

Amelia Walk
Community Development District

Public Facilities Report

Prepared for:

Amelia Walk 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 Walk 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 Walk Community Development District (the District), encompasses approximately 563 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 Sections 13, 24 and 40, all lying in Township 2 North, Range 27 East. The District is currently bounded to the north by the North Hampton single family development, to the east by vacant parcels zoned for residential use along with the Amelia National and Amelia Concourse single family developments, vacant parcels and wetlands to the south and wetlands and the North Hampton single family development to the west. Access to the District is via the Amelia Concourse roadway approximately one to two miles south of State Road 200/Highway 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. **Exhibit 2** is the map of the subdivision (with phasing).

The District is located within the Hampton Lakes Planned Unit Development (PUD) and is planned to include approximately 749 single-family homes. The community also includes a community recreation area.

The project is being developed in five (5) Phases. The first Phase of development is completed and includes substantially the entire master sewer infrastructure to accommodate the first three Phases, the master infrastructure for the first three Phases, and the recreation area. The second Phase of development is completed and includes the infrastructure for 134 lots. The remaining infrastructure required for each subsequent Phase will be completed with the development of that Phase. The timing of the infrastructure improvements for the remaining Phases will be based on the rate of absorption. Each Phase will be able to be developed independent of the remaining Phases.

EXISTING PUBLIC FACILITIES

ROADWAYS

Primary vehicular access to the District is provided from the Amelia Concourse with Grand Walk Boulevard providing a two (2) lane, unloaded access road with a median at the entrance. Secondary vehicular access to the District is provided with the construction of a connector road from the North Hampton PUD to Grand Walk Boulevard providing a two (2) lane, unloaded access road. Amelia Concourse is a four-lane divided County road. The Amelia Concourse runs south from

A1A along a portion of the eastern boundary of the District. The PUD allows for one access point along the Amelia Concourse and the one access point into the North Hampton PUD. The internal road design for the District complies with the Nassau County transportation road circulation design criteria and the PUD. In the first Phase of the development, Grand Walk Boulevard, along with the other local streets, provides access from each lot to the Amelia Concourse. Grand Walk Boulevard 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.

The roadways for Phases 1 and 2 have been constructed. They are owned and maintained by the District. 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 JEA provides the potable water and sewer 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 12", 10", 8", 6", and 4" water mains with appurtenant valves and fire hydrants. The District's onsite sanitary sewer system consists of 8" and 10" gravity sewer lines with appurtenant manholes and two (2) pumping stations. For the first Phase of development, the District has installed approximately five thousand six hundred fifty feet (5,650) of 10" force main to connect with the existing JEA force main lying in the Amelia Concourse right-of-way. The wastewater service for the first Phase of development includes one (1) pump station along with appurtenant collection lines, manholes and force mains located within the right-of-way. Phase 2 extended the system onsite to serve Phase 2.

The potable water and sewer system for Phases 1 and 2 have been constructed. They are owned and maintained by JEA. The capacity of the water and sewer system is adequate for both existing Phases. The capacity of the existing pump station is adequate for all Phases, however a secondary pump station is required for Phases 4 and 5. This pump station will discharge into the existing pump station.

RECREATION / AMENITY CENTER

The recreation area is an 8.68 acre site located within the District. The recreation area consists of a clubhouse, swimming pool, parking lot, playground, open playfield, and tennis courts. The recreation area has been constructed. These facilities are owned and maintained by the District. The capacity of the clubhouse is adequate for both existing Phases and all future Phases.

PROPOSED PUBLIC FACILITIES

ROADWAYS

The roadways for Phases 3, 4 and 5 are anticipated to be constructed within the next 7 years. They will be owned and maintained by the District. The capacity of the roadway system will be designed to be adequate for all existing and future Phases.

STORMWATER MANAGEMENT

The ponds for Phases 3, 4 and 5 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 as they are constructed.

