

Amelia Concourse
Community Development District

January 18, 2019
Special Meeting

AGENDA

*Amelia Concourse
Community Development District
Special Meeting Agenda*

Friday
January 18, 2019
11:00 a.m.

Amelia Concourse Amenity Center
85200 Amaryllis Court
Fernandina Beach, Florida 32034
Call In # 1-800-264-8432 Code # 988243

- I. Roll Call
- II. Audience Comments
- III. Consideration of Financing Matters
 - A. Updated Engineer's Report
 - B. Preliminary Special Assessment Report
 - C. Resolution 2019-08, Declaring Special Assessments
 - D. Resolution 2019-09, Setting a Public Hearing Date
- IV. Other Business
- V. Audience Comments / Supervisor's Requests
- VI. Next Scheduled Meeting - February 19, 2019 at 11:00 a.m. at the Amelia Concourse Amenity Center
- VII. Adjournment

THIRD ORDER OF BUSINESS

A.

**Amelia Concourse Subdivision
Phase III**

Engineers Report

Prepared for:

Amelia Concourse Community Development District
Board of Supervisors

Prepared by:



McCranie & Associates, Inc.
Daniel I. McCranie, P.E.

January 7, 2019

INTRODUCTION

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 I-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 an enlarged Location Map of the same area. **Exhibit 3** is a survey and legal description of the District.

The initial developer, Amelia Concourse Development, LLC (the "Original Developer") initially owned all of the land within the District and worked with the District to complete the Phase I capital improvements (the "Phase I Projects") and the recreation and amenity improvements, described in the Amelia Concourse Community Development District Engineers Report dated August 24, 2006, revised May 8, 2007, prepared by McCranie & Associates, Inc. (the "Original Engineers Report"). The project is being developed in three separate Phases. The Phase I Project and the Phase II Project have been completed.

The District is planned to consists of 458 single-family units. As of the date of this Report, all of the 133 lots comprising Phase I have been developed and sold to end users. As of the date of this Report, all of the 153 lots comprising Phase II have been developed and have been sold to end users. Phase III has 172 undeveloped, planned single-family units. Subsequent to the District pursuing a foreclosure action, due to the Original Developer's failure to pay debt and operations and maintenance assessments on the property comprising Phases II and III, Amelia Concourse SPE, LLC (the "New Landowner") acquired title to the property comprising Phases II and III. The New Landowner entered into purchase agreements with a local builder to purchase all of the lots comprising Phase II and all of the Phase III lots.

The District is now prepared to construct the Phase III Project. The purpose of this Engineer's Report is to supplement the Original Engineers Report, but solely with respect to Phase III.

All the infrastructure and subdivision improvements within the District have been designed to accommodate the project at build out as well as to conform to Nassau County's plans, rules and regulations for the area.

GOVERNMENT ACTIONS

Construction for the improvements for Phase I and Phase II is complete. Permitting for the improvements for Phase III is in process. The Nassau County Development Plans for Phase III were approved December 27, 2019. **Table 1** is a list of all of the development permits applied for and received to date. Jurisdictional wetland delineation for the entire District has been completed and accepted by the St. Johns River Water Management District (SJRWMD). SJRWMD permit is approved. All applicable zoning, vesting and concurrency approvals are in place. Construction for Phase 1 improvements began in April 2006 and was completed in May, 2008. Construction for Phase 2 improvements began in August 2016 and was completed in June of 2017. The JEA has issued a water and sewer availability letter indicating the availability of water and sewer to serve the entire community. DEP water and sewer permits are expected in January 2019. There are no foreseeable issues that would hinder the ability to develop Phase III.

Table 1*Summary of Development Permits*

| <u>Regulatory Agency</u> | <u>Type of Permit</u> | <u>Permit No.</u> | <u>Status</u> |
|-----------------------------------|--|--------------------------|-------------------------------------|
| St. Johns River WMD | Environmental Resource Permit – Phase II and III | IND-089092522-23 | Approved 3/16/15 Expires 3/16/20 |
| Nassau County | Phase I Development Plans | SP04-035 | Approved 05/17/2005 Constructed |
| Nassau County | Phase II Development Plans | SP12-010 | Approved 7/29/13 Constructed |
| Nassau County | Phase III Development Plans | SP18-024 | Approved 12/27/18 |
| U.S. Army Corps of Engineers | Wetland Impact – | SAJ – 2004-10791-BAL | Approved 06/12/2006 Completed. |
| Dept. of Environmental Protection | Potable Water System Construction Permit – Phase I | 0083071-104-DS | Approved 08/21/2006 Completed |
| Dept. of Environmental Protection | Waste Water System Construction Permit – Phase I | 0003013-082-DWC | Approved 08/20/2006 Completed |
| Dept. of Environmental Protection | Potable Water System Construction Permit – Phase II | 0083071-154-DSGP | Approved 6/6/13 Completed |
| Dept. of Environmental Protection | Waste Water System Construction Permit – Phase II | 0003013-175-DWC | Approved 6/6/13 Completed |
| Dept. of Environmental Protection | Potable Water System Construction Permit – Phase III | 0083071-xxx-DSGP | submitted Expected 1/10/19 |
| Dept. of Environmental Protection | Waste Water System Construction Permit – Phase III | 0003013-xxx-DWC | submitted Expected 1/10/19 |

It is my opinion that there are no technical reasons existing at this time which would prohibit the implementation of the plans for the District as presented in the Summary of Estimated Project Cost (Table 2), subject to, continued compliance with all County requirements and permit issuance.

OVERVIEW OF PHASE III PROJECT

The following sub-sections describe the different public infrastructure improvements that relate to the development of the 172 planned single family lots in Phase III of the District (collectively, the Phase III Project).

STORMWATER MANAGEMENT SYSTEM

The design criteria for the District's stormwater management system are regulated by the SJRWMD. The District is located in the Nassau River drainage basin. The pre-development site runoff and water management conditions have been examined, modeled, and accepted by the SJRWMD. The existing onsite natural occurring wetlands have been delineated and verified by SJRWMD.

The stormwater management plan for the district focuses on utilizing newly constructed ponds, in upland areas, for stormwater treatment in conjunction with the natural occurring wetlands. The natural occurring wetlands and lake system account for approximately 35.5% of the District's land area.

The District's objectives for the stormwater management system are:

1. Provide stormwater quality treatment, storage, and conveyance.
2. To adequately protect development within the District from regulatory-defined rainfall events.
3. To maintain wetland hydro periods
4. To insure that adverse stormwater impacts do not occur upstream or downstream as a result of the development.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which naturally drain through the District.
6. To preserve the function of the floodplain storage during the 100-year storm event.

The stormwater collection and overflow systems will be a combination of curb inlets, pipe culverts, control structures and open waterways. Wetland hydro periods (normal pool and season high water elevations) will be maintained through proper design and maintenance of the overflow control structures. The stormwater management system for Phase 1 and Phase 2 is complete. The Phase III Project includes stormwater management for Phase III. The grading work includes the addition of dirt to the individual lots in order to meet the drainage requirements for the Phase III Project. All work on private property is being funded by the Developer.

WETLANDS MITIGATION

The proposed wetland mitigation consists of upland and wetland preservation in accordance with the permit requirements from the SJRWMD.

