

July 14, 2009

Prepared by:

**SCAROLA ASSOCIATES
Engineering Design and Land Consultants, P.A.**

PUBLIC FACILITIES REPORT
For the:
**MAGNOLIA PARK
COMMUNITY
DEVELOPMENT DISTRICT**

Project No.: 868.01

TABLE OF CONTENTS

| | <u>PAGE</u> |
|--|--------------------|
| PURPOSE AND SCOPE | 3 |
| GENERAL INFORMATION | 3 |
| PUBLIC FACILITIES | 3 |
| Water Facilities | 3 |
| Wastewater Facilities | 4 |
| Stormwater Management Facilities | 4 |
| Off-Site Road Improvements | 5 |
| Conservation Areas | 5 |
| LIST OF FIGURES | |
| FIGURE 1 LOCATION MAP | 6 |
| FIGURE 2 MASTER DEVELOPMENT PLAN | 7 |

PURPOSE AND SCOPE

This report has been prepared at the request of the Magnolia Park Community Development District (the District) to comply with the requirements of 189.415, Florida Statutes, regarding the Special District Public Facilities Report. This report provides general descriptions of the public facilities owned by the District, those dedicated to the local general purpose government.

GENERAL INFORMATION

The Magnolia Park Community Development District ("District") is comprised of approximately 403.33 acres located in Hillsborough County, Florida, east of 78th Street, south of Causeway Boulevard, west of I-75 and U.S. Highway 301 South, and north of Eagle Palm Drive (Figure 1). The development within the district includes a mix of single-family residential, multifamily, commercial and recreational uses.

The project infrastructure required to service the District has progressed substantially since the original Series 2007A&B Special Assessment Bonds were issued. It was originally funded through the two bonds, totaling approximately \$24.6M. Please reference the Master Development Plan (Figure 2 at the back of this report) during review of capacities indicated herein.

PUBLIC FACILITIES

Water Facilities

The District is supplied potable water and fire protection from the Hillsborough County Water Resource Services Department which is owned by the Hillsborough County Board of County Commissioners, the local general-purpose government. The water supply and treatment facilities are owned by the Hillsborough County Board of County Commissioners.

Primary water supply lines exist on Falkenburg Road and Progress Blvd. Since the issuance of the 2007 bonds, supply lines were expanded by the District having the following capacities added to the system:

| | |
|-----------------------|---------------|
| Harvest Creek Village | 38,000 GPD |
| Northeast "A" | 29,000 |
| Northeast "B" | 16,000 |
| <u>Southeast E1</u> | <u>28,000</u> |
| Total To Date | 111,000 GPD |

All water mains constructed within public right-of way ("ROW") have been dedicated to Hillsborough County.

Within the next 5 years, dependent on market demand, the District plans to continue the expansion of water supply infrastructure with additional supply capacity of approximately 177,000 GPD.

Wastewater Facilities

Wastewater facilities are also located throughout the District. Generally, there is a network of underground sewer pipes and manholes, which collect wastewater flows. These flows travel by gravity through the system to an intermediate location, known as a lift station. From the four (4) lift stations, the wastewater is mechanically lifted through the use of pumps. The discharge ("effluent") from each lift station is then transferred to the Hillsborough County wastewater treatment facility.

Primary wastewater transmission lines that receive wastewater pumped from the lift stations exist on Falkenburg Road and Progress Blvd. Since the issuance of the 2007 bonds, transmission lines were expanded by the District and three (3) of the four (4) planned lift stations were constructed having the following transmission capacities added to the system:

| | |
|-----------------------------|---------------|
| Harvest Creek Village (LS1) | 35,840 GPD |
| Northeast "A & B" (LS2) | 171,280 |
| <u>Southeast E1(LS4)</u> | <u>26,200</u> |
| Total To Date | 233,320 GPD |

All force mains constructed within public right-of way ("ROW") have been dedicated to Hillsborough County. The three lift stations are also dedicated to Hillsborough County.

Within the next 5 years, dependent on market demand, the District plans to continue the expansion of wastewater transmission infrastructure with additional supply capacity of approximately 111,880 GPD.

STORMWATER MANAGEMENT FACILITIES

The District-wide stormwater system consists of wet detention ponds to capture and treat stormwater runoff from development areas, and control structures that regulate the rate of water discharged from the system. These facilities are owned and operated by the District.

In general, the stormwater runoff will flow from the developed parcels to the road and conveyance swales and into 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 bleed-down orifices sized to recover the treatment volume.

The stormwater system is designed and permitted such that the post-development rate of flow will not exceed the flows from the site in the pre-developed state. All areas within the District currently drain into Delany Creek or any of its tributaries. Stormwater then flows out into Tampa Bay. As parcels

within the District are developed, the detention ponds will temporarily detain stormwater runoff for treatment and then gradually discharge water in the same receiving waters. The ponds add storage capacity designed to provide attenuation of the 25 year/24 hour storm to pre-development rates and provide treatment for a volume of runoff established by county, state and federal regulations.

Within the next 5 years, dependent on market demand, the District plans to continue the expansion of its stormwater facilities adding capacity based on criteria established above pursuant to Hillsborough County and Southwest Florida Water Management District Regulations.

