

SUNGATE

**COMMUNITY DEVELOPMENT
DISTRICT**

December 13, 2022

BOARD OF SUPERVISORS

**PUBLIC HEARINGS AND
REGULAR MEETING
AGENDA**

SUNGATE

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

Sungate Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

December 6, 2022

Board of Supervisors
Sungate Community Development District

Dear Board Members:

The Board of Supervisors of the Sungate Community Development District will hold Multiple Public Hearings and a Regular Meeting on December 13, 2022 at 11:00 a.m., at the offices of offices of Cobb Cole, 149 S. Ridgewood Suite 700 Daytona Beach, FL 32114. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date
 - A. Affidavit/Proof of Publication
 - B. Consideration of Resolution 2023-28, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Sungate Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date
4. Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements
 - *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

- *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*
 - A. Affidavit/Proof of Publication
 - B. Mailed Notice to Property Owner(s)
 - C. Master Engineer's Report *(for informational purposes)*
 - D. Master Special Assessment Methodology Report *(for informational purposes)*
 - E. Consideration of Resolution 2023-29, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property in Assessment Area One Designated Hereby Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190 and 197, *Florida Statutes*; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Homeowners Associations, Property Owners Associations and/or Governmental Entities; Providing for the Recording of an Assessment Notice; Providing For Severability, Conflicts and an Effective Date
5. Discussion: Engagement of Trustee
6. Consideration of Resolution 2023-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date
7. Approval of Minutes
- A. November 7, 2022 Landowners' Meeting
 - B. November 7, 2022 Organizational Meeting
8. Staff Reports
- A. District Counsel: *Cobb Cole*
 - B. District Engineer (Interim): *Parker Mynchenberg & Associates, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: January 23, 2023 at 11:00 AM

○ QUORUM CHECK

Seat 1	E Scott Bullock	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Seat 2	Victoria Henige	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Seat 3	Ethan Bullock	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Seat 4	Carl Lentz	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Seat 5	Troy Rentz	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

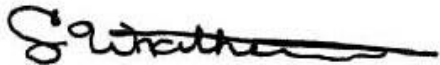
9. Board Members' Comments/Requests

10. Public Comments

11. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Ernesto Torres (904) 295-5714.

Sincerely,



Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 413 553 5047

SUNGATE

COMMUNITY DEVELOPMENT DISTRICT

3A

Professional

make it a DECEMBER to remember

EMPLOYERS - engage and connect your JOB OPENING to our readers in print and online!

December Recruitment Ad package! Holiday help wanted advertising package for the month of December! Ad package includes a full week (7 days) in The Daytona Beach News-Journal and one week (1 Wednesday) in any one of our 4 PennySaver publications PLUS list your job on the News-Journal web site classified JOB Board for 30 days!

***\$300!**

Email your ad copy to dwind@localia.com or call **Deb at 386-241-0040** and get your JOB ad placed!

SELL IT BUY IT FIND IT

Place your classified ad today.

Wanted Employment

Women Needed as CAREGIVER To help with everyday chores 3-4 times per week in my Port Orange home. Call 386-254-4308

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Wheels

best deal for you...

Cars

I BUY Classic, Muscle and Later Model Year Cars I am local & I PAY CASH! Call Kenny, 386-290-4654

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are worth a thousand words included in your ad.

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Rv/Campers & Accs.

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Public Notices

for the latest...

Bids & Proposals

Public Notices

SUNGATE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF MONAD VALUATION SPECIAL ASSESSMENTS

Notice is hereby given that the SunGate Community Development District ("District") intends to use the uniform method of collecting monad valuation special assessments to be levied by the District pursuant to Section 170.02, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on December 13, 2022 at 10:00 a.m. at the Office of the Clerk, 100 S. Ridgeway, Suite 100 Daytona Beach, FL 32114.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting monad valuation special assessments, "Uniform Method," to be levied by the District as assessed on land included within the District.

The District may levy monad valuation special assessments for the purpose of financing, acquiring, maintaining and operating community development facilities, services, and improvements within and without the boundaries of the District, which may consist of, among other things, recreational facilities, stormwater management improvements, irrigation, landscaping, and other land improvements or services within or without the boundaries of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard on the proposed use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing will be held on December 13, 2022 at 10:00 a.m. at the Office of the Clerk, 100 S. Ridgeway, Suite 100 Daytona Beach, FL 32114.

There may be occasions when participants or District Staff may participate in the public hearing. Pursuant to provisions of the Americans with Disabilities Act, any person requiring a special accommodation for this meeting because of a disability, or physical impairment should contact the District Office at 386-241-0040 or 386-241-0041, for and in conducting the District Office.

A person who wishes to request a special accommodation for this meeting should do so by email to 386-241-0040 or by phone at 386-241-0040, at least 10 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 711, or 1-800-955-8771 (TDD) / 1-800-955-8770 (Voice), for and in conducting the District Office.

A person who wishes to request a special accommodation for this meeting should do so by email to 386-241-0040 or by phone at 386-241-0040, at least 10 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 711, or 1-800-955-8771 (TDD) / 1-800-955-8770 (Voice), for and in conducting the District Office.

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Public Notices

Public Notice, FL 20777 is in effect with the District Clerk, c/o Clerk/Recorder, written within 21 days of newspaper publication of the notice of District election (see those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(1)(b), and 120.54(1)(c), Florida Statutes (F.S.), and Chapter 20, F.A.C. The District will not accept a petition sent by facsimile (fax) unless the petition is filed in person at the District Clerk's Office, 100 S. Ridgeway, Suite 100 Daytona Beach, FL 32114, on or before the date of the public hearing. A petition for an administrative hearing is deemed filed upon receipt of the completed petition by the District Clerk of the District headquarters in Daytona Beach, Florida. The District's regular business hours are 8 a.m. - 5 p.m., including business days and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the District's next regular business day. The District's acceptance of petitions filed by email is subject to certain conditions set forth in the District's Statement of Agency Organization and Operations (last updated August 1, 2019) to Rule 20.01(1)(b), Florida Administrative Code, which is available for review at www.floridareg.com. These conditions include, but are not limited to the petition being in the form of a PDF, the TIF file and being capable of being stored and retrieved by the District. Further, pursuant to the District's Statement of Agency Organization and Operations, alternatives to file a petition by facsimile (fax) is prohibited and shall not constitute filing. The right to an administrative hearing and the relevant provisions to be followed are governed by Chapter 120, Florida Statutes, Chapter 20, F.A.C., and Rule 120.01, Florida Administrative Code. Because the administrative hearing process is designed to facilitate final agency action, the filing of a petition means the District's final action may be different from the action taken by it. In this notice, failure to file a petition for an administrative hearing within the available time frame shall constitute a waiver of the right to an administrative hearing. (Rule 20.01(1)(b), F.A.C.). If you wish to do so, please visit <http://www.sprink.com>, to read the complete notice of items to determine any local rules you may have concerning the District's decision on the petition (electronic) described above. You can also request the Notice of Decision by contacting the Director of Office of Records and Regulatory Support, 409 West St., Daytona Beach, FL 32114, or by email to 386-241-0040.

Real Estate/Rentals

Real Estate

Homes

starting fresh...

Business For Sale

69 TROPICAL COURT

RECENTLY UPDATED 2 BEDROOM BATH HOME ON A LOT DE SACS!

This home has been freshly painted inside. New Vinyl Waterproof Flooring and new carpet! New Appliances! Features a large kitchen and living room area. The guest bedroom can fit a queen bed. Master bedroom will fit a king bed and has ensuite bath. This home also has a lot of storage throughout out the home. It has a long drive way and it is one of the biggest lots in the community.

PO457 \$69,922

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The Falls

5 Star Upscale Community

30 Falls Way \$52,900

43 Misty Falls \$54,900

4 Windsor Falls \$59,900

88 Horseshoe Falls \$59,900

79 Tropical Falls \$59,900

2 Tropical Falls \$64,922

94 Horseshoe Falls \$69,900

24 Rainbow Falls \$69,900

11 Dover Falls \$69,900

74 Horseshoe Falls \$69,900

22 Rainbow Falls \$74,900

12 Misty Falls \$79,900

24 Dover Falls \$79,900

19 Horseshoe Falls \$79,922

1 Glen Falls \$79,900

19 Ribbon Falls \$79,900

15 Sunset Falls \$109,900

44 Misty Falls \$119,900

Public Notices

NOTICE OF AGENCY ACTION TAKEN

BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on December 1st: Public Works Permit, No. P-0, Box 42, Lakeland, FL 33804, renewal 25865. The permit is located in Volusia County, Section 22, Township 10 South, Range 30 East. The permit authorizes a surface water improvement system on 3.8 acres for reflow improvements for Ponds 18", 12" and 10" known as Crown Center Plaza. The receiving water body is Unimproved Lake. A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 38, and Rule 38C-1.002, Florida Administrative Code (F.A.C.), the petition must be filed (transmitted) either by delivery of the office of the District Clerk at District Headquarters, P.O. Box 140, Palmdale, FL 33704-0140 (Email: 386-241-0040).

Condo-Townhouses

ORLANDO BEACH: Ocean front, top floor Condo, 10 balcony overlooking Atlantic Ocean. 2 bd, 2 bath, fully furnished, brand new central air, new hot water heater. \$550,000. 646-831-8303

ST. AUGUSTINE: Own this well-maintained vacation home & an income-producing condo in the ocean side community of Ocean Hibiscus. Two self contained rentals. In one unit, \$380,000. Carmelite. 386-237-9602

Retirement Living

The Falls 55+

community as one of the 10 best places to retire.

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Govt Public Notices

NOTICE OF LAND DEVELOPMENT REGULATION AMENDMENT

The City of New Smyrna Beach proposes to adopt the following ordinance:

ORDINANCE NO. 7428

AN ORDINANCE OF THE CITY OF NEW SMYRNA BEACH ADOPTING A TEMPORARY MORATORIUM ON THE CONSIDERATION OF ANY APPLICATIONS FOR REZONINGS, MAJOR AMENDMENTS TO MASTER DEVELOPMENT AGREEMENT, SITE PLAN APPROVALS, PLAT APPROVALS OR VARIANCES, FOR CONTIGUOUS PROPERTY 10 ACRES IN SIZE OR LARGER PROPOSED FOR RESIDENTIAL DEVELOPMENT LOCATED IN FEMA FLOOD ZONES A OR AE IN THE CITY OF NEW SMYRNA BEACH, FOR A PERIOD ENDING NO LATER THAN JUNE 27, 2023, UNLESS RESCINDED OR EXTENDED BY A SUBSEQUENT ORDINANCE, OR BY SUBSEQUENT AMENDMENT TO THE CITY'S LAND DEVELOPMENT REGULATIONS OR CODE OF ORDINANCES REGARDING THE REGULATION OR DESIGN OF STORMWATER OR FLOODPLAIN MANAGEMENT, PROVIDING PROCEDURES FOR VESTED RIGHTS REVIEW FOR THE SPECIFIC MATTERS ADDRESSED HEREIN; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

A public hearing on this ordinance will be held on Tuesday, January 10, 2023, at 6:00 a.m. at the regular City Commission meeting in the City Commission Chambers, 214 Santa Anita, New Smyrna Beach, Florida. Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

Copies of this ordinance may be obtained by mail or in person at the Office of the City Clerk, 200 Santa Anita, New Smyrna Beach, Florida 32906. Telephone: (386) 400-0000.

Pursuant to Sec. 166.01(2)(c), F.S., all interested parties may appear and be heard with respect to the proposed ordinance.

RECORD IS REQUIRED TO APPEAL. Pursuant to Sec. 286.205, F.S., if any person wishes to appeal any decision made by the City Commission of this public hearing, the person will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made. Including the testimony and evidence upon which the record is to be based.

NOTICE TO PERSONS WITH DISABILITIES

In accordance with the Americans with Disabilities Act, persons needing a special accommodation in participating in this proceeding should contact the City Clerk by mail or in person at 200 Santa Anita, New Smyrna Beach, Florida 32906. Telephone: 386-400-0000, not later than seven days prior to the proceeding. City of New Smyrna Beach, City Attorney.

Homes for Sale

Deltona Spacious home, great for entertaining during the holidays! 3 br/2ba/2 garage Total 1789 sq ft includes addition which is 3 br. Listed at \$329,900. Call Linda Parli, Realtor, Deltona Lakes Realty, 2855 Enterprise Rd., Deltona, FL 32713. Cell: 386-837-2802, Office: 386-574-1401

Wanted to Buy

NEED TO SELL YOUR HOUSE?

We can pay repairs, liens, closing or probate costs, foreclosure fees, late payments, commissions. We can take over your mortgage payment! You get CASH and move on! Any size, condition, no situation terms. **GUARANTEED OFFER!** Kristin... (407) 580-0850 Kim... (321) 296-5176 www.404BuyHouses.com

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Real Estate

Rentals

PUBLISHER'S NOTICE

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to discriminate on the basis of race, religion, sex, handicap, familial status, or national origin. Any advertisement for real estate which is in violation of this law, all parties are hereby informed that all advertisements are available on an equal opportunity basis.

Condo/Townhome Rent

Public Notices

NOTICE OF AGENCY ACTION TAKEN

BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

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ADOPT A PET

BUY A BOAT

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Real Estate

Rentals

PUBLISHER'S NOTICE

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Condo/Townhome Rent

New Smyrna Beach Seasonal rental, 2/2 condo on the second floor of a two story building facing pool. Fully furnished, newly renovated. Washer and dryer in unit. No pets! a block from the beach. \$3,800.00 monthly 407-314-0007

Rooms For Rent

DAYTONA BEACH CONDO

1 bedroom for rent, facing the river. \$500/mo. 386-795-3179

Public Notices

NOTICE OF AGENCY ACTION TAKEN

BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

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SUNGATE

COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2023-28

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNGATE COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE SUNGATE COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Sungate Community Development District (“District”) was established pursuant to the provisions of Chapter 190, Florida Statutes, which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the District to levy special assessments pursuant to Chapter 170, Florida Statutes, for the acquisition, construction, or reconstruction of assessable improvements authorized by Chapter 190, Florida Statutes; and

WHEREAS, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, Florida Statutes, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

WHEREAS, pursuant to Section 197.3632, Florida Statutes, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within Volusia County, Florida, for four (4) consecutive weeks prior to such hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SUNGATE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The District upon conducting its public hearing as required by Section 197.3632, Florida Statutes, hereby expresses its intent to use the uniform method of collecting assessments imposed by the District as provided in Chapters 170 and 190, Florida Statutes, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, Florida Statutes, for the purpose of paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District’s use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

SECTION 2. The District's Secretary is authorized to provide the Property Appraiser and Tax Collector of Volusia County, Florida, and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 13th day of December, 2022.

ATTEST:

**SUNGATE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Legal Description

DESCRIPTION:

DESCRIPTION: A PARCEL OF LAND LYING IN SECTIONS 5 AND 6, TOWNSHIP 16 SOUTH, RANGE 32 EAST AND SECTIONS 31 AND 32, TOWNSHIP 15 SOUTH, RANGE 32 EAST AND SECTION 36, TOWNSHIP 16 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1
BEGIN AT THE NORTHWEST CORNER OF LOT 8, TOWER GARDENS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 11, PAGE 246, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1) N 74°48'30" E, A DISTANCE OF 121.80 FEET; 2) N 74°48'30" E, A DISTANCE OF 27.40 FEET; 3) EASTERLY, 172.65 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,359.24 FEET AND A CENTRAL ANGLE OF 07°16'40" (CHORD BEARING N 71°10'39" E, 172.63 FEET); THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN S 19°46'54" E, A DISTANCE OF 334.52 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 92; THENCE RUN S 70°34'30" W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 421.50 FEET TO A POINT AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 92 AND THE EAST RIGHT-OF-WAY LINE OF FIRE TOWER ROAD; THENCE RUN N 03°22'00" W ALONG SAID EAST RIGHT-OF-WAY LINE OF FIRE TOWER ROAD, A DISTANCE OF 163.74 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN S 86°47'27" W, A DISTANCE OF 156.35 FEET; THENCE N 14°55'45" W, A DISTANCE OF 159.95 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: 1) N 74°48'30" E, A DISTANCE OF 140.05 FEET; 2) N 73°29'48" E, A DISTANCE OF 92.72 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 2
COMMENCE AT A POINT AT THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY LINE OF INDIAN LAKE ROAD (100' RIGHT OF WAY) AND THE NORTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD (66' RIGHT OF WAY); THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD THE FOLLOWING TWO (2) COURSES: 1) N 60°20'37" E FOR 1067.36 FEET; 2) N 68°19'23" E FOR 908.45 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN N 21°40'36" W, A DISTANCE OF 2023.33 FEET; THENCE RUN THE FOLLOWING THIRTEEN (13) COURSES: 1) N 68°40'29" E, A DISTANCE OF 707.02 FEET; 2) N 00°34'21" E, A DISTANCE OF 79.96 FEET; 3) N 33°03'07" E, A DISTANCE OF 224.43 FEET; 4) N 00°00'15" E, A DISTANCE OF 85.33 FEET; 5) N 09°45'52" E, A DISTANCE OF 165.76 FEET; 6) N 27°00'07" W, A DISTANCE OF 148.06 FEET; 7) N 87°34'53" W, A DISTANCE OF 390.86 FEET; 8) N 19°49'55" W, A DISTANCE OF 100.01 FEET; 9) N 43°14'22" W, A DISTANCE OF 161.00 FEET; 10) N 71°44'10" W, A DISTANCE OF 218.02 FEET; 11) N 47°58'37" W, A DISTANCE OF 133.00 FEET; 12) N 30°44'04" W, A DISTANCE OF 89.82 FEET; 13) S 68°30'52" W, A DISTANCE OF 338.00 FEET TO A POINT OF THE SOUTHERN RIGHT-OF-WAY LINE OF OLSON DRIVE; THENCE N 21°41'40" W, A DISTANCE OF 765.14 FEET; THENCE RUN THE FOLLOWING FOUR (4) COURSES: 1) N 10°27'24" E, A DISTANCE OF 928.12 FEET; 2) N 65°29'28" W, A DISTANCE OF 579.91 FEET; 3) S 78°53'37" W, A DISTANCE OF 760.19 FEET; 4) S 31°32'04" W, A DISTANCE OF 449.95 FEET TO A POINT ON THE EASTERLY LINE OF PRESTIGE CONCRETE AT INDIAN LAKE INDUSTRIAL PARK, ACCORDING TO THE PLAT OR MAP THEREOF, AS RECORDED IN MAP BOOK 56, PAGE 29, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN ALONG SAID EASTERLY LINE THE FOLLOWING SEVENTEEN (17) COURSES: 1) N 58°27'00" W, A DISTANCE OF 49.96 FEET; 2) N 52°36'52" W, A DISTANCE OF 76.90 FEET; 3) N 14°24'05" E, A DISTANCE OF 41.52 FEET; 4) N 14°36'37" W, A DISTANCE OF 31.04 FEET; 5) N 06°05'46" E, A DISTANCE OF 21.64 FEET; 6) N 29°47'22" W, A DISTANCE OF 31.97 FEET; 7) N 55°55'04" W, A DISTANCE OF 43.86 FEET; 8) N 44°35'01" W, A DISTANCE OF 37.60 FEET; 9) N 26°17'50" W, A DISTANCE OF 95.72 FEET; 10) N 51°11'50" W, A DISTANCE OF 31.49 FEET; 11) N 50°23'52" W, A DISTANCE OF 52.45 FEET; 12) N 61°47'08" W, A DISTANCE OF 16.47 FEET; 13) N 26°42'49" W, A DISTANCE OF 34.99 FEET; 14) N 51°56'18" W, A DISTANCE OF 33.70 FEET; 15) N 36°40'41" W, A DISTANCE OF 13.68 FEET; 16) N 60°12'22" W, A DISTANCE OF 44.99 FEET; 17) ALONG THE ARC OF A NON-RADIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET, AN ARC LENGTH OF 641.75 FEET AND BEING SUBTENDED BY A CHORD BEARING S 47°10'25" W FOR 631.81 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF INDIAN LAKE ROAD; THENCE RUN ALONG SAID EASTERN RIGHT-OF-WAY LINE OF INDIAN LAKE ROAD N 23°39'14" W FOR 80.74 FEET; THENCE DEPARTING SAID EASTERN RIGHT-OF-WAY LINE, RUN THE FOLLOWING TWO (2) COURSES: 1) N 12°42'08" E, A DISTANCE OF 715.89 FEET; 2) N 85°42'42" W, A DISTANCE OF 563.66 FEET TO A POINT ON SAID EASTERN RIGHT-OF-WAY LINE OF INDIAN LAKE ROAD; THENCE RUN ALONG SAID EASTERN RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: 1) ALONG THE ARC OF A NON-RADIAL CURVE TO THE LEFT HAVING A RADIUS OF 2050.00 FEET, AN ARC LENGTH OF 134.71 FEET AND BEING SUBTENDED BY A CHORD BEARING N 37°04'21" W FOR 134.68 FEET; 2) N 38°57'18" W, A DISTANCE OF 131.92 FEET; 3) N 37°01'47" W, A DISTANCE OF 920.59 FEET; 4) N 39°15'57" W, A DISTANCE OF 222.00 FEET; THENCE DEPARTING SAID EASTERN RIGHT-OF-WAY LINE, RUN N 89°30'59" E, A DISTANCE OF 579.41 FEET; THENCE N 89°27'11" E, A DISTANCE OF 659.94 FEET; THENCE RUN THE FOLLOWING TWO (2) COURSES: 1) N 00°30'31" W, A DISTANCE OF 1319.23 FEET; 2) S 89°28'48" W, A DISTANCE OF 660.31 FEET; N 00°29'29" W, A DISTANCE OF 1306.15 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 36, TOWNSHIP 15 SOUTH, RANGE 31 EAST; THENCE RUN ALONG SAID NORTH LINE N 89°32'40" E, A DISTANCE OF 1481.47 FEET; THENCE DEPARTING SAID NORTH LINE OF SECTION 36, RUN THE FOLLOWING THREE (3) COURSES: 1) S 82°46'09" E, A DISTANCE OF 5125.94 FEET; 2) S36°59'49"E, A DISTANCE OF 3263.72 FEET; 3) S 01°12'27" E, A DISTANCE OF 1966.18 FEET; THENCE S 88°53'08" W, A DISTANCE OF 619.85 FEET; THENCE SOUTHEASTERLY, 159.42 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1410.00 FEET AND A CENTRAL ANGLE OF 07°41'50" (CHORD BEARING S 38°15'58" E, 189.28 FEET); THENCE SOUTHEASTERLY, 331.46 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1439.21 FEET AND A CENTRAL ANGLE OF 13°11'45" (CHORD BEARING S 25°40'56" E, 330.73 FEET); THENCE S 18°11'57" E, A DISTANCE OF 259.58 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD; THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY OF OLD DELAND ROAD THE FOLLOWING FOUR (4) COURSES: 1) WESTERLY, 171.48 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1293.24 FEET AND A CENTRAL ANGLE OF 07°35'50" (CHORD BEARING S 71°01'04" W, 171.35 FEET); 2) S 74°30'00" W, A DISTANCE OF 301.20 FEET; 3) S 74°51'16" W FOR 983.23 FEET; 4) S 68°19'23" W FOR 1436.67 FEET TO A COMMON CORNER WITH THE LANDS NOW OF FORMERLY OF SOUTHERN BELL TELEPHONE & TELEGRAPH CO. AS RECORDED IN OFFICIAL RECORD BOOK 4933, PAGE 3497 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN ALONG THE COMMON LINE OF SOUTHERN BELL TELEPHONE & TELEGRAPH CO. THE FOLLOWING THREE (3) COURSES: 1) N 21°40'37" W FOR 200.00 FEET; 2) S 68°19'23" W FOR 200.00 FEET; 3) S 21°40'37" E FOR 200.00 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD; THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD, S 68°19'23" W, A DISTANCE OF 606.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 859.608 ACRES, MORE OR LESS.

SUNGATE METES AND BOUNDS LEGAL DESCRIPTION

PARKER MYNCHENBERG & ASSOCIATES, INC.

PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@porkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

EXHIBIT '2'

1 OF 1
9/22/2022

SUNGATE

COMMUNITY DEVELOPMENT DISTRICT

4A

PROOF OF PUBLICATION

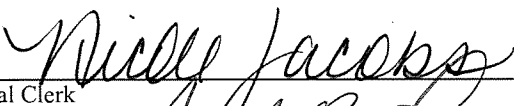
Sungate Community Development District
2300 Glades RD # 410W
Boca Raton FL 33431-8556

STATE OF WISCONSIN, COUNTY OF BROWN

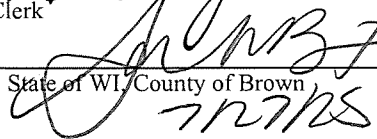
Before the undersigned authority personally appeared, said legal clerk, who, on oath says that he/she is LEGAL COORDINATOR of The News-Journal, a daily and Sunday newspaper, published at Daytona Beach in Volusia and Flagler Counties, Florida; that the attached copy of advertisement, being a Classified Legal CLEGL in the Circuit Court, was published in said newspaper in the issues dated or by publication on the newspaper's website, if authorized, on:

11/18/2022, 11/25/2022

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. Subscribed and sworn to before on 11/25/2022



Legal Clerk



Notary, State of WI/County of Brown

My commision expires

Publication Cost: \$4344.20

Order No: 8072410

of Copies:

Customer No: 868570

-1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

SARAH BERTELSEN
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF
SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND
197.3632, FLORIDA STATUTES, BY THE SUNGATE COMMUNITY
DEVELOPMENT DISTRICT

NOTICE OF SPECIAL MEETING OF THE SUNGATE
COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 170, 190 and 197, Florida Statutes,
the SunGate Community Development District's ("District") Board of Supervisors
("Board") hereby provides notice of the following public hearings and public meetings:

DATE: December 13, 2022
TIME: 11:00 A.M.
LOCATION: Office of Cobb Cole
149 S. Ridgewood, Suite 700
Daytona Beach, FL 32114

The purpose of the public hearings announced above is to consider the imposition
of special assessments and adoption of assessment rolls to secure proposed bonds on
benefitted lands within the District, and, to provide for the levy, collection and enforcement
of the assessments. The proposed bonds secured by the special assessments are intended
to finance certain public infrastructure improvements, including, but not limited to, roadway
improvements, water management & control, sewer and wastewater management, water
supply undergrounding of electrical utility lines, recreational facilities, landscape/hardscape/
irrigation, and other infrastructure projects (collectively, "Project"), benefitting the lands within
the District ("Assessment Area"). The Project is described in more detail in the Engineer's
dated July 29, 2022. The special assessments are proposed to be levied as cost or more
assessment liens and are to be allocated to the benefitted lands within the Assessment Area
as set forth in the Master Special Assessment Methodology Report, dated November 7, 2022
("Assessment Report"). At the conclusion of the public hearings, the Board will, by resolution,
levy and impose assessments as hereby approved by the Board. A special meeting of the
District will also be held where the Board may consider any other business that may properly
come before it.

The District is located entirely within the City of Daytona Beach, Volusia County,
Florida. More precisely, the District encompasses approximately 650.000 acres, more or less,
generally located north of W. International Speedway Boulevard and west of US94 Boulevard.
A graphic depiction of the District is shown below. All lands within the District are expected
to be improved in accordance with the reports identified above. Further, a description of the
property to be assessed and the amount to be assessed to each piece or parcel of property
may be ascertained at the "District Manager's Office" located at 149 S. Ridgewood, Suite 700,
Daytona Beach, FL 32114. Also, a copy of the agenda and other documents referenced herein may be obtained
from the District Manager's Office.

The proposed schedule of assessments is as follows:

Proposed Debt Assessments

Land Use	Total # of Units/Acres	ERU Factor	Proposed Debt Assessment (Total Pay- Excludes Interest)	Proposed Debt Assessment (Amount)
Residential	18.54	1.00	\$372,087.55	\$31,833.44
Commercial/Retail Office	6.26	1.00	\$372,087.55	\$31,833.44
Commercial/Industrial	289.54	1.30	\$372,087.55	\$31,833.44

The annual amounts stated herein include interest, estimated collection costs and early
payment discounts.

The assessments may be prepaid in whole at any time, or in some instances
in part, or may be paid in not more than thirty (30) annual installments subsequent to the
issuance of debt to finance the improvements. These annual assessments will be collected on
the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect
and enforce these assessments.

The public hearings and meetings are open to the public and will be conducted
in accordance with Florida law. The public hearings and meeting may be continued to a
date, time, and place to be specified on the record. There may be occasions when staff
or board members may participate by speaker telephone. Any person requiring special
accommodations because of a disability or physical impairment should contact the District
Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or
speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-
8771 (TTY) 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and
comment at the public hearings and meeting, and may also file written objections with the
District Manager's Office within twenty (20) days of issuance of this notice. Each person who
desires to appeal any decision made by the Board with respect to any matter considered at
the public hearings or meeting is advised that person will need a record of 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.

Greg Winstead
District Manager

RESOLUTION 1203-25

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
SUNGATE COMMUNITY DEVELOPMENT DISTRICT DECLARING
SPECIAL ASSESSMENTS; INDICATING THE LOCATION,
NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE
IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE
SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE
ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED
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 PLAN; ADOPTING A PRELIMINARY
ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS
RESOLUTION.

