

PUBLIC FACILITIES REPORT

For the:

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

ST. JOHNS COUNTY, FLORIDA

July 18, 2018

Prepared by:

PROSSER, INC.

Project No. 113094.60

July 18, 2018

Board of Supervisors
Rivers Edge Community Development District

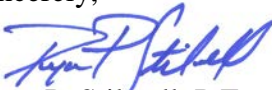
RE: Public Facilities Report

Dear Board Members:

As requested we are pleased to present herein a report on the Public Facilities within the Rivers Edge Community Development District's ("District") boundaries. The Special District Public Facilities Report was prepared to provide the data required pursuant to Section, 189.08, Florida Statutes..

We appreciate the opportunity to service the District in the 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,



Ryan P. Stilwell, P.E.
District Engineer

CC: Ms. Jennifer Kilinski, Hopping, Green & Sams, P.A., District Counsel
Mr. Jim Perry, GMS, District Manager

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PURPOSE AND SCOPE

This Special District Public Facilities Report was prepared at the request of the Rivers Edge Community Development District (the “District”) to comply with the requirements of Section 189.08, *Florida Statutes* (“Report”). This Report provides general descriptions of the public facilities owned by the District.

GENERAL INFORMATION

The Development

RiverTown is a 4,176.53-acre mixed-use master planned development (the “Development” or “RiverTown”) located along the east bank of the St. Johns River, approximately thirty-three (33) miles southwest of downtown Jacksonville in northwest St. Johns County, Florida. A map identifying the general location of the Development is attached as **Exhibit A**.

The Development is an approved Development of Regional Impact, approximately 3,995 acres of which is the RiverTown Planned Unit Development. The balance of the Development is located in the RiverTown Planned Rural Development (“PRD”). Approved development within RiverTown generally consists of single and multi-family residential, commercial, retail, office, educational, light industrial, and various open space, recreational and park uses. The master development plan and the current expected land uses in the Development are further described in **Exhibit B** to this Report.

In March 2014, Mattamy RiverTown, LLC, a Delaware limited liability company purchased from the original developer of RiverTown, The St. Joe Company, all of its remaining land and collateral rights in and became the Master Developer of RiverTown. On December 1, 2017, Mattamy RiverTown, LLC transferred all of its land and rights to its affiliate, Mattamy Jacksonville, LLC (the “Master Developer”),

The District

The Rivers Edge Community Development District (“Rivers Edge” or the “District”) and the Main Street Community Development District (“Main Street,” and together with Rivers Edge, the “Original Districts”), were established by Rule 42FFF-1, *Florida Administrative Code* (the “Rivers Edge Rule”), adopted by the Florida Land and Water Adjudicatory Commission (“FLWAC”), and Ordinance No. 2006-40, adopted by the Board of County Commissioners in and for St. Johns County, Florida (the “County”), respectively. The Original Districts, local units of special-purpose governments, were established for purposes of, among other things, financing and managing the acquisition, construction, maintenance and operation of public infrastructure necessary for development to occur within RiverTown. After establishment, the Original Districts determined that it was in their individual and collective best interests to adopt a common capital improvement program, the result of which was the *Improvement Plan* dated October 17, 2006 (the “Original Improvement Plan”). Pursuant to an *Interlocal Agreement* dated July 30, 2007 (the “Interlocal Agreement”), the Original Districts also agreed to jointly exercise their powers and authority to efficiently finance, construct and acquire infrastructure comprising a portion of the Original

Improvement Plan. As a result of changes to the development plan for RiverTown, the Original Districts pursued merger in accordance with section 190.046(3), *Fla. Stat.* Effective September 6, 2011, Rule 42FFF-1.002, *Florida Administrative Code*, merged Main Street into and with Rivers Edge. As the surviving entity, Rivers Edge assumed all indebtedness of, received title to all property owned by, and assumed the powers and authority of, Main Street, pursuant to the *Merger Agreement*, dated July 1, 2010, entered into by and between the Original Districts. The Notice of Merger was recorded in the St. Johns County Official Records, Book 3473, Page 1648. On November 19, 2014, the Board of Supervisors for the District (the “Board”) adopted a resolution directing District staff to file a petition with FLWAC requesting adoption of an amendment to the Rivers Edge Rule revising the boundary to remove approximately 2,500 acres of land. The purpose of the contraction was to accommodate changes in market conditions and the development plan, as well as to finalize the “central core” of the Development extending along Orange Branch Trail from County Road 244 (“Long Leaf Pine Parkway”) to the St. Johns River. On June 27, 2017 a final rule amending the District’s boundaries was made effective (the “Boundary Amendment”). The District consists of approximately 1,676 acres all within the Development as shown in **Exhibit B**. The project infrastructure required to service the District has been funded through issuance of three series of bonds totally approximately \$51,000,000 (collectively, the “Bonds”). Upon exhaustion of the proceeds of the Bonds, the majority of the remaining infrastructure required under the District’s adopted revised capital improvement plan, as set forth in the Amended and Restated Master Engineer’s Report, dated April 2, 2018 (the “Capital Improvement Plan”) is being funded directly by the Master Developer pursuant to a completion agreement. All known future development has been referenced in the following sections of this Report.

