

**SPRING LAKE
COMMUNITY DEVELOPMENT DISTRICT
PUBLIC FACILITIES REPORT**

OCTOBER 2022

Prepared for:

**Board of Supervisors
Spring Lake Community Development District
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1.0 INTRODUCTION

This report was prepared at the request of the Spring Lake Community Development District (“District”) to comply with the requirements of Florida Statute 189.08 which requires the submittal of Special District Public Facilities Report. It is the intention of this report to provide general descriptions of the public facilities owned by the District as well as any proposed improvements to those facilities. The information is required in an initial report and is updated every 7 years.

The District was formed in January 2007 under Hillsborough County Ordinance 07-1 and is located on the south side of Rhodine Road at Summerfield Boulevard east of U.S. Highway 301 in Riverview, Hillsborough County, Florida. The District contains approximately 327 acres and lies within sections 4 and 5, Township 31 South, Range 20 East.

The single-family homes section of the District east of Summerfield Boulevard is gated while the section west of Summerfield Boulevard is not (also single-family homes). A townhome section is located at the west limit of the District accessed from Rhodine Road and is gated.

The District provides on-site management of stormwater facilities, wetlands, entry monumentation, landscaping of collector roads and certain common areas, and neighborhood parks. Other infrastructure improvements funded by the District have been dedicated to Hillsborough County and accepted for operation and maintenance. All infrastructure improvements have been completed.

2.0 LAND USE / ZONING

The development, Lucaya Lake Club, received zoning approval by the Hillsborough County Board of County Commissioners as a Planned Development (PD 04-1593). The zoning was modified under PRS 13-0496 RV on June 11, 2013, MM 13-0862 RV on January 14, 2014, PRS 16-0626 RV on June 7, 2016, and PRS 16-1353 RV on November 3, 2016. A variance to the wetland setback around the large lake was approved on November 11, 2013, and an alternative street tree plan was approved on June 18, 2014. Conditions were applied to the aforementioned zoning and have been incorporated into the development which was constructed in phases.

3.0 COMMUNITY DEVELOPMENT DISTRICT PUBLIC FACILITIES

The District owns and is responsible for the operation and maintenance of the stormwater facilities, wetlands, entry monumentation, landscaping of collector roads and certain common areas, and a neighborhood park.

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 which consists of eight stormwater ponds, four wetland mitigation areas, wetlands, and the large lake.

The District owns and is responsible for maintaining those portions of the storm system (curbs, inlets, and piping) that are within the gated section east of Summerfield Boulevard and within the gated townhome section. Hillsborough County remains responsible for the storm system in the public rights-of-way in the single-family section west of Summerfield Boulevard.

Entry Monumentation

The District owns and maintains the entry monumentation at the southeast quadrant of Rhodine Road and Summerfield Boulevard which is located within a tract owned by the District adjacent to the County right-of-way.

The gated entry features are not owned by the District and are owned and maintained by the HOA. The landscaping around the gated entry features is also maintained by the HOA.

Recreational Amenities

The District owns and maintains the 9-acre neighborhood park within the ungated section west of Summerfield Boulevard. The park is located at Spring Point Circle and Abaco Island Avenue and generally contains the following features:

- Landscape and planter areas.
- Hardscape (sidewalk).
- Shade structure
- Slides
- Swings
- Benches
- Playground structures

The Clubhouse at Lake Lucaya is owned and maintained by the HOA within a HOA tract. The neighborhood park located within the gated section (east of Summerfield Boulevard) on the north side of Lake Lucaya Drive between Windward Shore Place and Sea Foam Way will be owned and maintained by the HOA.

The large lake owned by the District is used for recreation.

Landscaping

The District owns and maintains an extensive landscape and irrigation system at the main entry, along perimeter buffers including the south side of Rhodine Road, within the Summerfield Boulevard median and right-of-way, at the community park and at District owned common area. The water for the District owned irrigation system is supplied by two District owned irrigation wells/pumps.

Fencing and Walls

The District owns and maintains PVC/metal fences and concrete/stucco walls within tracts owned by the District. The concrete/stucco walls (which include metal fence sections) are located adjacent to the Rhodine Road and Summerfield rights-of-way. The PVC fence is located within a tract at the east limit of the District.

4.0 CURRENTLY PROPOSED EXPANSION; REPLACEMENT

The District currently does not anticipate constructing any new facilities or expanding any existing facilities within the next seven years. Additionally, the District does not anticipate replacing any of the existing facilities within the next ten years. In general, the existing facilities operate at or near capacity.

EXHIBIT 1

LOCATION AND DISTRICT BOUNDARY MAP



\\lms01\drawings\2021\2021 4001-001\ArcGIS\CDD boundary.mxd

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

LOCATION MAP - SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT
N.T.S.