WHEREAS, the Board of Supervisors (the "Board") of the SunGate Community Development
District (the "District") hereby determines to undertake, install, plan, establish, construct or
reconstruct, enlarge or extend, repair, acquire, operate, and/or maintain the infrastructure
improvements (the "Improvements") described in the District's Engineer's Report, dated July
29, 2022, 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, plan, install, establish, acquire,
construct or reconstruct, enlarge or extend, repair, acquire, 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
November 7, 2022, attached hereto as Exhibit B and incorporated herein by reference and
in file at 2300 Gladys Road, Suite 410W, Boca Raton, Florida 33431 (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 SUNGATE 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 \$72,355,292.00 (the "Estimated
Cost").
4. The Assessments will defray approximately \$181,245,000.00, which amounts
include the Estimated Cost, plus financing-related costs, capitalized interest and a debt
service reserve.
5. The manner in which the Assessments shall be apportioned and paid is set forth in
Exhibit B, including provisions for supplemental assessment installments.
6. The Assessments shall be levied, within the District, on all lots and lands adjoining
and contiguous to and abutting upon the improvements or specially benefitted
thereby and further designated by the assessment plan hereinafter provided for.
7. There is on file, at the District Records Office, an assessment roll 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 (30) thirty 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 expediency of the assessments or the making
of the improvements, the cost thereof, the manner of payment therefor, or the amount thereof
to be assessed against each property as improved.
11. The District Manager is hereby directed to cause the Resolution to be published
twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within
Volusia County, and to provide such other notice as may be required by law or deemed in the
best interests of the District.
12. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 7th day of November, 2022.

ATTEST: SUNGATE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary Chair/ Vice Chair, Board of Supervisors

Exhibit A: Engineer's Report, dated July 29, 2022

Exhibit B: Master Special Assessment Methodology Report, dated November 7, 2022



SUNGATE

COMMUNITY DEVELOPMENT DISTRICT

4B

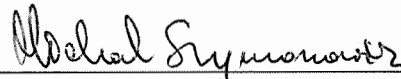
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Michal Szymonowicz, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Michal Szymonowicz, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Assessment Roll Coordinator for the Sungate Community Development District.
3. Among other things, my duties include preparing and transmitting correspondence relating to the Sungate Community Development District.
4. I do hereby certify that on November 8, 2022 and in the regular course of business, I caused the letter, in the form attached hereto as Exhibit A, to be sent notifying affected landowners in the Sungate Community Development District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of assessments.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.


Michal Szymonowicz

SWORN TO (OR AFFIRMED) AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization, this 8th day of November, 2022, by Michal Szymonowicz, for Wrathell, Hunt and Associates, LLC, who is ☒ personally known to me or ☐ has provided _____ as identification, and who did ___ / did not ☒ take an oath.

NOTARY PUBLIC



DAPHNE GILLYARD
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG327647
Expires 8/20/2023

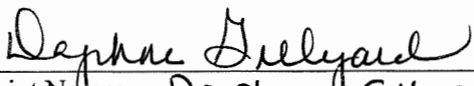

Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: GG327647
My Commission Expires: 8/20/2023

EXHIBIT A: Mailed Notice

EXHIBIT A

7022 0410 0002 0790 9957

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postmark
Here

Postage

\$

Total Postage

\$

Sent To

Street and

City, State, ZIP+4

FLO 12 SUNGATE LLC
1204 S CONGRESS STE 200
AUSTIN TX 78704

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Sungate
Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

November 8, 2022

Via First Class U.S. Mail

TLO 12 SUNGATE LLC
1204 S CONGRESS STE 200
AUSTIN TX 78704

RE: *Sungate Community Development District ("District")*
Notice of Hearings on Debt Assessments

Dear Property Owner:

In accordance with Chapters 170, 190 and 197, Florida Statutes, the District's Board of Supervisors ("**Board**") hereby provides notice of the following public hearings, and public meeting:

NOTICE OF PUBLIC HEARINGS & MEETING

DATE:	December 13, 2022
TIME:	11:00 a.m.
LOCATION:	Cobb & Cole 149 S. Ridgewood Suite 700 Daytona Beach, FL 32114

The purpose of the public hearings announced above is to consider the imposition of special assessments ("**Debt Assessments**") and adoption of assessment rolls to secure proposed bonds on benefited lands within the District ("**Assessment Area**"), and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements including, but not limited to, wetland mitigation, stormwater management, sanitary sewer collection, potable water distribution, reclaim water distribution, off-site utilities, and on-site and off-site roadways; the differential cost of undergrounding electric utilities; off-site public improvements; professional fees; and other infrastructure projects and services necessitated by the development of, and serving lands within, the District (collectively, "**Project**"), benefitting certain lands within the District. The Project is described in more detail in the Master Engineer's Report for the Sungate Community Development District prepared by Parker Mynchenberg & Associates, Inc. and dated July 29, 2022. The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefitted lands within the District, as set forth in the Sungate Community Development District Master Special Assessment Methodology Report prepared by Wrathell, Hunt and Associates, LLC and dated November 7, 2022 ("**Assessment Report**"). Copies of the Engineer's Report and the Assessment Report are enclosed with this Notice. At the conclusion of the public hearings, the Board will, by resolution, levy and impose the Debt Assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

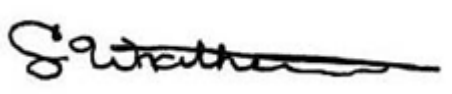
The District is located in the City of Daytona Beach, Volusia County, Florida. The land within the District consists of approximately 859.608 +/- acres and is generally located north of W. International Speedway Boulevard and west of LPGA Boulevard. A geographic description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "**District's Office**" located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

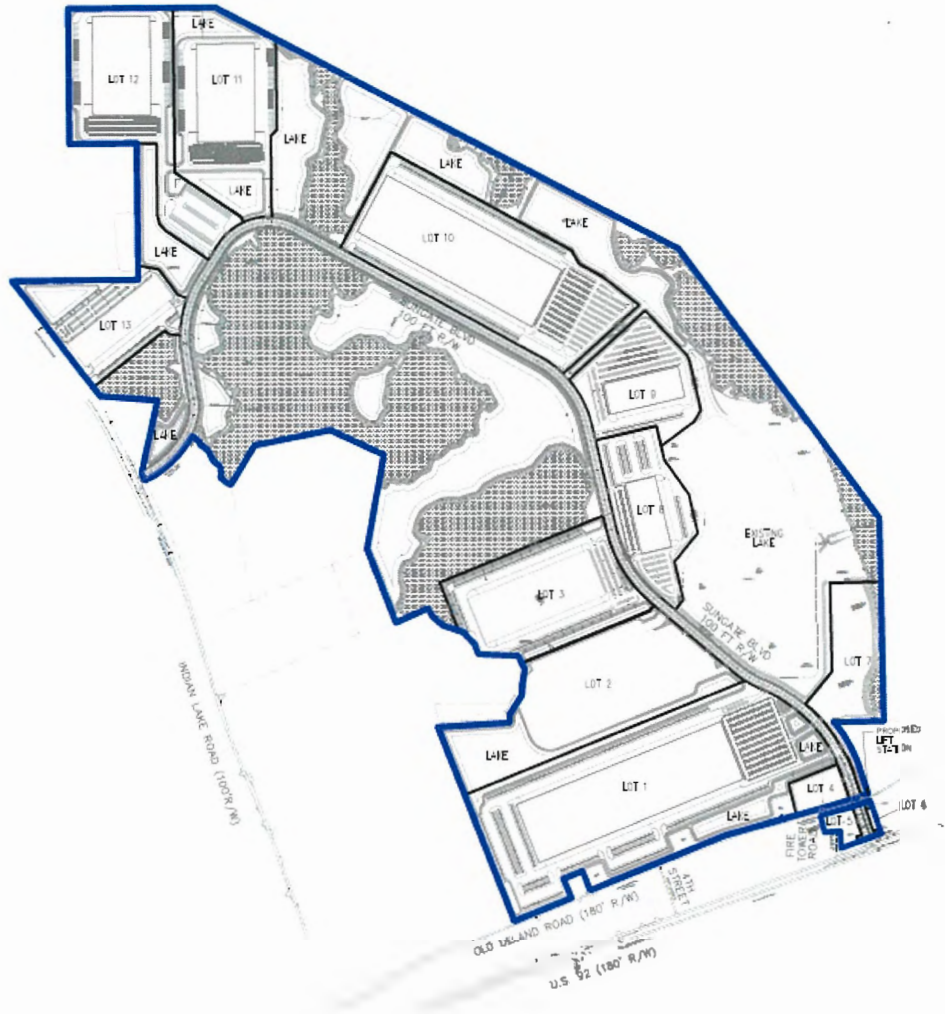
Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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.

If you have any questions, please do not hesitate to contact the District Office.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Wrathell", is written over a thin horizontal line.

Craig Wrathell
District Manager



Sungate Community Development District

Engineer's Report

Prepared for Sungate Community Development District
Volusia County Florida

July 29, 2022

SUBMITTED BY:

Parker Mynchenberg & Associates, Inc.
1729 Ridgewood Ave
Holly Hill, Florida 32117
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TABLE OF CONTENTS

TABLE OF CONTENTS	2
EXHIBITS.....	2
1. INTRODUCTION	3
1.1 Description of Sungate Community.....	3
1.2 Purpose of Report.....	3
2. DISTRICT BOUNDARY AND PROPERTIES SERVED	4
2.1 District Boundary	4
2.2 Description of Properties Served.....	4
3. PROPOSED DEVELOPMENT INFRASTRUCTURE	4
3.1 Summary of the Proposed Project Infrastructure	4
3.2 Master Stormwater Management System	4
3.3 Public Roadway Systems	5
3.4 Water Distribution, Sanitary Sewer Collection, Reuse Water Distribution Systems and Reuse System	5
3.5 Landscaping, Irrigation and Entry Features in Common Areas	6
3.6 Electrical Service (Underground).....	6
3.7 Conservation Areas.....	6
4. OPINION OF PROBABLE CONSTRUCTION COST.....	6
5. PERMITTING STATUS	6
6. ENGINEER’S CERTIFICATION	7

EXHIBITS

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

Sungate Community Development District

Engineer's Report

1. INTRODUCTION

1.1 Description of Sungate Community

Sungate (also referred to as the "Development") is a 859.608 gross acres master planned, commercial/residential community located in The City of Daytona Beach as shown on Exhibit A. The development legal description is attached, Exhibit B. The Master Developer ("Developer") is TLO 12 Sungate, LLC., based in Daytona Beach, Florida.

The Development is part of a Planned District Agreement (PDA) known as Sungate Industrial PD-G which allows for up to and including, but not limited to, 37,444,524 square feet of commercial/retail/office/multi-family area. A land use summary is presented in Table 1.

Sungate Community Development District (herein called the "District" or "CDD") encompasses 859.608 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 one phase 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 Development, part of the roadway infrastructure, utilities, and the master storm water system for the Development will commence in 2022.

1.2 Purpose of Report

The purpose of this report is to provide a description of the Development, which will serve 859.608 gross acres of the District consisting of 364,597 square feet of commercial/retail/office/multi-family area; and 289.54 acres of commercial/industrial 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 / Multi-Family	18.54 ac
Roadways Spine – Onsite	26.6 ac
Commercial / Retail / Office	6.26 ac
Commercial / Industrial	289.54 ac
Master Stormwater / Open Space	518.678 ac
TOTAL	859.608 ac

2. DISTRICT BOUNDARY AND PROPERTIES SERVED

2.1 District Boundary

The Sungate Master Site Plan Development, Exhibit B, identifies the location and boundary of the Development included within the District. The Development Plan will provide for multifamily, industrial, hotel, medical/office, and retail/commercial land uses, and is generally located west of I-95 and north of International Speedway Blvd. and east of Indian Lake Road, in the City of Daytona Beach, Volusia County.

2.2 Description of Properties Served

The Development is located within Sections 5 and 6, Township 16 South, Range 32 East and Sections 31 and 32, Township 15 South, Range 32 East and Section 36, Township 15 South, Range 31 East, all within Volusia County, Florida. The existing property consists of wooded area, open pasture land, existing lake and forested wetland. The environmental areas associated with the Development have been reviewed and impacts mitigated. The terrain of the site is relatively flat with elevations ranging from EL. 30 to EL. 45 MSL 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:

- Public Water Distribution and Sanitary Sewer Collection Systems and Reuse Water Distribution System
- Off-Site and On-Site Master Public Roadway Improvements
- Master Stormwater Management System
- Landscaping, in common areas
- Irrigation, in common areas
- Hardscape, in common areas
- Electrical Service System (Underground)

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

that the boundary of the District is amended from time to time. See Table 2 for breakdown of facilities.

TABLE 2 - PROPOSED FACILITIES

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

3.2 Master Stormwater Management System

The Master Stormwater Management System provides for the stormwater 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. Nutrient loading requirements due to location of orifice drawdown for system are being met, these systems discharge to the adjacent offsite wetland to the thayer canal and then the Tomoka River. The City of Daytona Beach 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 The City of Daytona Beach, 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 including nutrient loading as mandated by the SJRWMD and The City of Daytona Beach. 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 wet detention lakes 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 and detention areas. All of these improvements will be owned and maintained by the District.

TABLE 5 - STORMWATER MASTER SYSTEM	
PONDS	ACREAGE (AC.)
Sungate	859.608
TOTAL – Sungate CDD	859.608

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 until accepted by the City of Daytona Beach. The Roadway's system within the Development and each phase will consist of five (5) lane road within the project. Two (2) County roads and one (1) City street that will connect to Sungate Logistics Blvd. north to Indian Lake Road east and west to Old Deland Road. 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, sodding, lighting, and landscaped and hardscape features.

The Development will provide for the design and construction of off-site roadway improvements providing connection to Old Deland Road, Indian Lake Road (Volusia County right-of-way). Roadway improvements will include connections to International Speedway Blvd., US-92, FDOT Road water main. These improvements will serve 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 City of Daytona Beach, Volusia 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 3.4) 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 System

The Development includes utilities within the right-of-way and adjacent utility easements of the proposed community infrastructure and internal streets. The City of Daytona Beach Utilities will provide reuse water, potable water and wastewater services for the district. The lift station, major trunk lines, public collection systems and transmission mains to serve the District's Development are to be constructed or acquired by the District. Water, sewer and reuse will be provided by the City of Daytona Beach. The overall water distribution systems, sanitary sewer collection and reuse water lines are shown on the Master Utility Plan Sheets, Exhibit D-1, D-2. And D-3.

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 water mains of various sizes will be funded by the District.

The wastewater facilities will include gravity collection sewer lines and mains. The facilities also include private collection systems lift stations and sanitary force mains. The new public lift station will be located within the District and will service the Development. The proposed new lift station will tie into an existing 12" forcemain located on International Speedway Blvd./US-92 through a new 8" forcemain through the City right-of-way within the Development. It is currently estimated that these gravity collection systems, forcemain, and reuse system will be constructed, acquired or financed by the District.

Design of the wastewater collection system, reuse water system and the water distribution system for potable water and fire protection is in accordance with the criteria and guidelines of The City of Daytona Beach, and the Florida Department of Environmental Protection (FDEP). Utility extension within the District will also be included as part of the infrastructure improvements for the Development. All of these improvements will be financed by the District and public improvements owned and maintained by The City of Daytona 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 Daytona Beach Utilities. The water, sanitary, and reuse system will be constructed or acquired by the District with District funds and subsequently the public portion turned over to The City of Daytona Beach Utilities. Landscaping for the roadways will consist of two (2) entry features, sod, annual flowers, shrubs, ground cover and trees for the intersection of Sungate Logistics Blvd. and International Speedway Blvd./US-92 roundabout roadways. These landscape features for the roadway will be maintained by the CDD or POA (Property Owners' Association).

3.6 Electrical Service (Underground)

Florida Power and Light (FPL) will provide the electrical service and street lighting to the Development. The service will include the primary and secondary systems to serve the various land uses, sanitary lift station 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 COST

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

Sungate CDD is located within The City of Daytona Beach. The District is currently approved by the City as a Planned District Agreement. The District is within the City of Daytona 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.

The City of Daytona previously approved a Planned District Agreement for the community which allows industrial, and commercial development.

Preliminary and Final Plat approval from The City of Daytona Beach must be obtained before construction can begin.

Construction plans and documents have been prepared and submitted to the SJRWMD. The improvements are under review by St. Johns River Water Management District Permit #183331-1.

Permits applications have been made through The City of Daytona Beach Planning Department and Utility Department for approval of sanitary sewer, water distribution, and reuse systems.

Additional permits may be required from the Florida Department of Environmental Protection (Water and Wastewater permits), the Environmental Protection Agency, The National Pollutant Discharge Elimination System, FEMA, the FDOT (Driveway/Utility/Drainage Permit for US-92), and Volusia County Use Permits for Old Deland Road and Indian Lake Road improvements. 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.

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 Sungate Community Development District.

Parker Mynchenberg, P.E.
Florida License No. 32645

6. ENGINEER'S CERTIFICATION

It is our opinion that the costs of the Development improvements proposed represent a system of



GRAPHIC SCALE
0 1000 2000
SCALE: 1" = 2000'

SUNGATE LOCATION MAP DEVELOPMENT PARKER MYNCHENBERG & ASSOCIATES, INC.

PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
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CERTIFICATE OF AUTHORIZATION NUMBER 00003910

**EXHIBIT A
1 OF 1**

7/29/2022

DESCRIPTION:

DESCRIPTION: A PARCEL OF LAND LYING IN SECTIONS 5 AND 6, TOWNSHIP 16 SOUTH, RANGE 32 EAST AND SECTIONS 31 AND 32, TOWNSHIP 15 SOUTH, RANGE 32 EAST AND SECTION 36, TOWNSHIP 15 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

BEGIN AT THE NORTHWEST CORNER OF LOT 8, TOWER GARDENS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 11, PAGE 246, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1) N 74°48'30" E, A DISTANCE OF 121.80 FEET; 2) N 74°48'30" E, A DISTANCE OF 27.40 FEET; 3) EASTERLY, 172.65 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1359.24 FEET AND A CENTRAL ANGLE OF 07°16'40" (CHORD BEARING N 71°10'39" E, 172.53 FEET); THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN S 19°46'54" E, A DISTANCE OF 334.52 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 92; THENCE RUN S 70°34'30" W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 421.50 FEET TO A POINT AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 92 AND THE EAST RIGHT-OF-WAY LINE OF FIRE TOWER ROAD; THENCE RUN N 03°22'00" W ALONG SAID EAST RIGHT-OF-WAY LINE OF FIRE TOWER ROAD, A DISTANCE OF 163.74 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN S 86°47'27" W, A DISTANCE OF 156.35 FEET; THENCE N 14°55'45" W, A DISTANCE OF 159.95 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: 1) N 74°48'30" E, A DISTANCE OF 140.05 FEET; 2) N 73°29'48" E, A DISTANCE OF 52.72 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 2

COMMENCE AT A POINT AT THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY LINE OF INDIAN LAKE ROAD (100' RIGHT OF WAY) AND THE NORTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD (66' RIGHT OF WAY), THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD THE FOLLOWING TWO (2) COURSES: 1) N 60°20'37" E FOR 1067.36 FEET; 2) N 68°19'23" E FOR 908.45 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN N 21°40'36" W, A DISTANCE OF 2021.33 FEET; THENCE RUN THE FOLLOWING THIRTEEN (13) COURSES: 1) N 86°40'29" E, A DISTANCE OF 707.02 FEET; 2) N 00°34'21" E, A DISTANCE OF 79.96 FEET; 3) N 33°03'07" E, A DISTANCE OF 224.43 FEET; 4) N 00°00'15" E, A DISTANCE OF 85.33 FEET; 5) N 09°45'52" E, A DISTANCE OF 165.76 FEET; 6) N 27°00'07" W, A DISTANCE OF 148.06 FEET; 7) N 87°34'53" W, A DISTANCE OF 390.86 FEET; 8) N 19°49'55" W, A DISTANCE OF 100.01 FEET; 9) N 43°14'22" W, A DISTANCE OF 161.00 FEET; 10) N 71°44'10" W, A DISTANCE OF 216.02 FEET; 11) N 47°56'39" W, A DISTANCE OF 133.00 FEET; 12) N 30°44'04" W, A DISTANCE OF 86.82 FEET; 13) S 66°30'52" W, A DISTANCE OF 338.00 FEET TO A POINT OF THE SOUTHERN RIGHT-OF-WAY LINE OF OLSON DRIVE; THENCE N 21°41'40" W, A DISTANCE OF 765.14 FEET; THENCE RUN THE FOLLOWING FOUR (4) COURSES: 1) N 10°27'24" E, A DISTANCE OF 928.12 FEET; 2) N 65°29'28" W, A DISTANCE OF 579.91 FEET; 3) S 78°53'37" W, A DISTANCE OF 760.19 FEET; 4) S 31°32'04" W, A DISTANCE OF 449.95 FEET TO A POINT ON THE EASTERLY LINE OF PRESTIGE CONCRETE AT INDIAN LAKE INDUSTRIAL PARK, ACCORDING TO THE PLAT OR MAP THEREOF, AS RECORDED IN MAP BOOK 56, PAGE 29, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN ALONG SAID EASTERLY LINE THE FOLLOWING SEVENTEEN (17) COURSES: 1) N 58°27'00" W, A DISTANCE OF 49.96 FEET; 2) N 52°56'52" W, A DISTANCE OF 76.90 FEET; 3) N 14°24'05" E, A DISTANCE OF 41.52 FEET; 4) N 14°56'57" W, A DISTANCE OF 31.04 FEET; 5) N 06°05'46" E, A DISTANCE OF 21.64 FEET; 6) N 29°47'22" W, A DISTANCE OF 31.97 FEET; 7) N 55°55'04" W, A DISTANCE OF 43.86 FEET; 8) N 44°53'01" W, A DISTANCE OF 37.60 FEET; 9) N 26°17'50" W, A DISTANCE OF 95.72 FEET; 10) N 51°11'50" W, A DISTANCE OF 31.49 FEET; 11) N 50°23'52" W, A DISTANCE OF 52.45 FEET; 12) N 61°47'08" W, A DISTANCE OF 16.47 FEET; 13) N 26°42'49" W, A DISTANCE OF 34.99 FEET; 14) N 51°56'16" W, A DISTANCE OF 33.70 FEET; 15) N 36°40'41" W, A DISTANCE OF 13.68 FEET; 16) N 60°12'22" W, A DISTANCE OF 44.99 FEET; 17) ALONG THE ARC OF A NON-RADIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET, AN ARC LENGTH OF 641.75 FEET AND BEING SUBTENDED BY A CHORD BEARING S 47°10'25" W FOR 631.81 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF INDIAN LAKE ROAD; THENCE RUN ALONG SAID EASTERN RIGHT-OF-WAY LINE OF INDIAN LAKE ROAD N 23°39'14" W FOR 80.74 FEET; THENCE DEPARTING SAID EASTERN RIGHT-OF-WAY LINE, RUN THE FOLLOWING TWO (2) COURSES: 1) N 12°42'08" E, A DISTANCE OF 715.88 FEET; 2) N 85°42'42" W, A DISTANCE OF 563.86 FEET TO A POINT ON SAID EASTERN RIGHT-OF-WAY LINE OF INDIAN LAKE ROAD; THENCE RUN ALONG SAID EASTERN RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: 1) ALONG THE ARC OF A NON-RADIAL CURVE TO THE LEFT HAVING A RADIUS OF 2050.00 FEET, AN ARC LENGTH OF 134.71 FEET AND BEING SUBTENDED BY A CHORD BEARING N 37°04'21" W FOR 134.68 FEET; 2) N 38°57'18" W, A DISTANCE OF 131.92 FEET; 3) N 37°01'47" W, A DISTANCE OF 920.59 FEET; 4) N 39°15'57" W, A DISTANCE OF 222.08 FEET; THENCE DEPARTING SAID EASTERN RIGHT-OF-WAY, RUN N 89°30'59" E, A DISTANCE OF 579.41 FEET; THENCE N 89°27'11" E, A DISTANCE OF 659.94 FEET; THENCE RUN THE FOLLOWING TWO (2) COURSES: 1) N 00°30'31" W, A DISTANCE OF 1319.23 FEET; 2) S 89°28'48" W, A DISTANCE OF 660.31 FEET; N 00°29'29" W, A DISTANCE OF 1306.15 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 36, TOWNSHIP 15 SOUTH, RANGE 31 EAST; THENCE RUN ALONG SAID NORTH LINE N 89°32'40" E, A DISTANCE OF 1451.47 FEET; THENCE DEPARTING SAID NORTH LINE OF SECTION 36, RUN THE FOLLOWING THREE (3) COURSES: 1) S 62°46'09" E, A DISTANCE OF 5125.94 FEET; 2) S36°59'49"E, A DISTANCE OF 3263.72 FEET; 3) S 01°12'27" E, A DISTANCE OF 1966.18 FEET; THENCE S 88°53'08" W, A DISTANCE OF 619.89 FEET; THENCE SOUTHEASTERLY, 189.42 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1410.00 FEET AND A CENTRAL ANGLE OF 07°41'50" (CHORD BEARING S 36°15'58" E, 189.28 FEET); THENCE SOUTHEASTERLY, 331.46 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1439.21 FEET AND A CENTRAL ANGLE OF 13°11'45" (CHORD BEARING S 25°40'56" E, 330.73 FEET); THENCE S 18°11'57" E, A DISTANCE OF 259.58 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD; THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY OF OLD DELAND ROAD THE FOLLOWING FOUR (4) COURSES: 1) WESTERLY, 171.48 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1293.24 FEET AND A CENTRAL ANGLE OF 07°35'50" (CHORD BEARING S 71°01'04" W, 171.35 FEET); 2) S 74°30'00" W, A DISTANCE OF 301.20 FEET; 3) S 74°51'16" W FOR 983.23 FEET; 4) S 68°19'23" W FOR 1436.67 FEET TO A COMMON CORNER WITH THE LANDS NOW OF FORMERLY OF SOUTHERN BELL TELEPHONE & TELEGRAPH CO. AS RECORDED IN OFFICIAL RECORD BOOK 4533, PAGE 3497 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN ALONG THE COMMON LINE OF SOUTHERN BELL TELEPHONE & TELEGRAPH CO. THE FOLLOWING THREE (3) COURSES: 1) N 21°40'37" W FOR 200.00 FEET; 2) S 68°19'23" W FOR 200.00 FEET; 3) S 21°40'37" E FOR 200.00 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD; THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD, S 68°19'23" W, A DISTANCE OF 606.35 FEET TO THE POINT OF BEGINNING.

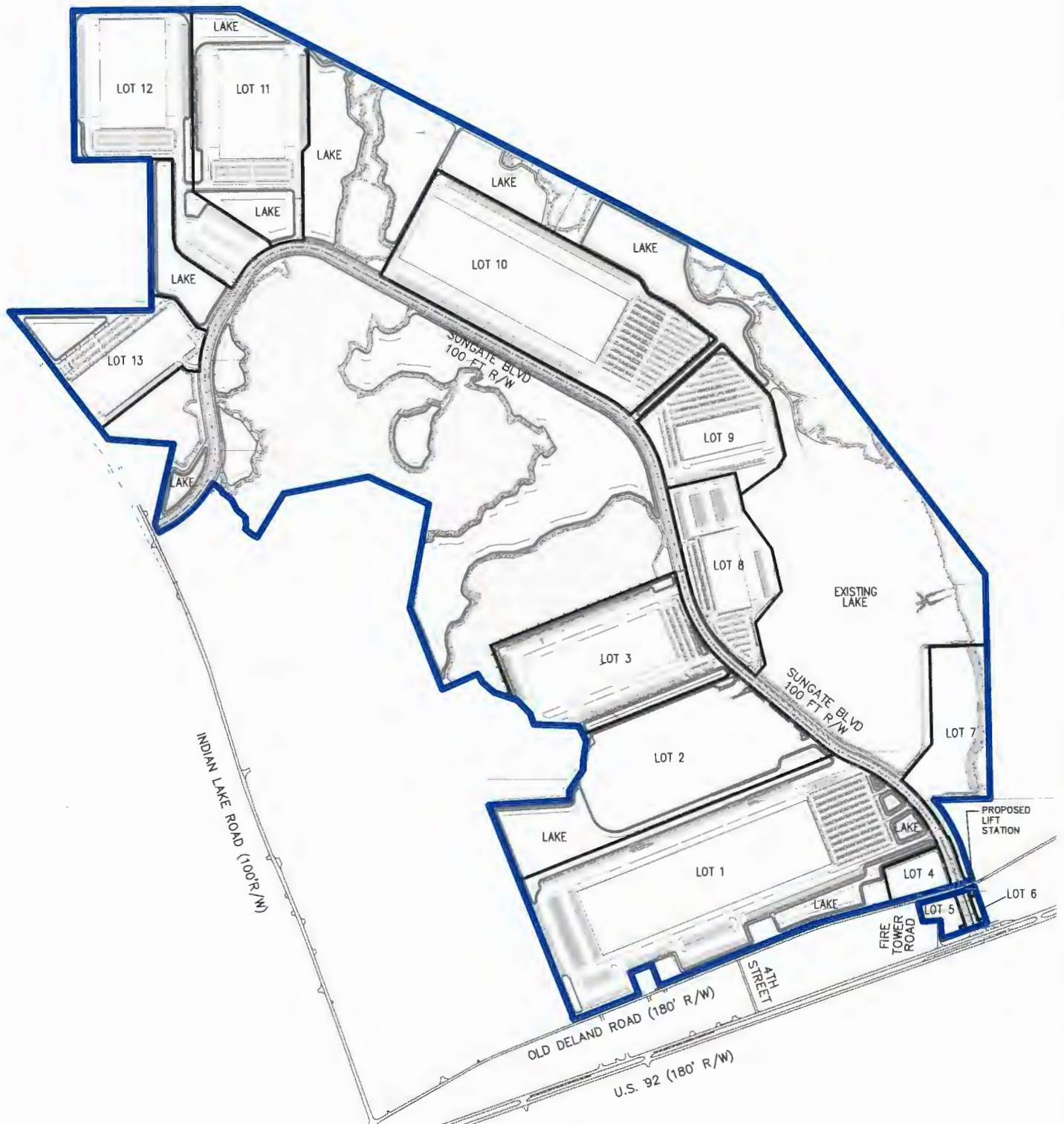
CONTAINING 859.608 ACRES, MORE OR LESS.

