

*Gardens at Hammock Beach  
Community Development District*

*Agenda*

*January 15, 2021*

# AGENDA

# ***Gardens at Hammock Beach Community Development District***

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219 East Livingston Street, Orlando, Florida 32801

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

January 8, 2021

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

Dear Board Members:

The regular meeting of the Board of Supervisors of **Gardens at Hammock Beach Community Development District** will be held Friday, January 15, 2021 at 12:00 PM City Centr  at Palm Coast Town Center, 145 City Place, Suite 301, Palm Coast, FL 32164. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the December 4, 2020 Meeting
4. Financing Matters
  - A. Consideration of Engineer's Report
  - B. Consideration of Assessment Methodology
  - C. Consideration of Resolution 2021-04 Declaring Special Assessments
  - D. Consideration of Resolution 2021-05 Setting a Public Hearing for Special Assessments
5. Staff Reports
  - A. District Manager's Report
    - i. Balance Sheet and Income Statement
    - ii. Ratification of Fiscal Year 2021 Funding Request #2
    - iii. Designation of Public Records Location
6. Other Business
7. Supervisors Requests
8. Adjournment

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

The third order of business is the approval of the minutes of the December 4, 2020 Board of Supervisors meeting. The minutes are enclosed for your review.

The fourth order of business is financing matters. Section A is consideration of Engineer's report. A copy of the report is enclosed for your review. Section B is consideration of Assessment Methodology. A copy of the report is enclosed for your review. Section C is consideration of Resolution 2021-04 declaring special assessments, a copy of the resolution is enclosed for your review. Section D is consideration of Resolution 2021-05 setting a public hearing for special assessments, a copy of the resolution is enclosed for your review.

The fifth order of business is staff reports. Section 1 of the District Manager's Report includes the balance sheet and income statement for your review. Section 2 is the ratification of Fiscal Year 2021 funding request #2. Copies of the funding requests and supporting invoices are enclosed for your review. Section 3 is designation of public records location. There is no back-up.

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

Sincerely,

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

George S. Flint  
District Manager

CC: Darrin Mossing, GMS  
Parker Mynchenberg, District Engineer  
Michael Chiumento, District Counsel

Enclosures

# MINUTES

MINUTES OF MEETING  
GARDENS AT HAMMOCK BEACH  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Gardens at Hammock Beach Community Development District was held on Friday, December 4, 2020 at 1:00 p.m. at City Centre at Palm Coast Town Center, 145 City Place, Suite 300, Palm Coast, Florida.

Present and constituting a quorum were:

Clint Smith	Chairman
David Lusby	Vice Chairman
William Livingston	Assistant Secretary

Also present were:

George Flint	District Manager
Michael Chiumento III	District Counsel
Parker Mynchenberg	District Engineer
Ken Belshe	Palm Coast Intracoastal, LLC
Danielle Ferguson	Palm Coast Intracoastal, LLC

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order at 1:00 p.m. A quorum was present.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: Is there any public comment? Hearing none,

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

Mr. Flint: We had a Landowners' Election last month. Mr. Lusby and Mr. Livingston were re-elected with 825 votes to serve four-terms. No one was nominated for the third seat and it will remain vacant with a two-year term. Mr. Smith still has two more years in his term.

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

*Mr. Flint, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Livingston and Mr. Lusby.*

**B. Consideration of Resolution 2021-01 Canvassing and Certifying the Results of the Landowners' Election**

Mr. Flint: The blanks in the resolution should show Mr. Lusby and Mr. Livingston received 825 votes and the open seat received 824 votes and remains vacant. Are there any questions on the resolution? If not, we need a motion to approve it.

On MOTION by Mr. Livingston seconded by Mr. Smith with all in favor Resolution 2021-01 Canvassing and Certifying the Results of the Landowners' Election was approved.

Mr. Livingston: Wouldn't there be a total of five seats?

Mr. Flint: Every two years, three seats come up for election.

Mr. Livingston: I understand.

Mr. Flint: That is why you have two four-year terms and one two-year term. When it is landowner elected every two years, three seats are up for election. Once it becomes General Election, it goes three/two, three/two, etc. The other two seats still have two years remaining on each of their terms. One is vacant and one is filled by Mr. Smith.

**C. Election of Officers**

**D. Consideration of Resolution 2021-02 Electing Officers**

Mr. Flint: After each election, Chapter 190 requires the Board to consider officers. So, we included Resolution 2021-02 in your agenda package Electing Officers. It includes the Chair, Vice Chair, Secretary, Treasurer and Assistant Secretaries. Currently, Mr. Smith is the Chairman, Mr. Lusby is Vice Chair and normally the other three Board Members would be Assistant Secretaries. Mr. Livingston is Assistant Secretary, I am Assistant Secretary and Mr. Ariel Lovera in our office is Treasurer. If the Board is amenable to designating me Secretary and the accountant Treasurer, that's typically how it's handled, although you can change it. We can take each seat individually or if a Board Member wants to make a motion to elect a slate of officers, we can do it in one motion.

Mr. Livingston: Let's do a slate.

Mr. Flint: So, Resolution 2021-02 would reflect Mr. Smith as Chairman, Mr. Lusby as Vice Chair, me as Secretary, Mr. Livingston as Assistant Secretary, there were two vacant seats

and Mr. Lovera would be Treasurer. There would be no Assistant Treasurer. We need a motion to adopt Resolution 2021-02 as stated.

On MOTION by Mr. Livingston seconded by Mr. Smith with all in favor retaining the current slate of officers, adding Mr. Flint as Secretary and Mr. Lovera as Treasurer as evidenced by Resolution 2021-02 Electing Officers was approved.

#### **FOURTH ORDER OF BUSINESS**

#### **Approval of Minutes of the September 11, 2020 Meeting**

Mr. Flint: Did the Board have any additions, deletions, or corrections to the minutes of the September 11, 2020 meeting?

Mr. Livingston: I read these a week or so ago, but I noted the discussion on the public official's liability insurance. We didn't have it and talked about getting it and rolling it into the general liability. I guess the consensus was that once we get into a public bond offering, we should be covered. Did we follow up on that at all?

Mr. Flint: It's in the budget. The general liability policy includes public officials' liability. It's a combined policy. I need to verify whether we bound the policy. I believe we submitted it in a funding request. I just don't recall if it was funded. If it was funded, then we would've bound the policy. I can check on that and let the Board know. That would've been paid in September commencing on October 1, but I will check on that.

Mr. Livingston: Good. My big concern was when we get into public debt.

Mr. Flint: Yes, you want a \$5,000 or \$6,000 insurance policy. It can definitely be worth it.

Mr. Livingston: That would be my only comment.

Mr. Flint: Are there any other comments or corrections on the minutes?

Ms. Ferguson: "Palm Coast Intercoastal" should be "Palm Coast Intracoastal."

Mr. Livingston: I didn't catch that one. You're right.

Mr. Flint: We need a motion to approve the minutes as amended.

On MOTION by Mr. Smith seconded by Mr. Lusby with all in favor the Minutes of the September 11, 2020 Meeting were approved as amended.



**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-03 Budget Amendment**

Mr. Flint: When the Fiscal Year 2020 budget was originally adopted, it didn't contemplate that we would be moving forward with the financing twice a year. There have been additional legal expenses. The management contract was revised. So, we prepared an amendment for the 2020 budget to bring the budget closer where our actuals are anticipated to be. Again, this is developer funded. These expenses have already been funded through the funding agreements. We are just truing up our budget to our actuals.

Mr. Livingston: One observation I had was the engineer and attorney reduced the budget. I assume that's because most of those expenses will be bond related and paid directly out of bond proceeds.

Mr. Flint: Right.

Mr. Livingston: There will be more of both, but you actually reduced the budget.

Mr. Flint: Some of those are being paid out of the Cost of Issuance.

Mr. Livingston: I assume they are going to be paid.

Mr. Flint: Only the expenses of attending the meeting today and those sorts of things would be paid out of the General Fund. Otherwise, the rest of it is tracked.

Mr. Livingston: So that's the reason it went down.

Mr. Flint: Yes.

Mr. Livingston: Most of that is going to be related to the bonds.

Mr. Flint: We track that as capital in our financials. When we issue the bonds, we basically reimburse the District and in turn reimburse the developer through the funds they advanced, but the General Fund portion was reduced. Up until this year, there were no engineering or attorney expenses because the District was operating with minimal staff.

Mr. Livingston: Okay.

Mr. Flint: Are there any questions on the resolution? If not, we need a motion to approve it.

On MOTION by Mr. Livingston seconded by Mr. Lusby with all in favor Resolution 2021-03 Budget Amendment was approved.
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**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Manager's Report**

**i. Balance Sheet and Income Statement**

Mr. Flint: We have the Balance Sheet and Income Statement through September 30, 2020. This answers the question that Bill brought up. There are prepaid expenses of \$5,000 for the insurance policy.

Mr. Livingston: Okay.

Mr. Flint: It was actually paid in September, treated as a prepaid expense and would be reflected in the October financials. No action is required, but if the Board has any questions, we can discuss them.

Mr. Livingston: I didn't have any.

**ii. Ratification of Fiscal Year 2021 Funding Request #1**

Mr. Flint: This includes \$2,700 of 2020 expenses, \$3,200 approximately of 2021 expenses and some minor legal expenses related to the bond financing, which we are tracking as capital that will be reimbursed. Are there any questions on the funding request? If not, we need a motion to ratify it.

On MOTION by Mr. Smith seconded by Mr. Lusby with all in favor Funding Request #1 for Fiscal Year 2021 was ratified.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

Mr. Flint: That was all the business we had. We have a public hearing for the assessments on January 5<sup>th</sup> at 1:00 p.m. at this location, which was scheduled at the September 11<sup>th</sup> meeting. That is your assessment hearing that would impose your master assessments on the assessment area. In September you adopted two resolutions, one declaring the District's intent to levy assessments and one setting the public hearing. In January, you would hold the public hearing.

Mr. Livingston: Is this the public hearing that arguably creates a lien on the property?

Mr. Flint: Right.

Mr. Livingston: We are not sure about that, right?

Mr. Chiumento: We all debated it and arguably it's a lien with zero dollars attached to it.

Mr. Livingston: A lien, which I didn't think could exist, but I understand. It's not of record.

Mr. Chiumento: It's not of record.

Mr. Flint: It is possible that hearing may be continued to a date, place and time certain, but we will know that at the January 5<sup>th</sup> public hearing as to whether action will be taken at that point or may be continued. That's all we had as far as business items. Was there anything that the Board wanted to discuss?

Mr. Livingston: I wondered from the landowner how everything is going.

Mr. Belshe: Fine. We are trying to continue through this permitting process. We received the Army Corp. of Engineers permit last Wednesday.

Mr. Livingston: Good.

Mr. Belshe: We are trying to proceed with the St. Johns River Water Management District permit.

Mr. Livingston: You received the Army Corp. of Engineers permit first?

Mr. Belshe: It has been a year and nine months. We had a favorable vote at the county two or three weeks ago.

Mr. Livingston: They only have 30 days, right?

Mr. Belshe: Correct.

Mr. Livingston: So, when is the countdown?

Mr. Belshe: On the 25<sup>th</sup>. They have to go back to the county commission.

Mr. Livingston: They have to. It's a delay thing. So, you keep your fingers crossed.

## **EIGHTH ORDER OF BUSINESS**

### **Supervisor's Request**

Mr. Flint: If there's nothing else from the Board or staff, we need a motion to adjourn.

## **NINTH ORDER OF BUSINESS**

### **Adjournment**

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

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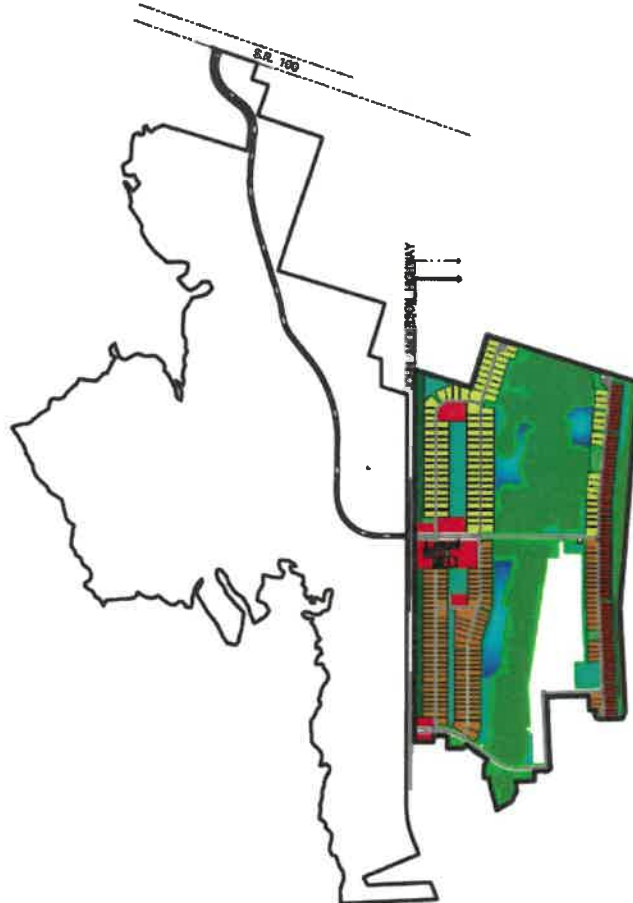
Secretary / Assistant Secretary

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Chairman / Vice Chairman

## SECTION IV

# SECTION A



# **Gardens at Hammock Beach Community Development District**

**Master Engineer's Report – Assessment Area One**  
Prepared for Gardens at Hammock Beach Community Development District  
Flagler County Florida

**February 27, 2020**

**SUBMITTED BY:**

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

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## EXHIBITS

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

# Gardens at Hammock Beach Community Development District

## Engineer's Report

### 1. INTRODUCTION

#### 1.1 Description of The Gardens Assessment Area One Community

The Gardens (also referred to as the "Development") is a 824.13 gross acres master planned, commercial/residential community located in Flagler County as shown on Location Map [Exhibit A](#). The Assessment Area One Development legal description is attached, [Exhibit A-1](#). The Assessment Area One Development is part of the 824.13 acres and is 248.93 acres and located east of John Anderson Highway. The Master Developer ("Developer") is Palm Coast Intracoastal, LLC, based in Charlotte, North Carolina.

