

**Century Gardens at Tamiami
Community Development District**

Third Supplemental Engineer's Report
Clubhouse Acquisition

Prepared for
Century Gardens at Tamiami Community Development District
Board of Supervisors
Miami-Dade County, Florida

Prepared by
Alvarez Engineers, Inc.

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Accepted
June 20, 2018

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I. Introduction

Century Gardens at Tamiami Community Development District (the "District" or "CDD") intends to purchase from Hammocks Lennar, LLC (the "Club Owner") the real property described herein as the "Club Property" located at Tract "M" of the Garden Estates at The Hammocks plat recorded at PB 170, PG 60 of the Public Records of Miami-Dade County.

The District intends to issue one or more series of special assessment bonds (the "Series 2018 Bonds"), to finance the purchase of the Club Property. This Third Supplemental Engineer's Report describes the Club Property and documents its purchase price.

II. The Club Property and Determination of the Purchase Price

a. The Club Property.

The Club Property consists of 0.74 acres of land, together with the clubhouse building and all the facilities, fixtures, improvements and personal property constructed and completed within Tract "M" of the Garden Estates at The Hammocks plat recorded at PB 170, PG 60. Refer to Exhibits 1,2,3 and 4 for the location and plans of the Club Property.

The Club Property includes, but is not limited to the following items:

Table 1. Club Property

Category	Description	Square Footage
Site		
	Tract M of Garden Estates at The Hammocks PB 170, PG 60	32,099
Building		
	Air-Conditioned Spaces	
	Lobby	164
	Exercise Room	793
	Community Room	1,349
	Accessory Areas (2 storage rooms, 1 mechanical room)	175
	6 Ladies/Men Rooms/Closets	
	Manager's Office	141
	Non-Air-Conditioned Spaces	
	Main Covered Entry	
	Covered Terrace	495
Pool Area		
	Swimming Pool	2,162
	Pool Deck	8,988
Fixed Equipment		
	Lighting Systems	
	Electrical Systems	
	Air Conditioning System	
	Water Plumbing	

Category	Description	Square Footage
	Sanitary Plumbing	
	Fire Protection System	
	Recreational Amenities	
	Landscaping and Irrigation Systems	
	30 Adjacent Parking spaces assigned to the Club Property	

b. Determination of the Purchase Price.

Section 5.9 of the Gardens By The Hammocks Club Plan, recorded on June 24, 2014 at Miami-Dade County ORB 29204 PG 3817, allows the Gardens By The Hammocks Homeowner's Association (the "HOA") to make an early purchase of the Club Property from the Club Owner (currently owned by it according to Miami-Dade Property Appraiser Public Records). The Club Owner reports that, at the request of the HOA, Club Owner intends to sell the Club property to the CDD for a negotiated purchase price of \$4,183,000 (the "Negotiated Purchase Price"), such request to be formalized in the form of an HOA resolution.

III. Engineer's Certification.

It is our opinion that the benefits to the residents of the Expansion Area within the District derived from the District's purchase and ownership of the Club Property, is equal or greater than the Negotiated Purchase Price indicated in this report.

