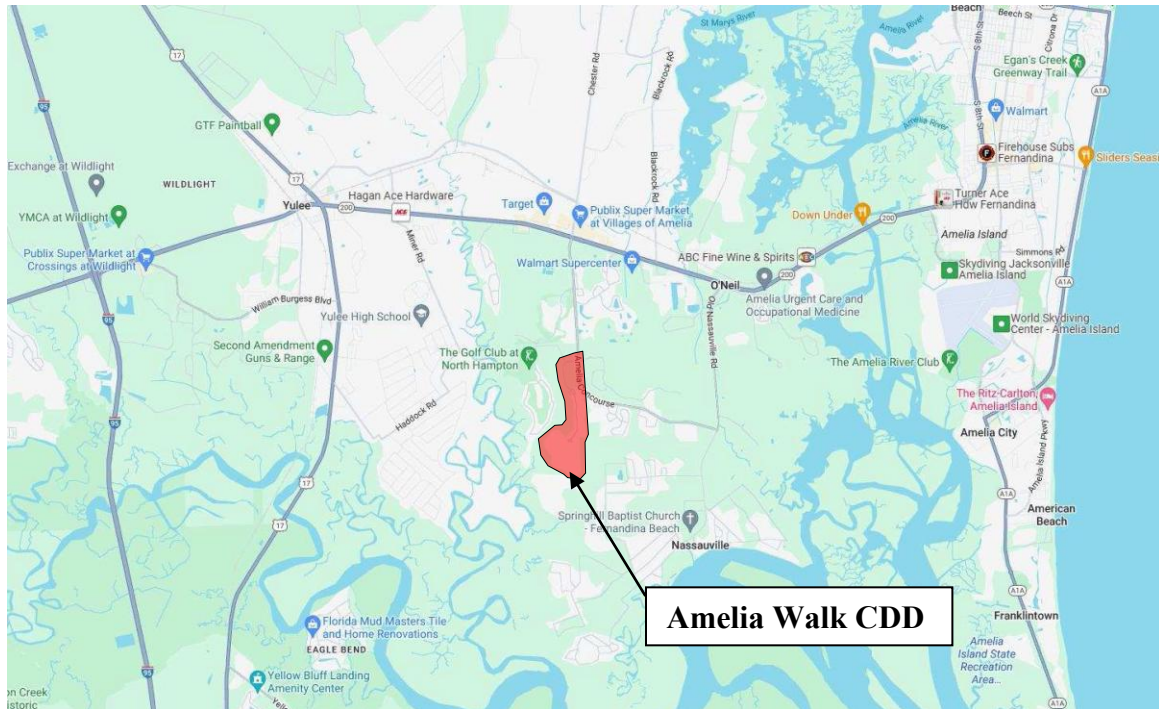


Amelia Walk Community Development District

2025 Annual Engineers Report



Prepared for:

**Amelia Walk Community Development
Board of Supervisors**

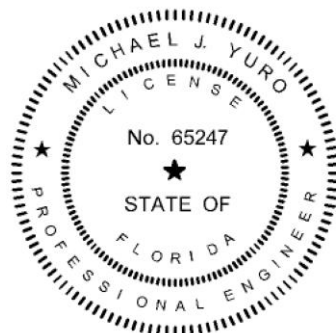
Prepared By:



- Civil Engineering
- Land Surveying & Mapping
- Permitting
- ADA Consulting

June 30, 2025

Revised August 21, 2025



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:

ON THE DATE ADJACENT TO THE SEAL

**PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
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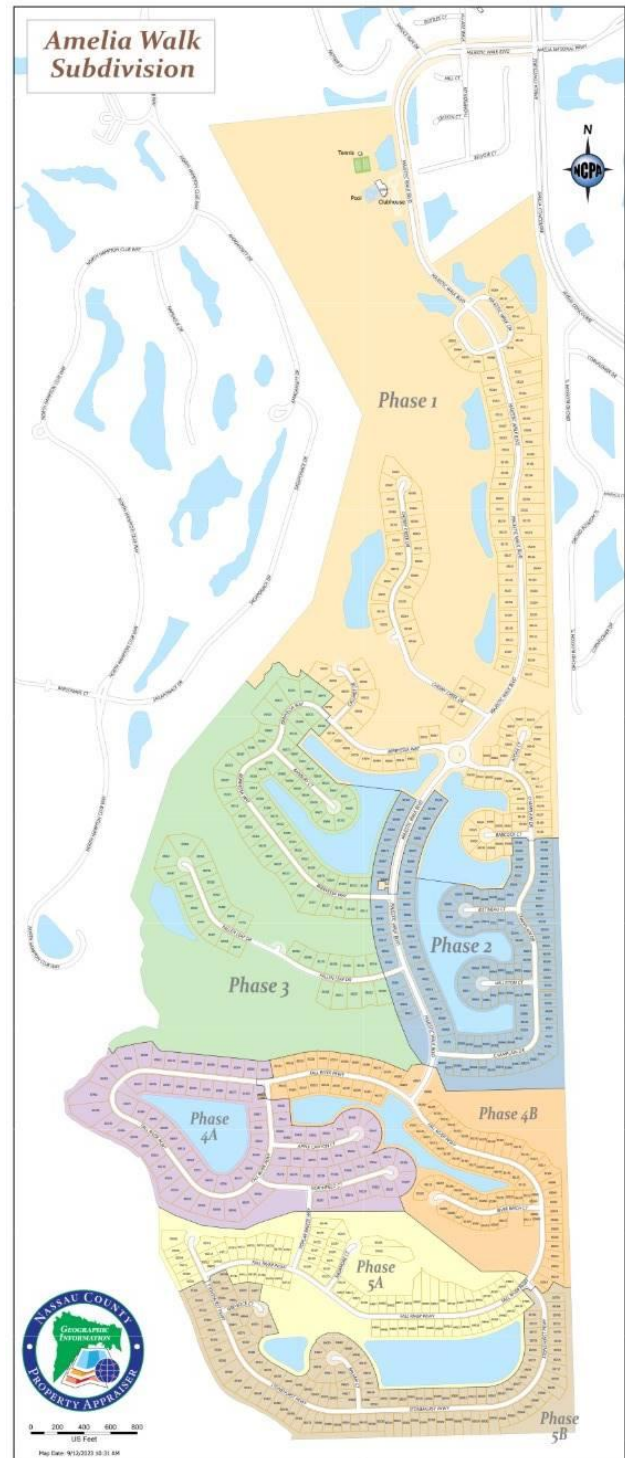


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We have completed the annual review of the Amelia Walk Community Development District. Be advised that this report is based on limited field review of the community, and is not intended to be exhaustive or comprehensive, but rather it is intended to evaluate District owned & operated facilities to ensure they are being maintained in good condition. These facilities include all roadways within the District boundaries, the Amenity & Recreation facilities, Entrance Signage, Landscaping & the Stormwater System. The result of our inspection is on the following pages.





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AMENITY CENTER & RECREATION FACILITIES

We have inspected the amenity center & associated recreational facilities and have found them to be in generally good condition, routinely maintained and in good working order. We did not find any engineering related issues at this time.

LANDSCAPING AND GREEN SPACES

We have inspected the landscaping and green spaces and found them to be in generally good condition and routinely maintained. Heavy rains during this past fall caused overtopping of the haul road ditch along the eastern limits of the property and this issue is currently being worked on to find a viable solution. We did not find any other engineering related issues at this time.

ROAD RIGHT OF WAY

We have inspected the internal road right of way, including the pavement, sidewalk and curb & gutters. Phase 1 roads were resurfaced in early 2024 and by mid 2024 several areas within the Phase 1 limits were experiencing pavement failure due to high ground water conditions. A plan of action was approved to reconstruct these areas using “Black Base” to mitigate for the high groundwater condition. It is expected that this reconstruction effort will begin in July 2025. For the most part, the rest of the roadway elements appear to be well maintained and in working order with some minor sidewalk & curb damage along with small depressions near inlets that should be monitored. We also noted that phase 2 pavement striping is beginning to fade. Additionally, we recommend on-site staff continue to monitor all sidewalks for uneven trip hazards generally caused by tree roots and develop a plan to address these on a routine basis.

The roads were constructed in phases as follows:

Phase 1 Roadways - Constructed in 2007 (resurfaced in March 2024)

Phase 2 Roadways - Constructed in 2016 (8 years old)

Phase 3 Roadways - Constructed in 2018 (6 years old)

Phase 4A & 4B Roadways – Constructed in 2019 (5 years old)

Phase 5 Roadways - Constructed in 2020 (4 years old)

Be advised that roads typically have a life span of 17-20 years before they need to be resurfaced.



