

# ENCORE COMMUNITY DEVELOPMENT DISTRICT



## Facilities Report

Encore, Hillsborough County, Florida

Prepared For:

**Encore Community Development District**

Submitted by:

**CARDNO, INC.**

Certificate of Authorization No. 29915

20215 Cortez Blvd.

Brooksville, FL 34601

July 31, 2017

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## **PURPOSE AND SCOPE**

This report has been prepared at the request of the Encore Community Development District (the "District") to comply with the requirement 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. This report does not contemplate facility expansion within the next five years.

## **GENERAL INFORMATION**

The District is comprised of 28.9 acres located within the limits of the City of Tampa, Florida. The site is located on the south side of Scott Street and the north side of Cass Street and is bordered on the east side by Nebraska Ave. and Central Ave. on the west side. Refer to Figure 1 for vicinity and location map. The following land uses are permitted within the boundaries of the District: Multi-family residential units, office space, commercial/retail, Hotel, Museum/Community Services and a middle school. Refer to Figure 2 for additional Land Use information.

For the purpose of design and permitting, the Development is broken down into 10 different Lots and has a stormwater treatment vault as well as several small park areas within the development. The infrastructure has been completed for the development consisting of water, sanitary sewer, stormwater management facilities, roadways, sidewalks, and parks to accommodate 1,513 multi-family units, 183,000 square feet of office space, 85,000 square feet of Commercial/Retail space, Hotel with 200 rooms, 3,900 square foot museum/community services and a middle school at build out.

The existing roadway and sidewalks located within the right-of-way of the District are owned and maintained by the City of Tampa, which includes the collection and conveyance systems (including stormwater inlets and storm sewers). The capacity of roads and sidewalks are adequate to accommodate all vehicle and pedestrian demand at buildout. The current demand of these systems is significantly less than the design demands as the development has not reached 100% buildout.

Other than the stormwater vault and solar system the District does not own the other infrastructure, but pursuant to an operation and maintenance agreement, the District does maintain the additional infrastructure and is anticipated to own it all at some point in the future. The District operates the Chiller Plant on behalf of the Tampa Housing Authority.

## **PUBLIC FACILITIES**

The District is supplied potable water and fire protection by the City of Tampa. The water supply mains are located within the public right-of-way of the District and a series of 12-inch and 8-inch mains provide water services to the multi-family residential and commercial parcels within the development.

The City of Tampa owns and maintains the Wastewater collection facilities within the District. Generally there is a network of underground sewer pipes and manholes, which collect the individual lot waste water flows. The wastewater infrastructure resides within the public right-of-way.

Irrigation Facilities are maintained by the District. The irrigation mainlines are located mainly within the public right-of-way and branch out to parks and other common area which are irrigated. The

water stored in the stormwater vault is also utilized to provide irrigation for the community.

The existing stormwater management facilities are owned and operated by the District which includes a stormwater vault and filter system. The stormwater management system was designed/constructed to address stormwater runoff in accordance with regulatory rules and regulations that were in affect at the time of permitting. The capacity of the system is such that it will address stormwater runoff within the development. The present demand placed on the stormwater management system is less than the design as the project is not reached 100% buildout.

The solar park is located over the existing stormwater vault area and is currently owned and maintained by the District. The solar park provides power to the existing street lights.

The decorative street lights are primarily located within the roadway right-of-way and are being maintained by the district. The street lights will be owned by the District some time in the future.

