

Harrison Ranch Community Development District

**Engineer's
Public Facilities Report
August 19, 2008**

Update: December 9th, 2015

Prepared For:

**Board of Supervisors
Harrison Ranch
Community Development District
Prepared By:**

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Date



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I. INTRODUCTION

The Harrison Ranch Community Development District (the "District") was created for the purpose of financing and managing the acquisition and maintenance of certain infrastructure of Harrison Ranch (the "Development"), a 954.90 acre residential development located in Manatee County, Florida. See Exhibit A (Vicinity Map) for the location of the District.

Construction of the Development is proceeding in phases and will contain 1,110 single-family dwelling units when complete. The infrastructure for Phase I, which contains 507 lots and a recreation center, was completed in 2006. In addition, the infrastructure for Phase IIB and Phase IIA-1 through IIA-3, which contains 534 lots, was completed in the third quarter of 2015. Harrison Ranch Boulevard was also completed from 60th Lane East to Erie Road. The remaining two (2) phases, Phase IIA-4 and IIA-5 (69 Lots) has been revised from single family attached (Villas) to single family detached (55 ft wide) and has been submitted for review to the jurisdictional agencies. Construction will begin on the final phases in the first quarter of 2016. The public facilities infrastructure acquired by the District includes the stormwater management facilities, the recreation center and the common area landscape and irrigation along Harrison Ranch Boulevard. The infrastructure improvements, as outlined herein, are necessary for the functional development of the District and provide a direct and special benefit to the lands within.

II. DESCRIPTION OF EXISTING FACILITIES

1. Stormwater Management System

The District acquired the stormwater management system within Phase I that was constructed by the Developer in 2005-2006. The stormwater management system within Phase IIA-1 through IIA-3 and all of Phase IIB was constructed and also acquired by the District.. The system is composed of various



conveyance pipes, drainage swales, retention ponds and control structures. The system is fully operational at this time and no repairs have been required to date. The District has contracted with several third party vendors for routine maintenance of the stormwater ponds.

Phases IIA-4 and IIA-5 of the development have not yet been constructed. This portion has been revised from the previously approved single family attached units to single family detached units and resubmitted to the jurisdictional agencies for review. The Developer currently plans to construct the remainder of the development over the next year. Upon completion of these phases the stormwater, common areas and common area landscape will be acquired by the District.

Please note that the Phase I stormwater management system is not dependent upon the Phase II system. The Phase I system has adequate capacity to provide conveyance, attenuation and treatment of stormwater run-off from Phase I independently from the proposed Phase II system.

2. Recreation Center

The District acquired a recreational center from the Developer in 2008. The facility originally built contained a 5,670 +/- sf (AC'd) clubhouse, a pool, a tot lot, tennis courts and several multi-purpose athletic fields. Since the original construction the district has expanded the fitness area by closing in the left veranda which added 408 +/- sf. The District has contracted several third party vendors for the daily operation and athletics programs of the facility as well as the routine maintenance of the various components that make up the facility.

In 2010 the Amenity Center went through a drywall reconstruction phase but since, to ZNS knowledge, no major repairs have been required. In



2012 the District funded a Geothermal pool heating system which is currently still in use. In 2015 the District funded upgrades to the existing parking lot which added more handicap spaces. In 2015 the District also acquired a new recreational playground which was built by the developer with phase IIB5.

3. Landscaping and Irrigation System

The District acquired the recreation center landscaping and the landscaping along Harrison Ranch Blvd as well as the central irrigation system that provides scheduled irrigation to the common open spaces of the recreation center and the common landscape areas along Harrison Ranch Boulevard and throughout the community. The system supply is reclaim water which is provided by Manatee County. The County supply is backed up by a lake withdrawal system that contains a district owned and maintained pump station and various piping and appurtenances required to pump water from the stormwater pond by the recreation center to the areas mentioned above. The system also utilizes a lake augmentation well that supplies the pond with additional capacity during the dry season. Since the 2008 report there have been a number of common areas acquired by the District which has expanded the landscape and irrigation maintenance footprint. The largest increase came when the developer finished construction of the extension of Harrison Ranch Blvd to Erie road. The lake, landscape and irrigation maintenance required by the new Blvd extension was a substantial increase in the Districts maintenance responsibilities.



III. PROPOSED ADDITIONS OR MODIFICATIONS OF PUBLIC FACILITIES

1. Ownership

The District currently owns the stormwater management facility for Phase I, Phase IIA-1 through IIA-3 and Phase IIB, the recreation center and the central irrigation system described above. The District also owns the platted recreation center parcel, the stormwater lake parcels and the landscape parcels along Harrison Ranch Boulevard.

2. Additions or Expansions

A 4" meter connection of the existing Manatee County re-use system to the central irrigation system has been constructed. The connection will provide additional capacity to the system by providing additional flow in the private irrigation system and help to regulate the pressure in the system. The re-use water furnished from Manatee County is intended to be tertiary to water available from lake withdrawal and the existing well.

The District has also acquired the street lights located within the public rights-of-way within Harrison Ranch.