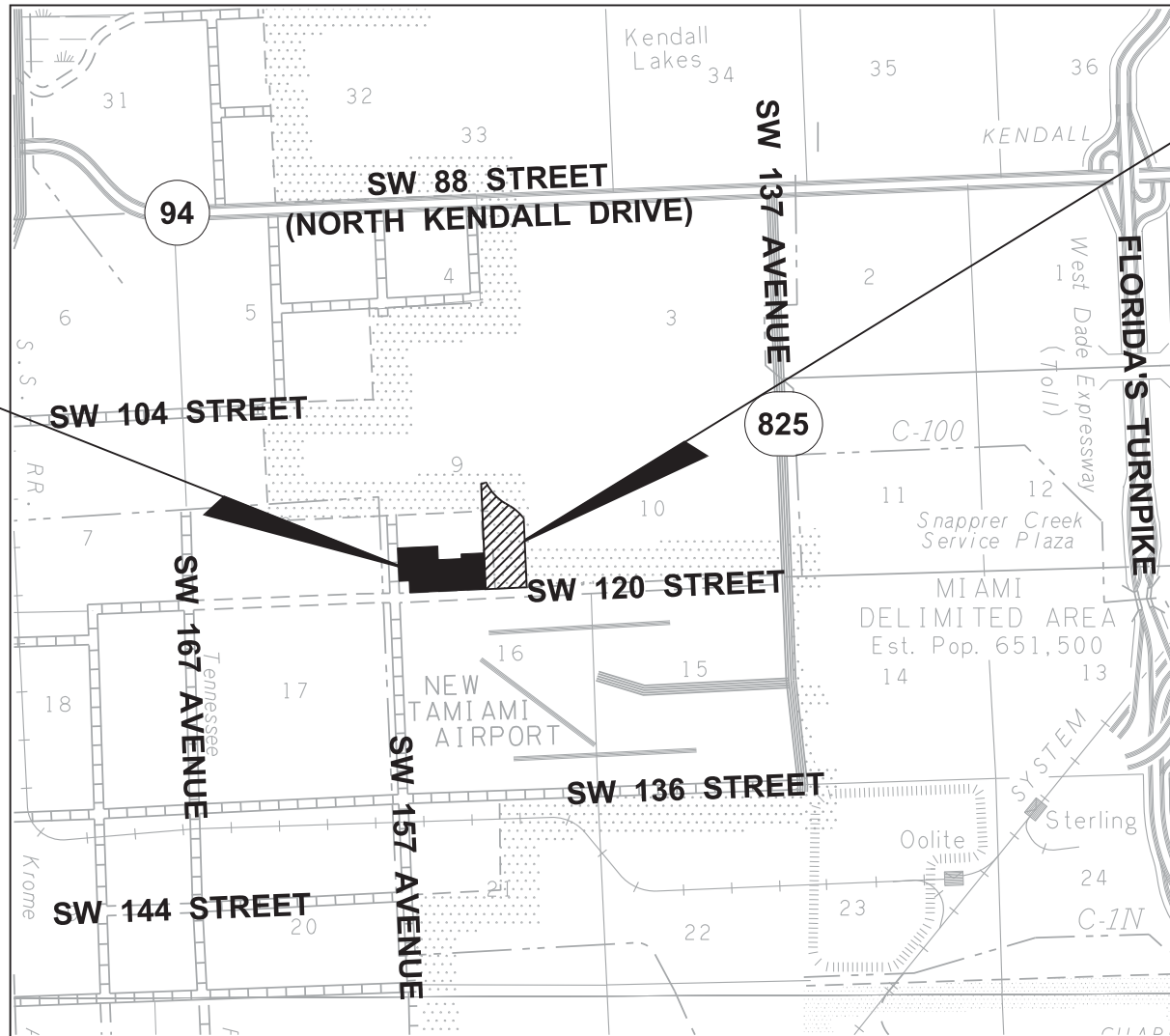
I hereby certify that the foregoing is a true and correct copy of the Third Supplemental Engineer's Report for the Century Gardens at Tamiami Community Development District.

Juan R. Alvarez, PE
Florida Registration No. 38522
Alvarez Engineers, Inc.
June 20, 2018

APPENDIX

**ORIGINAL CDD
BOUNDARY**
67.44 ACRES

CDD EXPANSION
53.47 ACRES



**MIAMI-DADE COUNTY
FLORIDA**

ALVAREZ ENGINEERS, INC.