The Development is part of a Planned Unit Development (PUD) known as Hammock Beach River Club which allows for up to and including, but not limited to, 453 residential units and 230,694 square feet of commercial/retail/office/multi-family area and 100,000 square feet of specialty retail. The Assessment Area One Development consists of 335 single family lots and

clubhouse amenity, associated roadway, sidewalk, drainage, water, sewer, reuse, signage, and irrigation improvements. A land use summary of the Assessment Area One is presented in [Table 1](#).

The Gardens at Hammock Beach Community Development District (herein called the "District" or "CDD") encompasses 953.37 gross acres of land and will construct, acquire, operate and/or maintain certain portions of the public infrastructure to support the Development. The legal description of the District Boundaries can be seen in [Exhibit A-2](#). The District will acquire or construct infrastructure in phases as necessary. Currently, the Development has an Assessment Area One that include 6 sub phases for which all or a portion of certain infrastructure improvements identified herein are expected to be financed from the proceeds of District special assessment revenue bonds. Construction of the first phases of the Development, part of the roadway infrastructure, and the overall grading for the Development will commence in 2020. An inventory of the phasing has been presented in [Table 2](#) and [Table 3](#) together with the proposed unit mix of the single-family residential units for the Development.

#### 1.2 Purpose of Report

The purpose of this report is to provide a description of Assessment Area One Development, which will serve 248.93 gross acres of the District consisting of 335 single-family lots and the capital improvements to be constructed, acquired and/or financed by the District; and apportionment of the costs of the capital improvements.

TABLE 1 - LAND USE SUMMARY	AREA (AC)
Residential Land	248.93



TABLE 2 – ASSESSMENT AREA ONE, PHASING SUMMARY		
PHASE	SINGLE FAMILY	AREA (AC.)
Gardens – Phase 1-1A	56	90.4
Gardens – Phase 1-1B	54	18.0
Gardens – Phase 1-1C	35	26.7
Gardens – Phase 1-2A	66	75.13
Gardens – Phase 1-2B	65	21.8
Gardens – Phase 1-2C	59	16.9
<b>TOTAL – Assessment Area One Gardens at Hammock Beach CDD</b>	<b>335</b>	<b>248.93</b>

TABLE 3 - LOT TYPES					
PHASE	SINGLE FAMILY			NO. UNITS	AREA (AC.)
	50'	60'	80'		
Gardens – Phase 1-1A	38		18	56	90.4
Gardens – Phase 1-1B			54	54	18.0
Gardens – Phase 1-1C			35	35	26.7
Gardens – Phase 1-2A	42	24		66	75.13
Gardens – Phase 1-2B		65		65	21.8
Gardens – Phase 1-2C		59		59	16.9
<b>TOTAL – Assessment Area One Gardens at Hammock Beach CDD</b>	<b>80</b>	<b>148</b>	<b>107</b>	<b>335</b>	<b>248.93</b>

## 2. DISTRICT BOUNDARY AND ASSESSMENT AREA ONE PROPERTIES SERVED

### 2.1 District Boundary

The Gardens Master Site Plan Assessment Area One, Exhibit B, identifies the location and boundary of the Development included within the District. The Development Plan will provide for single family residential and associated amenities, and is located east of I-95 and south of SR 100 and east of John Anderson Highway in Flagler County.

### 2.2 Description of Properties Served Assessment Area One

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

## 3. PROPOSED ASSESSMENT AREA ONE DEVELOPMENT INFRASTRUCTURE

### 3.1 Summary of the Proposed Project Assessment Area One Infrastructure

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

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

- Conservation Mitigation Areas
- Electrical Service System (Underground)

TABLE 4 - PROPOSED FACILITIES

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

This infrastructure serves as a system of improvements benefitting all lands within the Development. To the extent that the boundary of the District is amended from time to time, the District will consider amendments or supplementals to this report at such time.

### 3.2 Master Stormwater Management System Assessment Area One

The Assessment Area One Master Stormwater Management System provides for the storm water runoff treatment and will treat and attenuate stormwater runoff that will be carried out through the use of manmade retention and detention systems and collected in inlets, pipes, curbs and paved and sodded surfaces to convey this runoff. These systems discharge to the adjacent wetland or Intracoastal Waterway. Flagler County and the St. Johns River Water Management District (SJRWMD) regulate the design criteria for the District's stormwater management facilities. The Master Stormwater Management System will discharge through interconnected swales, pipes, ponds and canals to lakes within the Development. The Master Stormwater Management System will adhere to the design criteria of

these agencies, which require that drainage systems be designed to attenuate a 25-year, 24-hour rainfall event to pre-development discharges. This criterion is typical for similar developments with positive outfalls.

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

### **3.3 Public Roadway Systems**

The on-site public roadways improvement (“Roadway”) associated within the Development will be developed and funded, owned and maintained by the District for ownership and operation. The Roadway’s system within the Development and each phase will consist of two (2) lane roads throughout each phase within the project with two (2) new entrances with turn lanes connected to John Anderson Highway. All of these roadways will consist of road surface with a minimum of twenty-four (24) foot pavement sections with curbs, single lanes to be 15 foot minimum. All the internal roadways will be public. The roadways will serve the different land uses within the Development. Construction of the roadway pavement will consist of an asphaltic concrete surface with sidewalks, signing and striping, landscaping, lighting, and landscaped hardscape features.

The Development will provide for the design and construction of an off-site roadway improvements providing turn lanes at road connections to John Anderson Highway. The roadway improvement will include right hand and left-hand turn lanes. These improvements will

serve all of the phases within the District as the main entrances.

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

The roadway improvements will include utilities that will run within the road right-of-way. The utilities within these roadways (described in 3.4) and any landscaping/hardscaping related to these roadways will be developed as part of the improvements to the District. A stormwater drainage facility (as described in 3.2) will also be provided for these improvements within the Master Stormwater Management System. The District will finance, own and maintain these improvements.

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

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

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

The wastewater facilities for the Assessment Area One will include gravity collection sewer lines and mains. The two (2) new lift stations will be located within the District and will service the Development. These new lift stations will tie into the new 12” forcemain located on John Anderson Highway. A new reuse / irrigation wastewater treatment plant may be constructed to provide irrigation demand. It is currently estimated that these gravity

Gardens at Hammock Beach Community Development District—Master Engineer’s Report—Assessment Area One

February 27, 2020

collection systems forcemain and reuse irrigation wastewater treatment plant will be constructed, acquired or financed by the District.

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

### **3.5 Landscaping, Irrigation and Entry Features in Common Areas**

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

### **3.6 Electrical Service (Underground)**

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

### **3.7 Conservation Areas**

The proposed Development of the community will require mitigation of wetland communities for any impacts to the existing wetlands within the District and as part of the approvals for the Master Stormwater Management

System. The District will fund the mitigation and conservation areas, as required, for approvals.

## **4. OPINION OF PROBABLE CONSTRUCTION COSTS**

Exhibit E presents a summary of the costs for the Assessment Area One infrastructure including roads, drainage, water, sewer, reuse, landscaping, entry feature, and electrical service (underground).

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

## **5. PERMITTING STATUS**

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

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

Flagler County previously approved a Planned Unit Development for the community which allows Development as one single phase or in multiple phases. The Developer anticipates a phased approach and is currently seeking approvals for Phase 1-1A, Phase 1-1B, Phase 1-1C, Phase 1-2A, Phase 1-2B, Phase 1-2C, which, in total, will consist of 335 single-family lots.

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



Construction plans and documents have been submitted to the SJRWMD for Phase 1-1A, Phase 1-1B, Phase 1-1C, Phase 1-2A, Phase 1-2B, and Phase 1-2C and an Environmental Resources Permit (ERP) will be secured prior to construction.

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

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

The District Engineer will certify that all permits necessary to complete the Development have either been obtained or, in his expert opinion, will be obtained and there is no reason to believe that the necessary permits

cannot be obtained for the entire Assessment Area One Development.

## **6. ENGINEER'S CERTIFICATION**

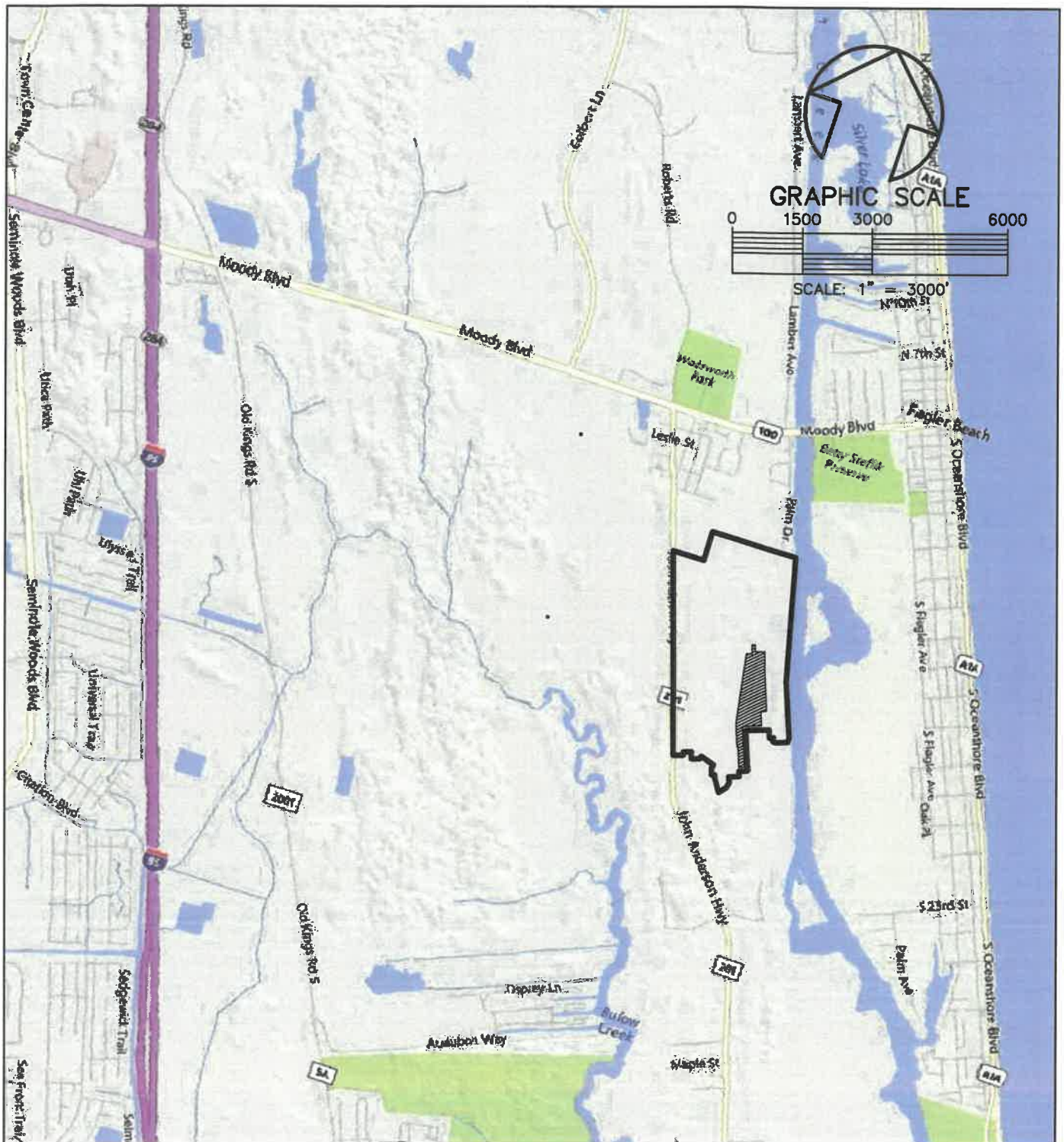
It is our opinion that the costs of the Assessment Area One Development improvements proposed represent a system of improvements benefitting all developable property located within the District, are fair and reasonable and that the District-funded improvements are assessable improvements within the meaning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