PUBLIC FACILITIES

Water Facilities

The District is supplied potable water and fire protection from the JEA. The Water Treatment Plant is owned by Jacksonville Electric Authority (“JEA”).

The District’s primary source of potable water is located at the intersection of Long Leaf Pine Parkway and RiverTown Main Street. A second connection is on Long Leaf Pine Parkway at Keystone Corners, just south of the primary connection. The Keystone Corners system loops back into the primary system.

From the primary point, a major pipeline system flows into the District, along RiverTown Main Street where it intercepts a looped system. Once within each parcel, there is a network of 10, 8, 6, 4, and 2-inch water mains that disseminate the water to the end users.

All water mains 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. These flows travel by gravity through the system to an intermediate location to sanitary lift stations. From these local lift stations, the wastewater is mechanically lifted through the use of pumps. The discharge (“effluent”) from each lift station is then manifolded into one (1) master lift station (“Master Lift Station”). All local lift stations are owned and operated by JEA.

The Master Lift Station is owned by JEA. It is located on the north side of Keystone Corners Boulevard just west of the intersection with Long Leaf Pine Parkway. From the Master Lift Station, the effluent wastewater is pumped to JEA for final treatment.

Like the potable water system, all of the wastewater facilities are owned by JEA. Most of the system resides in Right-of-Ways, but some exist on private property. In such a case, an easement has been granted to JEA by the land owner.

Irrigation (Reuse) Facilities

The County prohibits the use of irrigation meters for irrigating. Furthermore, the St. Johns River Water Management District (“SJRWMD”) regulates the use of aquifer wells. Therefore, the District utilizes JEA provided reuse water to irrigate the common areas. All reuse water lines throughout the District are owned and operated by JEA.

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 as well as the rate of release.

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 is 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 and permitted such that post-development flow does not exceed the flows from the site in a pre-development state. All areas within the District currently drain into the Orange Grove Branch or one of its tributaries. Stormwater then flows out to the St. Johns River. As parcels within the District are developed, the detention ponds will temporarily detain stormwater runoff for treatment and then gradually discharge water in the same receiving waters. 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 generally complete through the core of the District along RiverTown Main Street, Orange Branch Trail and associated minor collector roadways consists of no fewer than twenty (20) created wet detention lakes, many of which are interconnected. The ponds are currently operational and are owned and operated by the District. See **Exhibit B** for locations of constructed and proposed lakes within the District.

The Master Developer transfers St. Johns River Water Management District Permits to the District for on-going maintenance of the property associated with the stormwater system owned by the District as the master systems are completed. These transfers also include a bill of sale for all easements and property associated with the stormwater system that had not been conveyed previously.

Recreational Facilities

The District has many active and passive recreation opportunities available. The majority of the facilities have been completed and are currently operational:

RiverHouse Amenity – Sited on over 10-acres at the south end of District, the RiverHouse Amenity features a Clubhouse which includes a fitness center, administration space and small food service area. The exterior has components including a family/children’s pool, lap pool, tennis courts, basketball courts, playgrounds and all associated appurtenances.

Riverfront Park – This public park is located across State Road 13 (“SR 13”) from the RiverHouse Amenity. The park includes significant frontage along the St. Johns River and includes the following components:

- Kayak launch
- Fishing Pier
- Bathrooms
- Parking
- Mountain bike trails
- Walking trails

Entry Features/Signage – The Master Developer has conveyed through a bill of sale for numerous monument signs, landscaping, and associated appurtenances throughout the District for ongoing maintenance and ownership by the District.

Boardwalks – To facilitate the ease of flow for pedestrian traffic, the District has constructed many boardwalks that connect various uses.

Parks - Numerous passive parks exist throughout the District. The Master Developer conveyed all the property, landscaping, and associated appurtenances for these parks to the District for ongoing maintenance and ownership.

