

PUBLIC FACILITIES REPORT

for the:

Covington Park Community Development District

Hillsborough County, Florida

July 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 1192 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 41 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:

±5,060 sf Clubhouse Building, including two (2) Restrooms, Meeting Room, Office, Fitness Center
Pool (Pool Capacity = 46)

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:

±325 sf Amenity Building, including two (2) Restrooms

Pool

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

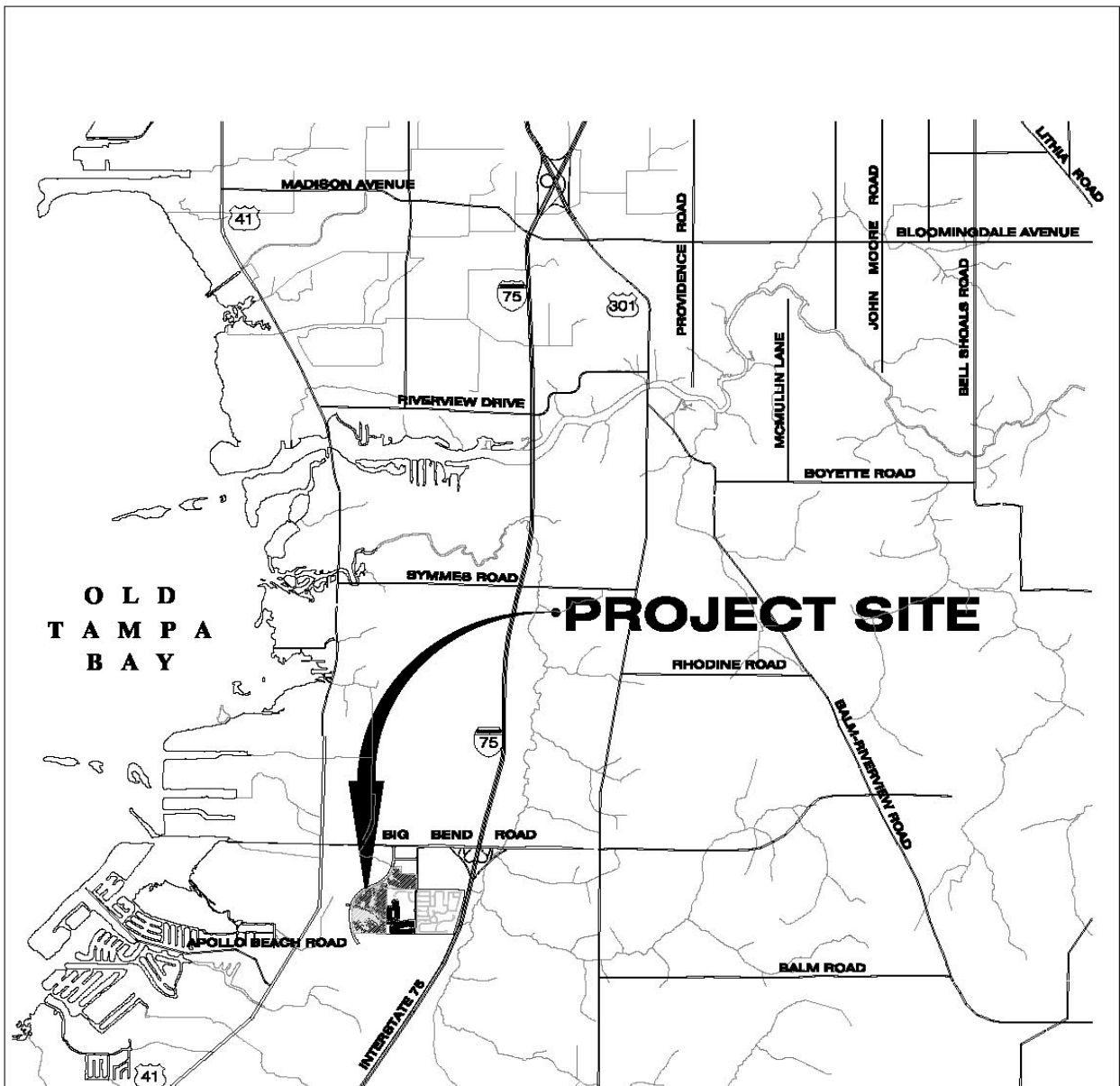
CURRENTLY PROPOSED EXPANSIONS

The District is currently evaluating expansion of the existing Oak Park Amenity Site. 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

VICINITY MAP



VICINITY MAP

HILLSBOROUGH COUNTY, FLORIDA

SECTION 14, TOWNSHIP 31 SOUTH, RANGE 19 EAST

Exhibit 2

District Boundaries

COVINGTON PARK
OVERALL C.D.D. PARCEL

EAST PARCELS
(PART 1)