WASTEWATER COLLECTION SYSTEM

The District lies within the unincorporated area of Nassau County and the JEA provides the wastewater service. The District is in JEA's Nassau County Regional W.W.T.P. service area. In 2005, a wastewater application for component parts of the first phase of the utility system was submitted and approved by the JEA. The outstanding permits in place today include the

infrastructure to handle all single family homes in the development. The District's onsite sanitary sewer system will consist of 8" and 10" gravity sewer lines with appurtenant manholes and one (1) pumping station. For the first two phases of development, the District has installed the gravity sewer lines and 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. The Phase III project will include extending the system onsite to serve the remaining phase. The wastewater service for the first two phases of development included one (1) pump station along with appurtenant collection lines, manholes and force mains located within the right-of-ways. The Phase III Project will utilize the existing pump station.

POTABLE WATER DISTRIBUTION 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 Phase III water distribution system will consist of 10", 8", 6", and 4" water mains with appurtenant valves and fire hydrants.

ELECTRICAL DISTRIBUTION SYSTEM

The District lies within the unincorporated area of Nassau County and the Florida Power & Light (FPL) provides the electrical service. The District is served by a overhead lines along the Amelia Concourse right-of-way. The Phase III electrical distribution system only includes the underground conduit and vaults to serve the Phase III Project.

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 AIA along a portion of the northern boundary of the District. The development plan allows for three access points along the Amelia Concourse. 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. All Phase I and Phase II improvements necessary for access to Phase III, have been constructed. All District roadways are public. The subdivision is not gated. The Phase III Roadways are local streets, providing access to all planned lots in Phase III.

RECREATION AREA

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. The Phase II and Phase III Projects use/will use the previously completed recreational amenities.

ENTRANCE FEATURES, LANDSCAPING AND PERIMETER FENCING AND BUFFERING

The District has included signage and landscape features at the entrance of the District at the intersection of Daisy Lane and Amelia Concourse. Daisy Lane is heavily landscaped on both sides of the roadway. These features were constructed with the Phase I improvements. The Phase II project included perimeter fencing and buffering adjacent to the Phase II lots. The Phase III Project will include perimeter fencing and buffering.

PROJECT COSTS

The Summary of Estimated Project Costs for the Phase III Project detailed in **Table 2** outlines the anticipated costs associated with the construction of the Phase III Project infrastructure. The costs associated with the Phase III infrastructure include, clearing, roadways and sidewalks, storm sewer system, potable water system, sanitary sewer system, underground utilities, landscaping, and perimeter buffering. Project costs in excess of the amounts provided by District Bond proceeds are expected to be paid from interest earnings or the developer. The Project Costs below have been allocated to work done on public property separately from work done on private property. The public property percentage is 31.9% when calculating construction costs for clearing and earthwork. This percentage calculation removes the +/- 19.88 Ac. of wetlands/open space from the calculations. The Clearing & Grading line item includes mobilization, erosion and sediment control, clearing & grading, final grading and performance bonds. The Roadway line item includes roadway construction, conduit under roadway and as-builts. The Stormwater line item includes the ponds, storm drain and sodding.

Table 2
Summary of Estimated Project Costs

| Category | Phase III Planned Improvements | Public Improvements | Private Improvements | Ownership | O&M Responsibility |
|---|---|--------------------------------|---------------------------------|------------------|-----------------------------------|
| Clearing & Grading | \$1,950,143 | \$721,255 | \$1,228,888 | District | N/A |
| Roadway | \$924,503 | \$924,503 | | County | County |
| Stormwater | \$1,239,580 | \$1,239,580 | | District | District |
| Water | \$422,813 | \$422,813 | | JEA | JEA |
| Sewer | \$505,290 | \$505,290 | | JEA | JEA |
| Total Contract Amount | \$5,042,330 | \$3,813,441 | \$1,228,888 | | |
| Electrical | \$140,000 | \$140,000 | | FPL | FPL |
| Contingency | \$200,000 | \$200,000 | | | |
| Landscaping, Entry Monuments & Signs | \$145,000 | \$145,000 | | District | District |
| Engineering/Permitting | \$90,000 | \$90,000 | | | |
| Total Project Costs | \$5,617,330 | \$4,388,441 | \$1,228,888 | | |

SUMMARY AND CONCLUSION

The Phase III Project infrastructure, as outlined above, is necessary for the functional development of Phase III of the District as required by the applicable independent unit of local government. The planning and design of the infrastructure is in accordance with current governmental regulatory requirements. The infrastructure will provide their intended function so long as the construction is in substantial compliance with the design and permits.

Items of construction in this report are based on current plan quantities for the infrastructure construction as shown on the approved constructed drawings and specifications, last revision.

It is my professional opinion that the Phase III Project infrastructure costs provided herein for the District improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the District. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012 (1) and (2) of the Florida Statutes.

The estimate of the infrastructure construction costs is composed of estimates or established contractual amounts and is not a guaranteed maximum price. The estimated cost is based on unit prices currently being experienced for ongoing and similar items of work in Nassau County and quantities as represented on the construction plans. The labor market, future costs of equipment and materials, and the actual construction process are all beyond my control.

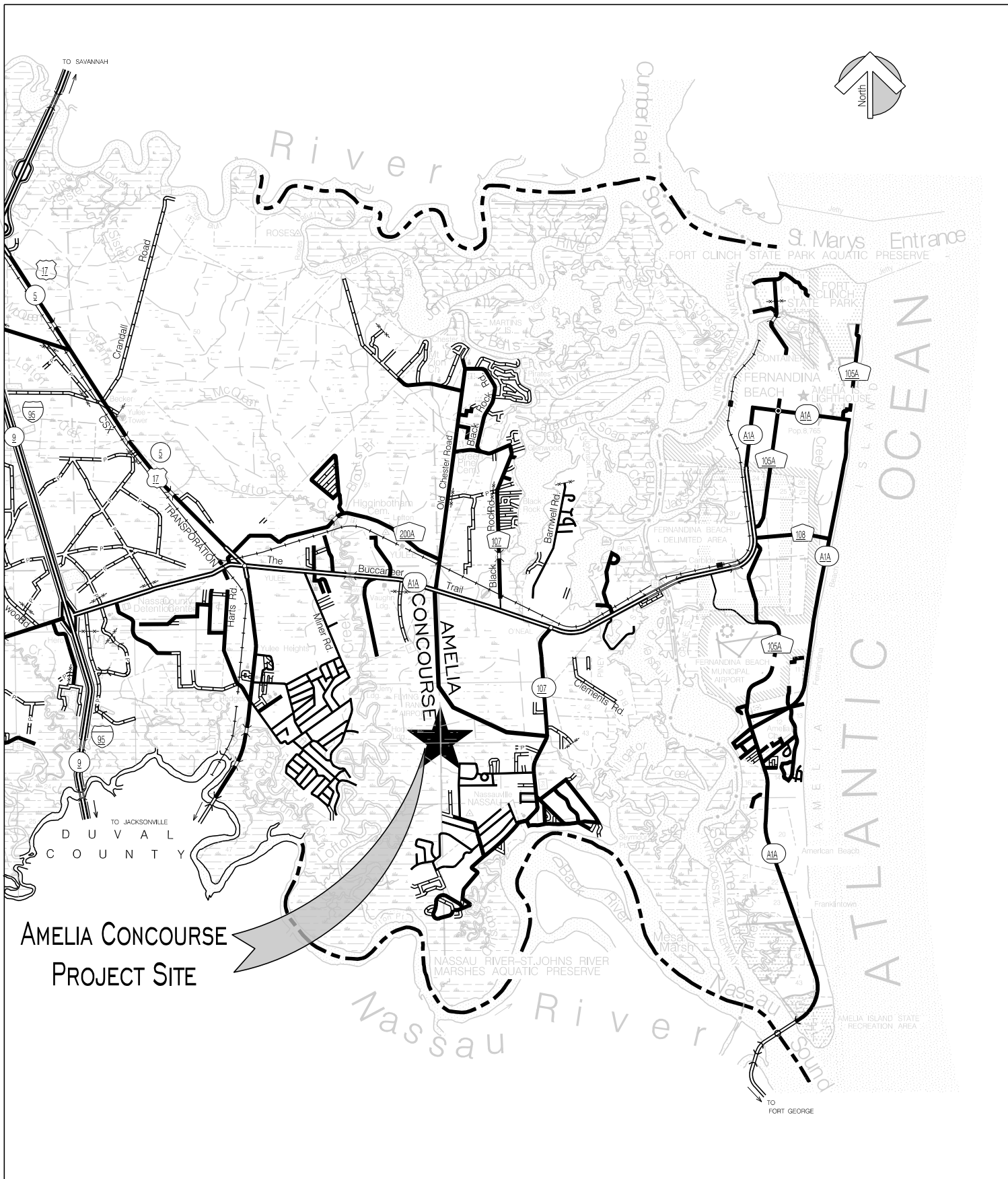
Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

