

Amelia Concourse
Community Development District

Public Facilities Report

Prepared for:

Amelia Concourse Community Development District
Board of Supervisors

Prepared by:



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PURPOSE AND SCOPE

This report has been prepared at the request of the Amelia Concourse Community Development District (the 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 by the District. This report includes the existing infrastructure, and the infrastructure planned to be constructed within the next 7 years.

GENERAL INFORMATION

The Amelia Concourse Community Development District (the "District"), encompasses approximately 200 acres within the unincorporated area of the Eastern part of Nassau County, Florida. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for the community development within the District. The District is located in Parts of Section 30, Township 2 North, Range 27 East. The District is currently bounded to the north by the Amelia National single-family development, to the east by Timberlake single-family development, vacant parcels and wetlands to the south and Hampton Lakes (aka Amelia Walk) single-family development to the west. Access to the District is via the Amelia Concourse roadway approximately two miles south of State Road 200/Highway A1A ("A1A"). The District lies approximately half way between 1-95 and the Intercoastal Waterway. **Exhibit 1** represents a Vicinity Map showing the location of the development and the adjacent roads and cities and **Exhibit 2** is the map of the subdivision (with phasing).

The District is planned to consist of 458 single-family units. Phase 1 and Phase 2 infrastructure improvements have been completed. This includes 133 single-family lots along with the Amenity Center and recreation fields in Phase 1 and 153 single-family lots in Phase 2. Phase 3 will consist of 172 single-family lots.

EXISTING PUBLIC FACILITIES

ROADWAYS

Primary vehicular access to the District is provided from the Amelia Concourse with Daisy Lane providing a two (2) lane, unloaded access road with a median at the entrance. Secondary vehicular access to the District is provided with Bellflower Way providing a two (2) lane, loaded access road. Amelia Concourse is a four-lane divided County road. The Amelia Concourse runs south from A1A along a portion of the northern boundary of the District. The internal road design for the District complies with the Nassau County transportation road circulation design criteria. In the first phase of the development, Daisy Lane, along with the other local streets, provide access from each lot to the Amelia Concourse. Daisy Lane is irrigated and landscaped and has underground electric, streetlights and sidewalks. The District's major entrance features and landscaping were part of the first phase of development. Bellflower Way has underground electric, streetlights and sidewalks.

The roadways for Phases 1 and 2 have been constructed. They are owned by Nassau County and will be maintained by Nassau County. Currently the Phase 1 and Phase 2 roadways are the maintenance responsibility of the developer of each phase. There are separate construction/maintenance bonds in place for these roadways. Nassau County does not officially accept maintenance of the roadways until 75% buildout of all lots within the subdivision. This will occur after the 343rd house is constructed (which will be completed in Phase 3). The capacity of the roadway system is adequate for all existing and future Phases.

STORMWATER MANAGEMENT

The ponds for Phases 1 and 2 have been constructed. They are owned and maintained by the District. The capacity of the stormwater system is adequate for both existing Phases.

POTABLE WATER AND SEWER SYSTEM

The District lies within the unincorporated area of Nassau County and the JEA provides the potable water service. The District is served by a connection with the existing JEA water main in the Amelia Concourse right-of-way with water supplied by the Nassau Water Treatment Facility. The water distribution system consists of 10", 8", 6", and 4" water mains with appurtenant valves and fire hydrants. Connection points (stub-outs) have been provided in order for Phase 3 to connect to the existing water distribution system.

JEA provides the wastewater service to the District. The District is in JEA's Nassau County Regional W.W.T.P. service area. The District's onsite sanitary sewer system consists of 8" and 10" gravity sewer lines with appurtenant manholes and one (1) pumping stations. In Phase 1 the District installed approximately six hundred and forty feet (640) of 8" force main connecting with the existing JEA force main lying in the Amelia Concourse right-of-way. Phase II included extending the system onsite to serve all lots within Phase 2. The pump station is adequately sized for all phases of construction. Connection points (stub-outs) have been provided in order for Phase 3 to connect to the existing sewer distribution system.

RECREATION / AMENITY CENTER

The recreation area is a one-acre site located within the District and was constructed with the Phase I improvements. The recreation area consists of a clubhouse, swimming pool, parking lot, and playground. These facilities are owned and maintained by the District. The capacity of the clubhouse is adequate for both existing Phases and Phase 3.

PROPOSED PUBLIC FACILITIES

ROADWAYS

The roadways for Phase 3 are anticipated to be constructed within the next 7 years. They will be owned and maintained by Nassau County. The capacity of the roadway system will be designed to be adequate for all existing Phases.

STORMWATER MANAGEMENT

The ponds for Phase 3 are anticipated to be constructed within the next 7 years. They will be owned and maintained by the District. The capacity of the stormwater system will be designed to be adequate for all Phases.

