

TECHNICAL REPORT

PUBLIC FACILITIES REPORT

AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT
Hillsborough County, Florida

Submitted to:

Avelar 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 Avelar Creek Community Development District (the District) provides general descriptions of the public facilities owned by the District. Since the community is complete, the report is limited to existing infrastructure and does not contemplate facility expansion.

GENERAL INFORMATION

The Avelar Creek Community Development District (“District”) is located in Hillsborough County, Florida. The District is within Sections 5, 6, 7, and 8, Township 31 South, Range 20 East and is bounded by a residential development known as South Pointe to the north and Cowley Road to the south, US 301 on the east and a residential development known as Twin Creeks on the west. Access to the District is via US 301, Holland Rd and Cowley Rd. The District was established for the purpose of maintaining and operating a portion of the public improvements and community facilities within the District. Avelar Creek (the “Development”), located within the boundaries of the District, consists of approximately 143.48 acres and a total of 549 residential units. Within the district there is a parcel of land, having Folio Number of 77465-0000, which is excluded from the district boundaries and Avelar Creek Community.

EXISTING PUBLIC FACILITIES

ROADWAYS

Roadways within the boundary of the district ,except those notated in this section, are owned and maintained by Hillsborough County Florida which includes sidewalks, curb, stormwater inlets, underdrain, and storm sewers within the right of ways abutting non-lot lands. The following are the excluded roadways and their associated sidewalks, curb, and underdrains with their corresponding owner and maintenance entity.

1. Lexington Ridge St, Red Carpet Ct, Orchid Mist Ct, Yellow Spice Ct, and Butterfly Wing Ct, having Folio Number 077479-3952, are owned and maintained by Avelar Creek North Townhomes Association, Inc.
2. Avelar Manor Pl, Tulip Field Way, Belvedere Song Way, having Folio Number 077652-3520, are owned and maintained by Avelar Creek South Townhomes Association, Inc.

WATER FACILITIES

The District is supplied with potable water and fire protection by Hillsborough County Public Utilities. The water main flows throughout the community. These mains provide water service to each of the residential parcels and buildings within the District 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 Hillsborough County Public Utilities.

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 flow through the system by gravity and / or facilitated with sanitary pump stations where wastewater is mechanically lifted by pumps . The discharge (effluent) is then collected into a Hillsborough County force main.

Like the potable water system, all wastewater facilities are owned by Hillsborough County Public Utilities.

IRRIGATION AND LANDSCAPING FACILITIES

The District maintains landscape and irrigation improvements throughout the District boundaries. A maintenance area map is provided as a reference to the particular landscape areas the CDD maintains either by the District staff or contracted professionals. The irrigation system is supplied with water from three CDD owned and maintained wells. See Community Ownership Map, Exhibit 3.

There is no plan currently to expand these facilities.

STORMWATER MANAGEMENT FACILITIES

The District owns and maintains the District-wide Stormwater system consists of approximately 10 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 owns the community stormwater management facilities which provide stormwater treatment and storage for the Avelar Creek development as permitted by Hillsborough County and the Southwest Florida Water Management District. The District has been granted drainage/access easements per the Avelar Creek North and Avelar Creek South plat maps between homes to provide proper maintenance to the stormwater maintenance system in cases where the property is not owned by the District. See Community Ownership Map, Exhibit 3. Plats can be provided by District staff.

MONUMENTS, ENTRYWAYS & LIGHTING

The District owns and maintains various monumentation at the main and neighborhood entryways.

The District leases 88 streetlights from TECO. There is no plan currently to expand these facilities.