**SUNGATE
LEGAL DESCRIPTION
PARKER MYNCHENBERG
& ASSOCIATES, INC.**

PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
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CERTIFICATE OF AUTHORIZATION NUMBER 00003910

**EXHIBIT A-1
1 OF 1**

7/29/2022



SUNGATE MASTER SITE DEVELOPMENT PLAN

**PARKER MYNCHENBERG
& ASSOCIATES, INC.**

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**EXHIBIT B
1 OF 2**

7/29/2022

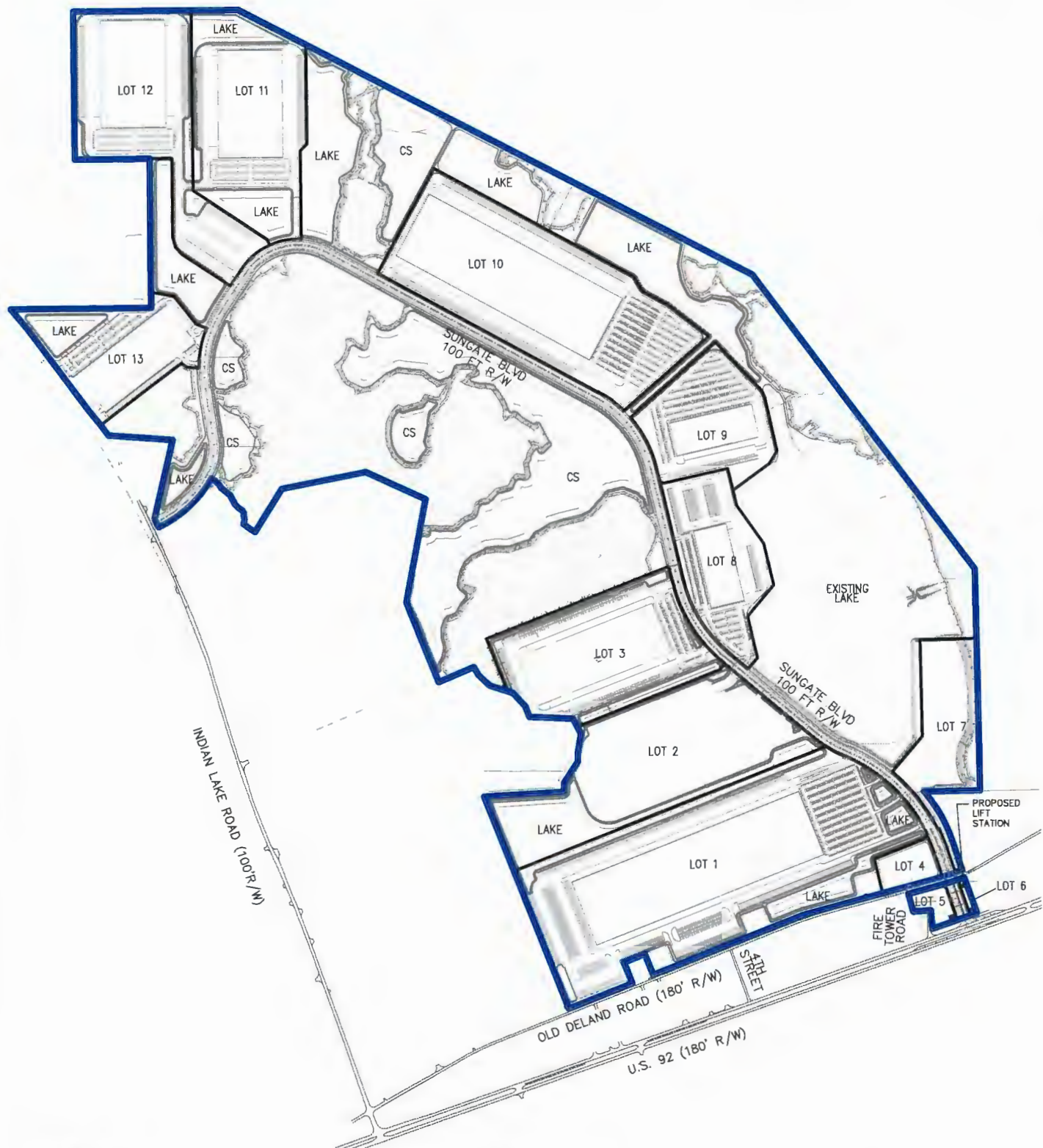


GRAPHIC SCALE

0 600 1200



SCALE: 1" = 1200'



GRAPHIC SCALE

0 500 1000



SCALE: 1" = 1000'

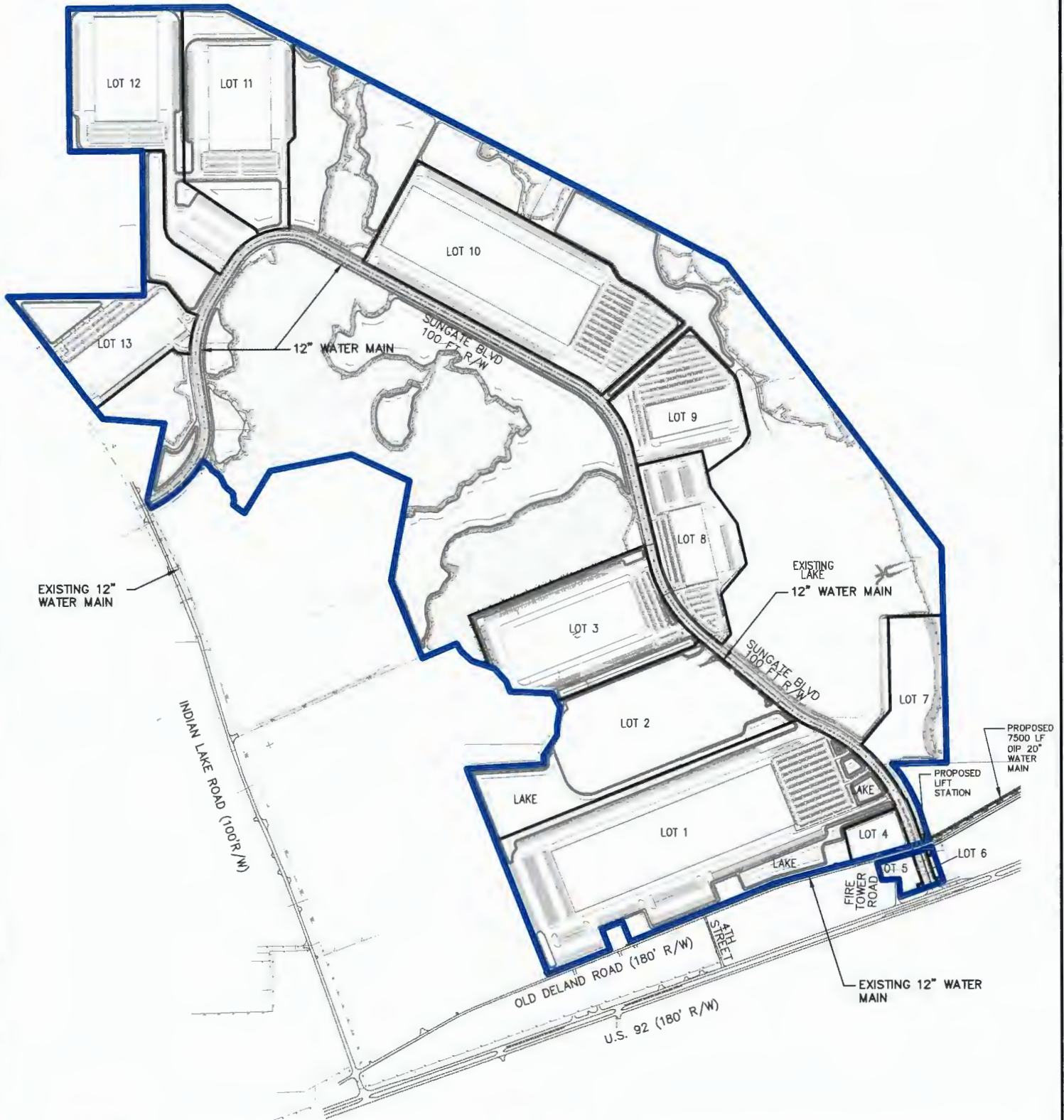
SUNGATE MASTER STORMWATER PLAN DEVELOPMENT

**PARKER MYNCHENBERG
& ASSOCIATES, INC.**

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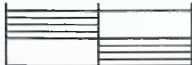
**EXHIBIT C
1 OF 1**

7/29/2022



GRAPHIC SCALE

0 600 1200



SCALE: 1" = 1200'

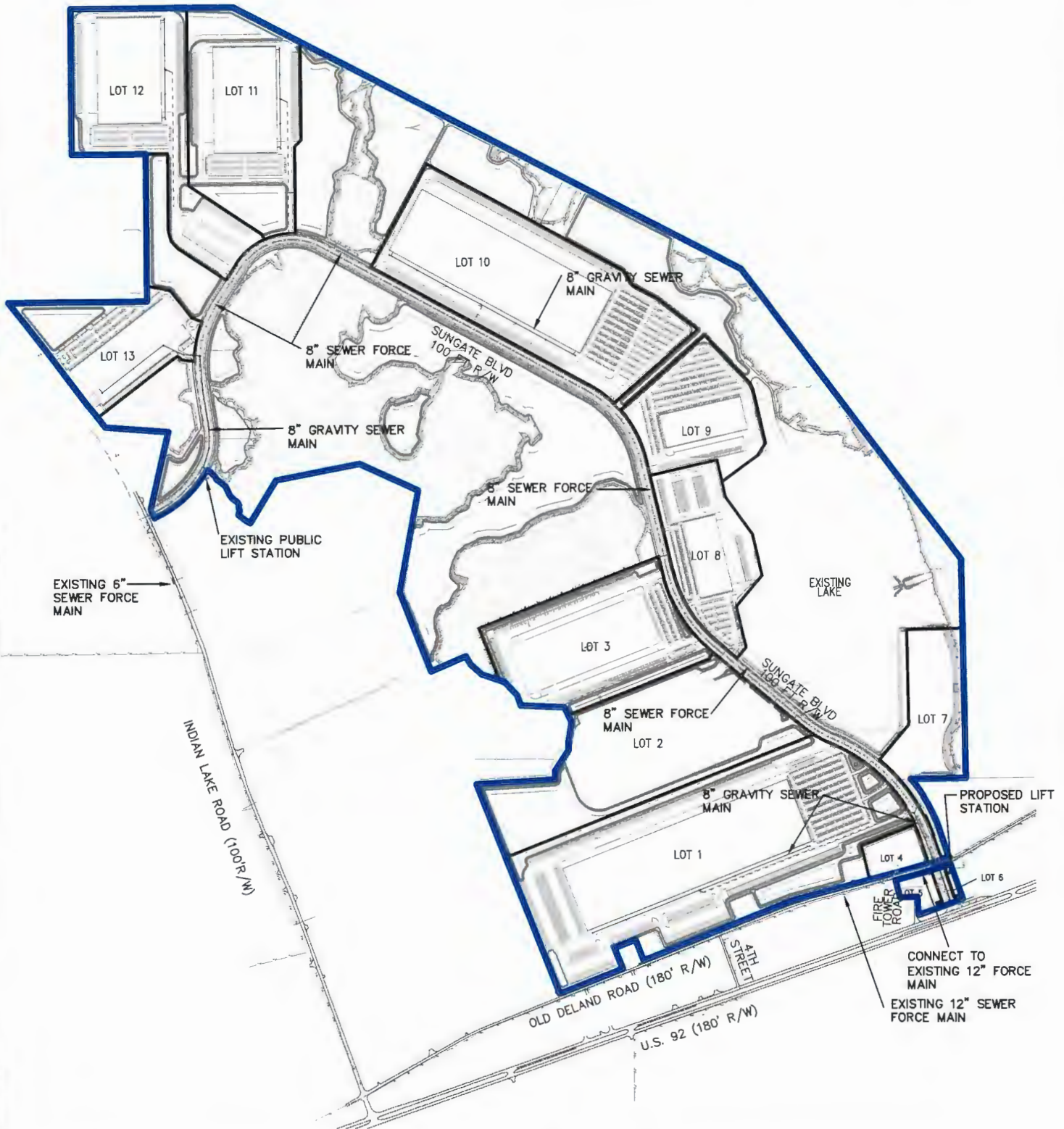
SUNGATE MASTER POTABLE WATER SYSTEM PLAN DEVELOPMENT

**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 D-1
1 OF 3**

7/29/2022



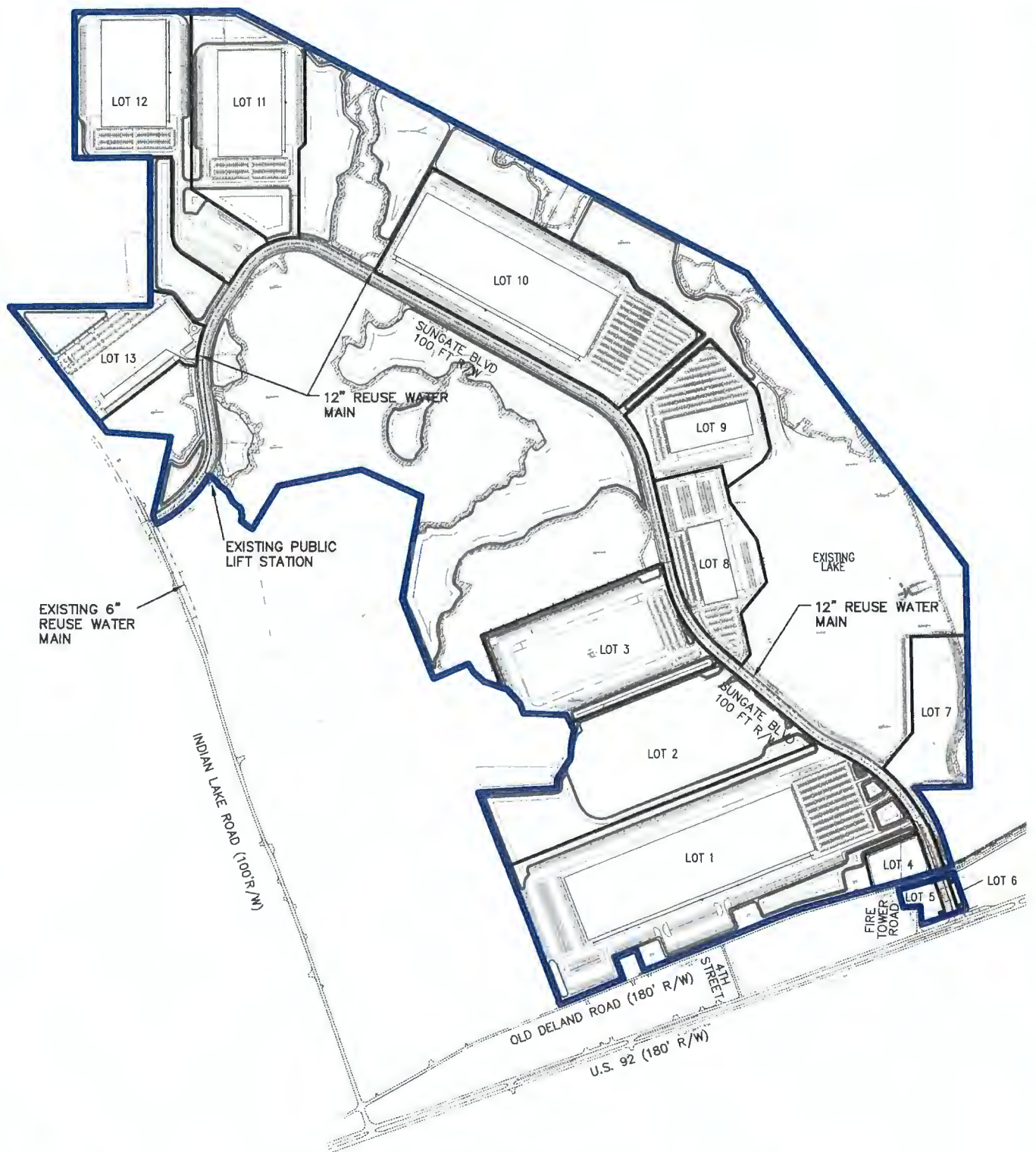
GRAPHIC SCALE
0 600 1200
SCALE: 1" = 1200'

SUNGATE **MASTER SANITARY SEWER SYSTEM PLAN DEVELOPMENT** **PARKER MYNCHENBERG** **& ASSOCIATES, INC.**

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EXHIBIT D-1
2 OF 3

7/29/2022



GRAPHIC SCALE
0 600 1200
SCALE: 1" = 1200'

SUNGATE LOGISTICS PARK **MASTER RECLAIM WATER SYSTEM PLAN DEVELOPMENT** **PARKER MYNCHENBERG** **& ASSOCIATES, INC.**

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EXHIBIT D-1
3 OF 3

7/29/2022

DESCRIPTION:
 DESCRIPTION A PARCEL OF LAND LYING IN SECTIONS 5 AND 8, TOWNSHIP 18 SOUTH, RANGE 32 EAST AND SECTIONS 31 AND 32, TOWNSHIP 19 SOUTH, RANGE 32 EAST AND SECTION 36, TOWNSHIP 19 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 PARCEL 1
 BEGIN AT THE NORTHWEST CORNER OF LOT 1, TOWER GARDENS, ACCORDING TO THE MAP ON PLAT THEREOF, AS RECORDED IN MAP BOOK 11, PAGE 248, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD, THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1) N 74°48'30" E, A DISTANCE OF 121.80 FEET; 2) S 74°48'30" E, A DISTANCE OF 274.00 FEET; 3) EASTERLY, 172.85 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1359.24 FEET AND A CENTRAL ANGLE OF 071°54'00" (CHORD BEARING N 71°10'38" E, 172.53 FEET); THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN S 18°48'54" E, A DISTANCE OF 354.52 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 92, THENCE RUN S 70°34'30" W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 421.50 FEET TO A POINT AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 92 AND THE EAST RIGHT-OF-WAY LINE OF FIRE TOWER ROAD, THENCE RUN N 03°22'00" W ALONG SAID EAST RIGHT-OF-WAY LINE OF FIRE TOWER ROAD, A DISTANCE OF 183.74 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN S 88°17'27" W, A DISTANCE OF 158.30 FEET; THENCE N 14°50'45" W, A DISTANCE OF 108.85 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD, THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: 1) N 74°48'30" E, A DISTANCE OF 140.05 FEET; 2) N 73°29'48" E, A DISTANCE OF 52.79 FEET TO THE POINT OF BEGINNING.
 AND
 PARCEL 2
 COMMENCE AT A POINT AT THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY LINE OF INDIAN LAKE ROAD (EAST RIGHT-OF-WAY LINE) AND THE NORTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD (EAST RIGHT-OF-WAY LINE), THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD THE FOLLOWING TWO (2) COURSES: 1) N 60°20'37" E FOR 1067.35 FEET; 2) N 60°19'23" E FOR 908.45 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE RUN N 21°40'34" W, A DISTANCE OF 2291.33 FEET; THENCE RUN THE FOLLOWING THIRTEEN (13) COURSES: 1) N 06°40'29" E, A DISTANCE OF 707.02 FEET; 2) N 03°42'21" E, A DISTANCE OF 79.86 FEET; 3) N 33°03'07" E, A DISTANCE OF 224.45 FEET; 4) N 00°00'15" E, A DISTANCE OF 65.53 FEET; 5) N 09°45'57" E, A DISTANCE OF 163.78 FEET; 6) N 27°00'07" W, A DISTANCE OF 148.08 FEET; 7) N 87°34'53" W, A DISTANCE OF 390.86 FEET; 8) N 19°48'50" W, A DISTANCE OF 100.01 FEET; 9) N 43°14'22" W, A DISTANCE OF 181.00 FEET; 10) N 71°44'10" W, A DISTANCE OF 216.02 FEET; 11) N 47°56'39" W, A DISTANCE OF 133.00 FEET; 12) N 36°44'04" W, A DISTANCE OF 86.82 FEET; 13) S 86°30'52" W, A DISTANCE OF 338.00 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY LINE OF OLSON DRIVE, THENCE N 21°44'00" W, A DISTANCE OF 785.14 FEET; THENCE RUN THE FOLLOWING FOUR (4) COURSES: 1) N 10°37'24" E, A DISTANCE OF 928.12 FEET; 2) N 60°28'28" W, A DISTANCE OF 578.91 FEET; 3) S 78°53'37" W, A DISTANCE OF 780.18 FEET; 4) S 21°32'04" W, A DISTANCE OF 449.85 FEET TO A POINT ON THE EASTERLY LINE OF PRESTIGE CONCRETE AT INDIAN LAKE INDUSTRIAL PARK, ACCORDING TO THE PLAT OR MAP THEREOF, AS RECORDED IN MAP BOOK 56, PAGE 29, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN ALONG SAID EASTERLY LINE THE FOLLOWING SEVENTEEN (17) COURSES: 1) N 58°27'00" W, A DISTANCE OF 40.84 FEET; 2) N 52°58'53" W, A DISTANCE OF 76.80 FEET; 3) N 14°24'05" E, A DISTANCE OF 41.52 FEET; 4) N 14°56'57" W, A DISTANCE OF 31.04 FEET; 5) N 08°03'48" E, A DISTANCE OF 21.64 FEET; 6) N 28°47'22" W, A DISTANCE OF 31.97 FEET; 7) N 50°55'04" W, A DISTANCE OF 43.88 FEET; 8) N 44°52'01" W, A DISTANCE OF 37.60 FEET; 9) N 28°17'50" W, A DISTANCE OF 85.72 FEET; 10) N 51°11'50" W, A DISTANCE OF 31.49 FEET; 11) N 50°23'52" W, A DISTANCE OF 52.45 FEET; 12) N 61°47'08" W, A DISTANCE OF 16.47 FEET; 13) N 26°42'49" W, A DISTANCE OF 34.98 FEET; 14) N 51°58'18" W, A DISTANCE OF 33.70 FEET; 15) N 38°45'11" W, A DISTANCE OF 13.88 FEET; 16) N 60°12'22" W, A DISTANCE OF 44.88 FEET; 17) ALONG THE ARC OF A NON-RADIAL CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 843.70 FEET AND BEING SUBTENDED BY A CHORD BEARING S 47°10'25" W FOR 831.81 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF INDIAN LAKE ROAD, THENCE RUN ALONG SAID EASTERN RIGHT-OF-WAY LINE OF INDIAN LAKE ROAD N 23°28'14" W FOR 80.74 FEET; THENCE DEPARTING SAID EASTERN RIGHT-OF-WAY LINE, RUN THE FOLLOWING TWO (2) COURSES: 1) N 12°42'08" E, A DISTANCE OF 715.88 FEET; 2) N 85°42'42" W, A DISTANCE OF 563.86 FEET TO A POINT ON SAID EASTERN RIGHT-OF-WAY LINE OF INDIAN LAKE ROAD, THENCE RUN ALONG SAID EASTERN RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: 1) ALONG THE ARC OF A NON-RADIAL CURVE TO THE LEFT HAVING A RADIUS OF 2050.00 FEET, AN ARC LENGTH OF 134.71 FEET AND BEING SUBTENDED BY A CHORD BEARING N 37°04'21" W FOR 134.88 FEET; 2) N 36°37'47" W, A DISTANCE OF 121.82 FEET; 3) N 37°07'47" W, A DISTANCE OF 920.58 FEET; 4) N 30°15'57" W, A DISTANCE OF 222.06 FEET; THENCE DEPARTING SAID EASTERN RIGHT-OF-WAY LINE, RUN N 88°30'58" E, A DISTANCE OF 579.41 FEET; THENCE N 89°27'11" E, A DISTANCE OF 859.94 FEET; THENCE RUN THE FOLLOWING TWO (2) COURSES: 1) N 02°30'31" W, A DISTANCE OF 1319.23 FEET; 2) S 88°38'48" W, A DISTANCE OF 880.31 FEET; N 00°29'28" W, A DISTANCE OF 1308.15 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 36, TOWNSHIP 19 SOUTH, RANGE 31 EAST, THENCE RUN ALONG SAID NORTH LINE N 89°32'40" E, A DISTANCE OF 1451.47 FEET; THENCE DEPARTING SAID NORTH LINE OF SECTION 36, RUN THE FOLLOWING THREE (3) COURSES: 1) S 62°46'00" E, A DISTANCE OF 5125.84 FEET; 2) S 36°58'48" E, A DISTANCE OF 3283.72 FEET; 3) S 01°12'27" E, A DISTANCE OF 1884.18 FEET; THENCE S 88°38'07" W, A DISTANCE OF 818.88 FEET; THENCE SOUTHEASTERLY, 188.42 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1410.00 FEET AND A CENTRAL ANGLE OF 074°15'00" (CHORD BEARING S 38°15'58" E, 188.28 FEET); THENCE SOUTHEASTERLY, 351.48 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1438.21 FEET AND A CENTRAL ANGLE OF 131°14'55" (CHORD BEARING S 25°40'54" E, 330.73 FEET); THENCE S 18°11'39" E, A DISTANCE OF 238.54 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD, THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD THE FOLLOWING FOUR (4) COURSES: 1) WESTERLY, 171.48 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1283.24 FEET AND A CENTRAL ANGLE OF 07°35'50" (CHORD BEARING S 77°01'04" W, 171.35 FEET); 2) S 74°30'00" W, A DISTANCE OF 301.20 FEET; 3) S 74°51'18" W FOR 983.23 FEET; 4) S 88°19'23" W FOR 153.87 FEET TO A COMMON CORNER WITH THE LANDS NOW OF FORMERLY OF SOUTHERN BELL TELEPHONE & TELEGRAPH CO. AS RECORDED IN OFFICIAL RECORD BOOK 4533, PAGE 3487 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN ALONG THE COMMON LINE OF SOUTHERN BELL TELEPHONE & TELEGRAPH CO. THE FOLLOWING THREE (3) COURSES: 1) N 21°48'37" W FOR 200.00 FEET; 2) S 68°19'23" W FOR 200.00 FEET; 3) S 21°40'37" E FOR 200.00 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD, THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD, S 68°19'23" W, A DISTANCE OF 906.35 FEET TO THE POINT OF BEGINNING
 CONTAINING 859.808 ACRES, MORE OR LESS.



SUNGATE LOGISTICS PARK **LEGAL DESCRIPTION CDD BOUNDARY** **PARKER MYNCHENBERG** **& ASSOCIATES, INC.**

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EXHIBIT E
1 OF 1

7/29/2022

SUNGATE CDD COST ESTIMATES AND TIMETABLE FOR CONSTRUCTION

TIMETABLE FOR CONSTRUCTION

PHASE 1 CONSTRUCTION		PHASE 2 CONSTRUCTION	
EST. START	EST. COMPLETE	EST. START	EST. COMPLETE
September 2022	May 2024	May 2024	July 2025

PROJECT DETAILS

DATE	MILESTONE
September 2022	Start Phase I Construction
May 2024	Complete Phase I Construction
May 2024	Start Phase II Construction
July 2026	Complete Phase II Construction

COST ESTIMATES

PHASE 1

Design, Permitting and Construction Admin.	\$	2,080,000
Wetland Mitigation	\$	3,825,000
General Conditions and Site Preparation	\$	2,530,372
Stormwater Management System	\$	8,198,290
Sanitary Sewer Collection System	\$	1,081,000
Potable Water Distribution System	\$	388,000
Reclaim Water Distribution System	\$	388,000
Off-site Utility Improvements	\$	500,000
Roadway System	\$	4,788,000
Off-site Roadway Improvements	\$	3,368,500
Subtotal Phase 1	\$	27,147,162

PHASE 2

Design, Permitting and Construction Admin.	\$	1,390,000
Wetland Mitigation	\$	5,100,000
General Conditions and Site Preparation	\$	4,804,160
Stormwater Management System	\$	13,697,000
Sanitary Sewer Collection System	\$	1,415,000
Potable Water Distribution System	\$	776,000
Reclaim Water Distribution System	\$	776,000
Off-site Utility Improvements	\$	500,000
Roadway System	\$	7,131,000
Off-site Roadway Improvements	\$	9,599,000
Subtotal Phase 2	\$	45,188,160

TOTAL CDD ESTIMATED COSTS	\$	72,335,322
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SUNGATE COMMUNITY DEVELOPMENT DISTRICT

Master Special Assessment Methodology Report

November 7, 2022



Provided by:

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

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Table of Contents

1.0	Introduction	
1.1	Purpose	1
1.2	Scope of the Report	1
1.3	Special Benefits and General Benefits	1
1.4	Organization of the Report	2
2.0	Development Program	
2.1	Overview	2
2.2	The Development Program	2
3.0	The Capital Improvement Plan	
3.1	Overview	3
3.2	Capital Improvement Plan	3
4.0	Financing Program	
4.1	Overview	3
4.2	Types of Bonds Proposed	4
5.0	Assessment Methodology	
5.1	Overview	5
5.2	Benefit Allocation	5
5.3	Assigning Bond Assessments	7
5.4	Lienability Test: Special and Peculiar Benefit to the Property	8
5.5	Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay	9
5.6	True-Up Mechanism	9
5.7	Additional Items Regarding Bond Assessments Imposition and Allocation	12
5.8	Preliminary Assessment Roll	12
6.0	Additional Stipulations	
6.1	Overview	13
7.0	Appendix	
	Table 1	13
	Table 2	14
	Table 3	14
	Table 4	15
	Table 5	15

1.0 Introduction

1.1 Purpose

This Master Special Assessment Methodology Report (the “Report”) was developed to provide a master financing plan and a master special assessment methodology for the Sungate Community Development District (the “District”), located in the City of Daytona Beach, Volusia County, Florida, as related to funding the costs of the acquisition and construction of public infrastructure improvements contemplated to be provided by the District.