Manatee County was dedicated land by the developer for the future construction of a master lift station. The lift station will be paid for by Manatee County therefore publicly owned and maintained by the County. The location of the station is at the intersection of Harrison Ranch Blvd and 48th Street East (Entrance of Phase IIA4). The latest inquiries with the County revealed that the station is not listed in the current 5 year Capital Improvement Plan (CIP) therefore it is not likely to be built in the in the next five years. When it is built it will connect to the existing 18 inch sewer forcemain which runs parallel to Harrison Ranch Blvd. The station is intended to bring additional capacity to the



Counties current system but will have no effect on the Districts utility capacity. The additional capacity will benefit future developments outside, possibly contiguous, of the Districts boundary.

IV. REPLACEMENT OF EXISTING PUBLIC FACILITIES

The District does not currently propose to replace any public facilities within the next ten years.

V. ENGINEER'S CERTIFICATION

I hereby certify that the foregoing is a true and correct description of the public facilities for the Harrison Ranch Community Development District to the best of my knowledge.

Jeb Mulock,
PE

Digitally signed by Jeb Mulock, PE
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Senior Vice President

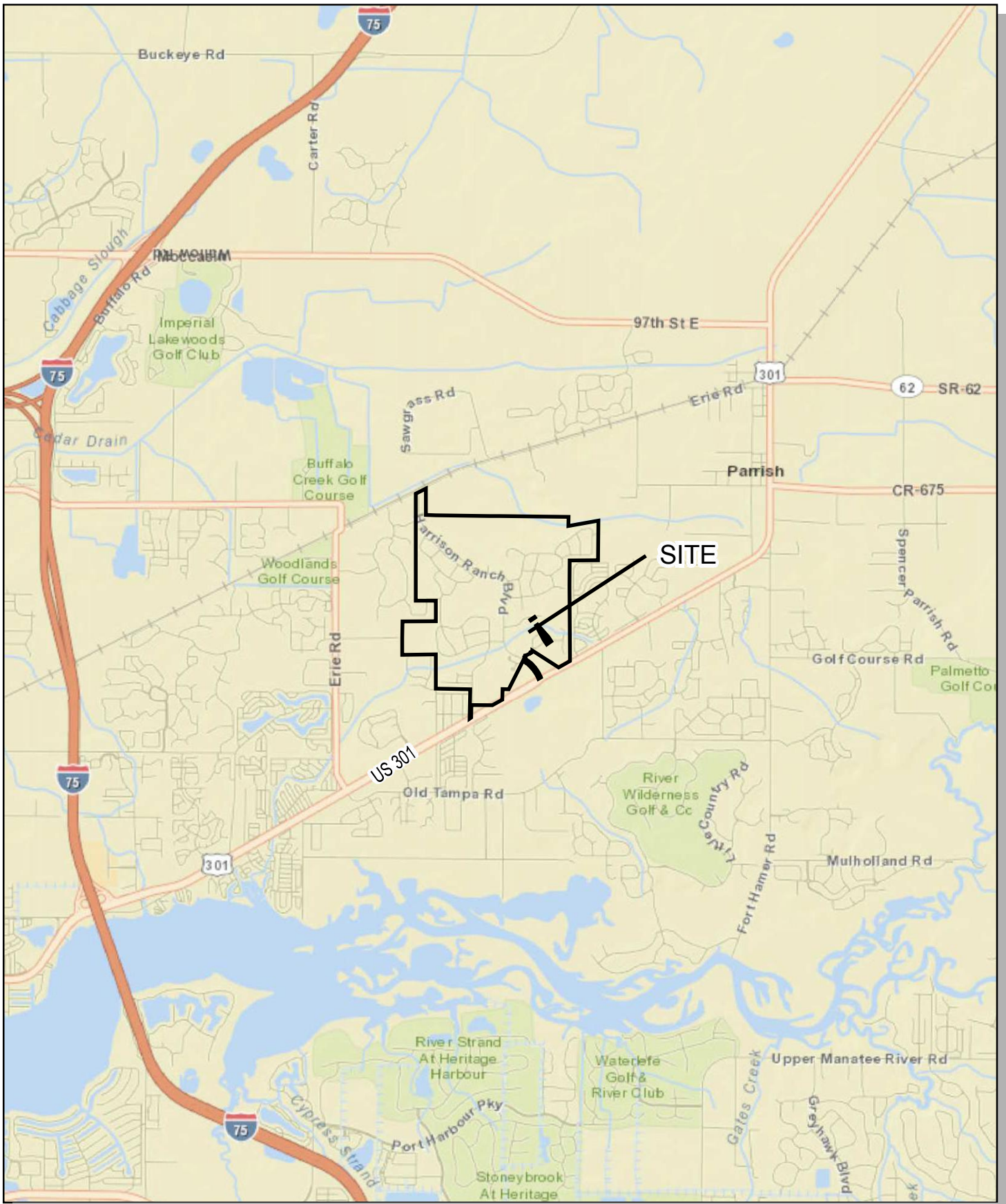
Florida Registration No. 64692

ZNS Engineering, L.C.

December 9th, 2015



EXHIBIT A



FILE PATH:



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VICINITY MAP HARRISON RANCH

SECTION 1, 6, 25, 26, 31, 35 & 36 TOWNSHIP 33 & 34 SOUTH, RANGE 18 & 19 EAST

SCALE: 1"=5,280'
SOURCE: GIS - STREETS MAP



THIS MAP IS PROVIDED FOR GRAPHICAL REPRESENTATION AND GENERAL REFERENCE ONLY. THE DATA CONTAINED HEREIN IS SUBJECT TO CHANGE AND IS NOT WARRANTED.