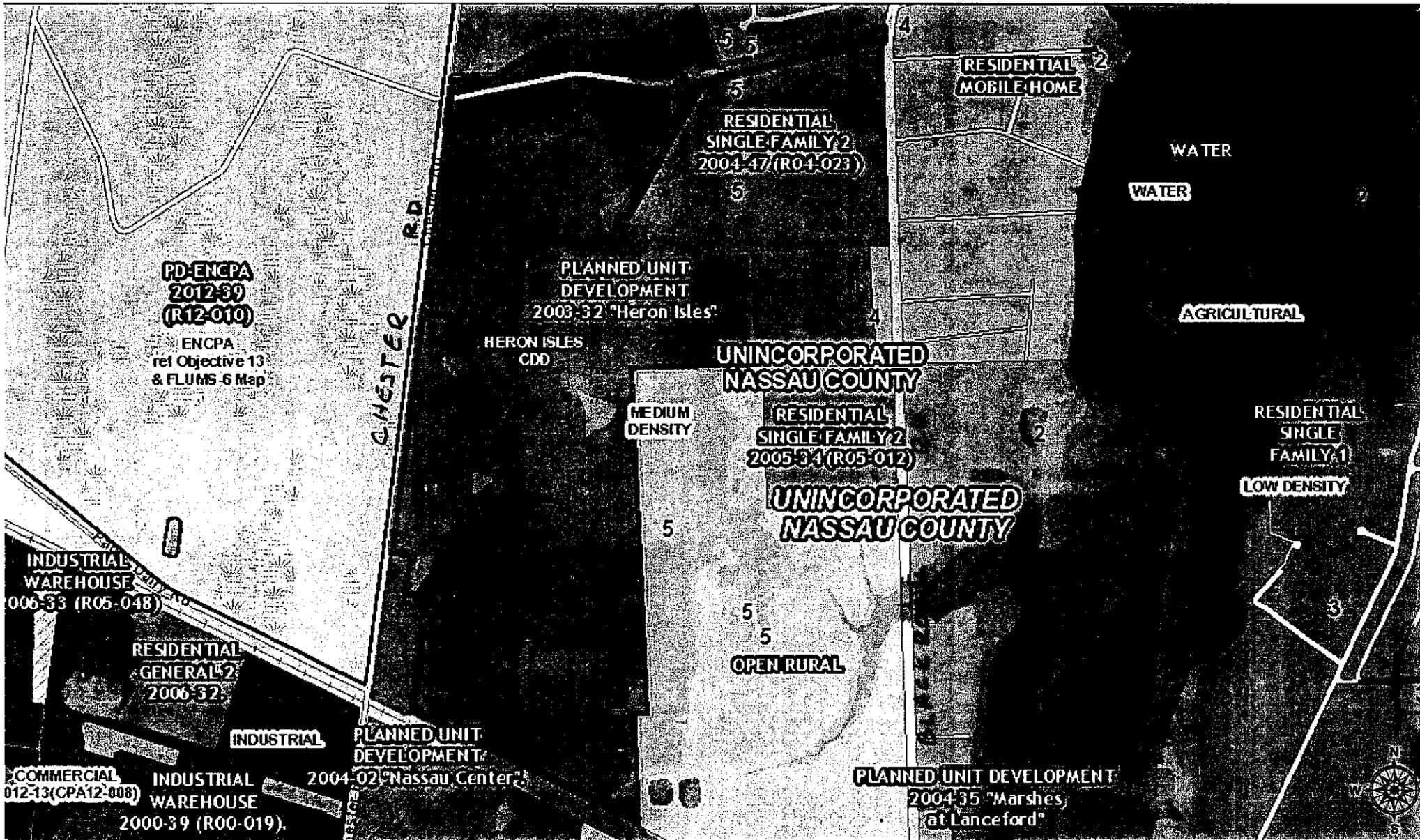
Recreational Facilities

The District has two active recreational opportunities available to the residents. The majority of the facilities are completed and operational. The main recreational area consists of a multi-purpose open play field, a children's play structure, bike rack, parking, restroom facility and a gazebo/ covered viewing area. A second active recreational area consists of a children's structure and a multi-purpose open play field.

CURRENTLY PROPOSED EXPANSIONS IN THE NEXT 5 YEARS

The development of roads and infrastructure is complete. It is our understanding that no planned expansions at this time. There is consideration being made to enhance and/or expand the recreational facilities at the two recreational parcels.

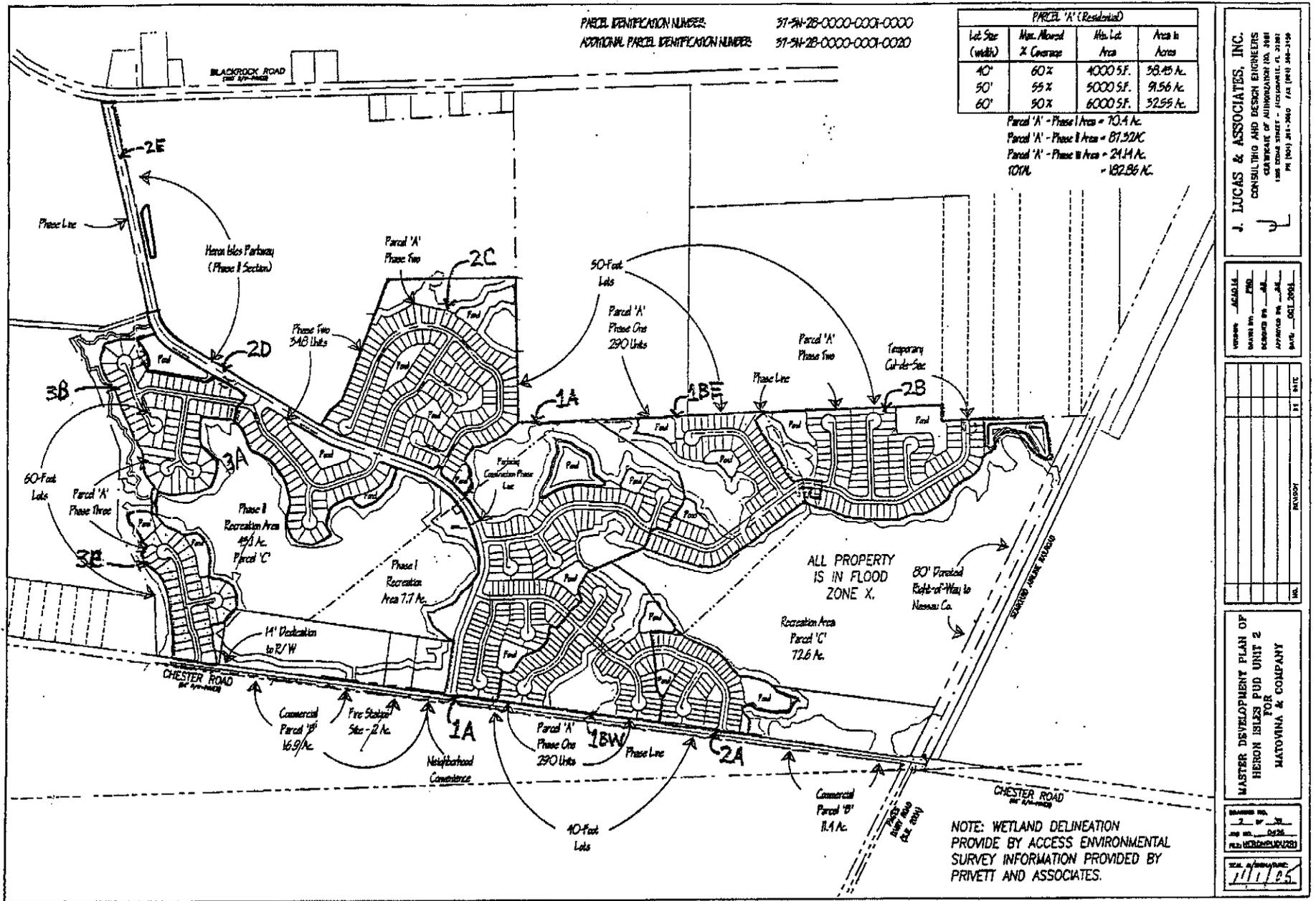
HERON ISLES CCD



ily 26, 2017

FIGURE 1

1:18,056
 0 0.15 0.3 0.6 mi
 0 0.25 0.5 1 km
 Sources: Esri HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community



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 APPROVED BY: J. LUCAS
 DATE: DEC 2008

NO.	DATE	REVISION

**MASTER DEVELOPMENT PLAN OF
 HERON ISLES PUD UNIT 2
 FOR
 MATOVINA & COMPANY**

SCALE: AS SHOWN
 DATE: 11/1/05

FIGURE 2