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



02-27-2020

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



## THE GARDENS LOCATION MAP ASSESSMENT AREA ONE

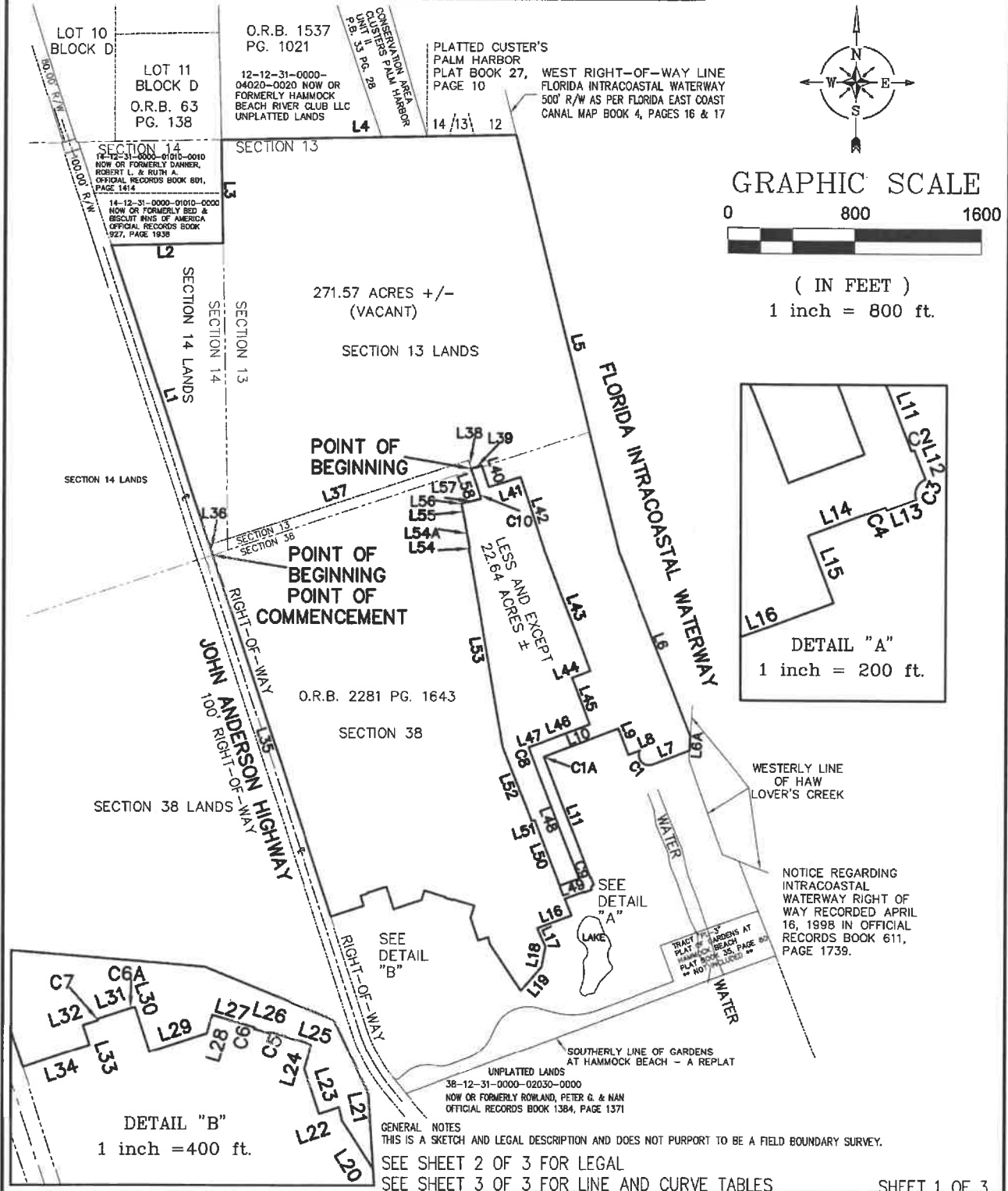
### PARKER MYNCHENBERG & ASSOCIATES, INC.

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

**EXHIBIT A**

02/27/2020

# MAP SHOWING SKETCH OF LEGAL



**B. H. AND ASSOCIATES**

PROFESSIONAL LAND SURVEYORS L.B. #7800

21 Utility Drive Suite 21 B Palm Coast, Florida 32137 OFFICE (386) 283-4561 CELL (904) 631-5484

**EXHIBIT A-1**

**LEGAL DESCRIPTION ASSESSMENT AREA ONE**

02/27/2020

1 OF 3

## MAP SHOWING SKETCH OF LEGAL

A portion of Sections 13, 14 and 38, Township 12 South, Range 31 East, Flagler County, Florida, and being more particularly described as follows: Commence at the intersection of the East right of way line of John Anderson Highway (State Road 201 and 100 foot right of way) and the North line of said Section 38; thence North 18°15'20" West along said East right of way line, a distance of 2087.24 feet to the Southwest corner of those lands as described in Official Records Book 927, page 1938 of the public records of said County and said point also being a Northwest corner of those lands in Official Records Book 2281, page 1643 of said public records; thence North 88°47'24" East, along the Southerly line of said lands as described in Official Records Book 927, page 1938 and also along a Northerly line of said lands described in Official Records Book 2281, page 1643, a distance of 710.39 feet to the Southeast corner of said lands described in Official Records Book 927, page 1938; thence North 01°09'12" West, along the Easterly line of said lands as described in Official Records Book 927, page 1938 and also along the easterly line of those lands as described in Official Records Book 801, page 1414 of said public records, a distance of 660.12 feet to the Northeast corner of said lands and said point also being the Northwest corner of said lands as described in Official Records Book 2281, page 1643 and said point also being on the North line of said Section 13; thence North 88°54'24" East, along said North line of Section 13 and also along the Northerly line of said lands as described in Official Records Book 2281, page 1643, a distance of 1890.40 feet to a point on the West right of way line of Florida Intracoastal Waterway; thence along said West right of way line the following three courses: South 13°58'25" East, a distance of 2749.94 feet; thence South 21°17'55" East, a distance of 1265.37 feet; thence South 03°54'39" West, a distance of 90.51 feet; thence South 69°00'58" West, departing from said West right of way line, a distance of 250.79 feet to the point of curve of a curve concave to the Northeast and having a radius of 65.00 feet and a central angle of 140°24'30"; thence Northwesterly along said curve an arc distance of 159.29 feet and subtended by a chord bearing of North 41°16'28" West and a chord distance of 122.32 feet to a point on said curve; thence South 69°00'06" West, a distance of 85.08 feet; thence North 20°54'52" West, a distance of 180.00 feet; thence South 69°00'06" West, a distance of 503.11 feet; to the point of curve of a curve concave to the Southeast and having a radius of 5.00 and a central angle of 90°00'00" thence Southwesterly along said curve an arc distance of 7.85 feet and subtended by a chord bearing of South 24°00'06" West and a chord distance of 7.07 feet to a point on said curve; thence South 20°59'54" East, a distance of 822.65 feet to a point on a curve of a curve concave to the Northeast and having a radius of 25.00 feet and a central angle of 11°10'11"; thence Southeasterly along said curve an arc distance of 4.87 feet and subtended by a chord bearing of North 74°57'14" East and a chord distance of 4.87 feet to a point on said curve; thence South 21°21'56" East, a distance of 50.00 feet to a point on a curve of a curve concave to the Southeast and having a radius of 25.00 feet and a central angle of 90°22'02"; thence Southwesterly along said curve an arc distance of 39.43 feet and subtended by a chord bearing of South 24°11'07" West and a chord distance of 35.47 feet to a point on said curve; thence South 69°44'10" West, a distance of 50.00 feet to a point on a curve of a curve to the Southwest and having a radius of 25.00 feet and a central angle of 11°10'11"; thence Northwesterly along said curve an arc distance of 4.87 feet and subtended by a chord bearing of North 26°34'59" West and a chord distance of 4.87 feet to a point on said curve; thence South 69°22'08" West, a distance of 129.58 feet; thence South 20°51'44" East, a distance of 115.00 feet; thence South 69°22'08" West, a distance of 232.49 feet; thence South 24°30'13" East, a distance of 127.26 feet; thence South 10°41'45" West, a distance of 133.22 feet; thence South 40°42'12" West, a distance of 202.16 feet; thence North 32°58'38" West, a distance of 357.54; thence North 12°24'49" West, a distance of 43.38 feet; thence South 71°49'46" West, a distance of 68.04 feet; thence North 18°10'14" West, a distance of 152.62 feet; thence North 16°36'36" East, a distance of 82.23 feet; thence North 73°23'24" West, a distance of 139.49 feet to a point on a curve of a curve concave to the Southeast and having a radius of 25.00 feet and a central angle of 11°32'13"; thence Southeasterly along said curve an arc distance of 5.03 feet and subtended by a chord bearing of South 22°22'42" West and a chord distance of 5.03 feet to a point on said curve; thence North 73°23'24" West, a distance of 50.00 feet to a point on a curve of a curve concave to the West and having a radius of 25.00 feet and a central angle of 11°32'13"; thence Northerly along said curve an arc distance of 5.03 feet and subtended by a chord bearing of North 10°50'29" East and a chord distance of 5.03 feet to a point on said curve; thence North 73°23'24" West, a distance of 139.49 feet; thence South 16°36'36" West, a distance of 62.75 feet; thence South 71°49'46" West, a distance of 190.07 feet; thence North 18°10'14" West, a distance of 150.73 feet to a point on a curve concave to the South and having a radius of 355.00 feet and a central angle of 04°50'36"; thence Westerly along said curve an arc distance of 30.01 feet and subtended by a chord bearing of South 74°15'04" West and a chord distance of 30.00 feet to the point of tangency of said curve; thence South 71°49'46" West, a distance of 94.52 feet to a point on a curve of a curve concave to the East and having a radius of 25.00 feet and a central angle of South 11°32'08" East; thence Southerly along said curve an arc distance of 5.03 feet and subtended by a chord bearing of South 12°24'05" East and a chord distance of 5.02 feet to a point on said curve; thence South 71°49'46" West, a distance of 50.00 feet; thence South 18°10'14" East, a distance of 67.00 feet; thence South 71°49'46" West, a distance of 225.00 feet to the intersection with the aforementioned East right of way line of John Anderson Highway; thence North 18°10'14" West, along said right of way line, a distance of 2435.54 feet to the Point of Beginning.

Containing 271.57 acres, more or less.

Less and except the following described lands:

A portion of Sections 13 and 38, Township 12 South, Range 31 East, Flagler County, Florida, and being more particularly described as follows: Commence at the intersection of the East right of way line of John Anderson Highway (State Road 201 and 100 foot right of way) and the North line of said Section 38; thence North 18°15'20" West along said East right of way line, a distance of 68.78 feet; thence North 71°49'46" East, departing from said right of way line, a distance of 1745.68 feet; thence South 18°10'12" East, a distance of 55.02 feet to the Point of Beginning; thence North 71°49'46" East, a distance of 70.00 feet; thence South 18°10'12" East, a distance of 148.42 feet; thence North 71°49'48" East, a distance of 209.59 feet; thence South 18°10'12" East, a distance of 502.20 feet; thence South 20°54'52" East, a distance of 814.45 feet; thence South 69°05'08" West, a distance of 125.41 feet; thence South 20°54'33" East, a distance of 320.03 feet; thence South 69°00'06" West, a distance of 366.35 feet; thence South 71°51'35" West, a distance of 50.81 feet to a point on a curve of a curve concave Easterly and having a radius of 900.00 feet and having a central angle of 02°51'29"; thence Southerly along said curve an arc distance of 44.90 feet and subtended by a chord bearing of South 19°34'09" East and a chord distance of 44.89 feet to the point of tangency of said curve; thence South 20°59'54" East, a distance of 850.17 feet to the point of curve of a curve concave Westerly and having a radius of 25.00 feet and a central angle of 11°54'15"; thence Southerly along said curve an arc distance of 5.19 feet and subtended by a chord bearing of South 15°02'46" East and a chord distance of 5.18 feet to a point on said curve; thence South 69°22'08" West, a distance of 129.47 feet; thence North 20°59'54" West, a distance of 449.86 feet; thence South 73°36'50" West, a distance of 20.06 feet; thence North 20°59'54" West, a distance of 507.49 feet; thence North 09°38'09" West, a distance of 1286.08 feet; thence North 47°26'49" East, a distance of 5.96 feet; thence North 09°38'09" West, a distance of 191.11 feet; thence North 11°08'27" East, a distance of 92.64 feet; thence North 01°46'27" East, a distance of 6.94 feet; thence North 76°19'23" East, a distance of 122.43 feet to a point on a curve of a curve concave Westerly and having a radius of 955.00 feet and a central angle of 03°20'16"; thence Northerly along said curve an arc distance of 55.63 feet and subtended by a chord bearing of North 16°30'04" West and a chord distance of 55.62 feet to the point of tangency of said curve; thence North 18°10'12" West, a distance of 148.42 feet to the Point of Beginning. Containing 22.64 acres, more or less.

### LEGEND

O.R.B. OFFICIAL RECORDS BOOK

GENERAL NOTES

THIS IS A SKETCH AND LEGAL DESCRIPTION AND DOES NOT PURPORT TO BE A FIELD BOUNDARY SURVEY.

