

*Rivers Edge III*  
*Community Development District*

*July 15, 2020*

# *Rivers Edge III*

## *Community Development District*

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475 West Town Place, Suite 114, St. Augustine, Florida 32092

Phone: 904-940-5850 - Fax: 904-940-5899

July 8, 2020

Board of Supervisors  
Rivers Edge III  
Community Development District

Dear Board Members:

The Rivers Edge III Community Development District Board of Supervisors Meeting is scheduled for **Wednesday, July 15, 2020 at 9:30 a.m.** via communications media technology *Zoom*. Following is the advance agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Affidavit of Publication
- IV. Organizational Matters
  - A. Acceptance of Resignation of Louis Cowling
  - B. Consideration of Appointing New Supervisor to Fill the Vacancy
  - C. Oath of Office for Newly Appointed Supervisor
  - D. Consideration of Resolution 2020-34, Designating Officers
- V. Minutes
  - A. Approval of the Minutes of the June 10, 2020 Board of Supervisors Meeting
  - B. Acceptance of the Minutes of the June 10, 2020 Landowners Election
- VI. Financing Matters
  - A. Consideration of Resolution 2020-35, Ratifying Use of Updated Master Special Assessment Methodology Report
  - B. Public Hearing on the Imposition of Special Assessments; Consideration of Resolution 2020-36, Equalizing and Levying Debt Assessments
- VII. Consideration of Agreement with the St. Johns County Tax Collector for Use of the Uniform Method of Collection
- VIII. Discussion of the Fiscal Year 2021 Budget
- IX. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- X. Approval of Check Register
- XI. Supervisors' Requests and Audience Comments
- XII. Next Scheduled Meeting – August 19, 2020 at 5:00 p.m. at the RiverTown Amenity Center
- XIII. Adjournment

Enclosed under the third order of business is a copy of the affidavit of publication for the meeting and public hearing.

The fourth order of business is organizational matters. After accepting Mr. Cowling's resignation, the Board can consider appointing a new supervisor to fill the vacancy. The new supervisor will subscribe to an oath of office and the Board can then consider restructuring the slate of officers with resolution 2020-34.

Enclosed under the fifth order of business for your review and approval are copies of the minutes of the June 10, 2020 Board of Supervisors meeting and landowners meeting.

The sixth order of business is financing matters. Enclosed for your review and approval is a copy of resolution 2020-35, ratifying the use of the updated master special assessment methodology report. Next is the public hearing on the imposition of special assessments, after which the Board will consider resolution 2020-36, equalizing and levying debt assessments.

The seventh order of business is consideration of agreement with the St. Johns County tax collector for use of the uniform method of collection. A copy of the agreement is enclosed for your review and approval.

The eighth order of business is discussion of the Fiscal Year 2021 budget. A copy of the budget is enclosed for your review.

Enclosed under the tenth order of business is a copy of the check register for your review and approval.

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (904) 940-5850 or email [jperry@gmsnf.com](mailto:jperry@gmsnf.com).

Sincerely,

*James Perry*

James Perry

District Manager  
Rivers Edge III Community  
Development District

# *AGENDA*

*Rivers Edge III  
Community Development District  
Agenda*

Wednesday  
July 15, 2020  
9:30 a.m.

Meeting Via *Zoom*  
Dial-in: (646) 876-9923  
Online: <https://zoom.us/j/99291389597>  
**Meeting ID #: 992 9138 9597**  
**Website: [www.RiversEdge3CDD.com](http://www.RiversEdge3CDD.com)**

- I. Call to Order
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- XIII. Adjournment

*THIRD ORDER OF BUSINESS*

**RIVERS EDGE III CDD**  
**475 WEST TOWN PLACE, SUITE 114**

**SAINT AUGUSTINE, FL 32092**

ACCT: 48211  
AD# 0003287207-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **170.07 FS-197.3632(4)(b) FS** was published in said newspaper on **06/18/2020, 06/25/2020**.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she 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 said newspaper.

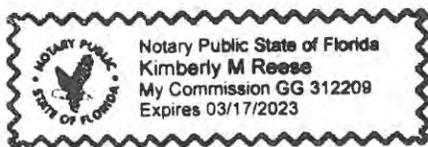
Sworn to (or affirmed) and subscribed before me by means of

- physical presence or
- online notarization

this        day of UN 25 2020

by *Melissa Rhinehart* who is personally known to me or who has produced as identification

*Kimberly M Reese*  
(Signature of Notary Public)



**NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO CHAPTERS 170.07, FLORIDA STATUTES, BY THE RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT**  
**NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO CHAPTERS 197.3632(4)(b), FLORIDA STATUTES, BY THE RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF REGULAR MEETING**

The Rivers Edge III Community Development District ("District") Board of Supervisors ("Board") will hold a regular public meeting on **July 15, 2020, at 9:30 a.m.**, at the **Rivertown Amenity Center, 156 Landing Street, St. Johns, Florida** to consider the imposition of a master special assessment lien, and special assessment benefited lands within the District, as shown in the geographic depiction below, and to provide for the improvement of the special assessments. The streets and areas to be improved are within the area depicted below. A description of the improvement project is set forth in the District's *Master Improvement Plan Report* dated June 5, 2020 (the "Improvement Report"). A description of the project is set forth in the District's *Master Improvement Plan Report* dated June 5, 2020 (the "Improvement Report"). A description of the project is set forth in the District's *Master Improvement Plan Report* dated June 5, 2020 (the "Improvement Report"). A description of the project is set forth in the District's *Master Improvement Plan Report* dated June 5, 2020 (the "Improvement Report").

The District is a unit of special-purpose local government responsible for providing, in part, infrastructure improvements within the District. The infrastructure improvements included in the Improvement Plan are currently not limited to, master drainage and stormwater management, master transportation, master landscape improvements, all as more specifically described in the Improvement Plan ("Improvements"), on all business hours from the District Records Office at the addresses provided above.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the *Assessment Methodology Report* dated June 8, 2020 (the "Assessment Report"), which is on file with the District Records Office at the address provided above. The Assessment Report identifies the maximum amount of assessment per parcel and the maximum amount of assessment per unit for each parcel and unit. The method of allocating assessments for the Improvements to be provided is currently expected to be assessed. The method of allocating assessments for the Improvements to be provided is currently expected to be assessed. The method of allocating assessments for the Improvements to be provided is currently expected to be assessed.

The annual principal assessment levied against each parcel will be based on repayment over a maximum term of 10 years. The District expects to collect sufficient revenues to retire no more than the amount of debt to be assessed by the District, exclusive of anticipated fees and costs of collection, early payment and the annual interest. The proposed annual schedule of assessments is as follows ("Max

Lot Type	No. of Units	ERU	Maximum Principal per Unit*	Maximum Annual Installment*
30-39'	0	58	\$22,984	\$1,665
40-49'	886	75	\$29,551	\$2,140
50-59'	135	92	\$36,118	\$2,616
60-69'	412	100	\$39,402	\$2,854
70-79'	121	125	\$49,252	\$3,567
80' =	53	142	\$55,819	\$4,043
Townhouses	104	62	\$24,429	\$1,769

\* Exclusive of anticipated fees and costs of collection and enforcement, discounts for early payment, and debt anticipated to be issued to finance the Improvements.

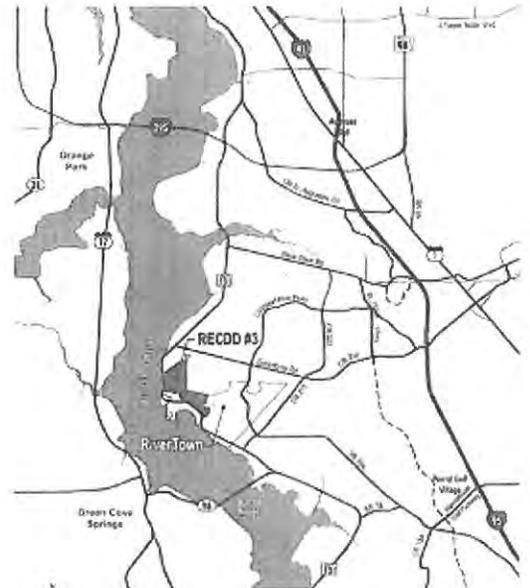
All amounts stated herein are subject to change and/or final determination at the public hearing. Specific maximum amounts expected per parcel or product type is as set forth in the Assessment Report. The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in installments subsequent to the issuance of debt to finance the Improvements. These annual assessments are levied on the St. Johns County tax roll by the Tax Collector. Alternatively, the District may choose to collect these assessments. All affected property owners have the right to appear at the public hearings and to object to the District within twenty (20) days of the publication of this notice. Notwithstanding the Assessments herein, landowners will not have a payment obligation until the issuance of bonds, at which time the District will issue bonds, as well as a collection protocol, will be determined. The fixed assessment at a public meeting, pursuant to a supplemental assessment resolution, engineer's report and method of financing the Maximum Assessments noticed herein. Please note that the preceding statement only applies and shall have no effect on the ability of the District to levy assessments and collect payments related to the Improvements of the District.

Also on **July 15, 2020, at 9:30 a.m.**, at the **Rivertown Amenity Center, 156 Landing Street, St. Johns, Florida** will hold a regular public meeting to consider any other business that may lawfully be considered by the Board and hearings are open to the public and will be conducted in accordance with the provisions of Florida law. The Board meeting and/or the public hearings may be continued in progress to a date the meeting and/or hearings.

It is anticipated that the hearings and meeting will take place at the location listed above. However, in the event of a public health emergency prevents the hearings and meeting from occurring in person, the District may conduct the hearings and meeting by telephone or video conferencing communications media technology pursuant to government orders limited to Executive Orders 20-52, 20-69, and 20-139, issued by Governor DeSantis, and any extension of these orders pursuant to Section 220.54(3)(b)2, Florida Statutes. Additional information regarding this public hearing may be obtained by contacting the District Manager, Jim Perry, at [jperry@rcdd.com](mailto:jperry@rcdd.com) or by calling (904) 940-5850.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting, the appellant will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is taken and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical condition should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are hearing impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), if needed.





## RESOLUTION 2020-29

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT; DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS SHALL BE LEVIED; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICT EFFECTIVE DATE.**

**WHEREAS**, the Rivers Edge III Community Development District ("District") was established by the St. Johns County Board of County Commissioners, effective March 5, 2020, for the purpose of planning, financing and/or maintaining certain infrastructure; and

**WHEREAS**, the District is a local unit of special-purpose government organized and existing under the Florida Statutes, as amended, and is located entirely within St. Johns County, Florida; and

**WHEREAS**, the District is authorized by Chapter 190, Florida Statutes, to finance, fund, plan, establish, extend, reconstruct, or reconstruct roadways, stormwater management/earthwork improvements, utility and mitigation, street lighting and other infrastructure projects, and services necessitated by the lands within the District; and

**WHEREAS**, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, acquire, operate, and/or maintain the infrastructure improvements described in the *Rivers Edge III District Master Improvement Plan*, dated June 5, 2020, attached hereto as **Exhibit A** and incorporated in its entirety;

**WHEREAS**, it is in the best interest of the District to pay all or a portion of the cost of the Project by Chapter 190, Florida Statutes ("Assessments"); and

**WHEREAS**, the District is empowered by Chapter 190, the Uniform Community Development District Act and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy and collect the Assessments, as set forth in the *Rivers Edge III Community Development District Master Special Assessment* dated June 8, 2020, attached hereto as **Exhibit B** and incorporated herein by reference and on file at Goicols, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District Records Office") determines that:

- (i) benefits from the Project will accrue to the property improved;
- (ii) the amount of those benefits will exceed the amount of the Assessments; and
- (iii) the Assessments are fairly and reasonably allocated;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT:**

1. **AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution shall be subject to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, Florida Statutes, and all other laws, rules and regulations that apply to the District and are adopted by the Board as true and correct statements.
2. **DECLARATION OF ASSESSMENTS.** The Board hereby declares that it has determined to make and to defray all or a portion of the cost thereof by the Assessments.
3. **DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS.** The nature and general specifications for the Project are described in **Exhibit A**, which is on file at the District Records Office available for public inspection at the same location.
4. **DECLARING THE TOTAL ESTIMATED COST OF THE PROJECT, THE PORTION TO BE PAID BY THE DISTRICT, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.**
  - A. The total estimated construction cost of the Project is \$46,830,593.11 ("Estimated Cost").
  - B. The Assessments will defray approximately \$60,245,000, which is the anticipated maximum par value of the Assessments, as well as other financing related costs, as set forth in **Exhibit C**.
  - C. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, as no assessment resolutions. Commencing with the years in which the Assessments are certified for collection and to be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time as ad valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, the non-ad valorem assessment method of collecting the Assessments is not available to the District in its best interest, the Assessments may be collected as is otherwise permitted by law, direct bill. The decision to collect special assessments by any particular method - e.g., on the tax bill or direct bill - means that such method will be used to collect special assessments in future years, and the District reserves the right to select collection methods in any given year, regardless of past practices.
5. **DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED.** The lands upon which the Assessments shall be levied are those lands within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon and benefited thereby and further designated by the assessment plat hereinafter provided for.
6. **ASSESSMENT PLAT.** Pursuant to Section 170.04, Florida Statutes, there is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Project and the lands to be assessed, all of which are open to inspection by the public.
7. **PRELIMINARY ASSESSMENT ROLL.** Pursuant to Section 170.06, Florida Statutes, the District has made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B**, showing the amount of benefit to and the assessment against each lot or parcel of land assessed, into which the assessment may be divided, which assessment roll is hereby adopted and incorporated in its entirety.
8. **PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS.** Pursuant to Sections 170.07 and 197.3632(4)(b), Florida Statutes, among other provisions of Florida law, there are hereby held as follows:

**NOTICE OF PUBLIC HEARINGS**

DATE: July 15, 2020  
 TIME: 9:30 a.m.  
 LOCATION: River Town Amenity Center  
 156 Landing Street  
 St. Johns, Florida 32259

The purpose of the public hearings is to hear comment and objections to the proposed special assessments as identified in the preliminary assessment roll, a copy of which is on file and as set forth in this Resolution. At the time of adoption of this Resolution 2020-28 there are currently in place federal, state, and local orders ("Declarations"). In the event the Declarations remain in effect or if future orders or declarations are issued, the public hearings shall be conducted remotely, using communications media technology pursuant to Executive Orders 20-37, 20-38, and 20-39, Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b), Florida Statutes, notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, Florida Statutes, hereby authorized and directed to place said notice in a newspaper of general circulation within St. Johns County one week apart with the first publication at least twenty (20) days prior to the date of the hearing. The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication. It is further authorized and directed to give thirty (30) days written notice by mail of the time and place of the hearing to all property to be assessed and include in such notice the amount of the assessment for each such parcel. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. **PUBLICATION OF RESOLUTION.** Pursuant to Section 170.05, Florida Statutes, the District cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation and to provide such other notice as may be required by law or desired in the best interests of the District.
10. **CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby declared null and void.
11. **SEVERABILITY.** If any section or part of a section of this resolution be declared invalid or unenforceable, the remainder of this resolution shall not thereby be affected or in any way rendered invalid or unenforceable, and each section or part of a section of this resolution is wholly or necessarily dependent upon the other sections or parts of this resolution.
12. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**PASSED AND ADOPTED** this 10th day of June, 2020.

**ATTEST**  
 /s/ Jim Perry  
 Secretary

**RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT**  
 /s/ Jason Thomas  
 Vice Chairperson, Board of Supervisors

**Exhibit A:** *Rivers Edge III Community Development District Master Improvement Plan*, dated June 5, 2020.  
**Exhibit B:** *Rivers Edge III Community Development District Master Special Assessment Methodology*, dated June 8, 2020.

**DEVELOPMENT DISTRICT  
1 OF THE PROPOSED IM-  
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ITS ARE TO BE PAID; DES-  
VIDING FOR AN ASSESS-  
G OF PUBLIC HEARINGS;  
S, SEVERABILITY AND AN**

Ordinance No. 2020-7 of the St.  
financing, constructing, operat-  
and pursuant to Chapter 190,

to, acquire, install, equip, oper-  
landscapes, irrigation, conserva-  
development of, and serving,

tract, enlarge or extend, equip,  
*Community Development Dis-*  
wherein by reference ("Project");

special assessments pursuant to

tract Act, Chapter 170, Supple-  
form Method for the Levy, Col-  
establish, acquire, construct or  
the Assessments; and  
*ment Methodology Report*, (at-  
vermental Management Serv-  
), the District hereby finds and

and

**ARTICLE III COMMUNITY**

Ordinance is adopted pursuant to the  
The recitals stated above are in-  
e all or a portion of the Project

general location of, and plans and  
e. **Exhibit B** is also on file and

**SECTION 2. ASSESSMENTS TO BE PAID BY ASSESSMENTS,**

in the absence of any bonds and which in-  
**hibit B**.

Ordinance, if modified by supplemental  
ordinance, the Assessments shall each  
come into effect at the same time and in the same man-  
ner, that in the event the uniform  
assessment year, or if determined by the  
ordinance including but not limited to by  
roll or by direct bill - does not  
exercise the right in its sole discre-

tion the Assessments shall be levied,  
such improvements or specially

assessments. The Records Office, an assessment  
of the estimated cost of the Proj-

ect. The District Manager has caused to be  
prepared **Exhibit B** hereto, which shows the  
cost and the number of annual in-  
creases approved as the District's pro-

**SECTION 3. PUBLIC HEARINGS.** Pursuant to Sections  
declared two public hearings to

be held in connection with the im-  
provement program for District im-  
provement in **Exhibit B**. Interested parties  
should contact the District Records Office.

Ordinance, emergency declarations and or-  
ders authorizing the hearing may  
be found in Chapters 20-069 and 20-022, issued by  
the Florida Legislature, *Florida Statutes*, Informa-  
tion Service (904) 940-5850.

Ordinance, and the District Manager is  
Johns County (by two public-  
ly established herein). The Dis-  
trict hereby gives notice. The District Manager  
of this hearing to the owners of  
property, a description of  
at the District Records Office.

The District Manager is hereby directed to  
provide circulation within St. Johns  
District.

Ordinance, and the District Manager is  
Johns County (by two public-  
ly established herein). The Dis-  
trict hereby gives notice. The District Manager  
of this hearing to the owners of  
property, a description of  
at the District Records Office.

ICT

*FOURTH ORDER OF BUSINESS*

*A.*

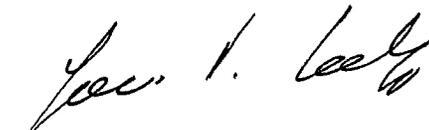
June 10, 2020

Board of Supervisors  
Rivers Edge III Community Development District  
c/o Governmental Management Services, LLC  
75 West Town Place, Suite 114  
World Golf Village  
St. Augustine, Florida 32092

To Whom It May Concern,

Please be advised that I am resigning my position on the Rivers Edge III Community Development District Board of Supervisors effective 5/10, 2020.

Sincerely,



Louis Cowling

*C.*

**RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
OATH OF OFFICE**

I, \_\_\_\_\_, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF THE RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

\_\_\_\_\_  
Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing oath was administered before me by means of  physical presence or  online notarization, this 15th day of July, 2020, by \_\_\_\_\_, who personally appeared before me, and is personally known to me or has produced \_\_\_\_\_ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of the Rivers Edge III Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public, State of Florida

*D.*

**RESOLUTION 2020-34**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Rivers Edge III Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the County of St. Johns, Florida; and

**WHEREAS**, the Board of Supervisors of the District desires to designate the Officers of the District.

**NOW, THEREFORE**, be it resolved by the Board of Supervisors of Rivers Edge III Community Development District:

**SECTION 1.** \_\_\_\_\_ is appointed Chairman.

**SECTION 2.** \_\_\_\_\_ is appointed Vice Chairman.

**SECTION 3.** \_\_\_\_\_ is appointed Secretary and Treasurer.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Treasurer.

\_\_\_\_\_ is appointed Assistant Secretary.

**SECTION 4.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 15<sup>TH</sup> DAY OF JULY, 2020.**

**ATTEST**

**RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

# *MINUTES*

*A.*

MINUTES OF MEETING  
RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Rivers Edge III Community Development District was held on Wednesday, June 10, 2020 at 9:30 a.m. using *Zoom* media technology pursuant to Executive Orders 20-52, 20-69 and 20-139 issued by Governor DeSantis, including any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*.

Present and constituting a quorum were:

Jason Sessions	Chairman
Louis Cowling	Vice Chairman
Jason Thomas	Supervisor

Also present were:

Jim Perry	District Manager
Lauren Gentry	District Counsel
Ryan Stilwell	Interim Engineer
Justin Rowan	MBS Capital Markets, LLC
Jason Davidson	General Manager – Vesta
Marcy Pollicino	Lifestyle Director – Vesta
Roy Deary	Vesta
Ernesto Torres	GMS, LLC

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Perry called the meeting to order at 9:35 a.m.

**SECOND ORDER OF BUSINESS**

**Public Comment**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Affidavits of Publication**

Copies of the affidavits of publication for the public hearings were included in the agenda package.

**FOURTH ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oath of Office to Newly Elected Board of Supervisors**

Mr. Perry being a notary public of the State of Florida administered an oath of office to Mr. Sessions, Mr. Cowling and Mr. Thomas.

**B. Consideration of Resolution 2020-25, Ratifying the Actions of the District Manager and District Staff in Noticing the Landowners' Meeting**

On MOTION by Mr. Sessions seconded by Mr. Cowling with all in favor Resolution 2020-25 ratifying the actions of the District Manager and District Staff in noticing the landowners' meeting was approved.

**C. Consideration of Resolution 2020-26, Canvassing and Certifying the Results of the Landowners Election of Supervisors**

Mr. Perry stated we just had the landowner's election and 500 votes were cast for Jason Sessions, 200 votes for Louis Cowling, 100 votes for Jason Thomas and 110 votes for Chris Henderson.

On MOTION by Mr. Sessions seconded by Mr. Thomas with all in favor Resolution 2020-26, canvassing and certifying the results of the landowner's election of supervisors was approved.

**D. Consideration of Resolution 2020-27, Electing and Designating the Officers of the District**

Mr. Perry stated the current officers are Mr. Sessions as Chair, Mr. Thomas as Vice Chair, Louis Cowling as Assistant Secretary, Chris Henderson as Assistant Secretary, and then Ernesto Torres is Treasurer and Assistant Secretary, I am the Assistant Treasurer and Assistant Secretary and Jim Oliver is an Assistant Secretary. Unless you would like to make changes, we would ask for a motion to approve that slate of officers.

On MOTION by Mr. Sessions seconded by Mr. Cowling with all in favor Resolution 2020-27 electing and designating the same slate of officers as listed above was approved.

**FIFTH ORDER OF BUSINESS**

**Approval of the Minutes of the April 15, 2020 Organizational Meeting**

There were no comments on the minutes.



your trustee, describes the form of the bonds and sets a not to exceed amount, which will be filled in with the number from Jim’s Master Assessment Methodology Report, which is \$60,245,000. It also approves a capital improvement plan, previously described by Ryan in the Master Improvement Plan Report. As a catch-all it authorizes any other actions necessary to validate the bonds.

On MOTION by Mr. Sessions seconded by Mr. Cowling with all in favor Resolution 2020-28, authorizing the bond validation process was approved.

**D. Consideration of Resolution 2020-29, Setting a Public Hearing on Master Debt Special Assessments**

Mr. Perry stated we are looking to hold a public hearing on July 15<sup>th</sup>.

Ms. Gentry stated this resolution kicks off our master assessment process. It schedules the date we will come back and have a formal hearing on those master assessments, which sets the maximum lien amounts for the property. It declares the district’s determination to undertake the project described by Ryan. It finds that benefits from the project will accrue to the property improved, that the amount of those benefits will exceed the amount of the assessments and that the assessments are fairly and reasonably allocated. It declares the total estimated costs of the master project to be defrayed, the amount defrayed by the assessments, and the manner in which the assessments are apportioned and paid. It designates the land that the assessments will be levied on and declares two public hearings that will take place at the same time for our statutory assessments processes. There are a few blanks that will be filled in with the dates of the reports that the Board approved today, the total cost of the CIP will be filled in with the amount from Ryan’s report, \$46,830,593.11, and the par amount of bonds is filled in with the amount from Jim’s report, \$60,245,000.

On MOTION by Mr. Thomas seconded by Mr. Cowling with all in favor Resolution 2020-29, setting a public hearing on master debt special assessments for July 15, 2020 at 9:30 a.m. was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-30, Re-Setting the Date of the Public Hearing to Adopt the Fiscal Year 2020 Budget to August 19, 2020**

Mr. Perry stated we are ratifying moving the date of the public hearing to August 19, 2020 from June 10, 2020.