**CENTURY GARDENS AT TAMIAMI C.D.D.
LOCATION MAP**

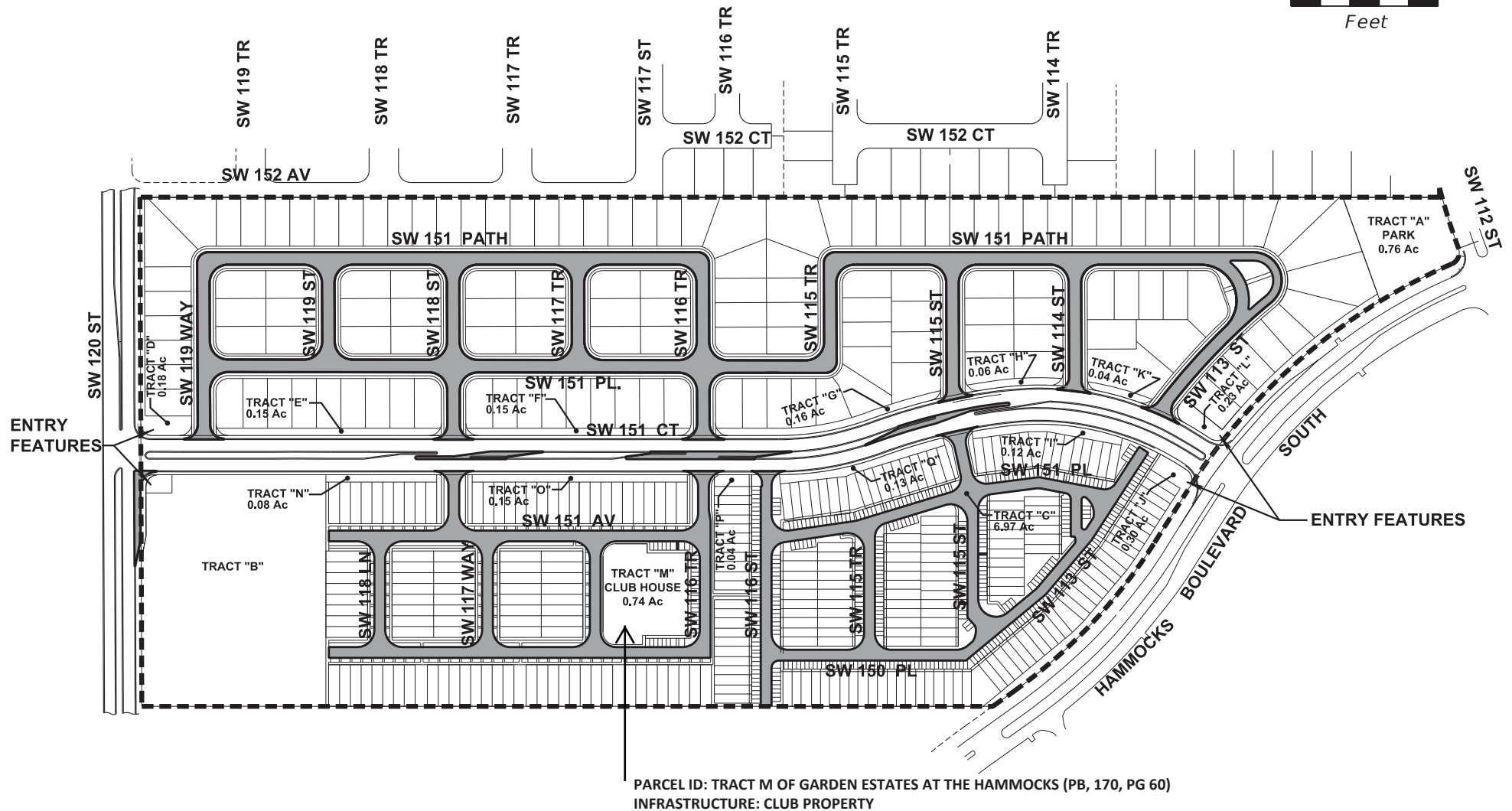


1 MILE

EXHIBIT 1



0 60 300
Feet



ALVAREZ ENGINEERS, INC.

MASTER PLAN COPYRIGHT PEDRO E. RODRIGUEZ, P.E., P.A.

CENTURY GARDENS AT TAMIAMI C.D.D.

LOCATION OF CLUBHOUSE TRACT "M"



CORWLL ARCHITECTS
4010 LAGUNA ST. CORAL GABLES, FL 33146
LIC. NO. AA-C002151 1.305.448.7383

PROJECT:
GARDEN ESTATES EAST
CLUBHOUSE
MIAMI DADE, FLORIDA

OWNER:
HAMMOCKS
LENNAR LLC.

