



October 22, 2021

**TECHNICAL REPORT**

# **PUBLIC FACILITIES REPORT**

**CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT  
Pasco County, Florida**

19-02877-001

**Submitted to:**

Concord Station Community Development District

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### PURPOSE AND SCOPE

In compliance with *Section 189.08, Florida Statutes*, special districts are required to file public facilities reports to promote coordination between special districts and local governments to aid in comprehensive planning. This report for the Concord Station Community Development District (the District) provides general descriptions of the public facilities owned by the District.

### GENERAL INFORMATION

The Concord Station Community Development District (“District”) is located in Land O’ Lakes in Pasco County, Florida. The site is located north of FL-54 and both east and west of Sunlake Blvd. (See Location Map, Figure 1). The District was established for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. Concord Station (the “Development”), located within the boundaries of the District consists of five phases. All Phases of the development have been completed and include 1,516 units.

### EXISTING PUBLIC FACILITIES

#### ROADWAYS

Roadways within the District include the roadway asphalt, base, subgrade, roadway curb and gutter, striping and signage, and sidewalks within the rights of way abutting non-lot lands. Pasco County owns and maintains all roadways.

#### WATER FACILITIES

The District is supplied with potable water and fire protection by the Pasco County Water Department. The water main flows throughout the community. These mains provide water service to each of the residential parcels and District-maintained buildings as well as to the recreational facilities and common areas.

All water mains constructed within the rights-of-way (ROW) have been dedicated to the Pasco County Public Utilities Department for ownership, operation, and maintenance. Where construction within the ROW was not practical or possible, Pasco County has been provided an easement.

#### WASTEWATER FACILITIES

Wastewater collection facilities are 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. They then flow through the system by gravity to a sanitary pump station. From the pump station, the wastewater is mechanically lifted by pumps. The discharge (effluent) is then collected into a Pasco County force main.

Like the potable water system, all wastewater facilities are owned by Pasco County. Where construction within the ROW was not practical or possible, Pasco County has been provided an easement.



### **IRRIGATION AND LANDSCAPING FACILITIES**

Key points along the community perimeter as well as internal to the project have been and will be irrigated and landscaped / hardscaped. Currently these areas are owned and maintained by the CDD.

### **STORMWATER MANAGEMENT FACILITIES**

The District-wide Stormwater system consists of wet retention ponds to capture and treat stormwater runoff from developed areas and control structures that regulate the volume of water retained. In general, the stormwater runoff will flow from the developed parcels to the roads and conveyance swales into the ponds via inlet structures and pipes. The primary form of treatment will be wet retention pursuant to accepted design criteria. The CDD currently owns the community stormwater management facilities which provide stormwater treatment and storage for the Concord Station development as permitted by Pasco County and the Southwest Florida Water Management District. The District will be responsible for maintaining the stormwater management facilities.

### **RECREATIONAL FACILITIES**

The District has active and passive recreational opportunities available to the residents including the following:

Clubhouse Facilities: Concord Station CDD maintains one community center. Concord Station's Clubhouse is located on Mentmore Blvd and Dunstable Dr. Onsite amenities include a pool, pergola, playground, splashpad, basketball court, and tennis court. There are also various open space parcels onsite planned as passive parks.

No additional facility expansions are currently planned.