On MOTION by Mr. Sessions seconded by Mr. Thomas with all in favor Resolution 2020-30, re-setting the date of the public hearing to adopt the Fiscal Year 2020 budget to August 19, 2020 was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-31, Approving a Proposed Budget for Fiscal Year 2021 and Setting a Public Hearing Date for Adoption**

Mr. Perry stated the date of the public hearing to adopt the Fiscal Year 2021 budget would also be August 19, 2020. In regard to the budget itself, this District has a general fund budget that is fully funded by developer contributions and is what we refer to as a ‘pay as you go’ budget so the amounts that have been provided for in the proposed budget may change based upon actual conditions for this district. The only thing to really note on this budget that carries forward year to year in regard to the interlocal obligation is the cost share component related to landscaping and amenities for this district that flow through to your sister district, Rivers Edge I.

On MOTION by Mr. Sessions seconded by Mr. Cowling with all in favor Resolution 2020-31, approving the Fiscal Year 2021 budget and setting a public hearing for August 19, 2020 at 5:00 p.m. was approved.

**NINTH ORDER OF BUSINESS**

**Consideration of Responses to Request for Qualifications for Engineering Services**

Mr. Perry stated the only response we received was from Prosser, Inc. so I will leave that up the Board if the Board wants to move forward with engaging Prosser and negotiating their contract.

On MOTION by Mr. Sessions seconded by Mr. Cowling with all in favor ranking Prosser, Inc. as the Number one respondent and accepting Prosser, Inc.’s proposal for engineering services was approved.

**TENTH ORDER OF BUSINESS**

**Public Hearings**

On MOTION by Mr. Cowling seconded by Mr. Sessions with all in favor the public hearings were opened.

**A. Public Hearing to Consider Resolution 2020-32, Expressing the District’s Intent to Utilize the Uniform Method of Collection**

Mr. Perry stated we use the uniform method of collection in all our districts when we put the assessments for debt and O&M on the roll so our intent is to move forward with that and we will enter into an agreement with the St. Johns County Tax Collector in regard to that.

There were no members of the public in attendance.

On MOTION by Mr. Sessions seconded by Mr. Cowling with all in favor Resolution 2020-32, expressing the District’s intent to utilize the uniform method of collection was approved.

**B. Public Hearing to Consider Adopting Rules of Procedure and Rates, Fees and Charges of the District; Consideration of Resolution 2020-33**

Mr. Perry stated we’ve previously gone through the standardized rates and rules of procedure for this District. The rates mirror your sister districts.

There were no members of the public in attendance.

On MOTION by Mr. Sessions seconded by Mr. Cowling with all in favor Resolution 2020-33, adopting rules of procedure and rates, fees and charges of the District was approved.

On MOTION by Mr. Cowling seconded by Mr. Thomas with all in favor the public hearings were closed.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Proposal from VGlobalTech for Website Compliance to Meet ADA Requirements**

Mr. Perry stated this is a standard agreement that we have in place for all of the districts with this vendor to ensure that we’re in compliance with ADA requirements.

On MOTION by Mr. Cowling seconded by Mr. Sessions with all in favor entering into an agreement with VGlobalTech for website compliance to meet ADA requirements was approved.

**TWELFTH ORDER OF BUSINESS                      Staff Reports**

**A.    District Counsel**

There being nothing to report, the next item followed.

**B.    Interim Engineer**

There being nothing to report, the next item followed.

**C.    District Manager – Report on the Number of Registered Voters (0)**

Mr. Perry informed the Board there are zero registered voters reported to be residing within the District’s boundaries.

**THIRTEENTH ORDER OF BUSINESS            Supervisors’ Requests and Audience Comments**

There being none, the next item followed.

**FOURTEENTH ORDER OF BUSINESS            Next Scheduled Meeting – July 15, 2020 at 9:30 a.m. at the RiverTown Amenity Center**

**FIFTEENTH ORDER OF BUSINESS            Adjournment**

On MOTION by Mr. Sessions seconded by Mr. Thomas with all in favor the Meeting was adjourned.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

*B.*

MINUTES OF MEETING  
RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT

A landowners meeting of the Board of Supervisors of the Rivers Edge III Community Development District was held Wednesday, June 10, 2020 at 9:30 a.m. using *Zoom* communications media technology pursuant to Executive Orders 20-52, 20-69 and 20-139 issued by Governor DeSantis, including any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*.

Present were:

Jason Sessions

Mattamy Homes

Also present were:

James Perry

District Manager

Lauren Gentry

District Counsel

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Perry called the meeting to order at 9:30 a.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Determination of Number of Voting Units Represented**

Mr. Perry stated there are 990 votes and I do have a proxy here provided by Mattamy of Jacksonville, LLC. I also have a ballot from the proxy holder with votes that have been cast. Jason Sessions received 500 votes, Louis Cowling 200 votes, Jason Thomas 100 votes and Chris Henderson 110 votes. The two receiving the highest number of votes, Jason Sessions and Louis Cowling, will hold four-year terms and the other two will hold three-year terms. There is a fifth supervisor position, but no votes have been cast at this point in time.

**THIRD ORDER OF BUSINESS**

**Election of a Chairman for the Purpose of Conducting the Landowners Meeting**

Mr. Perry acted as Chairman for the purpose on conducting the meeting.

**FOURTH ORDER OF BUSINESS**

**Nominations for the Position of Supervisors**

Mr. Sessions nominated Jason Sessions, Louis Cowling, Jason Thomas and Chris Henderson for the positions of supervisors.

**FIFTH ORDER OF BUSINESS**                      **Casting of Ballots**

Mr. Sessions cast 500 votes for Jason Sessions; 200 votes for Louis Cowling; 100 votes for Jason Thomas; and 110 votes for Chris Henderson.

**SIXTH ORDER OF BUSINESS**                      **Tabulation of Ballots and Announcement of Results**

Mr. Sessions cast 500 votes for Jason Sessions; 200 votes for Louis Cowling; 100 votes for Jason Thomas; and 110 votes for Chris Henderson. Mr. Sessions and Mr. Cowling will serve four-year terms and Mr. Thomas and Mr. Henderson will serve two-year terms.

**SEVENTH ORDER OF BUSINESS**                      **Landowners Questions and Comments**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**                      **Adjournment**

On MOTION by Mr. Sessions seconded by Mr. Thomas with all in favor the meeting was adjourned.
---

*SIXTH ORDER OF BUSINESS*

*A.*

**RESOLUTION 2020-35**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT APPROVING REVISIONS TO THE MASTER ASSESSMENT METHODOLOGY AND APPROVING AND RATIFYING ITS USE IN CONNECTION WITH RESOLUTION 2020-29, RELATED NOTICES, AND THE COMPLAINT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Rivers Edge III Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, located in St. Johns County, Florida; and

**WHEREAS**, the District has previously indicated its intention to undertake, install, establish, construct, or acquire certain public infrastructure improvements and to finance such public infrastructure improvements through the issuance of one or more series of bonds; and

**WHEREAS**, the District has previously adopted Resolution 2020-29, which, among other things, declared the District’s intent to defray all or a portion of the cost of the Project (as defined in Resolution 2020-29), by levying special assessments in accordance with the *Rivers Edge III Community Development District Master Special Assessment Methodology Report*, dated June 8, 2020 (the “**Master Assessment Report**”), and set public hearings to, among other things, hear comments and objections to the proposed special assessment program; and

**WHEREAS**, after adoption of Resolution 2020-29, District staff, based on the most recent information about the development plan for the District, determined it would be prudent to include a 30’-39’ lot type in the Master Assessment Report; and

**WHEREAS**, the Master Assessment Report has been revised to incorporate the change described above, has been attached as an exhibit to Resolution 2020-29, has been used to provide information for the mailed and published notices required by Resolution 2020-29, and has been used in connection with filing the complaint for validation of the District’s proposed bonds (the “**Complaint**”); and

**WHEREAS**, the District wishes to approve the revised Master Assessment Report, attached hereto as **Exhibit A**, and approve and ratify the use of said report in connection with Resolution 2020-29 and the required notices.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The Master Assessment Report, as revised, attached hereto as **Exhibit A**, is hereby approved, and the use of said report in connection with Resolution 2020-29, required notices, and the Complaint is hereby ratified, approved, and confirmed in all respects.

**SECTION 2.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 3.** This Resolution shall become effective upon its adoption.

**PASSED AND ADOPTED** this 15th day of July, 2020.

ATTEST:

**RIVERS EDGE III COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairman, Board of Supervisors

**Exhibit A:** *Rivers Edge III Community Development District Master Special Assessment Methodology Report, dated June 8, 2020*

**Exhibit A**

# **RIVERS EDGE III Community Development District**

**Master Special Assessment Methodology Report**

**June 8, 2020**

**Prepared by**

**Governmental Management Services, LLC**

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## **1.0 Introduction**

### **1.1 Purpose**

This Master Special Assessment Methodology Report (the "Report") provides a master assessment methodology for allocating the proposed debt to be incurred by the Rivers Edge III Community Development District ("Rivers Edge III CDD", "Rivers Edge III" or "District") to developable properties in the District and for allocating the benefit derived from the District's Master Improvement Plan (hereinafter defined) as described in the Master Improvement Plan Report (hereinafter defined) and corresponding par amount of bonds issued by the District to fund all or a portion of the Master Improvement Plan. The District's issuance of bonds and corresponding assessments to secure such bonds will fund infrastructure improvements that will allow the development of the property in the District. The methodology described herein allocates this debt to properties based upon the special benefits each receives from the infrastructure program. In this case, the property located within the District currently includes approximately 989.14 acres located in St. Johns County ("County"), Florida. This Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of the case law on this subject.

### **1.2 Scope of the Report**

This Report presents the master projections for financing the District's community infrastructure improvements described in the District's *Rivers Edge III Community Development District Master Improvement Plan Report*, dated June 5, 2020 (the "Engineer's Report" and the improvements described therein, the "Improvements" and the plan described therein, the "MIP" or "Master Improvement Plan"), developed by Prosser, Inc. (the "District Engineer"). This Report also describes the apportionment of the maximum benefits and special assessments resulting from the provision of the Improvements to the lands within the District.

This Report is intended to establish 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 Master Improvement

Plan. All such liens shall be within the benefit limits established herein, shall use the allocation methodology described herein, and shall be described in one or more supplemental reports.

### **1.3 Special Benefits and General Benefits**

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

As discussed within this Report, the general benefits to the public at large are incidental in nature and are readily distinguishable from the special and peculiar benefits that accrue to property within the District. The Improvements enable properties within the District boundaries to be developed. Without the Improvements, there would be no infrastructure to support development of land within the District and regulations and other laws would also prohibit development of property within the District.

There is no doubt that the general public, property owners, and property outside the District will benefit from the provision of the Improvements. However, these are incidental to the Master Improvement Plan, which is designed specifically to provide special benefits peculiar to property within the District. Properties outside the District do not depend upon the District's Master Improvement Plan to obtain or maintain their development entitlements. This fact alone clearly distinguishes the special benefits that District properties receive from the benefits received by properties lying outside of the District's boundaries. Even though the exact value of the benefits provided by the Improvements is difficult to estimate at this point, it is nevertheless greater than or equal to the costs associated with providing same.

### **1.4 Organization of this Report**

*Section Two* describes the development program as proposed by the Developer.

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

*Section Four* discusses the financing program for the District.

*Section Five* introduces the Assessment Methodology.

## **2.0 Development Program for Rivers Edge III**

### **2.1 Overview**

RiverTown is a 4,176.53-acre mixed-use master planned development (the “Development” or “RiverTown”), located within St. Johns County, Florida. The Development is an approved Development of Regional Impact (“DRI”), approximately 3,995 acres of which is the RiverTown Planned Unit Development. The Rivers Edge III CDD is a component of the overall development program for the community. The proposed land use within the District is consistent with St. Johns County Land Use and Comprehensive Plans. **Table 1** includes the Land Use in the District.

### **2.2 The Development Program**

The Rivers Edge III portion of the greater RiverTown development is anticipated to consist of approximately 1,637 single-family residential homes and 104 townhomes totaling 1,741 residential units. **Table 2** includes the Development Plan contemplated within the District.

## **3.0 The Capital Improvement Program for Rivers Edge III**

### **3.1 Engineer’s Report**

The Improvements to be funded by the Rivers Edge III CDD are determined by the District Engineer in the Engineer’s Report. Only infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes, was included in these estimates; furthermore, there may be other public infrastructure improvements delivered or owned by the District that are not included within the Engineer’s Report. **Table 3** includes the Infrastructure Cost Estimates by category.

### **3.2 Master Improvement Plan**

The proposed Improvements to serve the District consist of certain master drainage and stormwater improvements, roadway improvements, landscaping improvements, and recreation improvements. The Improvements will represent a system of improvements that will provide special benefit to all lands within the District.

At the time of this writing, the total costs of the District's Master Improvement Plan are projected to be approximately \$46,830,593, including construction costs, design fees, contingency costs, and construction administrative expenses.

## **4.0 Financing Program for Rivers Edge III**

### **4.1 Overview**

As noted above, the District is embarking on a program of master improvements, which will facilitate the development of property within the District. Construction of certain Improvements may be funded by the Developer and acquired by the District under an agreement between the District and the Developer or may be funded directly by the District. The structure of financing presented below is preliminary and subject to change.

It is currently contemplated that the District will finance all or a portion of its Improvements with Special Assessment Bonds. The preliminary financing plan for the District, described more fully in **Table 4**, anticipates the issuance of Special Assessment Bonds in the principal par amount of \$60,245,000, in one or more series, to fund all or a portion of the District's Master Improvement Plan.

### **4.2 Types of Special Assessment Bonds Proposed**

The preliminary sizing of the Special Assessment Bonds assumes an issuance date of January 1, 2021. Special Assessment Bonds are anticipated to be repaid with no more than thirty principal installments commencing on May 1, 2023 with interest paid semiannually every May 1 and November 1 commencing May 1, 2021. Included with the bond funding is a provision for approximately two years of capitalized interest, through 5/1/2023.

As projected in the current master financing plan shown in **Table 4**, in order to finance all or a portion of the District's Master Improvement Plan, the District will need to potentially incur indebtedness in the total par amount of approximately \$60,245,000.

The difference between the amount of bond debt and the cost of the Master Improvement Plan is comprised of costs of issuance, an underwriter's discount, capitalized interest costs

through 5/1/2023, a debt service reserve fund equal to the maximum annual debt service and rounding.

Preliminary sources and uses of funding are presented in **Table 4** in the Appendix.

Please note that the structure of the Special Assessment Bonds is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as other reasons. The District maintains complete flexibility as to the structure of the Special Assessment Bonds.

## **5.0 Assessment Methodology**

### **5.1 Overview**

Special Assessment Bonds provide the District with funds to construct and/or acquire the MIP outlined in *Section 3.2*. These Improvements lead to special and general benefits, with special benefits accruing to the properties within the boundaries of the District and general benefits accruing to properties outside the District, which are only incidental in nature. The debt incurred in financing the Improvements will be paid off by assessing properties that derive special and peculiar benefits from the proposed Improvements. All developable properties that receive special benefits from the District's MIP will be assessed.

### **5.2 Assigning Debt**

The current development plan for the District projects construction of infrastructure for approximately 1,637 single family units and 104 townhomes; however, the planned unit numbers and land use types may change. The Improvements provided by the District are anticipated to include roadway improvements, drainage and storm water management improvements, landscaping improvements and recreation improvements. All residential development within the District will benefit from all infrastructure improvement categories, as the Improvements provide basic infrastructure to all residential lands within the District and benefit all residential lands within the District as an integrated system of improvements. The benefit to units will be allocated on an equivalent residential unit ("ERU") basis, based on the relative front footage of each single-family residential unit. A 60'-69' lot is utilized as the basis

of one ERU. The current development program provides for lots ranging from 30' to 80' plus. Each of these lots is assigned an ERU factor based on the benefit it receives relative to a 60-69' lot. For example, a 70'-79' lot would have an ERU of 1.25 reflecting 75 midpoint range / 60. The townhomes product is assigned an ERU factor of 0.62, which is equal to that of a 30' lot in the Rivers Edge Master Methodology.

As the provision of the above listed Improvements by the District will make the lands in the District developable, the land will become more valuable to property owners within the District. The increase in the value of the land provides the logical benefit of Improvements that accrues to the developable parcels within the District.

Prior to platting, the assessments will be levied on all lands within the District based on the approved site plan on an equal acreage basis within each parcel, because at that juncture, every acre will benefit equally from the Improvements. As lands are platted, the first platted lots will be assigned debt and related assessments based upon the front footage of each lot in accordance with **Table 5**.

The debt incurred by the District to fund the Improvements is allocated to the properties receiving special benefits on the basis of development intensity and density. The responsibility for the repayment of the District's debt through assessments will ultimately be distributed in proportion to the special benefit peculiar to the land within the District, based on each of the ERU categories. For the purpose of determining the special benefit accruing to the lands within the District, the proposed Improvement costs have been allocated based on each lot's ERU factor.

### **5.3 Lienability Test: Special and Peculiar Benefit to the Property**

As first discussed in *Section 1.3, Special Benefits and General Benefits*, Improvements undertaken by the District create special and peculiar benefits to properties within the District, and accrue to all assessable properties on an ERU basis.

The special and peculiar benefits resulting from each Improvement undertaken by the District are:

- a. Master Drainage and Stormwater Improvements result in special and peculiar benefits such as the added use of the property, added enjoyment of the property, and likely increased marketability of the property.
- b. Master Roadway Improvements result in special and peculiar benefits such as the added use of the property, access to the property, decreased insurance premiums, added enjoyment of the property, and likely increased marketability of the property.
- c. Master Landscape Improvements result in special and peculiar benefits such as the added use of the property, and likely increased marketability and value of the property.
- d. Master Recreation Improvements result in special and peculiar benefits such as the added enjoyment of the property, and likely increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but cannot yet be calculated and assessed in terms of numerical value. However, the benefit from the Improvements financed by the bonds and paid for by the assessments equals or exceeds the amount of such assessments.

#### **5.4 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay**

A reasonable estimate of the proportion of special and peculiar benefits received from the Improvements is delineated in **Table 5** (expressed as Allocation of Total Par Debt).

The determination has been made that the non-ad valorem special assessments are fairly and reasonably apportioned because the apportionment is based on the special and peculiar benefits each development type receives from the acquisition and/or construction of the District's Improvements.

Accordingly, no property within the boundaries of the District will be liened for the payment of any non-ad valorem special assessment greater than the determined value of the special benefit peculiar to that property.

In accordance with the benefit allocation in **Table 5**, a Total Par Debt per Unit has been calculated for each single-family

unit based upon the front foot of each lot. For townhomes an ERU basis was established based on the relative benefit afforded compared to a 30' lot in Rivers Edge. This amount represents the preliminary anticipated per-unit debt allocation, assuming (1) all anticipated units are built and sold in the planned development, and (2) the entire proposed MIP is developed or acquired and financed by the District.

Prior to platting, properties within the District projected to contain various development units may be sold from time to time. At the time of such sale, debt and assessments will be assigned to the parcel based on the maximum number and type of development units allocated by the Developer to that parcel, 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 parcel will be responsible for the total assessments assigned to the parcel at the time of the sale, regardless of the total number of development units ultimately platted.

## **5.5 True-Up Mechanism**

To ensure that the District's debt will be equitably allocated to unsold acres, to ensure that the non-ad valorem special assessments will continue to be constitutionally lienable on the property, and to ensure that there will always be sufficient development potential remaining in the undivided property to ensure payment of debt service after a plat or site plan approval, the following test will be applied:

The debt per acre remaining on any unplatted developable land shall not increase above its maximum debt-per-acre level. Prior to platting, the maximum level of debt per acre is calculated as the total amount of debt for the District's MIP divided by the number of assessable and developable acres in the District. In this case, it is \$60,245,000 divided by 989.14 acres, equaling \$60,906 per acre. Once a site plan for a portion of the development is completed, the acreage for the remaining unplatted or unplanned land will be adjusted and the calculation of debt per acre will be adjusted accordingly. Thus, if the initial debt level is \$60,906 per acre, every time a plat or site plan approval is presented, the debt on the land remaining after the plat or site plan approval must remain at or below \$60,906 per acre. If it does not, then in order for the Developer to receive a plat or site plan approval from the

County, the Developer must agree that the District will require a density reduction (or “true-up”) payment so that the \$60,906 per acre debt level is not exceeded. The District can consider the abatement of a true-up where the remaining land is reasonably expected to be developed in a manner to support the remaining debt assessments. The District may rely on a certificate from the District Engineer to determine whether it will abate a true-up payment.

In summation, and as noted herein, the benefit from the MIP exceeds the special assessments levied on each parcel of property, and the special assessments are fairly and reasonably allocated across all benefited properties. In the event the MIP is not completed, additional benefitted lands are added to the District and/or assessment area(s), or otherwise where required by law, the District may be required to reallocate the special assessments, and the District expressly reserves the right to do so. However, any such reallocation shall not be construed to relieve any party of contractual or other obligations to the District.

## **5.6 Additional Stipulations**

Certain financing, development, and engineering data was provided by members of District staff and/or Mattamy Jacksonville LLC, the developer of the District.

The allocation methodology described herein was based on information provided by those professionals. Governmental Management Services, LLC, makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Report.

**TABLE 1**  
**Rivers Edge III CDD**  
**Land Use**

<b>Land Use :</b>	<b>Land Size (Gross Acres)</b>	<b>Percent of Total</b>
Residential	632.00	63.90%
Other -Wetlands, Open Space, Preservation Area, ROW	317.00	32.05%
Recreation	40.00	4.04%
	<u>989.00</u>	<u>100.00%</u>

Information provided by Prosser, Inc in the Master Improvement Plan Report dated June 5, 2020.

**TABLE 2**  
**Rivers Edge III CDD**  
**Planned Development Program**  
**and ERU Allocations**

<u>Development Type :</u>	<u>Number of Planned Units</u>	<u>ERU</u>	<u>Total ERU's</u>
Residential Single Family			
30' - 39' lot	0	0.58	0.00
40' - 49' lot	886	0.75	664.50
50' - 59' lot	135	0.92	123.75
60' - 69' lot	412	1.00	412.00
70' - 79' lot	121	1.25	151.25
80' + lot	83	1.42	117.58
Townhouses	104	0.62	64.48
<b>Total</b>	<u>1,741</u>		<u>1,533.56</u>

Note: Based on relative front footage for the lot. Example: 70' lot is calculated by dividing 75' by 60' for 1.25 ERU. This provides for a relative ERU basis for the lots in the 70'-79' range. Townhomes are based on a 30' lot product in the Rivers Edge master methodology.

**TABLE 3**  
**Rivers Edge III CDD**  
**Infrastructure Cost Estimates**

<u>Infrastructure Improvements :</u>	<u>Total Cost Estimates</u>
Master Drainage and Stormwater Management	\$15,620,168
Transportation	\$21,432,550
Landscape	\$2,070,000
Recreation	\$7,707,875
<b>Total</b>	<u><u>\$46,830,593</u></u>

Information provided by Prosser, Inc Capital Improvement Plan Report dated June 5, 2020.

Prepared By  
**Governmental Management Services LLC**

**TABLE 4**  
**Rivers Edge III CDD**  
**Financing Estimates**

	<b>Preliminary Bond Sizing</b>
Construction / Acquisition Requirements	\$46,830,594
Debt Service Reserve Fund (1)	\$4,376,734
Capitalized Interest (2)	\$7,229,400
Cost of Issuance (3)	\$600,000
Underwriters Discount	\$1,204,900
Rounding	\$3,372
<b>Total Par</b>	<b>\$60,245,000</b>

<b>Principal Amortization Installments</b>	<b>30</b>
<b>Estimated Rate</b>	<b>6.00%</b>
<b>Estimated Par Amount</b>	<b>\$60,245,000</b>
<b>Estimated Maximum Annual Debt Service</b>	<b>\$4,376,734</b>

- (1) The Series 2020 DSRF is based on maximum annual debt service.
- (2) Interest capitalized to 11/1/2023.
- (3) Does not include Underwriter's Discount of 2%.
- (4) Information above provided by MBS Capital Markets, LLC.