POTABLE WATER AND SEWER SYSTEM

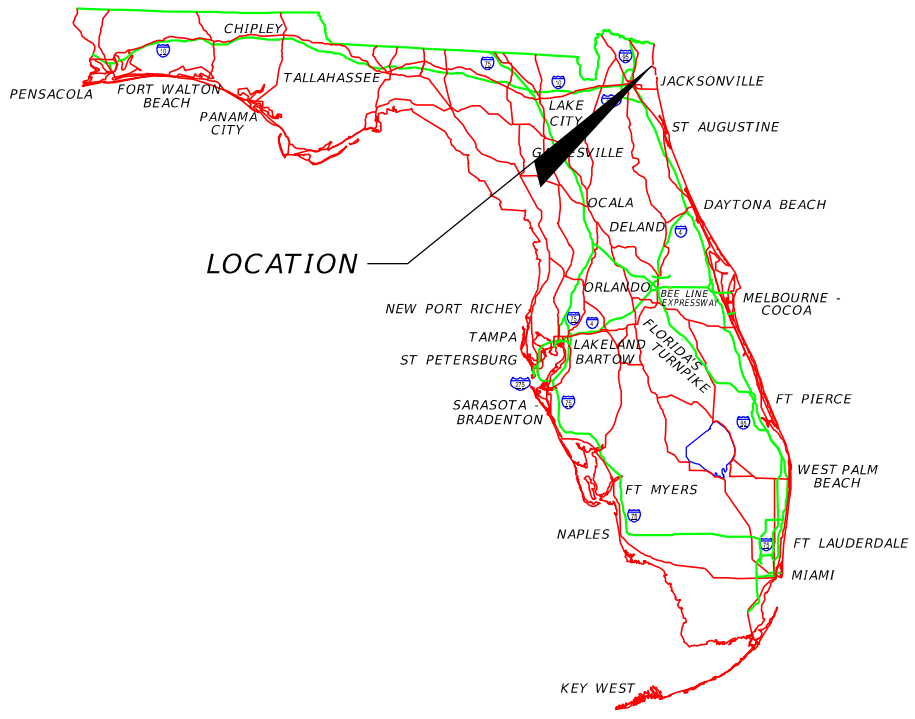
The potable water and sewer system for Phases 3, 4 and 5 are anticipated to be constructed within the next 7 years. They will be constructed by the District, then owned and maintained by JEA. The capacity of the water and sewer system will be adequate for each Phase of construction. A secondary pump station will be constructed during the construction of Phase 4. This pump station will discharge into the existing pump station.

RECREATION / AMENITY CENTER

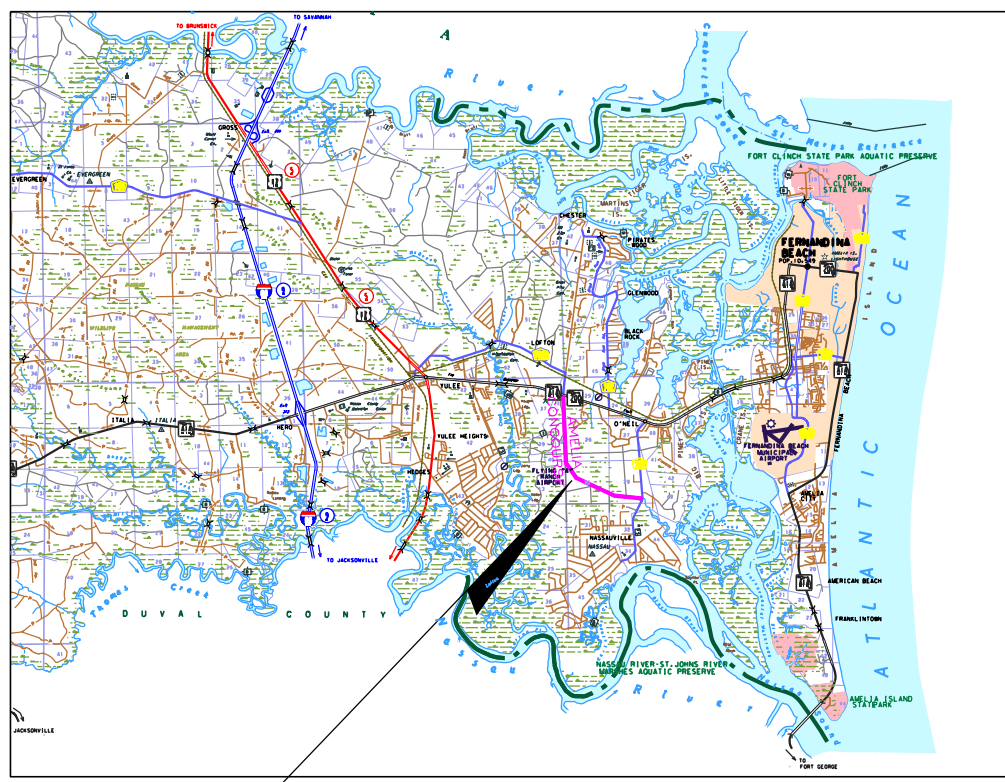
There are no plans to add to the recreation area and/or amenity center. The capacity of the existing clubhouse and recreation areas are adequate for both existing Phases and all future Phases.