GROUND FLOOR
LIFE SAFETY PLAN

PHASE

REVISIONS

1	BLDG. DEPT. COMMENTS	03-17-15
2	BLDG. DEPT. COMMENTS	04-15-15
3	BLDG. DEPT. COMMENTS	05-29-15

SEAL

Angel
Puentes
S

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DATE: 4/10/2014

JOB NO. 2012-38

DRAWN BY: A.O.P./MA

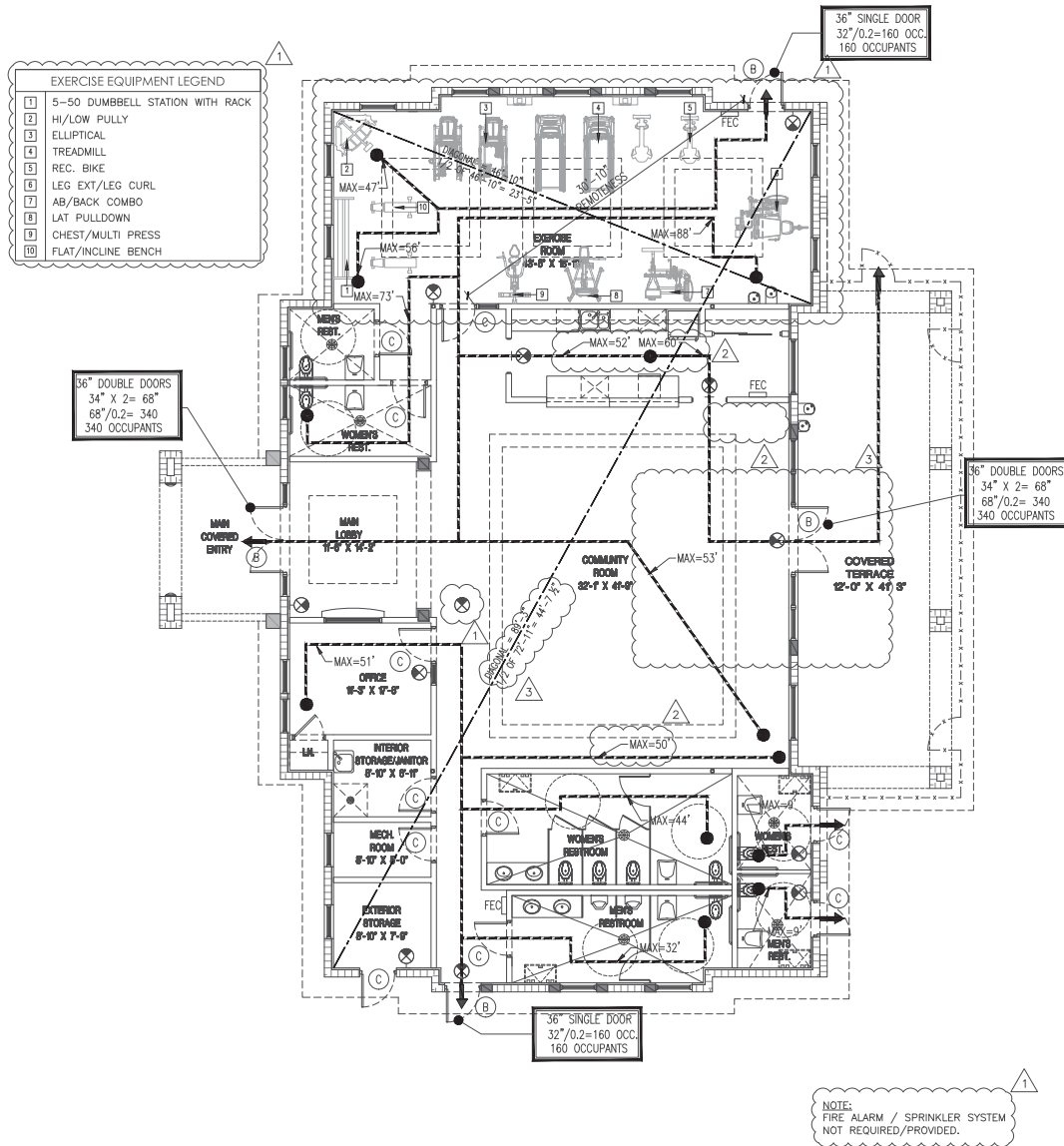
APPROV BY: AMC

FILE 2012-38

SHEET NUMBER:

LS-1.0

LEGEND	
	EXIT SIGN
	TRAVEL DISTANCE
	NEW FIRE EXTINGUISHER CABINET INSTALLED AT 48" AFF.
DOOR FIRE RATING	
①	~180 MINUTES RATED SELF CLOSING DEVICE NO GLASS ALLOWED
②	~90 MINUTES RATED SELF CLOSING DEVICE W/ PANIC HARDWARE ("B" LABEL DOOR)
③	~45 MINUTES RATED SYSTEM WITH SELF-CLOSING DEVICE ("C" LABEL DOOR)
④	~20 MINUTES RATED DOOR
INTERIOR FINISH MATERIAL CLASSIFICATION	
OCCUPANCY	
ASSEMBLY - NEW	
CLASS A INTERIOR WALL AND CEILING FINISH - FLAME SPREAD 0-25, (NEW) SMOKE DEVELOPED 0-450.	
GENERAL NOTES	
- ALL FIRE ALARMS, EMERGENCY LIGHTS, SIGNALS, SMOKE DETECTORS, PULL STATIONS, HORNS, DUCT DETECTORS, AND FIRE EXTINGUISHERS SHALL BE INSTALLED AS NEEDED BY FBC. FINAL LOCATION TO BE APPROVED BY ARCHITECT. FIRE EXTINGUISHER TYPE SHALL BE AS CALLED FOR IN THE FBC. - LIFE SAFETY ITEMS REQUIRED BY CODE BUT NOT SHOWN ON DRAWINGS SHALL BE PROVIDED BY GC AT NO ADDITIONAL COST. - ALL FLOORING MATERIAL SHALL BE NON-SLIP. - ALL FIRE RATED OR SMOKE PROOF WALLS AND PARTITIONS SHALL BE IDENTIFIED AT CEILING AS PER FBC SECTION 712.5 "FIRE AND SMOKE BARRIER PROTECT ALL OPENINGS". 2% MAX. SLOPE @ ANY PEDESTRIAN WALKWAYS. 1/2" MAX. THRESHOLD @ ALL EGRESS DOORS. - FIRE EXTINGUISHER SHALL BE PLACED AS REQ. THROUGHOUT BUILDING. ENSURE THAT ALL SURFACE MOUNTED FEC ARE LOCATED NO HIGHER THEN 27" AFF, MEASURED FROM THE BOTTOM EDGE OF THE CABINET. FIRE PROTECTION SUBCONTRACTOR SHALL SUBMIT VIA SHOP DRAWING PROPOSED TYPE AND LAYOUT FOR PORTABLE FIRE EXTINGUISHERS MEETING ALL REQUIREMENTS OF NFPA 10, NFPA 101 AND THE FBC.	
LIFE SAFETY NOTES	
- THIS BUILDING IS A GROUP A-3 OCCUPANCY - THIS DESIGN COMPLIES WITH CHAPTER 11, FLORIDA BUILDING CODE 2010 - FIRE EXTINGUISHERS - PROVIDE ONE - ABC TYPE, "2-A" RATED FIRE EXTINGUISHER FOR EACH 3,000 SQ. FT., MAX. 75 FT. OF TRAVEL. TOP OF EXTINGUISHER NOT TO EXCEED 5 FT. ABOVE FINISH FLOOR. - OCCUPANT LOAD (FBC 2010 TABLE 1004.1.1)	
ASSEMBLY WITHOUT FIXED SEATS:	
COMMUNITY ROOM	1,349/7 = 193 OCCUPANTS
MAIN LOBBY	164/15 = 11 OCCUPANTS
MANAGER'S OFFICE	141/100 = 2 OCCUPANTS
EXERCISE ROOM	793/50 = 16 OCCUPANTS
ACCESSORY AREAS	175/300 = 1 OCCUPANTS
TOTAL NUMBER OF OCCUPANTS 223 OCCUPANTS	
- ALL EXIT SIGNS ARE SPACED 75' O.C. MAXIMUM, TYPICAL - EGRESS DATA: MAXIMUM TRAVEL DISTANCE - 200' (PER FBC 2010 1016.1 NOT SPRINKLED) MAXIMUM DEAD END CORRIDOR - 20' (PER FBC 2010 1017.3) MAXIMUM COMMON PATH OF TRAVEL - 75'-0" (FBC 2010 1014.3) - ALL CORRIDORS AND AISLES ARE 44" MINIMUM	



GROUND FLOOR PLAN
SCALE 3/16"=1'-0"



CORWILARCHITECTS
4210 AGLUNA ST. CORAL GABLES FL 33144
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:
GARDEN ESTATES EAST
CLUBHOUSE
MIAMI DADE, FLORIDA

OWNER:
HAMMOCKS
LENNAR LLC.

