

Hopping Green & Sams

Attorneys and Counselors

January 22, 2014

Walton County
Planning and Development Services Division
31 Coastal Centre Boulevard
South Walton Courthouse Annex
Santa Rosa Beach, Florida 32459

Re: Somerset Community Development District

Dear Sir or Madam:

The Somerset Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and is located in Walton County, Florida. Pursuant to section 189.415, *Florida Statutes*, the District is required to submit a public facilities report and annual notice of any changes to each local general-purpose government in which it is located. Please find enclosed for filing the Public Facilities Report for the District dated December 20, 2013.

I have also enclosed an additional copy of the Public Facilities Report. Please date-stamp the additional copy of the Public Facilities Report and return the date-stamped copy to me in the self-addressed stamped envelope enclosed for your convenience.

Thank you for your assistance in this matter. If you have any questions, please do not hesitate to contact me.

Sincerely,



Tucker F. Mackie

Enclosures

cc: Debra N. Anderson, District Manager
Karen Bass, District Engineer

SOMERSET COMMUNITY DEVELOPMENT DISTRICT

ENGINEER'S PUBLIC FACILITIES REPORT

PREPARED BY:

MOORE BASS CONSULTING
805 NORTH GADSDEN STREET
TALLAHASSEE, FLORIDA 32303
850.222.5678

PREPARED FOR:

SOMERSET COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
WALTON COUNTY, FLORIDA

December 20, 2013

KAREN K. BASS, P.E.
FLORIDA REGISTRATION NO. 31902

Somerset Community Development District Public Facilities Report

This report has been prepared at the request of the Somerset Community Development District to comply with the requirements of Section 189.415, Florida Statutes.

Overall Site Map:

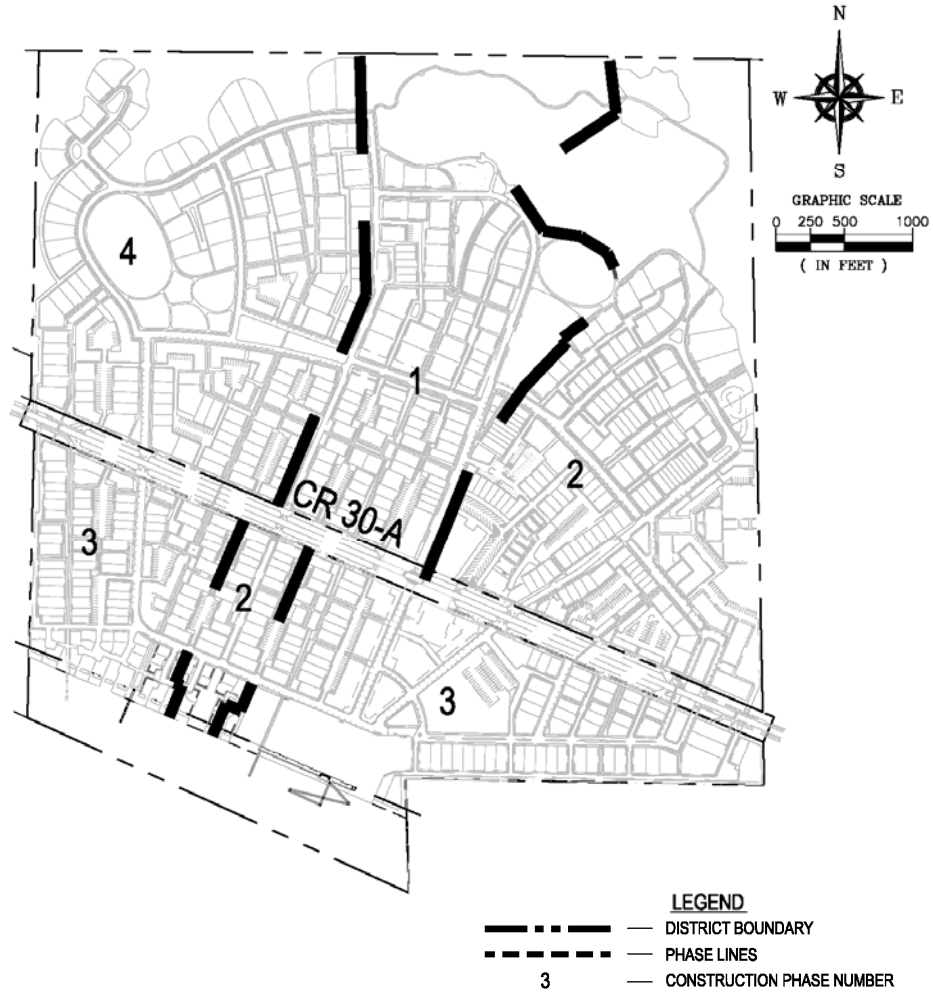
The Somerset Community Development District (the "District" or "CDD") was created for the purpose of financing and managing the acquisition, construction and maintenance of the public infrastructure for support of the Alys Beach development. The District located entirely within the unincorporated Walton County, Florida, and contains approximately 158.49 acres. More specifically the site is generally located on both sides of County Road 30-A, west of Seacrest Beach, east of County Road 395 and is bordered on the south by the Gulf of Mexico, see Overall Site Map below. The infrastructure described herein has been or will be refunded through the issuance of tax-exempt bonds by the District. On July 12, 2005, the District issued its Capital Improvement Revenue Bonds, Series 2005 in the amount of \$21,045,000.00.