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.



LOCATION



LOCATION

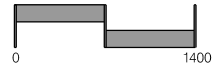
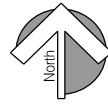
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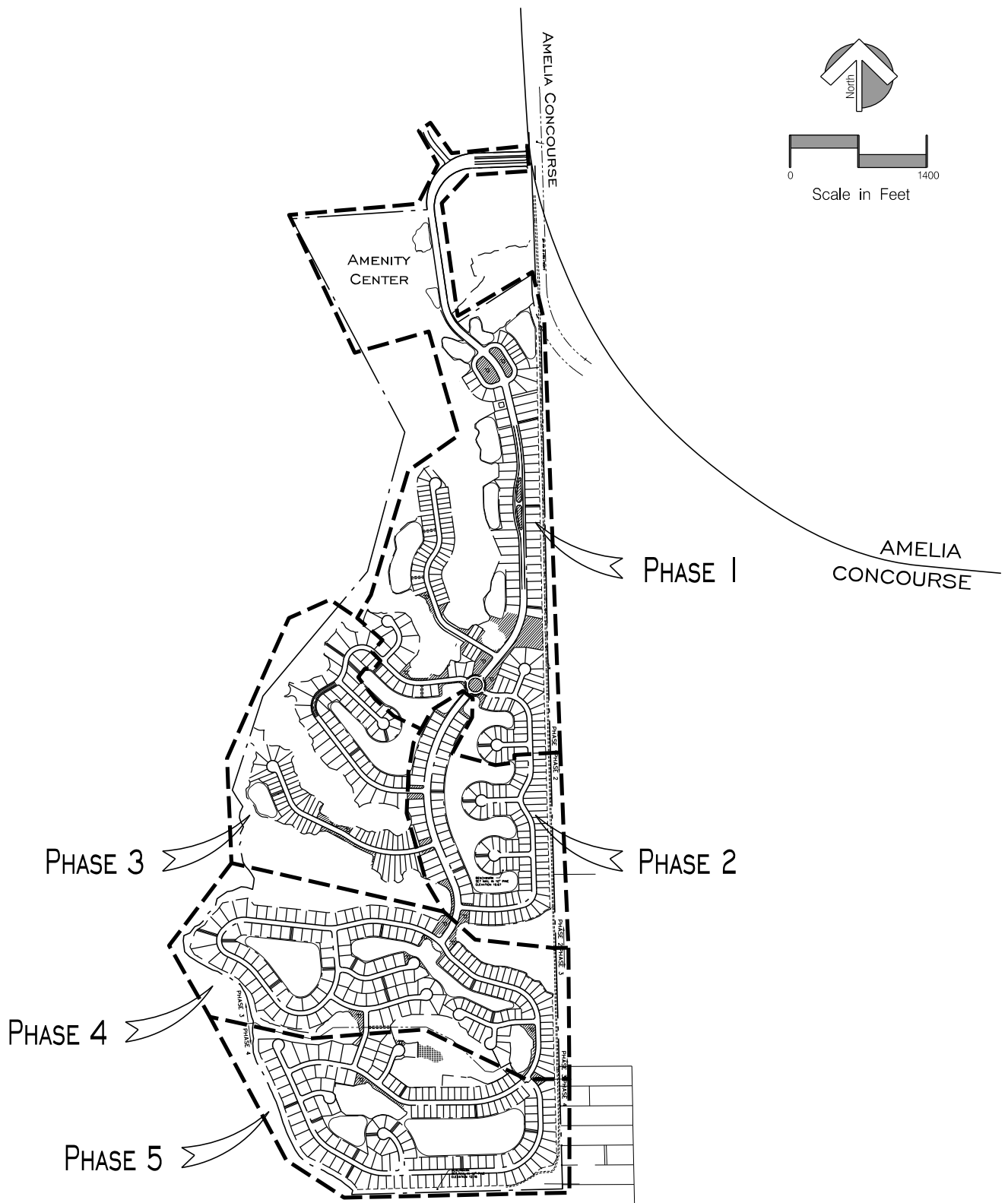
VICINITY MAP

AMELIA WALK, CDD

EXHIBIT I



Scale in Feet



SUBDIVISION MAP

AMELIA WALK, CDD

EXHIBIT 2