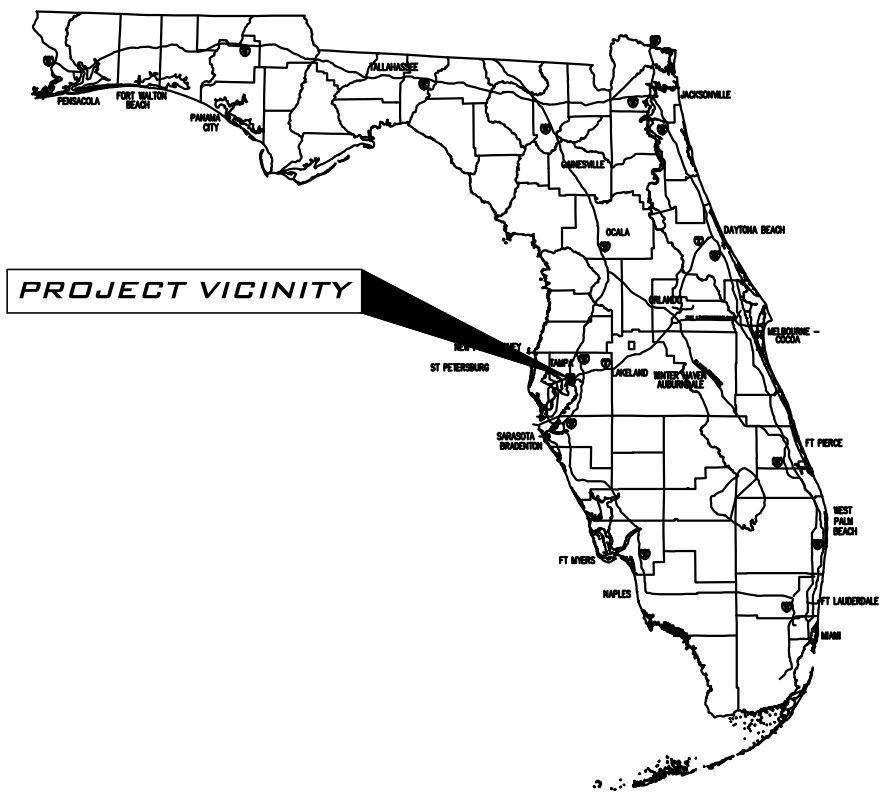
The existing chilled water piping from the existing chiller plant to the individual lots is currently maintained by the District under an operation and maintenance agreement. The chilled water piping will be owned by the district some point the future.

## **RECREATIONAL FACILITIES**

There are common areas located throughout the District utilized as gathering areas with benches, brick paver walkways and landscaped areas.

## **PROPOSED EXPANSION WITHIN THE NEXT 5 YEARS**

We are not aware of any planned expansions within the next 5 years.



<p>20219 CORTEZ BLVD, BROOKSVILLE, FL 34601 TEL: (850) 754-4561 FAX: (850) 754-5292 www.cardno.com Certificate of Authorization No. 29915</p>	<p><b>ENCORE COMMUNITY DEVELOPMENT DISTRICT</b></p>	<p><b>ENCORE FACILITY REPORT</b></p>	<p><b>VICINITY &amp; LOCATION PLAN</b></p>	PROJECT NO: 02024146.24
				DATE: AUGUST 2017
				SHEET NO: FIGURE 1

FILE: I:\2024\02024146.31ACAD\dwg\Location Map.dwg LAST SAVED: Tue, 08/01/17 9:25a PLOTTED: Tue, 08/01/17 9:40a BY: Greg Woodcock

PD-A

**SITE INFORMATION**

Site Acreage: +/- 28.9 acres or +/- 1,256,884 sq. ft.  
 Project lies in Flood Zone X on Community Map Panel 120114 0024C dated September 30, 1982.  
 Future Land Use: RMU-100  
 Existing Zoning: PD-A  
 Proposed Zoning: Area-wide Rezoning/Planned Development (PD)  
 Proposed Density: 52.3 dwelling units per acre, or 2.3 FAR (m.d.l.)

\*Subject to the trade-off mechanism.

