

*Gardens at Hammock Beach
Community Development District*

Agenda

January 23, 2020

AGENDA

Gardens at Hammock Beach

Community Development District

219 East Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

January 16, 2020

**Board of Supervisors
Gardens at Hammock Beach
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of **Gardens at Hammock Beach Community Development District** will be held Thursday, January 23, 2020 at 9:00 AM at City Centre at Palm Coast Town Center, 145 City Place, Suite 300, Palm Coast, FL 32164. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Appointment of Individuals to Fulfill the Board Vacancies in Seats 4 & 5
 - B. Administration of Oath of Office to Newly Appointed Supervisors
 - C. Election of Officers
 - D. Consideration of Resolution 2020-03 Electing Officers
4. Approval of Minutes of the December 16, 2019 Meeting
5. Financing Matters
 - A. Consideration of Engineer's Report
 - B. Consideration of Assessment Methodology
 - C. Consideration of Resolution 2020-04 Declaring Special Assessments
 - D. Consideration of Resolution 2020-05 Setting a Public Hearing for Special Assessments
6. Staff Reports
 - A. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Consideration of Fiscal Year 2020 Funding Request #4
7. Other Business
8. Supervisors Requests
9. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is organizational matters. Section A is appointment of individuals to fulfill the Board Vacancies in Seats 4 & 5. Section B is administration of Oath of Office to Newly Appointed Supervisors. Section C is election of officers. Section D is consideration of resolution 2020-03 electing officers.

The fourth order of business is the approval of the minutes of the December 16, 2019 Board of Supervisors meeting. The minutes are enclosed for your review.

The seventh order of business is financing matters. Section A is consideration of engineer's report. A copy is enclosed for your review. Section B is consideration of resolution 2020-02 authorizing the issuance of bonds and authorizing the commencement of validation proceedings. A copy of the resolution is enclosed for your review.

The eighth order of business is staff reports. Section 1 of the District Manager's Report includes the balance sheet and income statement for your review. Section 2 is the consideration of Fiscal Year 2020 funding request #4. Copies of the funding requests and supporting invoices are enclosed for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "G. S. Flint", with a stylized flourish at the end.

George S. Flint
District Manager

CC: Darrin Mossing, GMS

Enclosures

SECTION III

SECTION D

RESOLUTION 2020-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
GARDENS AT HAMMOCK BEACH COMMUNITY
DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF
THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Gardens at Hammock Beach Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE GARDENS AT HAMMOCK BEACH
COMMUNITY DEVELOPMENT DISTRICT:**

- Section 1.** _____ is elected Chairman.
- Section 2.** _____ is elected Vice-Chairman.
- Section 3.** _____ is elected Secretary.
- Section 4.** _____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
- Section 5.** _____ is elected Treasurer.
- Section 6.** _____ is elected Assistant Treasurer.
- Section 7.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 23rd day of January, 2020.

ATTEST:

**GARDENS AT HAMMOCK BEACH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

MINUTES

MINUTES OF MEETING
GARDENS AT HAMMOCK BEACH
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Gardens at Hammock Beach Community Development District was held on Monday, December 16, 2019 at 9:00 a.m. at City Centre at Palm Coast Town Center, 145 City Place, Suite 300, Palm Coast, Florida.

Present and constituting a quorum were:

Clint Smith	Chairman
David Lusby	Vice Chairman
William Livingston	Assistant Secretary

Also present was:

George Flint	District Manager
Michael Chiumento III	District Counsel
Lo Etienne (<i>via phone</i>)	Bond Counsel
Parker Mynchenberg	District Engineer
Justin Rowan (<i>via phone</i>)	MBS Capital Markets
Ken Belshe	Palm Coast Intercoastal, LLC
Danielle Ferguson	Palm Coast Intercoastal, LLC

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 9:00 a.m. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Only staff and Board Members are present.

THIRD ORDER OF BUSINESS

Organizational Matters

- A. Appointment of Individuals to Fulfill the Board Vacancies in Seats 4&5**
- B. Administration of Oath of Office to Newly Appointed Supervisors**
- C. Election of Officers**
- D. Consideration of Resolution 2020-01 Electing Officers**

Mr. Flint: Do we have any nominations at this time to fill Seats 4 or 5?

Mr. Smith: No.

Mr. Flint: We will keep this item on the agenda.

Mr. Livingston: Do we actually need anyone else? The biggest concern is the quorum. I'm not sure they need anyone else for the time being, but the quorum could be an issue at some point.

Mr. Chiumento: Probably until we have regular scheduled meetings. You're right, you need three Supervisors.

Mr. Lusby: I think we are fine until further down the road.

Mr. Livingston: That's my feeling. I know that Dave is going to be off in January.

Mr. Lusby: I think someone said awhile back that if one Supervisor calls in and another was sick, you don't have a quorum. I don't know.

Mr. Livingston: You must have three bodies.

Mr. Lusby: So no one could call in.

Mr. Livingston: Right. That was the main issue.

Mr. Flint: We will keep this item on the agenda and if you have nominations, let me know.

Mr. Livingston: If we run into a problem, we can handle it then.

Mr. Flint: If not, the Board can defer it. With the assessment hearings coming up and the potential bond issue, we are setting public hearings. So if someone gets a cold and all of a sudden, they can't show up, you might lose 30 days. The only issue is getting a quorum. So we will defer action on Resolution 2020-01.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the September 25, 2019 Meeting

Mr. Flint: Did the Board have any additions, deletions, or corrections to the minutes of the September 25, 2019 meeting? Hearing none,

On MOTION by Mr. Livingston seconded by Mr. Smith with all in favor approval of the minutes of the September 25, 2019 meeting were approved, as presented.

FIFTH ORDER OF BUSINESS

Ranking of Proposals for District Engineering Services and Selection of District Engineer

Mr. Flint: The Board previously retained Parker Mynchenberg & Associates as interim District Engineer and directed staff to issue a Request for Qualifications (RFQ) for engineering services. We published it in the local newspaper and received one response from Parker Mynchenberg & Associates. Since you received only one bid, you have the ability to reject and re-notice or accept the proposal and authorize staff to negotiate an agreement with Parker Mynchenberg & Associates. So no ranking is necessary because you only have one response.

Mr. Livingston: I gave them a score of 40.

On MOTION by Mr. Livingston seconded by Mr. Lusby with all in favor ranking Parker Mynchenberg & Associates as the number one ranked firm to provide District engineering services and authorizing staff to negotiate an agreement, was approved.

SIXTH ORDER OF BUSINESS

Designation of Meetings and Hearing Dates

A. Designation of Regular Monthly Meeting Date, Time and Location

Mr. Flint: We tried to do this at the last meeting, but we were unsuccessful in coordinating with the meeting location. So we are back at square one.

Mr. Livingston: Didn't we actually agree on the third Thursday of every month?

Mr. Flint: Yes. I think the direction was to try to schedule the meeting in conjunction with the other two CDD Board meetings at the hotel or motel. Since the first meeting started at 9:00 a.m., we were thinking of holding it at 8:00 a.m. If it started at 10:00 a.m., we were looking at 9:00 a.m. I think the other District comes in as early as 45 minutes before their meeting to set up and get ready, but the hotel is not willing to work with us on another day. So we came up with a date today that worked for everybody. So we still need to set the regular monthly meeting date.

Mr. Smith: Do we need to have a schedule?

Mr. Flint: No. You can meet on an as needed basis.

Mr. Livingston: Since we only have three Board Members and we all have to be here, it would be easier to know when a meeting is.

Mr. Lusby: For some reason, we couldn't do it after those meetings?

Mr. Flint: The problem is that you can't predict.

Mr. Smith: You never know when they are going to end. To be safe, you can have the meeting at 1:00 p.m. or 2:00 p.m.

Mr. Lusby: If you wanted to coordinate on the same day, I would be open to meeting at 8:00 a.m. That gives us plenty of time.

Mr. Flint: The meeting location wasn't cooperative. We needed to reserve for 12 months out and they didn't seem interested in tying up their meeting room for an extended period of time. So we can end up agreeing on a date and time, but if they get a party in there, we are going to be kicked out.

Mr. Livingston: We have to pay for it anyway, so what's the point?

Mr. Flint: Well if they have groups staying at their hotel, then they are going to take priority.

Mr. Livingston: How frequent are meetings going to be to get us through the bond issue?

Mr. Flint: My suggestion would be to advertise monthly and then cancel the meeting if you don't need it.

Mr. Livingston: We don't need anything more frequent.

Mr. Flint: No.

Mr. Smith: To be safe, we probably should meet at least once a month between now and the end of June. We can always cancel it.

Mr. Flint: How does the third Tuesday at 9:00 a.m. work for everybody?

Mr. Livingston: Dave probably won't be here in January.

Mr. Lusby: It corresponds with TRT in Daytona, but I can send one of my other PEs. I am at that meeting at least twice a month on Tuesdays. Thursday is a much better day, at least in January. I will be back on the 23rd.

Mr. Flint: The third Thursday works for me. It's just working around those other Board Meetings because Michael is tied up. Right?

Mr. Chiumento: The third Thursday works for me.

Mr. Lusby: I won't be here on the third Thursday. The fourth Thursday is what I was looking at.

Mr. Livingston: The fourth Thursday in January would be when you are back?

Mr. Lusby: Yes.

Mr. Livingston: Our other meeting is not until the 29th.

Mr. Flint: The fourth Thursday looks good.

Mr. Smith: Could we just have the meeting on the 23rd and then figure it out then?

Mr. Flint: Yes.

Mr. Livingston: That's a good idea.

Mr. Flint: We are going to end up needing to set the 197 hearing in February.

Mr. Livingston: Are we meeting at 9:00 a.m. on January 23rd?

Mr. Smith: That works for us.

Mr. Flint: 9:00 a.m. is fine with me.

B. Designating Date of Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments in Accordance with Section 197.3632, Florida Statutes

Mr. Flint: This allows you to use the Tax Bill as the collection method. It has to be noticed four consecutive weeks, so we would not be able to do that in January. We would need to do it in February. The fourth Thursday in February would be the 27th. Would that be okay for the 197 hearing?

Mr. Livingston: Yes.

Mr. Flint: Then we need a motion to set the 197 hearing for February 27, 2020 at 9:00 a.m.

MOTION by Mr. Livingston seconded by Mr. Smith with all in favor setting a public hearing for the District's intent to utilize the uniform method of levying, collecting and enforcing non-ad valorem assessments February 27, 2020 at 9:00 a.m. at this location was approved.

SEVENTH ORDER OF BUSINESS

Financing Matters

A. Consideration of Engineers Report

Mr. Flint: I provided a slightly revised version from what was in your agenda. Parker, did you want to highlight the report and any changes?

Mr. Mynchenberg: From the report presented last time, we looked at Phases 1A, 1B, 1C, 2A, 2B and 2C, 1,000 square foot, especially retail and 230,000 square feet of commercial, as well as the infrastructure to support that. So the Engineer's estimate reflects those improvement costs. Those are the majority of the changes from the draft previously presented.

Mr. Flint: We talked about modifying some of the exhibits, such as the legal description.

Mr. Mynchenberg: Yes. There are currently two legal descriptions; Exhibits E and E-1. Exhibit E represents my understanding of what's currently owned. Exhibit E was the original legal description for the CDD.

Mr. Livingston: Does Exhibit E contain the Flagler Beach property?

Mr. Mynchenberg: It does not.

Mr. Flint: We need the entire boundaries of the District. That is the most important legal description in here. The project area is less important for this report.

Mr. Livingston: That's what Exhibit E-1 is for. Correct?

Mr. Mynchenberg: Yes. That's my understanding.

Ms. Ferguson: It should not be in this report.

Mr. Livingston: Is it okay to have this over property you don't own?

Mr. Flint: Yes.

Mr. Mynchenberg: Then what I need to do is change Exhibit E-1 to Exhibit E and eliminate Exhibit E, if that's what I'm understanding.

Mr. Flint: Is that correct?

Ms. Ferguson: Yes. On Page 3 of 9, at the top in the second column, there is a gross acre amount of 824.13. That's incorrect. That number should represent the District boundary, which is 953.37.

Mr. Mynchenberg: That number is in a number of locations. Its right at the introduction.

Ms. Ferguson: That's supposed to represent the project area.

Mr. Lusby: Just the development.

Ms. Ferguson: The development.

Mr. Livingston: The development is what we own.

Mr. Mynchenberg: What is the exact acreage?

Ms. Ferguson: 953.37.

Mr. Flint: I think we need to take the reference of 824.13 out of here because we are validating bonds that we may issue over the entire District.

Mr. Lusby: So everywhere that shows 824.13 needs to be 953.37?

Mr. Flint: Yes. It needs to be defined.

Mr. Smith: We have the CDD, which has 953.37 acres. We are validating bonds over the CDD.

Mr. Flint: Correct.

Mr. Chiumento: The amount that we are validating for is only for what we are calling the development. There is a piece of property in the District that is not part of this engineering plan because its owned by somebody else.

Mr. Lusby: It is a commercial piece that we were discussing, plus what you sold or deeded to the county.

Mr. Chiumento: So the project itself, the development that is being identified in these cost estimates is just for what we are calling the development, which is 824.13 gross acres. For the validation itself, the complaint will say, "*Over the whole CDD.*"

Mr. Flint: That's what I was saying.

Mr. Chiumento: The validation will be.

Mr. Flint: Right.

Mr. Chiumento: But the Engineer's cost estimate is only for 824.13 gross acres. It includes a county park and mosquito control.

Mr. Flint: My point was that we are validating bonds for the entire District. We may choose to issue them on a subset of the entire District. I thought on the call we talked about issuing a Supplemental Engineer's Report. When we go through the assessment process, it would define the specific area we are issuing bonds for.

Mr. Chiumento: That Engineer's Report would just be for the three phases, but the Supplemental Engineer's Report will just be for the 2020 bonds.

Mr. Flint: It's only for the area we are going to issue bonds for. Then there could be a Second Supplemental Engineer's Report and a third one.

Mr. Chiumento: Correct.

Mr. Lusby: I think there's an additional subset in there. The CDD boundary is a subset of what we own, and a subset of what Phase 1 is going to be.

Mr. Flint: I thought we mentioned that the subset was for purposes of issuing bonds. We want to treat this as a master report that covers the entire District. Even though the improvements are defined as a subset of the District, we are validating for the entire District.