LOCATION PLAN / POOL DECK PLAN

PHASE

REVISIONS

3 BLDG. DEPT. COMMENTS
6-25-15

SEAL

Angel
Puentes

Digitally signed by Angel
Puentes
DN: cn=Angel, o=Florida, ou=Corral
Gables, ou=Corral Architects,
ou=Angel Puentes,
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Date: 2015.07.01 15:14:18
+0400

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DATE: 4/10/2014

JOB NO: 2012-38

DRAWN BY: AO,EP,MA

APPR BY: AMC

FILE: 2012-38

SHEET NUMBER:

LS-2.0

GENERAL NOTES

1. ALL FIRE ALARMS, EMERGENCY LIGHTS, SIGNALS, SMOKE DETECTORS, PULL STATIONS, HORNS, DUCT DETECTORS, AND FIRE EXTINGUISHERS SHALL BE INSTALLED AS REQUIRED BY FBC. FINAL LOCATION TO BE APPROVED BY ARCHITECT. FIRE EXTINGUISHER TYPE SHALL BE AS CALLED FOR IN THE FBC.
2. LIFE SAFETY ITEMS REQUIRED BY CODE BUT NOT SHOWN ON DRAWINGS SHALL BE PROVIDED BY GC AT NO ADDITIONAL COST.
3. ALL FLOORING MATERIAL SHALL BE NONSLIP.
4. 2% MAX. SLOPE @ ANY PEDESTRIAN WALKWAYS.
5. 3/4" MAX. THRESHOLD @ ALL GROSS DOORS.
6. FIRE EXTINGUISHER SHALL BE PLACED AS REQ. THROUGHOUT BUILDING. FIRE PROTECTION SUBCONTRACTOR SHALL SUBMIT VIA SHOP DRAWING PROPOSED TYPE AND LAYOUT FOR PORTABLE FIRE EXTINGUISHERS MEETING ALL REQUIREMENTS OF NFPA 10, NFPA 101 AND THE FBC.
7. POSTING OF OCCUPANT LOAD: EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT.
8. PROVIDE PANIC HARDWARE @ ALL STAIR DISCHARGE LEVELS (TYP.).

SYMBOLS

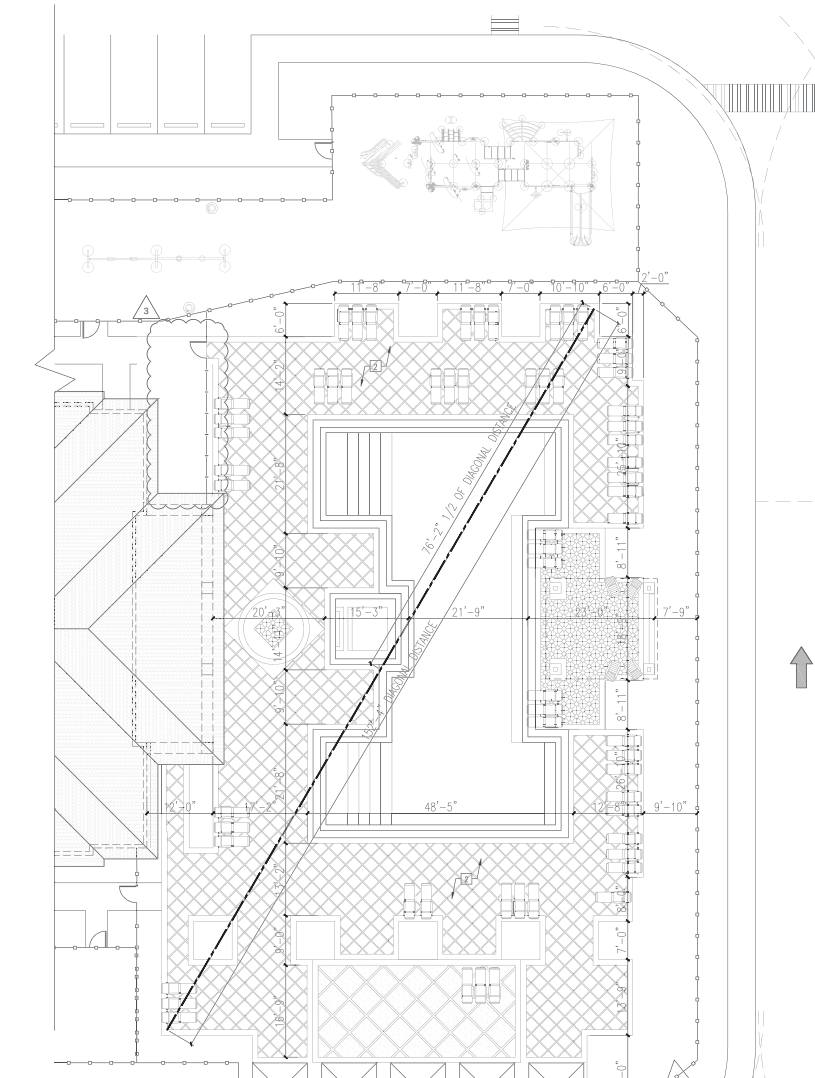
- ILLUMINATED EXIT SIGN & DIRECTIONAL INDICATOR
- FIRE EXTINGUISHER CABINET (IF APPLICABLE)