SHEET 2 OF 3

## B. H. AND ASSOCIATES

PROFESSIONAL LAND SURVEYORS L.B. #7800

21 Utility Drive Suite 21 B Palm Coast, Florida 32137 OFFICE (386) 283-4561 CELL (904) 631-5484

BEARING DATUM BASED ON EASTERLY RIGHT OF WAY OF JOHN ANDERSON HIGHWAY N 18°15'20"W

COMPUTER FILE NAME: GARDENS PLAT BNDRY LESS.DWG

DATE MARCH 02, 2020

FILE NO.: 040118B

EXHIBIT A-1

LEGAL DESCRIPTION ASSESSMENT AREA ONE

02/27/2020

2 OF 3



## MAP SHOWING SKETCH OF LEGAL

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 18°15'20" W	2087.24'	L30	N 18°10'14" W	150.73'
L2	N 88°47'24" E	710.39'	L31	S 71°49'46" W	94.52'
L3	N 01°09'12" W	660.12'	L32	S 71°49'46" W	50.00'
L4	N 88°54'24" E	1890.40'	L33	S 18°10'14" E	67.00'
L5	S 13°58'25" E	2749.94'	L34	S 71°49'46" W	225.00'
L6	S 21°17'55" E	1265.37'	L35	N 18°10'14" W	2435.54'
L6A	S 03°54'39" W	90.51'	L36	N 18°15'20" W	68.78'
L7	S 69°00'58" W	250.79'	L37	N 71°49'46" E	1745.68'
L8	S 69°00'06" W	85.08'	L38	S 18°10'12" E	55.02'
L9	N 20°54'52" W	180.00'	L39	N 71°49'46" E	70.00'
L10	S 69°00'06" W	503.11'	L40	S 18°10'12" E	148.42'
L11	S 20°59'54" E	822.65'	L41	N 71°49'48" E	209.59'
L12	S 21°21'56" E	50.00'	L42	S 18°10'12" E	502.20'
L13	S 69°44'10" W	50.00'	L43	S 20°54'52" E	814.45'
L14	S 69°22'08" W	129.58'	L44	S 69°05'08" W	125.41'
L15	S 20°51'44" E	115.00'	L45	S 20°54'33" E	320.03'
L16	S 69°22'08" W	232.49'	L46	S 69°00'06" W	366.35'
L17	S 24°30'13" E	127.26'	L47	S 71°51'35" W	50.81'
L18	S 10°41'45" W	133.22'	L48	S 20°59'54" E	850.17'
L19	S 40°42'12" W	202.16'	L49	S 69°22'08" W	129.47'
L20	N 32°58'38" W	357.54'	L50	N 20°59'54" W	449.86'
L21	N 12°24'49" W	43.38'	L51	S 73°36'50" W	20.06'
L22	S 71°49'46" W	68.04'	L52	N 20°59'54" W	507.49'
L23	N 18°10'14" W	152.62'	L53	N 09°38'09" W	1286.08'
L24	N 16°36'36" E	82.23'	L54	N 47°26'49" E	5.96'
L25	N 73°23'24" W	139.49'	L54A	N 09°38'09" W	191.11'
L26	N 73°23'24" W	50.00'	L55	N 11°08'27" W	92.64'
L27	N 73°23'24" W	139.49'	L56	N 01°46'27" E	6.94'
L28	S 16°36'36" W	62.75'	L57	N 76°19'23" E	122.43'
L29	S 71°49'46" W	190.07'	L58	N 18°10'12" W	148.42'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	65.00'	159.29'	122.32'	N 41°16'28" W	140°24'30"
C1A	5.00'	7.85'	7.07'	S 24°00'06" W	90°00'00"
C2	25.00'	4.87'	4.87'	N 74°57'14" E	11°10'11"
C3	25.00'	39.43'	35.47'	S 24°11'07" W	90°22'02"
C4	25.00'	4.87'	4.87'	N 26°34'59" W	11°10'11"
C5	25.00'	5.03'	5.03'	S 22°22'42" W	11°32'13"
C6	25.00'	5.03'	5.03'	N 10°50'29" E	11°32'13"
C6A	355.00'	30.01'	30.00'	S 74°15'04" W	4°50'36"
C7	25.00'	5.03'	5.02'	S 12°24'05" E	11°32'08"
C8	900.00'	44.90'	44.89'	S 19°34'09" E	2°51'29"
C9	25.00'	5.19'	5.18'	S 15°02'46" E	11°54'15"
C10	955.00'	55.63'	55.62'	N 16°30'04" W	3°20'16"

### LEGEND

O.R.B.      OFFICIAL RECORDS BOOK

GENERAL NOTES

THIS IS A SKETCH AND LEGAL DESCRIPTION AND DOES NOT PURPORT TO BE A FIELD BOUNDARY SURVEY.

SHEET 3 OF 3

**B. H. AND ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS L.B. #7800

21 Utility Drive Suite 21 B Palm Coast, Florida 32137 OFFICE (386) 283-4561 CELL (904) 631-5484

**EXHIBIT A-1**

**LEGAL DESCRIPTION ASSESSMENT AREA ONE**

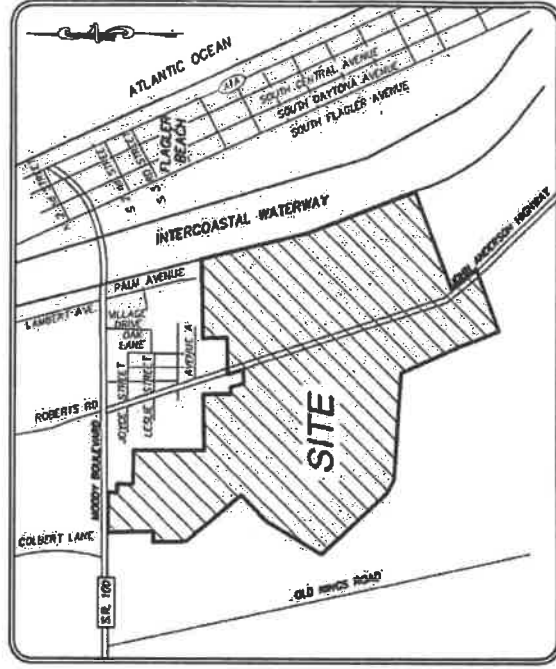
02/27/2020  
3 OF 3

# DESCRIPTION:

A PORTION OF LOTS 1, 3, 7, 8 AND 9 AND ALL OF LOTS 4, 10, 11 AND 12 BLOCK C, BUNNELL DEVELOPMENT COMPANY'S LAND AS RECORDED IN PLAT BOOK 1, PAGE 1 IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, TOGETHER WITH A PORTION OF GOVERNMENT SECTIONS 13, 14, 38 AND 39, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF JOHN ANDERSON HIGHWAY (STATE ROAD 201) AND THE NORTH LINE OF SAID SECTION 38-12-31; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE NORTH 10°15'00" WEST, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE NORTH 10°15'00" WEST, A DISTANCE OF 120.00 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE NORTH 88°47'20" EAST, A DISTANCE OF 614.95 FEET TO A POINT ON THE WEST LINE OF SECTION 13-12-31; THENCE ALONG SAID WEST SECTION LINE NORTH 01°14'00" WEST, A DISTANCE OF 611.23 FEET TO A POINT ON THE NORTH LINE OF SECTION 13-12-31; THENCE ALONG SAID NORTH SECTION LINE NORTH 01°14'00" WEST, A DISTANCE OF 1,600.40 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF FLORIDA INTERCOASTAL WATERWAY; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES: SOUTH 13°28'25" EAST, A DISTANCE OF 2,250.14 FEET; THENCE SOUTH 21°17'55" EAST, A DISTANCE OF 126.63 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE AND ALONG A WESTERLY LINE OF THE HISTORIC CHANNEL OF HAW LOWER CREEK, SOUTH 03°24'35" WEST, A DISTANCE OF 141.39 FEET; THENCE SOUTH 19°27'00" EAST, A DISTANCE OF 641.05 FEET; THENCE SOUTH 68°09'33" EAST, A DISTANCE OF 116.53 FEET TO A POINT ON THE APRESAID INTERCOASTAL RIGHT-OF-WAY; THENCE SOUTH 21°17'55" EAST, A DISTANCE OF 641.05 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, SOUTH 69°10'00" WEST, A DISTANCE OF 2,520.12 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF JOHN ANDERSON HIGHWAY (STATE ROAD 201); THENCE ALONG SAID EAST RIGHT-OF-WAY LINE SOUTH 40°21'41" EAST, A DISTANCE OF 737.69 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, SOUTH 68°09'33" WEST, A DISTANCE OF 1,610.01 FEET; THENCE NORTH 08°17'00" WEST, A DISTANCE OF 595.98 FEET; THENCE NORTH 42°04'44" WEST, A DISTANCE OF 341.50 FEET; THENCE NORTH 42°12'00" WEST, A DISTANCE OF 902.38 FEET; THENCE NORTH 07°15'30" WEST, A DISTANCE OF 1,782.75 FEET; THENCE NORTH 05°17'00" WEST, A DISTANCE OF 109.88 FEET; THENCE NORTH 07°27'00" WEST, A DISTANCE OF 1,067.72 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 100; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 08°29'03" EAST, A DISTANCE OF 599.81 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE SOUTH 08°29'03" EAST, A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE SOUTH 08°29'03" EAST, A DISTANCE OF 822.48 FEET; THENCE SOUTH 00°08'40" EAST, A DISTANCE OF 1,704.61 FEET; THENCE NORTH 08°51'17" EAST, A DISTANCE OF 1,590.55 FEET; THENCE SOUTH 07°02'32" EAST, A DISTANCE OF 800.00 FEET; THENCE NORTH 01°17'17" EAST, A DISTANCE OF 158.75 FEET; THENCE SOUTH 10°14'40" EAST, A DISTANCE OF 330.04 FEET TO THE POINT OF BEGINNING.

CONTAINING SELLTAPICES, MORE OR LESS.



LOCATION MAP  
NOT TO SCALE

In accordance with CH-51617-6  
of the Florida Administrative Code,  
this Description and Sketch of Description  
bears the notation:

THIS IS NOT A SURVEY.

SHEET 1 OF 2  
SEE SHEET 2 OF 2 FOR SKETCH

<p>THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD, WHICH MAY BE AFFECTED BY ANY INSTRUMENT LOCATED EXCEPT AS SHOWN. THE SURVEYOR HAS NOT ABSTRACTED THE EASEMENTS, RESTRICTIONS OF RECORD, WHICH MAY BE AFFECTED BY ANY INSTRUMENT LOCATED EXCEPT AS SHOWN. THE SURVEYOR HAS NOT ABSTRACTED THE EASEMENTS, RESTRICTIONS OF RECORD, WHICH MAY BE AFFECTED BY ANY INSTRUMENT LOCATED EXCEPT AS SHOWN.</p>		<p>AMERICAN SURVEYING &amp; MAPPING CERTIFIED PROFESSIONAL SURVEYOR JAMES A. GARDENS, JR., P.S.M. 5011 3208 (407) 428-7975</p>	
<p>SKETCH OF DESCRIPTION FOR: GARDENS AT HAMMOCK BEACH FLAGLER COUNTY, FLORIDA SECTIONS 13, 14, 38 &amp; 39 DATE: AUGUST 28, 2008 SCALE: N/A REVISION:</p>		<p>APPROVED BY: JDL JOB NO. GARDENS AT HAMMOCK DRAWN BY: JDL</p>	
<p>EXAMINES SHOWN HEREON ARE BASED ON THE SOUTH LINE OF LOT 6, BUNNELL DEVELOPMENT COMPANY'S LAND, PLAT BOOK 1, PAGE 1 AS BEING THE TRUE LINE.</p>		<p>BRETT A. MOSCOWITZ, P.S.M. 5011 DATE:</p>	

## THE GARDENS

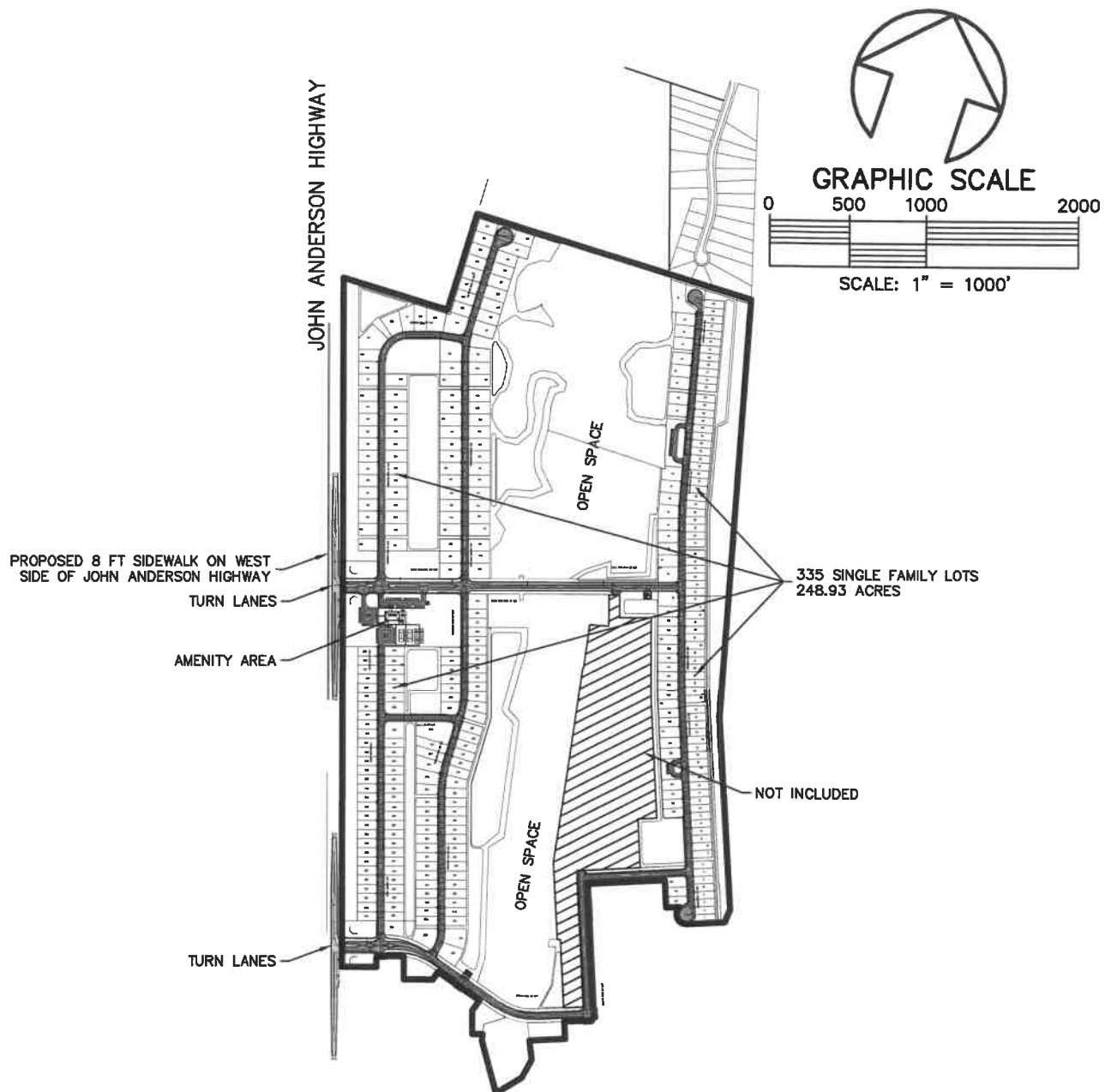
## LEGAL DESCRIPTION DEVELOPMENT BOUNDARY

