

PUBLIC FACILITIES REPORT

Prepared for the

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

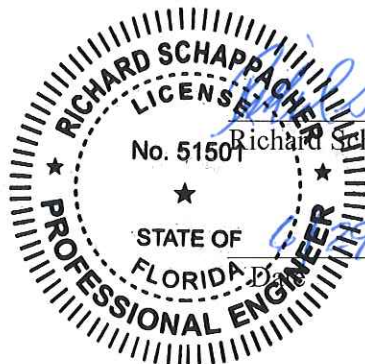
Manatee County, Florida

June, 2022



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I. PURPOSE AND SCOPE

At the request of the Harrison Ranch Community Development District (“the District”), this Public Facilities Report has been prepared to satisfy Florida Statutes section 189.08, regarding the submittal of a special district public facilities report. A copy of this section of the Florida Statutes is included in Appendix A. The purpose of this report is to provide a general description of public facilities owned by the District and also to outline any currently proposed facility expansion or upgrade plans within the next seven (7) years.

The Local Government Comprehensive Planning and Land Development Regulation Act requires local general-purpose governments to develop comprehensive plans and revise them as necessary. This process requires that they know about the public facilities owned or operated by independent special districts.

Consequently, Florida developed a policy to foster coordination between independent Special Districts and local general-purpose governments. This requires each independent Special District to comply with the Public Facilities Initial Report, the Public Facilities Annual Notice of Any Changes, and the Public Facilities Updated Report.

II. GENERAL INFORMATION

The Harrison Ranch Community Development District is a residential community located in Sections 1, 6, 25, 26, 31, 35 & 36 Township 33 & 34 South, Range 18 & 19 East, Manatee County, Florida, on US 301 approximately 3.5 miles east of the I-75 intersection. The location of the Harrison Ranch Community is shown in Exhibit 1. The community is approximately 955 acres with a total of 1,110 residential single family dwelling units.

The Harrison Ranch community was developed in multiple phases. Phase 1, which consists of 507 lots and a recreation center, was completed in 2006. The final phases, which consists of 603 lots, were completed by 2016.

The community also includes a water management system, wetland preserves, a community center, tennis courts, athletic fields, a pool, and landscaped areas. The stormwater management system was constructed by the developer and acquired by the District in 2006. It provided the infrastructure for the water management system, utilities, roads, and subdivision improvements.

Land Acquisition. The District acquired land for water management, and wetland/conservation systems. Acquisition of enough land for approximately 49 lakes, 63 wetlands, and conservation areas within the District were made. These lands provide access, stormwater management, recreation, and natural habitat conservation for the community.

III. EXISTING PUBLIC FACILITIES

A. Roadways. The roadways within the district consist of 4-lane divided and 2 lane undivided roadways. There are approximately 11 miles of roadways throughout the entire community. All roads were constructed to applicable Manatee County standards including subgrade, base, curbing, sidewalks, signage and striping. Most of the roadways have been dedicated to Manatee County and the maintenance is

the responsibility of the County. There is approximately 1 mile of roadway that is District maintained behind gates.

- B. Water and Wastewater.** All water and wastewater were constructed to applicable Manatee County standards including potable water, gravity sewer, force mains and lift stations. The water and wastewater mains have been dedicated to Manatee County. The water and wastewater facilities provided within the District including the service, operation, and maintenance of the systems are provided by Manatee County.

The potable water facilities include distribution mains along with necessary valving, fire hydrants and water services to individual lots and connection to the Manatee County system.

Wastewater facilities include gravity collection lines with individual services, lift stations, and force mains connecting to the existing Manatee County system.