Offsite Transportation Improvements

The District funded offsite improvements that include Long Leaf Pine Parkway, County Road 223 and roundabouts along SR 13. These offsite improvements have been dedicated

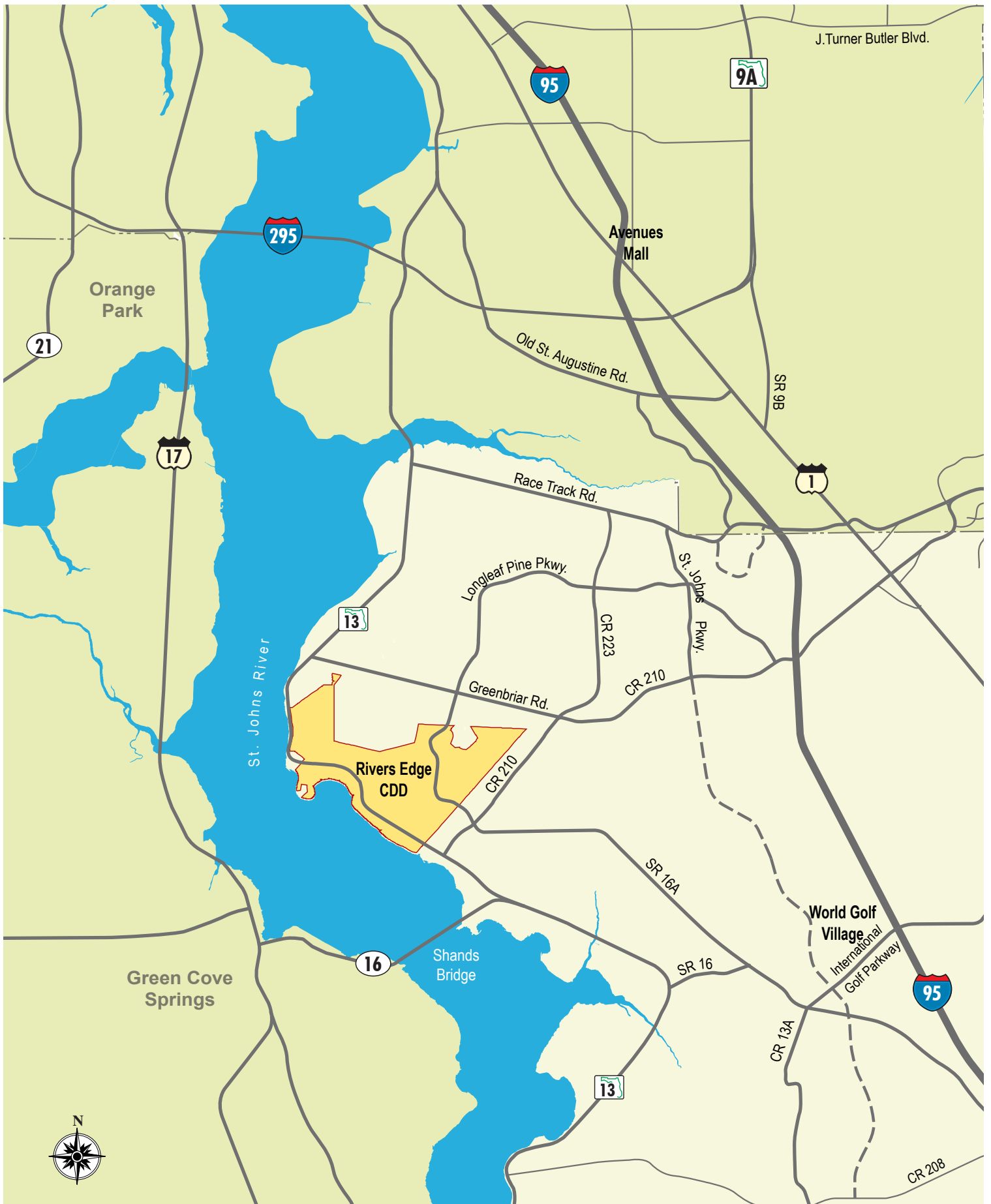
to the County and/or FDOT. However, enhanced landscaping improvements associated with these roadways are maintained by the District.

