

PUBLIC FACILITIES REPORT
FOR THE
ASTURIA COMMUNITY DEVELOPMENT DISTRICT

PREPARED FOR
BOARD OF SUPERVISORS
ASTURIA COMMUNITY DEVELOPMENT DISTRICT

PREPARED BY



FLORIDA DESIGN
CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —

Florida Design Consultants, Inc.
3030 Starkey Boulevard
New Port Richey, FL 34655

May 2, 2017



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May 2, 2017

Mr. Lane Gardner
Chairman
Board of Supervisors
Asturia Community Development District

**RE: Asturia Community Development District
Public Facilities Report**

Dear Mr. Chairman:

Pursuant to the Board of Supervisor's authorization, Florida Design Consultants, Inc. is pleased to submit the Public Facilities Report for the area within the District's boundary. This report was prepared to provide the data pursuant to Florida Statute 189.08, Special District Public Facilities Report. This report provides general description of the public facilities owned by the District.

Thank you for the opportunity to be of professional service.

Sincerely,

A handwritten signature in blue ink, appearing to read "P. Skidmore", written in a cursive style.

Paul E. Skidmore, P.E.
District Engineer

Enclosure

c: Matthew E. Huber, District Manager, Rizzetta & Company, Inc., w/o Encl.

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PURPOSE AND SCOPE

This report has been prepared at the request of the Asturia 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.

GENERAL INFORMATION

The Asturia Community Development District (the "Asturia C.D.D." or the "District") is a 414.7± acre Community Development District located in Pasco County, Florida ("County"), located on the north side of S.R. 54 approximately 1.2 miles west of the Suncoast Expressway. The land use is outlined on the Concept Plan included in this report. The land within the District is wholly located within the Legacy MPUD - Pasco County Ordinance Petition No. 6668 (the "Development"). The authorized land uses within the District allows for residential development as well as open space and recreational amenities. The Legacy MPUD approval includes 550 single family lots, 200 townhomes, an amenity center and neighborhood parks.

For the purpose of the design and permitting, the development has been broken down into four (4) Phases. Phases 1 and 2 have been designed, permitted and constructed, Phases 3 and 4 are future phases, however, Promenade Parkway and associated stormwater facilities that are located in Phases 3 and 4, have been designed, permitted and constructed.

On November 15, 2014, the Series 2014 Project was issued for the Capital Improvements associated with Phase 1 Master Infrastructure and Neighborhood Infrastructure. Such infrastructure is complete and in services.

On August 17, 2016, the Series 2016A Project was issued for the Capital Improvements associated with Phase 2 Master Infrastructure and Neighborhood Infrastructure. Such infrastructure is complete and in service.

PUBLIC FACILITIES

Water Facilities

The District is supplied potable water and fire protection from Pasco County Utilities. The water treatment plant that provides the District source for water and fire protection is Pasco County Regional Water System #651-1361. There are two (2) points of connection for the District; a 24-inch water main located within the Tower Road Right-of-Way and a 12-inch water main located within the State Road 54 Right-of-Way. These two (2) mains provide the water that services all of the parcels within the District. Once within each phase, there is a network of 8, 6, 4 and 2-inch water mains that distribute the water to the end users.

All water mains are installed within Tract A-1, Right-of-Way, that is owned and maintained by the District and are accessible by the public. Pasco County Utilities has been granted an easement over Tract A-1 for operation and maintenance of the water system. The water system has been dedicated to Pasco County Utilities.

Wastewater Facilities

The Wastewater Collection System is also located throughout the District. Generally, there is a network of underground sewer pipes and manholes which collect the individual household and commercial wastewater flows. These generated flows, then flow through the system by gravity to a pump station. From there, the two (2) pump stations mechanically lift the wastewater through the use of pumps into a force main which connects to the Pasco County 12-inch force main located within the right-of-way of State Road 54. The wastewater is then pumped to the Land O' Lakes WWTP for treatment.

Like the potable water system, all of the wastewater facilities are dedicated to Pasco County Utilities for operation and maintenance. The wastewater system also lies within Tract A-1, right-of-way, that is owned and maintained by the District and are accessible by the public. The pump station sites are dedicated to Pasco County Utilities.