OFF-SITE ROAD IMPROVEMENTS

The District is funding certain offsite public roadway transportation improvements required pursuant to the applicable Development Agreement. These concurrency improvements have been and will continue to be designed and constructed to County standards and are dedicated for public use. The following is a description of the improvements required by the Development Agreement that have been constructed and dedicated and the associated respective capacity:

| <u>U.S. 301 & Falkenburg Road Intersection</u> | <u>PM Peak Hour Trips</u> |
|---|----------------------------------|
| Additional northbound left-turn lane | |
| Additional eastbound left-turn lane | |
| Total | 288 |

The Districts total applicable portion of PM peak hour trips is 891. Within the next 5 years, dependent on market demand, the District plans to continue the expansion of its off-site road improvement facilities adding capacity based on methodology in the Development Agreement and the District’s applicable portion up to an additional 603 PM Peak Hour trips.

Conservation Areas

The District has funded the acquisition of certain existing wetland conservation areas within the District boundaries for the permanent preservation of **85.51 Acres** of wetland systems. The following summarizes those wetland acquisitions:

Wetlands A, B, C, F, F-1, M, Q, M, S, V, VV, U, L, R

Please reference the Figure 2 for the locations of these preserved wetland systems.

Figure 1

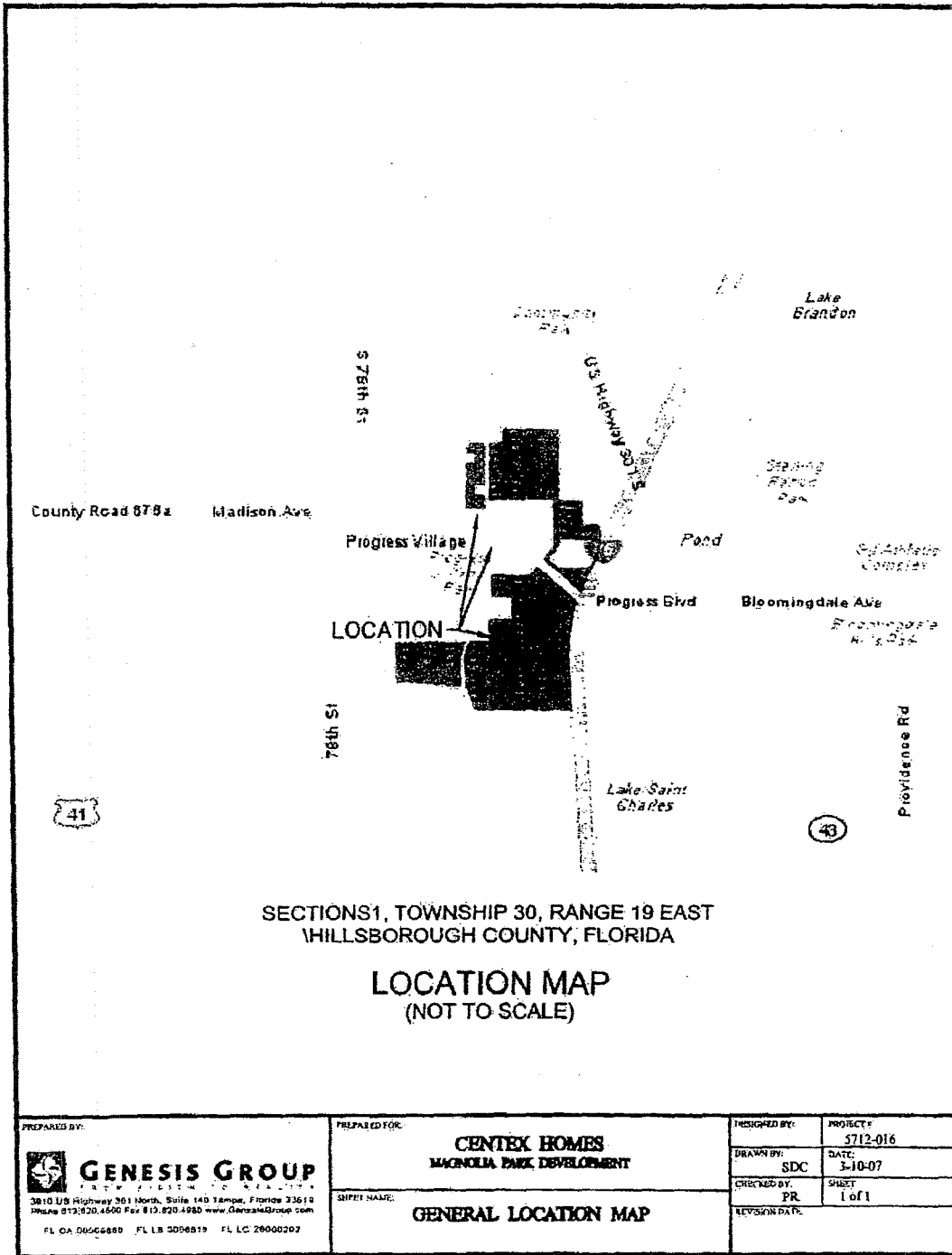


FIGURE 2

MASTER DEVELOPMENT PLAN