- C. Reclaimed Water.** The reclaimed water system was constructed to applicable Manatee County standards and spans throughout the entire community. Lines to resident housing is owned and maintained by Manatee County. Common area lines are District owned and maintained.
- D. Water Management System.** The Water Management System includes the drainage system for the District including wetland preserves, lakes, and mitigation areas. There are approximately 49 ponds, 63 wetlands and conservation areas with associated culverts, catch basins, swales, channels and water control structures in the District. The stormwater management system is designed and constructed in accordance with Manatee County and Southwest Florida Water Management District Standards for water quality treatment and flood control. The Water Management System inside and outside of the road right of ways are owned and maintained by the District. The water management plan is shown on Exhibit 3.
- E. Security Facilities.** Security facilities consist of a gated entrance off of 48th Ct E. Perimeter and entry walls are provided as well as signage throughout the development.
- F. Landscaping.** Landscaping has been provided along roadways, in buffers, and at the community entranceway. Landscaping consists of sod, annual flowers, shrubs, ground cover and trees. All landscaping and hardscaping is owned and maintained by the District. Maintained areas can be seen in Exhibit 2.
- G. Community Centers.** The Community Center constructed in Harrison Ranch is located on approximately 13 acres and is approximately 8,870 square feet. The community center includes two tennis courts, a basketball court with attached pickleball courts, a playground, a pool and spa, and parking lot.