POTABLE WATER AND SEWER SYSTEM

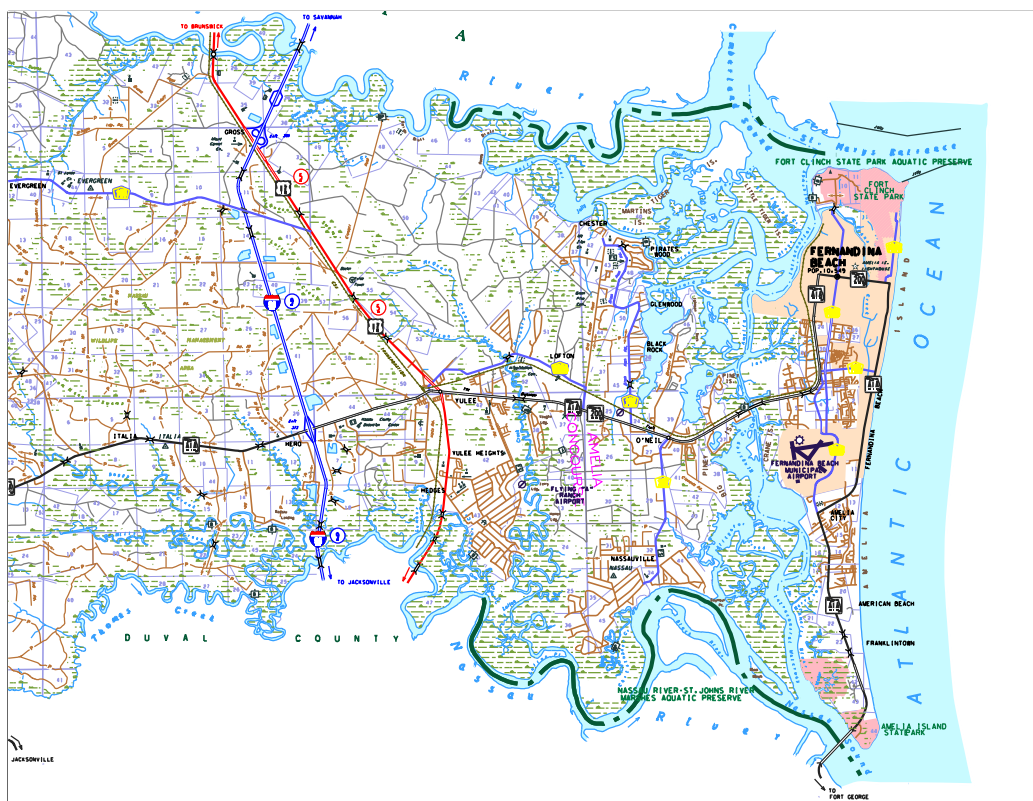
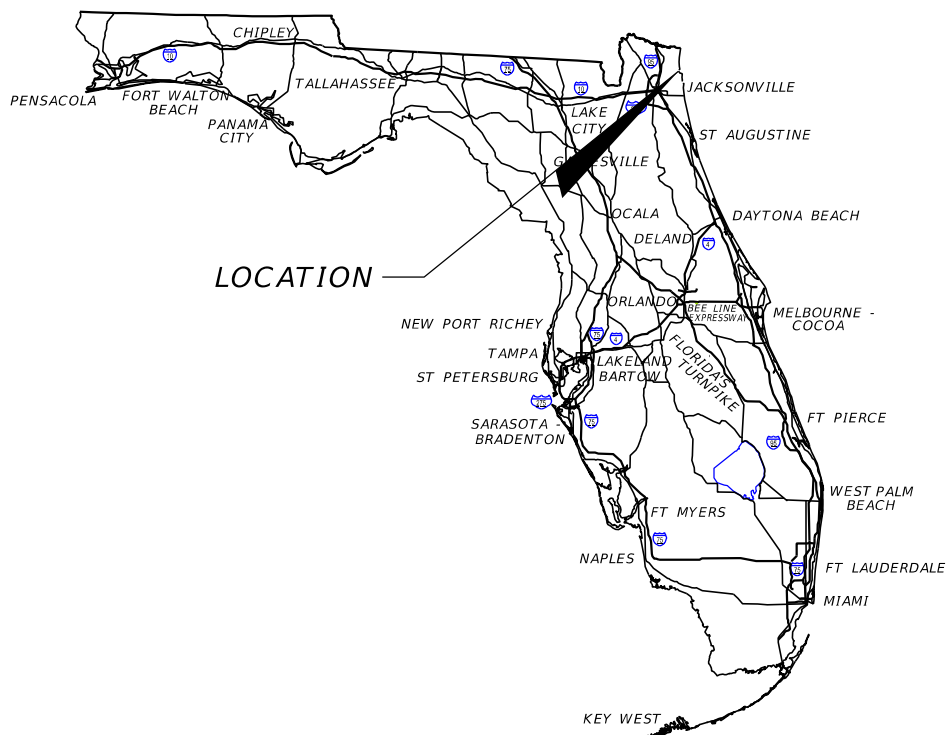
The potable water and sewer system for Phases 3 are anticipated to be constructed within the next 7 years. They will be constructed by the District, then owned and maintained by JEA. The capacity of the water and sewer system will be adequate for each Phase of construction.

RECREATION / AMENITY CENTER

There are no plans to add to the recreation area and/or amenity center. The capacity of the existing clubhouse and recreation areas are adequate for both existing Phases and Phase 3.

REPLACEMENT OF EXISTING FACILITIES

There are no plans to replace any of the existing facilities. The District will continue to maintain and perform any repairs necessary to ensure all existing facilities continue to serve the District adequately.



\$\$\$Filename\$\$\$



VICINITY MAP
AMELIA CONCOURSE, CDD

EXHIBIT I