## EXHIBIT A-2

02/27/2020

1 of 2





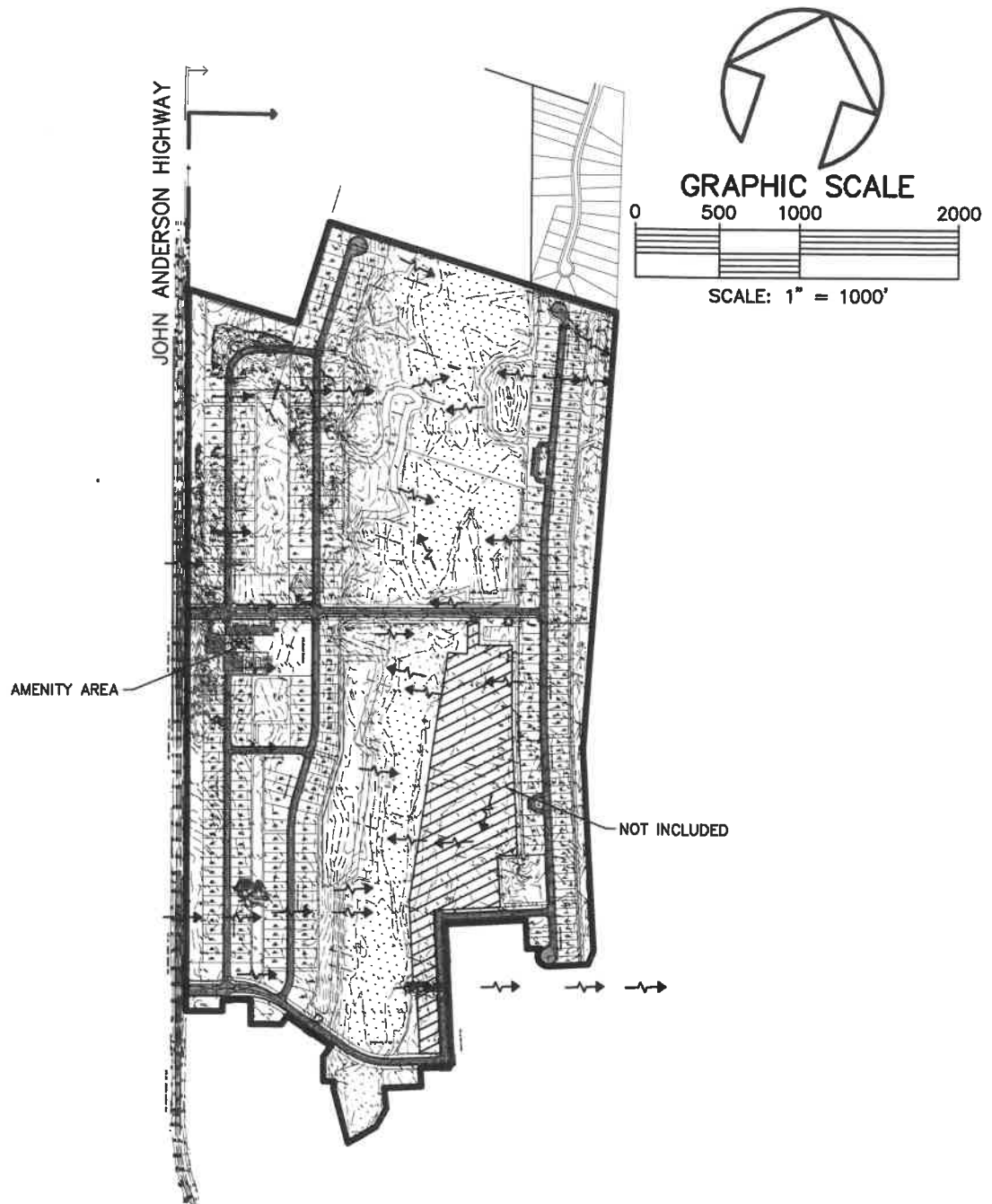
## **THE GARDENS** **MASTER SITE PLAN ASSESSMENT AREA ONE**

**PARKER MYNCHENBERG  
 & ASSOCIATES, INC.**

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

**EXHIBIT B**

02/27/2020

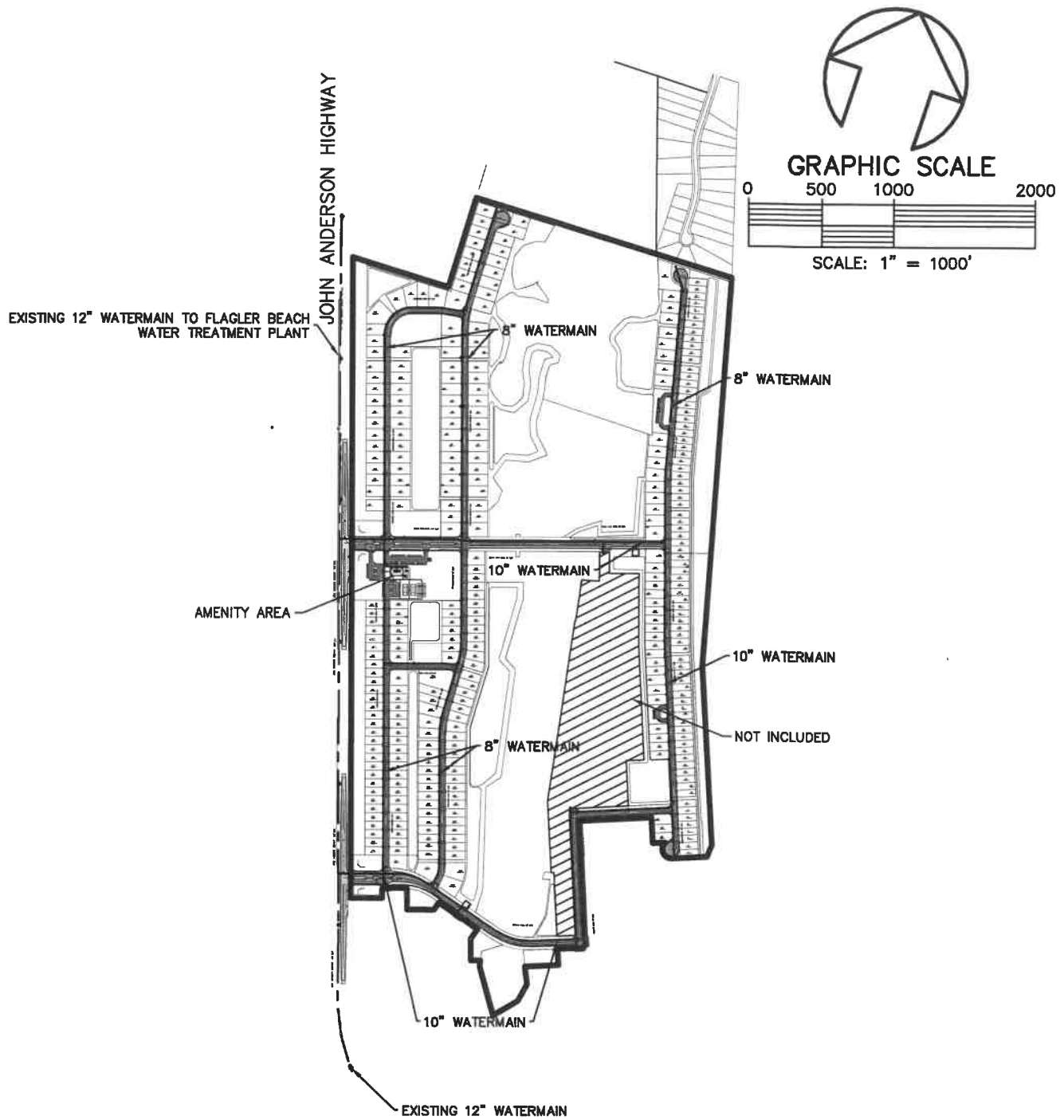


**THE GARDENS**  
**MASTER STORMWATER PLAN ASSESSMENT AREA ONE**  
**PARKER MYNCHENBERG**  
**& ASSOCIATES, INC.**

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

**EXHIBIT C**

02/27/2020



# **THE GARDENS** **MASTER POTABLE WATER SYSTEM PLAN ASSESSMENT AREA ONE**

**PARKER MYNCHENBERG  
 & ASSOCIATES, INC.**

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

**EXHIBIT D-1**

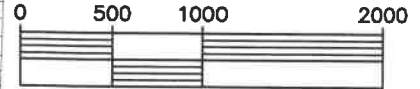
02/27/2020

CITY OF FLAGLER BEACH  
WASTE WATER TREATMENT PLANT  
EXISTING 6" FORCEMAIN TO  
FLAGLER BEACH WWTP

JOHN ANDERSON HIGHWAY

12" PROPOSED FORCEMAIN  
TO FLAGLER BEACH WWTP

GRAPHIC SCALE



SCALE: 1" = 1000'