Reclaimed Water Facilities

Pasco County Utilities provides the District with Reclaimed Water for irrigation of the parcels within the District. The reclaimed water is supplied by a 24-inch reclaimed water main located within the Tower Road Right-of-Way. There are two (2) points of connection both being an 8-inch main. Once within each phase, there is a network of 8, 6, 4, and 2-inch reclaimed water mains that distribute the reclaimed water to the end users.

Like the potable water and wastewater systems, all of the reclaimed water facilities are dedicated to Pasco County Utilities for operation and maintenance. The reclaimed water system also lies within Tract A-1, right-of-way, that is owned and maintained by District and are accessible by the public. Any reclaimed water located outside of the right-of-way of Pasco County Utilities has been granted an easement by the District.

Stormwater Facilities

The District-wide stormwater system consists of wet detention ponds to capture and treat stormwater runoff from developed areas and control structures that regulate the discharge of water detained and treatment volume drawdown.

In general, the stormwater runoff will flow from the developed parcels to the roads and conveyance swales and into the ponds via inlet structures and pipes. The primary form of treatment will be wet detention pursuant to accepted design criteria. The pond control structures consist of weirs for attenuation and bleed-down orifices sized to recover the treatment volumes.

The stormwater system is designed such that post-development flow will generally mimic the flows from the site in a pre-development state. All areas within the District currently drain into a tributary of the Anclote River. Stormwater then flows out to the Gulf of Mexico, the detention ponds will temporarily detain stormwater runoff for treatment and then gradually discharge water in the same receiving waters. Ponds have been designed to provide attenuation of the 25 year/24 hour storm and provide treatment for a volume of runoff established by County, State and Federal regulations.

The master stormwater system consists of seventeen (17) wet detention lakes, of which fourteen (14) have been constructed. The ponds are currently operational and are owned and operated by the District.

Recreational Facilities

The District has many active and passive opportunities available to the residents. The majority of the facilities are completed and operational:

Amenity Center - The Amenity Center is approximately 2.20 acres and consist of a clubhouse, fitness center, pool, open space and associated parking. All construction is complete.

Parks and Trails - A series of passive parks, common areas and trails are located through the District. In some cases they will be gathering areas, others will include miscellaneous benches, playgrounds or picnic areas.

CURRENTLY PROPOSED EXPANSIONS IN THE NEXT 5 YEARS

Phases 3 & 4 will be design and permitted and constructed within the next five (5) years. Phase 3 will consist of 56 single family residents and 36 townhomes. Phase 4 consist of 53 single family residents and 91 townhomes. Each phase will require roadway, water and fire system, wastewater collection system, reclaimed water and stormwater facilities. The roadway's and stormwater facilities will be owned and maintained by the District. The utilities will be dedicated to Pasco County Utilities.

