

Amelia Walk Community Development District

2026 Annual Engineers Report



Prepared for:

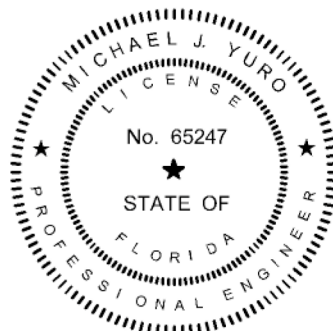
**Amelia Walk Community Development
Board of Supervisors**

Prepared By:



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

August 11, 2026



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:

ON THE DATE ADJACENT TO THE SEAL

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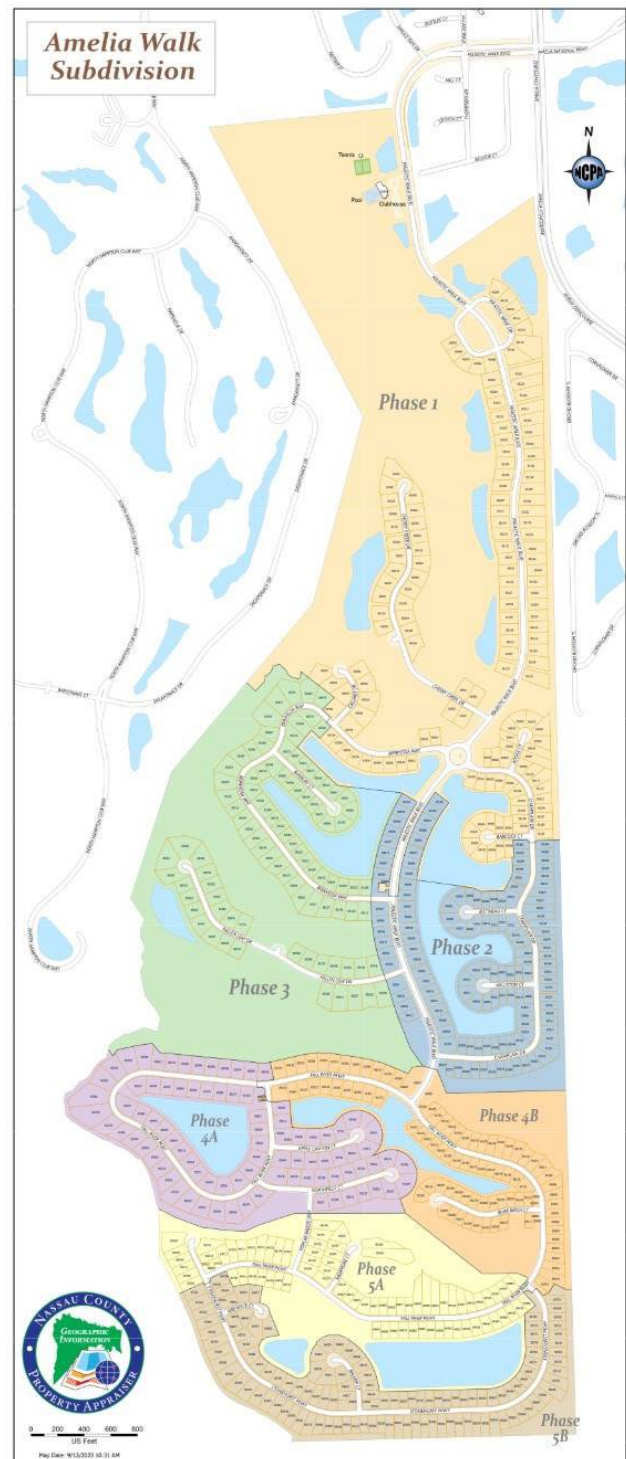


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We have completed the annual inspection of the Amelia Walk Community Development District. Be advised that this report is based on limited field review of the community, and is not intended to be exhaustive or comprehensive, but rather it is intended 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. ***Overall it is our opinion that the District facilities are being routinely maintained and are in good working order.*** We did note areas to monitor and other areas where routine maintenance is required. The result of our inspection is on the following pages.