PROPOSED 12" FORCEMAIN

AMENITY AREA

8" GRAVITY  
SEWER

8" FORCEMAIN

8" GRAVITY SEWER

PROPOSED LIFT  
STATION #1

8" GRAVITY SEWER

NOT INCLUDED

8" GRAVITY  
SEWER

PROPOSED LIFT  
STATION #2

6" FORCEMAIN

PROPOSED 12" FORCEMAIN

EXISTING 6" FORCEMAIN

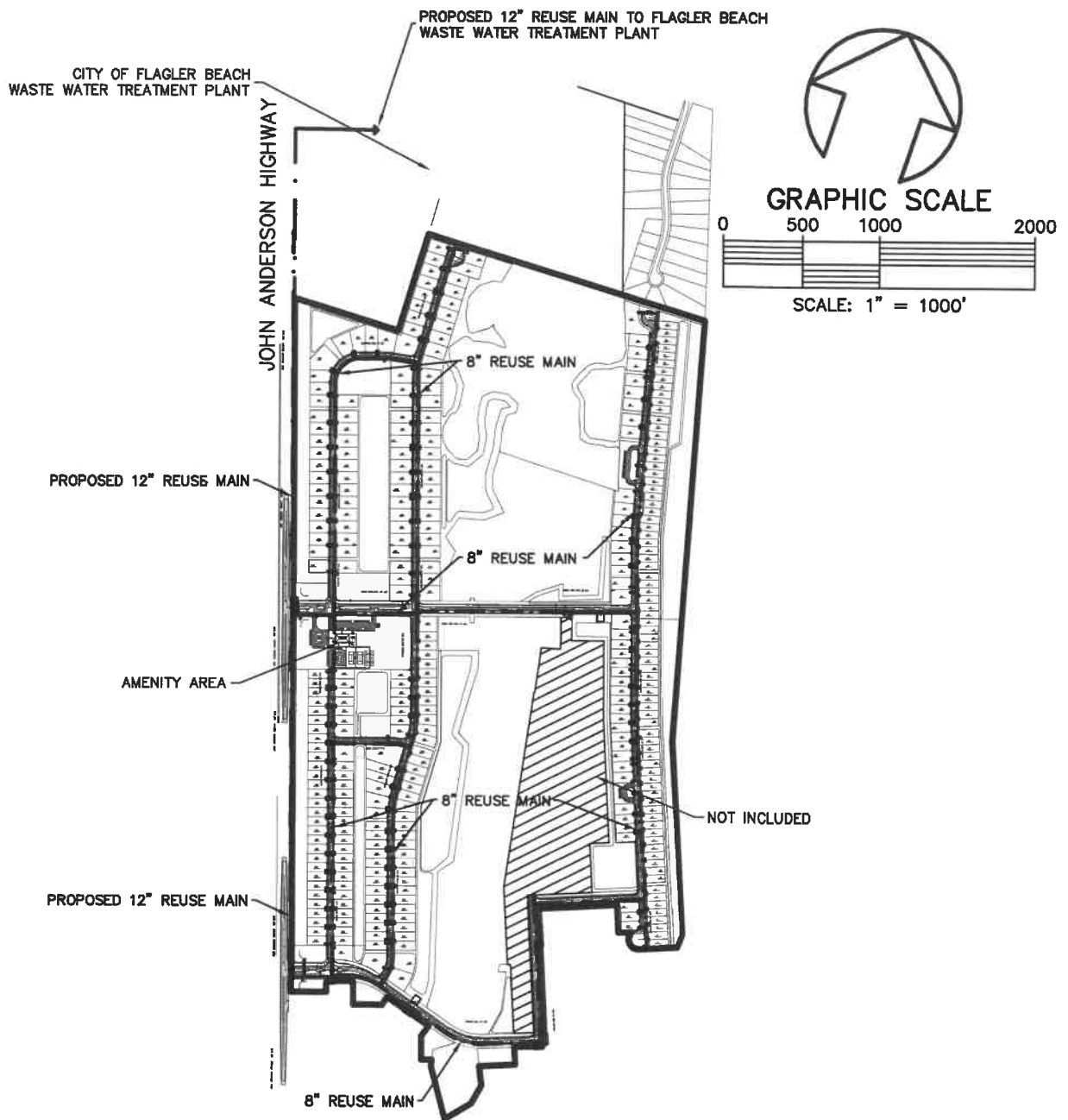
## THE GARDENS MASTER SANITARY SEWER SYSTEM PLAN ASSESSMENT AREA ONE

**PARKER MYNCHENBERG  
& ASSOCIATES, INC.**

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

**EXHIBIT D-2**

02/27/2020



# **THE GARDENS MASTER RECLAIMED WATER SYSTEM PLAN ASSESSMENT AREA ONE**

**PARKER MYNCHENBERG  
& ASSOCIATES, INC.**

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

**EXHIBIT D-3**

02/27/2020



**EXHIBIT E**  
**Opinion of Probable Construction Cost Assessment Area One**

<b>Improvement</b>	<b>Total</b>
<b>Utilities Systems</b>	
Water System	\$ 1,600,000.00
Sanitary Sewer System	\$ 2,000,000.00
Reuse Water System	\$ 1,500,000.00
Reuse Water Treatment Plant	\$ 4,000,000.00
<b>Stormwater Management System</b>	\$ 2,000,000.00
<b>Electrical Service</b>	\$ 400,000.00
<b>Conservation Mitigation</b>	\$ 300,000.00
<b>Onsite Public Roadway Systems</b>	\$ 2,300,000.00
<b>Offsite Public Roadway Systems</b>	\$ 800,000.00
<b>Landscaping/Hardscaping/Irrigation</b>	\$ 700,000.00
<b>Recreational Areas</b>	\$ 1,200,000.00
<b>Professional Fees</b>	\$ 1,200,000.00
<b>Inspection Survey Testing</b>	\$ 350,000.00
<b>Subtotal Costs</b>	<b>\$ 18,350,000.00</b>
<b>Contingency (10%)</b>	<b>\$ 1,835,000.00</b>
<b>TOTAL ESTIMATED COSTS</b>	<b>\$ 20,185,000.00</b>

Prepared by Parker Mynchenberg & Associates, Inc.

February 27, 2020

## SECTION B

**MASTER  
ASSESSMENT METHODOLOGY  
FOR ASSESSMENT AREA ONE**

**FOR  
GARDENS AT HAMMOCK BEACH  
COMMUNITY DEVELOPMENT DISTRICT**

**Date: February 27, 2020**

**Prepared by**

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

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

## **1.0 Introduction**

The Gardens at Hammock Beach Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (the "District"), as amended. The District plans to issue \$25,565,000 of tax exempt bonds in one or more series (the "Bonds") for the purpose of financing certain infrastructure improvements within an assessment area within the District (herein "Assessment Area One"), more specifically described in the Master Engineer's Report dated February 27, 2020 prepared by Parker Mynchenberg & Associates, Inc. as may be amended and supplemented from time to time (the "Engineer's Report"). The District anticipates the construction of infrastructure improvements consisting of improvements that benefit property owners within Assessment Area One within the District.

### **1.1 Purpose**

This Master Assessment Methodology Report for Assessment Area One (the "Assessment Report") provides for an assessment methodology for allocating the debt to be incurred by the District to benefiting properties in Assessment Area One within the District. The Assessment Report allocates the debt to properties based on the special benefits each receives from the Assessment Area One Capital Improvement Plan ("AA1 CIP"). This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

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

### **1.2 Background**

The District consists of 953.37 acres and the proposed Development is envisioned to include approximately 824.13 acres, and the development program currently envisions approximately 453 residential units, 230,694 square feet of commercial/retail/office/multi-family area, and 100,000 square feet of specialty retail (herein the "Development") in Flagler County, Florida. Assessment Area One is

located within the Development and consists of 248.93 acres, and is envisioned to include 335 residential units (herein the “Assessment Area One Development Program”). The proposed development program for Assessment Area One is depicted in Table 1. It is recognized that such land use plan may change, and this report will be modified accordingly.

The improvements contemplated by the District in the AA1 CIP will provide facilities that benefit certain property within the District. The AA1 CIP is delineated in the Engineer’s Report. Specifically, the District may construct and/or acquire certain water systems, sanitary sewer systems, reuse water systems, reuse water treatment plants, stormwater management systems, electrical service, conservation mitigations, onsite public roadway systems, offsite public roadway systems, landscaping/hardscaping/irrigation, amenities and recreational areas, professional fees and inspection survey testing. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements and services that may be provided by the District and the costs to implement the AA1 CIP.
2. The District Engineer determines the assessable acres that benefit from the District’s AA1 CIP.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct AA1 CIP.
4. This amount is initially divided equally among the benefited properties on a prorated gross acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

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

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

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within Assessment Area One within the District. The implementation of the AA1 CIP enables properties within its boundaries to be developed. Without the District’s AA1 CIP, there would be no infrastructure to support development of land within Assessment Area One of the District. Without these improvements, development of the property within the District would be prohibited by law.

There is no doubt that the general public and property owners outside of Assessment Area One within the District will benefit from the provision of the District's AA1 CIP. However, these benefits will be incidental to the District's AA1 CIP, which is designed solely to meet the needs of property within Assessment Area One within the District. Properties outside the District boundaries and outside Assessment Area One do not depend upon the District's AA1 CIP. The property owners within are therefore receiving special benefits not received by those outside Assessment Area One and outside of the District's boundaries.

#### **1.4 Requirements of a Valid Assessment Methodology**

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

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

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

#### **1.5 Special Benefits Exceed the Costs Allocated**

The special benefits provided to the property owners within Assessment Area One within the District are greater than the costs associated with providing these benefits. The District Engineer estimates that the District's AA1 CIP that is necessary to support full development of property within Assessment Area One will cost approximately \$20,185,000. The District's Underwriter projects that financing costs required to fund the infrastructure improvements, including project costs, the cost of issuance of the Bonds, the funding of debt service reserves and capitalized interest, will be \$25,565,000. Additionally, funding required to complete the AA1 CIP is anticipated to be funded by Developer. Without the AA1 CIP, the property would not be able to be developed and occupied by future residents of the community.

### **2.0 Assessment Methodology**

#### **2.1 Overview**

The District is planning to issue \$25,565,000 in Bonds to fund the District's AA1 CIP for Assessment Area One, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Assessment Report to allocate the \$25,565,000 in debt to the properties benefiting from the AA1 CIP.

Table 1 identifies the land uses as identified by the Developer and current landowners of the land within Assessment Area One of the District. The District has a proposed Engineer's Report for the AA1 CIP needed to support the Development within Assessment Area One, these construction costs are outlined in Table 2. The improvements needed to support the Development are described in detail in the Engineer's Report and are estimated to cost \$20,185,000. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for the Project and related costs was determined by the District's Underwriter to total \$25,565,000. Table 3 shows the breakdown of the bond sizing.

## **2.2 Allocation of Debt**

Allocation of debt is a continuous process until the development plan is completed. The AA1 CIP funded by District bonds benefits all developable acres within Assessment Area One within the District.

The initial assessments will be levied on an equal basis to all 248.93 acres within Assessment Area One of the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within Assessment Area One within the District are benefiting from the improvements.

Once platting or the recording of declaration of condominium, ("Assigned Properties") has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as property that has not been platted, assigned development rights or subjected to a declaration of condominium within Assessment Area One, will continue to be assessed on a per acre basis ("Unassigned Properties"). Eventually the Assessment Area One Development Program will be completed and the debt relating to the Bonds will be allocated to the planned 335 residential units within Assessment Area One within the District, which are the beneficiaries of the AA1 CIP, as depicted in Table 5 and Table 6. If there are changes to the Assessment Area One Development Program, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0

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

## **2.3 Allocation of Benefit**

The AA1 CIP consists of water systems, sanitary sewer systems, reuse water systems, reuse water treatment plants, stormwater management systems, electrical service, conservation mitigations, onsite public roadway systems, offsite public roadway



systems, landscaping/hardscaping/irrigation, amenities and recreational areas, professional fees and inspection survey testing. There are *three* residential product types within the Assessment Area One planned development. Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits.

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

Construction and/or acquisition by the District of its proposed AA1 CIP relating to Assessment Area One will provide several types of systems, facilities and services for its residents. These include water systems, sanitary sewer systems, reuse water systems, reuse water treatment plants, stormwater management systems, electrical service, conservation mitigations, onsite public roadway systems, offsite public roadway systems, landscaping/hardscaping/irrigation, amenities and recreational areas, professional fees and inspection survey testing. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

For the provision of AA1 CIP relating to the Assessment Area One Development, the special and peculiar benefits are:

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

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

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

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

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the District's AA1 CIP relating to the Assessment Area One Development Program have

been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

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

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed AA1 CIP is developed or acquired and financed by the District.

### **3.0 True Up Mechanism**

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

### **4.0 Assessment Roll**

The District will initially distribute the liens across the property within Assessment Area One of the District boundaries on a gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. At this time the debt associated with the AA1 CIP will be distributed evenly across the acres within the Assessment Area One of the District. As the development process occurs, the debt

will be distributed against the Assigned Property in the manner described in this Assessment Report. The current assessment roll is depicted in Table 7.

**TABLE 1**  
**GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT**  
**DEVELOPMENT PROGRAM**  
**MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE**

Product Types	No. of Units *	ERUs per Unit (1)	Total ERUs
Single Family 50'	80	1	80.00
Single Family 60'	148	1.2	177.60
Single Family 80'	107	1.6	171.20
<b>Total Units</b>	<b>335</b>		<b>428.80</b>

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

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

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 2**  
**GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT**  
**INFRASTRUCTURE COST ESTIMATES**  
**MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE**

Capital Improvement Plan ("Assessment Area One CIP") (1)Total Cost Estimate	
Water System	\$ 1,600,000
Sanitary Sewer System	\$ 2,000,000
Reuse Water System	\$ 1,500,000
Reuse Water Treatment Plant	\$ 4,000,000
Stormwater Management System	\$ 2,000,000
Electrical Service	\$ 400,000
Conservation Mitigation	\$ 300,000
Onsite Public Roadway System	\$ 2,300,000
Offsite Public Roadway Systems	\$ 800,000
Landscaping/Hardscaping/Irrigation	\$ 700,000
Amenities and Recreational Area	\$ 1,200,000
Professional Fees	\$ 1,200,000
Inspection Survey Testing	\$ 350,000
Contingency (10%)	\$ 1,835,000
	<b>\$ 20,185,000</b>

(1) A detailed description of these improvements is provided in the Master Engineer's Report dated February 27, 2020

**TABLE 3**  
**GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT**  
**BOND SIZING**  
**MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE**

<b>Description</b>	<b>Total</b>
Construction Funds	\$ 20,185,000
Debt Service Reserve	\$ 1,783,734
Capitalized Interest	\$ 2,900,900
Underwriters Discount	\$ 511,000
Cost of Issuance	\$ 175,000
Rounding	\$ 9,366
<b>Par Amount*</b>	<b>\$ 25,565,000</b>

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

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

**TABLE 4**  
**GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT**  
**ALLOCATION OF BENEFIT**  
**MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE**

Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total		
					Improvements Costs Per Product Type	Improvement Costs Per Unit	
Single Family 50'	80	1	80.00	18.66%	\$ 3,765,858	\$	47,073
Single Family 60'	148	1.2	177.60	41.42%	\$ 8,360,205	\$	56,488
Single Family 80'	107	1.6	171.20	39.93%	\$ 8,058,937	\$	75,317
Totals	335		428.80	100%	\$ 20,185,000		

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

Prepared by: Governmental Management Services - Central Florida, LLC

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

Product Types	No. of Units *	Total Improvements		Allocation of Par		Par Debt Per Unit
		Costs Per Product	Type	Debt Per Product	Type	
Single Family 50'	80	\$ 3,765,858		\$ 4,769,590		\$ 59,620
Single Family 60'	148	\$ 8,360,205		\$ 10,588,489		\$ 71,544
Single Family 80'	107	\$ 8,058,937		\$ 10,206,922		\$ 95,392
<b>Totals</b>	<b>335</b>	<b>\$ 20,185,000</b>		<b>\$ 25,565,000</b>		

