

PUBLIC FACILITIES REPORT

For the:

TOLOMATO COMMUNITY
DEVELOPMENT DISTRICT

ST. JOHNS COUNTY, FLORIDA
DUVAL COUNTY, FLORIDA

December 31, 2017

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PURPOSE AND SCOPE

This report has been prepared for the Tolomato 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 public facilities owned by the District together with currently proposed facility expansions.

GENERAL INFORMATION

The Tolomato Community Development District ("District") is comprised of approximately 13,370 acres. Approximately 11,355 acres of the District are located in St. Johns County, Florida. The remaining acres are in Duval County, Florida. The site is located on the Duval County/St Johns County line, just west of the Intracoastal Waterway. Land uses established within the boundaries of the District, includes a mix of single family residential, multi-family, office, commercial, recreational and ancillary uses.

The cost of planning, design, acquisition, construction, installation, and equipping of infrastructure improvements was originally funded through the issuance of the following Special Assessment Bonds: Series 2006 (\$91,020,000); Series 2007 (\$167,185,000) and Series 2007A (\$32,885,000). The total of these initial bond issuances is \$291,090,000. Additional funding for infrastructure is provided through St Johns County Road Impact Fees pursuant to County Resolution 2006-477 and County Resolution 2011-174 providing the District rights to Road Impact Fees up to \$113,874,988.

PUBLIC FACILITIES

Water Facilities

The existing water facilities serving the District are owned and maintained by Jacksonville Electric Authority (JEA).

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 waste water flows. They then flow through the system by gravity to an intermediate location, known as a master lift station. From the lift stations, the waste water is mechanically lifted through the use of pumps. The discharge ("effluent") from each lift station is then manifolded into a PWD force main.

Like the potable water system, all of the wastewater facilities are owned by JEA.

Stormwater Management Facilities

The stormwater management plan for the District focuses on utilizing storm water ponds constructed in the uplands for stormwater treatment in conjunction with the natural occurring wetlands.

The District maintains the stormwater management facilities located within the District. The stormwater management facilities serving the project were designed and constructed to provide full capacity to serve the build out of the project.

As new roadways and communities continue to be developed within the District, stormwater management facilities will be concurrently added to District lands.

Roadway Facilities

Roadways constructed by the District are generally dedicated to St Johns County or Duval County. Roadways currently owned and maintained by the District include Town Plaza Avenue and Nocatee Village Drive from Crosswater Parkway to Town Plaza Ave.

Landscaping and Irrigation

The District maintains various Landscaping and Irrigation improvements at the recreation facilities, entry features and along numerous District owned and County owned roadways throughout the District.

The irrigation facilities are fully constructed and can operate at full capacity.

The current demands on the irrigation system vary based on weather and seasonal conditions. During dry weather periods, the system may operate at or near full capacity.

Recreational Facilities

The District has many active and passive opportunities available to the residents. The majority of the facilities are completed and operational:

Waterpark Complex – The centerpiece of District amenities is a 75 acre recreational facility with a resort style waterpark. The complex, constructed in 2008, also includes a clubhouse, fitness center, ball fields, dog park, concessions, and entry pavilion. The ball fields and dog park have been dedicated to St Johns County, while the remaining facilities remain owned and maintained by the District.

The second phase of the waterpark, completed in 2010, expanded resident options within the 75 acre complex with the addition of a competition pool and two family pools.

Neighborhood Parks – Several District amenities, available to all residents, are located within specific Nocatee communities.

Greenleaf Park includes a pavilion, dog park, playground, and activity field opened in 2017.

Cypress Park, consisting of a community pool, dog park, and recreation field, opened in 2016.

Twenty Mile Park, hosting a community pool, dog park, and recreation field opened in 2017.

Twenty Mile Post, a park consisting of a pavilion, dog park, playground, and activity field, opened in 2017.

Passive Parks and Greenway Trails – A key part of the District's 5,000 acres of interconnected parks, wetland preserves and wildlife corridors, the Greenway Trails offer miles of biking, jogging, fitness and nature trails. Placed in land permanently set aside for preservation, the Greenway Trails provide easy access to shopping and amenities by a system of trails through the area's natural environment. In addition to natural paths, the trail network includes paved electric-vehicle approved paths. The District also offers numerous passive parks located throughout the community.

The current demands on the recreation facilities vary based on the day-to-day use, weather, holidays, etc. During special events, certain facilities may operate near or at full capacity.

CURRENTLY PROPOSED EXPANSIONS

Amenities – Expansion of the 75 acre centralized amenity will include a four story Spray Park where visitors play with the water, not just in the water. The expansion will also include an event field, concessions, and large deck will also be added. Construction is expected to be completed by summer 2018. Additional recreation and amenities may be added throughout the District as the population increases.

Roadways – Roadway additions will include Crosswater Extension, Pine Island Road, Snowden Parkway, Preserve Southern Access Road and additions to Town Center Roads. Each addition will add expansions to the stormwater management system.

Tolomato CDD Area Location Map