Mr. Chiumento: That's all true. We just need to make sure that the District Engineer's Report for the validation talks about the scope under the umbrella for what the \$37 million is called for and that is this project. If you notice, we don't have any infrastructure improvements in any of those other parcels that are within the District.

Mr. Livingston: Will you do another validation?

Mr. Chiumento: No. This is the master validation, the umbrella for Palm Coast Park of \$225 million. The Phase 1 bonds is just for Phase 1.

Mr. Livingston: What is the total amount of bonds that we are going to validate?

Mr. Chiumento: The total amount validated is \$37 million. How many lots will be in Phase 1?

Mr. Mynchenberg: 53 lots.

Mr. Livingston: So the \$37 million is the validation for the entire project and may or may not someday be issued.

Mr. Chiumento: Correct.

Mr. Flint: We could always come back and re-validate if need be if the project expands.

Mr. Chiumento: You could, but the plan right now is not to do that.

Mr. Flint: The Board can always approve the Engineer's Report subject to the incorporation of comments from District Counsel. We can handle it that way. That way, you can approve the report. To the extent we need to incorporate any changes that Michael might have, we could do that.

Mr. Chiumento: I just saw the one little change that Danielle noted, but I need to review this again.

Mr. Mynchenberg: Michael, there are a couple of changes that we will get with you on, so it may be worth maybe spending just a minute on this acreage. I don't know if it's appropriate to discuss that right now.

Mr. Chiumento: I think the Board needs to approve the Engineer's Report, with respect to the probable cost of construction. The scope in Section 3 refers to the master infrastructure that the District theoretically improved.

Mr. Mynchenberg: I have maybe four or five things that I would like to talk about, and I don't know if I should discuss it here or after this meeting.

Mr. Flint: If the Board approves it subject to changes from District Counsel, you could do it afterwards. It's up to the Board.

MOTION by Mr. Livingston seconded by Mr. Smith with all in favor the Engineer's Report, subject to District Counsel and District Engineer's revisions, was approved.
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B. Consideration of Resolution 2020-02 Authorizing the Issuance of Bonds and Authorizing the Commencement of Validation Proceedings

Mr. Flint: This is a bond resolution authorizing the issuance of bonds and the commencement of validation proceedings. Ken, are you there?

Ms. Etienne: I am here.

Mr. Flint: Do you want to present the resolution to the Board?

Ms. Etienne: Yes. This is Resolution 2020-02, which approves the issuance of the 2020 bonds. It also approves a form of Master Indenture under which bonds will be issued pursuant to appointing US Bank as Trustee. US Bank will serve as Trustee under the Master Indenture and subsequent supplemental indentures. Lastly, it is approving the commencement of validation proceedings relating to these bonds.

Mr. Flint: Are there any questions for Bond Counsel?

Mr. Lusby: What is the validation amount?

Ms. Etienne: The amount that I received from validation is \$48,200,000.

Mr. Rowan: Just for everyone's information, that is a grossed-up bond amount, if the District were to fund 100% of the \$37,345,000 identified in the Engineer's Report.

Mr. Flint: Including the Cost of Interest (COI) and Capitalized Interest (CI). Are there any questions for Bond Counsel?

Ms. Danielle: It's not in the Master Indenture.

Mr. Livingston: The Master Indenture actually records it. Did the date change? It was dated December 1, 2019.

Mr. Flint: Lo, does the date on the Trust Indenture change when the bonds actually get validated or is it approved by this resolution today and starts on December 1? It's going to start as of December 1, but the 2020 bonds will be issued under the First Supplemental Indenture. It's going to have the issue date as of July 1 relating to the specific bond series.

Mr. Livingston: Does that create a lien?

Mr. Flint: No. The lien is created by the assessment process, which is a separate public hearing.

Mr. Livingston: So this process, if its recorded, does not create a lien.

Mr. Chiumento: I don't believe so. Let's ask Bond Counsel. There is an issue that we need to be very clear and have a clear understanding of when a lien against this property is not

recorded, but becomes legally effective. Does this Master Trust Indenture, the passing of it, de facto, create some type of lien or encumbrance of title on the property?

Ms. Etienne: I will have to consult with Ken, but I believe the lien starts when the assessments are legally issued and approved.

Mr. Rowan: Michael, this resolution is just authorizing the District to issue a not-to-exceed principal amount of bonds. Going forward, an actual lien would be established once we go through the Chapter 170 assessment process.

Mr. Chiumento: I believe that to be true, but there's an issue that we have, a mortgage on the property that has some type of language in the mortgage where we are not able to create a lien on the property. So we just need to belt the suspenders. We can have Ken indicate in writing that it is in fact accurate.

Ms. Etienne: Yes, I will relay that to him and have him send an email.

Mr. Chiumento: The passing of the resolution does not. It just authorizes the Board to move forward and commence the validation process.

Mr. Flint: In an article on Page 18, there is a blank that will be filled in with the amount of \$48,200,000. Are there any other questions on the resolution? If not, we need a motion to approve it.

MOTION by Mr. Lusby seconded by Mr. Livingston with all in favor Resolution 2020-02 Authorizing the Issuance of Not Exceeding \$48,200,000 Principal Amount of Special Assessment Bonds in One or More Series, For the Purpose of Financing the Construction, Acquisition and/or Installation by the District of the Public Infrastructure Improvements and Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes and the Ordinance Creating the District; Approving a Form of a Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint: We have the unaudited Financial Statements through November 30, 2019. No action is required by the Board. Are there any questions from the Board? Hearing none,

ii. Ratification of Fiscal Year 2020 Funding Requests #1 - 3

Mr. Flint: Funding Requests #1 through #3 were included in your agenda package. Funding Request #1 totals \$8,548,028, Funding Request #2 totals \$4,788.34 and Funding Request #3 totals \$5,942.50. Any of the expenses that would be captured as part of the bond issue are being tracked as capital outlay. Then the District and developer can be reimbursed once we issue bonds. Are there any questions on the Funding Requests? If not, we need a motion to ratify.

On MOTION by Mr. Smith seconded by Mr. Livingston with all in favor the ratification of Funding Requests #1 - #3 were approved.

NINTH ORDER OF BUSINESS**Other Business**

Mr. Flint: Is there any other business that the Board would like to discuss that was not on the agenda? Is there anything else, Justin?

Mr. Rowan: No. I'm good. Thank you.

TENTH ORDER OF BUSINESS**Supervisor's Request**

Mr. Flint: If there's nothing else, we need a motion to adjourn.

ELEVENTH ORDER OF BUSINESS**Adjournment**

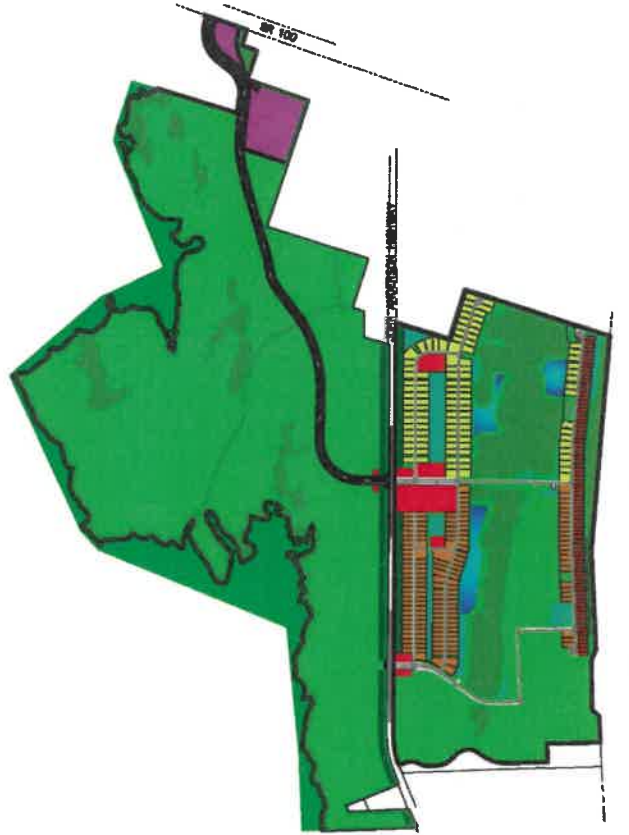
On MOTION by Mr. Livingston seconded by Mr. Lusby with all in favor the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION V

SECTION A



Gardens at Hammock Beach Community Development District

Engineer's Report

Prepared for Gardens at Hammock Beach Community Development District
Flagler County Florida

December 10, 2019

SUBMITTED BY:

Parker Mynchenberg & Associates, Inc.
1729 Ridgewood Ave.
Holly Hill, Florida 32117
386-677-6891

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EXHIBITS

EXHIBIT A	Location Map Development
EXHIBIT A-1.....	Legal Description of Development
EXHIBIT B	Master Site Plan Development
EXHIBIT C	Master Stormwater Plan Development
EXHIBIT D-1	Master Potable Water System Plan Development
EXHIBIT D-2	Master Sanitary Sewer System Plan Development
EXHIBIT D-3	Master Reclaimed Water System Plan Development
EXHIBIT E.....	Legal Description CDD Boundary
EXHIBIT F	Opinion of Probable Construction Cost

Gardens at Hammock Beach Community Development District

Engineer's Report

1. INTRODUCTION

1.1 Description of The Gardens Community

The Gardens (also referred to as the “Development”) is a 824.13 gross acres master planned, commercial/residential community located in Flagler County as shown on Exhibit A. The development legal description is attached, Exhibit A-1. The Master Developer (“Developer”) is Palm Coast Intracoastal, LLC, based in Charlotte, North Carolina.

The Development is part of a Planned Unit Development (PUD) known as Hammock Beach River Club which allows for up to and including, but not limited to, 453 residential units and 230,694 square feet of commercial/retail/office/multi-family area and 100,000 square feet of specialty retail. A land use summary is presented in Table 1.

The Gardens at Hammock Beach Community Development District (herein called the “District” or

“CDD”) encompasses 953.37 gross acres of land and will construct, acquire, operate and/or maintain certain portions of the public infrastructure to support the Development. The legal description of the District Boundaries can be seen in Exhibit E. The District will acquire or construct infrastructure in phases as necessary. Currently, the Development has three phases that include 7 sub phases for which all or a portion of certain infrastructure improvements identified herein are expected to be financed from the proceeds of District special assessment revenue bonds. Construction of the first phases of the Development, part of the roadway infrastructure, and the overall grading for the Development will commence in 2020. An inventory of the phasing has been presented in Table 2 and Table 3 together with the proposed unit mix of the residential units single-family and commercial/office for the Development.

1.2 Purpose of Report

The purpose of this report is to provide a description of the Development, which will serve 824.13 gross acres of the District consisting of 453 single-family lots, 100,000 SF of specialty retail and 230,694 SF of commercial/retail/office/multi-family area; the capital improvements to be constructed, acquired and/or financed by the District; and apportionment of the costs of the capital improvements.

TABLE 1 - LAND USE SUMMARY	AREA (AC)
Residential Land	211.7
Roadways Spine – Onsite	17.8
Commercial/Retail/Office/Multi-Family	16.39
Amenity Area/Specialty Retail	12.5
Master Stormwater / Conservation / Open Space Parks / Golf Course / Future Development	565.74
TOTAL	824.13

TABLE 2 - PHASING SUMMARY				
PHASE	SINGLE FAMILY	COMMERICAL/ RETAIL/ OFFICE/ MULTI-FAMILY/ S.F./ SPECIALTY RETAIL	NO. UNITS	AREA
Gardens – Phase 1-1A	56		56	90.4
Gardens – Phase 1-1B	54		54	18.0
Gardens – Phase 1-1C	35		35	26.7
Gardens – Phase 1-2A	66		66	97.7
Gardens – Phase 1-2B	65		65	21.8
Gardens – Phase 1-2C	59		59	16.9
Gardens – Phase 2		230,694		16.4
Gardens – Phase 3	118	100,000	118	TBD
Community Center/Amenity Area				12.5
Spine Road – On-site				17.8
Master Stormwater / Conservation/ Open Space / Parks / Golf Course / Future Development				503.93
TOTAL – Gardens at Hammock Beach CDD	453	330,694	453	824.13

TABLE 3 - LOT TYPES					
PHASE	SINGLE FAMILY			NO. UNITS	AREA (AC.)
	50'	60'	80'		
Gardens – Phase 1-1A	38		18	56	90.4
Gardens – Phase 1-1B			54	54	18.0
Gardens – Phase 1-1C			35	35	26.7
Gardens – Phase 1-2A	42	24		66	97.7
Gardens – Phase 1-2B		65		65	21.8
Gardens – Phase 1-2C		59		59	16.9
Gardens – Phase 3	TBD	TBD	TBD	118	TBD
TOTAL – Gardens at Hammock Beach CDD	TBD	TBD	TBD	453	TBD

2. DISTRICT BOUNDARY AND PROPERTIES SERVED

2.1 District Boundary

The Gardens Master Site Plan Development, Exhibit B, identifies the location and boundary of the Development included within the District. The Development Plan will provide for single family residential, multi family and office/commercial/retail and specialty retail land uses, and is located east of I-95 and south of SR 100 in Flagler County.

2.2 Description of Properties Served

The Development is located within Section 13, 14, 38, and 39, Township 12 South, Range 31 East all within Flagler County, Florida. The existing property consists of wooded area, open pasture land and forested wetland. The environmental areas associated with the Development have been reviewed and are to be part of Open Space/Conservation areas within a parcel. The terrain of the site is somewhat relatively flat with elevations ranging from EL. 2.0 to EL. 20.0 NAVD 88.

3. PROPOSED DEVELOPMENT INFRASTRUCTURE

3.1 Summary of the Proposed Project Infrastructure

The project infrastructure may generally consist of the following systems to serve the Development:

- On-Site Master Public Roadway Improvements
- Water Distribution and Sanitary Sewer Collection Systems and Reuse Water Distribution and New Reuse Treatment Plant
- Off-Site and On Site Master Public Roadway Improvement (turn lanes SR100 and John Anderson Highway)
- Amenity Areas
- Master Stormwater Management System
- Landscaping, in common areas
- Irrigation, in common areas
- Hardscape, in common areas
- Conservation Mitigation Areas
- Electrical Service System (Underground)

This infrastructure serves as a system of improvements benefitting all lands within the District. To the extent that

the boundary of the District is amended from time to time, the District will consider amendments or supplementals to this report at such time.

