

Public Facilities Report

FOR

CANOPY COMMUNITY DEVELOPMENT DISTRICT

TALLAHASSEE, FLORIDA

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CANOPY

— A Community with Deep Roots —

Prepared By:

GPI

Greenman-Pedersen, Inc.

1590 Village Square Blvd

Tallahassee, FL 32309

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Exhibit A – Site Map

Exhibit B- Facilities for Completion in Next Year

I. Purpose and Scope

This report is provided at the request of the Canopy Community Development District (“District”) to comply with the requirements of Section 189.08, Florida Statutes, regarding the Special District Public Facilities Report. This report is intended to provide a general description of the public facilities owned by the District, plans to build, improve or expand facilities within the next seven (7) years or replacement of any facilities within the next ten (10) years.

II. Introduction / Project Description

The Canopy Planned Unit Development (“PUD”) is located at the southwestern tip of the Welaunee Plantation within the City of Tallahassee (“City”), Leon County, Florida. The project site is bordered to the west by Fleischmann Road and Fleischmann Lane, to the North by Centerville Road, to the South by the Miccosukee Greenway, and to the east by property owned by the City. The total acreage of the project is 505.7 acres and is located within Sections 14 and 15, Township 01 North, and Range 01 East.

The PUD is a mixed-use development proposed to include single and multifamily residential, commercial, office and institutional uses. The District boundaries encompass approximately 424 of the 505.7 acres of the PUD. The District lands include primarily single-family residential lots and the infrastructure or amenities required to serve the single-family residential lots. The District and PUD boundaries are identified in the attached Exhibit A.

There are approximately 142 single-family units complete or under construction at the time of this report. Future single-family units will be developed in response to the demand of the local residential real estate market.

III. Existing Public Facilities

a. Stormwater Management System

Maintenance of the stormwater management system will generally include mowing of groundcover in the facilities, trimming any trees or shrubs, ensuring the control structures are clear of debris and working properly, ensuring the pipe system is clear of debris and sediment, repair and replacement of fences, irrigation systems, monitoring the dam for structural integrity, performing inspections on the dam as required by the operation manual among other common maintenance tasks.

Presently, the District maintains Dove Pond and the associated dam for operational functionality of the system through the construction contract in place for these facilities. It is expected that upon final acceptance of the project by the District from the contractor, maintenance will be done by a maintenance entity contracted through the District. The funds for the necessary maintenance upon final acceptance will be collected through the operation and maintenance budget approved by the District.

b. Wetland Mitigation Areas

Maintenance activities for wetland mitigation areas will include monitoring for success of the wetland creation areas as required by the Florida Department of Environmental Protection (“FDEP”) permits until such time as signed off by FDEP, treating for invasive species and other general maintenance activities as may be required by conservation easements on the areas.

Presently, the District maintains the wetland mitigation areas created by the construction of Dove Pond for operational functionality through the construction contract for Dove Pond. The District has entered into a contract with an environmental consultant to undertake the required monitoring and treatment upon final acceptance by the District. The funds for the necessary maintenance upon final acceptance will be collected through the operation and maintenance budget approved by the District.

c. Alleyways

Alleyways and mews lanes provide legal access to single-family lots while not meeting the City's requirements to be dedicated as public right of ways for ownership and maintenance to the City. Maintenance activities will include pavement repair and rehabilitation, signage upkeep, stripping replacement, maintenance of inlets along the roads, curb repair, ensuring pipes are clear of sediment and debris.

Presently, the District does not maintain any alleyways or mews lanes.

d. Entry Features

Entry features may include fountains, signage, decorative walls and fences, lighting, enhanced landscaping and irrigation. Maintenance activities for entry features will include cleaning as necessary, landscape maintenance or replacement, repair and replacement of any motors or lighting fixtures, painting among other general tasks.

Presently, the District does not maintain any entry features.

e. Landscaping and Irrigation

The City does not maintain landscaping and irrigation systems within the City's right of way or stormwater facilities except for what is necessary to maintain the safety of the traveling public. The District can supplement the level of maintenance provided by the City to maintain the aesthetic value of the community to the District's residents. Maintenance activities for landscaping and irrigation will generally include trimming of landscape material to include grass mowing and tree trimming, replacement of landscape in poor health or damaged, wet tests of the irrigation system, repair and replacement to the irrigation system as necessary.