Somerset CDD Overall Site Map
N.T.S.

Phasing:

The District infrastructure was designed, permitted and constructed in phases per phasing map below.



Somerset CDD Site Phase Map
N.T.S.

General Infrastructure Construction Status:

The following improvements serving Phase 1, 2, and 3 have been completed, accepted by permitting agencies and acquired by the CDD.

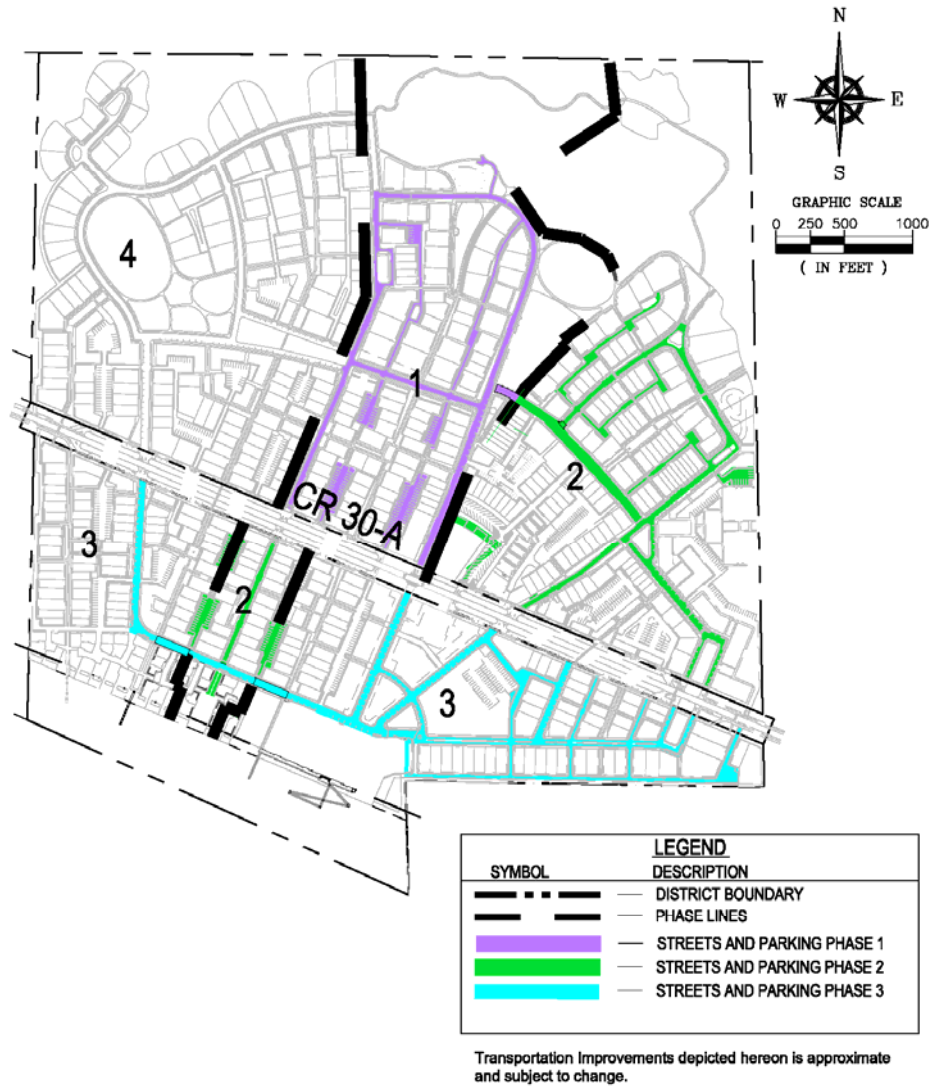
- A. Transportation (offsite roadway)
- B. Potable water and sanitary sewer systems
- C. Irrigation systems
- D. Surface water treatment