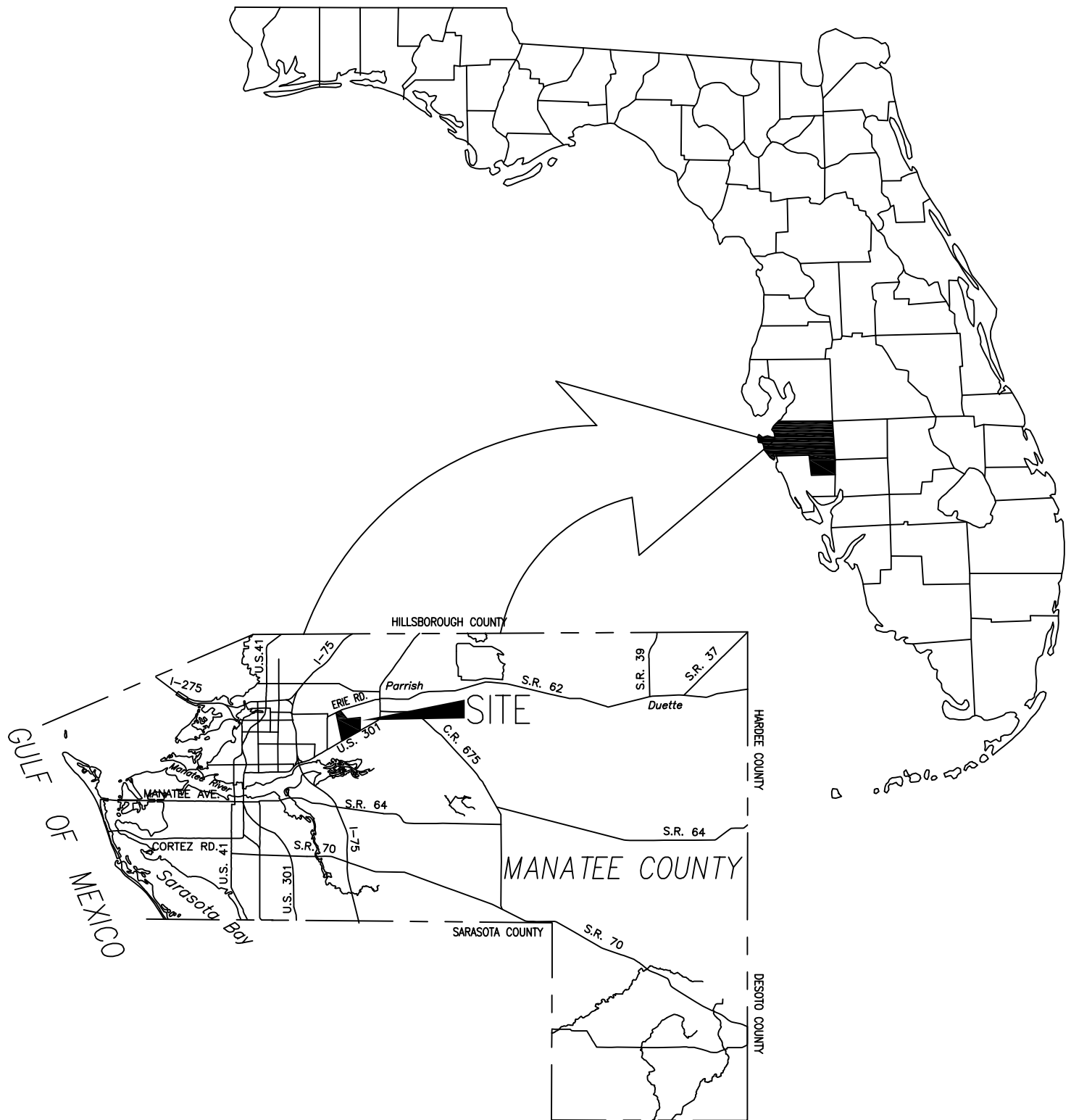
IV. CURRENTLY PROPOSED EXPANSIONS OVER NEXT SEVEN YEARS

- A. ROADWAYS.** There are no current plans for expansion of the existing District owned roadways in the next seven years. There are no current plans for expansion by Manatee County for any of the county maintained roads in the next seven years.

- B. WATER AND WASTEWATER UTILITIES.** There are no current plans for expansion of the water and/or wastewater utilities owned by the County in the next seven years.
- C. RECLAIMED WATER.** There are no currently plans for expansion of the reclaimed water system in the next seven years.
- D. WATER MANAGEMENT SYSTEM.** The Harrison Ranch Community has the District Engineer review the Water Management Systems as required by Southwest Florida Water Management District (SWFWMD) on the periodic inspection cycles. These are now on four to five year cycles. During the periodic inspections any deficiencies noted are corrected prior to recertification of the systems. The District has an annual contract with an aquatic vendor that performs routine maintenance of the lakes and the littoral shelves as well as monitoring and maintenance of the wetland and environmental areas.
- E. LANDSCAPING.** There are no current plans for expansion of the landscaping owned by the District in the next seven years. The District has a maintenance plan through a reserve study in effect that has addressed landscape and irrigation needs. There is an annual contract with a landscape company that maintains the District owned landscaping and irrigation systems. This includes the planting of annuals at various locations throughout the community.
- F. COMMUNITY CENTER.** There are no current plans for expansion of the recreation center owned by the District in the next seven years.

V. REPLACEMENT OF FACILITIES

The District currently does not anticipate constructing any new facilities or expanding any existing facilities within the next 7 years. The District has a maintenance plan through a Reserve Study in effect that will continue to fund and address routine maintenance of the District owned facilities as needed.