1.2 Scope of the Report

This Report presents projections for financing the District’s public infrastructure improvements (the “Capital Improvement Plan”) as described in the Engineer’s Report of Parker Mynchenberg & Associates, Inc. dated July 29, 2022 (the “Engineer’s Report”), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the Capital Improvement Plan.

1.3 Special Benefits and General Benefits

Public infrastructure improvements undertaken and funded by the District as part of the Capital Improvement Plan create special and peculiar benefits, 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 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 District’s Capital Improvement Plan enables properties within its boundaries to be developed.

There is no doubt that the general public, property owners, and property outside the District will benefit from the provision of the Capital Improvement Plan. However, these benefits are only incidental since the Capital Improvement Plan is designed solely to provide special benefits peculiar to property within the District. Properties outside the District are not directly served by the Capital Improvement Plan and do not depend upon the Capital Improvement Plan to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of the District’s boundaries.

The Capital Improvement Plan will provide public infrastructure improvements which are all necessary in order to make the lands within the District developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the District to increase by more than the sum of the financed cost of the individual components of the Capital Improvement Plan. Even though the exact value of the benefits provided by the Capital Improvement Plan is hard to estimate at this point, it is without doubt greater than the costs associated with providing same.

1.4 Organization of the Report

Section Two describes the development program as proposed by the Developer, as defined below.

Section Three provides a summary of the Capital Improvement Plan as determined by the District Engineer.

Section Four discusses the current financing program for the District.

Section Five discusses the special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District serves the Sungate development (the “Development” or “Sungate”), a master planned, mixed-use development located in the City of Daytona Beach, Volusia County, Florida. The land within the District consists of approximately 859.608 +/- acres and is generally located north of W. International Speedway Boulevard and west of LPGA Boulevard.

2.2 The Development Program

The development of Sungate is anticipated to be conducted by TLO 12 Sungate, LLC. (the “Developer”). Based upon the information provided by the Developer, the current development plan for the District envisions various industrial, commercial, retail, office, and multi-family uses developed over a total land area of approximately 314.34 +/- acres, referred to herein as Developable or Net acres, in two or more phases, although phasing plan, land use types and actual development area may change throughout the development

period. Table 1 in the *Appendix* illustrates the development plan for the District.

3.0 The Capital Improvement Plan

3.1 Overview

The public infrastructure costs to be funded by the District are described by the District Engineer in the Engineer's Report. Only public infrastructure improvements that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 Capital Improvement Plan

The Capital Improvement Plan needed to serve the Development is projected to consist of wetland mitigation, stormwater management, sanitary sewer collection, potable water distribution, reclaim water distribution, off-site utilities, and on-site and off-site roadways, all as set forth in more detail in the Engineer's Report.

The Capital Improvement Plan is anticipated to be developed in two or more phases to coincide with and support the development of the land within the District and all of the infrastructure included in the Capital Improvement Plan are designed to comprise an interrelated system of improvements, which means that all of the improvements will serve the entire District and all improvements will be interrelated such that they will reinforce one another. At the time of this writing, the total costs of the Capital Improvement Plan, including professional services are estimated at \$72,335,322. Table 2 in the *Appendix* illustrates the specific components of the Capital Improvement Plan and their costs.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of public capital improvements which will facilitate the development of lands within the District. Generally, construction of public infrastructure improvements is either funded by the Developer and then acquired by the District or funded directly by the District. The choice of the exact mechanism for providing improvements has not yet been made

at the time of this writing, and the District may either acquire the improvements from the Developer or construct it, or even partly acquire it and partly construct it.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund the costs of the Capital Improvement Plan as described in *Section 3.2* in one financing transaction, the District would have to issue approximately \$101,245,000 in par amount of special assessment bonds (the "Bonds").

Please note that the purpose of this Report is to allocate the benefit of the Capital Improvement Plan to the various land uses in the District and based on such benefit allocation to apportion the maximum debt necessary to fund the Capital Improvement Plan. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

4.2 Types of Bonds Proposed

The proposed financing plan for the District provides for the issuance of the Bonds in the principal amount of \$101,245,000 in one or more series with various maturities to finance Capital Improvement Plan costs at \$72,335,322. The Bonds as projected under this master financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made every May 1.

In order to finance the improvement costs, the District would need to borrow more funds and incur indebtedness in the total amount of \$101,245,000. The difference is comprised of funding one or more debt service reserves, funding capitalized interest, and paying costs of issuance, including the underwriter's discount. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

Please note that the structure of the Bonds as presented in this Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with funds necessary to construct/acquire the public infrastructure improvements which are part of the Capital Improvement Plan outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to properties within the boundaries of the District. General benefits accrue to areas outside the District, but are only incidental in nature. The debt incurred in financing the public infrastructure will be secured by assessing properties that derive special and peculiar benefits from the Capital Improvement Plan. All properties that receive special benefits from the Capital Improvement Plan will be assessed for their fair share of the debt issued in order to finance the Capital Improvement Plan.

5.2 Benefit Allocation

The current development plan for the District envisions the development of various industrial, commercial, retail, office, and multi-family uses developed over a total land area of approximately 314.34 +/- acres in two or more phases, although phasing plan, land use types and actual development area may change throughout the development period.

The public infrastructure improvements included in the Capital Improvement Plan will comprise an interrelated system of improvements, which means that all of the improvements will serve the entire District and such improvements will be interrelated such that they will reinforce each other and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the District will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements. Notwithstanding the foregoing, the District reserves the right to create specific assessment areas within the District with respect to any series of the Bonds.

As stated previously, the public infrastructure improvements included in the Capital Improvement Plan have a logical connection to the special and peculiar benefits received by the land within the District, as without such improvements, the development of the properties within the District would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to

the land within the District, the District can assign or allocate the District's debt through the imposition of non-ad valorem assessments, to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem assessment amount levied on that parcel.

This Report proposes to allocate the benefit associated with the Capital Improvement Plan to the land use types proposed to be developed within the District uniformly on the basis of the number of Developable/Net acres which define the saleable parcels, as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the equal ERU weights that are proposed to be assigned to the land use types contemplated to be developed within the District, total ERU counts for each product type, and the share of the benefit received by each product type.

The rationale behind the uniform ERU weight per each Developable/Net acre is supported by the fact that generally and on average the benefit which accrues to undeveloped land as a result of the implementation of public infrastructure improvements can be approximated, among other means, by the increase in the value of such land, and as land is sold by acre, the benefit to such land from the implementation of the public infrastructure improvements which comprise the Capital Improvement Plan can also be measured as accruing to same Developable/Net acres.

Table 5 in the *Appendix* presents the apportionment of the assessment associated with the Bonds (the "Bond Assessments") to the land uses contemplated to be developed within the District in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the annual debt service assessments per unit.

No Bond Assessments are allocated herein to any amenities or other common areas planned for the development. Such amenities and common areas will be owned and operated by the District and/or the Property Owners' Association. If owned by the District or the Property Owners' Association, the amenities and common areas would be considered a common element for the exclusive benefit of property owners. Accordingly, any benefit to the amenities and common areas would directly benefit of all platted lots in the District. As such, no Bond Assessments will be assigned to the amenities and common areas. If the amenities are owned by the District, then they

would be open to the general public, subject to District rules and policies.

5.3 Assigning Bond Assessments

As the land in the District is not yet platted/has not yet received development permits for its intended use and the precise location of the various land uses as well as the number of Developable/Net acres are unknown, the Bond Assessments will initially be levied on all of the land in the District on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$101,245,000 will be preliminarily levied on approximately 859.608 +/- acres (the number of gross al acres in the District) at a rate of \$117,780.43 per gross acre.

When the land is platted/receives its development permit, the Bond Assessments will be allocated to each platted/permitted parcel on a first platted/permitted-first assigned basis based on the number of Developable/Net acres at the rate as reflected in Table 5 in the *Appendix*. Such allocation of Bond Assessments from unplatted gross acres/gross acres which did not yet receive their permits to platted/permitted parcels will reduce the amount of Bond Assessments levied on unplatted gross acres/gross acres which did not yet receive their permits within the District.

In the event unplatted gross acres/gross acres which did not yet receive their permits (the “Transferred Property”) is sold to a third party not affiliated with the Developer, the Bond Assessments will be assigned to such Transferred Property at the time of the sale based on the maximum total number of Developable/Net acres assigned by the Developer to that Transferred Property, subject to review by the District’s methodology consultant, to ensure that any such assignment is reasonable, supported by current development rights and plans, and otherwise consistent with this Report. The owner of the Transferred Property will be responsible for the total Bond Assessments applicable to the Transferred Property, regardless of the total number of Developable/Net acres ultimately actually developed. This amount of total Bond Assessments is fixed to the Transferred Property at the time of the sale. If the Transferred Property is subsequently sub-divided into smaller parcels, the total amount of Bond Assessments initially allocated to the Transferred Property will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e. equal assessment per gross acre until platting/permit approval).

As set forth in any supplemental report, and for any particular bond issuance, the Developer may opt to “buy down” the Bond Assessments on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for the Bond Assessments to reach certain target levels. Note that any “true-up,” as described herein, may require a payment to satisfy “true-up” obligations as well as additional contributions to maintain such target assessment levels. Any amounts contributed by the Developer to pay down assessments will not be eligible for “deferred costs,” if any are provided for in connection with any particular bond issuance.

In the event that the Capital Improvement Plan is not completed, required contributions are not made, additional benefitted lands are added to the District and/or assessment area(s), or under certain other circumstances, the District may elect to reallocate the Bond Assessments, and the District expressly reserves the right to do so, provided however that any such reallocation shall not be construed to relieve any party of contractual or other obligations to the District and shall not increase the benefit allocated to each product type set forth in this Report.

This Report is intended to establish, without the need for a further public hearing, the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the project(s) referenced herein. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein, and shall be described in one or more supplemental reports.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, public infrastructure improvements undertaken by the District create special and peculiar benefits to certain properties within the District. The District's improvements benefit assessable properties within the District and accrue to all such assessable properties on an ERU basis.

Public infrastructure improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the District. The special and peculiar benefits resulting from each improvement are:

- a. added use of the property;

- b. added enjoyment of the property;
- c. decreased insurance premiums; and
- d. increased marketability and value of the property.

The public infrastructure improvements which are part of the Capital Improvement Plan make the land in the District developable and saleable and when implemented jointly as parts of the Capital Improvement Plan, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received by the land within the District from the public infrastructure improvements is delineated in Table 4 (expressed as the ERU factors).

The apportionment of the Bond Assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the District according to reasonable estimates of the special and peculiar benefits derived from the Capital Improvement Plan.

Accordingly, no acre or parcel of property within the District will be lienied for the payment of Bond Assessments more than the determined special benefit peculiar to that property.

5.6 True-Up Mechanism

The District's assessment program is predicated on the development of lots in a manner sufficient to include all of the planned Developable/Net acres as signified by Equivalent Residential Units ("ERUs") as set forth in Table 1 in the *Appendix* ("Development Plan"). At such time as lands are to be platted (or re-platted) or site plans are to be approved (or re-approved), the plat or site plan (either, herein, "Proposed Plat") shall be presented to the District for a "true-up" review as follows:

a. If a Proposed Plat results in the same amount of Developable/Net acres as signified by ERUs (and thus Bond Assessments) able to be imposed on the “Remaining Unplatted Lands” (i.e., those remaining unplatted lands after the Proposed Plat is recorded) as compared to what was originally contemplated under the Development Plan, then the District shall allocate the Bond Assessments to the land uses being platted and the remaining property in accordance with this Report, and cause the Bond Assessments to be recorded in the District’s Improvement Lien Book.

b. If a Proposed Plat results in a greater amount of Developable/Net acres as signified by ERUs (and thus Bond Assessments) able to be imposed on the Remaining Unplatted Lands as compared to what was originally contemplated under the Development Plan, then the District may undertake a pro rata reduction of Bond Assessments for all assessed properties within the Property, or may otherwise address such net decrease as permitted by law.

c. If a Proposed Plat results in a lower amount of Developable/Net acres as signified by ERUs (and thus Bond Assessments) able to be imposed on the Remaining Unplatted Lands as compared to what was originally contemplated under the Development Plan, then the District shall require the landowner(s) of the lands encompassed by the Proposed Plat to pay a “True-Up Payment” equal to the difference between: (i) the Bond Assessments originally contemplated to be imposed on the lands subject to the Proposed Plat, and (ii) the Bond Assessments able to be imposed on the lands subject to the Proposed Plat, after the Proposed Plat (plus applicable interest, collection costs, penalties, etc.).¹

With respect to the foregoing true-up analysis, the District’s Assessment Consultant, in consultation with the District Engineer, District Counsel and District Bond Counsel, shall determine in his or her sole discretion what amount of ERUs (and thus Bond Assessments) are able to be imposed on the Remaining Unplatted Lands, taking into account a Proposed Plat, by reviewing: a) the original, overall development plan showing the number of Developable/Net acres reasonably planned for the development, b)

¹ For example, if the first platting includes 100 Developable/Net acres equal to 100 ERUs, which equates to a total allocation of \$32,208,754.85 in Bond Assessments, then the remaining unplatted land would be required to absorb 214.34 Developable/Net acres equal to 214.34 ERUs or \$69,036,245.15 in Bond Assessments. If the remaining unplatted land would only be able to absorb 210.00 Developable/Net acres equal to 210.00 ERUs or \$67,638,385.19 in Bond Assessments, then a true-up, payable by the owner of the unplatted land, would be due in the amount of \$1,397,859.96 in Bond Assessments plus applicable accrued interest to the extent described in this Section.

the revised, overall development plan showing the number of Developable/Net acres planned for the development, c) proof of the amount of entitlements for the Remaining Unplatted Lands, d) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and e) documentation that shows the feasibility of implementing the proposed development plan. Prior to any decision by the District not to impose a true-up payment, a supplemental methodology shall be produced demonstrating that there will be sufficient assessments to pay debt service on the applicable series of bonds and the District will conduct new proceedings under Chapters 170, 190 and 197, Florida Statutes upon the advice of District Counsel.

Any True-Up Payment shall become due and payable that tax year by the landowner of the lands subject to the Proposed Plat, shall be in addition to the regular assessment installment payable for such lands, and shall constitute part of the debt assessment liens imposed against the Proposed Plat property until paid. A True-Up Payment shall include accrued interest on the applicable bond series to the interest payment date that occurs at least 45 days after the True-Up Payment (or the second succeeding interest payment date if such True-Up Payment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indentures for the applicable bond series)).

All Bond Assessments levied run with the land, and such assessment liens include any True-Up Payments. The District will not release any liens on property for which True-Up Payments are due, until provision for such payment has been satisfactorily made. Further, upon the District's review of the final plat for the developable acres, any unallocated Bond Assessments shall become due and payable and must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats.

Such review shall be limited solely to the function and the enforcement of the District's assessment liens and/or true-up agreements. Nothing herein shall in any way operate to or be construed as providing any other plat approval or disapproval powers to the District. For further detail on the true-up process, please refer to the True-Up Agreement and applicable assessment resolution(s).

5.7 Additional Items Regarding Bond Assessments Imposition and Allocation

This master assessment allocation methodology is intended to establish, without the need for a further public hearing, the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the project(s) referenced herein. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein, and shall be described in one or more supplemental reports.

As noted herein, the Capital Improvement Plan functions as a system of improvements. Among other implications, this means that proceeds from any particular bond issuance can be used to fund improvements within any benefitted property within the District, regardless of where the Bond Assessments are levied, provided that Bond Assessments are fairly and reasonably allocated across all benefitted properties.

As set forth in any supplemental report, and for any particular bond issuance, the land developer may opt to “buy down” the Bond Assessments on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for Bond Assessments to reach certain target levels. Note that any “true-up,” as described herein, may require a payment to satisfy “true-up” obligations as well as additional contributions to maintain such target assessment levels. Any amounts contributed by the developer to pay down Bond Assessments will not be eligible for “deferred costs,” if any are provided for in connection with any particular bond issuance.

5.8 Assessment Roll

Bond Assessments in the amount of \$101,245,000, plus interest and collection costs, are proposed to be levied over the area described in Exhibit “A”. Excluding any capitalized interest period, the Bond Assessments shall be paid in thirty (30) annual principal installments.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's Capital Improvement Plan. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

7.0 Appendix

Table 1

Sungate

Community Development District

Development Plan

Land Use	Number of Developable/Net Acres
Residential MF	18.54
Commercial/Retail/Office	6.26
Commercial/Industrial	289.54
Total	314.34

Table 2

Sungate

Community Development District

Capital Improvement Plan Costs

Improvement	Phase 1 Costs	Phase 2 Costs	Total Costs
Design, Permitting and Construction Admin.	\$2,080,000	\$1,390,000	\$3,470,000
Wetland Mitigation	\$3,825,000	\$5,100,000	\$8,925,000
General Conditions and Site Preparation	\$2,530,372	\$4,804,160	\$7,334,532
Stormwater Management System	\$8,198,290	\$13,697,000	\$21,895,290
Sanitary Sewer Collection System	\$1,081,000	\$1,415,000	\$2,496,000
Potable Water Distribution System	\$388,000	\$776,000	\$1,164,000
Reclaim Water Distribution System	\$388,000	\$776,000	\$1,164,000
Off-site Utility Improvements	\$500,000	\$500,000	\$1,000,000
Roadway System	\$4,788,000	\$7,131,000	\$11,919,000
Off-site Roadway Improvements	\$3,368,500	\$9,599,000	\$12,967,500
Total	\$27,147,162	\$45,188,160	\$72,335,322

Table 3

Sungate

Community Development District

Preliminary Sources and Uses of Funds

Sources

Bond Proceeds:

Par Amount

\$101,245,000.00

Total Sources	\$101,245,000.00
----------------------	-------------------------

Uses

Project Fund Deposits:

Project Fund

\$72,335,322.00

Other Fund Deposits:

Debt Service Reserve Fund

\$9,420,905.50

Capitalized Interest Fund

\$17,211,650.00

Delivery Date Expenses:

Costs of Issuance

\$2,274,900.00

Rounding

\$2,222.50

Total Uses	\$101,245,000.00
-------------------	-------------------------

Table 4

Sungate

Community Development District

Benefit Allocation

Land Use	Number of Developable/Net Acres	ERU Weight	Total ERU
Residential MF	18.54	1.00	18.54
Commercial/Retail/Office	6.26	1.00	6.26
Commercial/Industrial	289.54	1.00	289.54
Total	314.34		314.34

Table 5

Sungate

Community Development District

Bond Assessment Apportionment

Land Use	Number of Developable/Net Acres	Total Cost Allocation*	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit	Annual Debt Service Payment per Unit**
Residential MF	18.54	\$4,266,389.48	\$5,971,503.15	\$322,087.55	\$31,883.44
Commercial/Retail/Office	6.26	\$1,440,539.28	\$2,016,268.05	\$322,087.55	\$31,883.44
Commercial/Industrial	289.54	\$66,628,393.24	\$93,257,228.80	\$322,087.55	\$31,883.44
Total	314.34	\$72,335,322.00	\$101,245,000.00		

* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

** Includes county collection costs of 2% (subject to change) and an early collection discount allowance estimated at 4% (subject to change)

Exhibit "A"

Bond Assessments in the principal amount of \$101,245,000 are proposed to be levied over the area as described below:

DESCRIPTION:

DESCRIPTION: A PARCEL OF LAND LYING IN SECTIONS 5 AND 6, TOWNSHIP 16 SOUTH, RANGE 32 EAST AND SECTIONS 31 AND 32, TOWNSHIP 15 SOUTH, RANGE 32 EAST AND SECTION 36, TOWNSHIP 15 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

BEGIN AT THE NORTHWEST CORNER OF LOT 8, TOWER GARDENS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 11, PAGE 246, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1) N 74°48'30" E, A DISTANCE OF 121.80 FEET; 2) N 74°48'30" E, A DISTANCE OF 27.40 FEET; 3) EASTERLY, 172.65 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1359.24 FEET AND A CENTRAL ANGLE OF 07°16'40" (CHORD BEARING N 71°10'39" E, 172.53 FEET); THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN S 19°46'54" E, A DISTANCE OF 334.52 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 92; THENCE RUN S 70°34'30" W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 421.50 FEET TO A POINT AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 92 AND THE EAST RIGHT-OF-WAY LINE OF FIRE TOWER ROAD; THENCE RUN N 03°22'00" W ALONG SAID EAST RIGHT-OF-WAY LINE OF FIRE TOWER ROAD, A DISTANCE OF 163.74 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN S 86°47'27" W, A DISTANCE OF 156.35 FEET; THENCE N 14°55'45" W, A DISTANCE OF 159.95 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: 1) N 74°48'30" E, A DISTANCE OF 140.05 FEET; 2) N 73°29'48" E, A DISTANCE OF 52.72 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 2

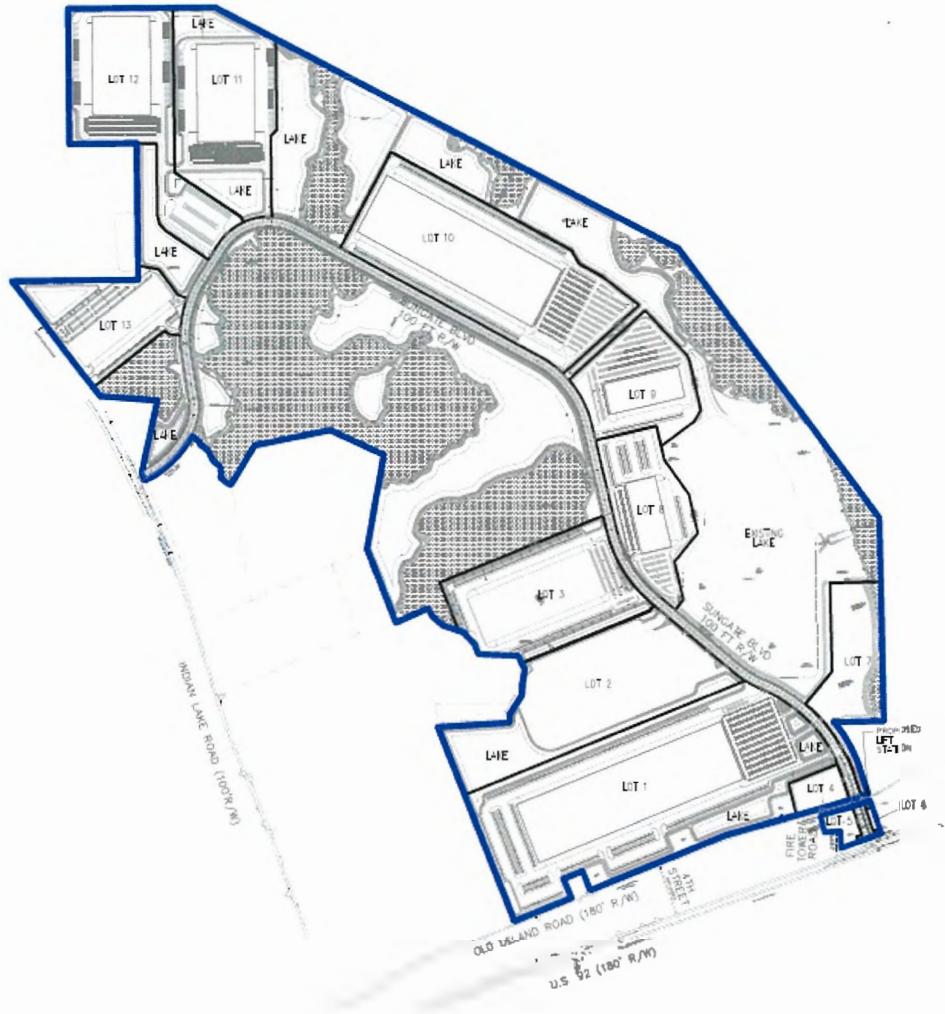
COMMENCE AT A POINT AT THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY LINE OF INDIAN LAKE ROAD (100' RIGHT OF WAY) AND THE NORTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD (66' RIGHT OF WAY), THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD THE FOLLOWING TWO (2) COURSES: 1) N 60°20'37" E FOR 1067.36 FEET; 2) N 68°19'23" E FOR 908.45 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN N 21°40'36" W, A DISTANCE OF 2021.33 FEET; THENCE RUN THE FOLLOWING THIRTEEN (13) COURSES: 1) N 86°40'29" E, A DISTANCE OF 707.02 FEET; 2) N 00°34'21" E, A DISTANCE OF 79.96 FEET; 3) N 33°03'07" E, A DISTANCE OF 224.43 FEET; 4) N 00°00'15" E, A DISTANCE OF 85.33 FEET; 5) N 09°45'52" E, A DISTANCE OF 165.76 FEET; 6) N 27°00'07" W, A DISTANCE OF 148.06 FEET; 7) N 87°34'53" W, A DISTANCE OF 390.86 FEET; 8) N 19°49'55" W, A DISTANCE OF 100.01 FEET; 9) N 43°14'22" W, A DISTANCE OF 161.00 FEET; 10) N 71°44'10" W, A DISTANCE OF 216.02 FEET; 11) N 47°56'39" W, A DISTANCE OF 133.00 FEET; 12) N 30°44'04" W, A DISTANCE OF 86.82 FEET; 13) S 66°30'52" W, A DISTANCE OF 338.00 FEET TO A POINT OF THE SOUTHERN RIGHT-OF-WAY LINE OF OLSON DRIVE; THENCE N 21°41'40" W, A DISTANCE OF 765.14 FEET; THENCE RUN THE FOLLOWING FOUR (4) COURSES: 1) N 10°27'24" E, A DISTANCE OF 928.12 FEET; 2) N 65°29'28" W, A DISTANCE OF 579.91 FEET; 3) S 78°53'37" W, A DISTANCE OF 760.19 FEET; 4) S 31°32'04" W, A DISTANCE OF 449.95 FEET TO A POINT ON THE EASTERLY LINE OF PRESTIGE CONCRETE AT INDIAN LAKE INDUSTRIAL PARK, ACCORDING TO THE PLAT OR MAP THEREOF, AS RECORDED IN MAP BOOK 56, PAGE 29, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN ALONG SAID EASTERLY LINE THE FOLLOWING SEVENTEEN (17) COURSES: 1) N 58°27'00" W, A DISTANCE OF 49.96 FEET; 2) N 52°56'52" W, A DISTANCE OF 76.90 FEET; 3) N 14°24'05" E, A DISTANCE OF 41.52 FEET; 4) N 14°56'57" W, A DISTANCE OF 31.04 FEET; 5) N 06°05'46" E, A DISTANCE OF 21.64 FEET; 6) N 29°47'22" W, A DISTANCE OF 31.97 FEET; 7) N 55°55'04" W, A DISTANCE OF 43.86 FEET; 8) N 44°53'01" W, A DISTANCE OF 37.60 FEET; 9) N 26°17'50" W, A DISTANCE OF 95.72 FEET; 10) N 51°11'50" W, A DISTANCE OF 31.49 FEET; 11) N 50°23'52" W, A DISTANCE OF 52.45 FEET; 12) N 61°47'08" W, A DISTANCE OF 16.47 FEET; 13) N 26°42'49" W, A DISTANCE OF 34.99 FEET; 14) N 51°56'16" W, A DISTANCE OF 33.70 FEET; 15) N 36°40'41" W, A DISTANCE OF 13.68 FEET; 16) N 60°12'22" W, A DISTANCE OF 44.99 FEET; 17) ALONG THE ARC OF A NON-RADIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET, AN ARC LENGTH OF 641.75 FEET AND BEING SUBTENDED BY A CHORD BEARING S 47°10'25" W FOR 631.81 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF INDIAN LAKE ROAD; THENCE RUN ALONG SAID EASTERN RIGHT-OF-WAY LINE OF INDIAN LAKE ROAD N 23°39'14" W FOR 80.74 FEET; THENCE DEPARTING SAID EASTERN RIGHT-OF-WAY LINE, RUN THE FOLLOWING TWO (2) COURSES: 1) N 12°42'08" E, A DISTANCE OF 715.88 FEET; 2) N 85°42'42" W, A DISTANCE OF 563.86 FEET TO A POINT ON SAID EASTERN RIGHT-OF-WAY LINE OF INDIAN LAKE ROAD; THENCE RUN ALONG SAID EASTERN RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: 1) ALONG THE ARC OF A NON-RADIAL CURVE TO THE LEFT HAVING A RADIUS OF 2050.00 FEET, AN ARC LENGTH OF 134.71 FEET AND BEING SUBTENDED BY A CHORD BEARING N 37°04'21" W FOR 134.68 FEET; 2) N 38°57'18" W, A DISTANCE OF 131.92 FEET; 3) N 37°01'47" W, A DISTANCE OF 920.59 FEET; 4) N 39°15'57" W, A DISTANCE OF 222.08 FEET; THENCE DEPARTING SAID EASTERN RIGHT-OF-WAY, RUN N 89°30'59" E, A DISTANCE OF 579.41 FEET; THENCE N 89°27'11" E, A DISTANCE OF 659.94 FEET; THENCE RUN THE FOLLOWING TWO (2) COURSES: 1) N 00°30'31" W, A DISTANCE OF 1319.23 FEET; 2) S 89°28'48" W, A DISTANCE OF 660.31 FEET; 3) N 00°29'29" W, A DISTANCE OF 1306.15 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 36, TOWNSHIP 15 SOUTH, RANGE 31 EAST; THENCE RUN ALONG SAID NORTH LINE N 89°32'40" E, A DISTANCE OF 1451.47 FEET; THENCE DEPARTING SAID NORTH LINE OF SECTION 36, RUN THE FOLLOWING THREE (3) COURSES: 1) S 62°46'09" E, A DISTANCE OF 5125.94 FEET; 2) S36°59'49"E, A DISTANCE OF 3263.72 FEET; 3) S 01°12'27" E, A DISTANCE OF 1966.18 FEET; THENCE S 88°53'08" W, A DISTANCE OF 619.89 FEET; THENCE SOUTHEASTERLY, 189.42 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1410.00 FEET AND A CENTRAL ANGLE OF 07°41'50" (CHORD BEARING S 36°15'58" E, 189.28 FEET); THENCE SOUTHEASTERLY, 331.46 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1439.21 FEET AND A CENTRAL ANGLE OF 13°11'45" (CHORD BEARING S 25°40'56" E, 330.73 FEET); THENCE S 18°11'57" E, A DISTANCE OF 259.58 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD; THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY OF OLD DELAND ROAD THE FOLLOWING FOUR (4) COURSES: 1) WESTERLY, 171.48 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1293.24 FEET AND A CENTRAL ANGLE OF 07°35'50" (CHORD BEARING S 71°01'04" W, 171.35 FEET); 2) S 74°30'00" W, A DISTANCE OF 301.20 FEET; 3) S 74°51'16" W FOR 983.23 FEET; 4) S 68°19'23" W FOR 1436.67 FEET TO A COMMON CORNER WITH THE LANDS NOW OF FORMERLY OF SOUTHERN BELL TELEPHONE & TELEGRAPH CO. AS RECORDED IN OFFICIAL RECORD BOOK 4533, PAGE 3497 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN ALONG THE COMMON LINE OF SOUTHERN BELL TELEPHONE & TELEGRAPH CO. THE FOLLOWING THREE (3) COURSES: 1) N 21°40'37" W FOR 200.00 FEET; 2) S 68°19'23" W FOR 200.00 FEET; 3) S 21°40'37" E FOR 200.00 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD; THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD, S 68°19'23" W, A DISTANCE OF 606.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 859.608 ACRES, MORE OR LESS.