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



**TABLE 6**  
**GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT**  
**PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE**  
**MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE**

Product Types	No. of Units *	Allocation of Par Debt Per	Total Par Debt Per	Maximum Annual Debt	Net Annual Debt	Gross Annual Debt
Single Family 50'	80	\$ 4,769,590	\$ 59,620	\$ 332,786	\$ 4,160	\$ 4,425
Single Family 60'	148	\$ 10,588,489	\$ 71,544	\$ 738,785	\$ 4,992	\$ 5,310
Single Family 80'	107	\$ 10,206,922	\$ 95,392	\$ 712,163	\$ 6,656	\$ 7,081
<b>Totals</b>	<b>335</b>	<b>\$ 25,565,000</b>		<b>\$ 1,783,734</b>		

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

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

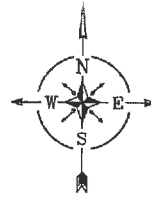
TABLE 7 GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT PRELIMINARY ASSESSMENT ROLL MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE						
Owner	Property*	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Palm Coast Intracoastal, LLC Gardens at Hammock Beach		248.93	\$ 102,700	\$ 25,565,000	\$ 1,783,734	\$ 1,897,590
Totals		248.93		\$ 25,565,000	\$ 1,783,734	\$ 1,897,590

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

Annual Assessment Periods	30
Average Coupon Rate (%)	6.00%
Maximum Annual Debt Service	\$1,783,734

\* - See Metes and Bounds, attached as Exhibit A

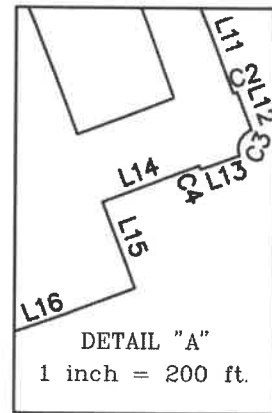
Prepared by: Governmental Management Services - Central Florida, LLC

[illegible]

GRAPHIC SCALE



( IN FEET )  
1 inch = 800 ft.



WESTERLY LINE  
OF HAW  
LOVER'S CREEK

NOTICE REGARDING  
INTRACOASTAL  
WATERWAY RIGHT OF  
WAY RECORDED APRIL  
16, 1998 IN OFFICIAL  
RECORDS BOOK 611,  
PAGE 1739.

TRACT PLAT PL. GARDENS  
PLAT OF 100 BEACH  
PLAT 100 35. PAGE  
\*\* NO. IN. USED \*\*

SOUTHERLY LINE OF GARDENS  
AT HAMMOCK BEACH - A REPLAT

UNPLATTED LANDS  
38-12-31-0000-02030-0000  
NOW OR FORMERLY ROWLAND, PETER G. & NANCY  
OFFICIAL RECORDS BOOK 1384, PAGE 1371

GENERAL NOTES  
THIS IS A SKETCH AND LEGAL DESCRIPTION AND DOES NOT PURPORT TO BE A FIELD BOUNDARY SURVEY.

SEE SHEET 2 OF 3 FOR LEGAL  
SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES

SHEET 1 OF 3

**B. H. AND ASSOCIATES**

PROFESSIONAL LAND SURVEYORS L.B. #7800

21 Utility Drive Suite 21 B Palm Coast, Florida 32137 OFFICE (386) 283-4561 CELL (904) 631-5484

**EXHIBIT A-1**

## LEGAL DESCRIPTION ASSESSMENT AREA ONE

02/27/2020  
1 OF 3

## MAP SHOWING SKETCH OF LEGAL

A portion of Sections 13, 14 and 38, Township 12 South, Range 31 East, Flagler County, Florida, and being more particularly described as follows: Commence at the intersection of the East right of way line of John Anderson Highway (State Road 201 and 100 foot right of way) and the North line of said Section 38; thence North 18°15'20" West along said East right of way line, a distance of 2087.24 feet to the Southwest corner of those lands as described in Official Records Book 927, page 1938 of the public records of said County and said point also being a Northwest corner of those lands in Official Records Book 2281, page 1643 of said public records; thence North 88°47'24" East, along the Southerly line of said lands as described in Official Records Book 927, page 1938 and also along a Northerly line of said lands described in Official Records Book 2281, page 1643, a distance of 710.39 feet to the Southeast corner of said lands described in Official Records Book 927, page 1938; thence North 01°09'12" West, along the Easterly line of said lands as described in Official Records Book 927, page 1938 and also along the easterly line of those lands as described in Official Records Book 801, page 1414 of said public records, a distance of 660.12 feet to the Northeast corner of said lands and said point also being the Northwest corner of said lands as described in Official Records Book 2281, page 1643 and said point also being on the North line of said Section 13; thence North 88°54'24" East, along said North line of Section 13 and also along the Northerly line of said lands as described in Official Records Book 2281, page 1643, a distance of 1890.40 feet to a point on the West right of way line of Florida Intracoastal Waterway; thence along said West right of way line the following three courses: South 13°58'25" East, a distance of 2749.94 feet; thence South 21°17'55" East, a distance of 1265.37 feet; thence South 03°54'39" West, a distance of 90.51 feet; thence South 69°00'58" West, departing from said West right of way line, a distance of 250.79 feet to the point of curve of a curve concave to the Northeast and having a radius of 65.00 feet and a central angle of 140°24'30"; thence Northwesterly along said curve an arc distance of 159.29 feet and subtended by a chord bearing of North 41°16'28" West and a chord distance of 122.32 feet to a point on said curve; thence South 69°00'06" West, a distance of 85.08 feet; thence North 20°54'52" West, a distance of 180.00 feet; thence South 69°00'06" West, a distance of 503.11 feet; to the point of curve of a curve concave to the Southeast and having a radius of 5.00 feet and a central angle of 90°00'00" thence Southwesterly along said curve an arc distance of 7.85 feet and subtended by a chord bearing of South 24°00'06" West and a chord distance of 7.07 feet to a point on said curve; thence South 20°59'54" East, a distance of 822.65 feet to a point on a curve of a curve concave to the Northeast and having a radius of 25.00 feet and a central angle of 11°10'11"; thence Southeasterly along said curve an arc distance of 4.87 feet and subtended by a chord bearing of North 74°57'14" East and a chord distance of 4.87 feet to a point on said curve; thence South 21°21'56" East, a distance of 50.00 feet to a point on a curve of a curve concave to the Southeast and having a radius of 25.00 feet and a central angle of 90°22'02"; thence Southwesterly along said curve an arc distance of 39.43 feet and subtended by a chord bearing of South 24°11'07" West and a chord distance of 35.47 feet to a point on said curve; thence South 69°44'10" West, a distance of 50.00 feet to a point on a curve of a curve to the Southwest and having a radius of 25.00 feet and a central angle of 11°10'11"; thence Northwesterly along said curve an arc distance of 4.87 feet and subtended by a chord bearing of North 26°34'59" West and a chord distance of 4.87 feet to a point on said curve; thence South 69°22'08" West, a distance of 129.58 feet; thence South 20°51'44" East, a distance of 115.00 feet; thence South 69°22'08" West, a distance of 232.49 feet; thence South 24°30'13" East, a distance of 127.26 feet; thence South 10°41'45" West, a distance of 133.22 feet; thence South 40°42'12" West, a distance of 202.16 feet; thence North 32°58'38" West, a distance of 357.54; thence North 12°24'49" West, a distance of 43.38 feet; thence South 71°49'46" West, a distance of 68.04 feet; thence North 18°10'14" West, a distance of 152.62 feet; thence North 16°36'36" East, a distance of 82.23 feet; thence North 73°23'24" West, a distance of 139.49 feet to a point on a curve of a curve concave to the Southeast and having a radius of 25.00 feet and a central angle of 11°32'13"; thence Southeasterly along said curve an arc distance of 5.03 feet and subtended by a chord bearing of South 22°22'42" West and a chord distance of 5.03 feet to a point on said curve; thence North 73°23'24" West, a distance of 50.00 feet to a point on a curve of a curve concave to the West and having a radius of 25.00 feet and a central angle of 11°32'13"; thence Northerly along said curve an arc distance of 5.03 feet and subtended by a chord bearing of North 10°50'29" East and a chord distance of 5.03 feet to a point on said curve; thence North 73°23'24" West, a distance of 139.49 feet; thence South 16°36'36" West, a distance of 62.75 feet; thence South 71°49'46" West, a distance of 190.07 feet; thence North 18°10'14" West, a distance of 150.73 feet to a point on a curve concave to the South and having a radius of 355.00 feet and a central angle of 04°50'36"; thence Westerly along said curve an arc distance of 30.01 feet and subtended by a chord bearing of South 74°15'04" West and a chord distance of 30.00 feet to the point of tangency of said curve; thence South 71°49'46" West, a distance of 94.52 feet to a point on a curve of a curve concave to the East and having a radius of 25.00 feet and a central angle of South 11°32'08" East; thence Southerly along said curve an arc distance of 5.03 feet and subtended by a chord bearing of South 12°24'05" East and a chord distance of 5.02 feet to a point on said curve; thence South 71°49'46" West, a distance of 50.00 feet; thence South 18°10'14" East, a distance of 67.00 feet; thence South 71°49'46" West, a distance of 225.00 feet to the intersection with the aforementioned East right of way line of John Anderson Highway; thence North 18°10'14" West, along said right of way line, a distance of 2435.54 feet to the Point of Beginning.

Containing 271.57 acres, more or less.

Less and except the following described lands:

A portion of Sections 13 and 38, Township 12 South, Range 31 East, Flagler County, Florida, and being more particularly described as follows: Commence at the intersection of the East right of way line of John Anderson Highway (State Road 201 and 100 foot right of way) and the North line of said Section 38; thence North 18°15'20" West along said East right of way line, a distance of 68.78 feet; thence North 71°49'46" East, departing from said right of way line, a distance of 1745.68 feet; thence South 18°10'12" East, a distance of 55.02 feet to the Point of Beginning; thence North 71°49'46" East, a distance of 70.00 feet; thence South 18°10'12" East, a distance of 148.42 feet; thence North 71°49'48" East, a distance of 209.59 feet; thence South 18°10'12" East, a distance of 502.20 feet; thence South 20°54'52" East, a distance of 814.45 feet; thence South 69°05'08" West, a distance of 125.41 feet; thence South 20°54'33" East, a distance of 320.03 feet; thence South 69°00'06" West, a distance of 366.35 feet; thence South 71°51'35" West, a distance of 50.81 feet to a point on a curve of a curve concave Easterly and having a radius of 900.00 feet and having a central angle of 02°51'29"; thence Southerly along said curve an arc distance of 44.90 feet and subtended by a chord bearing of South 19°34'09" East and a chord distance of 44.89 feet to the point a tangency of said curve; thence South 20°59'54" East, a distance of 850.17 feet to the point of curve of a curve concave Westerly and having a radius of 25.00 feet and a central angle of 11°54'15"; thence Southerly along said curve an arc distance of 5.19 feet and subtended by a chord bearing of South 15°02'46" East and a chord distance of 5.18 feet to a point on said curve; thence South 69°22'08" West, a distance of 129.47 feet; thence North 20°59'54" West, a distance of 449.86 feet; thence South 73°36'50" West, a distance of 20.06 feet; thence North 20°59'54" West, a distance of 507.49 feet; thence North 09°38'09" West, a distance of 1286.08 feet; thence North 47°26'49" East, a distance of 5.96 feet; thence North 09°38'09" West, a distance of 191.11 feet; thence North 11°08'27" West, a distance of 92.84 feet; thence North 01°46'27" East, a distance of 6.94 feet; thence North 76°19'23" East, a distance of 122.43 feet to a point on a curve of a curve concave Westerly and having a radius of 955.00 feet and a central angle of 03°20'16"; thence Northerly along said curve an arc distance of 55.63 feet and subtended by a chord bearing of North 16°30'04" West and a chord distance of 55.62 feet to the point of tangency of said curve; thence North 18°10'12" West, a distance of 148.42 feet to the Point of Beginning. Containing 22.64 acres, more or less.

### LEGEND

O.R.B. OFFICIAL RECORDS BOOK

GENERAL NOTES

THIS IS A SKETCH AND LEGAL DESCRIPTION AND DOES NOT PURPORT TO BE A FIELD BOUNDARY SURVEY.

