



Covington Park Community Development District

Updated Public Facilities Report

Board of Supervisors

May 24, 2021

SUBMITTED BY:

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TABLE OF CONTENTS

1.0 Introduction and District Description	3
2.0 Proposed Facilities	3
2.1 Parks and Recreational Facilities	3
List of Exhibits	
Vicinity Map.....	4

Covington Park Community Development District

1. INTRODUCTION AND DISTRICT DESCRIPTION

The Covington Park Community Development District (the "District") originally encompassing an approximately 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 date July 2, 1999. In 2004, the Covington Park Community Development District expanded to include approximately 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).

This updated Public Facilities Report is provided in conformance with the District's obligation under Section 189.08 FS requiring that a public facilities report be updated every 7 years and submitted to the local government. The report is to provide an update to the Public Facilities Report prepared by Heidt Design, LLC dated July 2015, which provided an overview of the public facilities built by the District. As required by the statute, this report only includes public facilities the District is building, improving or expanding, or is proposing to build, improve, or expand in the next seven years.

The District contains approximately 361.7 acres and is located in Sections 13, 14 Township 31 South, Range 19 East, Hillsborough County Florida. Exhibit 1 provides a vicinity map of the District.

2. PROPOSED FACILITIES

2.1 Parks and Recreational Facilities

The District is proposing to expand the Oak Park Amenity site, now known as the Irwin Amenity Center, referenced in the Heidt Report. The District is proposing to modify this amenity center site as follows:

- Expand the existing fitness room inside the clubhouse by repurposing a portion of the existing covered veranda, which will increase the air-conditioned space to approximately 715 square feet (SF);
- Addition of a new approximately 800 SF shade pavilion structure (including bathrooms);
- Addition of a second swimming pool;
- Addition of a splash pad;
- Replacement – expansion & relocation of tot lot with shade covering;
- Addition of large breed and small breed dog parks;
- Additional prefabricated shade structures;
- Additional parking lot to the north of the existing amenity building;
- Expand the existing parking lot to the south of the existing amenity building;
- Addition of second parking lot exit to the south of the site;
- Relocate the trash corral;
- Regrading and reconfiguration of retention area to wet pond.
- General regrading in select areas to improve overall drainage performance of site.
- Additional improvements including, but not limited to, sidewalks, fencing, lighting, irrigation, et cetera as per the construction documents.

The District will be financing the construction of these improvements through the Series 2015 Project Bond.

Construction of these improvements is expected to commence in the fourth quarter of 2021 and take approximately 18 months to complete.



COVINGTON PARK CDD

VICINITY EXHIBIT