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AMENITY CENTER & RECREATION FACILITIES

The amenity center, including pool, playground, fitness facility, meeting room & multi-purpose field appear 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 inspected the landscaping and green spaces and found them to be in generally good condition and routinely maintained. We did not find any engineering related issues at this time.

ROAD RIGHT OF WAY

The roads of the community were constructed in 5 phases, starting in 2007 and finishing in 2020. Phase 1 roads were resurfaced in 2024 and a major road reconstruction project was completed along Majestic Walk Blvd in 2025 to address high ground water issues. While we didn't observe any safety related issues at this time, we did not several issues that should be monitored and/or addressed in the near future, including:

- Faded striping in phase 2
- Numerous roadway depressions in front of inlet structures (in phase 4 & 5)
- Numerous roadway depressions at JEA manholes (should be addressed by JEA)
- Most crosswalks throughout the community are not properly marked with sign & pavement markings

The majority of roadway depressions were observed in phases 4 & 5, and we suspect that there are either poor soils in the area or poor compaction around structures

STORM WATER MANAGEMENT FACILITIES

The storm water management facilities within the CDD were inspected and we 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. We also noted several orifices that appeared to be clogged as the pond levels were above what we would expect to be the "Normal Water Level" and a number of drainage easements were blocked by fences. We also identified several areas of minor erosion along the pond banks. We would recommend routine maintenance to ensure continued compliance with the permit plans. Additionally, the flooding issue identified last year at Sagamore Court has been addressed with a "pop-off" design to allow the wetlands to pop-off into the existing stormwater system to prevent homes from being flooded. This effort is permitted and construction is scheduled for later this summer.



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Finally, the issue regarding Amelia Concourse stormwater runoff potentially discharging onto the Amelia Walk owned haul road is not yet resolved. The SJRWMD is aware of the issue and the developer is working towards a resolution prior to turning over the property to the Amelia Concourse CDD for O&M.

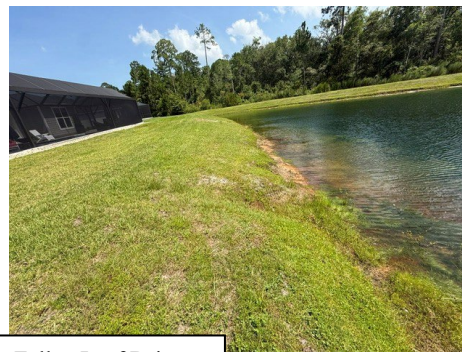
RECOMMENDATIONS

- See attached inspection map for more information
 - Conduct video inspection of pipe at road depressions to determine if there is an issue with the pipe that is causing the settlement
 - Prepare a comprehensive list of JEA manholes that have depressions around them and submit to JEA for repairs
 - Repair fish barrier inside pond outfall structure
 - Consider expanding concrete at Champlaign mailbox to eliminate trip hazard
 - Conduct 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
 - Routine maintenance of all pond outfall structures along with all wetland "spreader structures" to keep them free from debris & clogging
 - Routine maintenance of curb inlets to remove vegetation growing under the grate
 - Extend new drainage pipe near clubhouse further into the pond to prevent possible erosion
 - Clean out vegetation from structures at Poplar Breeze Way drainage ditch
 - Repair fountain in pond 15
 - Consider installing crosswalk signs & markings where they are missing
 - Full depth asphalt repair at 85321 Champlain (with resurfacing project, if possible)



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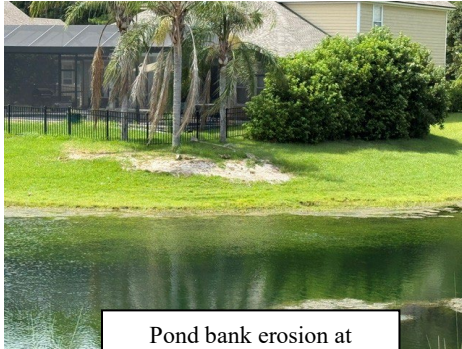


Pond bank erosion on Fallen Leaf Drive



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Pond bank erosion at
85632 Berryessa Way



Poplar Breeze Way
Drainage Ditch



New drainage near
clubhouse



Please don't hesitate to contact us if you have any questions or require any additional information.

Sincerely,

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

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