Prepared By  
**Governmental Management Services LLC**

**TABLE 5**  
**Rivers Edge III CDD**  
**Determination of Construction Improvements**  
**Benefit and Par Debt Allocations**

Development Type :	<u>Number of Planned Units</u>	<u>ERU's Benefit Per Unit</u>	<u>Total ERU's</u>	<u>Allocation of Construction Costs</u>	<u>Allocation of Total Par Debt</u>	<u>Benefit per Unit</u>	<u>Allocation of Maximum Net Annual Debt Service</u>	<u>Debt Service Assessments per Unit Net</u>
Residential Single Family								
30' - 39' lot	0	0.58	0.00	\$0	\$0	\$22,984	\$0	\$1,665
40' - 49' lot	886	0.75	664.50	\$20,291,910	\$26,182,429	\$29,551	\$1,896,459	\$2,140
50' - 59' lot	135	0.92	123.75	\$3,778,968	\$4,875,960	\$36,118	\$353,178	\$2,616
60' - 69' lot	412	1.00	412.00	\$12,581,290	\$16,233,500	\$39,402	\$1,175,833	\$2,854
70' - 79' lot	121	1.25	151.25	\$4,618,738	\$5,959,507	\$49,252	\$431,662	\$3,567
80' + lot	83	1.42	117.58	\$3,590,655	\$4,632,983	\$55,819	\$335,579	\$4,043
Townhouses	104	0.62	64.48	\$1,969,033	\$2,540,622	\$24,429	\$184,024	\$1,769
<b>Total</b>	<u>1,741</u>		<u>1,533.56</u>	<u>\$46,830,594</u>	<u>\$60,425,000</u>		<u>\$4,376,734</u>	

1) Total Construction Costs:	\$46,830,594
2) Total Par Debt :	\$60,425,000
3) Maximum annual debt service net:	\$4,376,734

Prepared By  
**Governmental Management Services, LLC**

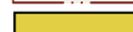
**TABLE 6**  
**Rivers Edge III CDD**  
**Preliminary Assessment Roll**

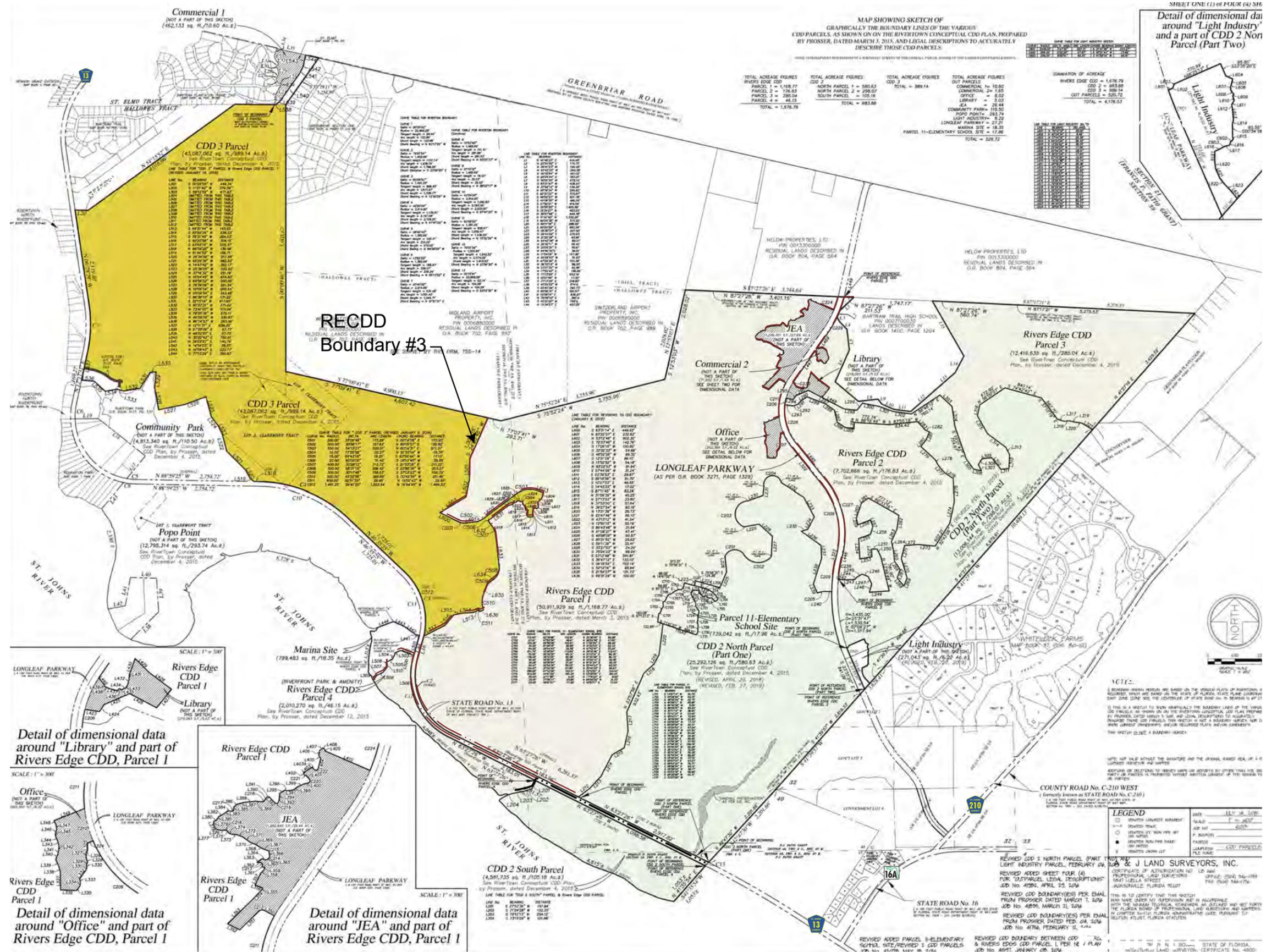
<u>Property Owner</u>	<u>Folio #</u>	<u>Assigned Debt</u>	<u>Assigned Annual Assessment</u>
Mattamy Jacksonville, LLC	000700-0026	\$60,435,000	\$4,376,734

# RIVERTOWN

## RECDD #3 Boundary

### LEGEND

-  RECDD Boundary
-  RECDD #3 Boundary



**A & J Land Surveyors, Inc.**

5847 Luella Street

Jacksonville, Florida 32207

Telephone (904) 346-1733 Fax (904) 346-1736

Jon Bowan, PLS Jeff Ward, PLS

RiverTown

CDD 3 Parcel

Legal Description

A Parcel of land, being a portion of the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East, and being also lying within Lots 2 and 3, CLAREMONT Tract, which lies within the Francis P. Fatio Grant, all in St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a POINT OF BEGINNING, BEGIN at the most southeasterly corner of BARTRAM PLANTATION PHASE TWO, as shown on the plat thereof, recorded in Map Book 46, pages 78 through 89 of the Public Records of said St. Johns County, Florida, and run thence, the following six (6) courses:

Course No. 1: run thence, North 67°28'06" East, departing from aforesaid BARTRAM PLANTATION PHASE TWO boundary, a distance of 67.77 feet, to a point;

Course No. 2: run thence, North 48°52'07" East, a distance of 67.73 feet, to a point;

Course NO. 3: run thence, North 35°22'42" East, a distance of 750.01 feet, to a point;

Course No. 4: run thence, North 29°03'57" East, a distance of 140.74 feet, to a point;

Course No. 5: run thence, North 19°14'03" East, a distance of 78.57 feet, to a point;

Course No. 6: run thence North 10°58'43" East, a distance of 222.77 feet, to a point on the southerly Right of Way line of GREENBRIAR ROAD, (formerly known as STATE ROAD No. 11 and/or BOMBING RANGE ROAD, a variable width Public Road Right of Way, as per Right of Way Map prepared by St. Johns County Surveying and mapping Program, dated April 19, 1999); run thence South 77°13'29" East, along said southerly Right of Way line of GREENBRIAR ROAD, a distance of 300.83 feet, to a point on the monumented westerly boundary of GREENBRIAR SECTION ONE, as recorded in Map Book 14, pages 57 and 58, of the Public Records of said St. Johns County, Florida; run thence, along the westerly line of said GREENBRIAR SECTION ONE, and then along the monumented westerly line of a tract of land formerly owned by the United States of America, (acquired by Condemnation Suit 602-J, Civil), and the same being the easterly line of lands described in Official Records Book 702, page 989 (Parcel 4), of the Public Records of St. Johns County, Florida; run thence, along last said line the following two (2) courses and distances:

Course No. 1: run thence, South 35°18'11" West, a distance of 1,258.39 feet, to a point;

Course No. 2: run thence, South 00°00'46" West, a distance of 5,903.67 feet, to the monumented southwesterly corner of last said lands; run thence South 77°09'41" East, along the southerly line of a tract of land formerly owned by the United States of America, (acquired by Condemnation Suit 602-J, Civil), and the same being the northerly line of lands described in Official Records Book 702, page 989 (Parcel 4), of the Public Records of St. Johns County, Florida, a distance of 4,607.42 feet, to a point; run thence, the following fifty-seven (57) courses and distances:

Course No. 1: run thence, South 24°05'46" West, a distance of 1,005.35 feet, to a point;

Course No. 2: run thence, South 00°29'55" West, a distance of 449.34 feet, to a point;

Course No. 3: run thence, South 11°21'40" West, a distance of 379.59 feet, to a point;

Course No. 4: run thence, South 59°12'52" West, a distance of 671.93 feet, to a point;

Course No. 5: run thence, South 63°31'14" East, a distance of 448.92 feet, to a point, on the arc of a curve, leading southeasterly;

Course No. 6: run thence, southeasterly, along and around the arc of a curve, being concave northeasterly, and having a radius of 300.00 feet, through a central angle of 33°05'48" to the left, an arc distance of 173.29 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of South 80°04'08" East, 170.90 feet;

Course No. 7: run thence, North 83°22'57" East, along last said tangency, a distance of 232.62 feet, to the point of curvature, of a curve, leading northeasterly;

Course No. 8: run thence, northeasterly, along and around the arc of a curve, being concave northwesterly, and having a radius of 300.00 feet, through a central angle of 30°06'17" to the left, an arc distance of 157.63 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of North 68°15'57" East, 155.82 feet;

Course No. 9: run thence, North 53°12'48" East, along last said tangency, a distance of 902.30 feet, to the point of curvature, of a curve, leading northeasterly;

Course No. 10: run thence, northeasterly, along and around the arc of a curve, being concave southerly, and having a radius of 550.00 feet, through a central angle of 54°13'27" to the right, an arc distance of 520.51 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of North 80°19'31" East, 501.31 feet;

Course No. 11: run thence, South 72°33'45" East, along last said tangency, a distance of 142.76 feet, to a point;

Course No. 12: run thence, South 17°26'15" West, a distance of 100.00 feet, to a point;

Course No. 13: run thence, South 32°32'33" West, a distance of 64.88 feet, to a point;

Course No. 14: run thence, South  $48^{\circ}52'26''$  West, a distance of 89.32 feet, to a point;

Course No. 15: run thence, South  $12^{\circ}31'09''$  East, a distance of 86.15 feet, to a point;

Course No. 16: run thence, South  $15^{\circ}52'52''$  West, a distance of 54.18 feet, to a point;

Course No. 17: run thence, North  $83^{\circ}22'53''$  West, a distance of 81.94 feet, to a point;

Course No. 18: run thence, South  $57^{\circ}44'09''$  West, a distance of 31.24 feet, to a point;

Course No. 19: run thence, South  $03^{\circ}39'53''$  East, a distance of 29.87 feet, to a point;

Course No. 20: run thence, South  $06^{\circ}18'56''$  West, a distance of 91.70 feet, to a point;

Course No. 21: run thence, South  $10^{\circ}27'23''$  East, a distance of 49.55 feet, to a point;

Course No. 22: run thence, South  $54^{\circ}43'22''$  West, a distance of 17.02 feet, to a point;

Course No. 23: run thence, South  $87^{\circ}11'45''$  West, a distance of 83.24 feet, to a point;

Course No. 24: run thence, North  $51^{\circ}09'39''$  West, a distance of 40.25 feet, to a point;

Course No. 25: run thence, North  $27^{\circ}13'03''$  West, a distance of 33.80 feet, to a point;

Course No. 26: run thence, North  $37^{\circ}53'50''$  East, a distance of 57.84 feet, to a point;

Course No. 27: run thence, North  $39^{\circ}27'54''$  West, a distance of 83.19 feet, to a point;

Course No. 28: run thence, North  $13^{\circ}21'39''$  West, a distance of 20.73 feet, to a point;

Course No. 29: run thence, North  $22^{\circ}47'49''$  West, a distance of 66.10 feet, to a point;

Course No. 30: run thence, North  $43^{\circ}13'12''$  West, a distance of 41.54 feet, to a point;

Course No. 31: run thence, North  $12^{\circ}50'15''$  West, a distance of 55.19 feet, to the point of curvature, of a curve, leading northwesterly;

Course No. 32: run thence, northwesterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 15.00 feet, through a central angle of  $77^{\circ}25'58''$  to the left, an arc distance of 20.27 feet, to the point of tangency, of last said curve, last said arc being subtended by a chord bearing and distance of North  $51^{\circ}33'14''$  West, 18.76 feet;

Course No. 33: run thence, South  $89^{\circ}43'48''$  West, along last said tangency, a distance of 31.94 feet, to a point;

Course No. 34: run thence, North  $61^{\circ}08'37''$  West, a distance of 47.41 feet, to the point of curvature, of a curve, leading westerly;

Course No. 35: run thence, westerly, along and around the arc of a curve, being concave southerly, and having a radius of 15.00, through a central angle of  $69^{\circ}43'18''$  to the left, an arc distance of 18.25 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South  $83^{\circ}59'44''$  West, 17.15 feet;

Course No. 36: run thence, South  $49^{\circ}08'05''$  West, along last said tangency, a distance of 60.87 feet, to a point;

Course No. 37: run thence, South  $80^{\circ}21'55''$  West, a distance of 25.62 feet, to a point;

Course No. 38: run thence, South  $59^{\circ}11'39''$  West, a distance of 32.41 feet, to a point;

Course No. 39: run thence, South  $33^{\circ}27'03''$  West, a distance of 24.29 feet, to a point;

Course No. 40: run thence, South  $75^{\circ}04'23''$  West, a distance of 99.94 feet, to a point;

Course No. 41: run thence, South  $53^{\circ}12'48''$  West, a distance of 541.61 feet, to the point of curvature, of a curve, leading southerly;

Course No. 42: run thence, southerly, along and around the arc of a curve, being concave easterly, and having a radius of 20.00 feet, through a central angle of  $90^{\circ}00'00''$  to the left, an arc distance of 31.42 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South  $08^{\circ}12'48''$  West, 28.28 feet;

Course No. 43: run thence, South  $36^{\circ}47'12''$  East, a distance of 133.10 feet, to the point of curvature, of a curve, leading southeasterly;

Course No. 44: run thence, southeasterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 400.00 feet, through a central angle of  $30^{\circ}28'12''$  to the right, an arc distance of 212.72 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of South  $21^{\circ}33'06''$  East, 210.22 feet;

Course No. 45: run thence, South  $06^{\circ}18'59''$  East, along last said tangency, a distance of 702.14 feet, to the point of curvature, of a curve, leading southwesterly;

Course No. 46: run thence, southwesterly, along and around the arc of a curve, being concave northwesterly, and having a radius of 300.00 feet, through a central angle of  $58^{\circ}31'15''$  to the right, an arc distance of 306.42 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of South  $22^{\circ}56'38''$  West, 293.27 feet;

Course No. 47: run thence, South  $52^{\circ}12'16''$  West, along last said tangency, a distance of 95.64 feet, to the point of curvature, of a curve, leading southwesterly;

Course No. 48: run thence, southwesterly, along and around the arc of a curve, being concave southeasterly, and having a radius of 300.00 feet, through a central angle of  $30^{\circ}17'46''$  to the left, an arc distance of 158.63 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of South  $37^{\circ}03'23''$  West, 156.79 feet;

Course No. 49: run thence, South 21°54'27" West, along last said tangency, a distance of 151.73 feet, to the point of curvature, of a curve, leading southerly;

Course No. 50: run thence, Southerly, along and around the arc of a curve, being concave easterly, and having a radius of 500.00 feet, through a central angle of 42°22'56" to the left, an arc distance of 369.85 feet, to a point, last said arc being subtended by a chord bearing and distance of South 00°42'59" West, 361.48 feet;

Course No. 51: run thence, South 69°31'29" West, departing from last said arc, a distance of 100.00 feet, to a point, on the arc of a curve, leading northerly;

Course No. 52: run thence, northerly, along and around the arc of a curve, being concave easterly, and having a radius of 600.00 feet, through a central angle of 02°51'35" to the right, an arc distance of 29.95 feet, to a point, last said arc being subtended by a chord bearing and distance of North 19°02'43" West, 29.95 feet;

Course No. 53: run thence, South 69°21'44" West, departing from last said arc, a distance of 143.03 feet, to a point;

Course No. 54: run thence, South 85°59'26" West, a distance of 226.33 feet, to a point;

Course No. 55: run thence, South 79°31'49" West, a distance of 204.53 feet, to a point;

Course No. 56: run thence, South 40°20'58" West, a distance of 304.15 feet, to a point;

Course No. 57: run thence, South 63°03'16" West, a distance of 525.37 feet, to a point on the northeasterly Right of Way line of STATE ROAD No. 13, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785); run thence, along the aforesaid northeasterly Right of Way line of STATE ROAD No. 13, the following four (4) courses and distances:

Course No. 1: run thence, northwesterly, along and around the arc of a curve, being concave westerly, and having a radius of 1,491.25 feet, through a central angle of 59°41'20" to the left, an arc distance of 1,553.54 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 16°44'45" West, 1,484.23 feet;

Course No. 2: run thence, North 46°35'25" West, along last said tangency, a distance of 1,725.01 feet, to the point of curvature, of a curve leading westerly;

Course No. 3: run thence westerly, along and around the arc of a curve, being concave southerly, and having a radius of 2,914.90 feet, through a central angle of 42°24'00" to the left, an arc distance of 2,157.08 feet, to the point of tangency of last said curve, last said arc being subtended by a chord bearing and distance of North 67°47'25" West, 2,108.20 feet;

Course No. 4: run thence, North 88°59'25" West, along last said tangency, a distance of 136.96 feet; thence departing from the aforesaid northeasterly Right of Way line of STATE ROAD No. 13, run the following eighteen (18) courses and distances:

Course No. 1: run thence, North 51°46'02" West, a distance of 108.71 feet, to a point;

Course No. 2: run thence, North 28°34'09" West, a distance of 217.98 feet, to a point;

Course No. 3: run thence, North 45°29'39" West, a distance of 582.53 feet, to a point;

Course No. 4: run thence, North 14°47'42" West, a distance of 382.17 feet, to a point;

Course No. 5: run thence, North 25°36'05" West, a distance of 222.60 feet, to a point;

Course No. 6: run thence, North 37°16'32" West, a distance of 251.19 feet, to a point;

Course No. 7: run thence, North 15°04'45" West, a distance of 454.83 feet, to a point;

Course No. 8: run thence, South 69°56'52" West, a distance of 500.85 feet, to a point;

Course No. 9: run thence, South 78°34'06" West, a distance of 591.54 feet, to a point;

Course No. 10: run thence, North 10°08'34" West, a distance of 500.54 feet, to a point;

Course No. 11: run thence, North 05°08'54" East, a distance of 343.48 feet, to a point;

Course No. 12: run thence, South 86°38'10" West, a distance of 131.22 feet, to a point;

Course No. 13: run thence South 32°15'18" West, a distance of 417.65 feet, to a point;

Course No. 14: run thence, South 80°37'31" West, a distance of 371.02 feet, to a point;

Course No. 15: run thence, North 73°41'07" West, a distance of 151.04 feet, to a point;

Course No. 16: run thence, South 79°35'36" West, a distance of 270.11 feet, to a point;

Course No. 17: run thence, North 46°58'09" West, a distance of 330.95 feet, to a point;

Course No. 18: run thence, North 86°04'53" West, a distance of 283.56 feet, to a point, on the easterly Right of Way line of STATE ROAD No. 13; run thence, along the aforesaid easterly Right of Way line of STATE ROAD No. 13, the following three (3) courses and distances:

Course No. 1: run thence, North 12°11'31" East, a distance of 638.25 feet, to the point of curvature, of a curve leading northerly;

Course No. 2: run thence northerly, along and around the arc of a curve, being concave westerly, and having a radius of 2,914.89 feet, through a central angle of 20°40'00" to the right, an arc distance of 1,051.41 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 01°51'31" East, 1,045.71 feet;

Course No. 3: run thence, North 08°28'29" West, along last said tangency, a distance of 2,119.40 feet, to a point on the monumented southerly line of lands described and recorded in Deed Book "K", page 347 of the Public Records of

said St. Johns County, Florida; run thence, along last said line, and also being the southerly line of those lands described and recorded in Official Records Book 878, page 1283 of the Public Records of St. Johns County, Florida, the following two (2) courses and distances:

Course No. 1: run thence, South 88°11'16" East, a distance of 288.50 feet, to a point;

Course No. 2: run thence, North 54°15'52" East, a distance of 4,016.06 feet, to a point, said point also lying on the southerly boundary of BARTRAM PLANTATION PHASE TWO, as shown on the plat thereof, recorded in Map Book 46, pages 78 through 89 of the Public Records of St. Johns County, Florida; run thence, South 89°20'59" East, along last said line, a distance of 883.58 feet, to the aforesaid most southeasterly corner of BARTRAM PLANTATION PHASE TWO, as shown on the plat thereof, recorded in Map Book 46, pages 78 through 89 of the Public Records of said St. Johns County, Florida, and the POINT OF BEGINNING.

The lands thus described contains 43,087,062 square feet, or 989.14 acres, more or less, in area.

*B.*

**RESOLUTION 2020-36**

**A RESOLUTION MAKING CERTAIN FINDINGS; AUTHORIZING AN IMPROVEMENT PLAN FOR THE MASTER ASSESSMENT AREA; ADOPTING A MASTER IMPROVEMENT PLAN; PROVIDING AN ESTIMATED COST OF IMPROVEMENTS; ADOPTING AN ASSESSMENT REPORT; EQUALIZING, APPROVING, CONFIRMING AND LEVYING DEBT ASSESSMENTS ON THE MASTER ASSESSMENT AREA; ADDRESSING THE FINALIZATION OF SPECIAL ASSESSMENTS; ADDRESSING THE PAYMENT OF DEBT ASSESSMENTS AND THE METHOD OF COLLECTION; PROVIDING FOR THE ALLOCATION OF DEBT ASSESSMENTS AND TRUE-UP PAYMENTS; ADDRESSING GOVERNMENT PROPERTY AND TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE AND FEDERAL GOVERNMENT; AUTHORIZING AN ASSESSMENT NOTICE; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**WHEREAS**, the Rivers Edge III Community Development District (“**District**”) is a local unit of special-purpose government established by ordinance of the Board of County Commissioners of St. Johns County, Florida, and existing under and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (“**Act**”); and

**WHEREAS**, the District has previously indicated its intention to construct certain types of improvements and to finance such improvements through the issuance of bonds, notes or other specific financing mechanisms, which bonds, notes or other specific financing mechanisms would be repaid by the imposition of special assessments on benefited property within the District; and

**WHEREAS**, the District’s Board of Supervisors (“**Board**”) has 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, and now desires to adopt a resolution imposing and levying such assessments as set forth herein.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:**

1. **AUTHORITY.** This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*. The recitals stated above are incorporated herein; are adopted by the Board as true and correct statements; and are further declared to be findings made and determined by the Board.