CURRENTLY PROPOSED EXPANSIONS OVER THE NEXT SEVEN YEARS

Within the next seven (7) years, it is anticipated that the construction of the following public facilities will occur with the District:

- RiverTown Main Street - A minor collector roadway from the existing roundabout to the Districts western boundary will be constructed along with associated potable water, sewer, reuse and stormwater management systems.
- Master stormwater ponds

These proposed improvements are to be funded by the Master Developer through the funding agreement in place and then dedicated to the District, JEA and/or the County as appropriate.



LOCATION MAP







Exhibit A

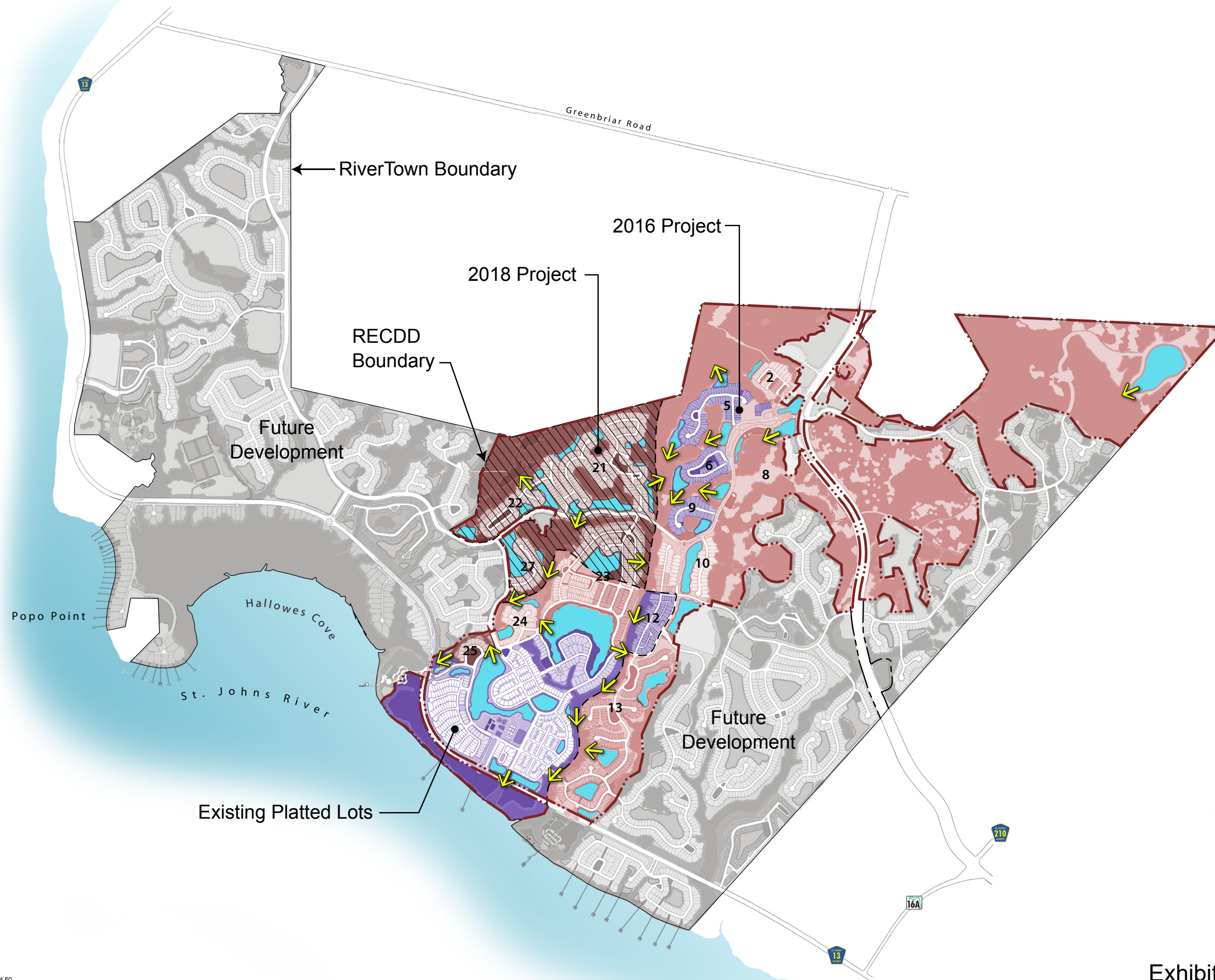
RIVERTOWN



Rivers Edge CDD Plan 2018

LEGEND

-  Contracted RECDD Boundary
-  2018 Project
-  2016 Project
-  Existing Platted Lots
-  Stormwater Pond
-  Stormwater Discharge



PROSSER

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