Description of Existing Public Facilities:

- A. Roadway Improvements (upgrades to County Road 30-A only)
- B. Stormwater Management
- C. Water Distribution
- D. Sanitary Sewer System
- E. Parks and Recreation

Transportation:

Upgrades to County Road 30-A have been constructed to accommodate ingress/egress to lands within the District.



Somerset CDD Proposed Roadway Improvement Map
 N.T.S.

Roadway Improvements Capacity / Demand Summary

Roadway Improvements Demand:

Phase 1 (19.23 acres) – 92 Residential Lots

Phase 2 (28.94 acres) – 67 Residential Lots

Phase 2 (5.91 acres) – 47 Residential Lots

Phase 3 (41.05 acres) – 1.88 Rural Acres, 5.98 Recreational Acres, 72 Residential, 65 Village Flats, 7609 sq. ft. of Commercial

Roadway Improvements Capacity:

Phase 1 – 92 Residential Lots

- For 92 existing residential lots (with infrastructure installed), roadway capacity for full build out has been adequately provided and securing final governmental approvals has been met.

Phase 2 – 67 Residential Lots

- For 67 existing residential lots (with infrastructure installed), roadway capacity for full build out has been adequately provided and securing final government approvals has been met.

Phase 2 – 47 Residential Lots

- For 47 existing residential lots (with infrastructure installed), roadway capacity for full build out has been adequately provided and securing final government approvals has been met.

Phase 3 - 1.88 Rural Acres, 5.98 Recreational Acres, 72 Residential, 65 Village Flats, 7609 sq. ft. of Commercial