SUNGATE

COMMUNITY DEVELOPMENT DISTRICT

4C



Sungate Community Development District

Engineer's Report

Prepared for Sungate Community Development District
Volusia County Florida

July 29, 2022

SUBMITTED BY:

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

TABLE OF CONTENTS

TABLE OF CONTENTS	2
EXHIBITS.....	2
1. INTRODUCTION	3
1.1 Description of Sungate Community.....	3
1.2 Purpose of Report.....	3
2. DISTRICT BOUNDARY AND PROPERTIES SERVED	4
2.1 District Boundary	4
2.2 Description of Properties Served.....	4
3. PROPOSED DEVELOPMENT INFRASTRUCTURE	4
3.1 Summary of the Proposed Project Infrastructure	4
3.2 Master Stormwater Management System	4
3.3 Public Roadway Systems	5
3.4 Water Distribution, Sanitary Sewer Collection, Reuse Water Distribution Systems and Reuse System	5
3.5 Landscaping, Irrigation and Entry Features in Common Areas	6
3.6 Electrical Service (Underground).....	6
3.7 Conservation Areas.....	6
4. OPINION OF PROBABLE CONSTRUCTION COST.....	6
5. PERMITTING STATUS	6
6. ENGINEER’S CERTIFICATION	7

EXHIBITS

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

Sungate Community Development District

Engineer's Report

1. INTRODUCTION

1.1 Description of Sungate Community

Sungate (also referred to as the "Development") is a 859.608 gross acres master planned, commercial/residential community located in The City of Daytona Beach as shown on Exhibit A. The development legal description is attached, Exhibit B. The Master Developer ("Developer") is TLO 12 Sungate, LLC., based in Daytona Beach, Florida.

The Development is part of a Planned District Agreement (PDA) known as Sungate Industrial PD-G which allows for up to and including, but not limited to, 37,444,524 square feet of commercial/retail/office/multi-family area. A land use summary is presented in Table 1.

Sungate Community Development District (herein called the "District" or "CDD") encompasses 859.608 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 one phase 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 Development, part of the roadway infrastructure, utilities, and the master storm water system for the Development will commence in 2022.

1.2 Purpose of Report

The purpose of this report is to provide a description of the Development, which will serve 859.608 gross acres of the District consisting of 364,597 square feet of commercial/retail/office/multi-family area; and 289.54 acres of commercial/industrial 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 / Multi-Family	18.54 ac
Roadways Spine – Onsite	26.6 ac
Commercial / Retail / Office	6.26 ac
Commercial / Industrial	289.54 ac
Master Stormwater / Open Space	518.678 ac
TOTAL	859.608 ac

2. DISTRICT BOUNDARY AND PROPERTIES SERVED

2.1 District Boundary

The Sungate Master Site Plan Development, Exhibit B, identifies the location and boundary of the Development included within the District. The Development Plan will provide for multifamily, industrial, hotel, medical/office, and retail/commercial land uses, and is generally located west of I-95 and north of International Speedway Blvd. and east of Indian Lake Road, in the City of Daytona Beach, Volusia County.

2.2 Description of Properties Served

The Development is located within Sections 5 and 6, Township 16 South, Range 32 East and Sections 31 and 32, Township 15 South, Range 32 East and Section 36, Township 15 South, Range 31 East, all within Volusia County, Florida. The existing property consists of wooded area, open pasture land, existing lake and forested wetland. The environmental areas associated with the Development have been reviewed and impacts mitigated. The terrain of the site is relatively flat with elevations ranging from EL. 30 to EL. 45 MSL 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:

- Public Water Distribution and Sanitary Sewer Collection Systems and Reuse Water Distribution System
- Off-Site and On-Site Master Public Roadway Improvements
- Master Stormwater Management System
- Landscaping, in common areas
- Irrigation, in common areas
- Hardscape, in common areas
- Electrical Service System (Underground)

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

that the boundary of the District is amended from time to time. See Table 2 for breakdown of facilities.

TABLE 2 - PROPOSED FACILITIES

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

3.2 Master Stormwater Management System

The Master Stormwater Management System provides for the stormwater 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. Nutrient loading requirements due to location of orifice drawdown for system are being met, these systems discharge to the adjacent offsite wetland to the thayer canal and then the Tomoka River. The City of Daytona Beach 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 The City of Daytona Beach, 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 including nutrient loading as mandated by the SJRWMD and The City of Daytona Beach. 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 wet detention lakes 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 and detention areas. All of these improvements will be owned and maintained by the District.

TABLE 5 - STORMWATER MASTER SYSTEM	
PONDS	ACREAGE (AC.)
Sungate	859.608
TOTAL – Sungate CDD	859.608

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 until accepted by the City of Daytona Beach. The Roadway's system within the Development and each phase will consist of five (5) lane road within the project. Two (2) County roads and one (1) City street that will connect to Sungate Logistics Blvd. north to Indian Lake Road east and west to Old Deland Road. 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, sodding, lighting, and landscaped and hardscape features.

The Development will provide for the design and construction of off-site roadway improvements providing connection to Old Deland Road, Indian Lake Road (Volusia County right-of-way). Roadway improvements will include connections to International Speedway Blvd., US-92, FDOT Road water main. These improvements will serve 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 City of Daytona Beach, Volusia 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 3.4) 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 System

The Development includes utilities within the right-of-way and adjacent utility easements of the proposed community infrastructure and internal streets. The City of Daytona Beach Utilities will provide reuse water, potable water and wastewater services for the district. The lift station, major trunk lines, public collection systems and transmission mains to serve the District's Development are to be constructed or acquired by the District. Water, sewer and reuse will be provided by the City of Daytona Beach. The overall water distribution systems, sanitary sewer collection and reuse water lines are shown on the Master Utility Plan Sheets, Exhibit D-1, D-2. And D-3.

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 water mains of various sizes will be funded by the District.

The wastewater facilities will include gravity collection sewer lines and mains. The facilities also include private collection systems lift stations and sanitary force mains. The new public lift station will be located within the District and will service the Development. The proposed new lift station will tie into an existing 12" forcemain located on International Speedway Blvd./US-92 through a new 8" forcemain through the City right-of-way within the Development. It is currently estimated that these gravity collection systems, forcemain, and reuse system will be constructed, acquired or financed by the District.

Design of the wastewater collection system, reuse water system and the water distribution system for potable water and fire protection is in accordance with the criteria and guidelines of The City of Daytona Beach, and the Florida Department of Environmental Protection (FDEP). Utility extension within the District will also be included as part of the infrastructure improvements for the Development. All of these improvements will be financed by the District and public improvements owned and maintained by The City of Daytona 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 Daytona Beach Utilities. The water, sanitary, and reuse system will be constructed or acquired by the District with District funds and subsequently the public portion turned over to The City of Daytona Beach Utilities. Landscaping for the roadways will consist of two (2) entry features, sod, annual flowers, shrubs, ground cover and trees for the intersection of Sungate Logistics Blvd. and International Speedway Blvd./US-92 roundabout roadways. These landscape features for the roadway will be maintained by the CDD or POA (Property Owners' Association).

3.6 Electrical Service (Underground)

Florida Power and Light (FPL) will provide the electrical service and street lighting to the Development. The service will include the primary and secondary systems to serve the various land uses, sanitary lift station 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 COST

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

Sungate CDD is located within The City of Daytona Beach. The District is currently approved by the City as a Planned District Agreement. The District is within the City of Daytona 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.

The City of Daytona previously approved a Planned District Agreement for the community which allows industrial, and commercial development.

Preliminary and Final Plat approval from The City of Daytona Beach must be obtained before construction can begin.

Construction plans and documents have been prepared and submitted to the SJRWMD. The improvements are under review by St. Johns River Water Management District Permit #183331-1.

Permits applications have been made through The City of Daytona Beach Planning Department and Utility Department for approval of sanitary sewer, water distribution, and reuse systems.

Additional permits may be required from the Florida Department of Environmental Protection (Water and Wastewater permits), the Environmental Protection Agency, The National Pollutant Discharge Elimination System, FEMA, the FDOT (Driveway/Utility/Drainage Permit for US-92), and Volusia County Use Permits for Old Deland Road and Indian Lake Road improvements. 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.

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 Sungate Community Development District.

Parker Mynchenberg, P.E.
Florida License No. 32645

6. ENGINEER'S CERTIFICATION

It is our opinion that the costs of the Development improvements proposed represent a system of



GRAPHIC SCALE

0 1000 2000



SCALE: 1" = 2000'

SUNGATE LOCATION MAP DEVELOPMENT PARKER MYNCHENBERG & ASSOCIATES, INC.

PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
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CERTIFICATE OF AUTHORIZATION NUMBER 00003910

**EXHIBIT A
1 OF 1**

7/29/2022

DESCRIPTION:

DESCRIPTION: A PARCEL OF LAND LYING IN SECTIONS 5 AND 6, TOWNSHIP 16 SOUTH, RANGE 32 EAST AND SECTIONS 31 AND 32, TOWNSHIP 15 SOUTH, RANGE 32 EAST AND SECTION 36, TOWNSHIP 15 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

BEGIN AT THE NORTHWEST CORNER OF LOT 8, TOWER GARDENS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 11, PAGE 246, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1) N 74°48'30" E, A DISTANCE OF 121.80 FEET; 2) N 74°48'30" E, A DISTANCE OF 27.40 FEET; 3) EASTERLY, 172.65 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1359.24 FEET AND A CENTRAL ANGLE OF 07°16'40" (CHORD BEARING N 71°10'39" E, 172.53 FEET); THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN S 19°46'54" E, A DISTANCE OF 334.52 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 92; THENCE RUN S 70°34'30" W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 421.50 FEET TO A POINT AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 92 AND THE EAST RIGHT-OF-WAY LINE OF FIRE TOWER ROAD; THENCE RUN N 03°22'00" W ALONG SAID EAST RIGHT-OF-WAY LINE OF FIRE TOWER ROAD, A DISTANCE OF 163.74 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN S 86°47'27" W, A DISTANCE OF 156.35 FEET; THENCE N 14°55'45" W, A DISTANCE OF 159.95 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: 1) N 74°48'30" E, A DISTANCE OF 140.05 FEET; 2) N 73°29'48" E, A DISTANCE OF 52.72 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 2

COMMENCE AT A POINT AT THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY LINE OF INDIAN LAKE ROAD (100' RIGHT OF WAY) AND THE NORTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD (66' RIGHT OF WAY), THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD THE FOLLOWING TWO (2) COURSES: 1) N 60°20'37" E FOR 1067.36 FEET; 2) N 68°19'23" E FOR 908.45 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN N 21°40'36" W, A DISTANCE OF 2021.33 FEET; THENCE RUN THE FOLLOWING THIRTEEN (13) COURSES: 1) N 86°40'29" E, A DISTANCE OF 707.02 FEET; 2) N 00°34'21" E, A DISTANCE OF 79.96 FEET; 3) N 33°03'07" E, A DISTANCE OF 224.43 FEET; 4) N 00°00'15" E, A DISTANCE OF 85.33 FEET; 5) N 09°45'52" E, A DISTANCE OF 165.76 FEET; 6) N 27°00'07" W, A DISTANCE OF 148.06 FEET; 7) N 87°34'53" W, A DISTANCE OF 390.86 FEET; 8) N 19°49'55" W, A DISTANCE OF 100.01 FEET; 9) N 43°14'22" W, A DISTANCE OF 161.00 FEET; 10) N 71°44'10" W, A DISTANCE OF 216.02 FEET; 11) N 47°56'39" W, A DISTANCE OF 133.00 FEET; 12) N 30°44'04" W, A DISTANCE OF 86.82 FEET; 13) S 66°30'52" W, A DISTANCE OF 338.00 FEET TO A POINT OF THE SOUTHERN RIGHT-OF-WAY LINE OF OLSON DRIVE; THENCE N 21°41'40" W, A DISTANCE OF 765.14 FEET; THENCE RUN THE FOLLOWING FOUR (4) COURSES: 1) N 10°27'24" E, A DISTANCE OF 928.12 FEET; 2) N 65°29'28" W, A DISTANCE OF 579.91 FEET; 3) S 78°53'37" W, A DISTANCE OF 760.19 FEET; 4) S 31°32'04" W, A DISTANCE OF 449.95 FEET TO A POINT ON THE EASTERLY LINE OF PRESTIGE CONCRETE AT INDIAN LAKE INDUSTRIAL PARK, ACCORDING TO THE PLAT OR MAP THEREOF, AS RECORDED IN MAP BOOK 56, PAGE 29, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN ALONG SAID EASTERLY LINE THE FOLLOWING SEVENTEEN (17) COURSES: 1) N 58°27'00" W, A DISTANCE OF 49.96 FEET; 2) N 52°56'52" W, A DISTANCE OF 76.90 FEET; 3) N 14°24'05" E, A DISTANCE OF 41.52 FEET; 4) N 14°56'57" W, A DISTANCE OF 31.04 FEET; 5) N 06°05'46" E, A DISTANCE OF 21.64 FEET; 6) N 29°47'22" W, A DISTANCE OF 31.97 FEET; 7) N 55°55'04" W, A DISTANCE OF 43.86 FEET; 8) N 44°53'01" W, A DISTANCE OF 37.60 FEET; 9) N 26°17'50" W, A DISTANCE OF 95.72 FEET; 10) N 51°11'50" W, A DISTANCE OF 31.49 FEET; 11) N 50°23'52" W, A DISTANCE OF 52.45 FEET; 12) N 61°47'08" W, A DISTANCE OF 16.47 FEET; 13) N 26°42'49" W, A DISTANCE OF 34.99 FEET; 14) N 51°56'16" W, A DISTANCE OF 33.70 FEET; 15) N 36°40'41" W, A DISTANCE OF 13.68 FEET; 16) N 60°12'22" W, A DISTANCE OF 44.99 FEET; 17) ALONG THE ARC OF A NON-RADIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET, AN ARC LENGTH OF 641.75 FEET AND BEING SUBTENDED BY A CHORD BEARING S 47°10'25" W FOR 631.81 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF INDIAN LAKE ROAD; THENCE RUN ALONG SAID EASTERN RIGHT-OF-WAY LINE OF INDIAN LAKE ROAD N 23°39'14" W FOR 80.74 FEET; THENCE DEPARTING SAID EASTERN RIGHT-OF-WAY LINE, RUN THE FOLLOWING TWO (2) COURSES: 1) N 12°42'08" E, A DISTANCE OF 715.88 FEET; 2) N 85°42'42" W, A DISTANCE OF 563.86 FEET TO A POINT ON SAID EASTERN RIGHT-OF-WAY LINE OF INDIAN LAKE ROAD; THENCE RUN ALONG SAID EASTERN RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: 1) ALONG THE ARC OF A NON-RADIAL CURVE TO THE LEFT HAVING A RADIUS OF 2050.00 FEET, AN ARC LENGTH OF 134.71 FEET AND BEING SUBTENDED BY A CHORD BEARING N 37°04'21" W FOR 134.68 FEET; 2) N 38°57'18" W, A DISTANCE OF 131.92 FEET; 3) N 37°01'47" W, A DISTANCE OF 920.59 FEET; 4) N 39°15'57" W, A DISTANCE OF 222.08 FEET; THENCE DEPARTING SAID EASTERN RIGHT-OF-WAY, RUN N 89°30'59" E, A DISTANCE OF 579.41 FEET; THENCE N 89°27'11" E, A DISTANCE OF 659.94 FEET; THENCE RUN THE FOLLOWING TWO (2) COURSES: 1) N 00°30'31" W, A DISTANCE OF 1319.23 FEET; 2) S 89°28'48" W, A DISTANCE OF 660.31 FEET; N 00°29'29" W, A DISTANCE OF 1306.15 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 36, TOWNSHIP 15 SOUTH, RANGE 31 EAST; THENCE RUN ALONG SAID NORTH LINE N 89°32'40" E, A DISTANCE OF 1451.47 FEET; THENCE DEPARTING SAID NORTH LINE OF SECTION 36, RUN THE FOLLOWING THREE (3) COURSES: 1) S 62°46'09" E, A DISTANCE OF 5125.94 FEET; 2) S36°59'49"E, A DISTANCE OF 3263.72 FEET; 3) S 01°12'27" E, A DISTANCE OF 1966.18 FEET; THENCE S 88°53'08" W, A DISTANCE OF 619.89 FEET; THENCE SOUTHEASTERLY, 189.42 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1410.00 FEET AND A CENTRAL ANGLE OF 07°41'50" (CHORD BEARING S 36°15'58" E, 189.28 FEET); THENCE SOUTHEASTERLY, 331.46 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1439.21 FEET AND A CENTRAL ANGLE OF 13°11'45" (CHORD BEARING S 25°40'56" E, 330.73 FEET); THENCE S 18°11'57" E, A DISTANCE OF 259.58 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD; THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY OF OLD DELAND ROAD THE FOLLOWING FOUR (4) COURSES: 1) WESTERLY, 171.48 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1293.24 FEET AND A CENTRAL ANGLE OF 07°35'50" (CHORD BEARING S 71°01'04" W, 171.35 FEET); 2) S 74°30'00" W, A DISTANCE OF 301.20 FEET; 3) S 74°51'16" W FOR 983.23 FEET; 4) S 68°19'23" W FOR 1436.67 FEET TO A COMMON CORNER WITH THE LANDS NOW OF FORMERLY OF SOUTHERN BELL TELEPHONE & TELEGRAPH CO. AS RECORDED IN OFFICIAL RECORD BOOK 4533, PAGE 3497 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN ALONG THE COMMON LINE OF SOUTHERN BELL TELEPHONE & TELEGRAPH CO. THE FOLLOWING THREE (3) COURSES: 1) N 21°40'37" W FOR 200.00 FEET; 2) S 68°19'23" W FOR 200.00 FEET; 3) S 21°40'37" E FOR 200.00 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD; THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD, S 68°19'23" W, A DISTANCE OF 606.35 FEET TO THE POINT OF BEGINNING.

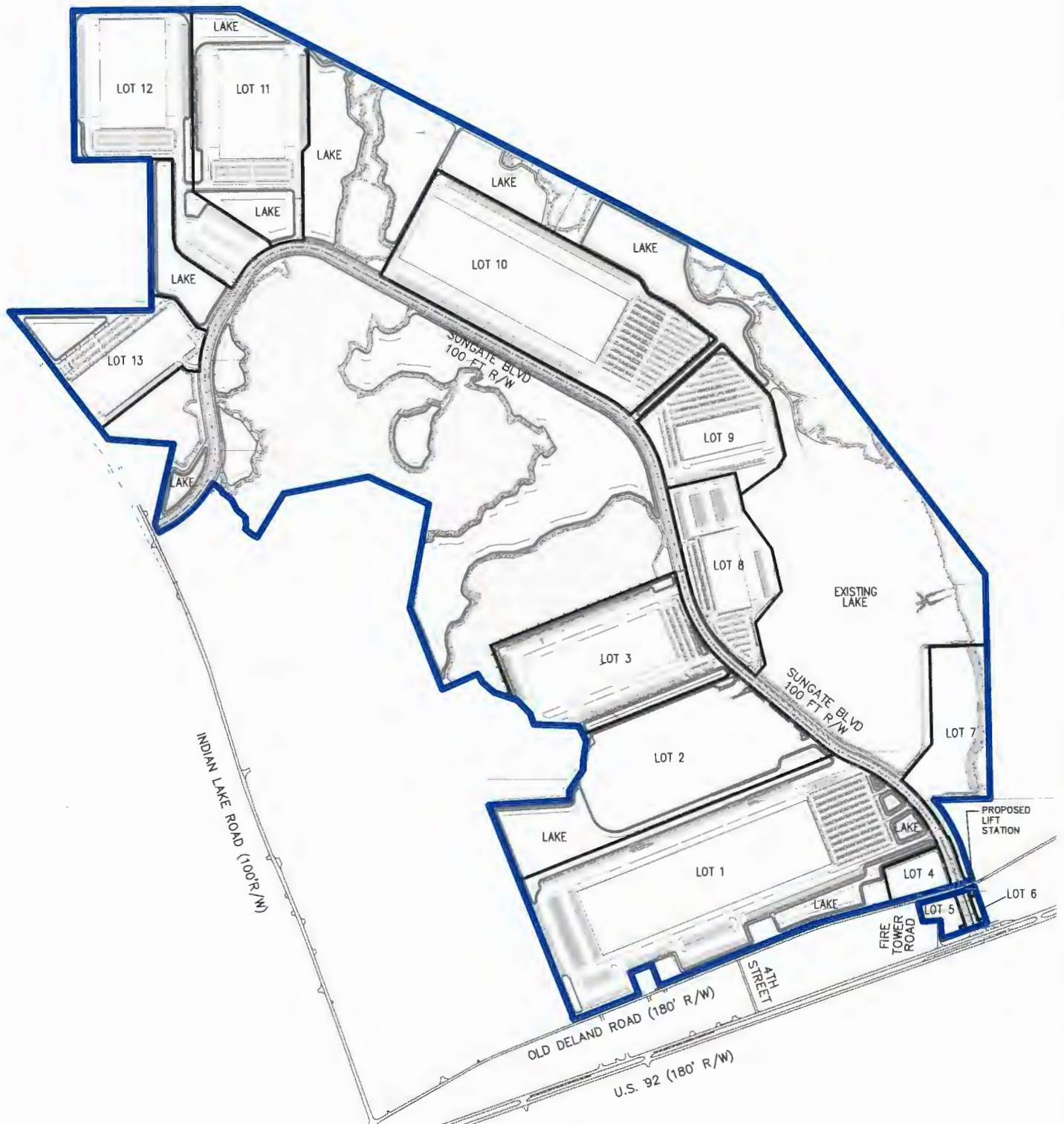
CONTAINING 859.608 ACRES, MORE OR LESS.

**SUNGATE
LEGAL DESCRIPTION
PARKER MYNCHENBERG
& ASSOCIATES, INC.**

PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
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CERTIFICATE OF AUTHORIZATION NUMBER 00003910

**EXHIBIT A-1
1 OF 1**

7/29/2022



GRAPHIC SCALE

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SCALE: 1" = 1200'

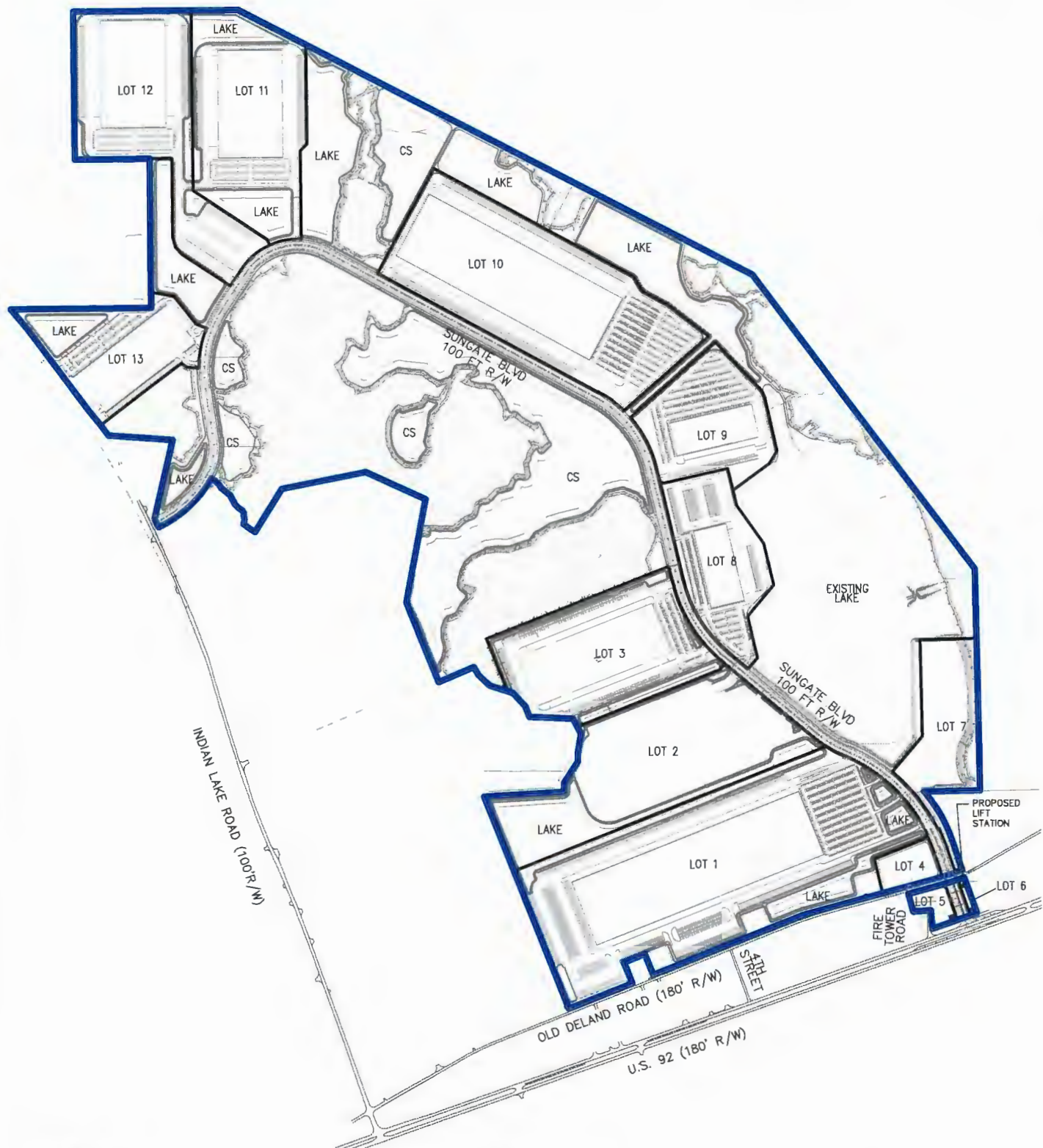
SUNGATE MASTER SITE DEVELOPMENT PLAN

**PARKER MYNCHENBERG
& ASSOCIATES, INC.**

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**EXHIBIT B
1 OF 2**

7/29/2022



GRAPHIC SCALE
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SCALE: 1" = 1000'