HARRISON RANCH CDD EXHIBIT 1



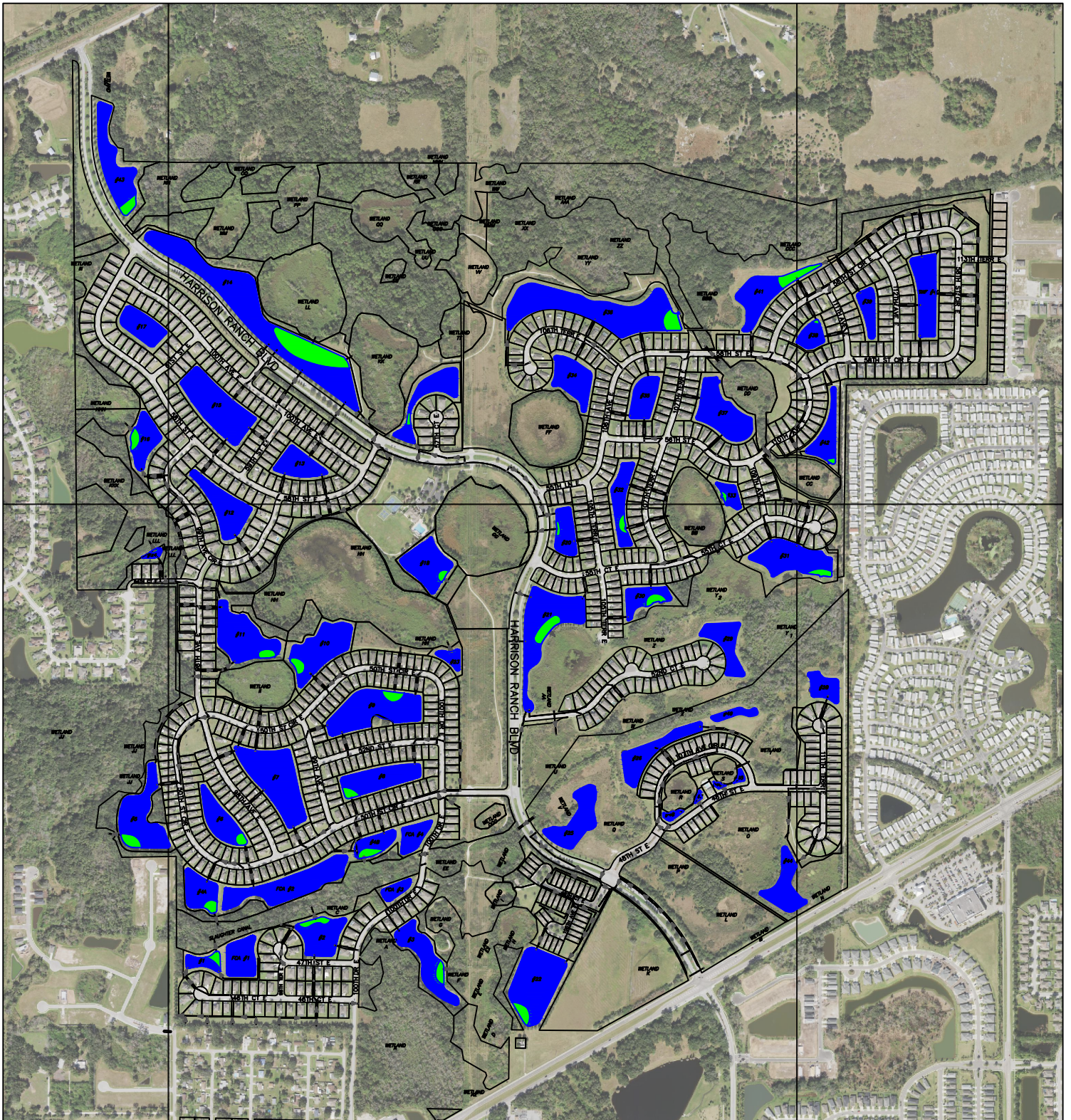
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NOTES:

1. LIMITS OF CDD PROPERTY TO BE MAINTAINED FROM WESTERN EDGE OF HEDGE TO ROADWAY OF 100TH DRIVE EAST



HARRISON RANCH

CDD

EXHIBIT 3

HARRISON RANCH

DISTRICT PROPERTY DESCRIPTION

LOCATED IN

SECTIONS 26, 35 & 36, TOWNSHIP 33 S., RANGE 18 E.
SECTION 31, TOWNSHIP 33 S., RANGE 19 E.
SECTION 1, TOWNSHIP 34 S., RANGE 18 E.
SECTION 6, TOWNSHIP 34 S., RANGE 19 E.
MANATEE COUNTY, FLORIDA

DESCRIPTION:

BEGINNING AT 'THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 89°21'35" E ALONG THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 5294.10 FEET TO 'THE NORTHEAST CORNER OF SAID SECTION 36; 'THENCE S 00°28'32" W, ALONG 'THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 364.39 FEET; THENCE N 80°08'27" E, A DISTANCE OF 1209.14 FEET; 'THENCE S 00°28'20" W, A DISTANCE OF 1560.57 FEET; 'THENCE S 89°15'50" W, A DISTANCE OF 1129.87 FEET; 'THENCE S 00°28'32" W, A DISTANCE OF 1025.31 FEET; THENCE S 00°20'38" E, A DISTANCE OF 2759.15 FEET; THENCE S 00°07'50" W, A DISTANCE OF 213.46 FEET; THENCE S 60°16'38" W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. 301, SECTION 1302-104-202, A DISTANCE OF 530.64 FEET; 'THENCE N 57°32'00" W, A DISTANCE OF 1271.65 FEET; THENCE S 32°28'00" W, A DISTANCE OF 28.76 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 129.59 FEET THROUGH A CENTRAL ANGLE OF 29°42'00" TO 'THE POINT OF TANGENCY; 'THENCE S 62°10'00" W, A DISTANCE OF 118.38 FEET TO THE POINT OF CURVATURE, OF A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 42.13 FEET THROUGH A CENTRAL ANGLE OF 32°11'00" TO THE POINT OF TANGENCY OF SAID CURVE; 'THENCE S 29°59'00" W, A DISTANCE OF 86.10 FEET TO THE POINT OF CURVATURE OF A CURVE TO 'THE LEFT, HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHERLY ALONG 'THE ARC OF SAID CURVE TO 'THE LEFT, A DISTANCE OF 54.98 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" TO A POINT OF REVERSE CURVATURE, WITH A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES S 29°59'00" W, A DISTANCE OF 1522.00 FEET; THENCE SOUTHEASTERLY ALONG 'THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 1022.72 FEET THROUGH A

