

March 27, 2017

Tison's Landing Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092
Attn: Dave DeNagy

RE: Public Facilities Report
Section 189.08 Florida Statutes
Tison's Landing Community Development District
ETM No.: 02-005-07

Dear Mr. DeNagy:

This report is provided at the request of the Tison's Landing Community Development District (the "District") to comply with the requirement of Section 189.08, Florida Statutes, 2016 regarding the Special district public facilities report.

The District has a 2005 Project which has been completed and a new 2016 Project. We have divided this report into two sections dealing with the 2005 Project then the 2016 Project.

2005 PROJECT

The District completed construction of its Series 2005 Project and it was certified complete on August 4, 2016.

In accordance with Section 189.08, Florida Statutes paragraph (7) , Any special district that has completed the construction of its public facilities, improvements to it's facilities, or it's development is not required to submit a public facilities report, but must submit the information required by paragraph (2)(a) which shall specify the following information:

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.

To comply with these requirements, the sections outlined below provide information on the various Tison's Landing Community Development District public facilities including the following:

A general description of the existing public facilities owned or operated by the special district.

The current capacity of the facilities, where applicable.
The current demands on the facilities, where applicable.
The location of the facilities.

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General Information

The Tison's Landing Community Development District is generally located in the Southeast quadrant of Main Street (US1) and Yellow Road.

See the attached map of the District.

Stormwater Management Facilities

The Stormwater Management Facilities consist of a series of wet detention ponds including outfall structures, interconnecting pipes and associated drainage structures.

The stormwater management facilities located Off site / North of Yellow Bluff Road was completed and conveyed to the City of Jacksonville and is now maintained by the City.

The stormwater management facilities serving the project were designed and constructed to provide full capacity to serve the build out of the project. The system is operating at full capacity.

Amenity Center

The Amenity Center and recreation facility generally consists of the following improvements:

- Club house
- Swimming Pools
- Tennis courts
- Basketball courts
- Volleyball court
- Fitness equipment
- Play ground
- Multi use field
- Parking
- Landscape, lighting and irrigation

With respect to the current capacity, the Amenity Center facility is fully constructed and can operate at full capacity.

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

The facility is managed by Riverside Management Services.

The Amenity Center is located in the North East area of the project. See the attached map.

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Community Pocket Parks

These areas are located in several locations within the project and provide passive recreation and landscape.

A capacity analysis is not applicable to this facility.

See the attached map for the location of these facilities.

Entry Features at Main Street / US-1 and Yellow Bluff Road

This Entry Features include:

Decorative entry columns, walls and signage
Landscaping, Lighting and Irrigation

A capacity analysis is not applicable to this facility.

See the attached map for the location of these facilities.

Landscaping and Irrigation

The District maintains various Landscaping and Irrigation improvements at the following locations:

The Amenity Center and recreation facility

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

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

2016 PROJECT

To comply with the portion of Section 189.08, Florida Statutes paragraph (2)(b) requiring "A description of each public facility the district is building, improving, or expanding", we have copied the following from the 2016 project Improvement Plan.

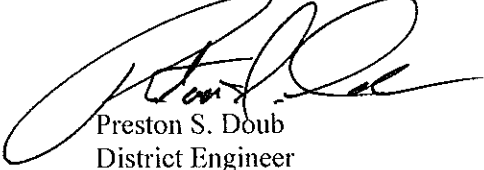
"This following statement is the 2016 Project for the Tison's Landing Community Development District. This Supplemental Report #5 to the Improvement Plan is provided for the \$200,000 proposed capital expenditures related to the District Amenity Center building and associated recreational facilities. A portion of the 2016 Bond proceeds will be used for expenditures related to the Amenity Center and recreational facilities including but not limited to replacement, expansion or enhancements to improvements such as the fitness equipment, fitness room, security system, pools, tennis courts, basketball courts, ADA improvements or other Amenity enhancements approved by the District. "

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If you have any questions or require any additional information, please contact our office.

Sincerely,

ENGLAND-THIMS & MILLER, INC.



Preston S. Doub
District Engineer

Cc: Gerald Knight – District Counsel