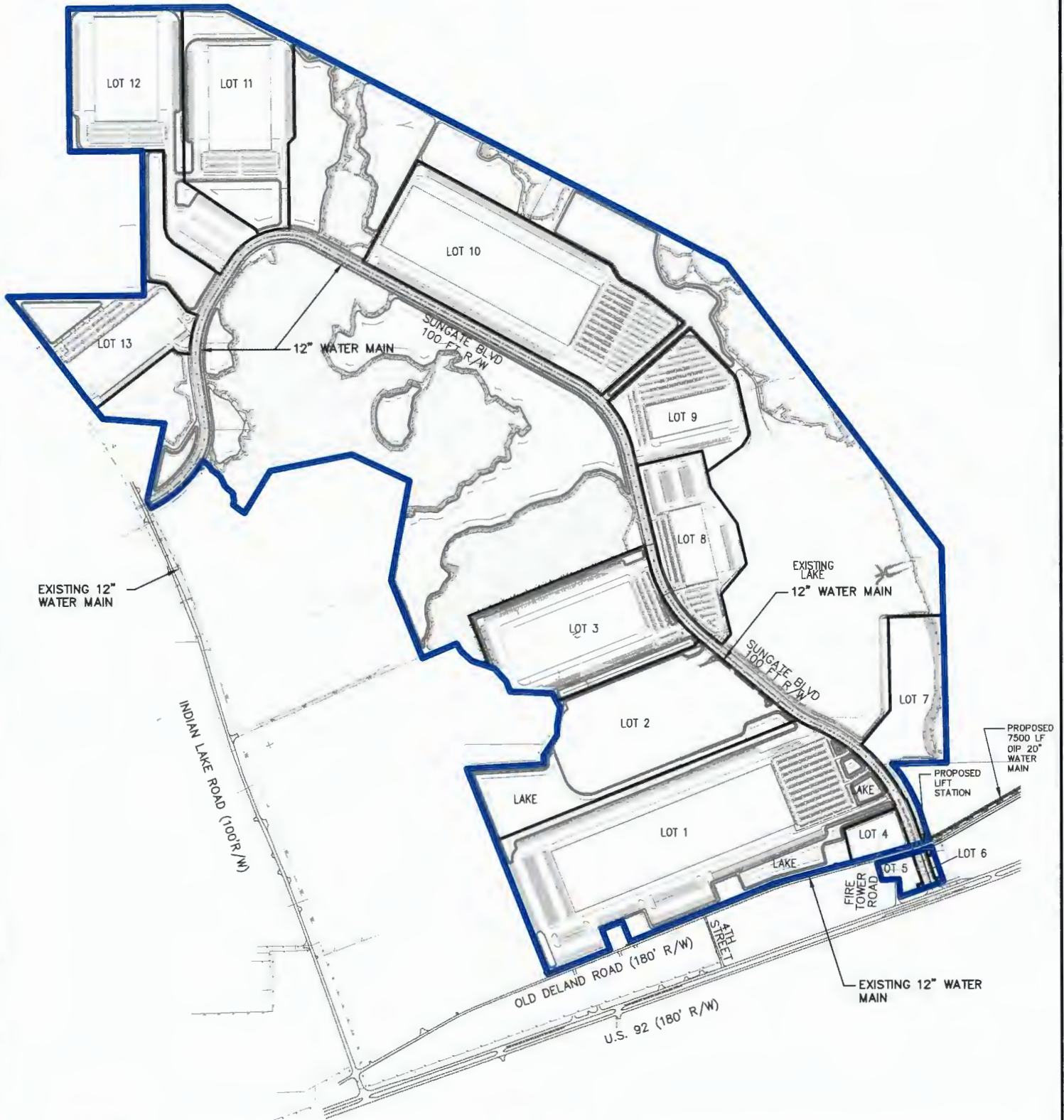
SUNGATE MASTER STORMWATER PLAN DEVELOPMENT

**PARKER MYNCHENBERG
& ASSOCIATES, INC.**

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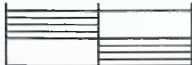
**EXHIBIT C
1 OF 1**

7/29/2022



GRAPHIC SCALE

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SCALE: 1" = 1200'

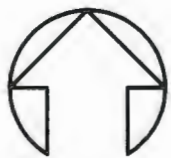
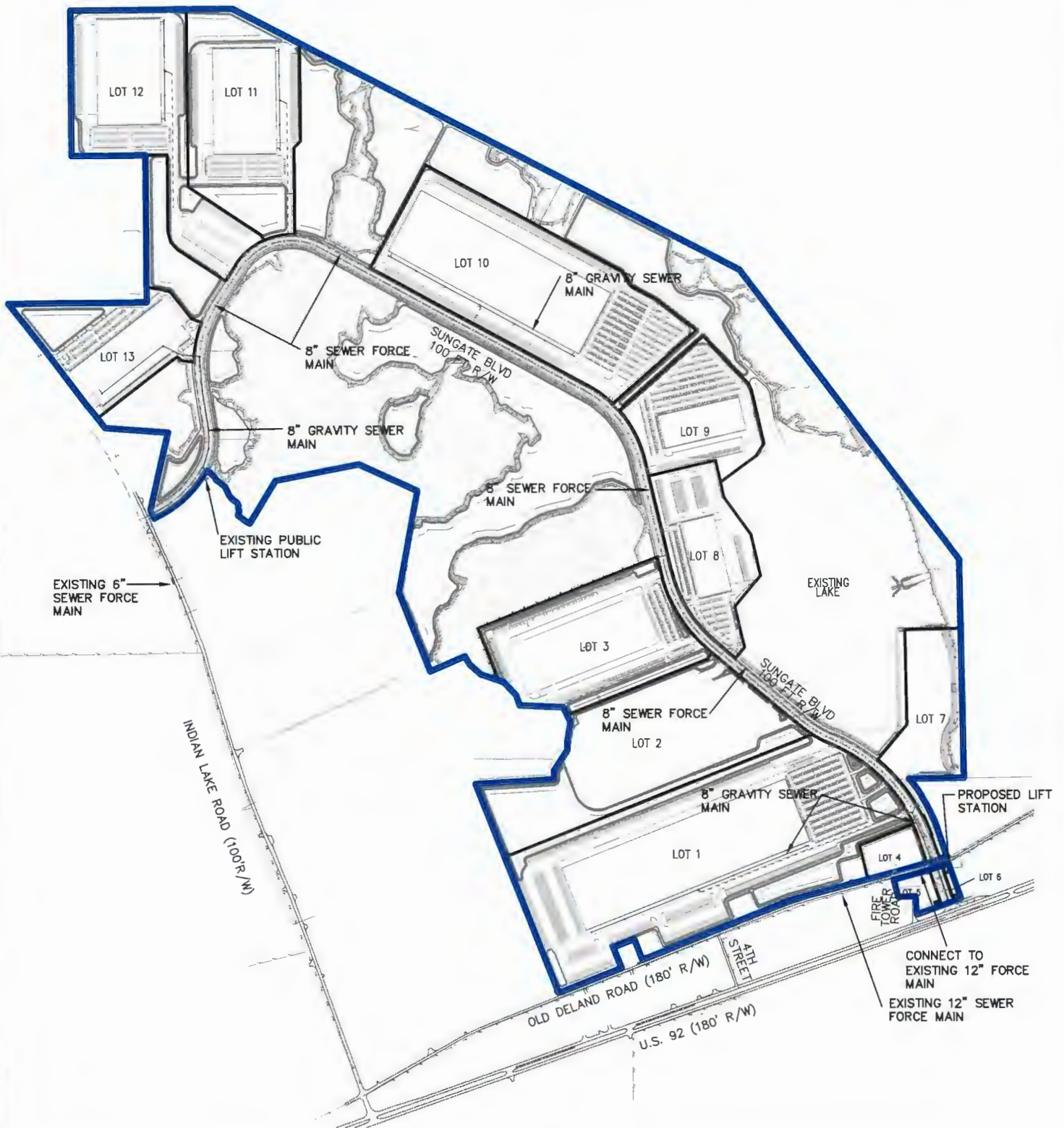
SUNGATE MASTER POTABLE WATER SYSTEM PLAN DEVELOPMENT

**PARKER MYNCHENBERG
& ASSOCIATES, INC.**

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CERTIFICATE OF AUTHORIZATION NUMBER 00003910

**EXHIBIT D-1
1 OF 3**

7/29/2022



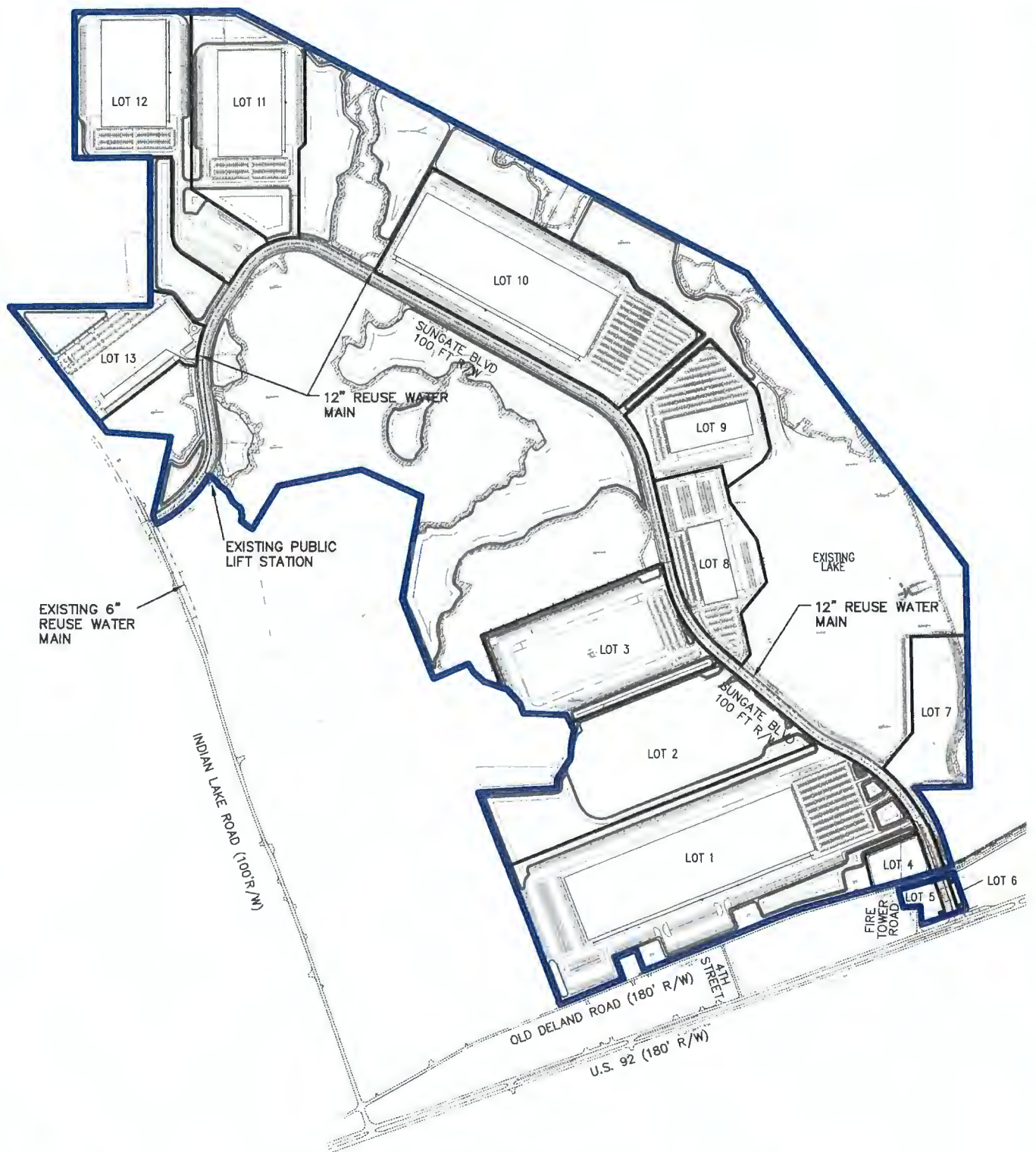
GRAPHIC SCALE
0 600 1200
SCALE: 1" = 1200'

SUNGATE **MASTER SANITARY SEWER SYSTEM PLAN DEVELOPMENT** **PARKER MYNCHENBERG** **& ASSOCIATES, INC.**

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EXHIBIT D-1
2 OF 3

7/29/2022



GRAPHIC SCALE
0 600 1200
SCALE: 1" = 1200'

SUNGATE LOGISTICS PARK
MASTER RECLAIM WATER SYSTEM PLAN DEVELOPMENT
PARKER MYNCHENBERG
& ASSOCIATES, INC.

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CERTIFICATE OF AUTHORIZATION NUMBER 00003910

EXHIBIT D-1
3 OF 3

7/29/2022

DESCRIPTION:
 DESCRIPTION A PARCEL OF LAND LYING IN SECTIONS 5 AND 8, TOWNSHIP 18 SOUTH, RANGE 32 EAST AND SECTIONS 31 AND 32, TOWNSHIP 19 SOUTH, RANGE 32 EAST AND SECTION 36, TOWNSHIP 19 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 PARCEL 1
 BEGIN AT THE NORTHWEST CORNER OF LOT 1, TOWER GARDENS, ACCORDING TO THE MAP ON PLAT THEREOF, AS RECORDED IN MAP BOOK 11, PAGE 248, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD, THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1) N 74°48'30" E, A DISTANCE OF 121.80 FEET; 2) N 74°48'30" E, A DISTANCE OF 27.40 FEET; 3) EASTERLY, 172.85 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1359.24 FEET AND A CENTRAL ANGLE OF 071°54'00" (CHORD BEARING N 71°10'38" E, 172.53 FEET); THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN S 18°48'54" E, A DISTANCE OF 354.52 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 92, THENCE RUN S 70°34'30" W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 421.50 FEET TO A POINT AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 92 AND THE EAST RIGHT-OF-WAY LINE OF FIRE TOWER ROAD, THENCE RUN N 03°22'00" W ALONG SAID EAST RIGHT-OF-WAY LINE OF FIRE TOWER ROAD, A DISTANCE OF 183.74 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN S 88°17'27" W, A DISTANCE OF 158.30 FEET; THENCE N 14°50'45" W, A DISTANCE OF 108.85 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD, THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: 1) N 74°48'30" E, A DISTANCE OF 140.05 FEET; 2) N 73°29'48" E, A DISTANCE OF 52.79 FEET TO THE POINT OF BEGINNING.
 AND
 PARCEL 2
 COMMENCE AT A POINT AT THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY LINE OF INDIAN LAKE ROAD (EAST RIGHT OF WAY) AND THE NORTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD (EAST RIGHT OF WAY), THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD THE FOLLOWING TWO (2) COURSES: 1) N 60°20'37" E FOR 1067.35 FEET; 2) N 60°19'23" E FOR 908.45 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE RUN N 21°40'34" W, A DISTANCE OF 2291.33 FEET; THENCE RUN THE FOLLOWING THIRTEEN (13) COURSES: 1) N 06°40'29" E, A DISTANCE OF 707.02 FEET; 2) N 03°42'21" E, A DISTANCE OF 79.86 FEET; 3) N 33°03'07" E, A DISTANCE OF 224.45 FEET; 4) N 00°00'15" E, A DISTANCE OF 65.53 FEET; 5) N 09°45'57" E, A DISTANCE OF 163.78 FEET; 6) N 27°00'07" W, A DISTANCE OF 148.08 FEET; 7) N 87°34'53" W, A DISTANCE OF 390.86 FEET; 8) N 19°48'50" W, A DISTANCE OF 100.01 FEET; 9) N 43°14'22" W, A DISTANCE OF 181.00 FEET; 10) N 71°41'10" W, A DISTANCE OF 216.02 FEET; 11) N 47°56'39" W, A DISTANCE OF 133.00 FEET; 12) N 36°44'04" W, A DISTANCE OF 86.82 FEET; 13) S 86°30'52" W, A DISTANCE OF 338.00 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY LINE OF OLSON DRIVE, THENCE N 21°44'00" W, A DISTANCE OF 785.14 FEET; THENCE RUN THE FOLLOWING FOUR (4) COURSES: 1) N 10°37'24" E, A DISTANCE OF 928.12 FEET; 2) N 60°28'28" W, A DISTANCE OF 578.91 FEET; 3) S 78°53'37" W, A DISTANCE OF 780.18 FEET; 4) S 21°32'04" W, A DISTANCE OF 449.85 FEET TO A POINT ON THE EASTERLY LINE OF PRESTIGE CONCRETE AT INDIAN LAKE INDUSTRIAL PARK, ACCORDING TO THE PLAT OR MAP THEREOF, AS RECORDED IN MAP BOOK 56, PAGE 29, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN ALONG SAID EASTERLY LINE THE FOLLOWING SEVENTEEN (17) COURSES: 1) N 58°27'00" W, A DISTANCE OF 40.84 FEET; 2) N 52°58'53" W, A DISTANCE OF 76.80 FEET; 3) N 14°24'05" E, A DISTANCE OF 41.52 FEET; 4) N 14°56'57" W, A DISTANCE OF 31.04 FEET; 5) N 08°03'48" E, A DISTANCE OF 21.64 FEET; 6) N 28°47'22" W, A DISTANCE OF 31.87 FEET; 7) N 50°55'04" W, A DISTANCE OF 43.88 FEET; 8) N 44°52'01" W, A DISTANCE OF 37.40 FEET; 9) N 28°17'50" W, A DISTANCE OF 85.72 FEET; 10) N 51°11'50" W, A DISTANCE OF 31.49 FEET; 11) N 50°23'52" W, A DISTANCE OF 52.45 FEET; 12) N 61°47'08" W, A DISTANCE OF 16.47 FEET; 13) N 26°42'49" W, A DISTANCE OF 34.98 FEET; 14) N 51°58'18" W, A DISTANCE OF 33.70 FEET; 15) N 38°45'11" W, A DISTANCE OF 13.88 FEET; 16) N 60°12'22" W, A DISTANCE OF 44.88 FEET; 17) ALONG THE ARC OF A NON-RADIAL CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 843.70 FEET AND BEING SUBTENDED BY A CHORD BEARING S 47°10'25" W FOR 831.81 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF INDIAN LAKE ROAD, THENCE RUN ALONG SAID EASTERN RIGHT-OF-WAY LINE OF INDIAN LAKE ROAD N 23°28'14" W FOR 80.74 FEET; THENCE DEPARTING SAID EASTERN RIGHT-OF-WAY LINE, RUN THE FOLLOWING TWO (2) COURSES: 1) N 12°42'08" E, A DISTANCE OF 715.88 FEET; 2) N 85°42'42" W, A DISTANCE OF 563.86 FEET TO A POINT ON SAID EASTERN RIGHT-OF-WAY LINE OF INDIAN LAKE ROAD, THENCE RUN ALONG SAID EASTERN RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: 1) ALONG THE ARC OF A NON-RADIAL CURVE TO THE LEFT HAVING A RADIUS OF 2050.00 FEET, AN ARC LENGTH OF 134.71 FEET AND BEING SUBTENDED BY A CHORD BEARING N 37°04'21" W FOR 134.88 FEET; 2) N 36°37'47" W, A DISTANCE OF 121.82 FEET; 3) N 37°07'47" W, A DISTANCE OF 920.58 FEET; 4) N 30°15'57" W, A DISTANCE OF 222.06 FEET; THENCE DEPARTING SAID EASTERN RIGHT-OF-WAY, RUN N 88°30'58" E, A DISTANCE OF 579.41 FEET; THENCE N 89°27'11" E, A DISTANCE OF 859.94 FEET; THENCE RUN THE FOLLOWING TWO (2) COURSES: 1) N 02°30'31" W, A DISTANCE OF 1319.23 FEET; 2) S 88°38'48" W, A DISTANCE OF 880.31 FEET; N 00°29'28" W, A DISTANCE OF 1308.15 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 36, TOWNSHIP 19 SOUTH, RANGE 31 EAST, THENCE RUN ALONG SAID NORTH LINE N 89°32'40" E, A DISTANCE OF 1451.47 FEET; THENCE DEPARTING SAID NORTH LINE OF SECTION 36, RUN THE FOLLOWING THREE (3) COURSES: 1) S 62°46'00" E, A DISTANCE OF 5125.84 FEET; 2) S 36°58'48" E, A DISTANCE OF 3283.72 FEET; 3) S 01°12'27" E, A DISTANCE OF 1884.18 FEET; THENCE S 88°38'07" W, A DISTANCE OF 818.88 FEET; THENCE SOUTHEASTERLY, 188.42 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1410.00 FEET AND A CENTRAL ANGLE OF 074°15'00" (CHORD BEARING S 38°15'58" E, 188.28 FEET); THENCE SOUTHEASTERLY, 351.48 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1438.21 FEET AND A CENTRAL ANGLE OF 131°14'45" (CHORD BEARING S 25°40'54" E, 330.73 FEET); THENCE S 18°11'39" E, A DISTANCE OF 238.54 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD, THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY OF OLD DELAND ROAD THE FOLLOWING FOUR (4) COURSES: 1) WESTERLY, 171.48 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1283.24 FEET AND A CENTRAL ANGLE OF 07°35'50" (CHORD BEARING S 77°01'04" W, 171.35 FEET); 2) S 74°30'00" W, A DISTANCE OF 301.20 FEET; 3) S 74°51'18" W FOR 983.23 FEET; 4) S 88°19'23" W FOR 153.87 FEET TO A COMMON CORNER WITH THE LANDS NOW OF FORMERLY OF SOUTHERN BELL TELEPHONE & TELEGRAPH CO. AS RECORDED IN OFFICIAL RECORD BOOK 4533, PAGE 3487 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN ALONG THE COMMON LINE OF SOUTHERN BELL TELEPHONE & TELEGRAPH CO. THE FOLLOWING THREE (3) COURSES: 1) N 21°48'37" W FOR 200.00 FEET; 2) S 68°19'23" W FOR 200.00 FEET; 3) S 21°40'37" E FOR 200.00 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD, THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD, S 68°19'23" W, A DISTANCE OF 906.35 FEET TO THE POINT OF BEGINNING
 CONTAINING 859.808 ACRES, MORE OR LESS.



SUNGATE LOGISTICS PARK **LEGAL DESCRIPTION CDD BOUNDARY** **PARKER MYNCHENBERG** **& ASSOCIATES, INC.**

PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
 1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
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 CERTIFICATE OF AUTHORIZATION NUMBER 00003910

EXHIBIT E
1 OF 1

7/29/2022

SUNGATE CDD COST ESTIMATES AND TIMETABLE FOR CONSTRUCTION

TIMETABLE FOR CONSTRUCTION

PHASE 1 CONSTRUCTION		PHASE 2 CONSTRUCTION	
EST. START	EST. COMPLETE	EST. START	EST. COMPLETE
September 2022	May 2024	May 2024	July 2025

PROJECT DETAILS

DATE	MILESTONE
September 2022	Start Phase I Construction
May 2024	Complete Phase I Construction
May 2024	Start Phase II Construction
July 2026	Complete Phase II Construction

COST ESTIMATES

PHASE 1

Design, Permitting and Construction Admin.	\$	2,080,000
Wetland Mitigation	\$	3,825,000
General Conditions and Site Preparation	\$	2,530,372
Stormwater Management System	\$	8,198,290
Sanitary Sewer Collection System	\$	1,081,000
Potable Water Distribution System	\$	388,000
Reclaim Water Distribution System	\$	388,000
Off-site Utility Improvements	\$	500,000
Roadway System	\$	4,788,000
Off-site Roadway Improvements	\$	3,368,500
Subtotal Phase 1	\$	27,147,162

PHASE 2

Design, Permitting and Construction Admin.	\$	1,390,000
Wetland Mitigation	\$	5,100,000
General Conditions and Site Preparation	\$	4,804,160
Stormwater Management System	\$	13,697,000
Sanitary Sewer Collection System	\$	1,415,000
Potable Water Distribution System	\$	776,000
Reclaim Water Distribution System	\$	776,000
Off-site Utility Improvements	\$	500,000
Roadway System	\$	7,131,000
Off-site Roadway Improvements	\$	9,599,000
Subtotal Phase 2	\$	45,188,160

TOTAL CDD ESTIMATED COSTS	\$	72,335,322
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SUNGATE

COMMUNITY DEVELOPMENT DISTRICT

4D

SUNGATE COMMUNITY DEVELOPMENT DISTRICT

Master Special Assessment Methodology Report

November 7, 2022



Provided by:

Wrathell, Hunt and Associates, LLC

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Table of Contents

1.0	Introduction	
1.1	Purpose	1
1.2	Scope of the Report	1
1.3	Special Benefits and General Benefits	1
1.4	Organization of the Report	2
2.0	Development Program	
2.1	Overview	2
2.2	The Development Program	2
3.0	The Capital Improvement Plan	
3.1	Overview	3
3.2	Capital Improvement Plan	3
4.0	Financing Program	
4.1	Overview	3
4.2	Types of Bonds Proposed	4
5.0	Assessment Methodology	
5.1	Overview	5
5.2	Benefit Allocation	5
5.3	Assigning Bond Assessments	7
5.4	Lienability Test: Special and Peculiar Benefit to the Property	8
5.5	Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay	9
5.6	True-Up Mechanism	9
5.7	Additional Items Regarding Bond Assessments Imposition and Allocation	12
5.8	Preliminary Assessment Roll	12
6.0	Additional Stipulations	
6.1	Overview	13
7.0	Appendix	
	Table 1	13
	Table 2	14
	Table 3	14
	Table 4	15
	Table 5	15

1.0 Introduction

1.1 Purpose

This Master Special Assessment Methodology Report (the “Report”) was developed to provide a master financing plan and a master special assessment methodology for the Sungate Community Development District (the “District”), located in the City of Daytona Beach, Volusia County, Florida, as related to funding the costs of the acquisition and construction of public infrastructure improvements contemplated to be provided by the District.

1.2 Scope of the Report

This Report presents projections for financing the District’s public infrastructure improvements (the “Capital Improvement Plan”) as described in the Engineer’s Report of Parker Mynchenberg & Associates, Inc. dated July 29, 2022 (the “Engineer’s Report”), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the Capital Improvement Plan.

1.3 Special Benefits and General Benefits

Public infrastructure improvements undertaken and funded by the District as part of the Capital Improvement Plan create special and peculiar benefits, 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 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 District’s Capital Improvement Plan enables properties within its boundaries to be developed.

There is no doubt that the general public, property owners, and property outside the District will benefit from the provision of the Capital Improvement Plan. However, these benefits are only incidental since the Capital Improvement Plan is designed solely to provide special benefits peculiar to property within the District. Properties outside the District are not directly served by the Capital Improvement Plan and do not depend upon the Capital Improvement Plan to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of the District’s boundaries.

The Capital Improvement Plan will provide public infrastructure improvements which are all necessary in order to make the lands within the District developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the District to increase by more than the sum of the financed cost of the individual components of the Capital Improvement Plan. Even though the exact value of the benefits provided by the Capital Improvement Plan is hard to estimate at this point, it is without doubt greater than the costs associated with providing same.

1.4 Organization of the Report

Section Two describes the development program as proposed by the Developer, as defined below.

Section Three provides a summary of the Capital Improvement Plan as determined by the District Engineer.

Section Four discusses the current financing program for the District.

Section Five discusses the special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District serves the Sungate development (the “Development” or “Sungate”), a master planned, mixed-use development located in the City of Daytona Beach, Volusia County, Florida. The land within the District consists of approximately 859.608 +/- acres and is generally located north of W. International Speedway Boulevard and west of LPGA Boulevard.

2.2 The Development Program

The development of Sungate is anticipated to be conducted by TLO 12 Sungate, LLC. (the “Developer”). Based upon the information provided by the Developer, the current development plan for the District envisions various industrial, commercial, retail, office, and multi-family uses developed over a total land area of approximately 314.34 +/- acres, referred to herein as Developable or Net acres, in two or more phases, although phasing plan, land use types and actual development area may change throughout the development

period. Table 1 in the *Appendix* illustrates the development plan for the District.

3.0 The Capital Improvement Plan

3.1 Overview

The public infrastructure costs to be funded by the District are described by the District Engineer in the Engineer's Report. Only public infrastructure improvements that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 Capital Improvement Plan

The Capital Improvement Plan needed to serve the Development is projected to consist of wetland mitigation, stormwater management, sanitary sewer collection, potable water distribution, reclaim water distribution, off-site utilities, and on-site and off-site roadways, all as set forth in more detail in the Engineer's Report.

The Capital Improvement Plan is anticipated to be developed in two or more phases to coincide with and support the development of the land within the District and all of the infrastructure included in the Capital Improvement Plan are designed to comprise an interrelated system of improvements, which means that all of the improvements will serve the entire District and all improvements will be interrelated such that they will reinforce one another. At the time of this writing, the total costs of the Capital Improvement Plan, including professional services are estimated at \$72,335,322. Table 2 in the *Appendix* illustrates the specific components of the Capital Improvement Plan and their costs.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of public capital improvements which will facilitate the development of lands within the District. Generally, construction of public infrastructure improvements is either funded by the Developer and then acquired by the District or funded directly by the District. The choice of the exact mechanism for providing improvements has not yet been made

at the time of this writing, and the District may either acquire the improvements from the Developer or construct it, or even partly acquire it and partly construct it.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund the costs of the Capital Improvement Plan as described in *Section 3.2* in one financing transaction, the District would have to issue approximately \$101,245,000 in par amount of special assessment bonds (the "Bonds").

