

Southwood CRCDD Special District Public Facilities Report

Prepared for:

BOARD OF SUPERVISORS
CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT

Prepared by:

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1. PURPOSE AND SCOPE

This report has been prepared at the request of the Capital Region Community Development District to comply with the requirements of 189.08, Florida Statutes, regarding the Special District Public Facilities Report. This report provides general descriptions of the public facilities owned or operated by the CRCDD.

2. GENERAL INFORMATION

The Capital Region Community Development District, a local unit of special-purpose government, was established by Rule 42CC-1, Florida Administrative Code, adopted by the Florida Land and Water Adjudicatory Commission and effective on February 28, 2000 ("Capital Region" or "CRCDD"). Capital Region encompasses approximately 3,287 acres of land located entirely within the jurisdictional boundaries of the City of Tallahassee and Leon County, Florida, and was established to, among other things, finance and manage the acquisition, construction, maintenance and operation of public infrastructure necessary for development to occur within SouthWood. SouthWood is a master-planned community generally located in southeastern Leon County on State Road 319 between Apalachee Parkway and Tram Road. A map identifying the general location of SouthWood and the Capital Region Community Development District is attached hereto as Exhibit A. Approved development within SouthWood generally consists of single- and multi-family residential units, commercial and office space, educational, industrial and hotel uses, an eighteen (18) hole golf course and various open space/recreational uses. The master development plan and the current and expected land uses are further described in Exhibit B. The SouthWood Development of Regional Impact Development Order further defines the expected development within SouthWood and expected demands on public facilities.

3. EXISTING PUBLIC FACILITIES

Recreation, Open Space, and Conservation Areas

The CDD owns or operates existing landscaping conservation, open spaces and recreational areas principally located adjacent to and south of Orange Avenue (with the exception of currently undeveloped areas located in the southwestern portion of SouthWood) as generally depicted on Exhibit B; with the exceptions of the Community Center, the Golf Course, and the Community Park property at Four Oaks Blvd and Tram Road. The open spaces and conservation areas provide for an expansive greenway system that covers approximately 1,022 acres, or 31% of SouthWood. Conservation and preservation areas include wetlands, water bodies, and floodplains. The recreation areas include many small passive parks and several neighborhood parks with active and passive uses not necessarily depicted on Exhibit B. The open space areas include a minimum 25-foot upland buffer around conservation and preservation features. Some areas provide additional buffers from the edge of water bodies. The focal point of the greenway system is the 125-acre Central Park directly adjacent to the Town Center on the eastern side. The system of parks and open spaces includes numerous multi-use trails which have been built and maintained by the district, which run the length of the project and are interspersed with the residential and office/retail areas to allow convenient pedestrian access to work and other amenities. These trails along with sidewalks, and bike lanes allow for pedestrian access to all community facilities, reducing reliance on personal automobiles, and providing the opportunity for increased human interaction, while reducing traffic on local roads. The CRCDD also owns and maintains landscaping improvements along the major roadways within SouthWood.

Water and Wastewater Facilities

Lands within SouthWood are supplied potable water, fire protection, and wastewater collection by the City of Tallahassee Underground Utilities Department. There is a network of water mains that disseminate the water to the end users and 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 various lift stations, the wastewater is pumped to the City of Tallahassee's Wastewater treatment plant at Capital Circle Southwest and Springhill Road for final treatment. Reuse water is also provided to some customers in the district for irrigation from the City of Tallahassee's Tram Road Reuse Facility at the southern edge of the district. All utility mains constructed within the rights-of-way ("ROW") have been dedicated to the City of Tallahassee. Where construction within the ROW was not practical or possible, utilities have been located within utility easements.

Stormwater Management Facilities

The development within the CRCDD is designed with a master stormwater plan that consists of 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 and into the ponds via inlet structures and pipes. Generally, the CRCDD owns and operates the ponds associated with the master system, while the City of Tallahassee owns and maintains conveyance pipes within the roadway rights-of-ways. The stormwater master plan is shown on Exhibit C. Existing stormwater management facilities owned or operated by the CRCDD are principally located adjacent to and to the south of Orange Avenue with the exception of currently undeveloped areas located in the southwestern portion of SouthWood.

4. CURRENTLY PROPOSED FACILITIES IN THE NEXT 7 YEARS

The CRCDD currently has no plans to build or expand any public facilities. However, as the private landowners within SouthWood continue development activities on remaining undeveloped property (principally located adjacent to and north of Orange Avenue, and within the southwestern portion of SouthWood), additional public facilities may ultimately be conveyed to the CRCDD for ownership or operation. The CRCDD cannot predict the timing of the private developers' construction and the CRCDD's potential acceptance of any future public facilities.

Exhibits A, B, and C