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STORM WATER MANAGEMENT FACILITIES

We have inspected all the storm water management facilities serving the CDD and found them to be in generally good condition, routinely maintained and functioning in accordance with the permitted plans. We did note that several control structures were clogged with debris and several of the “spreader structures” in the wetlands were also covered in debris (all have since been addressed). We would recommend routine maintenance of both types of structures to ensure continued compliance with the permit plans. Additionally, this past fall during heavy rains, the isolated wetland near Poplar Breeze Court experienced extremely high water levels that threatened nearby homes. We are currently working with the SJRWMD to develop a plan of action to address this issue, possibly including the installation of a “pop off” structure.

Additionally, we have been made aware that a portion of the stormwater management system (rear yard swale) in the adjacent community of Amelia Concourse was not constructed properly and as a result there may be stormwater discharging onto property owned by Amelia Walk. We know that the developer is aware of the situation, and a solution is currently being worked on.

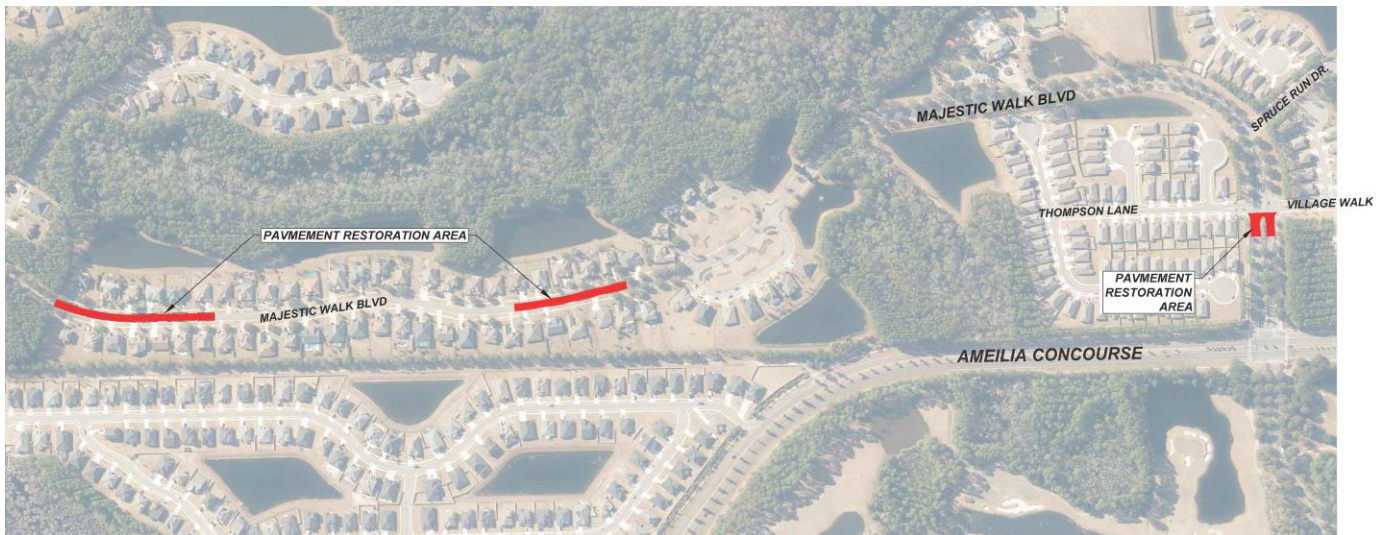
RECOMMENDATIONS

- Reconstruct three (3) sections of Majestic Walk Blvd to address pavement failures due to high groundwater conditions
- Routine sidewalk inspections should be scheduled and uneven sidewalks with lips exceeding ¼” should be addressed to meet ADA standards
- Monitor Phase 2 striping for continued fading and plan for re-striping when necessary
- Monitor shallow depressions in front of inlets, and address as necessary if they continue to grow and become an issue.
- Routine maintenance of all pond outfall structures along with all wetland “spreader structures” to keep them free from debris & clogging
- Develop a plan of action to clean out haul road swale in preparation for the next rainy season.
- Continue working on isolated wetland flooding issue



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Roadway Repair Areas



Evidence of high groundwater damaging asphalt



Debris covering
 Spreader Structure



Debris covering
 Control Structure



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Examples of Damaged Sidewalk



Faded Striping



Isolated Wetland Flooding Concerns

Please don't hesitate to contact us if you have any questions or require any additional information, please do not hesitate to call.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael J. Yuro".

Michael J. Yuro, P.E.
President
P.E. License No. 65247