Beginning at the Southwest corner of Section 13, Township 31 South, Range 19 East, Hillsborough County, Florida, run thence North 00°45'33" East, 2388.35 feet, along the West boundary of said Section 13 and the Easterly right-of-way line of Access Road No. 1 for State Road 93-A (Section 10075-2403) to the beginning of a curve to the right; thence Northerly 141.37 feet, along the arc of said curve (having a radius of 270.00 feet, a central angle of 30°00'00", and chord bearing and distance of North 15°45'33" East, 139.76 feet) along said Easterly right-of-way line to a point of reverse curvature; thence Northerly, 123.78 feet, along the arc of a curve to the left (having a radius of 327.13 feet, a central angle of 21°40'45", and a chord bearing and distance of North 19°55'10" East, 123.04 feet) along said Easterly right-of-way line to its intersection with the North boundary of the South 1/2 of the West 1/4 of said Section 13; thence South 89°12'02" East, 1254.13 feet, along said Northerly boundary to the Northeast corner of the South 1/2 of the West 1/4 of said Section 13, thence South 00°33'29" West, 2625.73 feet, along the East boundary of the South 1/2 of the West 1/4 of said Section 13 to the Southeast corner thereof; thence North 89°47'45" West, 1339.96 feet, along the South boundary of said Section 13 to the Point of Beginning.

Containing 80.505 acres, more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

(PART TWO)

That part of the South 1/2 of the East 1/2 of the West 1/2 of Section 13, Township 31 South, Range 19 East, lying West of the West right-of-way line of Interstate Highway 75, Hillsborough County, Florida, and being more particularly described as follows:

Beginning at the Southwest corner of the East 1/2 of the West 1/2 of Section 13, Township 31 South, Range 19 East, Hillsborough County, Florida, run thence North 00°33'29" East, 2625.73 feet, along the West boundary of the East 1/2 of the West 1/2 of said Section 13 to the Northwest corner of the South 1/2 of the East 1/2 of the West 1/2 of said Section 13; thence South 89°12'02" East, 1330.93 feet along the North boundary of the South 1/2 of the East 1/2 of the West 1/2 of said Section 13 to the Northeast corner thereof, thence South 00°22'17" West, 450.37 feet along the East boundary of the South 1/2 of the East

1/2 of the West 1/2 of said Section 13 to the Westerly limited access right-of-way line of said I-75 (S.R. 93-A); thence South 14°53'03" West, 624.26 feet, along said Westerly limited access right-of-way line; thence South 16°01'48" West, 1618.97 feet, along said limited access right-of-way line to the South boundary of said Section 13; thence North 89°47'45" West, 746.05 feet, along said South boundary to the Point of Beginning.

Containing 65.779 acres more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

WEST PARCEL

DESCRIPTION: A parcel of land lying in Sections 13 and 14, Township 31 South, Range 19 East, Hillsborough County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 14, run thence along the South boundary of the Southeast 1/4 of said Section 14, the following two (2) courses: 1) N.89°01'03"W., 60.00 feet to the **POINT OF BEGINNING**; 2) continue, N.89°01'03"W., 2583.64 feet to the Southeast corner of the Southwest 1/4 of said Section 14; thence along the South boundary of said Southwest 1/4 of Section 14, N.88°59'34"W., 432.66 feet; thence N.82°03'31"E., 7.43 feet; thence N.38°33'49"E., 35.18 feet; thence N.37°22'06"E., 33.26 feet; thence N.12°39'26"W., 33.13 feet; thence N.31°03'46"E., 35.13 feet; thence N.12°11'57"W., 45.21 feet; thence N.34°08'41"W., 54.59 feet; thence N.65°30'53"W., 34.06 feet; thence N.82°08'40"W., 27.84 feet; thence S.89°53'33"W., 60.47 feet; thence S.26°05'15"W., 61.24 feet; thence N.36°30'00"W., 275.56 feet; thence N.04°16'16"E., 6.54 feet; thence S.40°42'50"W., 16.45 feet; thence S.71°20'16"W., 24.41 feet; thence N.62°57'46"W., 13.61 feet; thence N.08°03'25"E., 14.14 feet; thence N.39°58'28"E., 39.47 feet; thence N.23°48'55"E., 21.84 feet; thence N.54°12'09"E., 21.66 feet; thence N.43°08'28"W., 44.21 feet; thence S.45°42'21"W., 23.20 feet; thence S.54°23'24"W., 54.76 feet; thence S.85°51'42"W., 9.02 feet; thence N.31°58'41"W., 24.91 feet; thence S.81°47'50"W., 37.57 feet to a point on a curve; thence Northerly, 134.75 feet along the arc of a curve to the right having a radius of 2440.00 feet and a central angle of 03°09'51" (chord bearing N.06°37'14"W., 134.74 feet); thence N.84°57'41"E., 70.69 feet; thence N.30°30'00"E., 85.43 feet; thence N.59°30'00"E., 128.46 feet; thence S.84°06'30"E., 66.84 feet; thence N.64°48'31"E., 77.64 feet; thence S.55°35'49"E., 110.24 feet; thence S.62°43'20"E., 51.36 feet; thence S.16°54'52"W., 88.37 feet; thence S.31°33'28"E., 126.52 feet; thence N.88°08'55"E., 100.03 feet; thence S.44°00'13"E., 68.97 feet; thence S.07°06'24"W., 50.96 feet; thence S.11°01'16"E., 37.92 feet; thence S.04°57'14"W., 43.35 feet; thence S.78°03'44"E.,