TABLE 4 - PROPOSED FACILITIES

Facilities/Systems	Proposed Ownership and Maintenance Entity
Sanitary Sewer Collection	City of Flagler Beach/CDD
Water Distribution	City of Flagler Beach/CDD
Reuse Water	City of Flagler Beach/CDD
Master Stormwater Management System	CDD
Electrical Service System	FPL
Conservation Mitigation	CDD
Landscaping/Irrigation/Hardscape Master Public Roads Amenities	CDD

3.2 Master Stormwater Management System

The Master Stormwater Management System provides for the storm water runoff treatment and will treat and attenuate stormwater runoff that will be carried out through the use of manmade retention and detention systems and collected in inlets, pipes, curbs and paved and sodded surfaces to convey this runoff. These systems discharge to the adjacent wetland or Intracoastal Waterway. Flagler County and the St. Johns River Water Management District (SJRWMD) regulate the design criteria for the District's stormwater management facilities. The Master Stormwater Management System will discharge through interconnected swales, pipes, ponds and canals to lakes within the Development. The Master Stormwater Management System will adhere to the design criteria of these agencies, which require that drainage systems be designed to attenuate a 25-year, 24-hour rainfall event to pre-development discharges. This criterion is typical for similar developments with positive outfalls.

The Master Stormwater Management System will also adhere to the requirements of SJRWMD and Flagler County, which requires that all building finished floor

elevations be constructed minimum one-foot above the anticipated flood elevation for the 100-year, 24-hour storm event. The treatment of stormwater runoff will be provided in accordance with the design guidelines for dry and wet retention/detention systems as mandated by the SJRWMD and Flagler County. Stormwater runoff will be collected by curbs and stormwater conveyance surfaces with drainage inlets and an underground storm sewer pipe and open canal systems conveyed to the retention/detention areas. The overall drainage system is shown on the Master Stormwater Plan Development, Exhibit C. The Master Stormwater Management System consists of various dry retention areas and ponds that collect runoff from the developed property. The District will finance the cost of stormwater collection and treatment systems, as well as the construction and/or maintenance of said retention areas. All of these improvements will be owned and maintained by the District.

TABLE 5 - STORMWATER MASTER SYSTEM	
PONDS	ACREAGE (AC.)
Gardens Phase 1	62.2
Gardens Phase 2	94.4
Gardens Phase 3	TBD
TOTAL – Gardens at Hammock Beach CDD	TBD

3.3 Public Roadway Systems

The on-site public roadways improvement (“Roadway”) associated within the Development will be developed and funded, owned and maintained by the District for ownership and operation. The Roadway’s system within the Development and each phase will consist of two (2) lane and four (4) lane roads throughout each phase within the project and one (1) major four (4) lane spine roadways that will connect SR 100 and John Anderson Highway. All of these roadways will consist of road surface with a minimum of twenty-four (24) foot pavement sections with curbs. All the internal roadways will be public. The roadways will serve the different land uses within the Development. Construction of the roadway pavement will consist of an asphaltic concrete surface with sidewalks, signing and striping, landscaping, lighting, and landscaped hardscape features.

The Development will provide for the design and construction of an off-site roadway improvements providing turn lanes at road connections to SR 100 and John Anderson Highway. The roadway improvement will include right hand and left hand turn lanes. These improvements will serve all of the phases within the District as the main entrances.

The on-site public roadways and the off-site public roadway improvements will be designed and constructed in accordance with the applicable Flagler County and Florida Department of Transportation (FDOT) standards. Please refer to Exhibit B for depiction of the roadway systems within and adjacent to the Development.

The roadway improvements will include utilities that will run within the road right-of-way. The utilities within these roadways (described in 3.5) and any landscaping/hardscaping related to these roadways will be developed as part of the improvements to the District. A stormwater drainage facility (as described in 3.2) will also be provided for these improvements within the Master Stormwater Management System. The District will finance, own and maintain these improvements.

3.4 Water Distribution, Sanitary Sewer Collection, Reuse Water Distribution Systems and Reuse Treatment Plant

The Development includes utilities within the right-of-way and adjacent utility easements of the proposed community infrastructure and internal streets. City of Flagler Beach Utilities will provide reuse water, potable water and wastewater services for the District. The major trunk lines, collection systems and transmission mains to serve the District’s various phases of the Development are to be constructed or acquired by the District. Water, sewer and reuse will be provided by the City of Flagler Beach. A new reuse irrigation wastewater treatment plant may be constructed. The overall water distribution systems, sanitary sewer collection and reuse water lines are shown on the Master Utility Plan Sheets, Exhibits D1-D3.

The potable water facilities will include both transmission and distribution mains along with necessary valving, fire hydrants and water services to boundary lines or individual lots and development parcels. It is currently estimated that these watermain of various sizes will be funded by the District.

The wastewater facilities will include gravity collection sewer lines and mains. The three (3) new lift stations will be located within the District and will service the Development. These new lift stations will tie into the

new 12" forcemain located on John Anderson Highway and 10" forcemain through the Master Spine Road within the Development. A new reuse / irrigation wastewater treatment plant may be constructed to provide irrigation demand. It is currently estimated that these gravity collection systems forcemain and reuse irrigation wastewater treatment plant will be constructed, acquired or financed by the District.

Design of the wastewater collection system, reuse water system reuse irrigation wastewater treatment plant and the water distribution system for potable water and fire protection is in accordance with the criteria and guidelines of City of Flagler Beach, and the Florida Department of Environmental Protection (FDEP). Utility extension within John Anderson Highway will also be included as part of the infrastructure improvements for the Development. All of these improvements will be financed by the District and owned and maintained by the City of Flagler Beach.

3.5 Landscaping, Irrigation and Entry Features in Common Areas

Landscaping, irrigation, entry features and walls at the entrances and along the outside boundary of the Development will be provided by the District. The irrigation system will use reuse water as provided by City of Flagler Beach Utilities. The master reuse water mains to the various phases of development will be constructed or acquired by the District with District funds and subsequently turned over to City of Flagler Beach Utilities. Landscaping for the roadways will consist of sod, annual flowers, shrubs, ground cover and trees for the off-site intersection improvements for SR 100 and John Anderson Highway Roadways. Perimeter walls will be provided at the site entrances and perimeters. These items may be funded, owned and maintained by the District. Parks and community areas within each phase will be part of the facilities that may be financed and owned by the District.

3.6 Electrical Service (Underground)

Florida Power and Light (FPL) will provide the electrical service to the Development. The service will include the primary and secondary systems to serve the various land uses, sanitary lift stations and street lighting. The balance of the costs of providing electricity is expected to be at the expense of the Developer.

3.7 Conservation Areas

The proposed development of the community will require mitigation of wetland communities for any impacts to the existing wetlands within the District and as part of the approvals for the Master Stormwater Management System. The District will fund the mitigation and conservation areas, as required, for approvals.

4. OPINION OF PROBABLE CONSTRUCTION COSTS

Exhibit F presents a summary of the costs for the Development infrastructure including roads, amenities, drainage, water, sewer, reuse, landscaping, entry feature, and electrical service (underground).

Costs in Exhibit F are derived from expected quantities of the infrastructure multiplied by unit costs typical of the industry in East Central Florida. Included within these costs are technical services consisting of planning, land surveying, engineering, environmental permitting, soils and material testing related to such infrastructure. These services are necessary for the design, permitting and construction contract management for the Development infrastructure. The costs are exclusive of certain legal, administrative, financing, operations or maintenance services necessary to finance, construct, acquire and/or operate the Master Project infrastructure.

5. PERMITTING STATUS

The Gardens at Hammock Beach CDD is located within Flagler County. The District is currently approved by the County as a Planned Unit Development. The District is within the City of Flagler Beach Utilities service area for the sanitary sewer service, water distribution, and reuse water service.

The District is also located within the St Johns River Water Management District (SJRWMD) for stormwater management approvals.

Flagler County previously approved a Planned Unit Development for the community which allows development as one single phase or in multiple phases. The Developer anticipates a phased approach and is currently seeking approvals for Phase 1-1A, Phase 1-1B, Phase 1-1C, Phase 1-2A, Phase 1-2B, Phase 1-2C, Phase 2 and Phase 3, which, in total, will consist of 453 single-family lots, 100,000 SF of specialty retail and 230,694 sf of commercial/retail/office/multi-family.

Preliminary Plat approval from Flagler County must be obtained before construction can begin on the aforementioned phases. The remaining phase(s) will also require approvals from Flagler County before construction can begin.

Construction plans and documents will be prepared and submitted to the SJRWMD initially for Phase 1-1A, Phase 1-1B, Phase 1-1C, Phase 1-2A, Phase 1-2B, Phase 1-2C and Phase 3 prior to construction. Construction Plans for additional phases as well as on-site roadways and off-site improvements, if necessary, will be submitted to SJRWMD and FDOT (SR 100 Improvements) and approval will be necessary prior to the commencement of construction.

Permits applications will be made through the City of Flagler Beach Utility Department for approval for sanitary sewer, water distribution, and reuse water systems for Phase 1-1A, Phase 1-1B, Phase 1-1C, Phase 1-2A, Phase 1-2B, Phase 1-2C and Phase 3. A recorded Intralocal Agreement obligates the City of Flagler Beach to provide water, sewer and reuse water if capacity allows. Any future phase(s) will require additional applications and approvals by the City of Flagler Beach.

Additional permits may be required from The Army Corps of Engineers, the Florida Department of Environmental Protection (Water and Wastewater permits), the Environmental Protection Agency, The National Pollutant Discharge Elimination System, FEMA and the FDOT (Driveway/Utility/Drainage Permit for SR 100). The Developer will seek these permits, as is typically

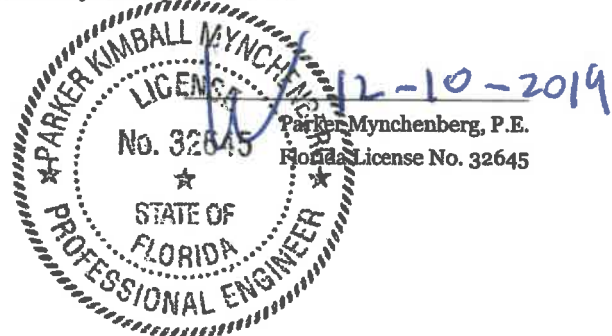
done, as construction plans and drawings are made available.

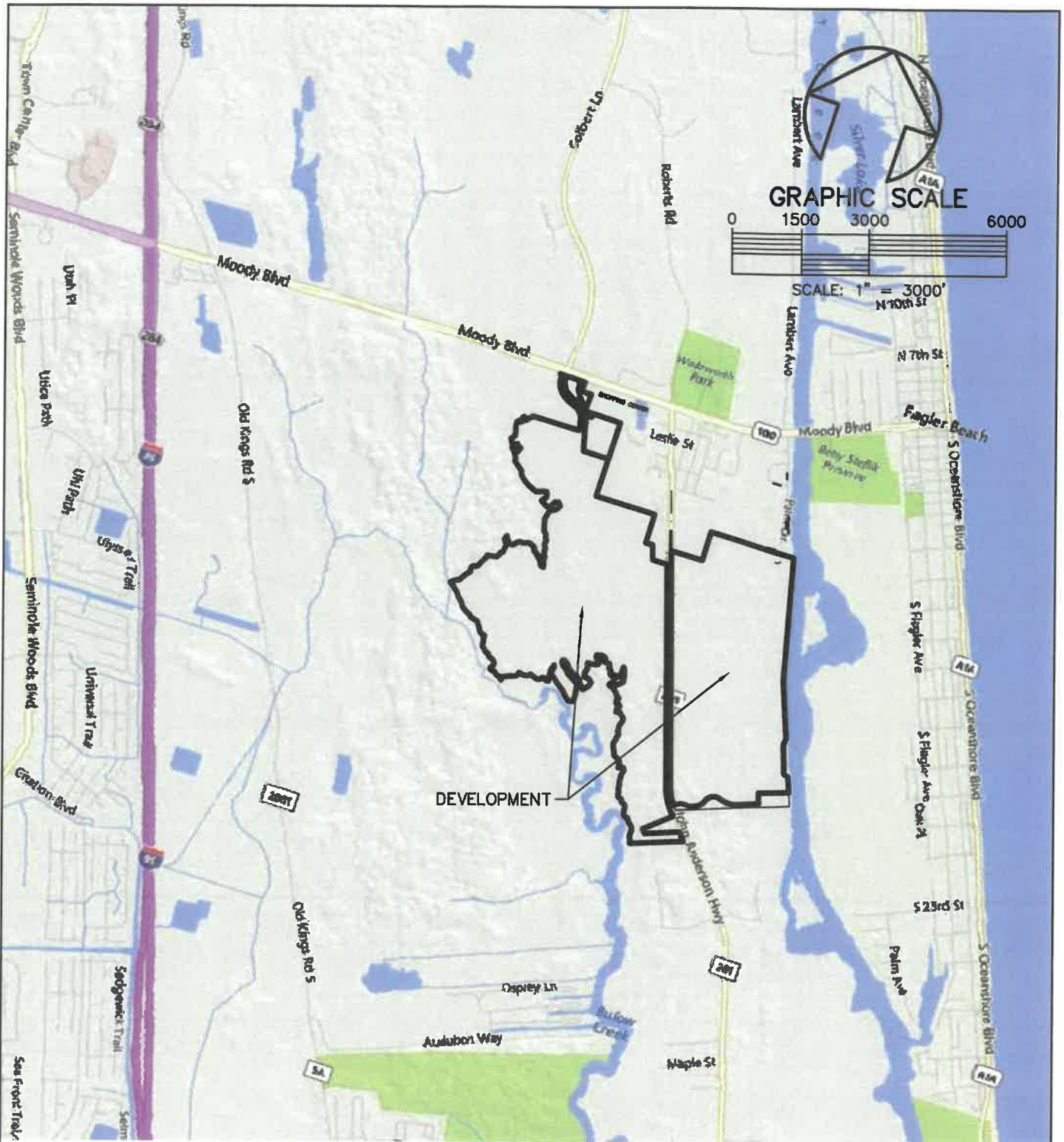
The District Engineer will certify that all permits necessary to complete the Development have either been obtained or, in his expert opinion, will be obtained and there is no reason to believe that the necessary permits cannot be obtained for the entire Development.

