

PUBLIC FACILITIES REPORT
FOR THE
ASTURIA COMMUNITY DEVELOPMENT DISTRICT

PREPARED FOR

BOARD OF SUPERVISORS
ASTURIA COMMUNITY DEVELOPMENT DISTRICT

PREPARED BY



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PURPOSE AND SCOPE

The purpose of this report is to provide a description of public facilities owned and operated by the Asturia Community Development District (the "District"). This report complies with the requirements of the Florida Statutes, Section 189.08, requiring that public facilities report and an annual notice of any changes be submitted to local government.

GENERAL INFORMATION

The Asturia Community Development District (the "District") is located Pasco County, Florida (Sections 23, 24, 25, and 26, Township 26 South, Range 17 East). This 414.7+/- acres community is west of Suncoast Parkway and just north of SR 54. The District is located within the Legacy MPUD (Pasco County Ordinance Petition) No. 6668 with the approval of 550 single family lots, 200 townhomes, and amenity center and neighborhood parks. The authorized land use within the Asturia Community Development District are for residential development, open space, and recreational amenities.

The development of the Asturia Community Development District is broken down into phases. Phases 1 and 2 have been designed, permitted, and constructed. Phases 3 and 4 have been designed, permitted, and constructed. Phase 5 has been designed, permitted, and constructed.

The capital improvement project associated with phase 1 master infrastructure and neighborhood infrastructure was completed and in service as of November 15, 2014.
The capital improvement project associated with phase 2 master infrastructure and neighborhood infrastructure was completed and in service as of August 17, 2016.
The capital improvement project associated with phase 3 master infrastructure and neighborhood infrastructure was completed and in service as of August 21, 2018.
The capital improvement project associated with phase 4 master infrastructure and neighborhood infrastructure was completed and in service as of March 26, 2021.
The capital improvement project associated with phase 5 master infrastructure and neighborhood infrastructure was completed and in service as of September 2022.

PUBLIC FACILITIES

ROADWAY FACILITIES

Roadways within the Asturia Community Development District (CDD) are owned and maintained by the District. These roadways are accessible to the public.

WATER FACILITIES

Pasco County Utilities supplies potable water and fire protection to the Asturia Community Development District. Pasco County Regional Water System #651-1361 is the water treatment plant that provides water and fire protection to the District. There are two (2) main points of connections providing the water services to all of the parcels within the District. The first point of connection is a 24-inch water main located within the Tower Road Right-of-Way. The second point of connection is a 12-inch water main located within the SR 54 Right-of-Way. Water main (varying in sizes from 2 to 8 inch) distributes the water to the end users.

All water mains are installed within Tract A, Tract A-1, and Tract A-2 Right-of-Way (plat book 70 - page 142, plat book 75 - page 93, plat book 77 - page 87, plat book 84 - page 124, and plat book 86 - page 29). The Right-of-Way is owned and maintained by the District, which is accessible by the public. For operation and maintenance of the water system, Pasco County Utilities has been granted an easement over Tract A, Tract A-1, and Tract A-2. The water system has been dedicated to Pasco County Utilities.

WASTEWATER FACILITIES

Wastewater collection system is located throughout the Asturia Community Development District. These are network of underground storm sewer pipes and manholes that collect household and commercial wastewater flows. By gravity, the wastewater flows through the storm sewer pipes and into a pump station where it gets lifted into a force main connected to the Pasco County 12-inch force main located within the Right-of-Way of SR 54. The wastewater is then pumped to the Land O'Lakes wastewater treatment plant for treatment.

Pasco County Utilities operates and maintain the wastewater facilities. The wastewater system is located within Tract A, Tract A-1, and Tract A-2 Right-of-Way (plat book 70 - page 142, plat book 75 - page 93, plat book 77 - page 87, plat book 84 - page 124, and plat book 86 - page 29). The Right-of-Way is owned and maintained by the District. The pump station sites are dedicated to Pasco County Utilities.

RECLAIMED WATER FACILITIES

Reclaimed Water (used for irrigation of the parcels) is provided to the District by Pasco County Utilities. Located within the Tower Road Right-of-Way, the reclaimed water is supplied by a 24-inch reclaimed water main. The point of connection are two (2) 8-inch main. Reclaimed water mains (varying in size from 2 to 8 inches) distributes the reclaimed water to the end users.