The professional service for establishing the opinion of estimated construction costs are consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

Appendix A

Description

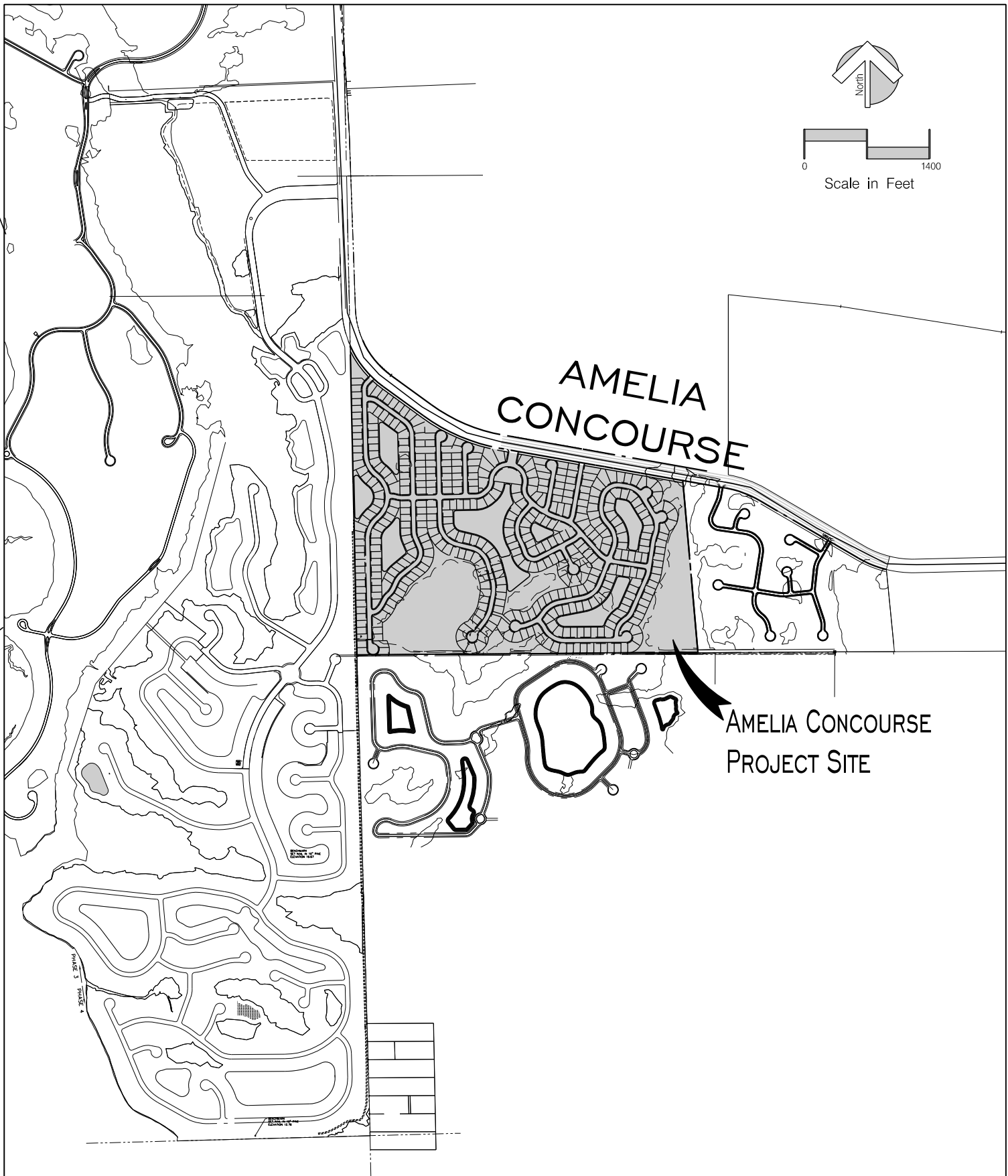
| | |
|------------|---|
| Exhibit 1. | Vicinity Map |
| Exhibit 2. | Location Map |
| Exhibit 3. | District Legal Boundary and Description |
| Exhibit 4. | Community Development Map |