2. **FINDINGS.** The Board further finds and determines as follows:

***The Master Improvement Plan***

- a. The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and

other infrastructure projects and services necessitated by the development of, and serving lands within, the District; and

- b. On June 10, 2020, and pursuant to Section 170.03, *Florida Statutes*, among other laws, the Board adopted Resolution 2020-29 (“**Declaring Resolution**”), and in doing so determined to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements described in the District’s *Master Improvement Plan Report*, dated June 5, 2020, attached hereto as **Exhibit A** and incorporated herein by reference (“**Master Improvement Plan**,” and the project described therein, the “**Project**”); and
- c. The plans and specifications for the Project are on file in the offices of the District Manager at c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, FL 32092 (“**District Records Office**”); and

#### *The Debt Assessment Process*

- d. Also as part of the Declaring Resolution, the Board expressed an intention to issue bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Project, and further declared its intention to defray the whole or any part of the expense of the Project by levying special assessments (“**Debt Assessments**”) on specially benefited property within all of the District (i.e., “**Master Assessment Area**”); and
- e. The Declaring Resolution 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; and
- f. As directed by the Declaring Resolution, said Declaring Resolution 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 District; and
- g. As directed by the Declaring Resolution, the Board caused to be made a preliminary assessment roll as required by Section 170.06, *Florida Statutes*; and
- h. As required by Section 170.07, *Florida Statutes*, and as part of the Declaring Resolution, the Board fixed the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein could appear before the Board and be heard as to (i) the propriety and advisability of making the improvements, (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, and the Board further authorized publication of notice of such public hearing and individual mailed notice of such public hearing in accordance with Chapters 170, 190, and 197, *Florida Statutes*; and
- i. Notice of the scheduled public hearing was given by publication and also by mail as required by Sections 170.07 and 197.3632, *Florida Statutes*, and affidavits as to such publication and mailings are on file in the office of the Secretary of the District; and
- j. The mailed and published notices advised that, due to the COVID-19 public health emergency, it may be necessary to conduct the public hearing remotely, via telephone or video communications media technology pursuant to Executive Orders 20-52, and 20-69, issued by Governor DeSantis on March 9, 2020 and March 20, 2020, respectively, and any

extensions or supplements thereof; and advised interested persons of how they could obtain information about participation in such remote hearing proceedings; and

- k. Due to the ongoing nature of the COVID-19 public health emergency on July 15, 2020, it was necessary to conduct the public hearing remotely, via communications media technology and by telephone pursuant to Executive Orders 20-52, 20-69, issued by Governor DeSantis on March 9, 2020 and March 20, 2020, and as extended by Executive Order 20-150, issued on June 23, 2020; and
- l. On July 15, 2020, and at the time specified in the Declaring Resolution, the Board conducted such public hearing by communications media technology and heard and considered all complaints and testimony as to the matters described above; the Board further met as an “Equalization Board;” and 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; and

#### ***Equalization Board Additional Findings***

- m. Having considered the estimated costs of the Project, the estimated financing costs and all comments and evidence presented at such public hearing, the Board further finds and determines that:
  - i. It is necessary to the public health, safety and welfare and in the best interests of the District that: (1) the District provide the Project as set forth in the Master Improvement Plan; (2) the cost of such Project be assessed against the lands specially benefited by such Project, and within the Master Assessment Area; and (3) the District issue bonds, notes or other specific financing mechanisms to provide funds for such purposes pending the receipt of such Debt Assessments; and
  - ii. The provision of said Project, the levying of the Debt Assessments, and the sale and issuance of such bonds, notes, or other specific financing mechanisms serve a proper, essential, and valid public purpose and are in the best interests of the District, its landowners and residents; and
  - iii. The estimated costs of the Project are as specified in the Master Improvement Plan and Assessment Report (defined below), and the amount of such costs is reasonable and proper; and
  - iv. It is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby in the Master Assessment Area, using the method determined by the Board and set forth in the *Master Special Assessment Methodology Report*, dated June 8, 2020 (“**Assessment Report**,” attached hereto as **Exhibit B** and incorporated herein by this reference), which results in the Debt Assessments set forth on the final assessment roll; and
  - v. The Project benefits all developable property within the Master Assessment Area; and
  - vi. Accordingly, the Debt Assessments as set forth in the Assessment Report constitute a special benefit to all parcels of real property listed on said final

assessment roll, and the benefit, in the case of each such parcel, will be equal to or in excess of the Debt Assessments imposed thereon, as set forth in **Exhibit B**; and

- vii. All developable property within the Master Assessment Area is deemed to be benefited by the Project, and the Debt Assessments will be allocated in accordance with the Assessment Report at **Exhibit B**; and
- viii. The Debt Assessments are fairly and reasonably allocated across the benefitted property, as set forth in **Exhibit B**; and
- ix. It is in the best interests of the District that the Debt Assessments be paid and collected as herein provided; and
- x. In order to provide funds with which to pay the costs of the Project which are to be assessed against the benefitted properties, pending the collection of the Debt Assessments, it is necessary for the District to issue revenue bonds, notes or other specific financing mechanisms, including refunding bonds (together, "**Bonds**").

3. **AUTHORIZATION FOR PROJECT; ADOPTION OF MASTER IMPROVEMENT PLAN.** The Master Improvement Plan identifies and describes the infrastructure improvements to be financed in part with the Bonds, and sets forth the costs of the Project. The District hereby confirms that the Project serves a proper, essential, and valid public purpose. The use of the Master Improvement Plan in connection with the sale of the Bonds is hereby authorized, approved and ratified, 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.

4. **ESTIMATED COST OF IMPROVEMENTS.** The total estimated costs of the Project and the costs to be paid by the Debt Assessments on all specially benefited property are set forth in **Exhibits A and B**, respectively, hereto.

5. **ADOPTION OF ASSESSMENT REPORT.** The Assessment Report setting forth the allocation of Debt Assessments to the benefitted lands within the Master Assessment Area is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Bonds.

6. **EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF DEBT ASSESSMENTS.** The Debt Assessments imposed on the parcels specially benefited by the Project within the Master Assessment Area, all as 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, the lien of Debt Assessments as reflected in **Exhibit B**, attached hereto, shall be recorded by the Secretary of the District in the District's "**Improvement Lien Book.**" The Debt 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, 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.

- a. ***Supplemental Assessment Resolutions for Bonds.*** The lien for the Debt Assessments established hereunder shall be inchoate until the District issues Bonds. In connection with the issuance of any particular series of the Bonds, the District may adopt, without the need for further public hearing, a supplemental assessment resolution establishing specific Debt Assessments, in one or more separately enforceable Debt Assessment liens, securing such Bonds. Such subsequent resolutions shall be adopted at a noticed meeting of the District,

and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution. Among other things, the supplemental assessment resolutions may provide for the issuance of multiple series of Bonds each secured by one or more different assessment areas within the Master Assessment Area.

- b. ***Adjustments to Debt Assessments.*** The District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary and 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.
- c. ***Impact Fee Credits.*** The District may or may not be entitled to impact fee credits as a result of the development of the Project, based on applicable laws and/or agreements governing impact fee credits. Unless otherwise addressed by supplemental assessment resolution, the proceeds from any impact fee credits received may be used in the District's sole discretion as an offset for any acquisition of any portion of the Project, for completion of the Project, or otherwise used against the outstanding indebtedness of any debt issuance that funded the improvement giving rise to the credits.

7. **FINALIZATION OF DEBT ASSESSMENTS.** When a project has 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 Section 170.08, *Florida Statutes*, the District shall credit to each Debt Assessment the difference, if any, between the Debt Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the applicable project. In making such credits, no credit shall be given for bond, note or other specific financing mechanism costs, capitalized interest, funded reserves or bond or other discounts. Such credits, if any, shall be entered in the Improvement Lien Book.

8. **PAYMENT OF DEBT ASSESSMENTS AND METHOD OF COLLECTION.**

- a. ***Payment.*** The Debt Assessments, as further set forth in each supplemental assessment resolution, and securing the issuance of each series of the Bonds, may be paid in not more than thirty (30) yearly installments of principal and interest – beginning upon the issuance of the particular series of the Bonds (and after taking into account any capitalized interest periods), provided, however, that the Board shall at any time make such adjustments by resolution, and at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District.
- b. ***Prepayment.*** Subject to the provisions of any supplemental assessment resolution, any owner of property subject to the Debt Assessments may, at its option, pre-pay the entire amount of the Debt Assessment any time, or a portion of the amount of the Debt Assessment up to two times, plus accrued interest to the next succeeding interest payment date (or the second succeeding interest payment date if such prepayment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of bonds secured by the Debt Assessments in question), attributable to the property subject to Debt Assessments owned

by such owner. Prepayment of Debt Assessments does not entitle the property owner to any discounts for early payment. If authorized by a supplemental assessment resolution, the District may grant a discount equal to all or a part of the payee's proportionate share of the cost of the Project consisting of bond financing costs, such as capitalized interest, funded reserves, and bond discount included in the estimated cost of the Project, upon payment in full of any Debt Assessment during such period prior to the time such financing costs are incurred as may be specified by the District.

- c. ***Uniform Method; Alternatives.*** The District may elect to use the method of collecting Debt Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (“**Uniform Method**”). The District has heretofore taken all required actions to comply with Sections 197.3632 and 197.3635, *Florida Statutes*. Such Debt Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its Debt Assessments is not available to the District in any year, or if determined by the District to be in its best interests, and subject to the terms of any applicable trust indenture, the Debt Assessments may be collected as is otherwise permitted by law. In particular, the District may, in its sole discretion, collect Debt Assessments by directly billing landowners and enforcing said collection in any manner authorized by law. Any prejudgment interest on delinquent assessments that are directly billed shall accrue at the applicable rate of any bonds or other debt instruments secured by the Debt Assessments. The decision to collect Debt Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Debt Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
- d. ***Uniform Method Agreements Authorized.*** For each year the District uses the Uniform Method, the District shall enter into an agreement with the County Tax Collector who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.
- e. ***Re-amortization.*** Any particular lien of the Debt Assessments shall be subject to re-amortization where the applicable series of Bonds is subject to re-amortization pursuant to the applicable trust indenture and where the context allows.

## **9. ALLOCATION OF DEBT ASSESSMENTS; APPLICATION OF TRUE-UP PAYMENTS.**

- a. At such time as parcels of land, or portions thereof, are included in a plat or site plan, it shall be an express condition of the lien established by this Resolution that, prior to County approval, any and all plats or site plans for any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review. As parcels of land, or portions thereof, are included in a plat or site plan, the District Manager shall review the plat or site plan and cause the Debt Assessments securing each series of Bonds to be reallocated to the units being included in the plat or site plan and the remaining property in accordance with **Exhibit B**, and cause such reallocation to be recorded in the District's Improvement Lien Book.
- b. Pursuant to the Assessment Report, attached hereto as **Exhibit B**, and which terms are incorporated herein, there may be required from time to time certain true-up payments.

When a plat or site plan is presented to the District, the District Manager shall review the plat or site plan to determine whether, taking into account the plat or site plan, there is a net shortfall in the overall principal amount of assessments reasonably able to be assigned to benefitted lands within the Master Assessment Area. Such determination shall be made based on the language in this Resolution and/or the tests or other methods set forth in **Exhibit B** (if any), or any tests or methods set forth in a supplemental assessment resolution and corresponding assessment report. If the overall principal amount of assessments reasonably cannot be assigned, or is not reasonably expected to be assigned, as set forth in more detail in and subject to the terms of **Exhibit B** (or any supplemental resolution and report, as applicable), to the platted and site planned lands as well as the undeveloped lands, then a debt reduction payment (“**True-Up Payment**”) in the amount of such shortfall shall become due and payable that tax year by the landowner(s) of record of the land subject to the proposed plat or site plan and of the remaining undeveloped lands, in addition to any regular assessment installment. The District’s review shall be limited solely to this function and the enforcement of the lien established by this Resolution. In the event a True-Up Payment is due and unpaid, the lien established herein for the True-Up Payment amount shall remain in place until such time as the True-Up Payment is made. The District shall record all True-Up Payments in its Improvement Lien Book.

- c. In connection with any true-up determination, affected landowner(s) may request that such true-up determination be deferred because the remaining undeveloped lands are able to support the development of all of the originally planned units within the Master Assessment Area. To support the request, the affected landowner(s) shall provide the following evidence for the District’s consideration: a) proof of the amount of entitlements remaining on the undeveloped lands within the Master Assessment Area, b) a revised overall development plan showing the number and type of units reasonably planned for the remainder of the development, c) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and d) documentation prepared by a licensed engineer that shows the feasibility of implementing the proposed development plan. Any deferment shall be in the District’s reasonable discretion.
- d. The foregoing is based on the District's understanding that the community would be developed with the type and number of units set forth in **Exhibit B**, on the developable acres. However, more than the stated number of units may be developed. In no event shall the District collect Debt Assessments pursuant to this Resolution in excess of the total debt service related to the Project, including all costs of financing and interest. The District recognizes that such things as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the true-up methodology to any assessment reallocation pursuant to this paragraph would result in Debt Assessments collected in excess of the District's total debt service obligations for the Project, the Board shall by resolution take appropriate action to equitably reallocate the Debt Assessments.
- e. As set forth in any supplemental assessment resolution and/or supplemental assessment report for a specific series of Bonds, the District may assign a specific debt service assessment lien comprising a portion of the Debt Assessments to an assessment area comprised of specific unplatted lands which are less than all of the unplatted lands in the Master Assessment Area, and, accordingly, any related true-up determinations may be limited to determining whether the planned units for such specified lands in the assessment area have been and/or will be developed.

**10. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT.** Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Debt Assessments without specific consent thereto. If at any time, any real property on which Debt 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 Debt Assessments thereon), or similarly exempt entity, all future unpaid Debt Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

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

**12. SEVERABILITY.** If any section or part of a section of this Resolution is 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.

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

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

**APPROVED AND ADOPTED THIS 15th DAY OF JULY, 2020.**

ATTEST:

**RIVERS EDGE III  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

**Exhibit A:** *Master Improvement Plan Report, dated June 5, 2020*

**Exhibit B:** *Master Special Assessment Methodology Report, dated June 8, 2020*

**Exhibit A**  
***Master Improvement Plan Report***

**RIVERS EDGE III  
COMMUNITY DEVELOPMENT DISTRICT  
MASTER IMPROVEMENT PLAN REPORT**

**Prepared for:**

**BOARD OF SUPERVISORS  
RIVERS EDGE III  
COMMUNITY DEVELOPMENT DISTRICT**

**Prepared by:**

**PROSSER, INC.  
13901 Sutton Park Drive South  
Suite 200  
Jacksonville, Florida 32224-0229**

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**INTRODUCTION**

*The Development*

RiverTown is a 4,176.53-acre mixed-use master planned development (the “**Development**” or “**RiverTown**”) located along the east bank of the St. Johns River, approximately thirty-three miles southwest of downtown Jacksonville in northwest St. Johns County, Florida. A map identifying the general location of the Development is attached as **Exhibit 1**.

The Development is an approved Development of Regional Impact (“DRI”), approximately 3,995 acres of which is the RiverTown Planned Unit Development. The balance of the Development is located in the RiverTown Planned Rural Development (“PRD”). Approved development within RiverTown generally consists of single and multi-family residential, commercial, retail, office, educational, light industrial, and various open space, recreational and park uses. The master development plan and the current expected land uses in the Development are further described in **Exhibit 2** to this report.

In March 2014, Mattamy RiverTown, LLC, a Delaware limited liability company purchased from the original developer of RiverTown, The St. Joe Company, all its remaining land and collateral rights in and became the Master Developer of RiverTown. On December 1, 2017, Mattamy RiverTown, LLC transferred all its land and rights in the Development to its affiliate, Mattamy Jacksonville, LLC (the “**Master Developer**”).

*The Rivers Edge III Community Development District*

The Development currently includes three community development districts: (a) Rivers Edge Community Development District (“**Rivers Edge**” or “**District 1**”), established by Rule 42FFF-1, *Florida Administrative Code*, adopted by the Florida Land and Water Adjudicatory Commission in 2006, as subsequently amended, (b) Rivers Edge II Community Development District (“**Rivers Edge II**” or “**District 2**”), established by Ordinance No. 2018-26, by the Board of County Commissioners in and for St. Johns County on June 19, 2018, and effective as of June 22, 2018, and (c) Rivers Edge III Community Development District (“**Rivers Edge III**” or “**District 3**”), established by Ordinance No. 2020-7 of the Board of County Commissioners in and for St. Johns County on March 3, 2020. The District 3 boundary encompasses 989.14 acres. For more information regarding Rivers Edge III, visit the Rivers Edge III website or see **Exhibits 3** and **4** attached showing the District 3 boundary.

**PURPOSE AND SCOPE OF IMPROVEMENTS**

Rivers Edge III was established for the purpose of financing or acquiring, constructing, maintaining and operating all or a portion of the infrastructure necessary for community development within and without the boundaries of District 3. All of the proposed improvements are presently contemplated in the approved St. Johns County RiverTown DRI.

What follows is a description of the master infrastructure improvements that comprise District 3’s Master Improvement Plan. A summary of the costs associated with each category of master improvements is attached hereto as Table 1.

## **Master Roadway Improvements**

### ***Minor Collector Roadways***

RiverTown Main Street serves as the primary access point into RiverTown and when finished will act as the main artery through the community. The first section of RiverTown Main Street already serves as the primary entry into the community from Longleaf Pine Parkway to the connection with Orange Branch Trail. Once the extension is finished, the roadway will connect to a secondary access point off of Greenbriar Road. This two-lane roadway will provide access to the development parcels to the north and west within this portion of District 3. Grand Bridge Drive will provide access from State Road 13 to RiverTown Main Street from the western part of District 3. A portion of Kendall Crossing will connect from Rivers Edge CDD to RiverTown Main Street through District 3. Multi-use paths for pedestrians, bicyclists and golf carts will run parallel to the roadway. Improvements in this category also include District 3-installed and maintained landscape and irrigation with reclaimed water. This improvement category also includes utility improvements that will serve as the major trunk line system throughout District 3.

## **Master Drainage Improvements**

The master drainage improvements for District 3 will be financed, designed and constructed by District 3 in accordance with the Conceptual Master Drainage Plan, which has been permitted by the St. Johns River Water Management District. This category represents all drainage work for the master infrastructure improvements as detailed in this Report. The District 3-wide stormwater system consists of wet detention ponds to capture and treat stormwater runoff from developed areas and control structures that regulate the volume of water detained and detention periods.

In general, the stormwater runoff will be collected via curb and gutter within the roads and conveyed into the ponds via inlet structures and pipes. The primary form of treatment will be wet detention pursuant to accepted design criteria. The pond control structures will consist of weirs for attenuation and bleed-down orifices sized to recover the treatment volume.

The stormwater system is designed such that post-development flow will generally mimic the flows from the site in a pre-development state. All areas within District 3 currently drain through onsite wetlands into the St. Johns River. As parcels within District 3 are developed, the detention ponds will temporarily detain stormwater runoff for treatment and then gradually discharge water in the same receiving waters. Ponds have been designed to provide attenuation of the 25-year/24-hour storm and provide treatment for a volume of runoff established by county, state and federal regulations.

This category includes stormwater collection systems (drainage inlets, pipes, etc.) and stormwater ponds that will support the collector and local roadways throughout District 3. Conceptual master drainage improvements are shown on **Exhibit 4**.

## **Master Recreation**

### ***Multipurpose Fields – RiverTown Fields***

The Master Developer completed the construction of additional fields within RiverTown Fields in 2019 to serve the additional needs of the community. These facilities include four (4) multipurpose fields, bathroom building, retention pond, gates, landscaping and irrigation. The project also included conduit

for future field and parking lot lighting.

***Neighborhood Pocket Parks***

District 3 lands along the St. Johns River and existing preserved wetlands provide a unique experience for residents to engage in outdoor activities. In order to support the surrounding environmental benefits of District 3, the Master Developer is designing neighborhood pocket parks that will consist of children’s areas, recreational play fields, dog parks and trails. This category represents all work related to a minimum of six (6) neighborhood pocket parks within District 3. Work may include hardscape (pavers, benches, shade pavilions, play features, etc.), landscape and irrigation improvements to serve the community within this improvement category. These neighborhood parks are part of the master recreation components and provide a special benefit to all residents in District 3 as master recreational amenities.

***Future Amenity***

Over the course of the development of District 3, additional amenity facilities are anticipated to serve the residents of District 3. This improvement category is anticipated to include an amenity building, shade pavilion, pool, hardscape improvements, athletic courts, landscape, irrigation, play features and any such appurtenance that will serve as a future recreational amenity to the residents of District 3.

**Master Landscape**

This category represents all work related to the community gateway entry features, community signage and landscaping throughout RiverTown. Work will consist of small tower structures, walls, signage, lighting, lake fountains, landscaping and irrigation. This category also includes all future lands that are anticipated to be owned and maintained by District 3 such as common areas, buffers and open spaces. All work related to the entry sequence is included within this description.

**STATUS OF CONSTRUCTION**

The Master Developer is moving forward with improvements within District 3. The following table outlines the proposed unit counts by approximate acreage and units.

<b><u>Proposed Land Use</u></b>	<b><u>Approximate Acreage</u></b>	<b><u>Units</u></b>
Future Residential	632	1,741
Recreation	40	
Other (Open Space/Drainage/Conservation)	317	
<b>Total Units Rivers Edge III CDD</b>	<b>989</b>	<b>1,741</b>

The following table outlines the current status of the projects underway and planned within the District:

<b>Rivers Edge III CDD Construction Project Status &amp; Permit Approvals</b>						
Project Description	Construction Completed to Date	Permit Status				
		Army Corps Of Engineers	St. Johns River WMD	St. Johns County DRC	FDEP Water & Sewer	FDOT
RiverTown Main Street PH2	75%	N/A	X	X	X	N/A
Kendall Crossing PH2	75%	N/A	X	X	X	N/A
RiverTown Fields	100%	N/A	X	X	N/A	N/A

X- Permit Issued  
 N/A – Not applicable  
 0 - Not submitted

## **OWNERSHIP & MAINTENANCE**

The following is a brief summary of the anticipated operation and maintenance responsibilities for the Improvements.

Improvement Projects	Ownership	Maintenance Responsibility
RiverTown Main Street (Road)	St Johns Co	St Johns Co
RiverTown Main Street (Landscaping)	St Johns Co	CDD
Kendall Crossing PH2 (Road)	St Johns Co	St Johns Co
Kendall Crossing PH2 (Landscaping)	St Johns Co	CDD
Grand Bridge Drive (Road)	St Johns Co	St Johns Co
Grand Bridge Drive (Landscaping)	St Johns Co	CDD
Master Drainage	CDD	CDD
Multi-Purpose Fields	St Johns Co	St Johns Co
Pocket Parks	CDD	CDD
Future Amenity	CDD	CDD

\*JEA will own and maintain the water, sewer and reuse facilities within the Development

## **BASIS FOR THE COST OPINION**

The improvements contemplated in this Master Improvement Plan are currently in conceptual design, final design, under construction or have completed construction. For items where construction is complete (specifically the RiverTown Fields and Kendall Crossing), contract actuals have been included. For all other categories, Prosser, Inc., prepared opinions of probable costs based on the intent and status of each element as defined at its current level of design and construction. Opinions of cost are based on our experience with similar projects and represent a reasonable approximation pursuant to standard engineering practice. The cost numbers include several elements:

- Construction cost.
- Design fee including engineering, landscape and hardscape, architectural, and sub consultants such as surveyors, environmental consultants and geotechnical engineers.
- Contingency factor of 15%.
- Construction administration expenses.

The exact location of some of the Improvements may be changed during approval and implementation. These changes will not diminish or alter the benefits to be received by the land, and any changes are expected to result in the land receiving the same or greater benefits.

This Master Improvement Plan has been prepared based upon both the previous and current regulatory criteria. Regulatory criteria will undoubtedly continue to evolve, and future changes may affect the implementation of this plan. If this occurs, future substantial changes should be addressed and included as addenda to the plan.

**TABLE I**  
**RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT SUMMARY OF COST OPINIONS**  
**June 2, 2020**

<b>Improvement Plan Category</b>	<b>Improvement Plan Opinion of Costs (\$) *</b>	<b>Notes</b>
Master Drainage & Stormwater Management	\$15,620,168.11	Stormwater ponds
Master Transportation	\$21,432,550.00	RiverTown Main Street, Grand Bridge Drive, Kendall Crossing
Master Landscape	\$2,070,000.00	Gateway Entry Features
Master Recreation	\$7,707,875.00	Fields, Amenity, Parks
<b>Total RECDD III Master Improvement Opinion</b>	<b>\$46,830,593.11</b>	

\*Includes construction cost, design fees, construction administration expenses, and 15% contingency.