6. ENGINEER'S CERTIFICATION

It is our opinion that the costs of the Development improvements proposed represent a system of improvements benefitting all developable property located within the District, are fair and reasonable and that the District-funded improvements are assessable improvements within the meaning of Chapter 190, F.S. We have no reason to believe that the Master Project cannot be constructed at the cost described in this report. We expect the improvements to be constructed or acquired by the District with bond proceeds, as indicated within this report. We believe that the District will be well served by the improvements discussed in this report.

I hereby certify that the foregoing is a true and correct copy of the Engineer's Report for Gardens at Hammock Beach Community Development District.





THE GARDENS LOCATION MAP DEVELOPMENT

PARKER MYNCHENBERG & ASSOCIATES, INC.

PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
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(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

EXHIBIT A

12/10/2019

A portion of Lots 1, 3, 7, 8 and 9 and all of Lots 4, 10, 11 and 12, Block C, Bunnell Development Company's Land as recorded in Plat Book 1, Page 1, in the Public Records of Flagler County, Florida, together with a portion of Government Section 14, 38, and 39, Township 12 South, Range 31 East, Flagler County, Florida, situated in Government Sections 11, 14, 38 and 39, Township 12 South, Range 31 East, Flagler County, Florida, being more particularly described as follows:

Commence at the intersection of the East right of way line of John Anderson Highway (State Road 201) and the North line of said Section 38-12-31; thence South 71°47'17" West, a distance of 100.00 feet to a point on the West right of way line of John Anderson Highway (State Road 201), also being the Point of Beginning; thence along said West right of way line the following three courses: South 18°10'26" East, a distance of 3,184.36 feet to a point of curvature of a non-tangent curve concave Northeasterly having a radius of 1,196.28 feet, a central angle 22°09'26" and a chord distance of 459.74 feet which bears South 29°14'21" East; thence Southeasterly along the arc of said curve a distance of 462.62 feet; thence South 40°21'41" East, a distance of 776.28 feet; thence departing said West right of way line South 69°18'47" West, a distance of 1433.82 feet, thence North 20°41'22" West, a distance of 995.98, thence North 24°04'44" West, a distance of 1618.01 feet; thence North 86°17'06" West, a distance of 2,604.28 feet; thence North 60°37'10" West, a distance of 341.50 feet; thence North 43°23'02" West, a distance of 2,172.87 feet, thence North 30°47'31" East, a distance of 1,526.35 feet; thence North 45°31'15" East, a distance of 902.38 feet; thence North 40°14'18" West, a distance of 1,732.75 feet; thence North 06°10'40" West, a distance of 189.68 feet; thence North 00°15'33" West, a distance of 614.90 feet; thence North 88°32'16" East, a distance of 257.93 feet; thence North 01°27'08" West, a distance of 1,087.72 feet to a point on the South line of State Road No. 100; thence along said South right of way line South 89°29'03" East, a distance of 959.81 feet; thence departing said South right of way line South 00°30'57" West, a distance of 210.00 feet; thence South 89°29'03" East, a distance of 210.00 feet; thence South 00°30'57" West, a distance of 389.92 feet; thence South 89°28'38" East, a distance of 822.42 feet; thence South 00°06'48" East, a distance of 1,704.61 feet; thence North 88°51'12" East, a distance of 1350.55 feet; thence South 01°10'32" East, a distance of 660.84 feet; thence North 88°37'17" East, a distance of 158.75 feet; thence South 18°14'40" East, a distance of 330.09 feet; thence North 88°50'11" East, a distance of 330.04 feet to a point on the West right of way line of John Anderson Highway (State Road 201); thence along said right of way line South 18°15'00" East, a distance of 1,788.60 feet to the Point of Beginning.

Together with

A portion of Sections 13, 14 and 38, Township 12 South, Range 31 East, Flagler County, Florida, being more particularly described as follows:

Beginning at the intersection of the East right of way line of John Anderson Highway (State Road 201) and the North line of said Section 38-12-31; thence along said East right-of-way line North 18°15'00" West, a distance of 2,087.53 feet; thence departing said East right of way line North 88°47'52" East, a distance of 710.35 feet to a point on the West line of Section 13-12-31; thence along said West Section line North 01°13'40" West, a distance of 661.23 feet to a point on the North line of Section 13-12-31; thence along said North Section line North 88°36'18" East, a distance of 1,890.40 feet to the point on the West right-of-way line of Florida Intracoastal Waterway; thence along said West right of way line the following two courses: South 13°59'25" East, a distance of 2,750.14 feet; thence South 21°17'55" East, a distance of 1265.83 feet; thence departing said West right of way line and along a Westerly line of the Historic Channel of How Lover Creek, South 03°54'35" West, a distance of 148.38 feet; thence South 19°27'08" East, a distance of 643.95 feet, thence South 68°38'53" East, a distance of 113.53 feet to a point on the aforesaid Intracoastal right-of-way, thence South 21°17'55" East, a distance of 647.80 feet; thence departing said right-of-way South 69°10'09" West, a distance of 2520.12 feet to a point on the East right of way line of John Anderson Highway (State Road 201); thence along said East right-of-way line the following three courses: North 40°21'41" West, a distance of 74.31 feet to a point of curvature of a non-tangent curve concave Northeasterly having a radius of 1,095.28 feet, a central angle of 22°09'21" and a chord distance of 421.29 feet which bears North 29°14'17" West; thence Northwesterly along the arc of said curve a distance of 423.92 feet; thence North 18°10'26" West, a distance of 3,184.44 feet to the Point of Beginning.

Formerly known as GARDENS AT HAMMOCK BEACH, according to the plat thereof as recorded in Plat Book 35, Pages 80 through 100, Public Records of Flagler County, Florida.

LESS AND EXCEPT: The land contained in the Quit Claim Deed recorded in Official Records Book 1620, Page 434, Public Records of Flagler County, Florida.

LESS AND EXCEPT: The land contained in the Special Warranty Deed recorded in Official Records Book 1636, Page 1694, Public Records of Flagler County, Florida.

LESS AND EXCEPT: The land contained in the Special Warranty Deed recorded in Official Records Book 1789, Page 750, Public Records of Flagler County, Florida.

LESS AND EXCEPT: Tracts PL-2 and PL-3, GARDENS AT HAMMOCK BEACH, according to the plat thereof as recorded in Plat Book 35, Pages 80 through 100, Public Records of Flagler County, Florida.

TOGETHER WITH

A parcel of land in the South 1/2 of Section 11, Township 12 South, Range 31 East, Flagler County, Florida more particularly described as follows:

Commence at the Southwest corner of Government Section 11, Township 12 South, Range 31 East as monumented by a 4" x 4" concrete monument inscribed with a "1"; thence along the Southerly line of said Section 11 North 88°51'19" East a distance of 2591.75 feet to the Point of Beginning; thence North 00°06'41" East a distance of 1287.36 feet; thence North 88°28'36" East, a distance of 680.27 feet; thence South 01°24'50" East, a distance of 345.10 feet; thence South 88°36'24" West, a distance of 150.00 feet; thence South 01°28'15" East, a distance of 300.30 feet; thence North 88°36'24" East, a distance of 150.00 feet; thence South 01°08'43" East, a distance of 24.77 feet; thence North 88°54'22" East, a distance of 749.54 feet to a point on the Westerly right of way line of State Road 201, (also known as John Anderson Highway); thence along said Westerly right of way line, South 18°11'55" East, a distance of 401.46 feet; thence departing said right of way line, South 77°14'08" West, a distance of 99.57 feet; thence South 01°16'02" East, a distance of 216.94 feet; thence South 88°50'35" West, a distance of 126.47 feet to a point on the Southerly line of aforesaid Section 11; thence along said Southerly line South 88°51'19" West, a distance of 1,350.55 feet to the Point of Beginning.

TOGETHER WITH

A parcel of land in Section 12, Township 12 South, Range 31 East, Flagler County, Florida more particularly described as follows:

Begin at the Southwest corner of said Government Section 12, thence departing said Southerly line North 01°30'23" West a distance of 1203.23 feet along the Westerly line of said Section 12; thence North 88°52'15" East, a distance of 649.96 feet; thence South 19°00'52" East, a distance of 1,265.64 feet; thence South 88°56'30" West, along said Section line, a distance of 1,030.73 feet to the Point of Beginning.

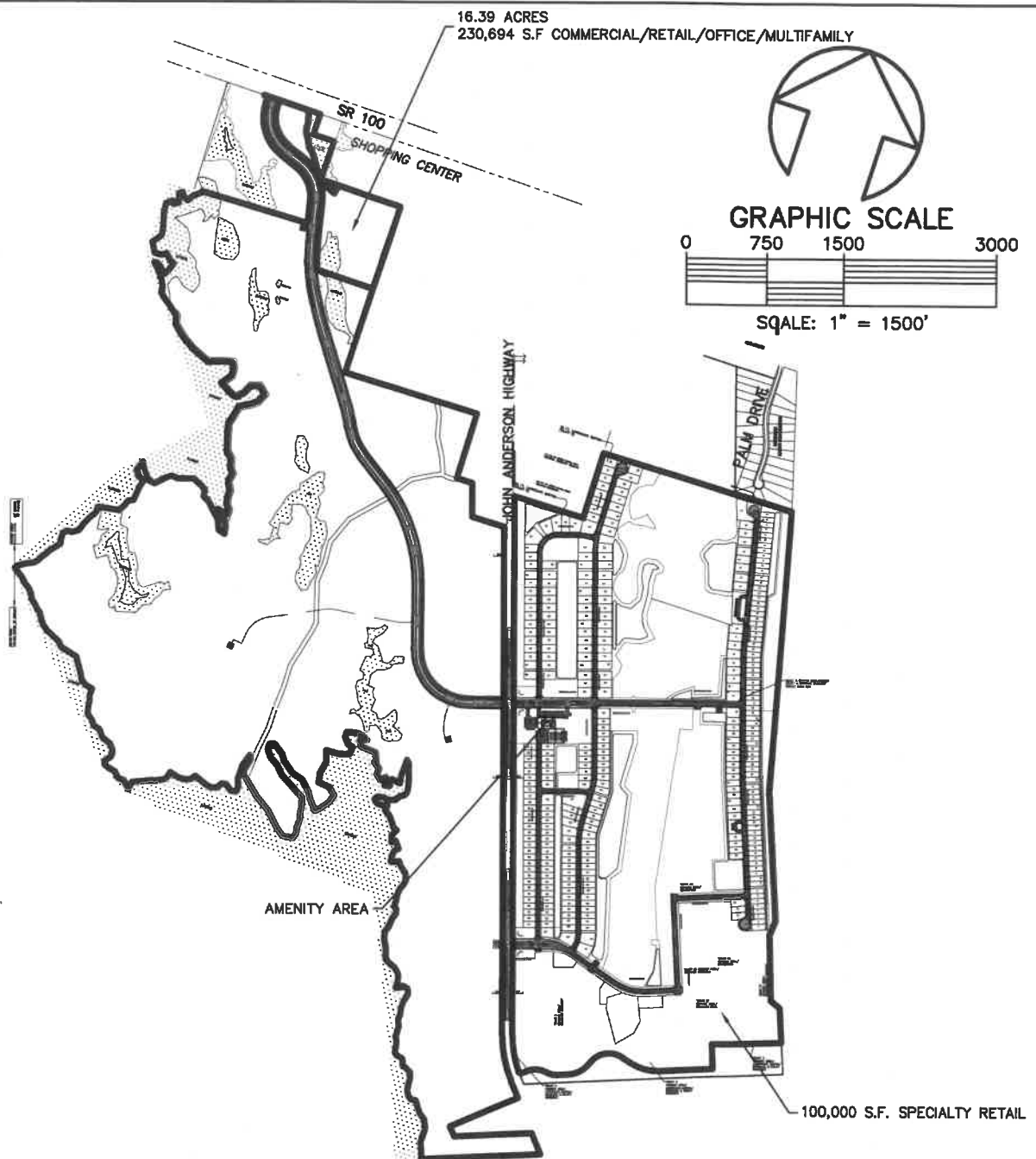
**THE GARDENS
LEGAL DESCRIPTION PROJECT
PARKER MYNCHENBERG
& ASSOCIATES, INC.**

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CERTIFICATE OF AUTHORIZATION NUMBER 00003910