VICINITY MAP

AMELIA CONOURSE, CDD
AMELIA CONOURSE DEVELOPMENT, LLC

EXHIBIT I



LOCATION MAP

AMELIA CONOURSE CDD
AMELIA CONOURSE DEVELOPMENT, LLC

EXHIBIT 2

PHASE I

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY FLORIDA (BEING A PORTION OF LANDS DESCRIBED IN DEED RECORDED IN BOOK 1226, PAGE 1832-1835 OF THE OFFICIAL RECORDS OF SAID COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 30 AND RUN NORTH 01'-13'-51" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 30, A DISTANCE OF 3420.44 FEET TO A POINT LYING ON THE CURVED SOUTHWESTERLY RIGHT-OF-WAY LINE OF AMELIA CONCOURSE (A 150 FOOT RIGHT-OF-WAY); RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE IN LAST MENTIONED SOUTHWESTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1104.93 FEET, A CHORD DISTANCE OF 584.45 FEET TO THE POINT OF TANGENCY, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 38'-50'-23" EAST; RUN THENCE SOUTH 53'-59'-35" EAST, ALONG LAST MENTIONED SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 550.61 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE IN LAST MENTIONED SOUTHWESTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2059.86 FEET, A CHORD DISTANCE OF 18.39 FEET TO A POINT FOR THE POINT OF BEGINNING, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 54'-13'-17" EAST.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED AMELIA CONCOURSE, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2059.86 FEET, A CHORD DISTANCE OF 908.81 FEET TO THE POINT OF TANGENCY, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 67'-13'-10" EAST; RUN THENCE SOUTH 79'-59'-35" EAST, A DISTANCE OF 1145.89 FEET TO A POINT; RUN THENCE SOUTH 28'-35'-00" WEST, A DISTANCE OF 262.84 FEET TO A POINT; RUN THENCE SOUTH 10'-00'-25" WEST, A DISTANCE OF 273.74 FEET TO A POINT; RUN THENCE SOUTH 17'-08'-20" EAST, A DISTANCE OF 147.02 FEET TO A POINT; RUN THENCE SOUTH 48'-22'-24" WEST, A DISTANCE OF 120.00 FEET TO A POINT; RUN THENCE SOUTH 41'-37'-36" EAST, A DISTANCE OF 55.58 FEET TO A POINT; RUN THENCE SOUTH 48'-22'-24" WEST, A DISTANCE OF 50.00 FEET TO A POINT; RUN THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 25.00 FEET, A CHORD DISTANCE OF 35.36 FEET TO THE POINT OF TANGENCY, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 86'-37'-36" WEST; RUN THENCE SOUTH 48'-22'-24" WEST, A DISTANCE OF 25.11 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 225.00 FEET, A CHORD DISTANCE OF 55.54 FEET TO THE POINT OF TANGENCY, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 55'-26'-44" WEST; RUN THENCE SOUTH 62'-31'-03" WEST, A DISTANCE OF 313.35 FEET TO A POINT; RUN THENCE SOUTH 27'-28'-57" EAST, A DISTANCE OF 120.00 FEET TO A POINT; RUN THENCE SOUTH 62'-31'-03" WEST, A DISTANCE OF 115.37 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 245.00 FEET, A CHORD DISTANCE OF 379.27 FEET TO A POINT OF REVERSE CURVATURE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 66'-45'-58" WEST; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 543.68 FEET, A CHORD DISTANCE OF 10.13 FEET TO A POINT, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 16'-29'-37" WEST; RUN THENCE SOUTH 74'-36'-00" WEST, A DISTANCE OF 107.73 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF CURVE, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 35.00 FEET, A CHORD DISTANCE OF 46.52 FEET TO A POINT OF REVERSE CURVATURE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 63'-45'-15" WEST; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 395.00 FEET, A CHORD DISTANCE OF 306.39 FEET TO A POINT, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 44'-55'-40" WEST; RUN THENCE SOUTH 22'-15'-10" WEST, A DISTANCE OF 120.00 FEET TO A POINT; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 275.00 FEET, A CHORD DISTANCE OF 20.42 FEET TO A POINT OF REVERSE CURVATURE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 65'-37'-09" EAST; RUN THENCE IN A EASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 20.00 FEET, A CHORD DISTANCE OF 19.27 FEET TO A POINT OF REVERSE CURVATURE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 87'-42'-30" EAST; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 60.00 FEET, A CHORD DISTANCE OF 67.55 FEET TO A POINT OF REVERSE CURVATURE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 24'-39'-24" WEST; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 20.00 FEET, A CHORD DISTANCE OF 17.87 FEET TO A POINT OF COMPOUND CURVATURE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 36'-08'-40" WEST; RUN THENCE IN NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 225.00 FEET, A CHORD DISTANCE OF 10.98 FEET TO A POINT, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 64'-05'-09" WEST; RUN THENCE SOUTH 24'-31'-23" WEST, A DISTANCE OF 120.00 FEET TO A POINT; RUN THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 105.00 FEET, A CHORD DISTANCE OF 19.92 FEET TO THE POINT OF TANGENCY, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 70'-55'-12" WEST; RUN THENCE NORTH 76'-21'-47" WEST, A DISTANCE OF 160.84 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 395.00 FEET, A CHORD DISTANCE OF 481.65 FEET TO THE POINT OF TANGENCY, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 38'-47'-49" WEST; RUN THENCE NORTH 01'-13'-51" WEST, A DISTANCE OF 1178.98 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 49.39 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD WHICH MAY LIE WITHIN.



DISTRICT LEGAL
DESCRIPTION
AMELIA CONCOURSE, CDD
AMELIA CONCOURSE, LLC

EXHIBIT 3

PHASE II

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA SAID POINT LYING ON THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY OF ROBERT A. MARINO AND SOOK MARINO (ACCORDING TO DEED RECORDED IN BOOK 933, PAGE 803 OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE SOUTH 89°-38'-10" WEST, ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1513.44 FEET TO THE SOUTHWEST CORNER THEREOF AND THE POINT OF BEGINNING, SAID POINT ALSO LYING ON THE NORTHERLY LINE OF LANDS NOW OR FORMERLY OF LOUISE WILLIAMS (ACCORDING TO DEED RECORDED IN BOOK 548, PAGE 805 OF THE OFFICIAL RECORDS OF SAID COUNTY). FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 89°-38'-10" WEST ALONG THE NORTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 3771.54 FEET TO THE SOUTHWESTERLY CORNER OF SAID SECTION 30; RUN THENCE NORTH 01°-14'-16" WEST, ALONG THE WESTERLY SECTION OF LINE OF SAID SECTION 30, A DISTANCE OF 3420.44 FEET TO A POINT ON A NON-TANGENT CURVE; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1104.93 FEET, A CHORD DISTANCE OF 577.66 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 38°-50'-48" EAST; RUN THENCE SOUTH 54°-00'00" EAST, A DISTANCE OF 550.61 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2059.86 FEET, A CHORD DISTANCE OF 926.74 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 67°-00'-00" EAST; RUN THENCE SOUTH 80°-00'-00" EAST, A DISTANCE OF 2049.03 FEET TO A POINT ON THE WESTERLY LINE OF THE AFOREMENTIONED LANDS NOW OR FORMERLY OF ROBERT A. MARINO AND SOOK MARINO (ACCORDING TO DEED RECORDED IN BOOK 933, PAGE 803 OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE SOUTH 05°-00'-00" EAST, ALONG THE WESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1911.51 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 199.83 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD THAT LIE WITHIN.



DISTRICT LEGAL BOUNDARY
AND DESCRIPTION
AMELIA CONCOURSE, CDD
AMELIA CONCOURSE, LLC

EXHIBIT 3

PHASE III

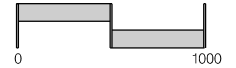
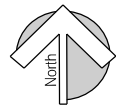
LEGAL DESCRIPTION