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EXHIBIT 4-A



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DESCRIPTION:

CENTRAL ANGLE OF 38°30'01", TO THE END OF SAID CURVE TO 'THE RIGHT; 'THENCE S 60E16°38" W ALONG 'THE NORTHERLY RIGHT OF WAY LINE OF U.S. 301 (FDOT SECTION 1302-104-202), A DISTANCE OF 121.35 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT LIES S 69E11°30" W, A DISTANCE OF 1402.00 FEET; THENCE NOR1HWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 959.41 FEET THROUGH A CENTRAL ANGLE OF 39E12°30" TO THE END OF SAID CURVE; THENCE S 27E07°06" W, A DISTANCE OF 1261.87 FEET; THENCE N 89E27°14" W, A DISTANCE OF 250.37 FEET; THENCE S 00E25°54" W, A DISTANCE OF 417.01 FEET RETURNING TO AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE; THENCE S 60E15°41" W ALONG SAID NOR1HERLY RIGHT OF WAY LINE, A DISTANCE OF 432.82 FEET; 'THENCE N 88E32°09" W, A DISTANCE OF 853.57 FEET; THENCE S 01E27°51" W, A DISTANCE OF 517.00 FEET RETURNING TO AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE; THENCE S 60E15°41" W ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 75.99 FEET; THENCE N 01E27°51" E ALONG THE MAINTAINED EASTERLY RIGHT OF WAY LINE OF 100TH AVENUE EAST, A DISTANCE OF 1160.11 FEET; THENCE N 88E57°29" W ALONG THE NOR1HERLY LINE OF BECK ESTATES AS RECORDED IN PLAT BOOK 8, PAGE 142, A DISTANCE OF 1371.37 FEET; THENCE N 00E04°46" W ALONG THE WEST LINE OF SECTION 1, TOWNSHIP 34 S0U1H, RANGE 18 EAST, A DISTANCE OF 1362.57 FEET; THENCE S 89E11°56" W ALONG THE SOUTHERLY LINE OF SECTION 35, TOWNSHIP 33 S0U1H, RANGE 18 EAST, A DISTANCE OF 1298.06 FEET; THENCE N 00E43°05" E, A DISTANCE OF 1335.01 FEET; 'THENCE N 89E43°51" E, A DISTANCE OF 1281.16 FEET; THENCE N 00E01°44" E, ALONG 'THE WEST LINE OF AFOREMENTIONED SECTION 36, A DISTANCE OF 818.20 FEET; 'THENCE S 89E46°27" W, A DISTANCE OF 799.91 FEET; THENCE N 00E00°11" W, A DISTANCE OF 3905.46 FEET; 'THENCE N 00E04°13" W, A DISTANCE OF 344.17 FEET; 'THENCE N 63E16°43" E ALONG THE SOUTHERLY MONUMENTED RIGHT OF WAY LINE OF ERIE ROAD, A DISTANCE OF 448.29 FEET; THENCE S 00E00°07" W, A DISTANCE OF 1046.92 FEET; THENCE S 88E10°41" E, A DISTANCE OF 401.58 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTIONS 26, 35 AND 36, TOWNSHIP 33 S0U1H, RANGE 18 EAST, AND SECTION 31, TOWNSHIP 33 SOUTH, RANGE 19 EAST AND SECTION 6, TOWNSHIP 34 SOUTH, RANGE 19 EAST AND SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. CONTAINING 955.04 ACRES.