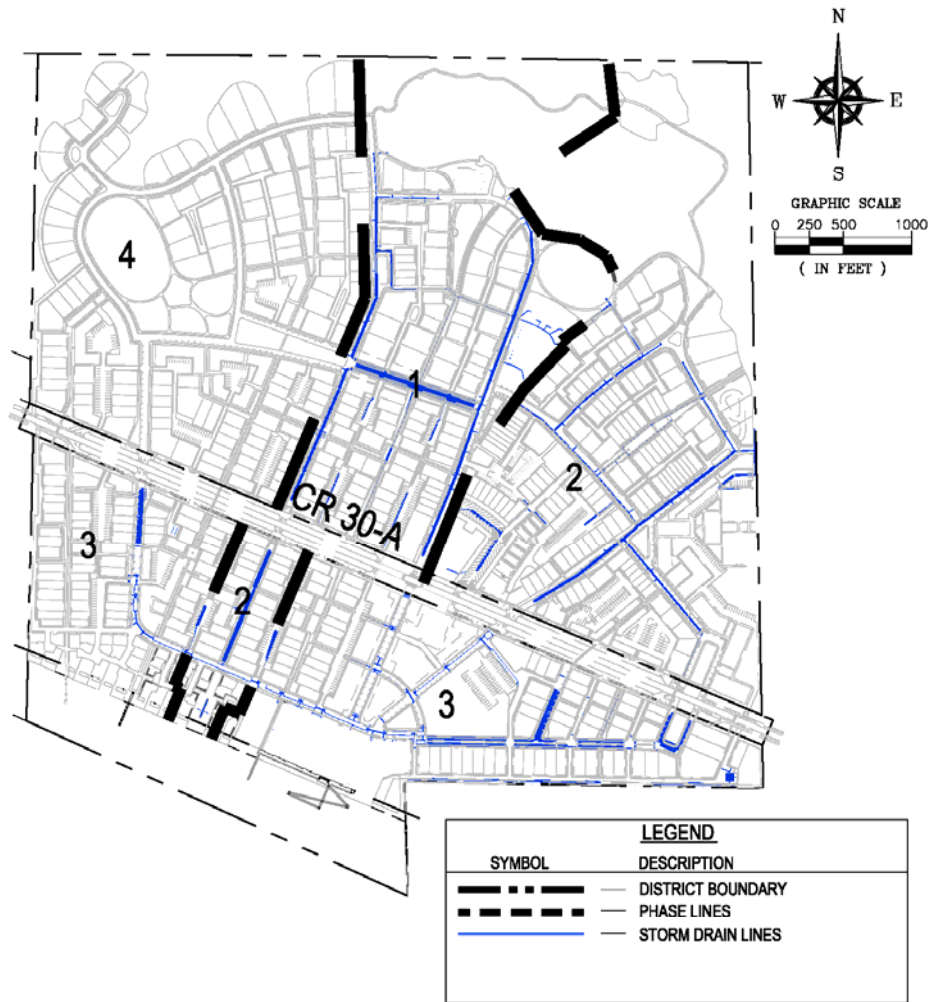
- For 1.88 Rural Acres, 5.98 Recreational Acres, 72 Residential, 65 Village Flats and 7609 sq. ft. of Commercial (with infrastructure installed), roadway capacity for full build out has been adequately provided and securing final government approvals has been met.

Surface Water Management:

The stormwater management facilities to serve Phase 1, 2, and 3 of the District consist of inlets, manholes, storm pipes, exfiltration trenches, swales and overflow outfall structures. The stormwater management system was designed to meet state and local requirements to retain the storm runoff within the development at levels that provide flood protection for the roadways, alleyways and residential/commercial space.

In accordance with the Federal Emergency Management Agency (FEMA, Map Number 12131C0717G, Panel 717 of 738, dated March 7,2000 and Map Number 12131C0716G, Panel 716-738, dated March 7, 2000) the Development falls within Zone A, X and VE 14 flood zone.

The stormwater system has been completed for 1, 2, and 3. It will be the responsibility of the District to maintain the system to ensure the system performs as designed.



Storm Water System information depicted hereon is approximate and subject to change.

Somerset CDD Stormwater Management Map
 N.T.S.

Surface Water Management Capacity / Demand Summary

Stormwater Management Demand:

Phase 1 (19.23 acres) – 92 Residential Lots

Phase 2 (28.94 acres) – 67 Residential Lots

Phase 2 (5.91 acres) – 47 Residential Lots

Phase 3 (41.05 acres) – 1.88 Rural Acres, 5.98 Recreational Acres, 72 Residential, 65 Village Flats, 7609 sq. ft. of Commercial

Stormwater Management Capacity:

Phase 1 – 92 Residential Lots

- The 92 existing residential lots conveyance capacity is provided and sufficient. Stormwater facility capacity is provided in external facilities.

Phase 2 – 67 Residential Lots

- The 67 existing residential lots conveyance capacity is provided and sufficient. Stormwater facility capacity is provided in external facilities.