A PORTION OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID SECTION 30, THENCE NORTH $01^{\circ}13'51''$ WEST, ALONG THE WESTERLY LINE OF SAID SECTION 30, SAME BEING THE EASTERLY LINE OF HAMPTON LAKES ~ PHASE TWO, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 7, PAGES 282 THROUGH 282 OF THE PUBLIC RECORDS OF SAID COUNTY, 3420.44 FEET TO THE CURVED SOUTHWESTERLY RIGHT-OF-WAY OF AMELIA CONCOURSE, A 150-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTHEASTERLY, ALONG LAST SAID RIGHT-OF-WAY, THE FOLLOWING COURSES: THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1104.93 FEET, A CHORD BEARING AND DISTANCE OF SOUTH $38^{\circ}50'22''$ EAST, 577.67 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $53^{\circ}59'35''$ EAST, 550.61 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2059.86 FEET, A CHORD BEARING AND DISTANCE OF SOUTH $54^{\circ}14'03''$ EAST, 17.33 FEET TO THE NORTHWESTERLY CORNER OF AMELIA CONCOURSE PHASE ONE, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 7, PAGES 183 THROUGH 187 AND 187A OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID AMELIA CONCOURSE PHASE ONE, THE FOLLOWING COURSES: THENCE SOUTH $01^{\circ}13'51''$ EAST, DEPARTING LAST MENTIONED RIGHT-OF-WAY, 1178.98 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 395.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH $38^{\circ}47'49''$ EAST, 481.85 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $76^{\circ}21'47''$ EAST, 160.84 FEET TO A POINT OF CURVATURE; THENCE IN AN EASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 105.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH $70^{\circ}55'12''$ EAST, 19.92 FEET; THENCE NORTH $24^{\circ}31'23''$ EAST, 170.00 FEET; THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 275.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH $68^{\circ}36'40''$ WEST, 10.90 FEET; THENCE NORTH $22^{\circ}15'10''$ EAST, 120.00 FEET; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 395.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH $44^{\circ}55'40''$ EAST, 306.39 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 35.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH $63^{\circ}45'15''$ EAST, 46.52 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH $74^{\circ}36'00''$ EAST, 107.73 FEET; THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 543.68 FEET, A CHORD BEARING AND DISTANCE OF SOUTH $16^{\circ}29'37''$ EAST, 10.13 FEET; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 245.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH $48^{\circ}11'37''$ EAST, 260.70 FEET; THENCE SOUTH $48^{\circ}56'43''$ WEST, DEPARTING THE SOUTHERLY LINE OF SAID AMELIA CONCOURSE PHASE ONE, 16.91 FEET; THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 28.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH $01^{\circ}29'00''$ WEST, 42.61 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $51^{\circ}20'07''$ WEST, 242.94 FEET TO A POINT OF CURVATURE; THENCE IN A WESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 28.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH $73^{\circ}57'15''$ WEST, 45.71 FEET; THENCE SOUTH $53^{\circ}07'48''$ WEST, 14.80 FEET; THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 545.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH $06^{\circ}16'23''$ WEST, 84.34 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $10^{\circ}41'23''$ WEST, 122.12 FEET; THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 545.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH $14^{\circ}01'55''$ WEST, 63.54 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $16^{\circ}31'52''$ WEST, 33.35 FEET; THENCE SOUTH $23^{\circ}51'14''$ WEST, 92.23 FEET; THENCE SOUTH $37^{\circ}50'48''$ WEST, 27.85 FEET; THENCE SOUTH $00^{\circ}21'25''$ EAST, 299.67 FEET TO THE SOUTHERLY LINE OF SAID SECTION 30; THENCE SOUTH $89^{\circ}38'35''$ WEST, ALONG SAID SOUTHERLY SECTION LINE, 1547.11 FEET TO THE POINT OF BEGINNING. THE LAND THUS DESCRIBED CONTAINS 77.56 ACRES, MORE OR LESS.

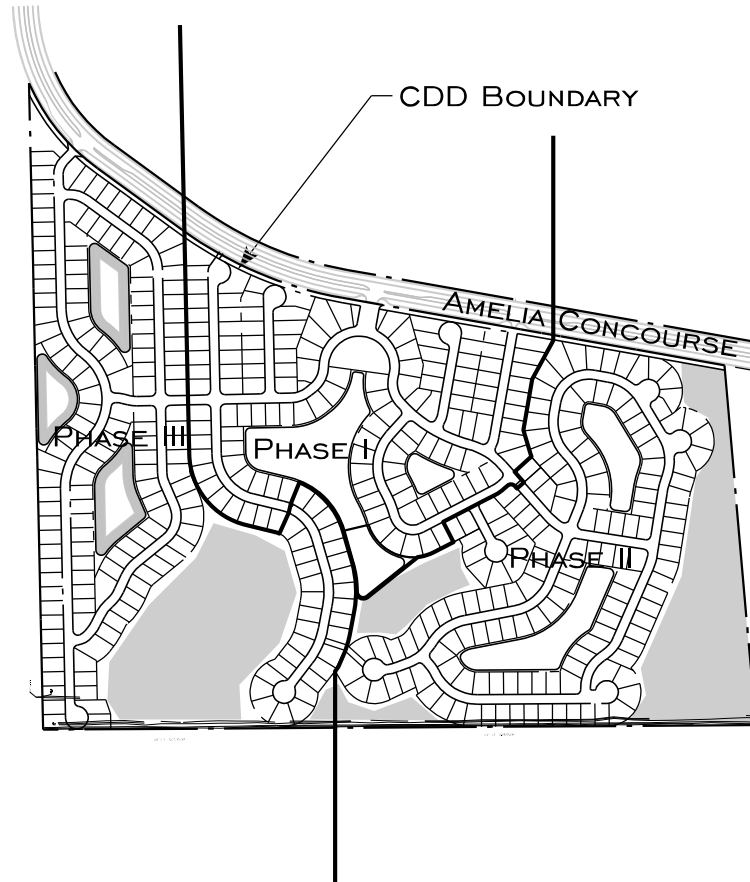


DISTRICT LEGAL BOUNDARY
AND DESCRIPTION
AMELIA CONCOURSE, CDD
AMELIA CONCOURSE, LLC

EXHIBIT 3



Scale in Feet



LEGEND

■ - WETLAND



COMMUNITY DEVELOPMENT

MAP

AMELIA CONCOURSE, CDD

AMELIA CONCOURSE, LLC

EXHIBIT 4

B.

Amelia Concourse
Community Development District

**Third Supplemental
Special Assessment Methodology Report
For
Capital Improvement Revenue Bonds, Series 2019
(Phase III Project)**

Preliminary Report

February 2019

Prepared by:

**Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092**

Table of Contents

| | |
|--|----|
| Executive Summary | 2 |
| Purpose of the Report | 2 |
| The Series 2019 Bonds and Assessments | |
| 3.1 Description of the Series 2019 Bonds..... | 3 |
| 3.2 The Series 2019 Assessments | 3 |
| 3.3 Process of Levying Assessments | 4 |
| 3.4 Requirements of a Valid Special Assessment | 4 |
| 3.5 Determination of Benefit..... | 4 |
| 3.6 Reasonable and Fair Apportionment and Obligation to Pay..... | 4 |
| Allocation Methodology | 5 |
| True-Up Mechanism | 5 |
| Assessment Roll..... | 5 |
| Table 1 Development Program..... | 6 |
| Table 2 Phase III Project Cost and Estimates | 7 |
| Table 3 Series 2019 Bonds – Sources and Uses | 8 |
| Table 4 Series 2019 Bonds – Benefit Determination Per Unit..... | 9 |
| Table 5 Series 2019 Bonds – Annual Assessments..... | 10 |
| Table 6 Preliminary Assessment Roll..... | 11 |

1. Executive Summary

The Amelia Concourse Community Development District (the “District”) was created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”) and by Ordinance No. 2006-58 adopted by the Board of County Commissioners of Nassau County, Florida, effective July 10, 2006, encompassing approximately 200 acres and is located within the unincorporated area of Nassau County, Florida. On June 10, 2015, the District adopted the First Supplemental Special Assessment Methodology Report and then on June 21, 2016, the District adopted the Second Supplemental Special Assessment Methodology dated June 9, 2016 (together the “Previous Assessment Reports”) that established three (3) separate assessment areas consisting of Phase I, Phase II and Phase III. Phase I consists of 133 single family homes that are fully developed and improvements fully constructed (“Assessment Area I”). Phase II consists of 153 single family homes that are fully developed and fully constructed (“Assessment Area II”). Phase III contains approximately 78 undeveloped acres planned for 172 single family homes (“Assessment Area III”), which is being developed by Dream Finders Homes (the “Developer”).