# Vicinity Map

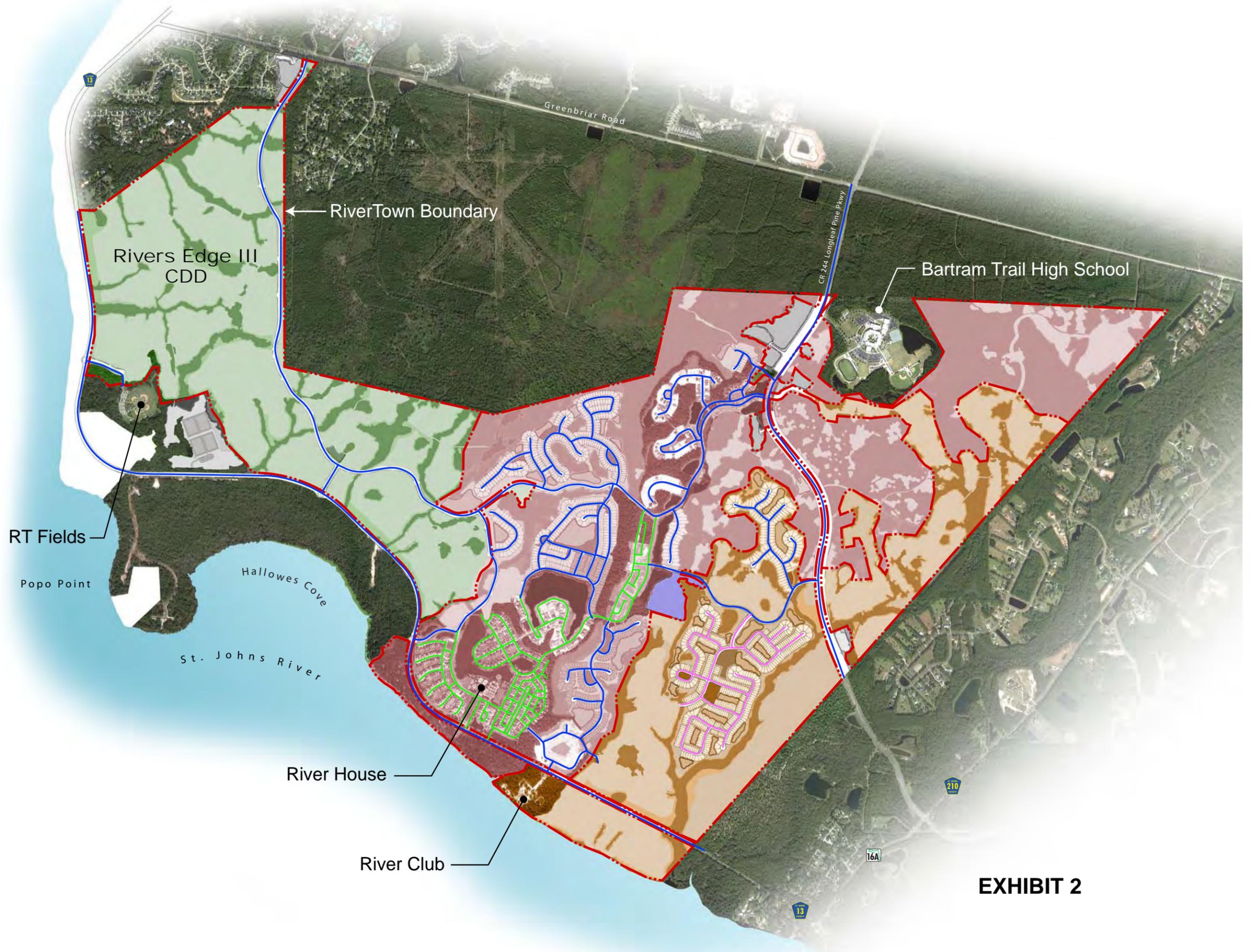


# RIVERTOWN

## Master Development Plan

### LEGEND

-  CDD Boundary
-  SJC Road
-  Watersong HOA Road
-  CDD Road
-  Rivers Edge CDD
-  Rivers Edge II CDD
-  Rivers Edge III CDD
-  School Site



**PROSSER**

0 500' 1000' 2000' May 5, 2020 113094.70

**EXHIBIT 2**



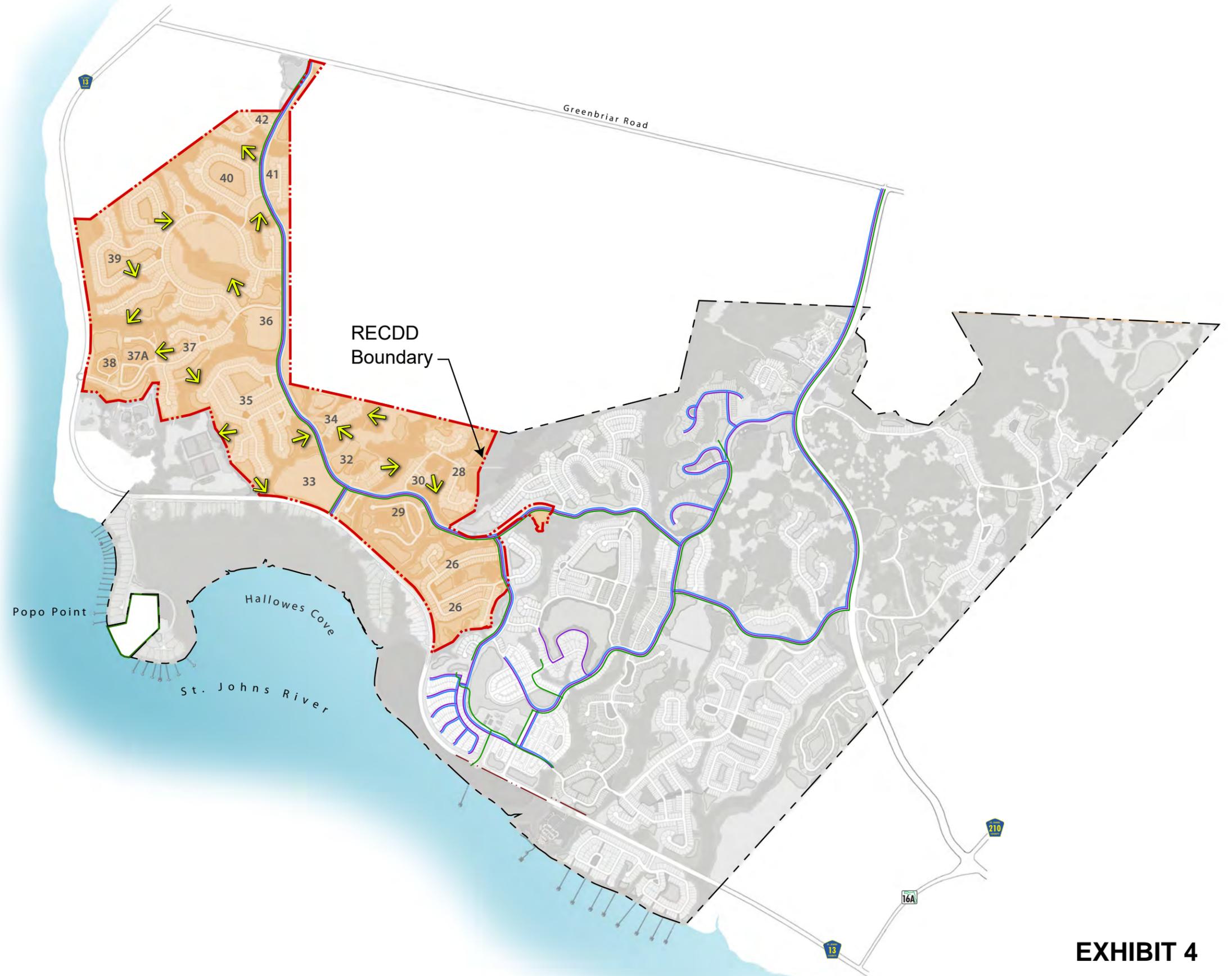
# RIVERTOWN

mattamyHOMES

## RE III CDD MASTER UTILITY PLAN

### LEGEND

- RECDD Boundary
- RECDD #3 Boundary
- Stormwater Discharge
- Water
- Sewer
- Reuse Water



**PROSSER**

0 500' 1000' 2000' June 4, 2020 113094.70

**EXHIBIT 4**

**Exhibit B**  
*Master Special Assessment Methodology Report*

# **RIVERS EDGE III Community Development District**

**Master Special Assessment Methodology Report**

**June 8, 2020**

**Prepared by**

**Governmental Management Services, LLC**

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## **1.0 Introduction**

### **1.1 Purpose**

This Master Special Assessment Methodology Report (the “Report”) provides a master assessment methodology for allocating the proposed debt to be incurred by the Rivers Edge III Community Development District (“Rivers Edge III CDD”, “Rivers Edge III” or “District”) to developable properties in the District and for allocating the benefit derived from the District’s Master Improvement Plan (hereinafter defined) as described in the Master Improvement Plan Report (hereinafter defined) and corresponding par amount of bonds issued by the District to fund all or a portion of the Master Improvement Plan. The District’s issuance of bonds and corresponding assessments to secure such bonds will fund infrastructure improvements that will allow the development of the property in the District. The methodology described herein allocates this debt to properties based upon the special benefits each receives from the infrastructure program. In this case, the property located within the District currently includes approximately 989.14 acres located in St. Johns County (“County”), Florida. This Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of the case law on this subject.

### **1.2 Scope of the Report**

This Report presents the master projections for financing the District’s community infrastructure improvements described in the District’s *Rivers Edge III Community Development District Master Improvement Plan Report*, dated June 5, 2020 (the “Engineer’s Report” and the improvements described therein, the “Improvements” and the plan described therein, the “MIP” or “Master Improvement Plan”), developed by Prosser, Inc. (the “District Engineer”). This Report also describes the apportionment of the maximum benefits and special assessments resulting from the provision of the Improvements to the lands within the District.

This Report is intended to establish 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 Master Improvement

Plan. All such liens shall be within the benefit limits established herein, shall use the allocation methodology described herein, and shall be described in one or more supplemental reports.

### **1.3 Special Benefits and General Benefits**

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

As discussed within this Report, the general benefits to the public at large are incidental in nature and are readily distinguishable from the special and peculiar benefits that accrue to property within the District. The Improvements enable properties within the District boundaries to be developed. Without the Improvements, there would be no infrastructure to support development of land within the District and regulations and other laws would also prohibit development of property within the District.

There is no doubt that the general public, property owners, and property outside the District will benefit from the provision of the Improvements. However, these are incidental to the Master Improvement Plan, which is designed specifically to provide special benefits peculiar to property within the District. Properties outside the District do not depend upon the District's Master Improvement Plan to obtain or maintain their development entitlements. This fact alone clearly distinguishes the special benefits that District properties receive from the benefits received by properties lying outside of the District's boundaries. Even though the exact value of the benefits provided by the Improvements is difficult to estimate at this point, it is nevertheless greater than or equal to the costs associated with providing same.

### **1.4 Organization of this Report**

*Section Two* describes the development program as proposed by the Developer.

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

*Section Four* discusses the financing program for the District.

*Section Five* introduces the Assessment Methodology.

## **2.0 Development Program for Rivers Edge III**

### **2.1 Overview**

RiverTown is a 4,176.53-acre mixed-use master planned development (the “Development” or “RiverTown”), located within St. Johns County, Florida. The Development is an approved Development of Regional Impact (“DRI”), approximately 3,995 acres of which is the RiverTown Planned Unit Development. The Rivers Edge III CDD is a component of the overall development program for the community. The proposed land use within the District is consistent with St. Johns County Land Use and Comprehensive Plans. **Table 1** includes the Land Use in the District.

### **2.2 The Development Program**

The Rivers Edge III portion of the greater RiverTown development is anticipated to consist of approximately 1,637 single-family residential homes and 104 townhomes totaling 1,741 residential units. **Table 2** includes the Development Plan contemplated within the District.

## **3.0 The Capital Improvement Program for Rivers Edge III**

### **3.1 Engineer’s Report**

The Improvements to be funded by the Rivers Edge III CDD are determined by the District Engineer in the Engineer’s Report. Only infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes, was included in these estimates; furthermore, there may be other public infrastructure improvements delivered or owned by the District that are not included within the Engineer’s Report. **Table 3** includes the Infrastructure Cost Estimates by category.

### **3.2 Master Improvement Plan**

The proposed Improvements to serve the District consist of certain master drainage and stormwater improvements, roadway improvements, landscaping improvements, and recreation improvements. The Improvements will represent a system of improvements that will provide special benefit to all lands within the District.

At the time of this writing, the total costs of the District's Master Improvement Plan are projected to be approximately \$46,830,593, including construction costs, design fees, contingency costs, and construction administrative expenses.

## **4.0 Financing Program for Rivers Edge III**

### **4.1 Overview**

As noted above, the District is embarking on a program of master improvements, which will facilitate the development of property within the District. Construction of certain Improvements may be funded by the Developer and acquired by the District under an agreement between the District and the Developer or may be funded directly by the District. The structure of financing presented below is preliminary and subject to change.

It is currently contemplated that the District will finance all or a portion of its Improvements with Special Assessment Bonds. The preliminary financing plan for the District, described more fully in **Table 4**, anticipates the issuance of Special Assessment Bonds in the principal par amount of \$60,245,000, in one or more series, to fund all or a portion of the District's Master Improvement Plan.

### **4.2 Types of Special Assessment Bonds Proposed**

The preliminary sizing of the Special Assessment Bonds assumes an issuance date of January 1, 2021. Special Assessment Bonds are anticipated to be repaid with no more than thirty principal installments commencing on May 1, 2023 with interest paid semiannually every May 1 and November 1 commencing May 1, 2021. Included with the bond funding is a provision for approximately two years of capitalized interest, through 5/1/2023.

As projected in the current master financing plan shown in **Table 4**, in order to finance all or a portion of the District's Master Improvement Plan, the District will need to potentially incur indebtedness in the total par amount of approximately \$60,245,000.

The difference between the amount of bond debt and the cost of the Master Improvement Plan is comprised of costs of issuance, an underwriter's discount, capitalized interest costs

through 5/1/2023, a debt service reserve fund equal to the maximum annual debt service and rounding.

Preliminary sources and uses of funding are presented in **Table 4** in the Appendix.

Please note that the structure of the Special Assessment Bonds is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as other reasons. The District maintains complete flexibility as to the structure of the Special Assessment Bonds.

## **5.0 Assessment Methodology**

### **5.1 Overview**

Special Assessment Bonds provide the District with funds to construct and/or acquire the MIP outlined in *Section 3.2*. These Improvements lead to special and general benefits, with special benefits accruing to the properties within the boundaries of the District and general benefits accruing to properties outside the District, which are only incidental in nature. The debt incurred in financing the Improvements will be paid off by assessing properties that derive special and peculiar benefits from the proposed Improvements. All developable properties that receive special benefits from the District's MIP will be assessed.

### **5.2 Assigning Debt**

The current development plan for the District projects construction of infrastructure for approximately 1,637 single family units and 104 townhomes; however, the planned unit numbers and land use types may change. The Improvements provided by the District are anticipated to include roadway improvements, drainage and storm water management improvements, landscaping improvements and recreation improvements. All residential development within the District will benefit from all infrastructure improvement categories, as the Improvements provide basic infrastructure to all residential lands within the District and benefit all residential lands within the District as an integrated system of improvements. The benefit to units will be allocated on an equivalent residential unit ("ERU") basis, based on the relative front footage of each single-family residential unit. A 60'-69' lot is utilized as the basis

of one ERU. The current development program provides for lots ranging from 30' to 80' plus. Each of these lots is assigned an ERU factor based on the benefit it receives relative to a 60-69' lot. For example, a 70'-79' lot would have an ERU of 1.25 reflecting 75 midpoint range / 60. The townhomes product is assigned an ERU factor of 0.62, which is equal to that of a 30' lot in the Rivers Edge Master Methodology.

As the provision of the above listed Improvements by the District will make the lands in the District developable, the land will become more valuable to property owners within the District. The increase in the value of the land provides the logical benefit of Improvements that accrues to the developable parcels within the District.

Prior to platting, the assessments will be levied on all lands within the District based on the approved site plan on an equal acreage basis within each parcel, because at that juncture, every acre will benefit equally from the Improvements. As lands are platted, the first platted lots will be assigned debt and related assessments based upon the front footage of each lot in accordance with **Table 5**.

The debt incurred by the District to fund the Improvements is allocated to the properties receiving special benefits on the basis of development intensity and density. The responsibility for the repayment of the District's debt through assessments will ultimately be distributed in proportion to the special benefit peculiar to the land within the District, based on each of the ERU categories. For the purpose of determining the special benefit accruing to the lands within the District, the proposed Improvement costs have been allocated based on each lot's ERU factor.

### **5.3 Lienability Test: Special and Peculiar Benefit to the Property**

As first discussed in *Section 1.3, Special Benefits and General Benefits*, Improvements undertaken by the District create special and peculiar benefits to properties within the District, and accrue to all assessable properties on an ERU basis.

The special and peculiar benefits resulting from each Improvement undertaken by the District are:

- a. Master Drainage and Stormwater Improvements result in special and peculiar benefits such as the added use of the property, added enjoyment of the property, and likely increased marketability of the property.
- b. Master Roadway Improvements result in special and peculiar benefits such as the added use of the property, access to the property, decreased insurance premiums, added enjoyment of the property, and likely increased marketability of the property.
- c. Master Landscape Improvements result in special and peculiar benefits such as the added use of the property, and likely increased marketability and value of the property.
- d. Master Recreation Improvements result in special and peculiar benefits such as the added enjoyment of the property, and likely increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but cannot yet be calculated and assessed in terms of numerical value. However, the benefit from the Improvements financed by the bonds and paid for by the assessments equals or exceeds the amount of such assessments.

#### **5.4 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay**

A reasonable estimate of the proportion of special and peculiar benefits received from the Improvements is delineated in **Table 5** (expressed as Allocation of Total Par Debt).

The determination has been made that the non-ad valorem special assessments are fairly and reasonably apportioned because the apportionment is based on the special and peculiar benefits each development type receives from the acquisition and/or construction of the District's Improvements.

Accordingly, no property within the boundaries of the District will be liened for the payment of any non-ad valorem special assessment greater than the determined value of the special benefit peculiar to that property.

In accordance with the benefit allocation in **Table 5**, a Total Par Debt per Unit has been calculated for each single-family

unit based upon the front foot of each lot. For townhomes an ERU basis was established based on the relative benefit afforded compared to a 30' lot in Rivers Edge. This amount represents the preliminary anticipated per-unit debt allocation, assuming (1) all anticipated units are built and sold in the planned development, and (2) the entire proposed MIP is developed or acquired and financed by the District.

Prior to platting, properties within the District projected to contain various development units may be sold from time to time. At the time of such sale, debt and assessments will be assigned to the parcel based on the maximum number and type of development units allocated by the Developer to that parcel, 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 parcel will be responsible for the total assessments assigned to the parcel at the time of the sale, regardless of the total number of development units ultimately platted.

## **5.5 True-Up Mechanism**

To ensure that the District's debt will be equitably allocated to unsold acres, to ensure that the non-ad valorem special assessments will continue to be constitutionally lienable on the property, and to ensure that there will always be sufficient development potential remaining in the undivided property to ensure payment of debt service after a plat or site plan approval, the following test will be applied:

The debt per acre remaining on any unplatted developable land shall not increase above its maximum debt-per-acre level. Prior to platting, the maximum level of debt per acre is calculated as the total amount of debt for the District's MIP divided by the number of assessable and developable acres in the District. In this case, it is \$60,245,000 divided by 989.14 acres, equaling \$60,906 per acre. Once a site plan for a portion of the development is completed, the acreage for the remaining unplatted or unplanned land will be adjusted and the calculation of debt per acre will be adjusted accordingly. Thus, if the initial debt level is \$60,906 per acre, every time a plat or site plan approval is presented, the debt on the land remaining after the plat or site plan approval must remain at or below \$60,906 per acre. If it does not, then in order for the Developer to receive a plat or site plan approval from the

County, the Developer must agree that the District will require a density reduction (or “true-up”) payment so that the \$60,906 per acre debt level is not exceeded. The District can consider the abatement of a true-up where the remaining land is reasonably expected to be developed in a manner to support the remaining debt assessments. The District may rely on a certificate from the District Engineer to determine whether it will abate a true-up payment.

In summation, and as noted herein, the benefit from the MIP exceeds the special assessments levied on each parcel of property, and the special assessments are fairly and reasonably allocated across all benefited properties. In the event the MIP is not completed, additional benefitted lands are added to the District and/or assessment area(s), or otherwise where required by law, the District may be required to reallocate the special assessments, and the District expressly reserves the right to do so. However, any such reallocation shall not be construed to relieve any party of contractual or other obligations to the District.

## **5.6 Additional Stipulations**

Certain financing, development, and engineering data was provided by members of District staff and/or Mattamy Jacksonville LLC, the developer of the District.

The allocation methodology described herein was based on information provided by those professionals. Governmental Management Services, LLC, makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Report.

**TABLE 1**  
**Rivers Edge III CDD**  
**Land Use**

<b>Land Use :</b>	<b>Land Size (Gross Acres)</b>	<b>Percent of Total</b>
Residential	632.00	63.90%
Other -Wetlands, Open Space, Preservation Area, ROW	317.00	32.05%
Recreation	40.00	4.04%
	<u>989.00</u>	<u>100.00%</u>

Information provided by Prosser, Inc in the Master Improvement Plan Report dated June 5, 2020.

**TABLE 2**  
**Rivers Edge III CDD**  
**Planned Development Program**  
**and ERU Allocations**

<u>Development Type :</u>	<u>Number of Planned Units</u>	<u>ERU</u>	<u>Total ERU's</u>
Residential Single Family			
30' - 39' lot	0	0.58	0.00
40' - 49' lot	886	0.75	664.50
50' - 59' lot	135	0.92	123.75
60' - 69' lot	412	1.00	412.00
70' - 79' lot	121	1.25	151.25
80' + lot	83	1.42	117.58
Townhouses	104	0.62	64.48
<b>Total</b>	<u>1,741</u>		<u>1,533.56</u>

Note: Based on relative front footage for the lot. Example: 70' lot is calculated by dividing 75' by 60' for 1.25 ERU. This provides for a relative ERU basis for the lots in the 70'-79' range. Townhomes are based on a 30' lot product in the Rivers Edge master methodology.

**TABLE 3**  
**Rivers Edge III CDD**  
**Infrastructure Cost Estimates**

<u>Infrastructure Improvements :</u>	<u>Total Cost Estimates</u>
Master Drainage and Stormwater Management	\$15,620,168
Transportation	\$21,432,550
Landscape	\$2,070,000
Recreation	\$7,707,875
<b>Total</b>	<u><u>\$46,830,593</u></u>

Information provided by Prosser, Inc Capital Improvement Plan Report dated June 5, 2020.

Prepared By  
**Governmental Management Services LLC**

**TABLE 4**  
**Rivers Edge III CDD**  
**Financing Estimates**

	<b>Preliminary Bond Sizing</b>
Construction / Acquisition Requirements	\$46,830,594
Debt Service Reserve Fund (1)	\$4,376,734
Capitalized Interest (2)	\$7,229,400
Cost of Issuance (3)	\$600,000
Underwriters Discount	\$1,204,900
Rounding	\$3,372
<b>Total Par</b>	<b>\$60,245,000</b>

<b>Principal Amortization Installments</b>	<b>30</b>
<b>Estimated Rate</b>	<b>6.00%</b>
<b>Estimated Par Amount</b>	<b>\$60,245,000</b>
<b>Estimated Maximum Annual Debt Service</b>	<b>\$4,376,734</b>

- (1) The Series 2020 DSRF is based on maximum annual debt service.
- (2) Interest capitalized to 11/1/2023.
- (3) Does not include Underwriter's Discount of 2%.
- (4) Information above provided by MBS Capital Markets, LLC.