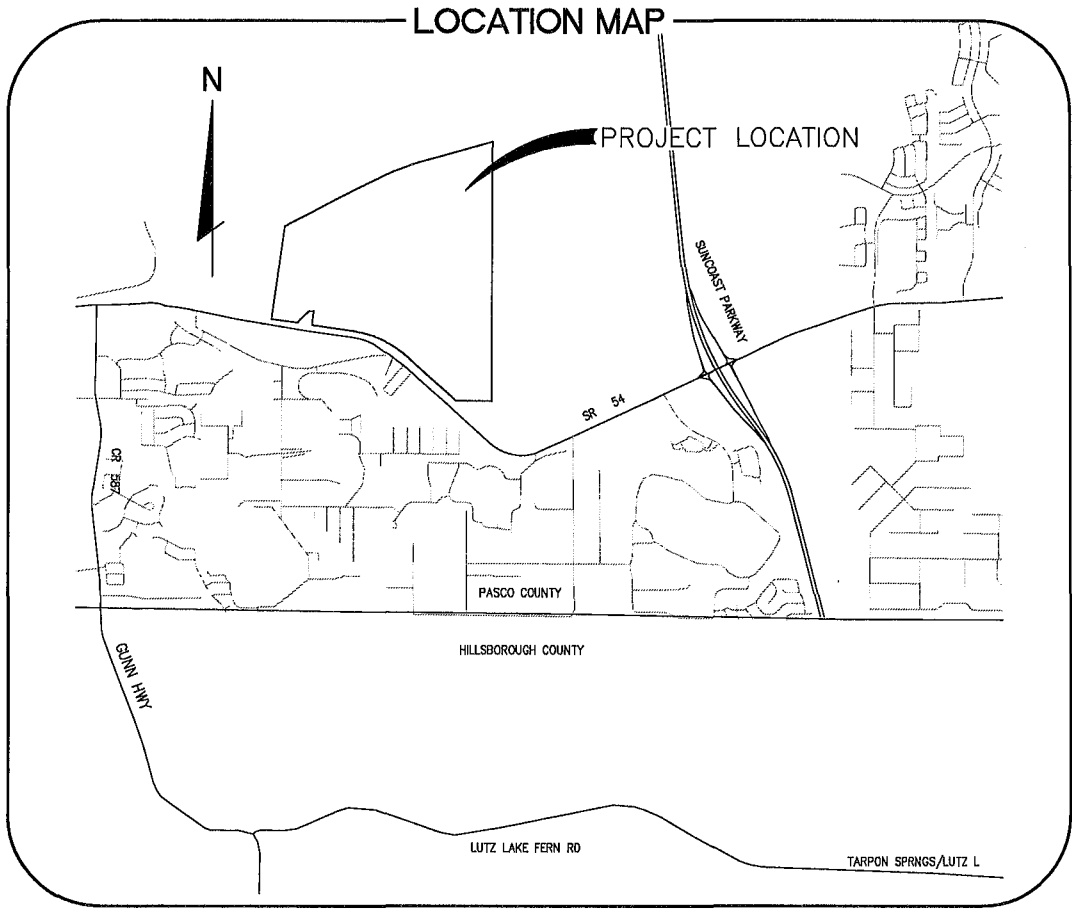
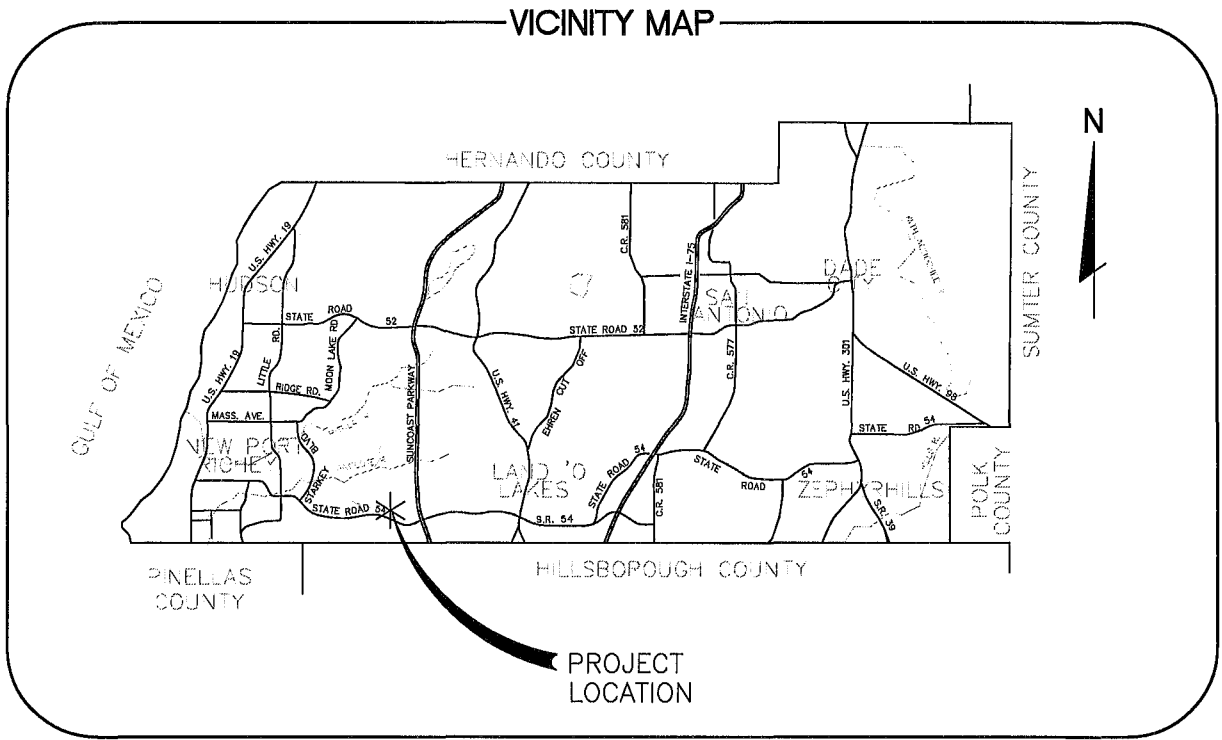
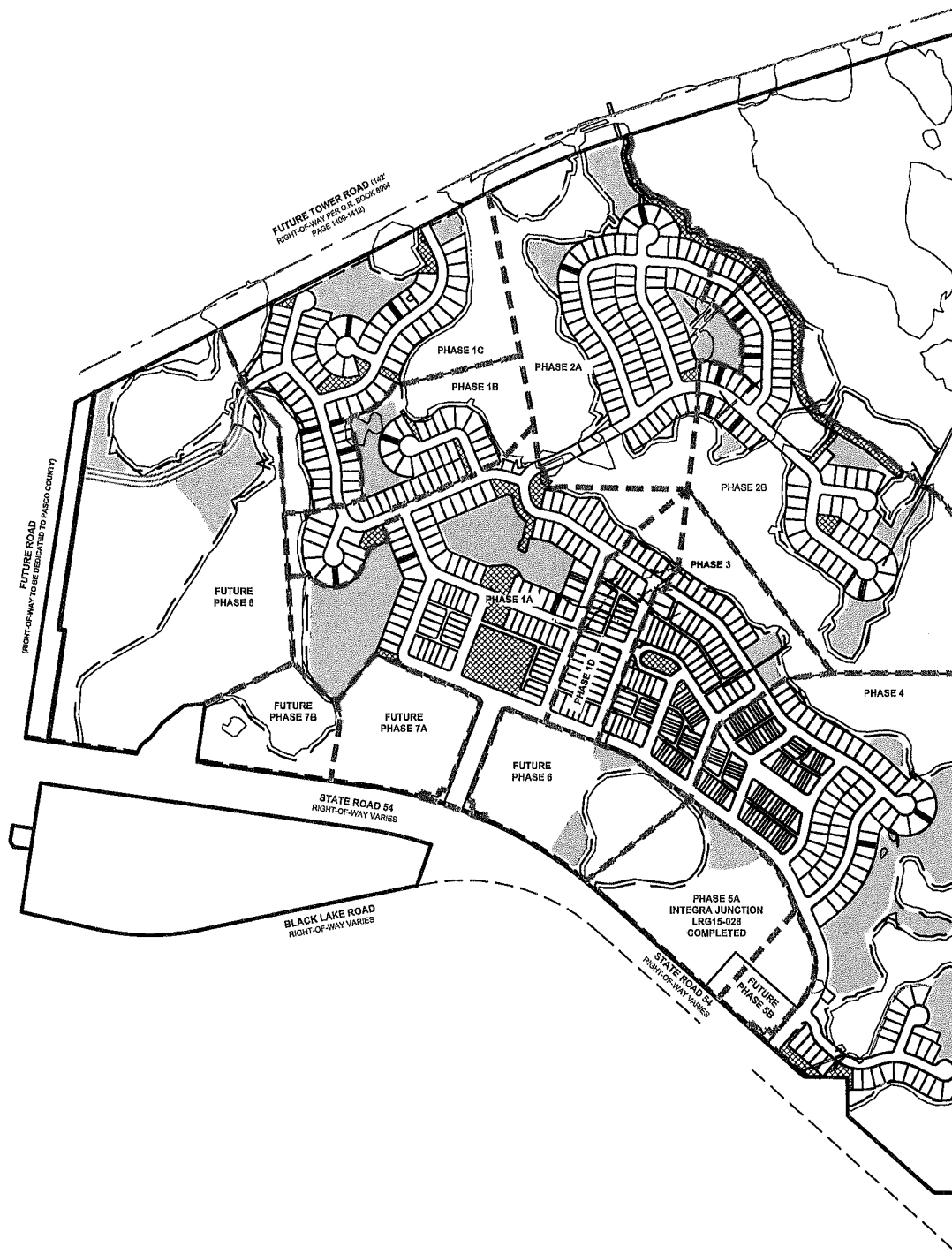


Figure # 1

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DESCRIPTION:	ASTURIA - MASTER DEVELOPMENT PLAN		PROJECT No.	EPN,
			506-100F	213
	 FLORIDA DESIGN CONSULTANTS, INC. THINK IT. ACHIEVE IT.		DATE,	FIGURE,
			4-26-2017	
			DRAWN BY,	
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