Presently, the District does not maintain any landscaping or irrigation.

f. Recreational Facilities

Recreational facilities of the District are currently planned to include parks, open space, paved and unpaved nature trails, furnishings and a community center. The community center is planned to include a pool, clubhouse building, various ball fields and courts, and a playground among other furnishings.

Maintenance for parks and open space will include landscape maintenance, pruning of trees and shrubs, fertilization as necessary, litter pick up, cleaning of any furnishing, repairing or replacing furnishings as necessary. Maintenance activities for the nature trail will vary depending on the surface material. Unpaved trails will require ground cover maintenance, regrading as needed, maintenance and replacement of signage as needed. Paved trails will require edging, repair and replacement of surface material, maintenance and replacement of signage as needed.

The community center will require building maintenance, parking lot maintenance, amenity maintenance and site maintenance. Example of building maintenance includes painting, flooring replacement, repair and replacement of roofing components, general plumbing repairs, appurtenance repair and replacement as needed, lighting system repair and replacement among other general building repairs. Parking lot maintenance will include pavement repair and replacement, inlet repair and replacement, ensuring the storm piping system is clean, striping replacement, light repair and replacement. Site maintenance will include area lighting repair and replacement, sidewalk repairs, litter control, landscape and irrigation system maintenance among other general maintenance tasks. Amenity maintenance may include pool motor and filter maintenance and repair, resurfacing ball fields, replacement of pool lining and repairing fences as necessary among other typical maintenance tasks.

Presently, the District does not maintain any recreational facilities.

IV. Proposed Facility Construction, Improvement or Expansion within Seven Years

There are various facilities under construction that are planned to be completed within the next year that the District will be responsible for maintaining. In addition, over the next seven years, various new facilities are planned to be completed. Planning and design for some of these future facilities has commenced while other will require future consideration for planning and design efforts.

Exhibit B identifies most of the facilities currently under construction and planned to be completed within the next year. Some of these facilities include, Dove Pond and its associated dam, Dove Pond wetland mitigation areas, stormwater management facility ("SWMF") 2, SWMF 1A, SWMF 1B, SWMF E, the community center and associated amenities and identified in Section III (f), Unit 3 Phase 1 mews lane, nature trail along Dove Pond and SWMF 2, Welaunee Boulevard entry feature, landscape and irrigation along portions of Welaunee Boulevard and Crestline Road. It is expected that these facilities will be ready for maintenance by the District at various times through the year. Funding for the maintenance of these facilities will be collected through the District's Operation and Maintenance budget that is reviewed and approved by the District's Board of Supervisors annually.

Facilities currently planned to be constructed beyond next year but within seven years, include the development of various residential subdivisions identified as Unit 4, Unit 5, Unit 8, Unit 7 and Unit 9. It is anticipated that these subdivisions will include various parks and open space with amenities and furnishings to be maintained by the District. In addition, there are various mews and alleys proposed as part of the design of these subdivisions that the District will maintain.

Beyond residential subdivisions, facilities slated for construction to be maintained by the District during the seven-year reporting period include various stormwater treatment facilities to serve the residential development, landscaping and irrigation along the extensions of Welaunee Boulevard, Dempsey Mayo Road and Crestline Road, entry features on Dempsey Mayo and various portions of the PUD trail system with associated appurtenances.

Exact timing of the completion of these facilities is subject to market demand, permitting by various State and local regulatory agencies. Changes in market conditions or delays in permitting may result in variation from the planned schedule. Funding for the construction of the various above-mentioned facilities will come from the Districts 2018 bond issuance, possible future bond issuances or Developer funding.

Because these facilities will be new and were planned to accommodate the residential demand of the District, it is not expected that any of them will require improvement or expansion within the next seven years.

V. Proposed Facility Replacement Within Ten Years

Because the facilities are new, it is not expected that any of them will need replacement with proper care over the next ten years. This does not imply that some items may need replacing as part of general ongoing maintenance but rather that an entire facility would need total replacement. Examples of items that may require replacement as part of the general ongoing maintenance include pump motors, tennis court screens, diseased landscaping and irrigation controller to name a few.