EXHIBIT A-1

12/10/2019

1 OF 1



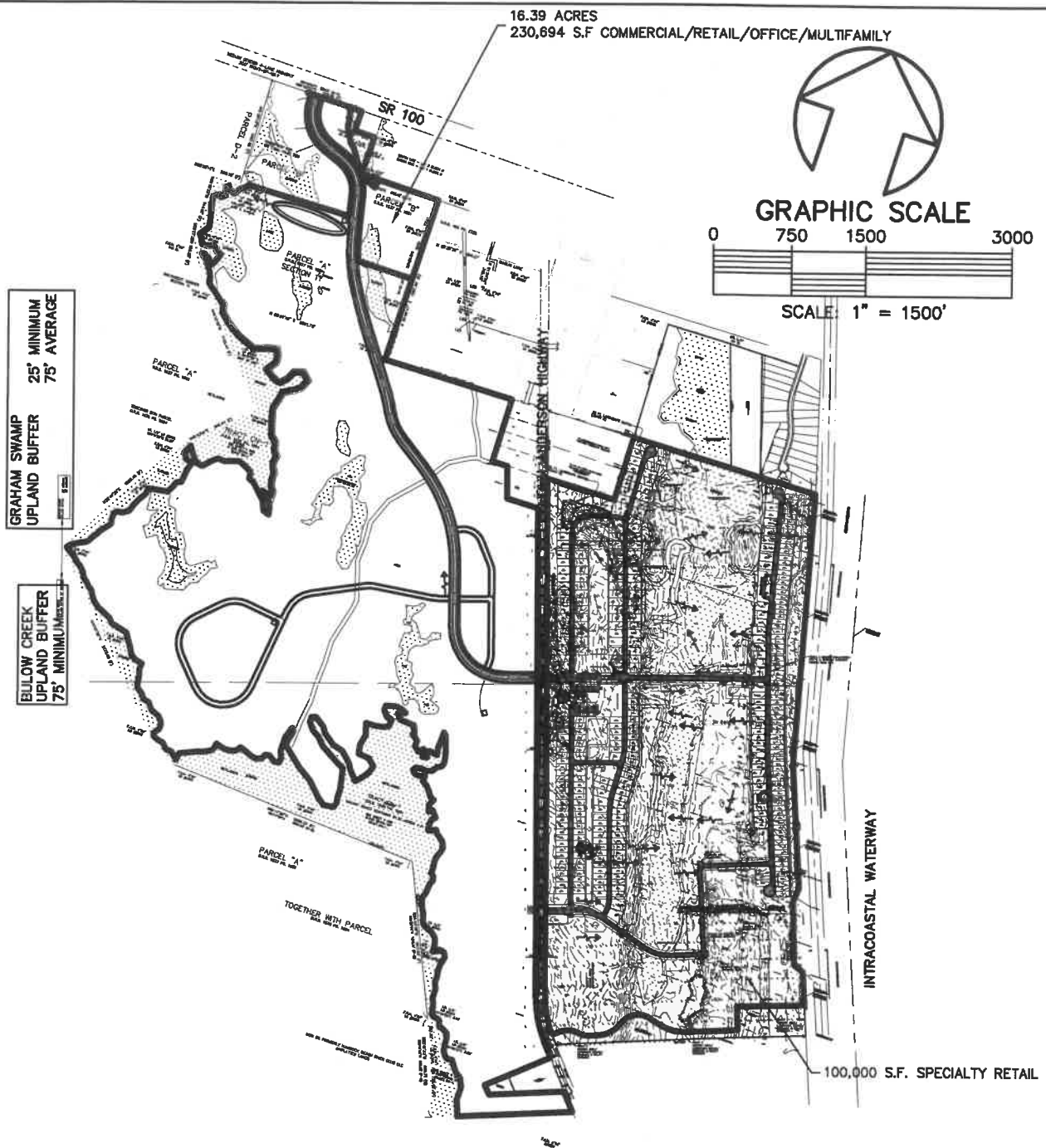
THE GARDENS MASTER SITE PLAN DEVELOPMENT

**PARKER MYNCHENBERG
& ASSOCIATES, INC.**

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EXHIBIT B

12/10/2019



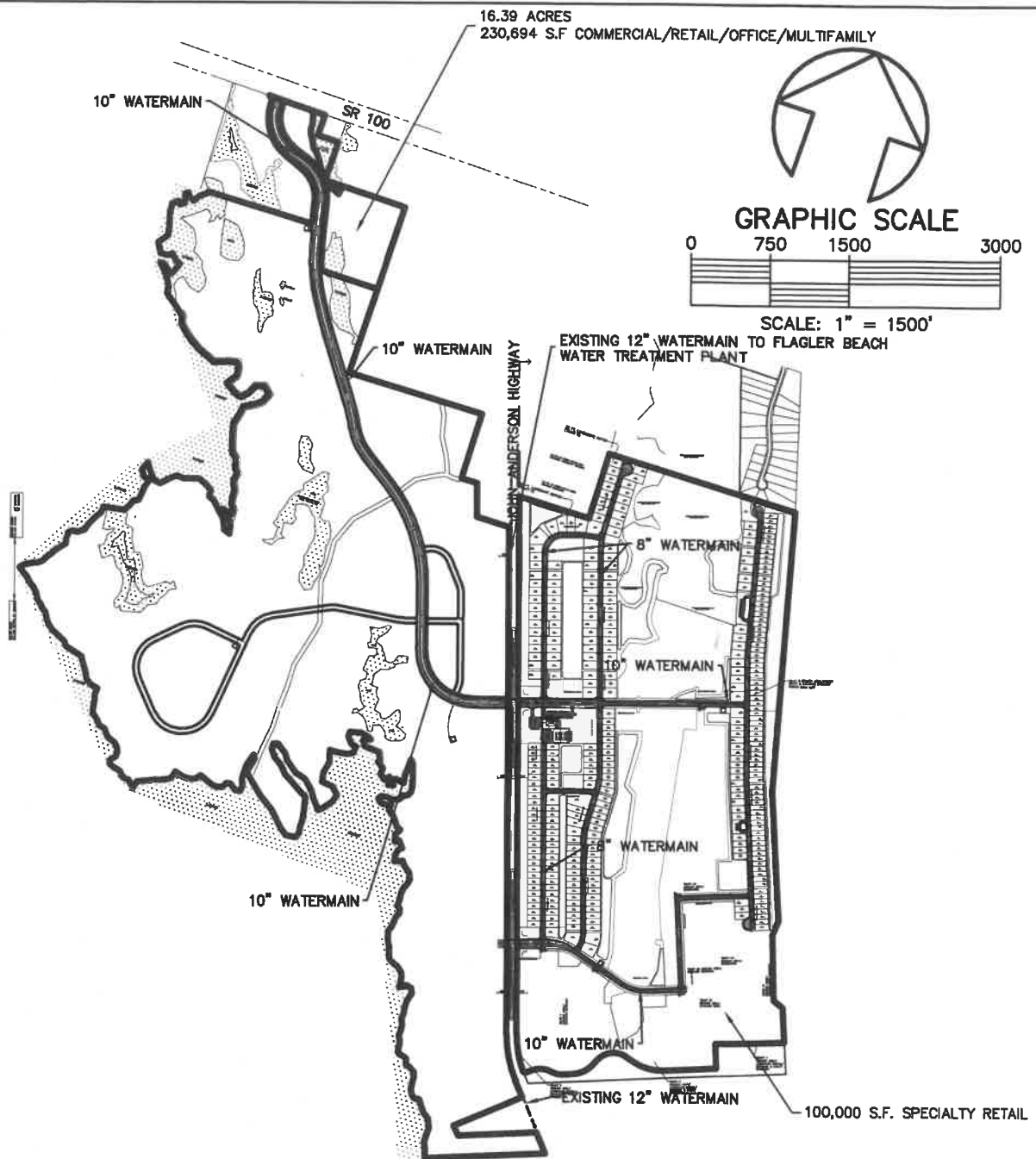
THE GARDENS MASTER STORMWATER PLAN DEVELOPMENT

PARKER MYNCHENBERG & ASSOCIATES, INC.

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EXHIBIT C

12/10/2019



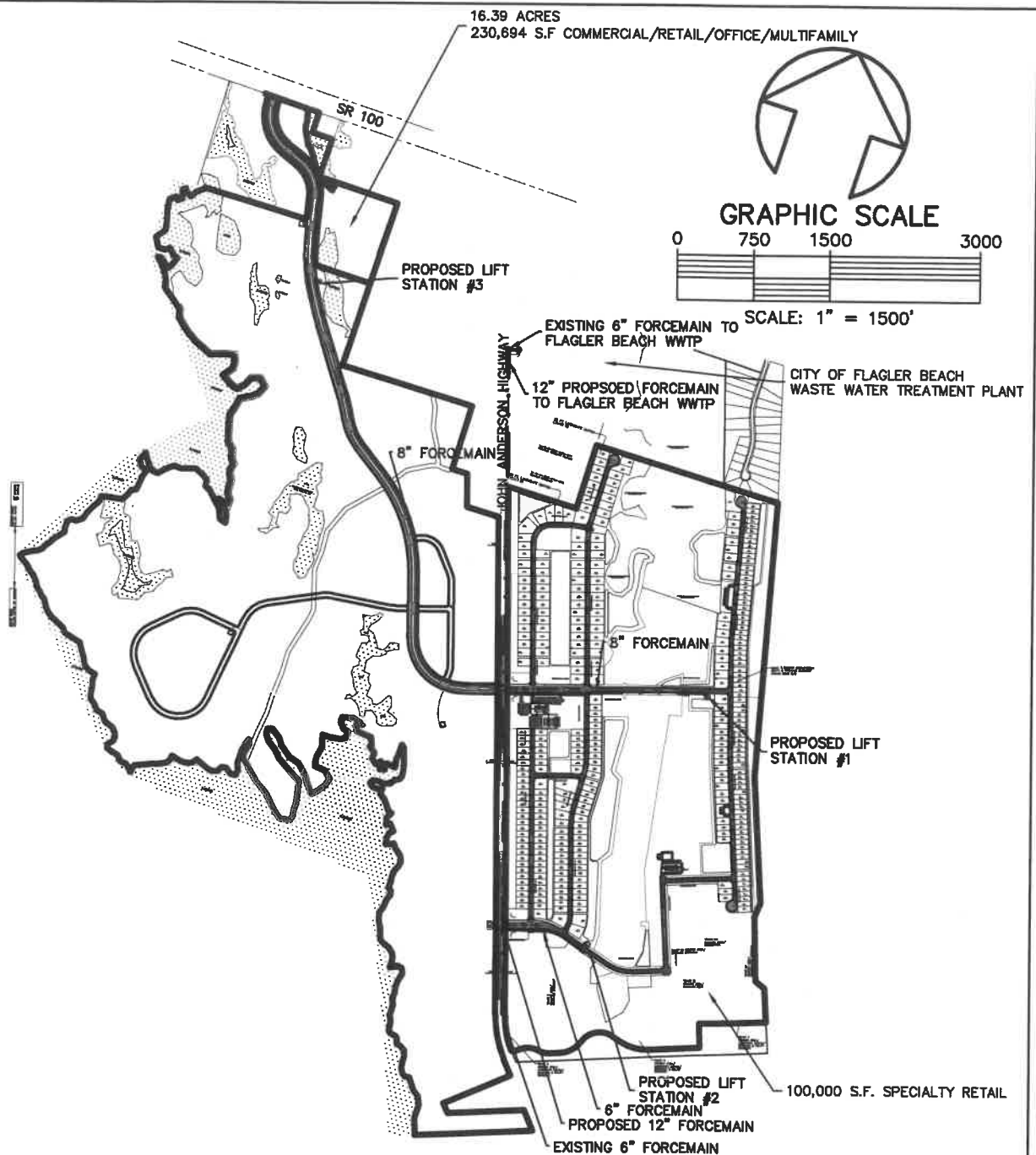
THE GARDENS **MASTER POTABLE WATER SYSTEM PLAN DEVELOPMENT**

**PARKER MYNCHENBERG
& ASSOCIATES, INC.**

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CERTIFICATE OF AUTHORIZATION NUMBER 00003910

EXHIBIT D-1

12/10/2019



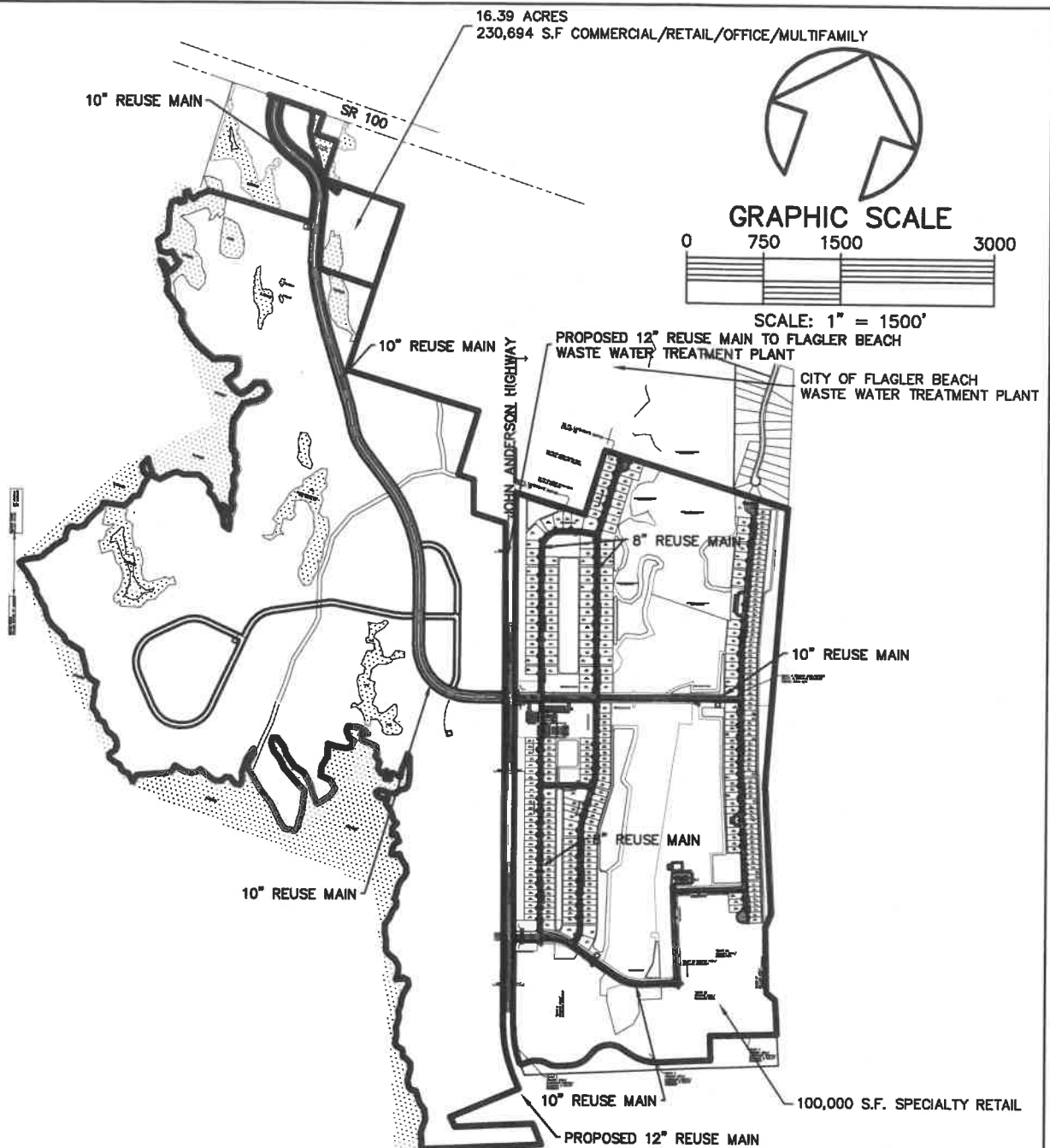
THE GARDENS MASTER SANITARY SEWER SYSTEM PLAN DEVELOPMENT

**PARKER MYNCHENBERG
& ASSOCIATES, INC.**

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CERTIFICATE OF AUTHORIZATION NUMBER 00003910