2. Purpose of the Report

The purpose of this Third Supplemental Special Assessment Methodology Report (the “2019 Report”) is to provide a methodology to allocate the Series 2019A Assessments that will be levied to secure the Capital Improvement Revenue Bonds, Series 20019A (the “Series 2019A Bonds”) and Series 2019B-1 and 2019B-2 Assessments that will secure the Capital Improvement Revenue Bonds, Series 2019B-1 and 2019B-2 (the “Series 2019B Bonds”) (collectively, the “Series 2019 Bonds”) which are being issued to finance the cost of the Phase III Projects described in the District’s Amelia Concourse Subdivision Phase III, Engineer’s Report prepared by McCranie and Associates dated January 26, 2016, updated January 7, 2019 (the “2019 Improvement Plan”). The 2019 Improvement Plan is necessary to develop the 172 planned single family homes within Assessment Area III. The 2019 Report will determine and allocate the special and peculiar benefits to the assessable property within Assessment Area III by applying the methodology of the 2019 Report which in the opinion of the District’s Assessment Methodology Consultant, Governmental Management Services, LLC, has determined that all 172 planned single family lots within Assessment Area III, will benefit equally from the 2019 Improvement Plan and the issuance of the Series 2019 Bonds.

3. The Series 2019 Bonds and Assessments

3.1 Description of the Series 2019 Bonds

The District is planning to issue the Series 2019 Bonds for the purpose of: (i) funding a Project Fund to construct and/or acquire the Phase III Projects detailed in the 2019 Improvement Plan (ii) funding a Debt Service Reserve Fund, (iii) funding the interest payments through November 1, 2019, and (iv) funding cost of issuance (including underwriters discount). [The Series 2019A Bonds are estimated to be Term Bonds with an interest rate of 5.5% and final maturity date of May 1, 2049; the Series 2019B-1 Bonds are estimated to be Term Bonds with an interest rate of 5.5% and final maturity date of May 1, 2029; and the 2019B-2 Bonds are estimated to be Term Bonds with an interest rate of 7.5% and final maturity date of May 1, 2029(preliminary, subject to change)]

3.2 The Series 2019 Assessments

The Series 2019A Bonds will be secured by long-term debt assessments (the “Series 2019A Assessments”) that will be levied annually on all of the 172 planned lots in Assessment Area III. The Series 2019B Bonds will be secured by short-term debt assessments (the “Series 2019B Assessments” and together with the Series 2019A Assessments the “Series 2019 Assessments”) that will be levied and collected upon the earlier of the sale to end user or the maturity of the Series 2019B Bonds, on each of the 172 planned single family lots within Assessment Area III that benefit from the Phase III Projects detailed in the 2019 Improvement Plan that will be constructed and/or acquired by the District. **See Table 2. Phase III Project Cost Estimates.**

The proposed Series 2019A Bonds will begin amortizing on May 1, 2020, and mature on May 1, 2049, a 30-year term bond. The Series 2019B Bonds are interest only to maturity, May 1, 2029, and while the Series 2019A Assessments may be prepaid at any time, the Series 2019B Assessments are required to be prepaid prior to transfer of property.

The estimated maximum annual debt service on the Series 2019A Bonds is \$212,625 which is the basis for establishing the Series 2019A Assessments, net of collection costs and early payment discount. The

estimated annual interest on the Series 2019B Bonds is \$223,100 with principal due on May 1, 2029 in the amount of \$3,651,550, including accrued interest, which is the basis for establishing the Series 2019B Assessments, net of collection costs and early payment discount, if applicable.

3.3 Process of Levying Assessments

The process of levying the Series 2019 Assessments is a three-step process. First, the District's Engineer determines the costs of the Phase III Projects contemplated by the District in the 2019 Improvement Plan. Second, these costs form the basis for a bond sizing. Third, the financing costs are allocated among the benefitted properties on the basis of benefit.

3.4 Requirements of a Valid Special Assessment

There are two requirements under Florida Law for a valid special assessment:

1. The properties being assessed must receive a special benefit from the improvements being paid for by the special assessment.
2. The assessments must be fairly and reasonably allocated to the properties being assessed.

3.5 Determination of Benefit

The special and particular benefits received by property owners within Assessment Area III from the Phase III Projects are real and determinable. The benefits include but are not limited to (i) added use of the property (ii) added enjoyment of the property (iii) probability of increased marketability and value of the property, and (iv) the Phase III Projects are necessary in order to develop the 172 planned single family homes. **See Table 4.**

3.6 Reasonable and Fair Apportionment of the Obligation to Pay

The determination has been made that the obligation to pay the Series 2019 Assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property in Assessment Area III derived from the construction and/or acquisition of the Phase III Projects (and the concomitant responsibility for the payment of the resultant and allocated debt) have been apportioned to the property

according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

4. Allocation Methodology

The 2019 Improvement Plan estimates that the infrastructure improvements will cost approximately \$5,617,330 plus \$205,000 contingency, all of which is expected to be funded from the proceeds of the Series 2019A Bonds in the amount of \$2,707,906 and 2019B Bonds in the amount of \$3,114,424. The construction and/or acquisition of the Phase III Projects provide special benefit to the assessable property within Assessment Area III that meets or exceeds the cost (benefit) to finance, construct and or acquire such infrastructure improvements and the fair and reasonable allocation of the Series 2019 Assessments based upon the methodology set forth in this Series 2019 Report and Table 5. The allocation of the Series 2019 Assessments as set forth herein will result in the District annually certifying for collection special assessments in the amounts set forth on **Table 5 and Table 6, the Preliminary Assessment Roll**.

5. True-up Mechanism

Although the District does not process plats for the Developer, it does have an important role to play during the course of platting. Whenever a plat is processed, the District must allocate a portion of its debt to the platted property according to this Report. In addition, the District must also prevent any buildup of debt on undeveloped property, otherwise the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, the District and Developer will enter into a True-Up Agreement that will detail the process of platting, assigning debt to platted property and requirements should the actual development plan result in fewer lots being developed or the remaining debt on undeveloped property exceeding the initial debt levels established by this report. Additional terms and requirements will be outlined in the True-Up Agreement.

6. Preliminary Assessment Roll

The Preliminary Assessment roll reflecting the allocation of the Series 2019 Assessments securing the repayment of the Series 2019 Bonds is attached hereto as **Table 6**.

TABLE 1
Amelia Concourse CDD
Development Program

| <u>Land Use and Location</u> | <u>Units</u> |
|---------------------------------|--------------|
| Single Family Homes - Phase III | 172 |
| Total | <u>172</u> |

Prepared By
Governmental Management Services, LLC

TABLE 2
Amelia Concourse CDD
Phase III Project Cost Estimates

| <u>Improvement Description</u> | <u>Estimated Cost</u> |
|--------------------------------------|-----------------------|
| Clearing & Grading | \$1,950,143 |
| Roadway | \$924,503 |
| Stormwater | \$1,239,580 |
| Water | \$422,813 |
| Sewer | \$505,290 |
| Electrical | \$140,000 |
| Landscaping, Entry Monuments & Signs | \$200,000 |
| Engineering/Permitting | \$145,000 |
| Pond and Easement Acquisition | \$90,000 |
| Total Construction Cost | \$5,617,330 |
| Contingency | \$205,000 |
| Total Estimated Cost | \$5,822,330 |

Provided by: McCranie & Associates, Inc.

