

# **PUBLIC FACILITIES REPORT**

**for the:**

**Covington Park Community Development District**

**Hillsborough County, Florida**

**March 2015**

**Prepared by:**

**Heidt Design, LLC**

## **PURPOSE AND SCOPE**

This report is being prepared at the request of the Covington Park Community Development District (the District) to comply with the requirements of 189.415, Florida Statutes, regarding the submittal of a Special District Public Facilities Report. It is the intention of this report to provide general descriptions of public facilities owned by the District together with any currently proposed facility expansion or replacement programs within the next five years.

## **GENERAL INFORMATION**

The Covington Park Community Development District (District), located in Sections 13, 14 Township 31 South, Range 19 East, Hillsborough County Florida, provides on-site stormwater facilities and wetlands; monumentation of main and neighborhood entryways; landscape, hardscape and irrigation of entryway medians and common open spaces, neighborhood parks and amenity centers. Other infrastructure improvements funded by the District have been dedicated to Hillsborough County and accepted for operation and maintenance. The District encompasses approximately 361.7 acres in southern Hillsborough County and generally consists of East and West Parcels along Covington Garden Boulevard. Exhibit 1 provides a Vicinity Map and the District boundaries are shown on Exhibit 2.

The District consists of twelve residential communities totaling approximately 1139 residential units that were constructed in multiple phases. As of the date of this report, the construction of all infrastructure improvements contemplated in the approved Engineer's Report has been completed.

## **GOVERNMENTAL ACTIONS**

The Covington Park Community Development District (the "District") originally encompassing a 241± acre tract, was established through the enactment of Ordinance 99-9 by the Board of County Commissioners of Hillsborough County, Florida, on June 2, 1999 – effective July 2, 1999. In 2004, the Covington Park Community Development District was expanded adding 120± acres, Ordinance No. 04-20 dated April 13, 2004 effective date April 26, 2004. The project is located within the Southbend DRI (#145) which received development approvals in 1986 (R86-0260). Construction has occurred in several phases. The related county acceptance of public infrastructure has been completed.

## **COMMUNITY DEVELOPMENT DISTRICT PUBLIC FACILITIES**

As noted above, the District owns and is responsible for the operation and maintenance of the stormwater facilities and wetlands; monumentation of main and neighborhood entryways; landscape, hardscape and irrigation of entryway medians and common open spaces; neighborhood parks; amenity centers.

### **Stormwater Management System**

Both Hillsborough County and the Southwest Florida Water Management District (SWFWMD) regulated the design criteria for the District's stormwater management system. The approved stormwater management system consists of approximately 40 detention ponds integrated with existing wetlands. Four of the detention ponds in the Covington Stone neighborhood include fountains. The District has completed the construction of the on-site stormwater management system. It owns and is responsible for maintaining those portions of the system that are outside of the public right-of-ways. Hillsborough County remains responsible for curbs, inlets, gutter and piping in the public rights-of-way.



## Neighborhood Entry Features

The District is responsible for approximately 16 neighborhood/park entry signs and monument features that consist of one or more of the following:

Cultured stone walls with plaques

1 or 2 plaques per sign (one on each side for median signs)

1 or 2 columns attached to wood fencing

Wood fencing

Accessory Building Structure at Surrey Park Entrance

Hardscape and Landscape



## **Recreation Amenities**

### **Oak Park Amenity**

Oak Park, located on approximately 7.5 acres on the west side of Covington Garden Drive and north the school site, consists of the following components and related capacity:

\_\_\_\_\_ sf Clubhouse Building, including two (2) Restrooms, Meeting Room, Office, Fitness Center

Pool (Pool Capacity = \_\_\_\_\_, Deck Capacity = \_\_\_\_\_)

Storage sheds

Trash enclosure

Two (2) Tennis Courts with Fencing

Sand Volleyball Court

Softball Field

Basketball Court with Wooden Bleacher and Metal Benches

Playground (including sand box)

Covered Picnic Area & Grill

Walking/Jogging Path (including wooden ditch crossing trail)

Sidewalk and Parking Areas (19 spaces)

Landscape and Hardscape



**Covington Stone Amenity**

Covington Stone Amenity, located on approximately 0.15 acres on the east side of Monarch Park Drive in the Covington Stone Neighborhood, consists of the following components and related capacity:

\_\_\_\_\_ sf Amenity Building, including two (2) Restrooms

Pool (Pool Capacity = \_\_\_\_\_, Deck Capacity = \_\_\_\_\_)

Pool Fencing

Sidewalk and parking Areas (One (1) HC Space)



## Stone Garden Park

The Stone Garden Park, located on approximately 2 acres inside of a roundabout on the east side of Covington Garden Drive at Covington Stone Avenue. The park consists of a clock and bell tower feature, accessory building structure with pergola, monument sign, stone walls, bike racks, landscape and hardscape.



## **Guilford Pocket Park**

The pocket park, located on approximately 0.17 ac at the intersection of Guilford Bridge Drive, Guilford Glen Place, and Guilford Crest Drive of Guilford Neighborhood. The park consists of a playground area, bench, and landscape.



## **Landscaping**

The District owns and maintains landscape and irrigation system in the right-of-way, including median islands at main entry areas and neighborhood entry areas, cul-de-sac islands; parks and amenity sites, perimeter buffers, and district owned common areas. The irrigation system serving the noted landscape areas generally uses wells, owned and maintained by the District.



## **Fencing**

The District owns and maintains fencing used for a variety of purposes, including the following:

- Metal Perimeter Fencing at Surrey Subdivision
- Metal Pool Fencing at Oak Park and Covington Stone Amenity Pools
- Vinyl and Wood Perimeter Fencing at Oxford Neighborhood Southern Property Line
- Decorative/Wood Fencing at Neighborhood Entrances

## **CURRENTLY PROPOSED EXPANSIONS**

The District is currently evaluating expansion of the existing Oak Park Amenity Site, see attached **Preliminary Master Amenity Plan**. The District does not anticipate replacing any other existing facilities within the next five (5) years. In general, the existing facilities operate at or near capacity.

# Exhibit 1

## **Vicinity Map**

# Exhibit 2

## **District Boundaries**