



May 30, 2019

TECHNICAL REPORT

PUBLIC FACILITIES REPORT

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT
Hernando County, Florida

18-02537-001

Submitted to:

Sterling Hill Community Development District

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PURPOSE AND SCOPE

In compliance with *Section 189.08, Florida Statutes*, special districts are required to file public facilities reports to promote coordination between special districts and local governments to aid in comprehensive planning. This report for the Sterling Hill Community Development District (the District) provides general descriptions of the public facilities owned by the District. Since the community is substantially complete with one remaining phase to be completed and no definite timeline for construction to commence, the report is limited to existing infrastructure and does not contemplate facility expansion within the next five years.

GENERAL INFORMATION

The Sterling Hill Community Development District (“District”) is located in Spring Hill in Hernando County, Florida. The site is located west and east of Elgin Blvd. along Sterling Hill Blvd. (See Location Map, Figure 1). The District was established for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities with the District. Sterling Hill (the “Development”), located within the boundaries of the District consists of four phases. Phases I, II, and III of the development have been completed and include 1,409 units. Phase IV is currently not developed but is approved for 209 units. The development plan and phases are anticipated as depicted but are subject to change based on real estate market conditions.

EXISTING PUBLIC FACILITIES

ROADWAYS

District Roads include the roadway asphalt, base, subgrade, roadway curb and gutter, striping and signage, and sidewalks within the rights of way abutting non-lot lands. The District will own and maintain the subdivision roadways and Hernando County will own and maintain the Internal collector roadways.

WATER FACILITIES

The District is supplied with potable water and fire protection by the Hernando County Water Department. The water main flows throughout the community. These mains provide water service to each of the residential parcels and District-maintained buildings as well as to the recreational facilities and common areas.

All water mains constructed within the rights-of-way (ROW) have been dedicated to the Hernando County Public Utilities Department for ownership, operation, and maintenance. Where construction within the ROW was not practical or possible, Hernando County has been provided an easement.

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. They then flow through the system by gravity to a sanitary pump station. From the pump station, the wastewater is mechanically lifted by pumps. The discharge (effluent) is then collected into a Hernando County force main.



Like the potable water system, all wastewater facilities are owned by Hernando County. Where construction within the ROW was not practical or possible, Hernando County has been provided an easement.

IRRIGATION AND LANDSCAPING FACILITIES

Key points along the community perimeter as well as internal to the project have been and will be irrigated and landscaped / hardscaped. Currently these areas will be owned and maintained by the CDD.

STORMWATER MANAGEMENT FACILITIES

The District-wide Stormwater system consists of dry detention ponds to capture and treat stormwater runoff from developed areas and control structures that regulate the volume of water detained and detention periods. In general, the stormwater runoff will flow from the developed parcels to the roads and conveyance swales into the ponds via inlet structures and pipes. The primary form of treatment will be dry detention pursuant to accepted design criteria. The stormwater system is designed to retain a 100 year storm event. The CDD currently owns the community stormwater management facilities which provide stormwater treatment and storage for the Sterling Hill development. as permitted by Hernando County and the Southwest Florida Water Management District. The District will be responsible for maintaining the stormwater management facilities.

RECREATIONAL FACILITIES

The District has active and passive recreational opportunities available to the residents including the following:

Clubhouse Facilities: Sterling Hill CDD maintains two community centers. Sterling Hill North Clubhouse is located northeast of Sterling Hill Blvd and Brightstone Place. This parcel includes amenities such as a fitness center, pool, gazebo, playground, basketball court, and tennis court. Sterling Hill South Clubhouse is located southeast of Sterling Hill Blvd and Dunwoody Dr. This parcel includes amenities such as a pool, gazebo, playground, sand volleyball court, dog park, and splash pad.

Recreational Boat Storage: The community also provides a site adjacent to the North Clubhouse that offers recreational boat storage for the residents.

No additional facility expansions are currently planned.



Location Map/Site Plan