21.24 feet; thence S.43°32'54"E., 49.85 feet; thence S.60°22'13"E., 39.30 feet; thence N.89°47'24"E., 49.80 feet; thence S.50°19'48"E., 44.45 feet; thence N.43°15'57"E., 49.04 feet; thence N.68°23'58"E., 61.75 feet; thence N.33°19'30"E., 51.75 feet; thence N.85°54'00"E., 77.94 feet; thence N.88°42'00"E., 42.41 feet; thence N.50°00'00"W., 159.71 feet; thence S.40°00'00"W., 48.98 feet; thence N.73°26'05"W., 24.69 feet; thence N.56°00'51"W., 39.22 feet; thence N.58°56'51"W., 36.74 feet; thence N.74°45'00"W., 46.07 feet; thence N.56°34'00"W., 32.28 feet; thence S.72°17'18"W., 43.63 feet; thence S.60°13'14"W., 32.90 feet; thence N.69°54'40"W., 24.67 feet; thence N.34°41'22"W., 30.42 feet; thence N.46°08'06"W., 38.86 feet; thence N.49°34'10"E., 19.34 feet; thence N.80°31'56"E., 41.27 feet; thence N.10°11'56"E., 12.55 feet; thence N.44°42'38"W., 29.39 feet; thence N.01°33'47"W., 39.18 feet; thence N.20°18'17"W., 33.62 feet; thence N.27°55'11"E., 41.34 feet; thence N.69°14'58"E., 44.65 feet; thence N.25°39'26"E., 52.01 feet; thence N.04°25'10"E., 9.76 feet; thence N.52°30'00"E., 215.37 feet; thence S.73°46'52"E., 28.83 feet; thence S.78°31'57"E., 43.75 feet; thence S.50°34'32"E., 45.92 feet; thence S.70°52'50"E., 59.59 feet; thence S.61°39'38"E., 60.04 feet; thence S.40°54'49"E., 79.25 feet; thence S.73°51'16"E., 26.20 feet; thence S.48°04'48"E., 51.48 feet; thence N.18°35'20"E., 25.91 feet; thence S.12°18'24"E., 59.60 feet; thence S.49°20'34"E., 47.69 feet; thence S.69°57'49"E., 37.51 feet; thence S.16°50'20"E., 20.28 feet; thence S.80°36'53"E., 45.98 feet; thence S.09°43'29"E., 20.21 feet; thence S.25°30'33"E., 35.54 feet; thence S.69°08'06"E., 31.85 feet; thence S.25°13'08"E., 36.64 feet; thence N.72°53'28"E., 21.36 feet; thence N.40°30'19"E., 59.98 feet; thence N.36°01'34"E., 33.32 feet; thence N.33°57'31"W., 15.51 feet; thence N.19°17'52"E., 37.19 feet; thence N.00°30'40"E., 15.80 feet; thence N.77°19'04"W., 41.62 feet; thence S.24°18'59"W., 26.89 feet; thence N.47°14'46"W., 25.40 feet; thence N.37°00'25"E., 47.79 feet; thence N.02°06'20"E., 23.06 feet; thence N.04°32'40"W., 69.42 feet; thence N.13°28'20"W., 37.18 feet; thence N.38°30'24"E., 40.28 feet to a point on a curve; thence Northwesterly, 42.79 feet along the arc of a curve to the right having a radius of 1230.00 feet and a central angle of 01°59'36" (chord bearing N.50°29'48"W., 42.79 feet) to a point of tangency; thence N.49°30'00"W., 511.28 feet to a point of curvature; thence Northwesterly, 525.82 feet along the arc of a curve to the left having a radius of 1170.00 feet and a central angle of 25°45'00" (chord bearing N.62°22'30"W., 521.41 feet) to a point of tangency; thence N.75°15'00"W., 10.86 feet; thence N.77°22'38"W., 350.24 feet; thence N.75°15'00"W., 231.04 feet to a point of curvature; thence Southwesterly, 40.39 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 92°34'21" (chord bearing S.58°27'49"W., 36.14 feet) to a point of cusp; thence Northeasterly, 1261.78 feet along the arc of a curve to the right having a radius of 1540.00