**DEVELOPMENT ENTITLEMENTS**

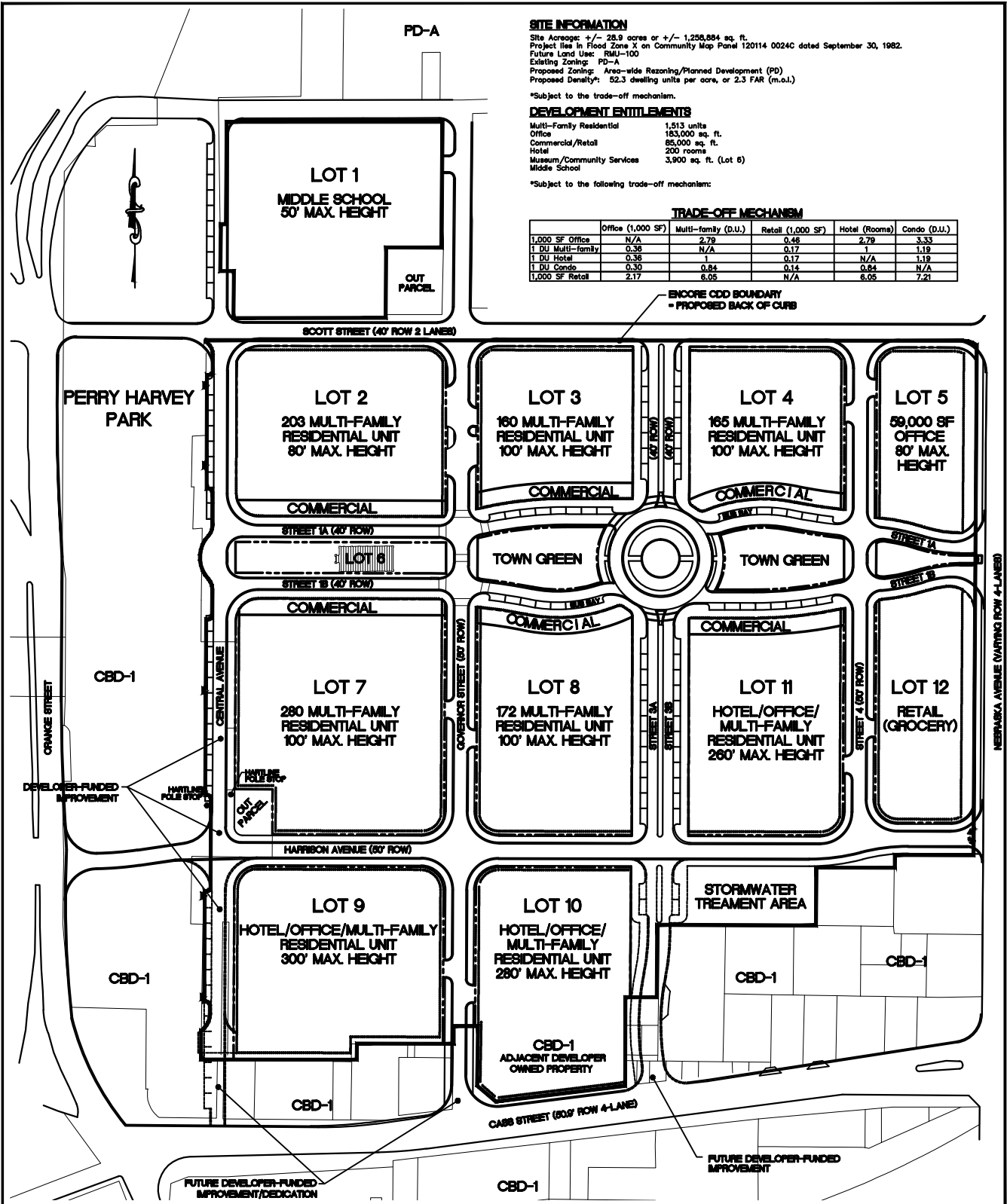
Multi-Family Residential 1,513 units  
 Office 183,000 sq. ft.  
 Commercial/Retail 85,000 sq. ft.  
 Hotel 220 rooms  
 Museum/Community Services 3,900 sq. ft. (Lot 6)  
 Middle School

\*Subject to the following trade-off mechanism:

**TRADE-OFF MECHANISM**

	Office (1,000 SF)	Multi-family (D.U.)	Retail (1,000 SF)	Hotel (Rooms)	Condo (D.U.)
1,000 SF Office	N/A	2.79	0.46	2.79	3.33
1 DU Multi-family	0.36	N/A	0.17	1	1.19
1 DU Hotel	0.36	1	0.17	N/A	1.19
1 DU Condo	0.30	0.84	0.14	0.84	N/A
1,000 SF Retail	2.17	6.05	N/A	6.05	7.21

ENCORE CBD BOUNDARY  
 = PROPOSED BACK OF CURB



ENCORE COMMUNITY  
 DEVELOPMENT  
 DISTRICT

ENCORE  
 FACILITIES REPORT

LAND USE

PROJECT NO:  
 02024146.31  
 DATE:  
 JULY 2017  
 SHEET NO:  
 FIGURE 2