Phase 2 – 47 Residential Lots

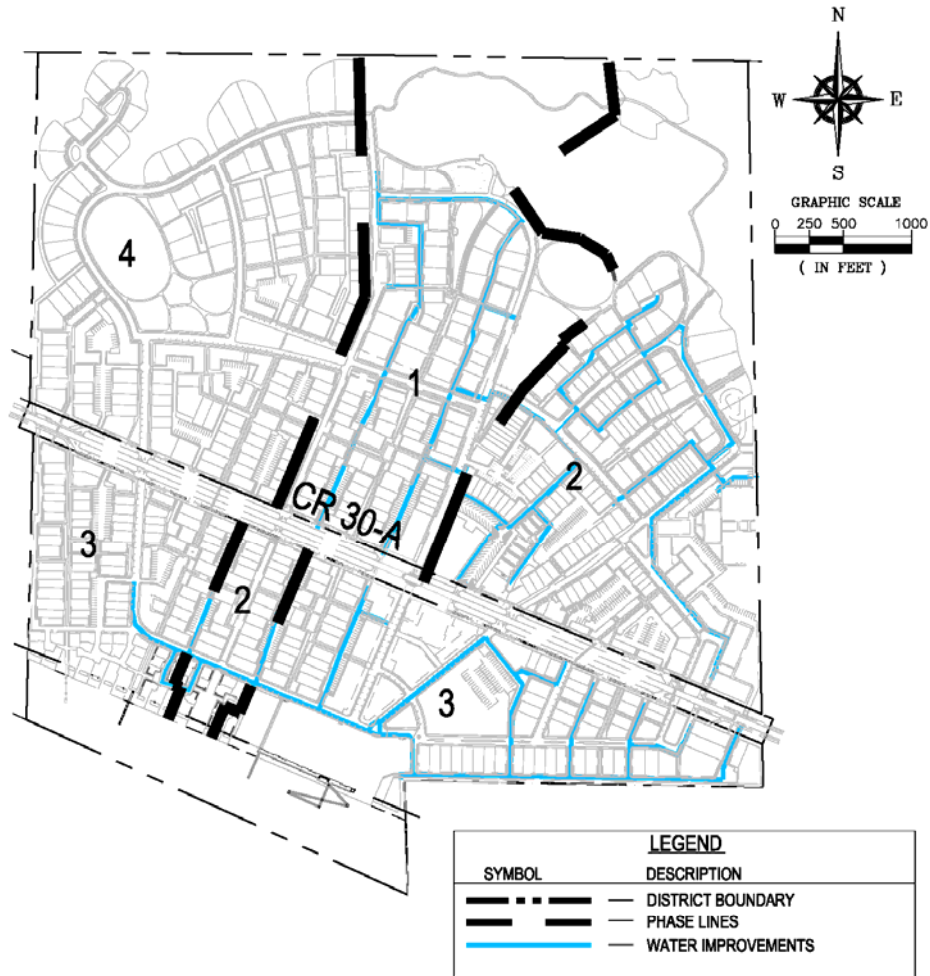
- The 47 existing residential lots conveyance capacity is provided and sufficient. Stormwater facility capacity is provided in external facilities.

Phase 3 - 1.88 Rural Acres, 5.98 Recreational Acres, 72 Residential, 65 Village Flats, 7609 sq. ft. of Commercial

- The 1.88 Rural Acres, 5.98 Recreational Acres, 72 Residential, 65 Village Flats, 7609 sq. ft. of Commercial existing lots conveyance capacity is provided and sufficient. Stormwater facility capacity is provided in external facilities.

Potable Water:

The Development's water distribution system consists of 6" pipe through 12" pipe diameters for water service and fire flow demands to serve Phase 1, 2, and 3. The water system has been constructed in its entirety; and has had its final testing performed to allow Engineers Final Certification of the system with State and Local Agencies to place into operation. The potable water utilities are owned and maintained by Regional Utilities.



Potable Water System information depicted hereon is approximate and subject to change.

Somerset CDD Proposed Water Distribution Map
N.T.S.

Potable Water Demand Summary

Water Distribution Demand:

Phase 1 (19.23 acres) – 92 Residential Lots

Phase 2 (28.94 acres) – 67 Residential Lots

Phase 2 (5.91 acres) – 47 Residential Lots

Phase 3 (41.05 acres) – 1.88 Rural Acres, 5.98 Recreational Acres, 72 Residential, 65 Village Flats, 7609 sq. ft. of Commercial

Water Distribution Capacity:

Phase 1 – 92 Residential Lots

- The 92 existing residential lots onsite capacity for full build out is provided. Capacity conforms to the Regional Utilities Specifications.