feet and a central angle of 46°56'41" (chord bearing N.35°38'59"E., 1226.78 feet); thence S.24°08'04"W., 19.68 feet; thence S.44°28'44"E., 45.31 feet; thence S.64°24'37"E., 64.46 feet; thence N.68°07'17"E., 39.21 feet; thence N.37°57'09"E., 27.98 feet; thence N.28°19'54"E., 49.65 feet; thence N.17°18'59"W., 73.92 feet to a point on a curve; thence Northeasterly, 83.42 feet along the arc of said curve to the right having a radius of 1540.00 feet and a central angle of 03°06'13" (chord bearing N.66°26'53"E., 83.41 feet) to a point of tangency; thence N.68°00'00"E., 400.00 feet to a point of curvature; thence Northeasterly, 851.47 feet along the arc of a curve to the left having a radius of 1660.00 feet and a central angle of 29°23'21" (chord bearing N.53°18'19"E., 842.17 feet); thence S.51°23'21"E., 97.19 feet; thence S.63°29'03"E., 17.61 feet; thence S.68°52'41"E., 37.17 feet; thence N.82°25'19"E., 42.26 feet; thence S.63°56'14"W., 61.29 feet; thence S.01°06'57"E., 14.39 feet; thence S.44°33'19"E., 37.96 feet; thence S.49°52'40"E., 29.31 feet; thence N.47°12'23"E., 51.06 feet; thence S.68°12'52"E., 54.65 feet; thence N.70°05'25"E., 12.43 feet; thence N.00°36'57"E., 163.50 feet; thence N.55°06'21"W., 79.31 feet; thence N.79°50'36"W., 65.82 feet; thence N.56°08'34"W., 63.79 feet to a point on a curve; thence Northeasterly, 475.35 feet along the arc of said curve to the left having a radius of 1660.00 feet and a central angle of 16°24'26" (chord bearing N.25°39'14"E., 473.73 feet); thence N.64°25'37"E., 11.10 feet; thence S.50°17'15"E., 59.89 feet; thence S.81°40'39"E., 25.57 feet; thence N.78°06'59"E., 121.72 feet; thence S.54°33'41"E., 89.09 feet; thence S.06°05'02"E., 55.87 feet; thence S.05°10'14"E., 56.40 feet; thence S.04°32'26"E., 59.12 feet; thence S.26°30'58"E., 100.72 feet; thence S.43°26'16"E., 111.84 feet; thence S.79°47'05"E., 99.27 feet; thence N.09°23'49"W., 22.20 feet; thence S.78°23'48"E., 37.41 feet; thence S.12°49'35"E., 21.74 feet; thence S.79°47'05"E., 11.98 feet; thence N.39°22'51"E., 99.54 feet; thence S.89°14'37"E., 682.59 feet to a point on the West right-of-way line of Access Road No. 1 for State Road No. 93-A, Section 10075-2403, and recorded in Official Record Book 3307, Page 1129, and Official Record Book 3865, Page 386, and conveyed to Hillsborough County as road right-of-way in Official Records Book 9930, Page 1237, ALL of the Public Records of Hillsborough County, Florida; thence along said West right-of-way line, the following five (5) courses: 1) S.00°45'23"W., 829.03 feet to a point on a curve; 2) Southerly, 47.55 feet along the arc of a curve to the right having a radius of 267.13 feet and a central angle of 10°11'54" (chord bearing S.05°51'20"W., 47.48 feet) to the Northeast corner of TRACT "I", of COVINGTON PARK PHASE 1A, according to the plat thereof as recorded in Plat Book 87, Page 11, of the Public Records of Hillsborough County, Florida; 3) continue Southerly, 92.32 feet along the arc of said curve to the right having the same radius of 267.13 feet and a central angle of 19°48'05" (chord bearing S.20°51'14"W., 91.86 feet) to a

point of reverse curvature; 4) Southerly, 174.54 feet along the arc of a curve to the left having a radius of 330.00 feet and a central angle of 30°18'15" (chord bearing S.15°36'09"W., 172.51 feet); 5) along a line lying 60.00 feet West of and parallel with the East boundary of the aforesaid Section 14, S.00°45'18"W., 2386.36 feet to the **POINT OF BEGINNING**.

Containing 215.462 acres, more or less.

ALTOGETHER containing 361.746 acres, more or less.

NLC-CP-117

P:\Covington Park West\CPARKWEST-CDD-OVERALL-DS

JMG

October 6, 2003