Prepared By  
**Governmental Management Services LLC**

**TABLE 5**  
**Rivers Edge III CDD**  
**Determination of Construction Improvements**  
**Benefit and Par Debt Allocations**

Development Type :	<u>Number of Planned Units</u>	<u>ERU's Benefit Per Unit</u>	<u>Total ERU's</u>	<u>Allocation of Construction Costs</u>	<u>Allocation of Total Par Debt</u>	<u>Benefit per Unit</u>	<u>Allocation of Maximum Net Annual Debt Service</u>	<u>Debt Service Assessments per Unit Net</u>
Residential Single Family								
30' - 39' lot	0	0.58	0.00	\$0	\$0	\$22,984	\$0	\$1,665
40' - 49' lot	886	0.75	664.50	\$20,291,910	\$26,182,429	\$29,551	\$1,896,459	\$2,140
50' - 59' lot	135	0.92	123.75	\$3,778,968	\$4,875,960	\$36,118	\$353,178	\$2,616
60' - 69' lot	412	1.00	412.00	\$12,581,290	\$16,233,500	\$39,402	\$1,175,833	\$2,854
70' - 79' lot	121	1.25	151.25	\$4,618,738	\$5,959,507	\$49,252	\$431,662	\$3,567
80' + lot	83	1.42	117.58	\$3,590,655	\$4,632,983	\$55,819	\$335,579	\$4,043
Townhouses	104	0.62	64.48	\$1,969,033	\$2,540,622	\$24,429	\$184,024	\$1,769
<b>Total</b>	<u>1,741</u>		<u>1,533.56</u>	<u>\$46,830,594</u>	<u>\$60,425,000</u>		<u>\$4,376,734</u>	

1) Total Construction Costs:	\$46,830,594
2) Total Par Debt :	\$60,425,000
3) Maximum annual debt service net:	\$4,376,734

Prepared By  
**Governmental Management Services, LLC**

**TABLE 6**  
**Rivers Edge III CDD**  
**Preliminary Assessment Roll**

<u>Property Owner</u>	<u>Folio #</u>	<u>Assigned Debt</u>	<u>Assigned Annual Assessment</u>
Mattamy Jacksonville, LLC	000700-0026	\$60,435,000	\$4,376,734



**A & J Land Surveyors, Inc.**

5847 Luella Street

Jacksonville, Florida 32207

Telephone (904) 346-1733 Fax (904) 346-1736

Jon Bowan, PLS Jeff Ward, PLS

RiverTown

CDD 3 Parcel

Legal Description

A Parcel of land, being a portion of the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East, and being also lying within Lots 2 and 3, CLAREMONT Tract, which lies within the Francis P. Fatio Grant, all in St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a POINT OF BEGINNING, BEGIN at the most southeasterly corner of BARTRAM PLANTATION PHASE TWO, as shown on the plat thereof, recorded in Map Book 46, pages 78 through 89 of the Public Records of said St. Johns County, Florida, and run thence, the following six (6) courses:

Course No. 1: run thence, North 67°28'06" East, departing from aforesaid BARTRAM PLANTATION PHASE TWO boundary, a distance of 67.77 feet, to a point;

Course No. 2: run thence, North 48°52'07" East, a distance of 67.73 feet, to a point;

Course NO. 3: run thence, North 35°22'42" East, a distance of 750.01 feet, to a point;

Course No. 4: run thence, North 29°03'57" East, a distance of 140.74 feet, to a point;

Course No. 5: run thence, North 19°14'03" East, a distance of 78.57 feet, to a point;

Course No. 6: run thence North 10°58'43" East, a distance of 222.77 feet, to a point on the southerly Right of Way line of GREENBRIAR ROAD, (formerly known as STATE ROAD No. 11 and/or BOMBING RANGE ROAD, a variable width Public Road Right of Way, as per Right of Way Map prepared by St. Johns County Surveying and mapping Program, dated April 19, 1999); run thence South 77°13'29" East, along said southerly Right of Way line of GREENBRIAR ROAD, a distance of 300.83 feet, to a point on the monumented westerly boundary of GREENBRIAR SECTION ONE, as recorded in Map Book 14, pages 57 and 58, of the Public Records of said St. Johns County, Florida; run thence, along the westerly line of said GREENBRIAR SECTION ONE, and then along the monumented westerly line of a tract of land formerly owned by the United States of America, (acquired by Condemnation Suit 602-J, Civil), and the same being the easterly line of lands described in Official Records Book 702, page 989 (Parcel 4), of the Public Records of St. Johns County, Florida; run thence, along last said line the following two (2) courses and distances:

Course No. 1: run thence, South 35°18'11" West, a distance of 1,258.39 feet, to a point;

Course No. 2: run thence, South  $00^{\circ}00'46''$  West, a distance of 5,903.67 feet, to the monumented southwesterly corner of last said lands; run thence South  $77^{\circ}09'41''$  East, along the southerly line of a tract of land formerly owned by the United States of America, (acquired by Condemnation Suit 602-J, Civil), and the same being the northerly line of lands described in Official Records Book 702, page 989 (Parcel 4), of the Public Records of St. Johns County, Florida, a distance of 4,607.42 feet, to a point; run thence, the following fifty-seven (57) courses and distances:

Course No. 1: run thence, South  $24^{\circ}05'46''$  West, a distance of 1,005.35 feet, to a point;

Course No. 2: run thence, South  $00^{\circ}29'55''$  West, a distance of 449.34 feet, to a point;

Course No. 3: run thence, South  $11^{\circ}21'40''$  West, a distance of 379.59 feet, to a point;

Course No. 4: run thence, South  $59^{\circ}12'52''$  West, a distance of 671.93 feet, to a point;

Course No. 5: run thence, South  $63^{\circ}31'14''$  East, a distance of 448.92 feet, to a point, on the arc of a curve, leading southeasterly;

Course No. 6: run thence, southeasterly, along and around the arc of a curve, being concave northeasterly, and having a radius of 300.00 feet, through a central angle of  $33^{\circ}05'48''$  to the left, an arc distance of 173.29 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of South  $80^{\circ}04'08''$  East, 170.90 feet;

Course No. 7: run thence, North  $83^{\circ}22'57''$  East, along last said tangency, a distance of 232.62 feet, to the point of curvature, of a curve, leading northeasterly;

Course No. 8: run thence, northeasterly, along and around the arc of a curve, being concave northwesterly, and having a radius of 300.00 feet, through a central angle of  $30^{\circ}06'17''$  to the left, an arc distance of 157.63 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of North  $68^{\circ}15'57''$  East, 155.82 feet;

Course No. 9: run thence, North  $53^{\circ}12'48''$  East, along last said tangency, a distance of 902.30 feet, to the point of curvature, of a curve, leading northeasterly;

Course No. 10: run thence, northeasterly, along and around the arc of a curve, being concave southerly, and having a radius of 550.00 feet, through a central angle of  $54^{\circ}13'27''$  to the right, an arc distance of 520.51 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of North  $80^{\circ}19'31''$  East, 501.31 feet;

Course No. 11: run thence, South  $72^{\circ}33'45''$  East, along last said tangency, a distance of 142.76 feet, to a point;

Course No. 12: run thence, South  $17^{\circ}26'15''$  West, a distance of 100.00 feet, to a point;

Course No. 13: run thence, South  $32^{\circ}32'33''$  West, a distance of 64.88 feet, to a point;

Course No. 14: run thence, South 48°52'26" West, a distance of 89.32 feet, to a point;

Course No. 15: run thence, South 12°31'09" East, a distance of 86.15 feet, to a point;

Course No. 16: run thence, South 15°52'52" West, a distance of 54.18 feet, to a point;

Course No. 17: run thence, North 83°22'53" West, a distance of 81.94 feet, to a point;

Course No. 18: run thence, South 57°44'09" West, a distance of 31.24 feet, to a point;

Course No. 19: run thence, South 03°39'53" East, a distance of 29.87 feet, to a point;

Course No. 20: run thence, South 06°18'56" West, a distance of 91.70 feet, to a point;

Course No. 21: run thence, South 10°27'23" East, a distance of 49.55 feet, to a point;

Course No. 22: run thence, South 54°43'22" West, a distance of 17.02 feet, to a point;

Course No. 23: run thence, South 87°11'45" West, a distance of 83.24 feet, to a point;

Course No. 24: run thence, North 51°09'39" West, a distance of 40.25 feet, to a point;

Course No. 25: run thence, North 27°13'03" West, a distance of 33.80 feet, to a point;

Course No. 26: run thence, North 37°53'50" East, a distance of 57.84 feet, to a point;

Course No. 27: run thence, North 39°27'54" West, a distance of 83.19 feet, to a point;

Course No. 28: run thence, North 13°21'39" West, a distance of 20.73 feet, to a point;

Course No. 29: run thence, North 22°47'49" West, a distance of 66.10 feet, to a point;

Course No. 30: run thence, North 43°13'12" West, a distance of 41.54 feet, to a point;

Course No. 31: run thence, North 12°50'15" West, a distance of 55.19 feet, to the point of curvature, of a curve, leading northwesterly;

Course No. 32; run thence, northwesterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 15.00 feet, through a central angle of 77°25'58" to the left, an arc distance of 20.27 feet, to the point of tangency, of last said curve, last said arc being subtended by a chord bearing and distance of North 51°33'14" West, 18.76 feet;

Course No. 33: run thence, South 89°43'48" West, along last said tangency, a distance of 31.94 feet, to a point;

Course No. 34: run thence, North 61°08'37" West, a distance of 47.41 feet, to the point of curvature, of a curve, leading westerly;

Course No. 35: run thence, westerly, along and around the arc of a curve, being concave southerly, and having a radius of 15.00, through a central angle of  $69^{\circ}43'18''$  to the left, an arc distance of 18.25 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South  $83^{\circ}59'44''$  West, 17.15 feet;

Course No. 36: run thence, South  $49^{\circ}08'05''$  West, along last said tangency, a distance of 60.87 feet, to a point;

Course No. 37: run thence, South  $80^{\circ}21'55''$  West, a distance of 25.62 feet, to a point;

Course No. 38: run thence, South  $59^{\circ}11'39''$  West, a distance of 32.41 feet, to a point;

Course No. 39: run thence, South  $33^{\circ}27'03''$  West, a distance of 24.29 feet, to a point;

Course No. 40: run thence, South  $75^{\circ}04'23''$  West, a distance of 99.94 feet, to a point;

Course No. 41: run thence, South  $53^{\circ}12'48''$  West, a distance of 541.61 feet, to the point of curvature, of a curve, leading southerly;

Course No. 42: run thence, southerly, along and around the arc of a curve, being concave easterly, and having a radius of 20.00 feet, through a central angle of  $90^{\circ}00'00''$  to the left, an arc distance of 31.42 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South  $08^{\circ}12'48''$  West, 28.28 feet;

Course No. 43: run thence, South  $36^{\circ}47'12''$  East, a distance of 133.10 feet, to the point of curvature, of a curve, leading southeasterly;

Course No. 44: run thence, southeasterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 400.00 feet, through a central angle of  $30^{\circ}28'12''$  to the right, an arc distance of 212.72 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of South  $21^{\circ}33'06''$  East, 210.22 feet;

Course No. 45: run thence, South  $06^{\circ}18'59''$  East, along last said tangency, a distance of 702.14 feet, to the point of curvature, of a curve, leading southwesterly;

Course No. 46: run thence, southwesterly, along and around the arc of a curve, being concave northwesterly, and having a radius of 300.00 feet, through a central angle of  $58^{\circ}31'15''$  to the right, an arc distance of 306.42 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of South  $22^{\circ}56'38''$  West, 293.27 feet;

Course No. 47: run thence, South  $52^{\circ}12'16''$  West, along last said tangency, a distance of 95.64 feet, to the point of curvature, of a curve, leading southwesterly;

Course No. 48: run thence, southwesterly, along and around the arc of a curve, being concave southeasterly, and having a radius of 300.00 feet, through a central angle of  $30^{\circ}17'46''$  to the left, an arc distance of 158.63 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of South  $37^{\circ}03'23''$  West, 156.79 feet;

Course No. 49: run thence, South 21°54'27" West, along last said tangency, a distance of 151.73 feet, to the point of curvature, of a curve, leading southerly;

Course No. 50: run thence, Southerly, along and around the arc of a curve, being concave easterly, and having a radius of 500.00 feet, through a central angle of 42°22'56" to the left, an arc distance of 369.85 feet, to a point, last said arc being subtended by a chord bearing and distance of South 00°42'59" West, 361.48 feet;

Course No. 51: run thence, South 69°31'29" West, departing from last said arc, a distance of 100.00 feet, to a point, on the arc of a curve, leading northerly;

Course No. 52: run thence, northerly, along and around the arc of a curve, being concave easterly, and having a radius of 600.00 feet, through a central angle of 02°51'35" to the right, an arc distance of 02°51'35" to the right, an arc distance of 29.95 feet, to a point, last said arc being subtended by a chord bearing and distance of North 19°02'43" West, 29.95 feet;

Course No. 53: run thence, South 69°21'44" West, departing from last said arc, a distance of 143.03 feet, to a point;

Course No. 54: run thence, South 85°59'26" West, a distance of 226.33 feet, to a point;

Course No. 55: run thence, South 79°31'49" West, a distance of 204.53 feet, to a point;

Course No. 56: run thence, South 40°20'58" West, a distance of 304.15 feet, to a point;

Course No. 57: run thence, South 63°03'16" West, a distance of 525.37 feet, to a point on the northeasterly Right of Way line of STATE ROAD No. 13, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785); run thence, along the aforesaid northeasterly Right of Way line of STATE ROAD No. 13, the following four (4) courses and distances:

Course No. 1: run thence, northwesterly, along and around the arc of a curve, being concave westerly, and having a radius of 1,491.25 feet, through a central angle of 59°41'20" to the left, an arc distance of 1,553.54 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 16°44'45" West, 1,484.23 feet;

Course No. 2: run thence, North 46°35'25" West, along last said tangency, a distance of 1,725.01 feet, to the point of curvature, of a curve leading westerly;

Course No. 3: run thence westerly, along and around the arc of a curve, being concave southerly, and having a radius of 2,914.90 feet, through a central angle of 42°24'00" to the left, an arc distance of 2,157.08 feet, to the point of tangency of last said curve, last said arc being subtended by a chord bearing and distance of North 67°47'25" West, 2,108.20 feet;

Course No. 4: run thence, North 88°59'25" West, along last said tangency, a distance of 136.96 feet; thence departing from the aforesaid northeasterly Right of Way line of STATE ROAD No. 13, run the following eighteen (18) courses and distances:

Course No. 1: run thence, North 51°46'02" West, a distance of 108.71 feet, to a point;

Course No. 2: run thence, North 28°34'09" West, a distance of 217.98 feet, to a point;

Course No. 3: run thence, North 45°29'39" West, a distance of 582.53 feet, to a point;

Course No. 4: run thence, North 14°47'42" West, a distance of 382.17 feet, to a point;

Course No. 5: run thence, North 25°36'05" West, a distance of 222.60 feet, to a point;

Course No. 6: run thence, North 37°16'32" West, a distance of 251.19 feet, to a point;

Course No. 7: run thence, North 15°04'45" West, a distance of 454.83 feet, to a point;

Course No. 8: run thence, South 69°56'52" West, a distance of 500.85 feet, to a point;

Course No. 9: run thence, South 78°34'06" West, a distance of 591.54 feet, to a point;

Course No. 10: run thence, North 10°08'34" West, a distance of 500.54 feet, to a point;

Course No. 11: run thence, North 05°08'54" East, a distance of 343.48 feet, to a point;

Course No. 12: run thence, South 86°38'10" West, a distance of 131.22 feet, to a point;

Course No. 13: run thence South 32°15'18" West, a distance of 417.65 feet, to a point;

Course No. 14: run thence, South 80°37'31" West, a distance of 371.02 feet, to a point;

Course No. 15: run thence, North 73°41'07" West, a distance of 151.04 feet, to a point;

Course No. 16: run thence, South 79°35'36" West, a distance of 270.11 feet, to a point;

Course No. 17: run thence, North 46°58'09" West, a distance of 330.95 feet, to a point;

Course No. 18: run thence, North 86°04'53" West, a distance of 283.56 feet, to a point, on the easterly Right of Way line of STATE ROAD No. 13; run thence, along the aforesaid easterly Right of Way line of STATE ROAD No. 13, the following three (3) courses and distances:

Course No. 1: run thence, North 12°11'31" East, a distance of 638.25 feet, to the point of curvature, of a curve leading northerly;

Course No. 2: run thence northerly, along and around the arc of a curve, being concave westerly, and having a radius of 2,914.89 feet, through a central angle of 20°40'00" to the right, an arc distance of 1,051.41 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 01°51'31" East, 1,045.71 feet;

Course No. 3: run thence, North 08°28'29" West, along last said tangency, a distance of 2,119.40 feet, to a point on the monumented southerly line of lands described and recorded in Deed Book "K", page 347 of the Public Records of

said St. Johns County, Florida; run thence, along last said line, and also being the southerly line of those lands described and recorded in Official Records Book 878, page 1283 of the Public Records of St. Johns County, Florida, the following two (2) courses and distances:

Course No. 1: run thence, South 88°11'16" East, a distance of 288.50 feet, to a point;

Course No. 2: run thence, North 54°15'52" East, a distance of 4,016.06 feet, to a point, said point also lying on the southerly boundary of BARTRAM PLANTATION PHASE TWO, as shown on the plat thereof, recorded in Map Book 46, pages 78 through 89 of the Public Records of St. Johns County, Florida; run thence, South 89°20'59" East, along last said line, a distance of 883.58 feet, to the aforesaid most southeasterly corner of BARTRAM PLANTATION PHASE TWO, as shown on the plat thereof, recorded in Map Book 46, pages 78 through 89 of the Public Records of said St. Johns County, Florida, and the POINT OF BEGINNING.

The lands thus described contains 43,087,062 square feet, or 989.14 acres, more or less, in area.

*SEVENTH ORDER OF BUSINESS*

## **AGREEMENT**

**THIS AGREEMENT** made and entered into this 15th day of July, 2020 by and between Rivers Edge III Community Development District, a unit of special-purpose government created and chartered by, and established pursuant, to Chapter 190, Florida Statutes, and Ordinance No. 2020-07, of St. Johns County, Florida, whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (hereinafter referred to as "the District"), and the ST. JOHNS COUNTY TAX COLLECTOR, a constitutional officer of the State of Florida, whose address is 4030 Lewis Speedway, St. Augustine, Florida 32084 (hereinafter referred to as "Tax Collector").

### **WITNESSETH:**

**WHEREAS**, the District is authorized to, and did assess, impose and levy special assessments or non-ad valorem assessments and for collection purposes by Resolution 2020-32, adopted June 10, 2020, has expressed its intent to use the uniform method of notice, levy, collection and enforcement of such assessments, (hereinafter referred to as the "Uniform Collection Method") as authorized by Sections 197.3632 and 190.011(14), Florida Statutes (2014); and

**WHEREAS**, the Uniform Collection Method, with its enforcement provisions including the sale of tax certificates and issuance of tax deeds in the event of enforcing against any delinquencies, is both more fair to the delinquent property owner and also to all non-delinquent property owners than traditional lien foreclosure methodology; and

**WHEREAS**, the Uniform Collection Method will provide for more efficiency of collection by virtue of the assessment being on the tax notice issued by the Tax Collector ("Tax Collector"), which will produce positive economic benefits to St. Johns County and the District; and

**WHEREAS**, as the Uniform Collection Method will tend to eliminate confusion and to promote local government accountability; and

**WHEREAS**, Section 197.3632(2), Florida Statutes, provides that the District shall enter into a written agreement with the Tax Collector for reimbursement of necessary administrative costs incurred in implementing the Uniform Collection Method; and

**WHEREAS**, Section 197.3632(7), Florida Statutes, provides that the District shall bear all costs associated with any separate notice in the event Tax Collector is unable to merge the District a non-ad valorem assessment roll to produce the annual tax notice; and

**WHEREAS**, Section 197.3632(8)(c), Florida Statutes, provides that the District shall compensate the Tax Collector 2% pursuant to the provisions of Section 192.091(2)(b), Florida Statutes, or the actual costs of collection, whichever is greater.

**NOW, THEREFORE**, for and in consideration of the foregoing, including mutual terms, covenants and conditions herein contained, the parties do contract and agree as follows:

**ARTICLE I**

**PURPOSE**

The purpose of this Agreement is to establish the terms and conditions under which the Tax Collector shall collect and enforce the collection of those certain non-ad valorem assessments levied by the District to include compensation by the District to the Tax Collector pursuant to Section 197.3632(8)(c), Florida Statutes, for any costs involved in separate mailings because of non-merger of any non-ad valorem assessment roll as certified by the District, pursuant to Section 197.3632(7), Florida Statutes, and reimbursement for necessary administrative costs, including, but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming that attend all of the collection and enforcement duties imposed upon the Tax Collector by the Uniform Collection Method, as provided in Section 197.3632(2), Florida Statutes.

**ARTICLE II**

**TERM**

The term of this Agreement shall commence on August 1, 2020, and shall run through July 31, 2021, the date of signature of the parties notwithstanding, and shall automatically be renewed thereafter for successive periods not to exceed one (1) year each, unless the parties hereto, prior to said date, have negotiated and executed a subsequent written agreement providing for the continuation of such collection by the Tax Collector, under such terms and conditions as may then be imposed by the Tax Collector. However, the District shall inform the Tax Collector, as well as the St. Johns County Property Appraiser and the Florida Department of Revenue, by January 10, in any calendar year the District intends to discontinue using the Uniform Collection Method of collecting the non-ad valorem assessments referred to in this Agreement pursuant to Section 197.3632(6), Florida Statutes.

**ARTICLE III**

**COMPLIANCE WITH LAWS AND REGULATIONS**

The parties shall comply with all statutes, rules and regulations pertaining to the levy and collection of non-ad valorem assessments by and through any ordinances promulgated by St. Johns County not inconsistent with, nor contrary to, the provisions of Sections 197.3632 and 197.3635, Florida Statutes, and any subsequent amendments to said statutes, and any rules duly promulgated pursuant to said statutes by the Florida Department of Revenue.

## ARTICLE IV

### **DUTIES AND RESPONSIBILITIES OF THE DISTRICT**

The District agrees, covenants, and contracts to:

(a) Be solely responsible for assessing, imposing and levying valid non-ad valorem assessments;

(b) Indemnify and hold Tax Collector harmless from any assessments and all claims, liability, loss, damage, expense, suits, judgments, counsel fees and/or costs relating to any imposition or levy by the District hereunder or relating to any duties of the District under Section 197.3632, Florida Statutes;

(c) Compensate Tax Collector on an annual basis during the term of this Agreement at a rate of 2% of the amount of special assessments collected and remitted or the actual costs of collection, whichever is greater, pursuant to Sections 197.3632(8)(c) and 192.091(2)(b), Florida Statutes;

(d) Reimburse Tax Collector for necessary costs for the collection and enforcement of the applicable non-ad valorem assessments by the Tax Collector pursuant to Section 197.3632(2), Florida Statutes, to include, but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming.

(e) Pay for or alternatively to reimburse the Tax Collector for any separate tax notice necessitated by the inability of the Tax Collector to merge the non-ad valorem assessment roll certified by the District pursuant to Section 197.3632(7), Florida Statutes.

(f) The District, upon being timely billed, shall pay directly for necessary advertising relating to implementation of the Uniform Collection Method pursuant to Sections 197.3632 and 197.3635, Florida Statutes, and any applicable rules promulgated by the Florida Department of Revenue thereunder.

(g) By September 15 of each calendar year, the Chairman of the Board of Supervisors of the District, or his or her designee, shall officially certify to the Tax Collector the final non-ad valorem assessment roll on compatible electronic medium, tied to the property parcel identification number, and otherwise conforming in format to that contained on the ad valorem tax rolls submitted by the Property Appraiser to the Florida Department of Revenue. The District shall post the non-ad valorem assessment roll and shall exercise its responsibility that such non-ad valorem assessment roll be free of errors and omissions. If the Tax Collector discovers errors or omissions on such roll, it may request that the District file a corrected roll or a correction of the amount of any assessment. The District shall inform the Tax Collector, as well as the Property Appraiser and the Florida Department of Revenue by January 10 if it intends to discontinue use of the Uniform Collection

Method.

(h) The District agrees to cooperate with the Tax Collector to implement the Uniform Collection Method pursuant to, and consistent with, all the provisions of Sections 197.3632 and 197.3635, Florida Statutes, or their successor statutory provisions and all applicable rules promulgated by the Florida Department of Revenue and their successor rules.

(i) The District agrees that, as to any cost, fee or expense to be paid, compensated or reimbursed to Tax Collector hereunder, Tax Collector may, at its option, deduct the same from any disbursement to the District.

## **ARTICLE V**

### **DUTIES OF THE TAX COLLECTOR**

The Tax Collector agrees, covenants, and contracts to the following terms:

(a) The Tax Collector shall merge all rolls, prepare a collection roll and prepare a combined notice (the tax notice) for both ad valorem taxes and non-ad valorem assessments for the District, pursuant to Sections 197.3632 and 197.3635, Florida Statutes, and their successor provisions, and any applicable rules, and their successor rules, promulgated by the Florida Department of Revenue, and in accordance with any specific ordinances or resolutions shall clearly state its intent to use the Uniform Collection Method for collecting such assessments and so long as they are further not inconsistent with, or contrary to, the provisions of Sections 197.3632 and 197.3635, Florida Statutes, and their successor provisions, and any applicable rules.

(b) The Tax Collector shall collect the non-ad valorem assessments of the District certified no later than September 15 of each calendar year on compatible electronic medium, tied to the property identification number for each parcel, and the format used by the Property Appraiser for the ad valorem rolls submitted to the Florida Department of Revenue and if free of errors or omissions.

(c) The Tax Collector agrees to cooperate with the District in implementing the Uniform Collection Method for collecting and enforcing non-ad valorem assessments pursuant to Sections 197.3632 and 197.3635, Florida Statutes, and any successor provisions and applicable rules. The Tax Collector shall not accept any such non-ad valorem assessment roll that is not officially certified by the District by September 15 of each calendar year on compatible electronic medium tied to the property identification number and in the format used by the Property Appraiser on the ad valorem roll submitted to the Florida Department of Revenue except as agreed by the parties.

(d) If the Tax Collector discovers errors or omissions on such roll, it may request that the District file a corrected roll or a correction of the amount of any assessment and the District shall bear the costs of any such error or omission.

(e) If Tax Collector determines that a separate mailing is authorized pursuant to Section 197.3632(7), Florida Statutes, and any applicable rules promulgated by the Florida Department of Revenue, and any successor provision to said law or rules, the Tax Collector shall either mail a separate notice of the particular non-ad valorem assessment or shall direct the District to mail such a separate notice. In making this decision, the Tax Collector shall consider all costs to the District and to the taxpayers of such a separate mailing as well as the adverse effect to the taxpayers of the delay in multiple notices. If such a separate mailing is effected, the District shall bear all costs associated that could not be merged, upon timely billing by the Tax Collector.

## **ARTICLE VI**

### **Miscellaneous**

(a) Any notices concerning the terms of this agreement or its implementation shall be furnished to:

Dennis W. Hollingsworth  
St. Johns County Tax Collector  
Post Office Box 9001  
St. Augustine, Florida 32085-9001

Rivers Edge III Community Development District  
c/o Governmental Management Services LLC  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
Attn: District Manager

With a Copy to: Hopping, Green & Sams, P.A.  
119 South Monroe St., Suite 300  
Tallahassee, FL 32301  
Attn: District Counsel

(b) In the event any provision of this Agreement is found unlawful or otherwise unenforceable, all other provisions shall remain in full force and effect unless the parties agree to the contrary in writing.

