



May 30, 2019

**TECHNICAL REPORT**

# **PUBLIC FACILITIES REPORT**

**OAK CREEK COMMUNITY DEVELOPMENT DISTRICT  
Pasco County, Florida**

18-01747-002

**Submitted to:**

Oak Creek 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 Oak Creek 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 Oak Creek Community Development District (“District”) is located in Wesley Chapel in Pasco County, Florida. The site is located northwest of the intersection of Eiland Boulevard and Handcraft Road. (See Location Map, Figure 1). The District was established for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities with the District. Oak Creek (the “Development”), located within the boundaries of the District consists of three phases. The infrastructure has been completed for the three phases consisting of water, sanitary sewer, stormwater management facilities, roadways, sidewalks, and a recreational facility to accommodate 550 single family homes at build out.

## **EXISTING PUBLIC FACILITIES**

### **ROADWAYS**

Roadways within the district have been dedicated to Pasco County to own and maintain the roadway asphalt, base, subgrade, and striping and signage within the rights of way abutting non-lot lands. The District is to maintain the common area sidewalks, roadway curb and gutter, roads stormwater collection and conveyance including stormwater inlets, underdrain, and storm sewers.

### **WATER FACILITIES**

The District is supplied with potable water and fire protection by the Pasco County Water Department. The water main flows throughout the community. These mains provide water service to each of the residential parcels and District-maintained buildings 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 Pasco County Public Utilities Department for ownership, operation, and maintenance. Where construction within the ROW was not practical or possible, Pasco County has been provided an easement.

### **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 Pasco County force main.



Like the potable water system, all wastewater facilities are owned by Pasco County. Where construction within the ROW was not practical or possible, Pasco County has been provided an easement.

### **IRRIGATION AND LANDSCAPING FACILITIES**

Key points along the community perimeter as well as internal to the project have been and will be irrigated and landscaped / hardscaped. Currently these areas will be owned and maintained by the CDD.

### **STORMWATER MANAGEMENT FACILITIES**

The District-wide Stormwater system 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 will be 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 currently owns the community stormwater management facilities which provide stormwater treatment and storage for the Oak Creek development, as permitted by Pasco County and the Southwest Florida Water Management District. The District will be responsible for maintaining the stormwater management facilities.

### **RECREATIONAL FACILITIES**

The District has active and passive recreational opportunities available to the residents including the following:

Clubhouse Facilities: Oak Creek CDD maintains a community center that features a pool, pool deck, restroom facilities, a dog park with a shade structure, a playground with a shade structure, two shade pavilions, and a basketball court.

Pedestrian Bridges: Oak Creek CDD also owns and maintains a pedestrian bridge located at the south end of the community that crosses over a creek and connects the trail from the cul-de-sac of Lightning Oak Drive to the cul-de-sac of Hawk Grove Court. The District also has plans to construct a similar pedestrian bridge that grant access to the upland area located just east of the clubhouse facilities. Estimated completion for the bridge is the end of 2019.

No other facilities are anticipated at this time.

Location Map/Site Plan

