



TECHNICAL REPORT

PUBLIC FACILITIES REPORT

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT
Hillsborough County, Florida

Submitted to:

Waterset North 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 Waterset North Community Development District (the District) provides general descriptions of the public facilities owned by the District. Since the community is substantially complete, the report is limited to existing infrastructure and does not contemplate facility expansion within the next five years.

GENERAL INFORMATION

The Waterset North Community Development District (“District”) is located in Hillsborough County, Florida. The District is contained within Sections 14 and 23, Township 31 South, Range 19 East, and is bounded by US 41 to the west, Big Bend Rd to the north, a residential development known as Covington Park to the East, and Paseo Al Mar Blvd west. Access to the District is via Paseo Al Mar Blvd and Big Bend Road. (See Location Map, Figure 1). The District was established for the purpose of maintaining and operating a portion of the public improvements and community facilities within the District. Waterset North CDD (the “Development”), located within the boundaries of the District consists of approximately 756 acres and a total of 1,512 residential units.

EXISTING PUBLIC FACILITIES

ROADWAYS

The majority of the Roadways within the district are not owned by the District. Hillsborough County owns and maintains most roadways within the boundary of the district including sidewalks, curb, stormwater inlets, underdrain, and storm sewers within the rights of way abutting non-lot lands with the exception of Hourglass Drive which is owned and maintained the District (Parcel ID# 054157-1344).

WATER FACILITIES

The District is supplied with potable water and fire protection by the Hillsborough County Water Department. The water main flows throughout the community. These mains provide water service to each of the residential parcels and buildings within the District 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 Hillsborough County Public Utilities Department.

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 Hillsborough County force main.

Like the potable water system, all wastewater facilities are owned by Hillsborough County.

IRRIGATION AND LANDSCAPING FACILITIES

The District maintains landscape and irrigation improvements throughout the District boundaries. A maintenance area map (See CDD Maintenance Map, Figure 2) can be provided as a reference to the particular landscape areas in which the CDD maintains. Landscape and Irrigation services for the community are provided by vendors hired by the District.

STORMWATER MANAGEMENT FACILITIES

The District owns and maintains the District-wide Stormwater system that consists of wet 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 is wet detention pursuant to accepted design criteria. The pond control structures consist of weirs for attenuation and orifices to recover the treatment volume. The CDD owns and maintains the community stormwater management facilities which provide stormwater treatment and storage for the Waterset North development as permitted by Hillsborough County and the Southwest Florida Water Management District. The District has been granted drainage/access easements per the plat maps between homes to provide proper maintenance to the stormwater maintenance system in cases where the property is not owned by the District. Plats can be provided by District staff.

MONUMENTS, ENTRYWAYS & LIGHTING

The District owns and maintains various monumentation of main and neighborhood entryways. The streetlights in the District are paid for through the local taxing authority Lighting District 1096 through TECO.

There is no plan currently to expand these facilities or alter these items.

RECREATIONAL FACILITIES

The District owns and maintains recreational facilities including a pool, a fitness center, The Landing Clubhouse, two wood docks, a covered breezeway and concrete paver patio, a open air porch, a dog park facility, a playground, a outdoor fitness equipment location, a splash pad center, two parking lot facilities, a lakeside bowl style congregating area, and multiple pocket parks and paved walking trails.

There is no plan currently to expand these facilities or add any new amenities.

Figure 1 - Location Map/Site Plan