Please note that the purpose of this Report is to allocate the benefit of the Capital Improvement Plan to the various land uses in the District and based on such benefit allocation to apportion the maximum debt necessary to fund the Capital Improvement Plan. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

4.2 Types of Bonds Proposed

The proposed financing plan for the District provides for the issuance of the Bonds in the principal amount of \$101,245,000 in one or more series with various maturities to finance Capital Improvement Plan costs at \$72,335,322. The Bonds as projected under this master financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made every May 1.

In order to finance the improvement costs, the District would need to borrow more funds and incur indebtedness in the total amount of \$101,245,000. The difference is comprised of funding one or more debt service reserves, funding capitalized interest, and paying costs of issuance, including the underwriter's discount. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

Please note that the structure of the Bonds as presented in this Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with funds necessary to construct/acquire the public infrastructure improvements which are part of the Capital Improvement Plan outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to properties within the boundaries of the District. General benefits accrue to areas outside the District, but are only incidental in nature. The debt incurred in financing the public infrastructure will be secured by assessing properties that derive special and peculiar benefits from the Capital Improvement Plan. All properties that receive special benefits from the Capital Improvement Plan will be assessed for their fair share of the debt issued in order to finance the Capital Improvement Plan.

5.2 Benefit Allocation

The current development plan for the District envisions the development of various industrial, commercial, retail, office, and multi-family uses developed over a total land area of approximately 314.34 +/- acres in two or more phases, although phasing plan, land use types and actual development area may change throughout the development period.

The public infrastructure improvements included in the Capital Improvement Plan will comprise an interrelated system of improvements, which means that all of the improvements will serve the entire District and such improvements will be interrelated such that they will reinforce each other and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the District will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements. Notwithstanding the foregoing, the District reserves the right to create specific assessment areas within the District with respect to any series of the Bonds.

As stated previously, the public infrastructure improvements included in the Capital Improvement Plan have a logical connection to the special and peculiar benefits received by the land within the District, as without such improvements, the development of the properties within the District would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to

the land within the District, the District can assign or allocate the District's debt through the imposition of non-ad valorem assessments, to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem assessment amount levied on that parcel.

This Report proposes to allocate the benefit associated with the Capital Improvement Plan to the land use types proposed to be developed within the District uniformly on the basis of the number of Developable/Net acres which define the saleable parcels, as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the equal ERU weights that are proposed to be assigned to the land use types contemplated to be developed within the District, total ERU counts for each product type, and the share of the benefit received by each product type.

The rationale behind the uniform ERU weight per each Developable/Net acre is supported by the fact that generally and on average the benefit which accrues to undeveloped land as a result of the implementation of public infrastructure improvements can be approximated, among other means, by the increase in the value of such land, and as land is sold by acre, the benefit to such land from the implementation of the public infrastructure improvements which comprise the Capital Improvement Plan can also be measured as accruing to same Developable/Net acres.

Table 5 in the *Appendix* presents the apportionment of the assessment associated with the Bonds (the "Bond Assessments") to the land uses contemplated to be developed within the District in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the annual debt service assessments per unit.

No Bond Assessments are allocated herein to any amenities or other common areas planned for the development. Such amenities and common areas will be owned and operated by the District and/or the Property Owners' Association. If owned by the District or the Property Owners' Association, the amenities and common areas would be considered a common element for the exclusive benefit of property owners. Accordingly, any benefit to the amenities and common areas would directly benefit of all platted lots in the District. As such, no Bond Assessments will be assigned to the amenities and common areas. If the amenities are owned by the District, then they

would be open to the general public, subject to District rules and policies.

5.3 Assigning Bond Assessments

As the land in the District is not yet platted/has not yet received development permits for its intended use and the precise location of the various land uses as well as the number of Developable/Net acres are unknown, the Bond Assessments will initially be levied on all of the land in the District on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$101,245,000 will be preliminarily levied on approximately 859.608 +/- acres (the number of gross acres in the District) at a rate of \$117,780.43 per gross acre.

When the land is platted/receives its development permit, the Bond Assessments will be allocated to each platted/permitted parcel on a first platted/permitted-first assigned basis based on the number of Developable/Net acres at the rate as reflected in Table 5 in the *Appendix*. Such allocation of Bond Assessments from unplatted gross acres/gross acres which did not yet receive their permits to platted/permitted parcels will reduce the amount of Bond Assessments levied on unplatted gross acres/gross acres which did not yet receive their permits within the District.

In the event unplatted gross acres/gross acres which did not yet receive their permits (the “Transferred Property”) is sold to a third party not affiliated with the Developer, the Bond Assessments will be assigned to such Transferred Property at the time of the sale based on the maximum total number of Developable/Net acres assigned by the Developer to that Transferred Property, subject to review by the District’s methodology consultant, to ensure that any such assignment is reasonable, supported by current development rights and plans, and otherwise consistent with this Report. The owner of the Transferred Property will be responsible for the total Bond Assessments applicable to the Transferred Property, regardless of the total number of Developable/Net acres ultimately actually developed. This amount of total Bond Assessments is fixed to the Transferred Property at the time of the sale. If the Transferred Property is subsequently sub-divided into smaller parcels, the total amount of Bond Assessments initially allocated to the Transferred Property will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e. equal assessment per gross acre until platting/permit approval).

As set forth in any supplemental report, and for any particular bond issuance, the Developer may opt to “buy down” the Bond Assessments on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for the Bond Assessments to reach certain target levels. Note that any “true-up,” as described herein, may require a payment to satisfy “true-up” obligations as well as additional contributions to maintain such target assessment levels. Any amounts contributed by the Developer to pay down assessments will not be eligible for “deferred costs,” if any are provided for in connection with any particular bond issuance.

In the event that the Capital Improvement Plan is not completed, required contributions are not made, additional benefitted lands are added to the District and/or assessment area(s), or under certain other circumstances, the District may elect to reallocate the Bond Assessments, and the District expressly reserves the right to do so, provided however that any such reallocation shall not be construed to relieve any party of contractual or other obligations to the District and shall not increase the benefit allocated to each product type set forth in this Report.

This Report is intended to establish, without the need for a further public hearing, the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the project(s) referenced herein. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein, and shall be described in one or more supplemental reports.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, public infrastructure improvements undertaken by the District create special and peculiar benefits to certain properties within the District. The District's improvements benefit assessable properties within the District and accrue to all such assessable properties on an ERU basis.

Public infrastructure improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the District. The special and peculiar benefits resulting from each improvement are:

- a. added use of the property;

- b. added enjoyment of the property;
- c. decreased insurance premiums; and
- d. increased marketability and value of the property.

The public infrastructure improvements which are part of the Capital Improvement Plan make the land in the District developable and saleable and when implemented jointly as parts of the Capital Improvement Plan, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received by the land within the District from the public infrastructure improvements is delineated in Table 4 (expressed as the ERU factors).

The apportionment of the Bond Assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the District according to reasonable estimates of the special and peculiar benefits derived from the Capital Improvement Plan.

Accordingly, no acre or parcel of property within the District will be lienied for the payment of Bond Assessments more than the determined special benefit peculiar to that property.

5.6 True-Up Mechanism

The District's assessment program is predicated on the development of lots in a manner sufficient to include all of the planned Developable/Net acres as signified by Equivalent Residential Units ("ERUs") as set forth in Table 1 in the *Appendix* ("Development Plan"). At such time as lands are to be platted (or re-platted) or site plans are to be approved (or re-approved), the plat or site plan (either, herein, "Proposed Plat") shall be presented to the District for a "true-up" review as follows:

a. If a Proposed Plat results in the same amount of Developable/Net acres as signified by ERUs (and thus Bond Assessments) able to be imposed on the “Remaining Unplatted Lands” (i.e., those remaining unplatted lands after the Proposed Plat is recorded) as compared to what was originally contemplated under the Development Plan, then the District shall allocate the Bond Assessments to the land uses being platted and the remaining property in accordance with this Report, and cause the Bond Assessments to be recorded in the District’s Improvement Lien Book.

b. If a Proposed Plat results in a greater amount of Developable/Net acres as signified by ERUs (and thus Bond Assessments) able to be imposed on the Remaining Unplatted Lands as compared to what was originally contemplated under the Development Plan, then the District may undertake a pro rata reduction of Bond Assessments for all assessed properties within the Property, or may otherwise address such net decrease as permitted by law.

c. If a Proposed Plat results in a lower amount of Developable/Net acres as signified by ERUs (and thus Bond Assessments) able to be imposed on the Remaining Unplatted Lands as compared to what was originally contemplated under the Development Plan, then the District shall require the landowner(s) of the lands encompassed by the Proposed Plat to pay a “True-Up Payment” equal to the difference between: (i) the Bond Assessments originally contemplated to be imposed on the lands subject to the Proposed Plat, and (ii) the Bond Assessments able to be imposed on the lands subject to the Proposed Plat, after the Proposed Plat (plus applicable interest, collection costs, penalties, etc.).¹

With respect to the foregoing true-up analysis, the District’s Assessment Consultant, in consultation with the District Engineer, District Counsel and District Bond Counsel, shall determine in his or her sole discretion what amount of ERUs (and thus Bond Assessments) are able to be imposed on the Remaining Unplatted Lands, taking into account a Proposed Plat, by reviewing: a) the original, overall development plan showing the number of Developable/Net acres reasonably planned for the development, b)

¹ For example, if the first platting includes 100 Developable/Net acres equal to 100 ERUs, which equates to a total allocation of \$32,208,754.85 in Bond Assessments, then the remaining unplatted land would be required to absorb 214.34 Developable/Net acres equal to 214.34 ERUs or \$69,036,245.15 in Bond Assessments. If the remaining unplatted land would only be able to absorb 210.00 Developable/Net acres equal to 210.00 ERUs or \$67,638,385.19 in Bond Assessments, then a true-up, payable by the owner of the unplatted land, would be due in the amount of \$1,397,859.96 in Bond Assessments plus applicable accrued interest to the extent described in this Section.

the revised, overall development plan showing the number of Developable/Net acres planned for the development, c) proof of the amount of entitlements for the Remaining Unplatted Lands, d) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and e) documentation that shows the feasibility of implementing the proposed development plan. Prior to any decision by the District not to impose a true-up payment, a supplemental methodology shall be produced demonstrating that there will be sufficient assessments to pay debt service on the applicable series of bonds and the District will conduct new proceedings under Chapters 170, 190 and 197, Florida Statutes upon the advice of District Counsel.

Any True-Up Payment shall become due and payable that tax year by the landowner of the lands subject to the Proposed Plat, shall be in addition to the regular assessment installment payable for such lands, and shall constitute part of the debt assessment liens imposed against the Proposed Plat property until paid. A True-Up Payment shall include accrued interest on the applicable bond series to the interest payment date that occurs at least 45 days after the True-Up Payment (or the second succeeding interest payment date if such True-Up Payment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indentures for the applicable bond series)).

All Bond Assessments levied run with the land, and such assessment liens include any True-Up Payments. The District will not release any liens on property for which True-Up Payments are due, until provision for such payment has been satisfactorily made. Further, upon the District's review of the final plat for the developable acres, any unallocated Bond Assessments shall become due and payable and must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats.

Such review shall be limited solely to the function and the enforcement of the District's assessment liens and/or true-up agreements. Nothing herein shall in any way operate to or be construed as providing any other plat approval or disapproval powers to the District. For further detail on the true-up process, please refer to the True-Up Agreement and applicable assessment resolution(s).

5.7 Additional Items Regarding Bond Assessments Imposition and Allocation

This master assessment allocation methodology is intended to establish, without the need for a further public hearing, the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the project(s) referenced herein. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein, and shall be described in one or more supplemental reports.

As noted herein, the Capital Improvement Plan functions as a system of improvements. Among other implications, this means that proceeds from any particular bond issuance can be used to fund improvements within any benefitted property within the District, regardless of where the Bond Assessments are levied, provided that Bond Assessments are fairly and reasonably allocated across all benefitted properties.

As set forth in any supplemental report, and for any particular bond issuance, the land developer may opt to “buy down” the Bond Assessments on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for Bond Assessments to reach certain target levels. Note that any “true-up,” as described herein, may require a payment to satisfy “true-up” obligations as well as additional contributions to maintain such target assessment levels. Any amounts contributed by the developer to pay down Bond Assessments will not be eligible for “deferred costs,” if any are provided for in connection with any particular bond issuance.

5.8 Assessment Roll

Bond Assessments in the amount of \$101,245,000, plus interest and collection costs, are proposed to be levied over the area described in Exhibit “A”. Excluding any capitalized interest period, the Bond Assessments shall be paid in thirty (30) annual principal installments.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's Capital Improvement Plan. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

7.0 Appendix

Table 1

Sungate

Community Development District

Development Plan

Land Use	Number of Developable/Net Acres
Residential MF	18.54
Commercial/Retail/Office	6.26
Commercial/Industrial	289.54
Total	314.34

Table 2

Sungate

Community Development District

Capital Improvement Plan Costs

Improvement	Phase 1 Costs	Phase 2 Costs	Total Costs
Design, Permitting and Construction Admin.	\$2,080,000	\$1,390,000	\$3,470,000
Wetland Mitigation	\$3,825,000	\$5,100,000	\$8,925,000
General Conditions and Site Preparation	\$2,530,372	\$4,804,160	\$7,334,532
Stormwater Management System	\$8,198,290	\$13,697,000	\$21,895,290
Sanitary Sewer Collection System	\$1,081,000	\$1,415,000	\$2,496,000
Potable Water Distribution System	\$388,000	\$776,000	\$1,164,000
Reclaim Water Distribution System	\$388,000	\$776,000	\$1,164,000
Off-site Utility Improvements	\$500,000	\$500,000	\$1,000,000
Roadway System	\$4,788,000	\$7,131,000	\$11,919,000
Off-site Roadway Improvements	\$3,368,500	\$9,599,000	\$12,967,500
Total	\$27,147,162	\$45,188,160	\$72,335,322

Table 3

Sungate

Community Development District

Preliminary Sources and Uses of Funds

Sources

Bond Proceeds:

Par Amount

\$101,245,000.00

Total Sources	\$101,245,000.00
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Uses

Project Fund Deposits:

Project Fund

\$72,335,322.00

Other Fund Deposits:

Debt Service Reserve Fund

\$9,420,905.50

Capitalized Interest Fund

\$17,211,650.00

Delivery Date Expenses:

Costs of Issuance

\$2,274,900.00

Rounding

\$2,222.50

Total Uses	\$101,245,000.00
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Table 4

Sungate

Community Development District

Benefit Allocation

Land Use	Number of Developable/Net Acres	ERU Weight	Total ERU
Residential MF	18.54	1.00	18.54
Commercial/Retail/Office	6.26	1.00	6.26
Commercial/Industrial	289.54	1.00	289.54
Total	314.34		314.34

Table 5

Sungate

Community Development District

Bond Assessment Apportionment

Land Use	Number of Developable/Net Acres	Total Cost Allocation*	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit	Annual Debt Service Payment per Unit**
Residential MF	18.54	\$4,266,389.48	\$5,971,503.15	\$322,087.55	\$31,883.44
Commercial/Retail/Office	6.26	\$1,440,539.28	\$2,016,268.05	\$322,087.55	\$31,883.44
Commercial/Industrial	289.54	\$66,628,393.24	\$93,257,228.80	\$322,087.55	\$31,883.44
Total	314.34	\$72,335,322.00	\$101,245,000.00		

* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

** Includes county collection costs of 2% (subject to change) and an early collection discount allowance estimated at 4% (subject to change)

Exhibit "A"

Bond Assessments in the principal amount of \$101,245,000 are proposed to be levied over the area as described below:

DESCRIPTION:

DESCRIPTION: A PARCEL OF LAND LYING IN SECTIONS 5 AND 6, TOWNSHIP 16 SOUTH, RANGE 32 EAST AND SECTIONS 31 AND 32, TOWNSHIP 15 SOUTH, RANGE 32 EAST AND SECTION 36, TOWNSHIP 15 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

BEGIN AT THE NORTHWEST CORNER OF LOT 8, TOWER GARDENS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 11, PAGE 246, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1) N 74°48'30" E, A DISTANCE OF 121.80 FEET; 2) N 74°48'30" E, A DISTANCE OF 27.40 FEET; 3) EASTERLY, 172.65 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1359.24 FEET AND A CENTRAL ANGLE OF 07°16'40" (CHORD BEARING N 71°10'39" E, 172.53 FEET); THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN S 19°46'54" E, A DISTANCE OF 334.52 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 92; THENCE RUN S 70°34'30" W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 421.50 FEET TO A POINT AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 92 AND THE EAST RIGHT-OF-WAY LINE OF FIRE TOWER ROAD; THENCE RUN N 03°22'00" W ALONG SAID EAST RIGHT-OF-WAY LINE OF FIRE TOWER ROAD, A DISTANCE OF 163.74 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN S 86°47'27" W, A DISTANCE OF 156.35 FEET; THENCE N 14°55'45" W, A DISTANCE OF 159.95 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: 1) N 74°48'30" E, A DISTANCE OF 140.05 FEET; 2) N 73°29'48" E, A DISTANCE OF 52.72 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 2

COMMENCE AT A POINT AT THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY LINE OF INDIAN LAKE ROAD (100' RIGHT OF WAY) AND THE NORTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD (66' RIGHT OF WAY), THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD THE FOLLOWING TWO (2) COURSES: 1) N 60°20'37" E FOR 1067.36 FEET; 2) N 68°19'23" E FOR 908.45 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN N 21°40'36" W, A DISTANCE OF 2021.33 FEET; THENCE RUN THE FOLLOWING THIRTEEN (13) COURSES: 1) N 86°40'29" E, A DISTANCE OF 707.02 FEET; 2) N 00°34'21" E, A DISTANCE OF 79.96 FEET; 3) N 33°03'07" E, A DISTANCE OF 224.43 FEET; 4) N 00°00'15" E, A DISTANCE OF 85.33 FEET; 5) N 09°45'52" E, A DISTANCE OF 165.76 FEET; 6) N 27°00'07" W, A DISTANCE OF 148.06 FEET; 7) N 87°34'53" W, A DISTANCE OF 390.86 FEET; 8) N 19°49'55" W, A DISTANCE OF 100.01 FEET; 9) N 43°14'22" W, A DISTANCE OF 161.00 FEET; 10) N 71°44'10" W, A DISTANCE OF 216.02 FEET; 11) N 47°56'39" W, A DISTANCE OF 133.00 FEET; 12) N 30°44'04" W, A DISTANCE OF 86.82 FEET; 13) S 66°30'52" W, A DISTANCE OF 338.00 FEET TO A POINT OF THE SOUTHERN RIGHT-OF-WAY LINE OF OLSON DRIVE; THENCE N 21°41'40" W, A DISTANCE OF 765.14 FEET; THENCE RUN THE FOLLOWING FOUR (4) COURSES: 1) N 10°27'24" E, A DISTANCE OF 928.12 FEET; 2) N 65°29'28" W, A DISTANCE OF 579.91 FEET; 3) S 78°53'37" W, A DISTANCE OF 760.19 FEET; 4) S 31°32'04" W, A DISTANCE OF 449.95 FEET TO A POINT ON THE EASTERLY LINE OF PRESTIGE CONCRETE AT INDIAN LAKE INDUSTRIAL PARK, ACCORDING TO THE PLAT OR MAP THEREOF, AS RECORDED IN MAP BOOK 56, PAGE 29, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN ALONG SAID EASTERLY LINE THE FOLLOWING SEVENTEEN (17) COURSES: 1) N 58°27'00" W, A DISTANCE OF 49.96 FEET; 2) N 52°56'52" W, A DISTANCE OF 76.90 FEET; 3) N 14°24'05" E, A DISTANCE OF 41.52 FEET; 4) N 14°56'57" W, A DISTANCE OF 31.04 FEET; 5) N 06°05'46" E, A DISTANCE OF 21.64 FEET; 6) N 29°47'22" W, A DISTANCE OF 31.97 FEET; 7) N 55°55'04" W, A DISTANCE OF 43.86 FEET; 8) N 44°53'01" W, A DISTANCE OF 37.60 FEET; 9) N 26°17'50" W, A DISTANCE OF 95.72 FEET; 10) N 51°11'50" W, A DISTANCE OF 31.49 FEET; 11) N 50°23'52" W, A DISTANCE OF 52.45 FEET; 12) N 61°47'08" W, A DISTANCE OF 16.47 FEET; 13) N 26°42'49" W, A DISTANCE OF 34.99 FEET; 14) N 51°56'16" W, A DISTANCE OF 33.70 FEET; 15) N 36°40'41" W, A DISTANCE OF 13.68 FEET; 16) N 60°12'22" W, A DISTANCE OF 44.99 FEET; 17) ALONG THE ARC OF A NON-RADIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET, AN ARC LENGTH OF 641.75 FEET AND BEING SUBTENDED BY A CHORD BEARING S 47°10'25" W FOR 631.81 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF INDIAN LAKE ROAD; THENCE RUN ALONG SAID EASTERN RIGHT-OF-WAY LINE OF INDIAN LAKE ROAD N 23°39'14" W FOR 80.74 FEET; THENCE DEPARTING SAID EASTERN RIGHT-OF-WAY LINE, RUN THE FOLLOWING TWO (2) COURSES: 1) N 12°42'08" E, A DISTANCE OF 715.88 FEET; 2) N 85°42'42" W, A DISTANCE OF 563.86 FEET TO A POINT ON SAID EASTERN RIGHT-OF-WAY LINE OF INDIAN LAKE ROAD; THENCE RUN ALONG SAID EASTERN RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: 1) ALONG THE ARC OF A NON-RADIAL CURVE TO THE LEFT HAVING A RADIUS OF 2050.00 FEET, AN ARC LENGTH OF 134.71 FEET AND BEING SUBTENDED BY A CHORD BEARING N 37°04'21" W FOR 134.68 FEET; 2) N 38°57'18" W, A DISTANCE OF 131.92 FEET; 3) N 37°01'47" W, A DISTANCE OF 920.59 FEET; 4) N 39°15'57" W, A DISTANCE OF 222.08 FEET; THENCE DEPARTING SAID EASTERN RIGHT-OF-WAY, RUN N 89°30'59" E, A DISTANCE OF 579.41 FEET; THENCE N 89°27'11" E, A DISTANCE OF 659.94 FEET; THENCE RUN THE FOLLOWING TWO (2) COURSES: 1) N 00°30'31" W, A DISTANCE OF 1319.23 FEET; 2) S 89°28'48" W, A DISTANCE OF 660.31 FEET; 3) N 00°29'29" W, A DISTANCE OF 1306.15 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 36, TOWNSHIP 15 SOUTH, RANGE 31 EAST; THENCE RUN ALONG SAID NORTH LINE N 89°32'40" E, A DISTANCE OF 1451.47 FEET; THENCE DEPARTING SAID NORTH LINE OF SECTION 36, RUN THE FOLLOWING THREE (3) COURSES: 1) S 62°46'09" E, A DISTANCE OF 5125.94 FEET; 2) S 36°59'49" E, A DISTANCE OF 3263.72 FEET; 3) S 01°12'27" E, A DISTANCE OF 1966.18 FEET; THENCE S 88°53'08" W, A DISTANCE OF 619.89 FEET; THENCE SOUTHEASTERLY, 189.42 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1410.00 FEET AND A CENTRAL ANGLE OF 07°41'50" (CHORD BEARING S 36°15'58" E, 189.28 FEET); THENCE SOUTHEASTERLY, 331.46 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1439.21 FEET AND A CENTRAL ANGLE OF 13°11'45" (CHORD BEARING S 25°40'56" E, 330.73 FEET); THENCE S 18°11'57" E, A DISTANCE OF 259.58 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD; THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY OF OLD DELAND ROAD THE FOLLOWING FOUR (4) COURSES: 1) WESTERLY, 171.48 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1293.24 FEET AND A CENTRAL ANGLE OF 07°35'50" (CHORD BEARING S 71°01'04" W, 171.35 FEET); 2) S 74°30'00" W, A DISTANCE OF 301.20 FEET; 3) S 74°51'16" W FOR 983.23 FEET; 4) S 68°19'23" W FOR 1436.67 FEET TO A COMMON CORNER WITH THE LANDS NOW OF FORMERLY OF SOUTHERN BELL TELEPHONE & TELEGRAPH CO. AS RECORDED IN OFFICIAL RECORD BOOK 4533, PAGE 3497 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN ALONG THE COMMON LINE OF SOUTHERN BELL TELEPHONE & TELEGRAPH CO. THE FOLLOWING THREE (3) COURSES: 1) N 21°40'37" W FOR 200.00 FEET; 2) S 68°19'23" W FOR 200.00 FEET; 3) S 21°40'37" E FOR 200.00 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD; THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY LINE OF OLD DELAND ROAD, S 68°19'23" W, A DISTANCE OF 606.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 859.608 ACRES, MORE OR LESS.

SUNGATE

COMMUNITY DEVELOPMENT DISTRICT

4E

RESOLUTION 2023-29

A RESOLUTION OF THE SUNGATE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY IN ASSESSMENT AREA ONE DESIGNATED HEREBY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190 AND 197, *FLORIDA STATUTES*; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATIONS AND/OR GOVERNMENTAL ENTITIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, Sungate Community Development District (the "District"), is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), created by Ordinance No. 2022-401 of the City Commission of the City of Daytona Beach, Florida, enacted on October 19, 2022; and

WHEREAS, the Board of Supervisors of the District ("Board") hereby establishes an assessment area within the boundaries of the District hereby designated as "Assessment Area One," as more fully described herein and hereby establishes an assessment area within the boundaries of the District to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain a portion of the public infrastructure improvements and facilities (collectively, the "Improvements") described in the District Engineer's Report, prepared by Parker Mynchenberg & Associates, Inc., and dated July 29, 2022, a copy of such report is attached hereto as **Exhibit A** and incorporated herein by reference (the "Engineer's Report"); and

WHEREAS, it is in the best interest of the District to finance all or a portion of the cost of the Improvements (sometimes also referred to herein as the "Project") through the levy of special assessments on assessable land in the District pursuant to Chapters 170, 190 and 197, Florida Statutes ("Special Assessments"); and

WHEREAS, the District is empowered by Chapters 170, 190 and 197, Florida Statutes, to finance, refinance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Special Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property in Assessment Area One and that the Special Assessments will be made in proportion to the benefits received as set forth in the District's Master Special Assessment Methodology Report, prepared by Wrathell, Hunt and Associates, LLC, dated November 7, 2022, attached hereto as **Exhibit B** and incorporated herein by reference (the "Master Assessment Report"), as supplemented by one or more supplemental reports (the "Supplemental Assessment Report" and, together with the Master Assessment Report, the "Assessment Report") and on file at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District Manager's Office"); and

WHEREAS, the District Board noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SUNGATE COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

A. The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

B. The District is authorized by Chapter 190, *Florida Statutes*, to plan, design, acquire, construct, and install various public infrastructure improvements and facilities necessitated by the development of, and serving lands within and without the District.

C. The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure improvements and facilities and to issue special assessment bonds payable from such special assessments as provided in Chapters 170, 190 and 197, *Florida Statutes*.

D. It is necessary to the public health, safety and welfare and in the best interests of the District that: (i) the District provide the Improvement constituting the Project, the nature and location of which are described in Resolution 2023-05 and the Engineer's Report, and which Project's plans and specifications are on file in the District's records office at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431; (ii) the cost of such Project be assessed against the lands in the District specially benefited by such Project; and (iii) the District issue the Bonds to provide funds to finance and refinance the cost of the Project pending the receipt of the Special Assessments and other revenues which the District may establish.

E. The provision of said Project, the levying of such Special Assessments and the sale and issuance of such Bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners and residents.

F. In order to provide funds with which to finance a portion of the cost the Project, the District will issue the Bonds pursuant to that certain Master Trust Indenture dated as of , 2022 (the “Master Trust Indenture”).

G. By Resolution 2023-25 (also referred to herein as the “Assessment Resolution”), the Board determined to provide the Improvements constituting the Project and to defray the costs thereof by making the Special Assessments in the District on benefited property and expressed an intention to issue the Bonds to provide a portion of the funds needed for the Project prior to the collection of such Special Assessments. Resolution 2023-25 was adopted in compliance with the requirements of section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of section 170.04, *Florida Statutes*, had been met.

H. As directed by Resolution 2023-25, said Resolution 2022-05 was published as required by section 170.05, *Florida Statutes*, and a copy of the publisher’s affidavit of publication is on file with the Secretary of the Board.

I. As directed by Resolution 2022-05 a preliminary assessment roll was adopted and filed with the Board as required by section 170.06, *Florida Statutes*.

J. As required by section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2023-26 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to: (i) the propriety and advisability of making the Improvements constituting the Project, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each specially benefited property or parcel in the District and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190 and 197, *Florida Statutes*.

K. Notice of such public hearing was given by publication and also by mail as required by section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

L. On November 7, 2022, at the time and place specified in Resolution 2023-06, and notice referred to in paragraph (K) above, the Board met as an equalizing Board and heard and considered all complaints and testimony as to the matters described in paragraph (J) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

M. Having considered the estimated costs of the Project, estimates of financing and refinancing costs and all complaints and evidence presented at such public hearing, the Board further finds and determines:

- i. that the estimated costs of the Project are as specified in the Engineer’s Report (attached as **Exhibit A** hereto and incorporated herein by this

reference), and that the amount of such costs is reasonable and proper; and

- ii. it is reasonable, proper, just and right to assess the cost of such Project against the properties within the District specially benefited thereby using the method determined by the Board set forth in the Assessment Report attached hereto as **Exhibit B** and incorporated herein by this reference, which results in allocation of assessments in the manner set forth in the final assessment roll included therein; and
- iii. it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Special Assessments thereon when allocated as set forth in **Exhibit B**; and
- iv. it is in the best interests of the District that the Special Assessments be paid and collected as provided herein.