HARRISON RANCH

CDD

EXHIBIT 4-B



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APPENDIX A

The 2021 Florida Statutes

Title XIII

PLANNING AND DEVELOPMENT

Chapter 189

UNIFORM SPECIAL DISTRICT ACCOUNTABILITY ACT

189.08 Special district public facilities report.—

(1) It is declared to be the policy of this state to foster coordination between special districts and local general-purpose governments as those local general-purpose governments develop comprehensive plans under the Community Planning Act, pursuant to part II of chapter 163.

(2) Each independent special district shall submit to each local general-purpose government in which it is located a public facilities report and an annual notice of any changes. The public facilities report shall specify the following information:

(a) A description of existing public facilities owned or operated by the special 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 special district. This description shall include the current capacity of the facility, the current demands placed upon it, and its location. This information shall be required in the initial report and updated every 7 years at least 12 months before the submission date of the evaluation and appraisal notification letter of the appropriate local government required by s. 163.3191. The department shall post a schedule on its website, based on the evaluation and appraisal notification schedule prepared pursuant to s. 163.3191(5), for use by a special district to determine when its public facilities report and updates to that report are due to the local general-purpose governments in which the special district is located.

(b) 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 7 years, including any facilities that the district is assisting another entity, except a local general-purpose government, to build, improve, or expand through a lease or other agreement with the district. For each public facility identified, the report shall describe how the district currently proposes to finance the facility.

(c) If the special district currently proposes to replace any facilities identified in paragraph (a) or paragraph (b) within the next 10 years, the date when such facility will be replaced.

(d) The anticipated time the construction, improvement, or expansion of each facility will be completed.

(e) The anticipated capacity of and demands on each public facility when completed. In the case of an improvement or expansion of a public facility, both the existing and anticipated capacity must be listed.

(3) A special district proposing to build, improve, or expand a public facility which requires a certificate of need pursuant to chapter 408 shall elect to notify the appropriate local general-purpose government of its plans either in its 7-year plan or at the time the letter of intent is filed with the Agency for Health Care Administration pursuant to s. 408.039.

(4) Those special districts building, improving, or expanding public facilities addressed by a development order issued to the developer pursuant to s. 380.06 may use the most recent local government report required by s. 380.06(6) and submitted by the developer, to the extent the annual report provides the information required by subsection (2).

(5) The facilities report shall be prepared and submitted within 1 year after the district's creation.

(6) For purposes of the preparation or revision of local government comprehensive plans required pursuant to s. 163.3161, a special district public facilities report may be used and relied upon by the local general-purpose government or governments within which the special district is located.

(7) Any special district that has completed the construction of its public facilities, improvements to its facilities, or its development is not required to submit a public facilities report, but must submit the information required by paragraph (2)(a).

(8) A special district plan of reclamation required pursuant to general law or special act, including, but not limited to, a plan prepared pursuant to chapter 298 which complies with the requirements of subsection (2), shall satisfy the requirement for a public facilities report. A water management and control plan adopted pursuant to s. 190.013, which complies with the requirements of subsection (2), satisfies the requirement for a public facilities report for the facilities the plan addresses.

(9) The Reedy Creek Improvement District is not required to provide the public facilities report as specified in subsection (2).

(10) Each deepwater port listed in s. 403.021(9)(b) shall satisfy the requirements of subsection (2) by submitting to the appropriate local government a comprehensive master plan as required by s. 163.3178(2)(k). All other ports shall submit a public facilities report as required in subsection (2).

History.—s. 20, ch. 89-169; s. 26, ch. 95-280; s. 16, ch. 97-255; s. 17, ch. 99-8; s. 38, ch. 2011-139; s. 15, ch. 2012-99; s. 35, ch. 2014-22; s. 9, ch. 2018-158.

Note.—Former s. 189.415.