EXHIBIT D-2

12/10/2019



THE GARDENS **MASTER RECLAIMED WATER SYSTEM PLAN DEVELOPMENT**

**PARKER MYNCHENBERG
& ASSOCIATES, INC.**

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EXHIBIT D-3

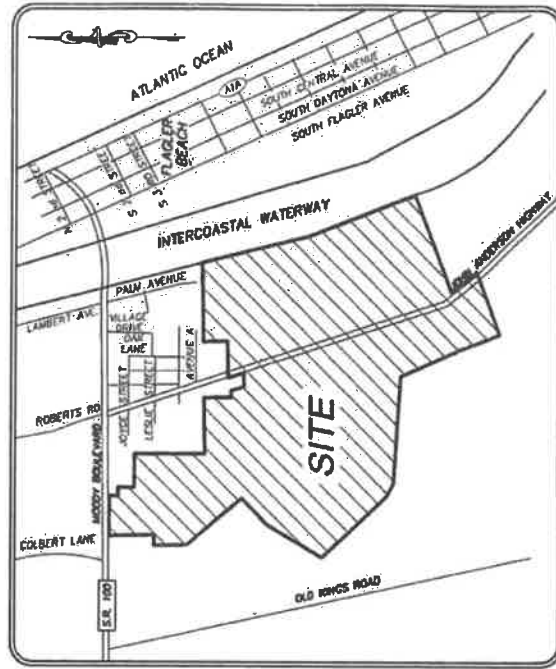
12/10/2019

DESCRIPTION:

A PORTION OF LOTS 1, 3, 7, 8 AND 9 AND ALL OF LOTS 4, 10, 11 AND 12 BLK C, BUNWELL DEVELOPMENT COMPANY'S LAND AS RECORDED IN PLAT BOOK 14, PAGE 18, IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, TOGETHER WITH A PORTION OF GOVERNMENT SECTIONS 13, 14, 30 AND 31 TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF JOHN ANDERSON HIGHWAY (STATE ROAD 201) AND THE NORTH LINE OF SAID SECTION 30-12-30; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE NORTH 18°50'00" WEST, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE NORTH 18°50'00" WEST, A DISTANCE OF 323.53 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE NORTH 88°47'32" EAST, A DISTANCE OF 814.53 FEET TO A POINT ON THE WEST LINE OF SECTION 13-12-31; THENCE ALONG SAID WEST SECTION LINE NORTH 07°15'40" WEST, A DISTANCE OF 1,086.40 FEET TO A POINT ON THE NORTH LINE OF SECTION 13-12-31; THENCE ALONG SAID NORTH SECTION LINE NORTH 07°15'40" WEST, A DISTANCE OF 1,086.40 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF FLORIDA INTRACASTAL WATERWAY; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES: SOUTH 13°32'25" EAST, A DISTANCE OF 2,750.14 FEET; THENCE SOUTH 21°17'35" EAST, A DISTANCE OF 1,086.40 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE AND ALONG A RESURVEY LINE OF THE HISTORIC CHANNEL OF HAW LOWER CREEK, SOUTH 05°54'35" WEST, A DISTANCE OF 142.38 FEET; THENCE SOUTH 19°27'08" EAST, A DISTANCE OF 841.95 FEET; THENCE SOUTH 09°30'35" EAST, A DISTANCE OF 112.53 FEET TO A POINT ON THE ATRSAD INTRACASTAL 06011-06-WAY; THENCE SOUTH 21°17'35" EAST, A DISTANCE OF 642.50 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, SOUTH 09°10'09" WEST, A DISTANCE OF 2,520.12 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF JOHN ANDERSON HIGHWAY (STATE ROAD 201); THENCE ALONG SAID EAST RIGHT-OF-WAY LINE SOUTH 40°29'41" EAST, A DISTANCE OF 732.69 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE SOUTH 09°10'09" WEST, A DISTANCE OF 1,040.02 FEET; THENCE NORTH 20°14'22" WEST, A DISTANCE OF 865.98 FEET; THENCE NORTH 24°04'44" WEST, A DISTANCE OF 341.50 FEET; THENCE NORTH 09°10'09" WEST, A DISTANCE OF 2,004.28 FEET; THENCE NORTH 60°57'10" WEST, A DISTANCE OF 1,618.01 FEET; THENCE NORTH 09°10'09" WEST, A DISTANCE OF 2,172.87 FEET; THENCE NORTH 30°14'31" EAST, A DISTANCE OF 1,508.39 FEET; THENCE NORTH 45°15'15" EAST, A DISTANCE OF 902.38 FEET; THENCE NORTH 40°14'18" WEST, A DISTANCE OF 1,732.75 FEET; THENCE NORTH 08°10'40" WEST, A DISTANCE OF 183.68 FEET; THENCE NORTH 07°15'40" WEST, A DISTANCE OF 614.90 FEET; THENCE NORTH 08°12'16" EAST, A DISTANCE OF 257.83 FEET; THENCE NORTH 07°17'08" WEST, A DISTANCE OF 1,087.72 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 100; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 02°25'03" EAST, A DISTANCE OF 938.81 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE SOUTH 07°03'37" WEST, A DISTANCE OF 210.01 FEET; THENCE SOUTH 08°29'03" EAST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 02°25'03" WEST, A DISTANCE OF 308.82 FEET; THENCE SOUTH 08°22'38" EAST, A DISTANCE OF 822.42 FEET; THENCE SOUTH 07°03'37" EAST, A DISTANCE OF 680.84 FEET; THENCE NORTH 08°37'11" EAST, A DISTANCE OF 1,046.61 FEET; THENCE NORTH 08°37'12" EAST, A DISTANCE OF 1,550.55 FEET; THENCE SOUTH 07°10'32" EAST, A DISTANCE OF 885°11'1" EAST, A DISTANCE OF 330.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 553,140.00 SQUARE FEET, MORE OR LESS.



LOCATION MAP
NOT TO SCALE

In accordance with CH-51G17-56
of the Florida Administrative Code,
this Description and Sketch or Description
bears the notation:

THIS IS NOT A SURVEY.

SHEET 1 OF 2
SEE SHEET 2 OF 2 FOR SKETCH.

THE SURVEYOR HAS NOT ABSTRACTED THE
LAND SHOWN HEREON FOR EASEMENTS, RIGHT
OF WAY, OR OTHER INTERESTS. THE SURVEYOR
MAY AFFECT THE TITLE OR USE OF THE LAND
OR UNDERGROUND IMPROVEMENTS HAVE BEEN
MADE SINCE THE SURVEY WAS MADE. THE SURVEY
SHALL NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
UNRECORDED SEAL OF A FLORIDA LICENSED SURVEYOR
AND MAPPER.



BRETT A. MUSCOVITZ, PSM 5011
DATE: 12/10/2019

SKETCH OF DESCRIPTION OF GARDENS AT HAMMOCK BEACH FOR HAMMOCK BEACH ROYAL CLUB, LLC FLAGLER COUNTY, FLORIDA, SECTIONS 13, 14, 30 & 31	
DATE: AUGUST 28, 2008	REVIEWER:
SCALE: N/A	
APPROVED BY: NEL	
JOB NO. GARDENS AT HAMMOCK	
DRAWN BY: DON	

EXHIBIT E

12/10/2019

1 of 2

CDD BOUNDARY

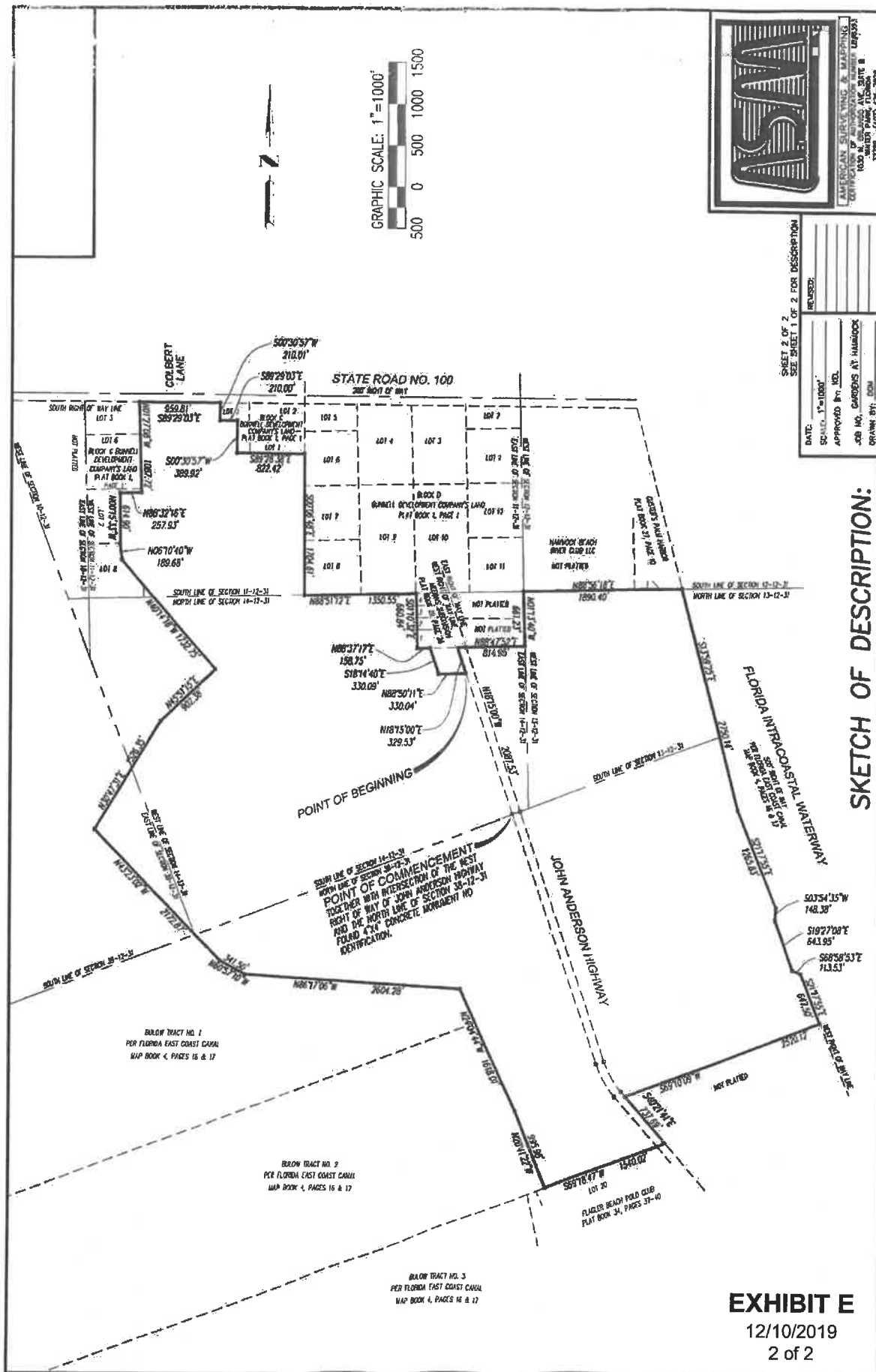


EXHIBIT F
Opinion of Probable Construction Cost

Improvement	Total
Utilities Systems	
Water System	\$ 3,350,000.00
Sanitary Sewer System	\$ 4,680,000.00
Reuse Water System	\$ 3,150,000.00
Reuse Water Treatment Plant	\$ 4,500,000.00
Stormwater Management System	\$ 4,250,000.00
Electrical Service	\$ 1,000,000.00
Conservation Mitigation	\$ 600,000.00
Onsite Public Roadway Systems*	\$ 4,800,000.00
Offsite Public Roadway Systems *	\$ 1,480,000.00
Landscaping/Hardscaping/Irrigation	\$ 1,200,000.00
Amenities and Recreational Areas	\$ 2,000,000.00
Professional Fees	\$ 2,140,000.00
Inspection Survey Testing	\$ 800,000.00
Subtotal Costs	\$ 33,950,000.00
Contingency (10%)	\$ 3,395,000.00
TOTAL ESTIMATED COSTS	\$ 37,345,000.00

Notes:

1. Construction Cost are from Preliminary Master Plan only.
2. This estimate does not include developer improvements within the non-single-family parcel developments.

Prepared by Parker Mynchenberg & Associates, Inc.
December 10, 2019

SECTION B

**MASTER
ASSESSMENT METHODOLOGY
FOR
GARDENS AT HAMMOCK BEACH
COMMUNITY DEVELOPMENT DISTRICT**

Date: January 16, 2020

Prepared by

**Governmental Management Services – Central Florida, LLC
219 E. Livingston Street
Orlando, FL 32801**

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GMS-CF, LLC does not represent the Gardens at Hammock Beach Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Gardens at Hammock Beach Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

The Gardens at Hammock Beach Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (the "District"), as amended. The District plans to issue \$48,200,000 of tax exempt bonds in one or more series (the "Bonds") for the purpose of financing certain infrastructure improvements within an assessment area within the District, more specifically described in the Master Engineer's Report dated December 10, 2019 prepared by Parker Mynchenberg & Associates, Inc. as may be amended and supplemented from time to time (the "Engineer's Report"). The District anticipates the construction of infrastructure improvements consisting of improvements that benefit property owners within the District.

1.1 Purpose

This Master Assessment Methodology Report (the "Assessment Report") provides for an assessment methodology for allocating the debt to be incurred by the District to benefiting properties within the District. The Assessment Report allocates the debt to properties based on the special benefits each receives from the Capital Improvement Plan ("CIP"). This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

1.2 Background

The District currently includes approximately 824.13 acres in Flagler County, Florida. The development program currently envisions approximately 453 residential units, 230,694 square feet of commercial/retail/office/multi-family area, and 100,000 square feet of specialty retail (herein the "Development"). The proposed Development program is depicted in Table 1. It is recognized that such land use plan may change, and this report will be modified accordingly.