Phase 2 – 67 Residential Lots

- The 67 existing residential lots onsite capacity for full build out is provided. Capacity conforms to the Regional Utilities Specifications.

Phase 2 – 47 Residential Lots

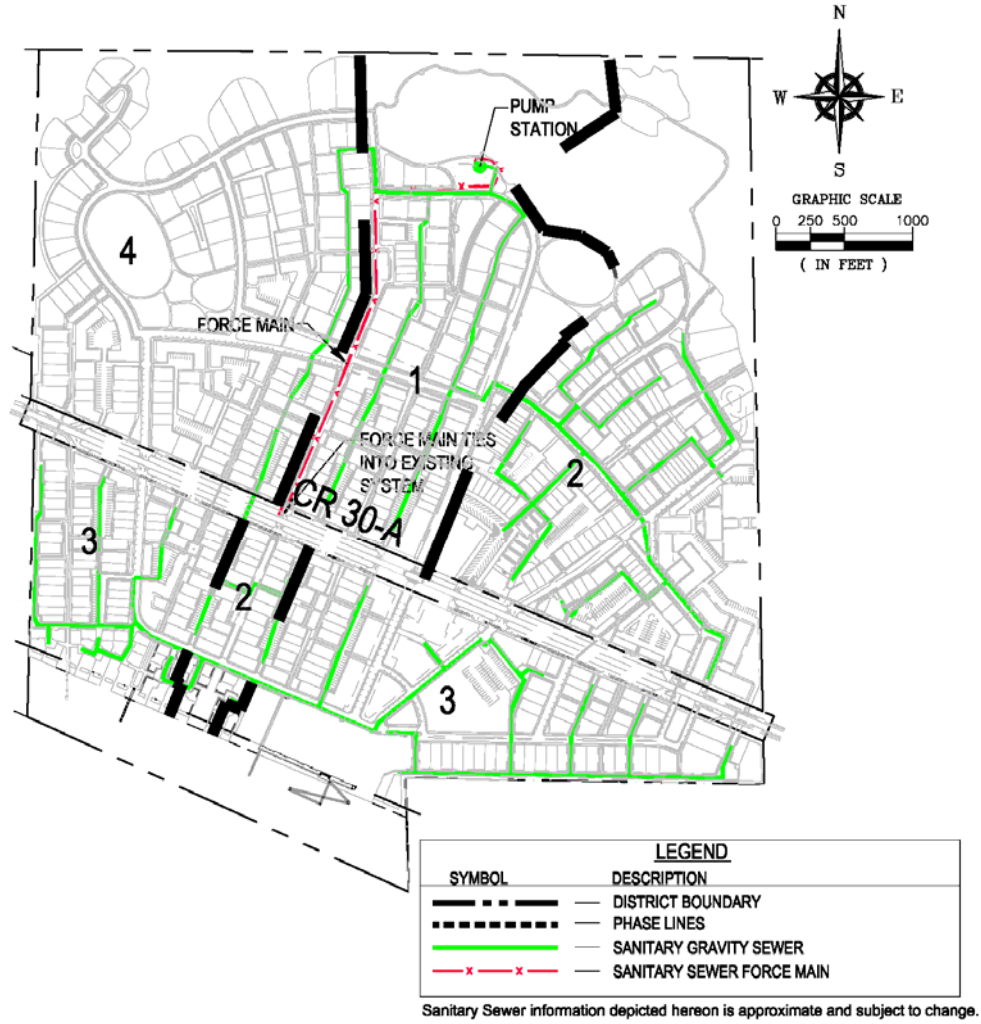
- The 47 existing residential lots onsite capacity for full build out is provided. Capacity conforms to the Regional Utilities Specifications.

Phase 3 – 1.88 Rural Acres, 5.98 Recreational Acres, 72 Residential, 65 Village Flats, 7609 sq. ft. of Commercial

- The 1.88 Rural Acres, 5.98 Recreational Acres, 72 Residential, 65 Village Flats, 7609 sq. ft. of Commercial lots onsite capacity for full build out is provided. Capacity conforms to the Regional Utilities Specifications.