Prepared By
Governmental Management Services, LLC

Table 3
Amelia Concourse CDD
Series 2019 Bonds
Sources and Uses

| | Series 2019A <u>Bonds</u> | Series 2019B-1 <u>Bonds(tax exempt)</u> | Series 2019B-2 <u>Bonds (taxable)</u> | Total Series <u>2019 Bonds</u> |
|--|------------------------------|--|--|-----------------------------------|
| <u>Sources</u> | | | | |
| Par amount of Bond Issue | \$3,090,000 | \$2,120,000 | \$1,420,000 | \$6,630,000 |
| Total Sources | \$3,090,000 | \$2,120,000 | \$1,420,000 | \$6,630,000 |
| <u>Uses</u> | | | | |
| Project Fund | \$2,707,906 | \$1,885,536 | \$1,228,888 | \$5,822,330 |
| Interest to November 1, 2019 | \$110,940 | \$76,114 | \$69,521 | \$256,574 |
| Reserve Fund @ 50% MADS & 50% Annual Interest | \$106,313 | \$58,300 | \$53,250 | \$217,863 |
| Cost of Issuance, Includes Underwriters Discount | \$141,031 | \$96,759 | \$64,810 | \$302,600 |
| Rounding | \$23,811 | \$3,291 | \$3,531 | \$30,633 |
| Total Uses | \$3,090,000 | \$2,120,000 | \$1,420,000 | \$6,630,000 |

| | 2019A | 2019B-1 | 2019B-2 |
|--|--------------------|--------------------------------------|--------------------------------------|
| Principal Amortization Installments | 30 | 1 (Interest Only to Maturity) | 1 (Interest Only to Maturity) |
| Estimated Rate | 5.50% | 5.50% | 7.50% |
| Estimated Par Amount | \$3,090,000 | \$2,120,000 | \$1,420,000 |
| Maximum Annual Debt Service | \$212,625 | \$2,178,300 | \$1,473,250 |
| Final Maturity | 1-May-49 | 1-May-29 | 1-May-29 |

Provided by: MBS Capital Markets, LLC (preliminary, subject to change)

Prepared By

Governmental Management Services, LLC

TABLE 4
Amelia Concourse CDD
Series 2019 Bonds
Allocation of Benefit/Par Debt Per Unit

| <u>Development Type :</u> | <u>Number of Units</u> | <u>Total Cost</u> | <u>Benefit Per Unit</u> | <u>Par Debt Series 2019 Bonds(1)</u> | <u>Par Debt Per Unit Series 2019 Bonds</u> | <u>Excess Benefit Per Unit</u> |
|---------------------------------|----------------------------|-----------------------|-----------------------------|--|--|------------------------------------|
| Single Family Homes - Phase III | 172 | \$6,630,000 | \$38,547 | \$6,630,000 | \$38,547 | \$0 |
| Total | <u>172</u> | | | <u>\$6,630,000</u> | | |

(1) Inclusive of financing cost as per Florida Statutes are defined as a benefit and may be considered in benefit determination.

| <u>Development Type :</u> | <u>Number of Units</u> | <u>Par Debt Series 2019A Bonds</u> | <u>Par Debt Per Unit Series 2019A Bonds</u> |
|---------------------------------|----------------------------|--|---|
| Single Family Homes - Phase III | 172 | \$3,090,000 | \$17,965 |

| <u>Development Type :</u> | <u>Number of Units</u> | <u>Par Debt Series 2019B-1 Bonds</u> | <u>Par Debt Per Unit Series 2019B-1 Bonds</u> |
|---------------------------------|----------------------------|--|---|
| Single Family Homes - Phase III | 172 | \$2,120,000 | \$12,326 |

| <u>Development Type :</u> | <u>Number of Units</u> | <u>Par Debt Series 2019B-2 Bonds</u> | <u>Par Debt Per Unit Series 2019B-2 Bonds</u> |
|---------------------------------|----------------------------|--|---|
| Single Family Homes - Phase III | 172 | \$1,420,000 | \$8,256 |

TABLE 5
Amelia Concourse CDD
Allocation of Series 2019 Bonds / Annual
Assessments Per Unit

| <u>Development Type :</u> | <u>Number of Units</u> | <u>ERU Factor</u> | <u>Total ERU's</u> | <u>Net Annual Series 2019A Assessments</u> | <u>Gross Annual Series 2019A Assessments</u> | <u>Net Annual Per Unit Series 2019A Assessments</u> | <u>Gross Annual Per Unit Series 2019A Assessments (1)</u> |
|----------------------------------|-------------------------------|--------------------------|---------------------------|--|---|--|--|
| Single Family Homes - Phase III | 172 | 1 | 172 | \$212,625 | \$228,629 | \$1,236.19 | \$1,329.24 |
| Total | 172 | | 172 | \$212,625 | \$228,629 | | |
| <u>Development Type :</u> | <u>Number of Units</u> | <u>ERU Factor</u> | <u>Total ERU's</u> | <u>Net Annual Series 2019B-1 Assessments(2)</u> | <u>Gross Annual Series 2019B-1 Assessments</u> | <u>Net Annual Per Unit Series 2019B-1 Assessments (2)</u> | <u>Gross Annual Per Unit Series 2019B-1 Assessments (1)</u> |
| Single Family Homes - Phase III | 172 | 1 | 172 | \$116,600 | \$125,376 | \$677.91 | \$728.93 |
| Total | 172 | | 172 | \$116,600 | \$125,376 | | |
| <u>Development Type :</u> | <u>Number of Units</u> | <u>ERU Factor</u> | <u>Total ERU's</u> | <u>Net Annual Series 2019B-2 Assessments(2)</u> | <u>Gross Annual Series 2019B-2 Assessments</u> | <u>Net Annual Per Unit Series 2019B-2 Assessments (2)</u> | <u>Gross Annual Per Unit Series 2019B-2 Assessments (1)</u> |
| Single Family Homes - Phase III | 172 | 1 | 172 | \$106,500 | \$114,516 | \$619.19 | \$665.79 |
| Total | 172 | | 172 | \$106,500 | \$114,516 | | |

(1) Gross Assessments include early payment discount 4% and collection costs of 3% for a total of 7%.

(2) The net annual assessments for Series 2019B Bonds are interest only until May 1, 2029 at which time the outstanding par debt plus unpaid accrued interest will be due in full and will not exceed maximum annual debt service of \$3,540,000 principal + \$223,100 interest = \$3,651,550. The Series 2019B Assessments are required to be paid in full prior to transfer of property to the end user.

ERU= Equivalent Residential Unit.

Amelia Concourse CDD
Preliminary Assessment Roll - Assessment Area III

| Property ID | Bond Series | PHASE | Assess. Acres (1) | Net Annual Per Acre | Gross Annual Per Acre | Par Debt Per Acre | Net Annual Assessment | Gross Annual Assessments (2) | Series 2018 Par Debt |
|-----------------------------|-------------|-------|-------------------|---------------------|-----------------------|-------------------|-----------------------|------------------------------|----------------------|
| 30-2N-28-0000-0001-0040 (3) | 20190A | III | 78 | \$2,725.96 | \$2,931.14 | \$39,615.38 | \$212,625 | \$228,629 | \$3,090,000 |
| 30-2N-28-0000-0001-0040 (3) | 2019B-1(4) | III | 78 | \$1,494.87 | \$1,607.39 | \$27,179.49 | \$116,600 | \$125,376 | \$2,120,000 |
| 30-2N-28-0000-0001-0040 (3) | 2019B-2(4) | III | 78 | \$1,365.38 | \$1,468.16 | \$18,205.13 | \$106,500 | \$114,516 | \$1,420,000 |
| Total | | | | | | | \$435,725 | \$468,522 | \$6,630,000 |

(1) Until the property is platted, the annual assessments will be levied and collected on per acre basis.