The improvements contemplated by the District in the CIP will provide facilities that benefit certain property within the District. The CIP is delineated in the Engineer's

Report. Specifically, the District may construct and/or acquire certain water systems, sanitary sewer systems, reuse water systems, reuse water treatment plants, stormwater management systems, electrical service, conservation mitigations, onsite public roadway systems, offsite public roadway systems, landscaping/hardscaping/irrigation, amenities and recreational areas, professional fees and inspection survey testing. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements and services that may be provided by the District and the costs to implement the CIP.
2. The District Engineer determines the assessable acres that benefit from the District's CIP.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct CIP.
4. This amount is initially divided equally among the benefited properties on a prorated gross acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the District. The implementation of the CIP enables properties within its boundaries to be developed. Without the District's CIP, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

There is no doubt that the general public and property owners outside the District will benefit from the provision of the District's CIP. However, these benefits will be incidental to the District's CIP, which is designed solely to meet the needs of property within the District. Properties outside the District boundaries do not depend upon the District's CIP. The property owners within are therefore receiving special benefits not received by those outside the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the District are greater than the costs associated with providing these benefits. The District Engineer estimates that the District's CIP that is necessary to support full development of property will cost approximately \$37,345,000. The District's Underwriter projects that financing costs required to fund the infrastructure improvements, including project costs, the cost of issuance of the Bonds, the funding of debt service reserves and capitalized interest, will be \$48,200,000. Additionally, funding required to complete the CIP is anticipated to be funded by Developer. Without the CIP, the property would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District is planning to issue \$48,200,000 in Bonds to fund the District's CIP, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Assessment Report to allocate the \$48,200,000 in debt to the properties benefiting from the CIP.

Table 1 identifies the land uses as identified by the Developer and current landowners of the land within the District. The District has a proposed Engineer's Report for the CIP needed to support the Development, these construction costs are outlined in Table 2. The improvements needed to support the Development are described in detail in the Engineer's Report and are estimated to cost \$37,345,000. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for the Project and related costs was determined by the District's Underwriter to total \$48,200,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the development plan is completed. The CIP funded by District bonds benefits all developable acres within the District.

The initial assessments will be levied on an equal basis to all acres within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the District are benefiting from the improvements.

Once platting or the recording of declaration of condominium, ("Assigned Properties") has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as property that has not been platted, assigned development rights or subjected to a declaration of condominium, will continue to be assessed on a per acre basis ("Unassigned Properties"). Eventually the development plan will be completed and the debt relating to the Bonds will be allocated to the planned 453 residential units, 230,694 square feet of commercial/retail/office/multi-family area, and 100,000 square feet of specialty retail within the District, which are the beneficiaries of the CIP, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

2.3 Allocation of Benefit

The CIP consists of water systems, sanitary sewer systems, reuse water systems, reuse water treatment plants, stormwater management systems, electrical service, conservation mitigations, onsite public roadway systems, offsite public roadway systems, landscaping/hardscaping/irrigation, amenities and recreational areas, professional fees and inspection survey testing. There are three residential product types and commercial property within the planned development. Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed CIP will provide several types of systems, facilities and services for its residents. These include water systems, sanitary sewer systems, reuse water systems, reuse water treatment plants, stormwater management systems, electrical service, conservation mitigations, onsite public roadway systems, offsite public roadway systems, landscaping/hardscaping/irrigation, amenities and recreational areas, professional fees and inspection survey testing. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

For the provision of CIP, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the District's CIP have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed CIP is developed or acquired and financed by the District.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Property. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service, then no adjustment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds to a level that will be supported by the new net annual debt service assessments will be required.

4.0 Assessment Roll

The District will initially distribute the liens across the property within the District boundaries on a gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. At this time the debt associated with the District's CIP will be distributed evenly across the acres within the District. As the development process occurs, the debt will be distributed against the Assigned Property in the manner described in this Assessment Report. The current assessment roll is depicted in Table 7.

TABLE 1
GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
MASTER ASSESSMENT METHODOLOGY

Product Types	No. of Units *	ERUs per Unit (1)	Total ERUs
Commercial/Office/Retail/Multi-Family**	165	1	165.35
Single Family 50'	80	1	80.00
Single Family 60'	266	1.1	292.60
Single Family 80'	107	1.3	139.10
Total Units	618		677.05

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family 50' = 1 ERU

* Unit mix is subject to change based on marketing and other factors

** Represents 330,694 square feet; 2,000 square feet = 1 ERU

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 2
GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT
INFRASTRUCTURE COST ESTIMATES
MASTER ASSESSMENT METHODOLOGY

Capital Improvement Plan ("CIP") (1)	Total Cost Estimate
Water System	\$ 3,350,000
Sanitary Sewer System	\$ 4,680,000
Reuse Water System	\$ 3,150,000
Reuse Water Treatment Plant	\$ 4,500,000
Stormwater Management System	\$ 4,250,000
Electrical Service	\$ 1,000,000
Conservation Mitigation	\$ 600,000
Onsite Public Roadway System	\$ 4,800,000
Offsite Public Roadway Systems	\$ 1,480,000
Landscaping/Hardscaping/Irrigation	\$ 1,200,000
Amenities and Recreational Area	\$ 2,000,000
Professional Fees	\$ 2,140,000
Inspection Survey Testing	\$ 800,000
Contingency (10%)	\$ 3,395,000
	\$ 37,345,000

(1) A detailed description of these improvements is provided in the Master Engineer's Report dated December 10, 2019

TABLE 3
GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
MASTER ASSESSMENT METHODOLOGY

Description	Total
Construction Funds	\$ 37,345,000
Debt Service Reserve	\$ 3,501,678
Capitalized Interest	\$ 5,784,000
Underwriters Discount	\$ 964,000
Cost of Issuance	\$ 600,000
Rounding	\$ 5,322
Par Amount*	\$ 48,200,000

Bond Assumptions:	
Average Coupon	6.00%
Amortization	30 years
Capitalized Interest	24 Months
Debt Service Reserve	Max Annual D/S
Underwriters Discount	2%

* Par amount is subject to change based on the actual terms at the sale of the bonds

TABLE 4
GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF BENEFIT
MASTER ASSESSMENT METHODOLOGY

Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total		
					Improvements	Costs Per Product Type	Improvement Costs Per Unit
Commercial/Office/Retail/Multi-Family**	165	1	165.35	24.42%		\$ 9,120,318	\$ 55,159
Single Family 50'	80	1	80.00	11.82%		\$ 4,412,692	\$ 55,159
Single Family 60'	266	1.1	292.60	43.22%		\$ 16,139,422	\$ 60,675
Single Family 80'	107	1.3	139.10	20.55%		\$ 7,672,569	\$ 71,706
Totals	618		677.05	100%		\$ 37,345,000	

* Unit mix is subject to change based on marketing and other factors

** Represents 330,694 square feet; 2,000 square feet = 1 ERU

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5
GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE
MASTER ASSESSMENT METHODOLOGY

Product Types	No. of Units *	Total Improvements		Allocation of Par		Par Debt Per Unit
		Costs Per Product	Type	Debt Per Product	Type	
Commercial/Office/Retail/Multi-Family**	165	\$ 9,120,318	\$	\$ 11,771,303	\$	\$ 71,192
Single Family 50'	80	\$ 4,412,692	\$	\$ 5,695,321	\$	\$ 71,192
Single Family 60'	266	\$ 16,139,422	\$	\$ 20,830,637	\$	\$ 78,311
Single Family 80'	107	\$ 7,672,569	\$	\$ 9,902,739	\$	\$ 92,549
Totals	618	\$ 37,345,000	\$	\$ 48,200,000		

* Unit mix is subject to change based on marketing and other factors

** Represents 330,694 square feet; 2,000 square feet = 1 ERU

TABLE 6

GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
MASTER ASSESSMENT METHODOLOGY

Product Types	No. of Units *	Allocation of Par Debt Per	Total Par Debt Per	Maximum Annual Debt	Net Annual Debt	Gross Annual Debt
Commercial/Office/Retail/Multi-Family**	165	\$ 11,771,303	\$ 71,192	\$ 855,172	\$ 5,172	\$ 5,502
Single Family 50'	80	\$ 5,695,321	\$ 71,192	\$ 413,759	\$ 5,172	\$ 5,502
Single Family 60'	266	\$ 20,830,637	\$ 78,311	\$ 1,513,323	\$ 5,689	\$ 6,052
Single Family 80'	107	\$ 9,902,739	\$ 92,549	\$ 719,423	\$ 6,724	\$ 7,153
Totals	618	\$ 48,200,000		\$ 3,501,678		

(1) This amount includes collection fees and early payment discounts when collected on the County Property Tax Bill

* Unit mix is subject to change based on marketing and other factors

** Represents 330,694 square feet; 2,000 square feet = 1 ERU

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 7 GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT PRELIMINARY ASSESSMENT ROLL MASTER ASSESSMENT METHODOLOGY						
Owner	Property*	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Palm Coast Intracoastal, LLC Gardens at Hammock Beach		824.13	\$ 58,486	\$ 48,200,000	\$ 3,501,678	\$ 3,725,189
Totals		824.13		\$ 48,200,000	\$ 3,501,678	\$ 3,725,189

(1) This amount includes 6% to cover collection fees and early payment discounts when collected utilizing the uniform method

Annual Assessment Periods	30
Average Coupon Rate (%)	6.00%
Maximum Annual Debt Service	\$3,501,678

* - See Metes and Bounds, attached as Exhibit A

Prepared by: Governmental Management Services - Central Florida, LLC

SECTION C

RESOLUTION 2020-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHICH COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the “Board”) of the Gardens at Hammock Beach Community Development District (the “District”) hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the “Improvements”) described in the District’s *Engineer’s Report*, dated December 10, 2019, attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, *Florida Statutes* (the “Assessments”); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Assessments, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Master Special Assessment Methodology Report*, dated _____, 2020, attached hereto as **Exhibit B** and incorporated herein by reference and on file at the office of the District Manager, c/o George Flint, Governmental Management Service – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, (the “District Records Office”); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT:

1. Assessments shall be levied to defray a portion of the cost of the Improvements.
2. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
3. The total estimated cost of the Improvements is \$_____ (the "Estimated Cost").
4. The Assessments will defray approximately \$_____, which includes a portion of the Estimated Cost, plus financing-related costs, capitalized interest, a debt service reserve, and contingency.
5. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.
6. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.
8. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the

Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Flagler County and to provide such other notice as may be required by law or desired in the best interests of the District.

12. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 23rd day of January, 2020.

ATTEST:

**GARDENS AT HAMMOCK BEACH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: *Engineer's Report*, dated November 20, 2019

Exhibit B: *Master Special Assessment Methodology Report*, dated _____

Exhibit A

Engineer's Report, dated December 10, 2019

[*See attached*]

Exhibit B

Master Special Assessment Methodology Report, dated _____

[See attached]

SECTION D

RESOLUTION 2020-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON _____, AT _____ A.M. AT CITY CENTRÉ AT PALM COAST TOWN CENTER, 145 CITY PLACE, SUITE 300, PALM COAST, FLORIDA 32164, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, *FLORIDA STATUTES*.

WHEREAS, the Board of Supervisors of the Gardens at Hammock Beach Community Development District (the "Board") has previously adopted Resolution 2020-04 entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHICH COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, in accordance with Resolution 2020-04, a Preliminary Special Assessment Roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, *Florida Statutes*, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at the offices of the District Manager, 219 East Livingston Street, Orlando, Florida 32801 (the "District Office").

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE GARDENS AT HAMMOCK
BEACH COMMUNITY DEVELOPMENT DISTRICT:**

1. There is hereby declared a public hearing to be held at ____:____ a.m. on _____, at City Centr  at Palm Coast Town Center, 145 City Place, Suite 300, Palm Coast, Florida 32164, for the purpose of hearing comment and objections to the proposed special assessment program for District improvements as identified in the Preliminary Special Assessment Roll, a copy of which is on file. Affected parties may appear at that hearing or submit their comments in writing prior to the hearing to the office of the District Manager, 219 East Livingston Street, Orlando, Florida 32801.

2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper(s) of general circulation within Orange County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 23rd day of January, 2020.

ATTEST:

**GARDENS AT HAMMOCK BEACH
COMMUNITY DEVELOPMENT
DISTRICT**

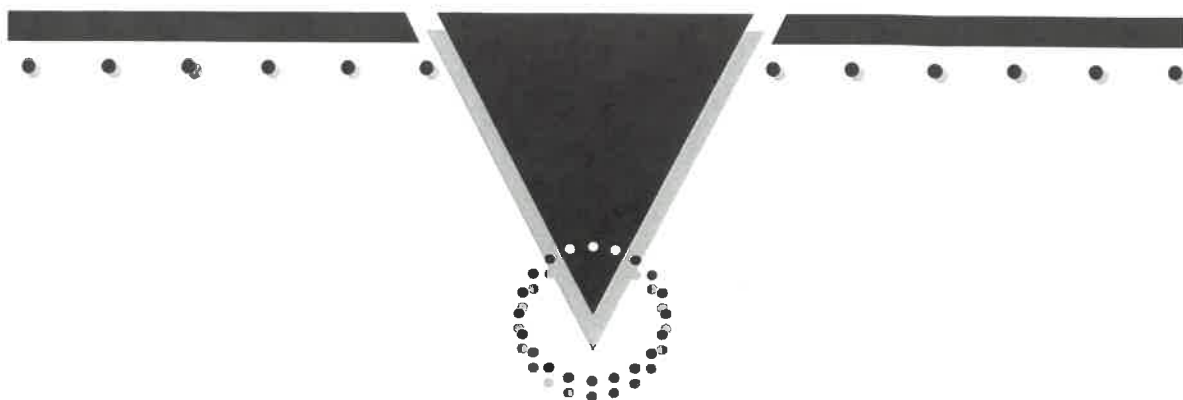
Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION VI

SECTION A

SECTION 1



Gardens at Hammock Beach Community Development District

Unaudited Financial Reporting

December 31, 2019



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Month to Month</u>
4	<u>Developer Contributions Schedule</u>

Gardens at Hammock Beach
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
December 31, 2019

	<u>General</u>
<u>ASSETS:</u>	
CASH	\$169
DUE FROM DEVELOPER	\$11,712
TOTAL ASSETS	<u><u>\$11,881</u></u>
<u>LIABILITIES:</u>	
ACCOUNTS PAYABLE	\$10,621
<u>FUND EQUITY:</u>	
FUND BALANCES:	
UNRESTRICTED	\$1,259
TOTAL LIABILITIES & FUND EQUITY	<u><u>\$11,881</u></u>