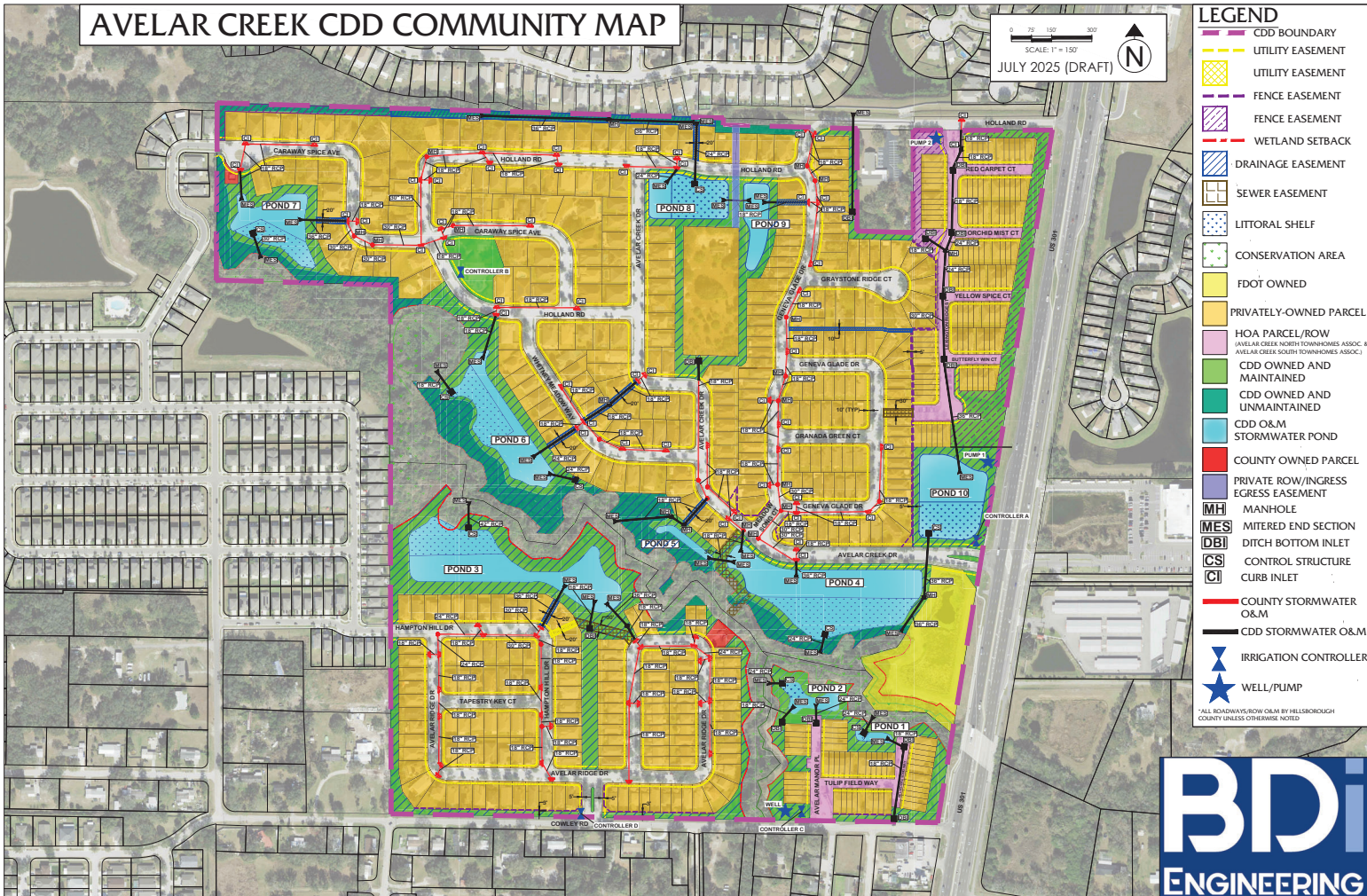
RECREATIONAL FACILITIES

The District owns and maintains a recreational facility, with a pool, a playground and a parking lot. The CDD is responsible for the facility, the associated infrastructure and all miscellaneous items utilized within the recreational facility. There are two boardwalks with associated walkways that the CDD owns and maintains.

There is no plan currently to expand these facilities or add any new amenities.

AVELAR CREEK CDD COMMUNITY MAP

1" = 150'
 SCALE: 1" = 150'
 JULY 2025 (DRAFT)



LEGEND

- CDD BOUNDARY
- UTILITY EASEMENT
- UTILITY EASEMENT
- FENCE EASEMENT
- FENCE EASEMENT
- WETLAND SETBACK
- DRAINAGE EASEMENT
- SEWER EASEMENT
- LITTORAL SHELF
- CONSERVATION AREA
- FDOT OWNED
- PRIVATELY-OWNED PARCEL
- HOA PARCEL/ROW
(AVELAR CREEK NORTH TOWNHOMES ASSOC.,
AVELAR CREEK SOUTH TOWNHOMES ASSOC.)
- CDD OWNED AND MAINTAINED
- CDD OWNED AND UNMAINTAINED
- CDD O&M STORMWATER POND
- COUNTY OWNED PARCEL
- PRIVATE ROW/INGRESS
EGRESS EASEMENT
- MH MANHOLE
- MES MITERED END SECTION
- DBI DITCH BOTTOM INLET
- CS CONTROL STRUCTURE
- CI CURB INLET
- COUNTY STORMWATER O&M
- CDD STORMWATER O&M
- IRRIGATION CONTROLLER
- ★ WELL/PUMP

*ALL BOUNDARIES/ROW O&M BY HILLSBOROUGH COUNTY UNLESS OTHERWISE NOTED