SECTION 3. AUTHORIZATION OF THE DISTRICT PROJECT. That certain Project initially described in Resolution 2023-05, and more specifically identified and described in **Exhibit A** attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated cost of the Improvements is \$72,335,322.00 (hereinafter, referred to as the "Estimated Cost"). The Special Assessments will defray up to \$101,245,000.00 a portion of which includes the Estimated Cost, plus estimated financing-related costs, including capitalized interest, debt service reserve and contingency related to bonds and bond anticipation notes, which may be issued by the District to finance a portion of the Improvements (the "Estimated Total Cost"). The manner in which the Special Assessments shall be apportioned and paid is set forth in the Assessment Methodology Report. The Special Assessments shall be levied within the District on all lots and lands adjoining and contiguous or bounding and abutting upon such Improvements or specially benefited thereby and further designated by the assessment plat.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Special Assessments shall be levied within the District on all lots and lands adjoining and contiguous or bounding and abutting upon such Improvements or specially benefited thereby and further designated by the assessment plat as provided in Resolution 2023-25 and in accordance with the Assessment Report, which is hereby adopted and approved and in the amounts and at the times necessary to pay the debt service requirements on the Bonds. Although the Project is part of a system of public infrastructure improvements and facilities that benefit all assessable properties in the District (the "CIP"), the Special Assessments are fairly apportioned and allocated within the District and it is reasonable and proper to levy the Special Assessments on assessable property in the District since the benefits from the CIP to such

assessable property exceed the Special Assessments. The Special Assessments on parcels specially benefited by the Project in the District, as further specified in the final assessment roll set forth in **Exhibit B** attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution, these Special Assessments, as reflected in **Exhibit B**, attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Special Assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims, except liens and claims imposed by the federal government. The District may make any such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. If the issuance of refunding bonds by the District would result in a decrease of the Special Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such Bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire Project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of section 170.08, *Florida Statutes*, regarding completion of the portion of the Project financed or refinanced by the Bonds, the District shall credit to each Special Assessment the difference, if any, between the Special Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the Project. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book. Once the final amount of Special Assessments for the entire Project has been determined, the term "Special Assessment" shall, with respect to each parcel, mean the sum of the costs of the Project.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

A. Commencing with the year in which the Special Assessments are certified for collection and subsequent to the capitalized interest period for the Bonds, the Assessments shall be paid in not more than thirty (30) annual installments. The Special 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 Special Assessments is not available to the District in any year, or if determined by the Board to be in the best interest of the District, the Special Assessments may be collected as is otherwise permitted by law and the Special Assessments shall be collected in such manner as required or permitted by the Indenture.

B. For each year the District uses the Uniform Method, the District shall have entered into an agreement with the Tax Collector of Volusia County who may notify each owner of a lot or parcel within the District of the amount of the Special Assessments, including interest thereon, in the manner provided in section 197.3635, *Florida Statutes*.

SECTION 8. APPLICATION OF TRUE-UP PAYMENTS.

- A.** The Special Assessments will be allocated in accordance with the Assessment Resolution, including the Master Assessment Report and Supplemental Assessment Report. Pursuant to the Assessment Resolution and the Assessment Report, including Section 5.6 of the Master Assessment Report, there may be required, from time to time, certain "True-Up Payments." Commencing at the time a plat or site plan is presented to the District within the District, and continuing at each time when a subsequent plat is presented to the District, the District Manager shall review each plat or site plan to determine whether, taking into account the plat or site plan, the development plan, the Assessment Report and supplements thereto, there is a net shortfall in the overall principal amount of Special Assessments able to be assigned to benefitted lands within the District. If the overall principal amount of Special Assessments cannot reasonably be assigned to the platted and undeveloped but developable lands in the District, in the District's sole but reasonable determination, then a True-Up Payment in the amount of such shortfall shall become due and payable for the landowner(s) of record of the land subject to the proposed plat or site plan and of the remaining undeveloped lands within the District, in addition to any regular assessment installment.
- B.** True-Up Payments shall become due and payable prior to the recording of the proposed plat or site plan development order by the landowner(s) of record of the land subject to the True-Up Payment, together with interest on the Bonds to the next applicable interest date, in addition to any regular installment of the Special Assessments levied on such land and shall constitute part of lien of the Special Assessments imposed on such land. The District will ensure collection of such amounts in a timely manner to meet its debt service obligations and shall record all True-Up Payments in its Improvement Lien Book.
- C.** The foregoing is based on the District's understanding it is intended to provide a formula to ensure that the appropriate ratio of the Special Assessments to gross acres in the District is maintained if less than the indicated residential units are developed. However, the District agrees that nothing herein prohibits more residential units from being developed. In no event shall the District collect Special Assessments in excess of the total debt service related to the Bonds. If a True Up Payment for the Lands pursuant to application of the District's Assessment Report would result in Special Assessments collected in excess of the District's total debt service obligation for the Bonds, the District agrees to take

appropriate action by resolution to equitably reallocate the assessments in each tract within the lands in the District or provide for an equitable refund.

SECTION 9. PROPERTY OWNED BY HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATIONS OR GOVERNMENTAL ENTITIES. Property owned by units of local, state, and federal government shall not be subject to the Special Assessments without specific consent thereto. In addition, property owned by a property owners association or homeowners association that is exempt from special assessments under Florida law shall not be subject to the Special Assessments. If at any time, any real property on which Special Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Special Assessments thereon), all future unpaid Special Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 10. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of Volusia County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 11. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 12. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

[Remainder of this page left intentionally blank]

APPROVED AND ADOPTED this 13th day of December, 2022.

**SUNGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: District Engineer's Report

Exhibit B: Assessment Report

Exhibit A: District Engineer's Report

Exhibit B: Assessment Report

SUNGATE

COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2023-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNGATE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2022/2023 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Sungate Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2022/2023 meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SUNGATE COMMUNITY DEVELOPMENT DISTRICT:

1. **ADOPTING FISCAL YEAR 2022/2023 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2022/2023 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

3. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 13th day of December, 2022.

ATTEST:

**SUNGATE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

SUNGATE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE		
LOCATION		
TBD		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
January __, 2023	Regular Meeting	__:__ AM/PM
February __, 2023	Regular Meeting	__:__ AM/PM
March __, 2023	Regular Meeting	__:__ AM/PM
April __, 2023	Regular Meeting	__:__ AM/PM
May __, 2023	Regular Meeting	__:__ AM/PM
June __, 2023	Regular Meeting	__:__ AM/PM
July __, 2023	Regular Meeting	__:__ AM/PM
August __, 2023	Regular Meeting	__:__ AM/PM
September __, 2023	Regular Meeting	__:__ AM/PM

SUNGATE

COMMUNITY DEVELOPMENT DISTRICT

MINUTES A

DRAFT

**MINUTES OF MEETING
SUNGATE COMMUNITY DEVELOPMENT DISTRICT**

A Landowners' Meeting of the Sungate Community Development District was held on November 7, 2022 at 11:00 a.m., at the offices of Parker Mynchenberg & Associates, Inc., 1729 Ridgewood Ave., Holly Hill, Florida 32117.

Present at the meeting were:

Craig Wrathell	District Manager
Ernesto Torres	Wrathell, Hunt and Associates, LLC
Scott Bullock	Proxy Holder

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 11:00 a.m. He noted that Mr. Bullock was named the Proxy Holder on behalf of the Landowner TLO 12 Sungate LLC. Mr. James Nix, an officer of the entity, was able to assign the proxy votes to Mr. Bullock. TLO 12 Sungate LLC owns 859.61 acres within the CDD, equating to 860 voting units.

SECOND ORDER OF BUSINESS

Affidavit/Proof of Publication

The proof of publication was included for informational purposes.

THIRD ORDER OF BUSINESS

Election of Chair to Conduct Landowners' Meeting

Mr. Wrathell served as Chair to conduct the Landowners' meeting.

FOURTH ORDER OF BUSINESS

Election of Supervisors [All Seats]

A. Nominations

Mr. Bullock nominated the following:

Seat 1	E. Scott Bullock
Seat 2	Victoria Henige

37 Seat 3 Ethan Bullock

38 Seat 4 Carl Lentz

39 Seat 5 Troy Rentz

40 No other nominations were made.

41 **B. Casting of Ballots**

42 • **Determine Number of Voting Units Represented**

43 A total of 860 voting units were represented.

44 • **Determine Number of Voting Units Assigned by Proxy**

45 All 860 voting units were assigned by proxy to Mr. Scott Bullock.

46 Mr. Bullock cast the following votes:

47 Seat 1 E. Scott Bullock 860 votes

48 Seat 2 Victoria Henige 860 votes

49 Seat 3 Ethan Bullock 859 votes

50 Seat 4 Carl Lentz 859 votes

51 Seat 5 Troy Rentz 859 votes

52 **C. Ballot Tabulation and Results**

53 Mr. Wrathell reported the following ballot tabulation, results and term lengths:

54 Seat 1 E. Scott Bullock 860 votes 4-Year Term

55 Seat 2 Victoria Henige 860 votes 4-Year Term

56 Seat 3 Ethan Bullock 859 votes 2-Year Term

57 Seat 4 Carl Lentz 859 votes 2-Year Term

58 Seat 5 Troy Rentz 859 votes 2-Year Term

59

60 **FIFTH ORDER OF BUSINESS**

Landowners' Questions/Comments

61

62 There were no Landowners' questions or comments.

63

64 **SIXTH ORDER OF BUSINESS**

Adjournment

65

66 There being nothing further to discuss, the meeting adjourned at 11:05 a.m.

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72 _____
Secretary/Assistant Secretary

Chair/Vice Chair

SUNGATE

COMMUNITY DEVELOPMENT DISTRICT

MINUTES B

DRAFT

**MINUTES OF MEETING
SUNGATE COMMUNITY DEVELOPMENT DISTRICT**

An Organizational Meeting of the Sungate Community Development District was held on November 7, 2022, immediately following the adjournment of the Landowners' Meeting, scheduled to commence at 11:00 a.m., at the offices of Parker Mynchenberg & Associates, Inc., 1729 Ridgewood Avenue, Holly Hill, Florida 32117.

Present at the meeting were:

Scott Bullock	Chair
Victoria M. Henige	Vice Chair
Ethan S. Bullock	Assistant Secretary
Carl Lentz	Assistant Secretary
Troy Rents	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Ernesto Torres	Wrathell, Hunt and Associates, LLC
Mark Watts	District Counsel
Parker Mynchenberg	Interim District Engineer
Lo Etienne	Bond Counsel
Brett Sealy	MBS Capital Markets, LLC

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 11:06 a.m. He stated this is the first Board meeting of the Sungate CDD, which was established by the City Commission of the City of Daytona Beach on October 19, 2022. He recapped the results of the Landowners' Election, held just prior to this meeting, as follows:

Seat 1	E. Scott Bullock	860 votes	4-Year Term
Seat 2	Victoria Henige	860 votes	4-Year Term
Seat 3	Ethan Bullock	859 votes	2-Year Term
Seat 4	Carl Lentz	859 votes	2-Year Term
Seat 5	Troy Rentz	859 votes	2-Year Term

Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Scott Bullock, Ms. Henige, Mr. Ethan Bullock, Mr. Lentz and Mr. Rentz.

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

GENERAL DISTRICT ITEMS

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Board of Supervisors *(the following will be provided in a separate package)*

The Oath of Office was administered during the First Order of Business.

Mr. Wrathell discussed the guidelines for emails, interactions among Supervisors, , avoiding and disclosing conflicts of interest and the following:

A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

B. Membership, Obligations and Responsibilities

C. Chapter 190, Florida Statutes

D. Financial Disclosure Forms

I. Form 1: Statement of Financial Interests

II. Form 1X: Amendment to Form 1, Statement of Financial Interests

III. Form 1F: Final Statement of Financial Interests

E. Form 8B: Memorandum of Voting Conflict

Mr. Watts encouraged the Supervisors to contact District Management or himself with any questions.

FOURTH ORDER OF BUSINESS

Consideration of 2023-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2023-01. He recapped the results of the Landowners' Election.

On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor, Resolution 2023-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-02, Designating Certain Officers of the District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2023-02. Mr. Scott Bullock nominated the following slate of officers:

Chair	Scott Bullock
Vice Chair	Victoria M. Henige
Secretary	Craig Wrathell
Assistant Secretary	Ethan S. Bullock
Assistant Secretary	Carl Lentz
Assistant Secretary	Troy Rentz
Assistant Secretary	Ernesto Torres
Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder

No other nominations were made.

On MOTION by Mr. Lentz and seconded by Mr. Scott Bullock, with all in favor, Resolution 2023-02, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

ORGANIZATIONAL ITEMS**SIXTH ORDER OF BUSINESS**

Consideration of the Following Organizational Items:

A. Resolution 2023-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date

- Agreement for District Management Services: *Wrathell, Hunt and Associates, LLC*

Mr. Wrathell presented Resolution 2023-03 and the Fee Schedule and Management Agreement. Wrathell, Hunt and Associates, LLC (WHA) will charge a discounted Management Fee of \$2,000 per month until bonds are issued.

On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor, Resolution 2023-03, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC as the District Manager and Methodology Consultant; Providing an Effective Date, was adopted.

B. Resolution 2023-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date

- **Fee Agreement: *Cobb Cole***

Mr. Wrathell presented Resolution 2023-04 and the Cobb Cole Engagement Letter.

On MOTION by Mr. Lentz and seconded by Ms. Henige, with all in favor, Resolution 2023-04, Appointing Cobb Cole as District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted.

C. Resolution 2023-05, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2023-05.

On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor, Resolution 2023-05, Designating Craig Wrathell as Registered Agent and 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Registered Office of the District, and Providing for an Effective Date, was adopted.

D. Resolution 2023-06, Appointing an Interim District Engineer for the Sungate Community Development District, Authorizing Its Compensation and Providing for an Effective Date

- **Interim Engineering Services Agreement: *Parker Mynchenberg***

Mr. Wrathell presented Resolution 2023-06 and the Interim Engineering Services Agreement.

On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor, Resolution 2023-06, Appointing Parker Mynchenberg & Associates, Inc., as Interim District Engineer for the Sungate Community Development District, Authorizing Its Compensation and Providing for an Effective Date, was adopted.

E. Authorization of Request for Qualifications (RFQ) for Engineering Services

Mr. Wrathell presented the RFQ for Engineering Services and the Competitive Selection Criteria.

On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor, the Request for Qualifications (RFQ) for District Engineering Services and Competitive Selection Criteria, was approved.

F. Board Member Compensation: 190.006 (8), F.S.

The Board Members declined compensation.

G. Resolution 2023-07, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

Mr. Wrathell presented Resolution 2023-07.

On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor, Resolution 2023-07, Designating 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Primary Administrative Office and designating the offices of Cobb Cole, 231 North Woodland Boulevard, DeLand, FL 32720 as the Principal Headquarters of the District and Providing an Effective Date, was adopted.

H. Resolution 2023-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date

- **Authorization to Obtain General Liability and Public Officers' Insurance**

Mr. Wrathell presented Resolution 2023-08.

On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor, Resolution 2023-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date, was adopted.

On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor, authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.

- I. Resolution 2023-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date**

Mr. Wrathell presented Resolution 2023-09.

On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor, Resolution 2023-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.

- J. Resolution 2023-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date**

Mr. Wrathell presented Resolution 2023-10.

On MOTION by Mr. Lentz and seconded by Ms. Henige, with all in favor, Resolution 2023-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.

- 220 **K. Resolution 2023-11, Granting the Chair and Vice Chair the Authority to Execute Real**
221 **and Personal Property Conveyance and Dedication Documents, Plats and Other**
222 **Documents Related to the Development of the District's Improvements; Approving**
223 **the Scope and Terms of Such Authorization; Providing a Severability Clause; and**
224 **Providing an Effective Date**

225 Mr. Wrathell presented Resolution 2023-11. This Resolution grants the Chair and Vice
226 Chair the authority to work with the District Engineer, District Counsel and District Staff and to
227 execute certain documents in between meetings, to avoid delays in construction.
228

229 **On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor,**
230 **Resolution 2023-11, Granting the Chair and Vice Chair the Authority to Execute**
231 **Real and Personal Property Conveyance and Dedication Documents, Plats and**
232 **Other Documents Related to the Development of the District's Improvements;**
233 **Approving the Scope and Terms of Such Authorization; Providing a Severability**
234 **Clause; and Providing an Effective Date, was adopted.**

- 235
236
237 **L. Resolution 2023-12, Ratifying, Confirming and Approving the Recording of the Notice**
238 **of Establishment of the District, and Providing for an Effective Date**

239 Mr. Wrathell presented Resolution 2023-12.
240

241 **On MOTION by Mr. Lentz and seconded by Ms. Henige, with all in favor,**
242 **Resolution 2023-12, Ratifying, Confirming and Approving the Recording of the**
243 **Notice of Establishment of the District, and Providing for an Effective Date, was**
244 **adopted.**

- 245
246
247 **M. Authorization of Request for Proposals (RFP) for Annual Audit Services**

248 Mr. Wrathell presented the RFP For Annual Audit Services.

- 249 • **Designation of Board of Supervisors as Audit Committee**
250

251 **On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor,**
252 **the Request for Proposals for Annual Auditing Services, authorizing the District**
253 **Manager to advertise and designating the Board of Supervisors as the Audit**
254 **Committee, was approved.**
255
256

N. Strange Zone, Inc., Quotation #M22-1046 for District Website Design, Maintenance and Domain Web-Site Design Agreement

Mr. Wrathell presented the Strange Zone, Inc. (SZI) proposal.

On MOTION by Mr. Lentz and seconded by Mr. Scott Bullock, with all in favor, Strange Zone, Inc., Quotation #M22-1046 for District Website Design, Maintenance and Domain Web-Site Design Agreement, in the amount of \$1,679.99, was approved.

O. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit

Mr. Wrathell presented the ADA Site Compliance proposal.

On MOTION by Mr. Lentz and seconded by Ms. Henige, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the amount of \$210 annually, was approved.

P. Resolution 2023-13, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

I. Rules of Procedure

II. Notices [Rule Development and Rulemaking]

These items were included for informational purposes.

Mr. Wrathell presented Resolution 2023-13.

On MOTION by Mr. Lentz and seconded by Mr. Rentz, with all in favor, Resolution 2023-13, to Designate Date, Time and Place of January 23, 2023 at 11:00 a.m., at the offices of Cobb Cole, 149 South Ridgewood Avenue, Suite 700, Daytona Beach, Florida 32114 for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

- 293 **Q. Resolution 2023-14, Designating Dates, Times and Locations for Regular Meetings of**
294 **the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an**
295 **Effective Date**

296 This item was deferred.

- 297 **R. Resolution 2023-15, Approving the Florida Statewide Mutual Aid Agreement;**
298 **Providing for Severability; and Providing for an Effective Date**

299 Mr. Wrathell presented Resolution 2023-15.

301 **On MOTION by Mr. Lentz and seconded by Ms. Henige, with all in favor,**
302 **Resolution 2023-15, Approving the Florida Statewide Mutual Aid Agreement;**
303 **Providing for Severability; and Providing for an Effective Date, was adopted.**

- 304
305
306 **S. Stormwater Management Needs Analysis Reporting Requirements**

307 Mr. Wrathell stated CDDs must submit a Stormwater Management Needs Analysis
308 Report to document its anticipated future stormwater system needs but, since the CDD was
309 created after the June 30, 2022 due date, does not currently have any stormwater facilities and
310 there is no interim reporting requirement, the Report will not be due for five years.

311
312 **BANKING ITEMS**

313 **SEVENTH ORDER OF BUSINESS**

**Consideration of the Following Banking
Items:**

- 314
315
316 **A. Resolution 2023-16, Designating a Public Depository for Funds of the District and**
317 **Providing an Effective Date**

318 Mr. Wrathell presented Resolution 2023-16.

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320 **On MOTION by Mr. Scott Bullock and seconded by Mr. Lentz, with all in favor,**
321 **Resolution 2023-16, Designating Truist Bank as the Public Depository for Funds**
322 **of the District and Providing an Effective Date, was adopted.**

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325 **B. Resolution 2023-17, Directing the District Manager to Appoint Signors on the Local**
326 **Bank Account; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2023-17. Funding requests will be emailed to Ms. Macey Jacobs with Mr. Scott Bullock copied.

On MOTION by Mr. Scott Bullock and seconded by Mr. Lentz, with all in favor, Resolution 2023-17, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, was adopted.

BUDGETARY ITEMS

EIGHTH ORDER OF BUSINESS

Consideration of the Following Budgetary Items:

A. Resolution 2023-18, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date

Mr. Wrathell presented Resolution 2023-18. He reviewed the proposed Fiscal Year 2023 budget, which will be a full-year, Landowner-funded budget, with expenses funded as they are incurred.

On MOTION by Mr. Lentz and seconded by Ms. Henige, with all in favor, Resolution 2023-18, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law for January 23, 2023 at 11:00 a.m., at the offices of Cobb Cole, 149 South Ridgewood Avenue, Suite 700, Daytona Beach, Florida 32114; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

B. Fiscal Year 2022/2023 Budget Funding Agreement

Mr. Wrathell presented the Fiscal Year 2022/2023 Budget Funding Agreement. Funding requests will be submitted to TLO 12 Sungate, LLC.

On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor, the Fiscal Year 2022/2023 Budget Funding Agreement, in substantial form, were approved.

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365 **C. Resolution 2023-19, Adopting the Alternative Investment Guidelines for Investing**
366 **Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in**
367 **Accordance with Section 218.415(17), Florida Statutes**

368 Mr. Wrathell presented Resolution 2023-19.

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370 **On MOTION by Mr. Lentz and seconded by Mr. Bullock, with all in favor,**
371 **Resolution 2023-19, Adopting the Alternative Investment Guidelines for**
372 **Investing Public Funds in Excess of Amounts Needed to Meet Current**
373 **Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes,**
374 **was adopted.**

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377 **D. Resolution 2023-20, Authorizing the Disbursement of Funds for Payment of Certain**
378 **Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing**
379 **the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without**
380 **Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and**
381 **Providing for an Effective Date**

382 Mr. Wrathell presented Resolution 2023-20.

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384 **On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor,**
385 **Resolution 2023-20, Authorizing the Disbursement of Funds for Payment of**
386 **Certain Continuing Expenses Without Prior Approval of the Board of**
387 **Supervisors; Authorizing the Disbursement of Funds for Payment of Certain**
388 **Non-Continuing Expenses Without Prior Approval of the Board of Supervisors;**
389 **Providing for a Monetary Threshold; and Providing for an Effective Date, was**
390 **adopted.**

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393 **E. Resolution 2023-21, Adopting a Policy for Reimbursement of District Travel Expenses;**
394 **and Providing for Severability and an Effective Date**

395 Mr. Wrathell presented Resolution 2023-21.

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397 **On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor,**
398 **Resolution 2023-21, Adopting a Policy for Reimbursement of District Travel**
399 **Expenses; and Providing for Severability and an Effective Date, was adopted.**

F. Resolution 2023-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Mr. Wrathell presented Resolution 2023-22.

On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor, Resolution 2023-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

G. Resolution 2023-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date

Mr. Wrathell presented Resolution 2023-23.

On MOTION by Mr. Lentz and seconded by Ms. Henige, with all in favor, Resolution 2023-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

H. Consideration of E-Verify Memo with MOU

Mr. Wrathell presented the E-Verify Memo related to the requirement for all employers to verify employment eligibility utilizing the E-Verify System and for the CDD to enroll with E-Verify and execute a Memorandum of Understanding (MOU) with E-Verify.

On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor, acknowledging the E-Verify Memo requirements, as set forth in the Memorandum of Understanding, and authorizing enrollment and utilization of the E-Verify program, was approved.

BOND FINANCING ITEMS

NINTH ORDER OF BUSINESS

Consideration of the Following Bond Financing Related Items:

A. Bond Financing Team Funding Agreement

Mr. Wrathell presented the Bond Financing Team Funding Agreement.

On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor, the Bond Financing Team Funding Agreement, was approved.

B. Engagement of Bond Financing Professionals

I. Underwriter/ Investment Banker: *MBS Capital Markets, LLC*

Mr. Wrathell presented the MBS Capital Markets, LLC, Inc., Agreement for Underwriting Services and G-17 Disclosure.

On MOTION by Mr. Scott Bullock and seconded by Mr. Lentz, with all in favor, the MBS Capital Markets, LLC Agreement for Underwriting Services and G-17 Disclosure, was approved.

II. Bond Counsel: *Bryant Miller Olive PA*

Mr. Wrathell presented the Bryant Miller Olive P.A. Bond Counsel Agreement.

On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor, the Bryant Miller Olive P.A. Bond Counsel Agreement, was approved.

III. Trustee, Paying Agent and Registrar:

This item will be included on the next agenda.

C. Resolution 2023-24, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date

Mr. Wrathell presented Resolution 2023-24. This Resolution enables placement of the assessments on the tax bill utilizing the Property Appraiser and Tax Collector.

MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor, Resolution 2023-24, Designating a Date, Time, and Location of December 13, 2022 at 11:00 a.m., at the offices of Cobb Cole, 149 South Ridgewood Avenue, Suite 700, Daytona Beach, Florida 32114 for a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.

D. Presentation of Master Engineer's Report

Mr. Mynchenberg presented the Master Engineer's Report dated July 29, 2022, which describes the public infrastructure that might be acquired by the CDD, proposed development, operation and maintenance (O&M) entities, permits for the project and the Opinion of Probable costs.

In response to the question of if the total project cost is \$72,335,322, and if these improvements are all CDD-eligible, Mr. Mynchenberg replied affirmatively.

On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor, the Master Engineer's Report, dated January 24, 2022, in substantial form, was approved.

E. Presentation of Master Special Assessment Methodology Report

Mr. Wrathell presented the Master Special Assessment Methodology Report dated November 7, 2022, which was based on the Master Engineer's Report. He discussed the Development and Financing Programs, Lienability Tests, Assessment Methodology, True-up Mechanism, Lienability tests and Appendix Tables. He noted the following:

- The CDD consists of approximately 859.608 acres in the City of Daytona Beach.
- The Developer is TLO Sungate, LLC.
- Assessments will be applied to the 314.34 developable or net acres.
- The total costs of the Capital Improvement Plan (CIP), including professional services, are estimated at \$72,335,322.
- The maximum par amount of bonds, including the costs of financing, capitalized interest and debt service reserve, is \$101,245,000.

On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor, the Master Special Assessment Methodology Report, dated November 7, 2022, in substantial form, was approved.

- F. Resolution 2023-25, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Infrastructure Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed 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

Mr. Wrathell gave an overview of the bond validation process. He presented Resolution 2023-25 and read the title.

On MOTION by Mr. Scott Bullock and seconded by Mr. Lentz, with all in favor, Resolution 2023-25, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Infrastructure Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed 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, was adopted.

- G. Resolution 2023-26, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Sungate Community Development District in Accordance with Chapter 170, 190, and 197, Florida Statutes

Mr. Wrathell presented Resolution 2023-26.

The following change was made to Resolution 2023-26:

Title, Section 1 and where necessary: Change the meeting location to “the offices of Cobb Cole, 149 South Ridgewood Avenue, Suite 700, Daytona Beach, Florida 32114”

On MOTION by Mr. Lentz and seconded by Ms. Henige, with all in favor, Resolution 2023-26, as amended, Setting a Public Hearing for December 13, 2022 at 11:00 a.m., at the offices of Cobb Cole, 149 South Ridgewood Avenue, Suite 700, Daytona Beach, Florida 32114, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Sungate Community Development District in Accordance with Chapter 170, 190, and 197, Florida Statutes, was adopted.

- H. Resolution 2023-27, Authorizing the Issuance of Not Exceeding \$101,245,000 Principal Amount of Sungate Community Development District Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition by the District Of The Public Improvements And Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes, as Amended, 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 an Effective Date

Ms. Etienne presented Resolution 2023-27, which accomplishes the following:

- Authorizes issuance of not-to-exceed \$101,245,000 aggregate principal amount of bonds to be issued in one or more series.
- Approves the form of the Master Trust Indenture.
- Appoints US Bank Trust Company, N.A., as the Trustee, Paying Agent and Registrar.
- Authorizes and directs District Counsel and Bond Counsel to file for bond validation.

On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor, Resolution 2023-27, Authorizing the Issuance of Not Exceeding \$101,245,000 Principal Amount of Sungate Community Development District Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition by the District Of The Public Improvements And Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes, as Amended, 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 an Effective Date, was adopted.

582 TENTH ORDER OF BUSINESS Staff Reports

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584 A. District Counsel: *Cobb Cole*585 B. District Engineer (Interim): *Parker Mynchenberg & Associates, Inc*586 C. District Manager: *Wrathell, Hunt and Associates, LLC*

587 There were no Staff reports.

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589 ELEVENTH ORDER OF BUSINESS Board Members' Comments/Requests

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591 There were no Board Members' comments or requests.

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593 TWELFTH ORDER OF BUSINESS Public Comments

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595 No members of the public spoke.

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597 THIRTEENTH ORDER OF BUSINESS Adjournment

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600 On MOTION by Mr. Ethan Bullock and seconded by Mr. Scott Bullock, with all
601 in favor, the meeting adjourned at 12:55 p.m.

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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612 _____
Secretary/Assistant Secretary

Chair/Vice Chair