Reclaimed water facilities are dedicated to Pasco County Utilities for operation and maintenance. The reclaimed water systems are located within Tract A, Tract A-1, and Tract A-2 Right-of-Way (plat book 70 - page 142, plat book 75 - page 93, plat book 77 - page 87, plat book 84 - page 124, and plat book 86 - page 29). The Right-of-Way is owned and maintained by the District (accessible to the public). The District has also granted an easement to Pasco County Utilities for any reclaimed water located outside of the Right-of-Way.

STORMWATER FACILITIES

Stormwater runoffs from roadways and other paved surfaces are generally captured by conveyance ditches/swales and outfall into wet detention ponds through inlets and pipes. Wet detention ponds are located throughout the Asturia Community Development District to capture and treat stormwater runoffs. The outfall for the detention ponds consists of control structures that are designed to treat stormwater runoffs within the ponds before discharging into adjacent ditches or swales. The control structures consist of bleed-down orifices sized to recover the treatment volume and weir(s) for attenuation.

Drainage areas within the District currently drain into a tributary of the Anclote River. Stormwater then flows out to the Gulf of Mexico. The purpose of the wet detention ponds is to detain and treat stormwater runoff which eventually discharges treated water into the receiving waters. Ponds are designed to provide attenuation for the 25 year/24 hours storm event and provide for a volume of treatment of runoff per County, State, and Federal regulations. Ponds, inlets, pipes, and under drain systems are owned, maintained, and operated by the District. Storm sewer facilities, such as inlets and underground pipes, are located within Tract A, Tract A-1, and Tract A-2 (plat book 70 - page 142, plat book 75 - page 93, plat book 77 - page 87, plat book 84 - page 124, and plat book 86 - page 29).

RECREATIONAL FACILITIES

Asturia Community Development District has several recreational facilities available that residents can use. The first is The Amenity Center (approximately 2.20 acres) which consists of fitness center, pool, open spaces, a clubhouse, and parking area. The second is The Parks and Trails which consists of common areas, trails, playground, picnic areas, and series of parks. The above recreational facilities, owned and maintained by the District, are completed and operational.

CURRENTLY PROPOSED EXPANSIONS IN THE NEXT 5 YEARS

There are currently no proposed expansions for the Asturia Community Development District. Phases 1-5 have all been designed, permitted, and constructed.

FIGURE 1: PROJECT LOCATION MAP

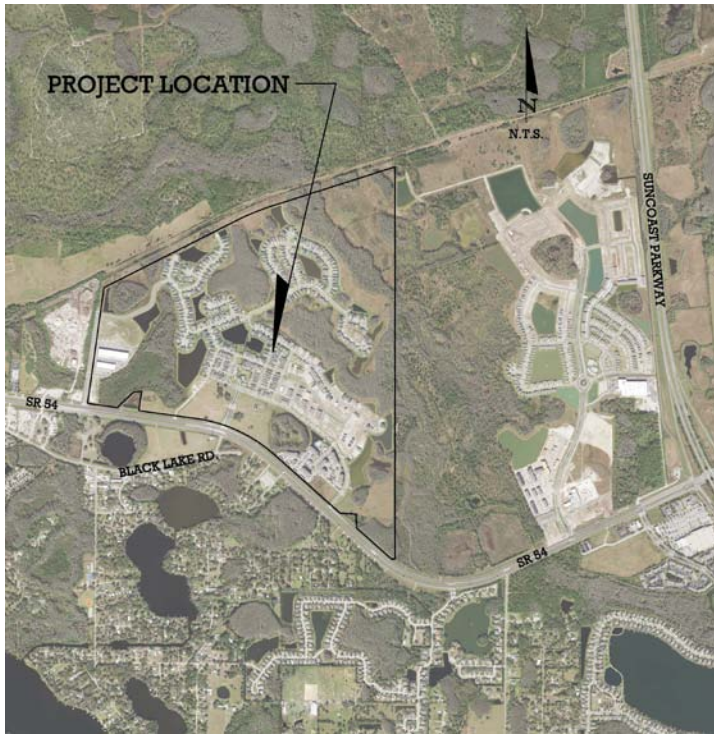


FIGURE 2: MASTER DEVELOPMENT PLAN