Sanitary Sewer System:

The Developments sanitary sewer system consist of 8" through 12" diameter gravity sewer piping to two lift stations which is designed to serve the Phase 1, 2, and 3 development. The gravity sewer has been constructed in its entirety. Somerset Community Development has a Final Certification of the system with State and Local Agencies. The sanitary sewer utilities are owned and maintained by Regional Utilities.



Somerset CDD Proposed Sanitary Sewer System Map
 N.T.S.

Sanitary Sewer System Capacity / Demand Summary

Sanitary Sewer System Demand:

Phase 1 (19.23 acres) – 92 Residential Lots

Phase 2 (28.94 acres) – 67 Residential Lots

Phase 2 (5.91 acres) – 47 Residential Lots

Phase 3 (41.05 acres) – 1.88 Rural Acres, 5.98 Recreational Acres, 72 Residential, 65 Village Flats, 7609 sq. ft. of Commercial

Sanitary Sewer System Capacity:

Phase 1 – 92 Residential Lots

- The 92 existing residential lots, onsite collection and conveyance capacity for full build out is provided. Pump station capacity is available. Sewer capacities conform to the Regional Utilities Specifications.

Phase 2 – 67 Residential Lots

- The 67 existing residential lots, onsite collection and conveyance capacity for full build out is provided. Pump station capacity is available. Sewer capacities conform to the Regional Utilities Specifications.

Phase 2 – 47 Residential Lots

- The 47 existing residential lots, onsite collection and conveyance capacity for full build out is provided. Pump station capacity is available. Sewer capacities conform to the Regional Utilities Specifications.

Phase 3 – 1.88 Rural Acres, 5.98 Recreational Acres, 72 Residential, 65 Village Flats, 7609 sq. ft. of Commercial

- The 1.88 Rural Acres, 5.98 Recreational Acres, 72 Residential, 65 Village Flats, 7609 sq. ft. of Commercial existing lots, onsite collection and conveyance capacity for full build out is provided. Pump station capacity is available. Sewer capacities conform to the Regional Utilities Specifications.

Irrigation System:

The Development's Irrigation system was designed with a network of pipes to provide irrigation to common landscape areas, residential lots, and pocket parks. Portions of the irrigation system have been completed to serve existing landscape areas.

Irrigation System Capacity / Demand Summary

Irrigation System Demand:

- Phase 1 (19.23 acres) – Street Sections (Irrigation for Street Trees and Groundcover), Central Park, Lake Edge, and Perimeter Landscaping
- Phase 2 (28.94 acres) – Street Sections (Irrigation for Street Trees and Groundcover), and Perimeter Landscaping
- Phase 2 (5.91 acres) - RC Zoned Property - Street Sections (Irrigation for Street Trees and Groundcover), and Perimeter Landscaping
- Phase 3 (41.05 acres) – Street Sections (Irrigation for Street Trees and Groundcover), and Perimeter Landscaping

Irrigation System Capacity:

As landscape areas are installed, irrigation systems will be constructed to meet the irrigation demand.

Replacement/ Construction of Existing Public Facilities:

The District has no plans proposed to replace any public facilities within the next ten years.

The infrastructure and improvements described herein were included in the District's capital improvement plan ("CIP") as adopted in the *Engineer's Report on District Improvements and Estimated Probable Construction Costs* (dated April 8, 2005), which details the improvements contemplated for completion by the District utilizing proceeds from District's Capital Improvement Revenue Bonds, Series 2005 (the "Series 2005 Project"). The Series 2005 Project has been declared complete by the District. Accordingly, the infrastructure and improvements within Phase 4 (the "Phase 4 Improvements"), as further described in the CIP, will be financed in the future either by the District's issuance of an additional series of bonds or private funding. Regardless, it is not anticipated that the Phase 4 Improvements will be constructed within the next seven years.

Engineer's Certification:

I hereby certify that the foregoing is a true and correct description of the public facilities for the Somerset Community Development District. All facilities for the District are constructed to the best of my knowledge.



Karen K. Bass, PE
Moore Bass Consulting, Inc.
Florida Registration No. 31902