(2) Gross Assessments include early payment discount 4% and collection costs of 3% for a total of 7%.

(3) See attached Exhibit A - Legal Description of Phase Three Property.

(4) Represents annual interest only payments from issuance date through November 1, 2028. The outstanding principal and interest will be due in full on May 1, 2029, and upon sale to end user.

PHASE III

LEGAL DESCRIPTION

A PORTION OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID SECTION 30, THENCE NORTH 01°13'51" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 30, SAME BEING THE EASTERLY LINE OF HAMPTON LAKES ~ PHASE TWO, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 7, PAGES 282 THROUGH 282 OF THE PUBLIC RECORDS OF SAID COUNTY, 3420.44 FEET TO THE CURVED SOUTHWESTERLY RIGHT-OF-WAY OF AMELIA CONCOURSE, A 150-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTHEASTERLY, ALONG LAST SAID RIGHT-OF-WAY, THE FOLLOWING COURSES: THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1104.93 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 38°50'22" EAST, 577.67 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 53°59'35" EAST, 550.61 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2059.86 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 54°14'03" EAST, 17.33 FEET TO THE NORTHWESTERLY CORNER OF AMELIA CONCOURSE PHASE ONE, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 7, PAGES 183 THROUGH 187 AND 187A OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID AMELIA CONCOURSE PHASE ONE, THE FOLLOWING COURSES: THENCE SOUTH 01°13'51" EAST, DEPARTING LAST MENTIONED RIGHT-OF-WAY, 1178.98 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 395.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 38°47'40" EAST, 461.65 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 78°21'47" EAST, 160.84 FEET TO A POINT OF CURVATURE; THENCE IN AN EASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 105.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 70°55'12" EAST, 19.92 FEET; THENCE NORTH 24°31'23" EAST, 170.00 FEET; THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 275.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 68°36'40" WEST, 10.90 FEET; THENCE NORTH 22°15'10" EAST, 120.00 FEET; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 395.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 44°55'40" EAST, 300.39 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 35.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 63°45'15" EAST, 46.52 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 74°36'00" EAST, 107.73 FEET; THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 543.88 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 16°29'37" EAST, 10.13 FEET; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 245.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 48°11'37" EAST, 260.70 FEET; THENCE SOUTH 48°56'43" WEST, DEPARTING THE SOUTHERLY LINE OF SAID AMELIA CONCOURSE PHASE ONE, 16.91 FEET; THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 28.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 01°29'00" WEST, 42.81 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 51°20'07" WEST, 242.94 FEET TO A POINT OF CURVATURE; THENCE IN A WESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 28.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 73°57'15" WEST, 45.71 FEET; THENCE SOUTH 53°07'48" WEST, 14.80 FEET; THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 545.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 06°16'23" WEST, 84.34 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 10°41'23" WEST, 122.12 FEET; THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 545.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 14°01'55" WEST, 63.54 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 16°31'52" WEST, 33.35 FEET; THENCE SOUTH 23°51'14" WEST, 92.23 FEET; THENCE SOUTH 37°50'48" WEST, 27.85 FEET; THENCE SOUTH 00°21'25" EAST, 299.67 FEET TO THE SOUTHERLY LINE OF SAID SECTION 30; THENCE SOUTH 89°38'35" WEST, ALONG SAID SOUTHERLY SECTION LINE, 1547.11 FEET TO THE POINT OF BEGINNING. THE LAND THUS DESCRIBED CONTAINS 77.56 ACRES, MORE OR LESS.



DISTRICT LEGAL BOUNDARY
AND DESCRIPTION
AMELIA CONCOURSE, CDD
AMELIA CONCOURSE, LLC

EXHIBIT 2
A

C.

RESOLUTION 2019-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS FOR PHASE THREE; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the “Board”) of the Amelia Concourse Community Development District (the “District”) hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the “Improvements”) described in the District’s *Amelia Concourse Subdivision Phase III Engineer’s Report*, dated January 7, 2019, attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, *Florida Statutes*, (the “Assessments”); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Third Supplemental Special Assessment Methodology*

Report for Capital Improvement Revenue Bonds, Series 2019 (Phase III Project), dated February, 2019 attached hereto as **Exhibit B** and incorporated herein by reference and on file at c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the “District Records Office”), and at the offices of McCranie & Associates, 3 South 2nd Street, Fernandina Beach, Florida 32034 (“District Local Records Office”); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE AMELIA CONCOURSE
COMMUNITY DEVELOPMENT DISTRICT:**

1. Assessments shall be levied to defray the cost of the Improvements.
2. The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.
3. The total estimated cost of the Improvements is \$5,822,330 (the “Estimated Cost”).
4. The Assessments will defray approximately \$6,630,000, which includes the Estimated Cost, plus financing-related costs, capitalized interest, debt service reserve and contingency.
5. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.
6. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.
8. Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in

any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Nassau County and to provide such other notice as may be required by law or desired in the best interests of the District.

12. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed. Specifically, Resolution 2019-02 is hereby superseded and repealed.

13. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 18th day of January, 2019.

ATTEST:

**AMELIA CONCOURSE COMMUNITY
DEVELOPMENT DISTRICT**

ASSISTANT SECRETARY

CHAIRPERSON

Exhibit A: *Amelia Concourse Subdivision Phase III Engineer's Report*, dated January 7, 2019

Exhibit B: *Third Supplemental Special Assessment Methodology Report for Capital Improvement Revenue Bonds, Series 2019 (Phase III Project)*, dated February, 2019

D.

RESOLUTION 2019-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON FEBRUARY 19, 2019, AT 11:00 A.M. AT AMELIA CONCOURSE AMENITY CENTER, 85200 AMARYLLIS COURT, FERNANDINA BEACH, FLORIDA, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING A SPECIAL ASSESSMENT ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197 FLORIDA STATUTES.

WHEREAS, the Board of Supervisors of the Amelia Concourse Community Development District, ("Board") has previously adopted Resolution 2019-08, entitled

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS FOR PHASE THREE; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, in accordance with Resolution 2019-08, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 170, 190, and 197, *Florida Statutes*, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District Records Office"), and at the offices of McCranie & Associates, 3 South 2nd Street, Fernandina Beach, Florida 32034 ("Local District Records

Office”).

**NOW THEREFORE BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE AMELIA CONCOURSE
COMMUNITY DEVELOPMENT DISTRICT:**

1. There is hereby declared a public hearing to be held at 11:00 A.M., February 19, 2019, at Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida, for the purpose of hearing comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the office of the District Manager at Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190, and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Nassau County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give (30) thirty days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office and the Local District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

3. This Resolution shall become effective upon its passage. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed. Specifically, Resolution 2019-03 is hereby superseded and repealed.

4. This Resolution shall become effective upon its passage.

{SIGNATURES SET FORTH ON THE FOLLOWING PAGE}

PASSED AND ADOPTED this 18th day of January, 2019.

ATTEST:

**BOARD OF SUPERVISORS OF THE
AMELIA CONCOURSE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairperson