

A circular professional engineer seal for Michael J. Yuro, State of Florida, License No. 65247. The seal features a double-lined circular border. Between the lines, the text "MICHAEL J. YURO" is written along the top arc, "LICENSEE" along the left arc, "STATE OF FLORIDA" along the bottom arc, and "PROFESSIONAL ENGINEER" along the right arc. In the center of the seal, the text "No. 65247" is positioned above "STATE OF", which is above "FLORIDA". Three stars are placed around the central text: one at the top, one to the left of "STATE OF", and one at the bottom.



- Civil Engineering
- Land Surveying & Mapping
- Permitting
- ADA Consulting

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PURPOSE AND SCOPE

Pursuant to section 189.08, *florida statues*, the District is required to submit a public facilities report and annual notice of any changes to each local-general purpose government in which it is located, and certain information is required to be updated every seven (7) years.

Section 189.08 mandates that the report and annual notice contain the following information.

1. *A description of existing public facilities owned or operated by the 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 District.*
2. *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 seven (7) years.*
3. *If the District currently proposes to replace and facilities identified above with the next 10 years, the date when such facility will be replaced.*
4. *The anticipated time the construction, improvement, or expansion of a public facility will be completed.*
5. *The anticipated capacity of and demands on each public facility when completed.*

GENERAL INFORMATION

The Heron Isles Community Development District (“District”) is comprised of 402 acres located in Nassau County, FL. 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. 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, along with commercial and recreational areas.

The development was broken down into three units and multiple phases of construction between 2005 to 2017. The first unit constructed in 2005 and 2006, consisted of 275 residential lots. These lots were located in the southern portion of the PUD. A portion of unit 2 was constructed in 2006 and 2007 consisting of 159 lots located south of unit 1. After a pause in development, construction resumed in 2014 with a portion of units 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 was completed in 2017 and added another 174 lots, bringing 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.



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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.

EXISTING PUBLIC FACILITIES

WATER FACILITIES

The District is supplied potable water and fire protection from JEA. The treatment plant is located south of A1A 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 with the right-of-way (ROW) are complete and 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 these gravity lines to a lift station, which then sends the flow through a force main that ties into the JEA force main grid located on Chester Road where it is then transported to the JEA regional treatment plant located south of A1A.

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



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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, sidewalks and drainage facilities are complete and are owned & maintained by the District.

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. 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) wet detention ponds, 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 areas available to the residents. These facilities are completed and operational. The main recreation 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.



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PROPOSED PUBLIC FACILITIES

ROADWAYS

There are no plans to add future roadways to this development. The capacity of the roadway system is adequate for all existing Phases.

STORMWATER MANAGEMENT

There are no plans to add ponds or expand the stormwater management system for this development. The capacity of the stormwater system is adequate for all existing Phases.

POTABLE WATER AND SEWER SYSTEM

There are no plans to add future water or sewer improvements to this development. The capacity of the potable water & sewer system is adequate for all existing Phases.

RECREATION/AMENITY CENTER

There are no plans to add to the recreation area and/or amenity center. The capacity of the existing clubhouse and recreation areas are adequate for all existing Phases.

Replacement of Existing Facilities

There are no plans to replace any of the existing facilities. The District will continue to maintain and perform any repairs necessary to ensure all existing facilities continue to serve the District adequately.

We appreciate the opportunity to assist with this Public Facilities Report. Please contact me at your convenience if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael J. Yuro", with a stylized flourish at the end.

Michael J. Yuro, P.E.
President
P.E. License No. 65247