Gardens at Hammock Beach

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending December 31, 2019

	BUDGET	PRORATED BUDGET THRU 12/31/19	ACTUAL THRU 12/31/19	VARIANCE
<u>REVENUES:</u>				
DEVELOPER CONTRIBUTIONS	\$16,975	\$4,244	\$9,519	\$5,275
TOTAL REVENUES	\$16,975	\$4,244	\$9,519	\$5,275
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
SUPERVISOR FEES	\$0	\$0	\$0	\$0
FICA PAYABLE	\$0	\$0	\$0	\$0
ANNUAL AUDIT	\$2,500	\$0	\$0	\$0
ENGINEERING	\$5,000	\$1,250	\$0	\$1,250
ATTORNEY	\$5,000	\$1,250	\$0	\$1,250
MANAGEMENT FEES	\$2,000	\$500	\$8,750	(\$8,250)
INFORMATION TECHNOLOGY	\$100	\$25	\$250	(\$225)
TELEPHONE	\$100	\$25	\$0	\$25
POSTAGE	\$250	\$63	\$126	(\$64)
PRINTING & BINDING	\$250	\$63	\$38	\$25
LEGAL ADVERTISING	\$500	\$125	\$507	(\$382)
OTHER CURRENT CHARGES	\$1,000	\$250	\$15	\$235
OFFICE SUPPLIES	\$100	\$25	\$15	\$10
DUES, LICENSES, & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
TOTAL EXPENDITURES	\$16,975	\$3,750	\$9,877	(\$6,127)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$358)	
FUND BALANCE - Beginning	\$0		\$1,617	
FUND BALANCE - Ending	\$0		\$1,259	

Gardens at Hammock Beach Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
REVENUES													
DEVELOPER CONTRIBUTIONS	\$3,290	\$3,228	\$3,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,519
TOTAL REVENUES	\$3,290	\$3,228	\$3,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,519
EXPENDITURES													
AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ENGINEERING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ATTORNEY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MANAGEMENT FEE	\$2,917	\$2,917	\$2,917	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,750
INFORMATION TECHNOLOGY	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$1	\$2	\$124	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$126
PRINTING & BINDING	\$37	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38
LEGAL ADVERTISING	\$63	\$225	\$219	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$507
OTHER CURRENT CHARGES	\$0	\$0	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15
OFFICE SUPPLIES	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15
DUES, LICENSES, & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
TOTAL EXPENDITURES	\$3,290	\$3,228	\$3,358	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,877
EXCESS REVENUES (EXPENDITURES)	\$0	\$0	(\$358)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$358)

**Gardens at Hammock Beach Community Development District
Developer Contributions/Due from Developer**

Funding Request #	Date Prepared	Date Payment Received	Check Amount	Total Funding Request	General Fund Portion (19)	General Fund Portion (20)	Capital (Due to Developer)	Over and (short) Balance Due
1	10/31/19		\$ 8,548.28	\$ 8,548.28	\$ 1,942.95	\$ 3,290.33	\$ 3,315.00	\$ 8,548.28
2	11/29/19		\$ 4,788.34	\$ 4,788.34	\$ 250.00	\$ 3,228.34	\$ 1,310.00	\$ 4,788.34
3	12/11/19		\$ 5,942.50	\$ 5,942.50	-	\$ 3,000.00	\$ 2,942.50	\$ 5,942.50
4	1/16/20		\$ 6,991.91	\$ 6,991.91	-	\$ 4,106.91	\$ 2,885.00	\$ 6,991.91
Due from Developer				\$ 38,456.58	\$ 2,192.95	\$ 13,625.58	\$ 10,452.50	\$ 26,271.03

Total Developer Contributions FY20

\$ 13,625.58

*FY19 Column does not include FY19 FR# 1-7 expenses.

SECTION 2

Gardens At Hammock Beach

Community Development District

Funding Request FY20 - #4
January 16, 2020

Payee	General Fund FY2020	Capital Outlay FY2020
1 Daytona News-Journal Inv# I02347517-12062019 - Notice of Meeting - December 2019	\$ 219.32	
2 Fedex Inv# 6-869-85094 - Delivery - December 12, 2019	\$ 123.56	
3 Governmental Management Services-CF, LLC Inv# 71 - Management Fees - January 2020	\$ 3,118.13	
4 Parker, Mynchenberg & Associates, Inc. Inv# 19-991 - Engineer's Report/CADD Services - November 2019		\$ 2,885.00
5 Supervisor Fees December 16, 2019 William Livingston David Lusby Clint Smith	\$ 215.30 \$ 215.30 \$ 215.30	
	\$ 4,106.91	\$ 2,885.00

Total: \$ 6,991.91

Please make check payable to:

Gardens at Hammock Beach CDD
1408 Hamlin Avenue
Unit E
St.Cloud, FL 34771

The Daytona Beach News-Journal

Daytona Beach News-Journal
The Sunday News-Journal
Southeast Volusia Edition
West Volusia Edition
News-Journal Focus
Flagler/Palm Coast News-Tribune
Volusia Review

Advertiser / Client Name		Billing Date	
GARDENS AT HAMMOCK BEACH		12/6/2019	
Customer Account #		Total Amount Due	
1008098		\$219.32	
Customer Type		Terms of Payment	Page
Legal		Upon Receipt	1
Invoice Number : 102347517-12062019			

Advertising Invoice

Daytona News-Journal
P O Box 919423
Orlando, FL 32891-9423
Phone (866)470-7133

GARDENS AT HAMMOCK BEACH
GARDENS AT HAMMOCK BEACH CDD
ATTN ACCTS PAYABLE
135 W CENTRAL BLVD - STE 320
ORLANDO, FL 32801

Amount Paid : \$ _____

Check # : _____

Amount to Pay : **\$219.32**

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

Start Date	Ad# - Trans#	Pub	Description	P. O. Number	Times	Size/Charge	Amount
12/6/2019	0002347517	NJ	NOTICE OF MEETING	LAUREN VANDERVEER	1	1.00 x 49Lines	\$219.32
Amount to Pay :							\$219.32

#4hd
316.83.48

RECEIVED

DEC 11 2019

BY: _____

The Daytona Beach News-Journal

Daytona News-Journal
P O Box 919423
Orlando, FL 32891-9423
Phone (866)470-7133

Advertiser / Client Name		Billing Date	
GARDENS AT HAMMOCK BEACH		12/6/2019	
Customer Account #		Total Amount Due	
1008098		\$219.32	
Customer Type		Terms of Payment	Page
Legal		Upon Receipt	1
Invoice Number : 102347517-12062019			

THANK YOU FOR YOUR BUSINESS
TERMS: NET DUE UPON RECEIPT

THIS IS A COURTESY CHARGE - DOES NOT ESTABLISH CREDIT -- LATE PAYMENT MAY PREVENT ACCEPTANCE OF FUTURE ADVERTISING

THE NEWS-JOURNAL

Published Daily and Sunday
Daytona Beach, Volusia County, Florida

State of Florida,
County of Volusia

Before the undersigned authority personally appeared

Cynthia Anderson

who, on oath says that she is

LEGAL COORDINATOR

of The News-Journal, a daily and Sunday newspaper,
published at Daytona Beach in Volusia County, Florida; the
attached copy of advertisement, being a

NOTICE OF MEETING

L 2347517

in the Court,
was published in said newspaper in the issues

DECEMBER 6, 2019

Affiant further says that The News-Journal is a newspaper published at Daytona Beach, in said Volusia County, Florida, and that the said newspaper has heretofore been continuously published in said Volusia County, Florida, each day and Sunday and has been entered as second-class mail matter at the post office in Daytona Beach, in said Volusia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

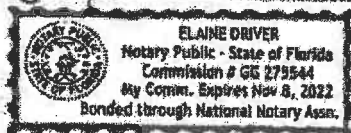
Cynthia Anderson

Sworn to and subscribed before me

This 6TH of DECEMBER

A.D. 2019

49D



NOTICE OF MEETING
GARDENS AT HAMMOCK BEACH
COMMUNITY DEVELOPMENT DISTRICT
The regular meeting of the Board of Supervisors of the Gardens at Hammock Beach Community Development District will be held on Monday, December 16, 2019 at 9:00 AM, at City Centre at Palm Coast Town Center, 145 City Place, Suite 300, Palm Coast, Florida 32164. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 225 East Livingston Street, Orlando, FL 32803. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.
There may be occasions when one or more Supervisors, Staff or other individuals will participate by telephone. Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (407) 841-3524. If you are hearing or speech impaired, please contact the Florida Relay Service (1-800-655-8770) for aid in contacting the District Office.
Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
George S. Flinn
Governmental Management Services -
Central Florida, LLC
District Manager
L2347517, Dec. 6, 2019 12

**Billing Address:**

GARDENS HAMMOCK BEACH CDD
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588

Shipping Address:

GARDENS HAMMOCK BEACH
13574 VILLAGE PARK DR STE 265
ORLANDO FL 32837-7696

Invoice Questions?**Contact FedEx Revenue Services**

Phone: 800.622.1147

M-F 7 AM to 8 PM CST
Sa 7 AM to 6 PM CST

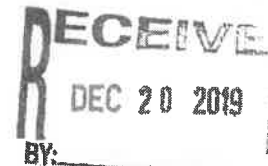
Internet: fedex.com

Invoice Summary**FedEx Express Services**

Total Charges	USD	\$123.56
TOTAL THIS INVOICE	USD	\$123.56

Other discounts may apply.

to 2nd
20.517.42



Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return
this portion with your payment to FedEx.
Please do not staple or fold.
Please make check payable to FedEx.

Remittance Advice

Your payment is due by Jan 01, 2020

6869850948000012356235952420030000000000000001235620

0035231 01 AB 0.409 **AUTO TO 3 1350 34771-858877 -C01-P35266-11



GARDENS HAMMOCK BEACH CDD
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588



FedEx
P.O. Box 660481
DALLAS TX 75266-0481



60002510025742

1350-01-00-0035231-0002-0062134

FedEx Express Shipment Detail By Payer Type (Original)

Ship Date: Dec 12, 2019

Cust. Ref.: Gardens at Hammock Beach

Ref.#2:

Payer: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.25% to this shipment.
- Distance Based Pricing, Zone 2
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
- Package Delivered to Recipient Address - Release Authorized
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient
Tracking ID	777232907835	George Flint	Clint Smith
Service Type	FedEx Standard Overnight	GMS - CF, LLC	8 Cadillac Place
Package Type	Customer Packaging	219 E Livingston Street	PALM COAST FL 32137 US
Zone	02	ORLANDO FL 32801 US	
Packages	1		
Rated Weight	3.0 lbs, 1.4 kgs	Transportation Charge	31.20
Delivered	Dec 13, 2019 10:45	Fuel Surcharge	2.89
Svc Area	A5	Residential Delivery	4.40
Signed by	see above	DAS Resi	4.20
FedEx Use	000000000/1283/02	Total Charge	USD \$42.69

Ship Date: Dec 12, 2019

Cust. Ref.: Gardens at Hammock Beach

Ref.#2:

Payer: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.25% to this shipment.
- Distance Based Pricing, Zone 2
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
- Package Delivered to Recipient Address - Release Authorized
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient
Tracking ID	777232914745	George Flint	David Lusby
Service Type	FedEx Standard Overnight	GMS - CF, LLC	21 Forest View Way
Package Type	Customer Packaging	219 E Livingston Street	ORMOND BEACH FL 32174 US
Zone	02	ORLANDO FL 32801 US	
Packages	1		
Rated Weight	3.0 lbs, 1.4 kgs	Transportation Charge	31.20
Delivered	Dec 13, 2019 17:41	Fuel Surcharge	2.58
Svc Area	A5	Residential Delivery	4.40
Signed by	see above	Total Charge	USD \$38.18
FedEx Use	000000000/1283/02		

FedEx® Billing Online

FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to fedex.com to sign up today!



Ship Date: Dec 12, 2019

Payor: Third Party

Cost Ref: Gardens at Hammock Beach

Ref #3:

Ref #2:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.25% to this shipment.
- Distance Based Pricing, Zone 2
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
- Package Delivered to Recipient Address - Release Authorized
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient
Tracking ID	777232921699	George Flint	William Livingston
Service Type	FedEx Standard Overnight	GMS - CF, LLC	313 Cypress Street
Package Type	Customer Packaging	219 E Livingston Street	FLAGLER BEACH FL 32136 US
Zone	02	ORLANDO FL 32801 US	
Packages	1		
Rated Weight	3.0 lbs, 1.4 kgs	Transportation Charge	31.20
Delivered	Dec 13, 2019 12:11	Fuel Surcharge	2.89
Svc Area	A8	Residential Delivery	4.40
Signed by	see above	DAS Resi	4.20
FedEx Use	000000000/1283/02	Total Charge	USD \$42.69
Third Party Subtotal			USD \$123.56
Total FedEx Express			USD \$123.56

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Bill To:

Gardens at Hammock Beach CDD
219 E. Livingston St.
Orlando, FL 32801

Invoice #: 71

Invoice Date: 1/1/20

Due Date: 1/1/20

Case:

P.O. Number:

REC
JAN 10 2020
BY: _____

Description	#	Hours/Qty	Rate	Amount
Management Fees - January 2020	310-513-34		2,916.67	2,916.67
Information Technology - January 2020	351		83.33	83.33
Office Supplies	51		15.03	15.03
Postage	42		0.50	0.50
Copies	425		102.60	102.60
Total				\$3,118.13
Payments/Credits				\$0.00
Balance Due				\$3,118.13

PARKER MYNCHENBERG & ASSOCIATES, INC.
1729 RIDGEWOOD AVENUE
HOLLY HILL, FL 32117
(386) 677-6891
FAX: (386) 677-2114

INVOICE

INVOICE NO: 19-991

DATE: 12/31/2019

Bill To Gardens at Hammock Beach CDD
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

RECEIVED
JAN 02 2020

BY: _____

P.O.	RE: CONST FUND_GARDENS AT HAMMOCK BEACH CDD	TERMS
		Net 30

	DESCRIPTION	AMOUNT
	Billings for Period 11-1-2019 to 11-30-2019	
1	Professional Engineering Services Engineers Report - (11 Hours @ \$200 / Hour)	2,200.00
2	CADD Services Exhibits Engineering Report - (5 Hours @ \$110 / Hour)	550.00
3	Administrative Services Revise Engineers Report CDD - (3 Hours @ \$45 / Hour)	135.00
Total		\$2,885.00

THANK YOU FOR YOUR BUSINESS!

Make all checks payable to: Parker Mynchenberg & Associates, Inc.
If you have any questions concerning this invoice call us: (386) 677-6891