LEGEND

- 1 NEW LANDSCAPED AREA (REFER TO LANDSCAPING DRAWINGS)
- 2 SLOPE 1/4" FOR FIRST 4'-0", 1/8" MIN. TYP. THEREAFTER
- 3 REFER TO PLUMBING PLANS FOR FLOOR DRAIN LOCATION
- 4 POOL EQUIPMENT - REFER TO PLUMBING PLANS FOR DETAILS
- 5 48" ALUMINUM PICKET FENCE TO REJECT 4" OBJECTS, PROVIDE 3'-0"X6'-0" HIGH SELF CLOSING & SELF LATCHING GATES WHERE SHOWN.
- 6 SWIMMING POOL 60" ALUMINUM PICKET FENCE TO REJECT 4" OBJECTS, PROVIDE 3'-0"X6'-0" HIGH SELF CLOSING & SELF LATCHING SINGLE LEAF, HAND ACTIVATED RELEASE MECHANISM FOR THE SELF LATCHING DEVICE INSTALLED AT 48" A.F.F. THE LATCH / LOCKING DEVICE OF THE SELF CLOSING LATCHING DEVICE MUST BE INSTALLED AT A HEIGHT OF NOT LESS THAN 54" PER ASTM F2049-11. GATES WHERE SHOWN.

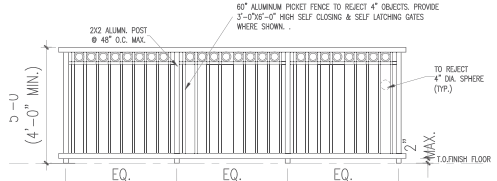
POOL AREA OCCUPANCY

ROOM NAME	AREA	LOAD	OCCUP.
POOL DECK	8,988	1/30	300
POOL WATER AREA	2,162	1/50	43
TOTAL	11,150		343



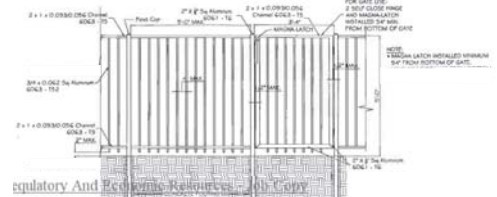
POOL DECK PLAN

SCALE: 3/32\"/>



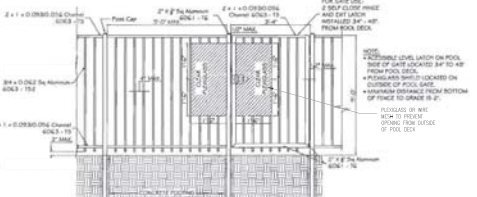
1 TYPICAL POOL FENCE

NOT TO SCALE



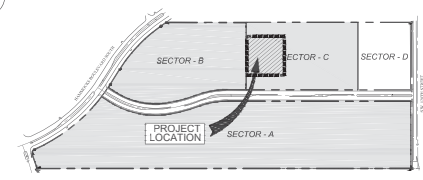
2 TYPICAL ACCESSIBLE ENTRANCE POOL GATE

NOT TO SCALE



3 TYPICAL ACCESSIBLE EXIT POOL GATE

NOT TO SCALE



LOCATION MAP

NOT TO SCALE