(c) This Agreement contains the full and complete agreement of the parties hereto and no amendments to this Agreement shall be of any force or effect unless they are agreed to separately in writing.

**IN WITNESS WHEREOF**, the parties have hereunto set their hands and seals and have caused these presents to be signed by their duly authorized officers, the date first above written.

ATTEST:

**ST. JOHNS COUNTY TAX COLLECTOR**

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Dennis W. Hollingsworth, C.F.C.

**RIVERS EDGE III COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

*EIGHTH ORDER OF BUSINESS*

# ***Rivers Edge 3 Community Development District***

**Fiscal Year 2021 Approved Budget**



# Rivers Edge 3

## Community Development District

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#### General Fund

Budget

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Narrative

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# Rivers Edge 3

## Community Development District

**Approved  
FY 2021 Budget**

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**Revenues**

Developer Contributions \$ 298,910

**Total Revenues** \$ **298,910**

**Expenditures**

**Administrative**

Engineering \$ 1,875  
 Attorney \$ 15,000  
 Management Fees \$ 15,000  
 Assessment Administration \$ 2,500  
 Telephone \$ 50  
 Postage \$ 175  
 Printing & Binding \$ 250  
 Insurance \$ 2,877  
 Legal Advertising \$ 1,500  
 Other Current Charges \$ 250  
 Office Supplies \$ 125  
 Dues, Licenses & Subscriptions \$ 100  
 Website design/compliance \$ 1,250

**Total Administrative** \$ **40,952**

**Field Operations**

Cost Share RE (Landscaping) \$ 132,914  
 Cost Share RE (Amenity) \$ 125,044

**Total Field** \$ **257,958**

**Total Expenditures** \$ **298,910**

**Excess Revenues (Expenditures)** \$ **-**

**Rivers Edge III**  
**Community Development District**  
**General Fund**

**REVENUES:**

**Developer Contributions**

The District will enter into a Funding Agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

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**EXPENDITURES:**

**Administrative:**

**Engineering Fees**

The District's engineering firm, Prosser, Inc, will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

**Attorney**

The District's legal counsel, Hopping Green and Sams, will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

**Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. These services are further outlined in Exhibit "A" of the Management Agreement.

**Assessment Administration**

Annual fee to Governmental Management Services, LLC for preparation of Assessment Roll.

**Telephone**

Telephone and fax machine.

**Postage**

Mailing of agenda packages, overnight deliveries, correspondence, etc.

**Printing & Binding**

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

**Insurance**

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance (FIA). The amount is based upon prior year's premiums.

**Legal Advertising**

The District is required to advertise various notices for Board meetings, public hearings etc. in a newspaper of general circulation.

**Rivers Edge III**  
**Community Development District**  
**General Fund**

**Other Current Charges**

This includes bank charges and any other miscellaneous expenses that are incurred during the year by the District.

**Office Supplies**

Miscellaneous office supplies.

**Dues, Licenses & Subscriptions**

The District is required to pay an annual fee to the Department of Community Affairs for \$175. This is the only expense under this category for the District.

**Website Design/Compliance**

Cost related to District website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

**Field Operations:**

**Cost Share- Landscaping Rivers Edge**

Shared costs with Rivers Edge CDD for landscaping. Cost share is based on future development and estimated costs.

**Cost Share- Amenity Rivers Edge**

Shared costs with Rivers Edge CDD for amenities. Cost share is based on future development and estimated costs.

*TENTH ORDER OF BUSINESS*

# Rivers Edge III

## Community Development District

### Check Run Summary

June 30, 2020

<b>Fund</b>	<b>Date</b>	<b>Check No.</b>	<b>Amount</b>
<b>General Fund</b>	6/11/20	1-8	\$ 4,189.38
<b>Total</b>			<b>\$ 4,189.38</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/11/20	00001	4/20/20	10664	202004	310-51300	45000		EGIS INSURANCE ADVISORS, LLC	*	2,877.00	2,877.00	000001
6/11/20	00002	3/19/20	I0326804	202003	310-51300	48000		THE ST.AUGUSTINE RECORD	*	141.13	141.13	000002
6/11/20	00002	3/26/20	I0327132	202003	310-51300	48000		THE ST.AUGUSTINE RECORD	*	197.45	197.45	000003
6/11/20	00002	4/23/20	I0327521	202004	310-51300	48000		THE ST.AUGUSTINE RECORD	*	107.70	107.70	000004
6/11/20	00002	5/11/20	I0327592	202005	310-51300	48000		THE ST.AUGUSTINE RECORD	*	94.24	94.24	000005
6/11/20	00002	5/11/20	I0327593	202005	310-51300	48000		THE ST.AUGUSTINE RECORD	*	183.99	183.99	000006
6/11/20	00002	5/12/20	I0327593	202005	310-51300	48000		THE ST.AUGUSTINE RECORD	*	219.89	219.89	000007
6/11/20	00002	5/18/20	I0327620	202005	310-51300	48000		THE ST.AUGUSTINE RECORD	*	367.98	367.98	000008
TOTAL FOR BANK A										4,189.38		
TOTAL FOR REGISTER										4,189.38		

RECEIVED

APR 20 2020



INVOICE

<b>Customer</b>	Rivers Edge III Community Development District
<b>Acct #</b>	1017
<b>Date</b>	04/20/2020
<b>Customer Service</b>	Kristina Rudez
<b>Page</b>	1 of 1

Rivers Edge III Community Development District  
 c/o Governmental Management Services  
 475 West Town Place, Ste 114  
 St. Augustine 32092

Payment Information	
<b>Invoice Summary</b>	\$ 2,877.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#10664
100119475	

Thank You

Please detach and return with payment



Customer: Rivers Edge III Community Development District

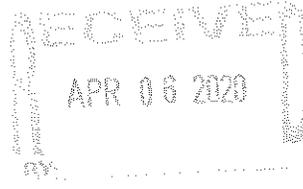
Invoice	Effective	Transaction	Description	Amount
10664	03/05/2020	New business	Policy #100119475 03/05/2020-10/01/2020 Florida Insurance Alliance Package - New business Due Date: 4/20/2020  1-31-513-45 1	2,877.00
<b>Total</b>				\$ 2,877.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:  
 Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

<b>Remit Payment To: Egis Insurance Advisors, LLC</b> Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	(321)233-9939	<b>Date</b>
	sclmer@egisadvisors.com	04/20/2020

10	11	12	13	14	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
03/01		Balance Forward						\$0.00	
03/19 03/19	103268040-03192020	LANDOWNER MTG AND ELECTION	SA St Augustine Record	1.00 x 8.5000	8.5	1	\$7.63	\$64.88	
03/19 03/19	103268040-03192020	LANDOWNER MTG AND ELECTION	SA St Aug Record Online	1.00 x 8.5000	8.5	1	\$8.97	\$76.25	
03/26 03/26	103271328-03262020	MTG LANDOWNERS AND ELECTION	SA St Augustine Record	1.00 x 11.0000	11	1	\$8.98	\$98.78	
03/26 03/26	103271328-03262020	MTG LANDOWNERS AND ELECTION	SA St Aug Record Online	1.00 x 11.0000	11	1	\$8.97	\$98.67	
PREVIOUS AMOUNT OWED:					\$0.00				
NEW CHARGES THIS PERIOD:					\$338.58				
CASH THIS PERIOD:					\$0.00				
DEBIT ADJUSTMENTS THIS PERIOD:					\$0.00				
CREDIT ADJUSTMENTS THIS PERIOD:					\$0.00				
We appreciate your business.									



1-31-513-48

**INVOICE AND STATEMENT OF ACCOUNT**

AGING OF PAST DUE ACCOUNTS

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	\$338.58		\$0.00	\$0.00	\$0.00	\$0.00		\$338.58

24	SALES REP/PHONE #	25	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
	Melissa Rhinehart 904-819-3423		03/02/2020 - 03/29/2020		48211		48211		RIVERS EDGE III CDD

**MAKE CHECKS PAYABLE TO**

The St. Augustine Record Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261

Payment is due upon receipt.

The St. Augustine Record

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



The St. Augustine Record Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261

**ADVERTISING INVOICE and STATEMENT**

1	BILLING PERIOD	2	ADVERTISER/CLIENT NAME
	03/02/2020 - 03/29/2020		RIVERS EDGE III CDD

COMPANY	23	TOTAL AMOUNT DUE	* UNAPPLIED AMOUNT	3	TERMS OF PAYMENT
SA 7		\$338.58	\$0.00		NET 15 DAYS

21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS
	\$338.58		\$0.00	\$0.00	\$0.00

4	PAGE #	5	BILLING DATE	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	24	STATEMENT NUMBER
			03/29/2020		48211		48211		0000068128

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



9  
8 - 2828

RIVERS EDGE III CDD  
475 W TOWN PL STE 114  
SAINT AUGUSTINE FL 32092-3649

The St. Augustine Record  
Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261



THE ST. AUGUSTINE RECORD  
Affidavit of Publication

RIVERS EDGE III CDD  
475 WEST TOWN PLACE, SUITE 114

SAINT AUGUSTINE, FL 32092

ACCT: 48211  
AD# 0003268040-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **LANDOWNER MTG AND ELECTION** was published in said newspaper on **03/19/2020**.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she 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 said newspaper.

Sworn to (or affirmed) and subscribed before me by means of

physical presence or  
 online notarization

APR 08 2020

this \_\_\_\_\_ day of \_\_\_\_\_

by Melissa Rhinehart who is personally known to me or who has produced as identification

Tiffany M. Lowe  
(Signature of Notary Public)



Notice is hereby given to the public and all landowners within the Rivers Edge III Community Development District (the "District") located in St. Johns County, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) persons to the District Board of Supervisors. Immediately following the landowners' meeting there will be convened an organizational meeting of the Board of Supervisors of the District ("Board") for the purpose of considering certain matters of the Board to include election of certain District officers, the appointment of staff including, but not limited to, manager, attorney, and others as deemed appropriate by the Board, and to conduct any other business that may come before the Board.

DATE: April 15, 2020  
TIME: 9:00 a.m.  
PLACE: RiverTown Amenity Center  
156 Landing Street  
St. Johns, Florida 32259

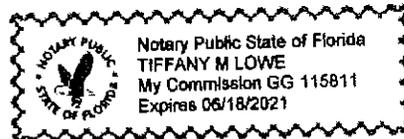
Each landowner may vote in person or by written proxy. Instructions on how all landowners may participate in the election, along with sample proxies, are available from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one (1) vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one (1) vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (904) 940-5850, at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

James Perry  
District Manager  
0003268040 March 19, 26, 2020



Thu, Mar 26, 2020  
8:46:40AM

Legal Ad Invoice

# The St. Augustine Record

Send Payments to:  
The St. Augustine Record  
One News Place  
St. Augustine, FL 32086

**Acct:** 48211  
**Phone:** 9049405850  
**E-Mail:**  
**Client:** RIVERS EDGE III CDD

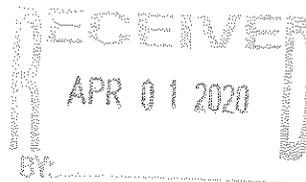
**Name:** RIVERS EDGE III CDD  
**Address:** 475 WEST TOWN PLACE, SUITE 114

**City:** SAINT AUGUSTINE      **State:** FL      **Zip:** 32092

**Ad Number:** 0003271328-01  
**Start:** 03/26/2020  
**Placement:** SA Legals  
**Copy Line:** NOTICE OF LANDOWNERS MEETING AND ELECTION AND ORGANIZATIONAL MEETING OF THE BOARD OF SUPER

**Caller:** COURTNEY HOGGE  
**Issues:** 1  
**Rep:** Melissa Rhinehart

**Paytype:** BILL  
**Stop:** 03/26/2020



# The St. Augustine Record

Send Payments to:  
The St. Augustine Record  
One News Place  
St. Augustine, FL 32086

Lines	130
Depth	11.00
Columns	1
Price	\$197.45

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS OF RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within the Rivers Edge III Community Development District (the "District") located in St. Johns County, Florida, advising that a meeting of landowners is expected to be held via media technology ZOOM on April 15, 2020 at 9:00 a.m. pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020, and March 20, 2020, respectively, and pursuant to Section 120.54(4)(b)2, Florida Statute. The landowners' meeting and election is being held for the purpose of electing five (5) persons to the District Board of Supervisors. Immediately following the landowners' meeting there will be convened an organizational meeting of the Board of Supervisors of the District ("Board") for the purpose of considering certain matters of the Board to include election of certain District officers, the appointment of staff including, but not limited to, manager, attorney, and others as deemed appropriate by the Board, and to conduct any other business that may come before the Board.

*While it is necessary to hold the above referenced meeting of the District's Board of Supervisors utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting can do so by video conference. Instructions to join the meeting by video conference are available by contacting the District Manager's office at jpcery@riversedgeiii.com or (904) 940-3850 and is expected also to be available at www.riversedgeiii.com. Additionally, participants are encouraged to submit questions and comments to the District Manager in advance at jpcery@riversedgeiii.com to facilitate the Board's consideration of such questions and comments during the meeting. Should the need to hold the above referenced meeting remotely end, the Board will meet at the RiverTown Amenity Center located at 156 Landing Street, St. Johns, Florida 32259 on April 15, 2020 at 9:00 a.m.*

Each landowner may vote in person (remotely) or by written proxy. Instructions as to how all landowners may participate in the election, along with sample proxies, are available by contacting the District Manager's office at jpcery@riversedgeiii.com or (904) 940-3850 and is expected also to be available at www.riversedgeiii.com. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one (1) vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one (1) vote with respect thereto. Ballot kits shall be created individually and handed up to the nearest whole acre. The number of plotted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager at jpcery@riversedgeiii.com or (904) 940-3850 and is expected also to be available at www.riversedgeiii.com.

Thu, Mar 26, 2020  
8:46:40AM

## Legal Ad Invoice

# The St. Augustine Record

Send Payments to:  
The St. Augustine Record  
One News Place  
St. Augustine, FL 32086

decision. All Supervisors and staff are expected to participate remotely, as set forth above.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (904) 940-5650, at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

James Perry  
District Manager  
0003273328 March 26, 2020



... copy more copies as per March 2020  
... pal is to be based.  
...  
... James Perry  
... District Manager  
... DB01271028 March 26, 2020

10	11	12	13	14	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
03/29		Balance Forward						\$338.58	
04/23 04/23	103275214-04232020	BOS MTG SCHED FY 2020	SA St Augustine Record	1.00 x 6.0000	6	1	\$8.98	\$53.88	
04/23 04/23	103275214-04232020	BOS MTG SCHED FY 2020	SA St Aug Record Online	1.00 x 6.0000	6	1	\$8.97	\$53.82	
PREVIOUS AMOUNT OWED:							\$338.58		
NEW CHARGES THIS PERIOD:							\$107.70		
CASH THIS PERIOD:							\$0.00		
DEBIT ADJUSTMENTS THIS PERIOD:							\$0.00		
CREDIT ADJUSTMENTS THIS PERIOD:							\$0.00		
We appreciate your business.									
So that we may serve you better, please remit the amount due. New business is dependent on prompt payments. Please include the remittance stub and input your account number on your check. Thank you.									

MAY 11 2020

1-31-513-48  
2

**INVOICE AND STATEMENT OF ACCOUNT**

AGING OF PAST DUE ACCOUNTS

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE	
	\$107.70		\$338.58	\$0.00	\$0.00	\$0.00		\$446.28	
SALES REP/PHONE #		ADVERTISER INFORMATION							
Melissa Rhinehart 904-819-3423		1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
			03/30/2020 - 05/03/2020		48211		48211		RIVERS EDGE III CDD

**MAKE CHECKS PAYABLE TO**

The St. Augustine Record Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261

Payment is due upon receipt.

The St. Augustine Record

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



1		BILLING PERIOD		2		ADVERTISER/CLIENT NAME						
		03/30/2020 - 05/03/2020				RIVERS EDGE III CDD						
COMPANY		23		TOTAL AMOUNT DUE		* UNAPPLIED AMOUNT		3		TERMS OF PAYMENT		
SA 7				\$446.28		\$0.00				NET 15 DAYS		
21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS							
	\$107.70		\$338.58	\$0.00	\$0.00							
4	PAGE #	5	BILLING DATE	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	24				STATEMENT NUMBER
			05/03/2020		48211		48211					0000069762

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS

The St. Augustine Record  
Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261

RIVERS EDGE III CDD  
475 W TOWN PL STE 114  
SAINT AUGUSTINE FL 32092-3649



Thu, Apr 23, 2020  
9:43:53AM

### Legal Ad Invoice

# The St. Augustine Record

Send Payments to:  
The St. Augustine Record  
One News Place  
St. Augustine, FL 32086

Acct: 48211  
Phone: 9049405850  
E-Mail:  
Client: RIVERS EDGE III CDD

Name: RIVERS EDGE III CDD  
Address: 475 WEST TOWN PLACE, SUITE 114

City: SAINT AUGUSTINE State: FL Zip: 32092

Ad Number: 0003275214-01  
Start: 04/23/2020  
Placement: SA Legals  
Copy Line: BOARD OF SUPERVISORS MEETING DATES RIVERS EDGE III

Caller: COUTNEY HOGGE  
Issues: 1  
Rep: Melissa Rhinehart

Paytype: BILL  
Stop: 04/23/2020

COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL

Lines 71  
Depth 6.00  
Columns 1  
Price \$107.70

**BOARD OF SUPERVISORS  
MEETING DATES RIVERS EDGE III  
COMMUNITY DEVELOPMENT  
DISTRICT FOR FISCAL  
YEAR 2019-2020**

The Board of Supervisors of the Rivers Edge III Community Development District will hold their regular meetings for Fiscal Year 2019-2020 at the RiverTown Amenity Center located at 156 Landing Street, St. Johns, Florida 32259 at 9:30 a.m. unless otherwise indicated as follows:

- May 20, 2020
- June 10, 2020
- July 15, 2020
- August 19, 2020 at 5:00 p.m.
- September 16, 2020

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 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.

Should circumstances require any meetings to be held via communications media technology, instructions for connecting to the meetings may be obtained by visiting the District's website, [www.RiversEdge3CDD.com](http://www.RiversEdge3CDD.com), or by contacting the District Manager's Office at (904) 940-5850 or [jperry@gmsnl.com](mailto:jperry@gmsnl.com). A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Perry  
District Manager  
0003275214 April 23, 2020



THE ST. AUGUSTINE RECORD  
Affidavit of Publication

**RIVERS EDGE III CDD**  
**475 WEST TOWN PLACE, SUITE 114**

**SAINT AUGUSTINE, FL 32092**

ACCT: 48211  
AD# 0003275214-01

PO#

**PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY**  
**ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA**

**STATE OF FLORIDA**  
**COUNTY OF ST. JOHNS**

Before the undersigned authority personally appeared **MELISSA RHINEHART** who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **BOS MTG SCHED FY 2020** was published in said newspaper on **04/23/2020**.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she 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 said newspaper.

**BOARD OF SUPERVISORS**  
**MEETING DATES RIVERS EDGE III**  
**COMMUNITY DEVELOPMENT**  
**DISTRICT FOR FISCAL**  
**YEAR 2019-2020**

The Board of Supervisors of the Rivers Edge III Community Development District will hold their regular meetings for Fiscal Year 2019-2020 at the RiverTown Amenity Center located at 156 Landing Street, St. Johns, Florida 32259 at 9:30 a.m. unless otherwise indicated as follows:

- May 20, 2020
- June 10, 2020
- July 15, 2020
- August 19, 2020 at 5:00 p.m.
- September 16, 2020

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

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Should circumstances require any meetings to be held via communications media technology, instructions for connecting to the meetings may be obtained by visiting the District's website, [www.RiversEdge3CDD.com](http://www.RiversEdge3CDD.com), or by contacting the District Manager's Office at (904) 940-5850 or [jperry@gmsnf.com](mailto:jperry@gmsnf.com).

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Perry  
District Manager  
0003275214 April 23, 2020

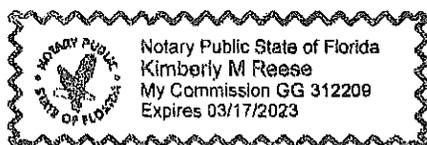
Sworn to (or affirmed) and subscribed before me by means of

physical presence or  
 online notarization

this \_\_\_\_\_ day of **APR 23 2020**

by *Melissa Rhinehart* who is personally known to me or who has produced as identification

*Kimberly M Reese*  
(Signature of Notary Public)



10	11	12	13	14	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
05/03		Balance Forward						\$446.28	
05/11 05/11	103275922-05112020	RULE DEVELOPMENT	SA St Augustine Record	1.00 x 5.2500	5.25	1	\$8.98	\$47.15	
05/11 05/11	103275922-05112020	RULE DEVELOPMENT	SA St Aug Record Online	1.00 x 5.2500	5.25	1	\$8.97	\$47.09	
05/11 05/11	103275935-05112020	RFQ for Engineering Services	SA St Augustine Record	1.00 x 10.2500	10.25	1	\$8.98	\$92.05	
05/11 05/11	103275935-05112020	RFQ for Engineering Services	SA St Aug Record Online	1.00 x 10.2500	10.25	1	\$8.97	\$91.94	
05/12 05/12	103275930-05122020	RULEMAKING RULES OF PROCEDURE	SA St Augustine Record	1.00 x 12.2500	12.25	1	\$8.98	\$110.01	
05/12 05/12	103275930-05122020	RULEMAKING RULES OF PROCEDURE	SA St Aug Record Online	1.00 x 12.2500	12.25	1	\$8.97	\$109.88	
05/18 05/25	103276207-05182020	LANDOWNER MTG AND ELECTION 6.10.20	SA St Augustine Record	1.00 x 10.2500	10.25	2	\$8.98	\$184.10	
05/18 05/25	103276207-05182020	LANDOWNER MTG AND ELECTION 6.10.20	SA St Aug Record Online	1.00 x 10.2500	10.25	2	\$8.97	\$183.88	

PREVIOUS AMOUNT OWED: \$446.28  
 NEW CHARGES THIS PERIOD: \$866.10  
 CASH THIS PERIOD: \$0.00  
 DEBIT ADJUSTMENTS THIS PERIOD: \$0.00  
 CREDIT ADJUSTMENTS THIS PERIOD: \$0.00

We appreciate your business.

Your account remains past due. Past due balances are reported to credit reporting bureaus. You must send us your payment immediately in order to continue advertising schedules. Protect your credit.

JUN 11 2020

1-31-513-48

**INVOICE AND STATEMENT OF ACCOUNT**

AGING OF PAST DUE ACCOUNTS

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE	
	\$866.10		\$107.70	\$338.58	\$0.00	\$0.00		\$1,312.38	
SALES REP/PHONE #		ADVERTISER INFORMATION							
Melissa Rhinehart 904-819-3423		1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
			05/04/2020 - 05/31/2020		48211		48211		RIVERS EDGE III CDD

**MAKE CHECKS PAYABLE TO**

The St. Augustine Record Dept 1261  
 PO Box 121261  
 Dallas, TX 75312-1261

Payment is due upon receipt.

The St. Augustine Record

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



The St. Augustine Record Dept 1261  
 PO Box 121261  
 Dallas, TX 75312-1261

**ADVERTISING INVOICE and STATEMENT**

1		BILLING PERIOD		2		ADVERTISER/CLIENT NAME			
		05/04/2020 - 05/31/2020				RIVERS EDGE III CDD			
COMPANY		23	TOTAL AMOUNT DUE	* UNAPPLIED AMOUNT		3		TERMS OF PAYMENT	
SA 7			\$1,312.38					NET 15 DAYS	
21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS				
	\$866.10		\$107.70	\$338.58	\$0.00				
4	PAGE #	5	BILLING DATE	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	24	STATEMENT NUMBER
			05/31/2020		48211		48211		0000071223

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



8 - 2065

RIVERS EDGE III CDD  
 475 W TOWN PL STE 114  
 SAINT AUGUSTINE FL 32092-3649



The St. Augustine Record  
 Dept 1261  
 PO Box 121261  
 Dallas, TX 75312-1261

Mon, May 11, 2020  
10:48:55AM

Legal Ad Invoice

# The St. Augustine Record

Send Payments to:  
The St. Augustine Record  
One News Place  
St. Augustine, FL 32086

**Acct:** 48211  
**Phone:** 9049405850  
**E-Mail:**  
**Client:** RIVERS EDGE III CDD

**Name:** RIVERS EDGE III CDD  
**Address:** 475 WEST TOWN PLACE, SUITE 114

**City:** SAINT AUGUSTINE **State:** FL **Zip:** 32092

**Ad Number:** 0003275922-01 **Caller:** COURTNEY HOGGE **Paytype:** BILL  
**Start:** 05/11/2020 **Issues:** 1 **Stop:** 05/11/2020  
**Placement:** SA Legals **Rep:** Melissa Rhinehart  
**Copy Line:** NOTICE OF RULE DEVELOPMENT BY THE RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT In accord with (

Lines 62  
Depth 5.25  
Columns 1  
  
Price \$94.24

**NOTICE OF RULE DEVELOPMENT  
BY THE RIVERS EDGE III  
COMMUNITY DEVELOPMENT  
DISTRICT**

In accord with Chapters 120 and 190, *Florida Statutes*, the Rivers Edge III Community Development District ("District") hereby gives notice of its intention to develop Rules of Procedure and a non-resident annual user fee ("Rate") to govern the operations of the District.

The Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District. The Rate will establish an annual fee which non-residents may pay to access the District's amenities.

The purpose and effect of the Rules of Procedure and Rate is to provide for efficient and effective District operations and to ensure compliance with Florida law. The legal authority for the adoption of the proposed Rules of Procedure and Rate includes sections 190.011(5), 190.011(15) and 190.035, *Florida Statutes* (2019). The specific laws implemented in the Rules of Procedure include, but are not limited to, sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a)16, 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0618, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, *Florida Statutes* (2019).

An electronic copy of the proposed Rules of Procedure and Rate may be obtained by contacting the District Manager, c/o Governmental Management Services, at [jperry@gmsnf.com](mailto:jperry@gmsnf.com) or (904) 940-5850.

James Perry, District Manager  
Rivers Edge III Community  
Development District  
0003275922 May 11, 2020



THE ST. AUGUSTINE RECORD  
Affidavit of Publication

**RIVERS EDGE III CDD**  
475 WEST TOWN PLACE, SUITE 114

**SAINT AUGUSTINE, FL 32092**

ACCT: 48211  
AD# 0003275922-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF INTENT** in the matter of **RULE DEVELOPMENT** was published in said newspaper on 05/11/2020.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she 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 said newspaper.

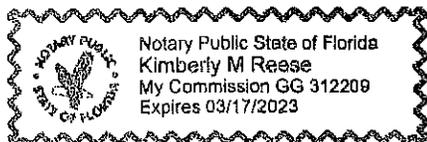
Sworn to (or affirmed) and subscribed before me by means of

physical presence or  
 online notarization

this \_\_\_\_\_ day of **MAY 11 2020**

by *Melissa Rhinehart* who is personally known to me or who has produced as identification

*Kimberly M Reese*  
(Signature of Notary Public)



**NOTICE OF RULE DEVELOPMENT  
BY THE RIVERS EDGE III  
COMMUNITY DEVELOPMENT  
DISTRICT**

In accord with Chapters 120 and 190, Florida Statutes, the Rivers Edge III Community Development District ("District") hereby gives notice of its intention to develop Rules of Procedure and a non-resident annual user fee ("Rate") to govern the operations of the District.

The Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District. The Rate will establish an annual fee which non-residents may pay to access the District's amenities.

The purpose and effect of the Rules of Procedure and Rate is to provide for efficient and effective District operations and to ensure compliance with Florida law. The legal authority for the adoption of the proposed Rules of Procedure and Rate includes sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2019). The specific laws implemented in the Rules of Procedure include, but are not limited to, sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a)16, 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, Florida Statutes (2019).

An electronic copy of the proposed Rules of Procedure and Rate may be obtained by contacting the District Manager, c/o Governmental Management Services, at [jperry@gmsnl.com](mailto:jperry@gmsnl.com) or (904) 940-5850.

James Perry, District Manager  
Rivers Edge III Community  
Development District  
0003275922 May 11, 2020

Mon, May 11, 2020  
10:48:55AM

## Legal Ad Invoice

# The St. Augustine Record

Send Payments to:  
The St. Augustine Record  
One News Place  
St. Augustine, FL 32086

**Acct:** 48211  
**Phone:** 9049405850

**E-Mail:**

**Client:** RIVERS EDGE III CDD

**Name:** RIVERS EDGE III CDD  
**Address:** 475 WEST TOWN PLACE, SUITE 114

**City:** SAINT AUGUSTINE

**State:** FL

**Zip:** 32092

**Ad Number:** 0003275935-01

**Start:** 05/11/2020

**Placement:** SA Legals

**Copy Line:**

**Caller:** COURTNEY HOGGE

**Issues:** 1

**Rep:** Melissa Rhinehart

**Paytype:** BILL

**Stop:** 05/11/2020

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE RIVERS EDGE III COMMUNITY DEVELOP

Legal Ad Invoice

# The St. Augustine Record

Send Payments to:  
The St. Augustine Record  
One News Place  
St. Augustine, FL 32086

Lines	122
Depth	10.25
Columns	1
Price	\$183.99

**REQUEST FOR QUALIFICATIONS  
FOR ENGINEERING SERVICES  
FOR THE RIVERS EDGE III  
COMMUNITY DEVELOPMENT  
DISTRICT**

*RFQ for Engineering Services*

The Rivers Edge III Community Development District ("District"), located in St. Johns County, Florida, announces that professional engineering services will be required on a continuing basis for the District's anticipated capital improvements which may include work related to transportation facilities, utility facilities and recreational facilities, and all other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and provide District engineering services as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 290," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to, past experience as a District Engineer for any community development district(s) and past experience with St. Johns County; e) the geographic location of the Applicant's headquarters and offices; and f) the current and projected workloads of the Applicant. Further, each Applicant must identify the specific individual affiliated with the Applicant who is anticipated to handle District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida Law, including the Consultant's Competitive Negotiations Act, Chapter 297, Florida Statutes ("CCNA"). All applicants interested must submit one original and one electronic version of Standard Form No. 290 and Qualification Statement by **3:00 p.m. on June 1, 2020** to the attention of Mr. James Perry, c/o Governmental Management Services, LLC, 475 West Town Place, Suite 113, St. Augustine, Florida 32092 ("District Manager's Office").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant and so on.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submission of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The grounds for protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed pursuant to the Dis-

**RIVERS EDGE III CDD**  
475 WEST TOWN PLACE, SUITE 114

**SAINT AUGUSTINE, FL 32092**

ACCT: 48211  
AD# 0003275935-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a SA Req Qualification in the matter of RFQ for Engineering Services was published in said newspaper on 05/11/2020.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she 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 said newspaper.

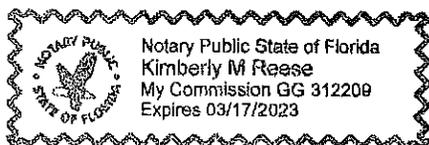
Sworn to (or affirmed) and subscribed before me by means of

physical presence or  
 online notarization

this \_\_\_\_\_ day of **MAY 11 2020**

by *Melissa Rhinehart* who is personally known to me or who has produced as identification

*Kimberly M. Reese*  
(Signature of Notary Public)



**REQUEST FOR QUALIFICATIONS  
FOR ENGINEERING SERVICES  
FOR THE RIVERS EDGE III  
COMMUNITY DEVELOPMENT  
DISTRICT**

*RFQ for Engineering Services*

The Rivers Edge III Community Development District ("District"), located in St. Johns County, Florida, announces that professional engineering services will be required on a continuing basis for the District's anticipated capital improvements which may include work related to transportation facilities, utility facilities and recreational facilities, and all other public improvements authorized by Chapter 196, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to, past experience as a District Engineer for any community development district(s) and past experience with St. Johns County; e) the geographic location of the Applicant's headquarters and offices; and f) the current and projected workloads of the Applicant. Further, each Applicant must identify the specific individual affiliated with the Applicant who is anticipated to handle District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All applicants interested must submit one original and one electronic version of Standard Form No. 330 and Qualification Statement by 3:00 p.m. on June 1, 2020 to the attention of Mr. James Perry, c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District Manager's Office").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant and so on.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submission of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed pursuant to the District's Rules of Procedure. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager.

0003275935 May 11, 2020

Tue, May 12, 2020  
8:49:34AM

Legal Ad Invoice

# The St. Augustine Record

Send Payments to:  
The St. Augustine Record  
One News Place  
St. Augustine, FL 32086

**Acct:** 48211  
**Phone:** 9049405850  
**E-Mail:**  
**Client:** RIVERS EDGE III CDD

**Name:** RIVERS EDGE III CDD  
**Address:** 475 WEST TOWN PLACE, SUITE 114

**City:** SAINT AUGUSTINE      **State:** FL      **Zip:** 32092

**Ad Number:** 0003275930-01  
**Start:** 05/12/2020

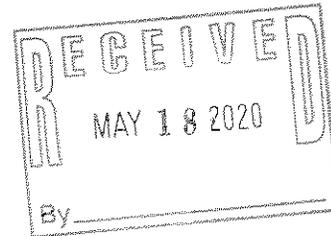
**Caller:** COURTNEY HOGGE  
**Issues:** 1

**Paytype:** BILL  
**Stop:** 05/12/2020

**Placement:** SA Legals

**Rep:** Melissa Rhinehart

**Copy Line:** NOTICE OF RULEMAKING REGARDING THE RULES OF PROCEDURE AND RATES OF THE RIVERS EDGE III COMM



Legal Ad Invoice

# The St. Augustine Record

Send Payments to:  
The St. Augustine Record  
One News Place  
St. Augustine, FL 32086

Lines	146
Depth	12.25
Columns	1
Price	\$219.89

**NOTICE OF RULEMAKING  
REGARDING THE RULES OF  
PROCEDURE AND RATES OF THE  
RIVERS EDGE III COMMUNITY  
DEVELOPMENT DISTRICT**

A public hearing will be conducted by the Board of Supervisors of the Rivers Edge III Community Development District ("District") on June 10, 2020 at 9:30 a.m. If conditions allow the hearing to occur in person, the hearing will take place at the Rivertown Amenity Center, 156 Landing Street, St. Johns, Florida 32259. Due to the current COVID-19 public health emergency, it is anticipated that the hearing may be conducted remotely via ZOOM media technology and/or by telephone pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020, and March 29, 2020, respectively, and any extensions thereof, and pursuant to Section 120.54(5)(b)2, Florida Statutes. While it may be necessary to hold the above referenced public hearing utilizing ZOOM media technology, the District fully encourages public participation in a safe and efficient manner. Should circumstances require the hearing and/or meeting to be held via communications media technology, instructions for connecting to the hearing and/or meeting may be obtained by visiting the District's website, [www.RiversEdgeIII.CDD.com](http://www.RiversEdgeIII.CDD.com), or by contacting the District Manager's Office at (904) 940-5850 or [jperry@gmsnf.com](mailto:jperry@gmsnf.com). Additionally, participants are strongly encouraged to submit questions and comments to the District Manager in advance at (904) 940-5850 or [jperry@gmsnf.com](mailto:jperry@gmsnf.com) ("District Manager's Office") to facilitate the Board's consideration of such questions and comments during the hearing.

In accord with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adapt its proposed Rules of Procedure ("Rules") and rates for non-resident annual user fees ("Rates"). The purpose and effect of the proposed Rules and Rates is to provide for efficient and effective District operations and to ensure compliance with Florida law. Prior notice of rule development was published in the *St. Augustine Record* on May 11, 2020.

The Rules may address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and contracts with respect to proceedings, as well as any other item of the general operation of the District. A copy of the proposed Rules may be obtained by contacting the District Manager 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

The proposed non-resident annual user fee is \$2000 per individual.

Specific legal authority for the adoption of the proposed Rules and Rates includes Sections 190.01(5), 190.01(15), 190.01(16), 190.01(18) and 190.035, Florida Statutes (2019). The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 112.08, 112.31-33, 112.31-36, 112.31-35, 119.07, 119.0701, 189.053, 189.069(2)(a)16, 190.006, 190.007, 190.008, 190.010(3), 190.010(5), 190.011(5), 190.033, 190.035, 218-33, 218-391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0105, 286.0113, 286.0114, 287.017, 287.053 and 287.084, Florida Statutes (2019).

An electronic copy of the proposed Rules of Procedure may be obtained by contacting the District Manager's Office at (904) 940-5850 or [jperry@gmsnf.com](mailto:jperry@gmsnf.com).

Any person who wishes to provide the

Tue, May 12, 2020  
8:49:34AM

## Legal Ad Invoice

# The St. Augustine Record

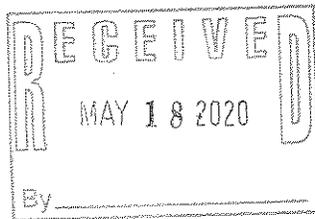
Send Payments to:  
The St. Augustine Record  
One News Place  
St. Augustine, FL 32086

District with a proposal for a lower cost regulatory alternative as provided by Section 219.23(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice to the District Manager's Office. This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based.

Even if the public hearing is conducted in person, staff or Supervisors may participate by speaker telephones. Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting 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 at 1-800-955-8771 or 1-888-955-8770 for aid in contacting the District Office.

If you are unable to participate by telephone or by ZOOM, please contact the District Manager's office at (904) 940-6850 or [jperry@gnsunf.com](mailto:jperry@gnsunf.com) for further accommodations.

Rivers Edge III Community  
Development District  
James Perry, District Manager  
00001279930 May 12, 2020



RIVERS EDGE III CDD  
475 WEST TOWN PLACE, SUITE 114

SAINT AUGUSTINE, FL 32092

ACCT: 48211  
AD# 0003275930-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a NOTICE OF HEARING in the matter of RULEMAKING RULES OF PROCEDURE was published in said newspaper on 05/12/2020.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she 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 said newspaper.

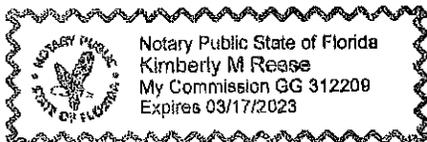
Sworn to (or affirmed) and subscribed before me by means of

physical presence or  
 online notarization

this \_\_\_\_\_ day of MAY 12 2020

by *Melissa Rhinehart* who is personally known to me or who has produced as identification

*Kimberly M Rease*  
(Signature of Notary Public)



**NOTICE OF RULEMAKING  
REGARDING THE RULES OF  
PROCEDURE AND RATES OF THE  
RIVERS EDGE III COMMUNITY  
DEVELOPMENT DISTRICT**

A public hearing will be conducted by the Board of Supervisors of the Rivers Edge III Community Development District ("District") on June 10, 2020 at 9:30 a.m. If conditions allow the hearing to occur in person, the hearing will take place at the Rivertown Amenity Center, 156 Landing Street, St. Johns, Florida 32268. Due to the current COVID-19 public health emergency, it is anticipated that the hearing may be conducted remotely via ZOOM media technology and/or by telephone pursuant to Executive Orders 20-53 and 20-69 issued by Governor DeSantis on March 9, 2020, and March 20, 2020, respectively, and any extensions thereof, and pursuant to Section 120.54(5)(b), Florida Statutes. While it may be necessary to hold the above referenced public hearing utilizing ZOOM media technology, the District fully encourages public participation in a safe and efficient manner. Should circumstances require the hearing and/or meeting to be held via communications media technology, instructions for connecting to the hearing and/or meeting may be obtained by visiting the District's website, [www.RiversEdgeIII.com](http://www.RiversEdgeIII.com), or by contacting the District Manager's Office at (904) 940-6880 or [jberry@gemsa.com](mailto:jberry@gemsa.com). Additionally, participants are strongly encouraged to submit questions and comments to the District Manager in advance at (904) 940-6860 or [jberry@gemsa.com](mailto:jberry@gemsa.com) ("District Manager's Office") to facilitate the Board's consideration of such questions and comments during the hearing.

In accord with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed Rules of Procedure ("Rules") and rates for non-resident annual user fees ("Rates"). The purpose and effect of the proposed Rules and Rates is to provide for efficient and effective District operations and to ensure compliance with Florida law. Prior notice of rule development was published in the St. Augustine Record on May 11, 2020.

The Rules may address such issues as the Board of Supervisors, officers and voting district officers, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, restriction covenants, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District. A copy of the proposed Rules may be obtained by contacting the District Manager 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-6880.

The proposed non-resident annual user fees is \$400 per individual.

Specific legal authority for the adoption of the proposed Rules and Rates includes Sections 190.01(6), 190.01(10), 190.01(10), 190.01(16) and 190.035, Florida Statutes (2019). The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 112.05, 112.053, 112.054, 112.055, 119.07, 119.070, 189.053, 189.054, 189.056, 189.057, 190.005, 190.01(8), 190.01(15), 190.01(16), 190.033, 190.035, 218.30, 218.309, 255.05, 255.053, 255.054, 255.055, 255.056, 255.057, 255.058, 255.059, 255.060, 255.061, 255.062, 255.063, 255.064, 255.065, 255.066, 255.067, 255.068, 255.069, 255.070, 255.071, 255.072, 255.073, 255.074, 255.075, 255.076, 255.077, 255.078, 255.079, 255.080, 255.081, 255.082, 255.083, 255.084, 255.085, 255.086, 255.087, 255.088, 255.089, 255.090, 255.091, 255.092, 255.093, 255.094, 255.095, 255.096, 255.097, 255.098, 255.099, 255.100, 255.101, 255.102, 255.103, 255.104, 255.105, 255.106, 255.107, 255.108, 255.109, 255.110, 255.111, 255.112, 255.113, 255.114, 255.115, 255.116, 255.117, 255.118, 255.119, 255.120, 255.121, 255.122, 255.123, 255.124, 255.125, 255.126, 255.127, 255.128, 255.129, 255.130, 255.131, 255.132, 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256.021, 256.022, 256.023, 256.024, 256.025, 256.026, 256.027, 256.028, 256.029, 256.030, 256.031, 256.032, 256.033, 256.034, 256.035, 256.036, 256.037, 256.038, 256.039, 256.040, 256.041, 256.042, 256.043, 256.044, 256.045, 256.046, 256.047, 256.048, 256.049, 256.050, 256.051, 256.052, 256.053, 256.054, 256.055, 256.056, 256.057, 256.058, 256.059, 256.060, 256.061, 256.062, 256.063, 256.064, 256.065, 256.066, 256.067, 256.068, 256.069, 256.070, 256.071, 256.072, 256.073, 256.074, 256.075, 256.076, 256.077, 256.078, 256.079, 256.080, 256.081, 256.082, 256.083, 256.084, 256.085, 256.086, 256.087, 256.088, 256.089, 256.090, 256.091, 256.092, 256.093, 256.094, 256.095, 256.096, 256.097, 256.098, 256.099, 256.100, 256.101, 256.102, 256.103, 256.104, 256.105, 256.106, 256.107, 256.108, 256.109, 256.110, 256.111, 256.112, 256.113, 256.114, 256.115, 256.116, 256.117, 256.118, 256.119, 256.120, 256.121, 256.122, 256.123, 256.124, 256.125, 256.126, 256.127, 256.128, 256.129, 256.130, 256.131, 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Tue, May 26, 2020  
9:23:03AM

Legal Ad Invoice

# The St. Augustine Record

Send Payments to:  
The St. Augustine Record  
One News Place  
St. Augustine, FL 32086

**Acct:** 48211  
**Phone:** 9049405850  
**E-Mail:**  
**Client:** RIVERS EDGE III CDD

**Name:** RIVERS EDGE III CDD  
**Address:** 475 WEST TOWN PLACE, SUITE 114

**City:** SAINT AUGUSTINE      **State:** FL      **Zip:** 32092

**Ad Number:** 0003276207-01  
**Start:** 05/18/2020  
**Placement:** SA Legals  
**Copy Line:** NOTICE OF LANDOWNERS MEETING AND ELECTION AND REGULAR MEETING OF THE BOARD OF SUPERVISORS

**Caller:** Courtney Hogge  
**Issues:** 2  
**Rep:** Melissa Rhinehart

**Paytype:** BILL  
**Stop:** 05/25/2020

RECEIVED  
JUN 01 2020

# The St. Augustine Record

Send Payments to:  
The St. Augustine Record  
One News Place  
St. Augustine, FL 32086

Lines	122
Depth	10.25
Columns	1
Price	\$367.98

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND REGULAR MEETING OF THE BOARD OF SUPERVISORS OF RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within the Rivers Edge III Community Development District ("District") located in St. Johns County, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) persons to the District Board of Supervisors. Immediately following the landowners' meeting there will be convened a regular meeting of the Board of Supervisors of the District ("Board") for the purpose of considering any business that may come before the Board.

**DATE:** June 10, 2020  
**TIME:** 9:30 a.m.  
**PLACE:** RiverTown Amenity Center  
156 Landing Street  
St. Johns, Florida 32259

Due to the current COVID-19 public health emergency, it may be necessary to conduct the meetings remotely via ZOOM media technology, telephone, or other communications media technology pursuant to Executive Orders 20-62 and 20-69 issued by Governor DeSantis on March 9, 2020, and March 20, 2020, respectively, and any extensions thereof, and pursuant to Section 120.54(5)(b)2, Florida Statutes. The District fully encourages public participation in a safe and efficient manner. Should circumstances require the meetings to be held via communications media technology, instructions for connecting to the meetings may be obtained by visiting the District's website, [www.RiversEdge3CD.com](http://www.RiversEdge3CD.com), or by contacting the District Manager's Office at (904) 940-5850 or [jpetry@gmsnf.com](mailto:jpetry@gmsnf.com). Additionally, participants are strongly encouraged to submit questions and comments to the District Manager in advance at [jpetry@gmsnf.com](mailto:jpetry@gmsnf.com) to facilitate the Board's consideration of such questions and comments during the meetings.

Each landowner may vote in person (remotely if necessary) or by written proxy. Instructions on how all landowners may participate in the election, along with sample proxies, are available by contacting the District Manager's office at [jpetry@gmsnf.com](mailto:jpetry@gmsnf.com) or (904) 940-5850.

At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one (1) vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one (1) vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting clerk and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager at [jpetry@gmsnf.com](mailto:jpetry@gmsnf.com) or (904) 940-5850 and is expected also to be available at [www.RiversEdge3CD.com](http://www.RiversEdge3CD.com). Supervisors and staff may participate by telephone.

Any person requiring special accommodations to participate in the meetings or to access any communications media technology used to conduct the meetings remotely is asked to contact the District Office at (904) 940-5850, at least forty-eight (48) hours before the

Tue, May 26, 2020  
9:23:03AM

Legal Ad Invoice

# The St. Augustine Record

Send Payments to:  
The St. Augustine Record  
One News Place  
St. Augustine, FL 32086

hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 933-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

James Perry  
District Manager  
0003276207 May 10, 25, 2020

THE ST. AUGUSTINE RECORD  
Affidavit of Publication

RIVERS EDGE III CDD  
475 WEST TOWN PLACE, SUITE 114

SAINT AUGUSTINE, FL 32092

ACCT: 48211  
AD# 0003276207-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a NOTICE OF MEETING in the matter of LANDOWNER MTG AND ELECTION 6.10.20 was published in said newspaper on 05/18/2020, 05/25/2020.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she 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 said newspaper.

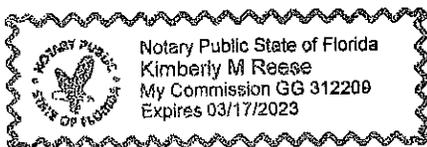
Sworn to (or affirmed) and subscribed before me by means of

physical presence or  
 online notarization

this \_\_\_\_\_ day of MAY 26 2020

by *Melissa Rhinehart* who is personally known to me or who has produced as identification

*Kimberly M Reese*  
(Signature of Notary Public)



NOTICE OF LANDOWNERS'  
MEETING AND ELECTION AND  
REGULAR MEETING OF THE  
BOARD OF SUPERVISORS OF  
RIVERS EDGE III COMMUNITY  
DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within the Rivers Edge III Community Development District ("District") located in St. Johns County, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) persons to the District Board of Supervisors. Immediately following the landowners' meeting there will be convened a regular meeting of the Board of Supervisors of the District ("Board") for the purpose of considering any business that may come before the Board.

DATE: June 10, 2020  
TIME: 9:30 a.m.  
PLACE: RiverTown Amenity Center  
156 Landing Street  
St. Johns, Florida 32259

Due to the current COVID-19 public health emergency, it may be necessary to conduct the meetings remotely via ZOOM media technology, telephone, or other communications media technology pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020, and March 20, 2020, respectively, and any extensions thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes. The District fully encourages public participation in a safe and efficient manner. Should circumstances require the meetings to be held via communications media technology, instructions for connecting to the meetings may be obtained by visiting the District's website, [www.RiversEdge3CDD.com](http://www.RiversEdge3CDD.com), or by contacting the District Manager's Office at (904) 940-5850 or [jperry@gmsnf.com](mailto:jperry@gmsnf.com). Additionally, participants are strongly encouraged to submit questions and comments to the District Manager in advance at [jperry@gmsnf.com](mailto:jperry@gmsnf.com) to facilitate the Board's consideration of such questions and comments during the meetings.

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James Perry  
District Manager  
0003276207 May 18, 25, 2020