SHEET 2 OF 3

## B. H. AND ASSOCIATES

PROFESSIONAL LAND SURVEYORS L.B. #7800

21 Utility Drive Suite 21 B Palm Coast, Florida 32137 OFFICE (386) 283-4561 CELL (904) 631-5484

BEARING DATUM BASED ON EASTERLY RIGHT OF WAY OF JOHN ANDERSON HIGHWAY N 18°15'20"W

COMPUTER FILE NAME: GARDENS PLAT BNDRY LESS.DWG

DATE MARCH 02, 2020

FILE NO.: 040118B

## EXHIBIT A-1

## LEGAL DESCRIPTION ASSESSMENT AREA ONE

02/27/2020

2 OF 3

## MAP SHOWING SKETCH OF LEGAL

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 18°15'20" W	2087.24'	L30	N 18°10'14" W	150.73'
L2	N 88°47'24" E	710.39'	L31	S 71°49'46" W	94.52'
L3	N 01°09'12" W	660.12'	L32	S 71°49'46" W	50.00'
L4	N 88°54'24" E	1890.40'	L33	S 18°10'14" E	67.00'
L5	S 13°58'25" E	2749.94'	L34	S 71°49'46" W	225.00'
L6	S 21°17'55" E	1265.37'	L35	N 18°10'14" W	2435.54'
L6A	S 03°54'39" W	90.51'	L36	N 18°15'20" W	68.78'
L7	S 69°00'58" W	250.79'	L37	N 71°49'46" E	1745.68'
L8	S 69°00'06" W	85.08'	L38	S 18°10'12" E	55.02'
L9	N 20°54'52" W	180.00'	L39	N 71°49'46" E	70.00'
L10	S 69°00'06" W	503.11'	L40	S 18°10'12" E	148.42'
L11	S 20°59'54" E	822.65'	L41	N 71°49'48" E	209.59'
L12	S 21°21'56" E	50.00'	L42	S 18°10'12" E	502.20'
L13	S 69°44'10" W	50.00'	L43	S 20°54'52" E	814.45'
L14	S 69°22'08" W	129.58'	L44	S 69°05'08" W	125.41'
L15	S 20°51'44" E	115.00'	L45	S 20°54'33" E	320.03'
L16	S 69°22'08" W	232.49'	L46	S 69°00'06" W	366.35'
L17	S 24°30'13" E	127.26'	L47	S 71°51'35" W	50.81'
L18	S 10°41'45" W	133.22'	L48	S 20°59'54" E	850.17'
L19	S 40°42'12" W	202.16'	L49	S 69°22'08" W	129.47'
L20	N 32°58'38" W	357.54'	L50	N 20°59'54" W	449.86'
L21	N 12°24'49" W	43.38'	L51	S 73°36'50" W	20.06'
L22	S 71°49'46" W	68.04'	L52	N 20°59'54" W	507.49'
L23	N 18°10'14" W	152.62'	L53	N 09°38'09" W	1286.08'
L24	N 16°36'36" E	82.23'	L54	N 47°26'49" E	5.96'
L25	N 73°23'24" W	139.49'	L54A	N 09°38'09" W	191.11'
L26	N 73°23'24" W	50.00'	L55	N 11°08'27" W	92.64'
L27	N 73°23'24" W	139.49'	L56	N 01°46'27" E	6.94'
L28	S 16°36'36" W	62.75'	L57	N 76°19'23" E	122.43'
L29	S 71°49'46" W	190.07'	L58	N 18°10'12" W	148.42'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
IC1	65.00'	159.29'	122.32'	N 41°16'28" W	140°24'30"
IC1A	5.00'	7.85'	7.07'	S 24°00'06" W	90°00'00"
IC2	25.00'	4.87'	4.87'	N 74°57'14" E	11°10'11"
IC3	25.00'	39.43'	35.47'	S 24°11'07" W	90°22'02"
IC4	25.00'	4.87'	4.87'	N 26°34'59" W	11°10'11"
IC5	25.00'	5.03'	5.03'	S 22°22'42" W	11°32'13"
IC6	25.00'	5.03'	5.03'	N 10°50'29" E	11°32'13"
IC6A	355.00'	30.01'	30.00'	S 74°15'04" W	4°50'36"
IC7	25.00'	5.03'	5.02'	S 12°24'05" E	11°32'08"
IC8	900.00'	44.90'	44.89'	S 19°34'09" E	2°51'29"
IC9	25.00'	5.19'	5.18'	S 15°02'46" E	11°54'15"
IC10	955.00'	55.63'	55.62'	N 16°30'04" W	3°20'16"

### LEGEND

O.R.B.                      OFFICIAL RECORDS BOOK

GENERAL NOTES

THIS IS A SKETCH AND LEGAL DESCRIPTION AND DOES NOT PURPORT TO BE A FIELD BOUNDARY SURVEY.

SHEET 3 OF 3

## B. H. AND ASSOCIATES

PROFESSIONAL LAND SURVEYORS L.B. #7800

21 Utility Drive Suite 21 B Palm Coast, Florida 32137 OFFICE (386) 283-4561 CELL (904) 631-5484

**EXHIBIT A-1**

## LEGAL DESCRIPTION ASSESSMENT AREA ONE

02/27/2020

3 OF 3

## SECTION C

## RESOLUTION 2021-04

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

**WHEREAS**, the Board of Supervisors (the “Board”) of the Gardens at Hammock Beach Community Development District (the “District”) hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the “Improvements”) described in the District’s *Engineer’s Report*, dated February 27, 2020, attached hereto as **Exhibit A** and incorporated herein by reference; and

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

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

**WHEREAS**, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Master Special Assessment Methodology Report*, dated February 27, 2020, attached hereto as **Exhibit B** and incorporated herein by reference and on file at the office of the District Manager, c/o George Flint, Governmental Management Service – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, (the “District Records Office”); and

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

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

1. Assessments shall be levied to defray a portion of the cost of the Improvements.
2. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
3. The total estimated cost of the Improvements is \$20,185,000 (the "Estimated Cost").
4. The Assessments will defray approximately \$25,565,000, which includes a portion of the Estimated Cost, plus financing-related costs, capitalized interest, a debt service reserve, and contingency.
5. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.
6. The Assessments shall only be levied on the lots and within the land within the District which are adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated on the assessment plat referenced herein and as benefitted thereby and further designated on the assessment plat referenced herein and as referenced in **Exhibit A**. These Bonds shall not be levied upon any other lot but shall only apply to the lots identified within **Exhibit A**.
7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.
8. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.



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

11. This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 15<sup>th</sup> day of January, 2021.

ATTEST:

**GARDENS AT HAMMOCK BEACH  
COMMUNITY DEVELOPMENT  
DISTRICT**

---

Secretary/Assistant Secretary

---

Chairperson, Board of Supervisors

**Exhibit A:** *Engineer's Report*, dated February 27, 2020

**Exhibit B:** *Master Special Assessment Methodology Report*, dated February 27, 2020

**Exhibit A**

*Engineer's Report*, dated February 27, 2020

[*See attached*]

**Exhibit B**

*Master Special Assessment Methodology Report*, dated February 27, 2020

[See attached]

## SECTION D

**RESOLUTION 2021-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON \_\_\_\_\_, AT \_\_\_\_\_ P.M. AT CITY CENTRÉ AT PALM COAST TOWN CENTER, 145 CITY PLACE, SUITE 301, PALM COAST, FLORIDA 32164, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, *FLORIDA STATUTES*.**

**WHEREAS**, the Board of Supervisors of the Gardens at Hammock Beach Community Development District (the “Board”) has previously adopted Resolution 2021-04 entitled:

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

**WHEREAS**, in accordance with Resolution 2021-04, a Preliminary Special Assessment Roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, *Florida Statutes*, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at the offices of the District Manager, 219 East Livingston Street, Orlando, Florida 32801 (the “District Office”).

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

1. There is hereby declared a public hearing to be held at \_\_\_\_:\_\_\_\_ a.m. on \_\_\_\_\_, at City Centr  at Palm Coast Town Center, 145 City Place, Suite 301, Palm Coast, Florida 32164, for the purpose of hearing comment and objections to the proposed special assessment program for District improvements as identified in the Preliminary Special Assessment Roll, a copy of which is on file. Affected parties may appear at that hearing or submit their comments in writing prior to the hearing to the office of the District Manager, 219 East Livingston Street, Orlando, Florida 32801.

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

3. This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 15<sup>th</sup> day of January, 2021.

ATTEST:

**GARDENS AT HAMMOCK BEACH  
COMMUNITY DEVELOPMENT  
DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

## SECTION V

# SECTION A



# SECTION 1

***Gardens at Hammock Beach***  
***Community Development District***

***Unaudited Financial Reporting***  
***November 30, 2020***

**GMS**

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

# Gardens at Hammock Beach

Community Development District

## Combined Balance Sheet

November 30, 2020

		General Fund
<b>Assets:</b>		
Cash	\$	6,388
<b>Total Assets</b>	<b>\$</b>	<b>6,388</b>
<b>Liabilities:</b>		
Accounts Payable	\$	8,172
<b>Total Liabilities</b>	<b>\$</b>	<b>8,172</b>
<b>Fund Balances:</b>		
Unrestricted	\$	(1,784)
<b>Total Fund Balances</b>	<b>\$</b>	<b>(1,784)</b>
Total Liabilities & Fund Balance	\$	6,388

# Gardens at Hammock Beach

Community Development District

General Fund

## Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2020

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/20	Thru 11/30/20	Variance
<b>Revenues</b>				
Developer Contributions	\$ 72,251	\$ 12,042	\$ 8,239	\$ (3,803)
<b>Total Revenues</b>	<b>\$ 72,251</b>	<b>\$ 12,042</b>	<b>\$ 8,239</b>	<b>\$ (3,803)</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisor Fees	\$ 7,200	\$ 1,200	\$ -	\$ 1,200
FICA Expense	\$ 551	\$ 92	\$ -	\$ 92
Engineering	\$ 5,000	\$ 833	\$ -	\$ 833
Attorney	\$ 5,000	\$ 833	\$ 55	\$ 778
Dissemination	\$ 3,500	\$ 583	\$ -	\$ 583
Annual Audit	\$ 2,500	\$ -	\$ -	\$ -
Management Fees	\$ 35,000	\$ 5,833	\$ 5,833	\$ (0)
Information Technology	\$ 1,000	\$ 167	\$ 176	\$ (10)
Telephone	\$ 100	\$ 17	\$ -	\$ 17
Postage	\$ 750	\$ 125	\$ 118	\$ 7
Insurance	\$ 5,500	\$ 5,500	\$ 5,000	\$ 500
Printing & Binding	\$ 500	\$ 83	\$ 48	\$ 35
Legal Advertising	\$ 5,000	\$ 833	\$ 87	\$ 746
Other Current Charges	\$ 350	\$ 58	\$ 30	\$ 28
Office Supplies	\$ 125	\$ 21	\$ 13	\$ 8
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 72,251</b>	<b>\$ 16,354</b>	<b>\$ 11,535</b>	<b>\$ 4,819</b>
<b>Total Expenditures</b>	<b>\$ 72,251</b>	<b>\$ 16,354</b>	<b>\$ 11,535</b>	<b>\$ 4,819</b>
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (3,297)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 1,512</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ (1,784)</b>	



# Gardens at Hammock Beach

Community Development District

## Developer Contributions/Due from Developer

Funding Request #	Date Prepared	Date Payment Received	Check Amount	Total Funding Request	General Fund Portion (19)	General Fund Portion (20)	General Fund Portion (21)	Capital (Due to Developer)	Over and (short) Balance Due
FY2020									
1	10/31/19	1/21/20	\$ 8,548.28	\$ 8,548.28	\$ 1,942.95	\$ 3,290.33	\$	\$ 3,315.00	\$ -
2	11/29/19	1/21/20	\$ 4,788.34	\$ 4,788.34	\$ 250.00	\$ 3,228.34	\$	\$ 1,310.00	\$ -
3	12/11/19	1/21/20	\$ 5,942.50	\$ 5,942.50	-	\$ 3,000.00	\$	\$ 2,942.50	\$ -
4	1/16/20	1/27/20	\$ 6,991.91	\$ 6,991.91	-	\$ 4,106.91	\$	\$ 2,885.00	\$ -
5	2/7/20	2/18/20	\$ 9,430.06	\$ 9,430.06	-	\$ 3,990.06	\$	\$ 5,440.00	\$ -
6	3/31/20	5/15/20	\$ 16,664.91	\$ 16,664.91	-	\$ 5,681.84	\$	\$ 10,983.07	\$ -
7	4/27/20	5/13/20	\$ 9,529.15	\$ 9,529.15	-	\$ 3,024.15	\$	\$ 6,505.00	\$ -
8	5/15/20	6/22/20	\$ 3,823.93	\$ 3,823.93	-	\$ 3,823.93	\$	\$ -	\$ -
9	6/30/20	8/27/20	\$ 3,821.62	\$ 3,821.62	-	\$ 3,821.62	\$	\$ -	\$ -
10	7/24/20	8/27/20	\$ 8,443.83	\$ 8,443.83	-	\$ 3,828.67	\$	\$ 4,615.16	\$ -
11	8/25/20	9/4/20	\$ 3,272.50	\$ 3,272.50	-	\$ 3,000.00	\$	\$ 272.50	\$ -
12	9/18/20	9/29/20	\$ 8,594.42	\$ 8,594.42	-	\$ 3,769.42	\$ 5,000.00	\$ (175.00)	\$ -
FY2021									
1	10/27/20	11/9/20	\$ 6,098.12	\$ 6,098.12	-	\$ 2,722.09	\$ 3,238.53	\$ 137.50	\$ -
<b>Due from Developer</b>									
			\$ 108,135.12	\$ 108,135.12	\$ 9,719.18	\$ 47,287.36	\$ 8,238.53	\$ 38,230.73	\$ -
<b>Total Developer Contributions FY20</b>									
			\$ 47,287.36						

## SECTION 2



# Gardens At Hammock Beach

Community Development District

Funding Request FY21 - #2  
December 10, 2020

Payee		General Fund FY2021
1	<b>Chlumento, Dwyer, Hertel, Grant</b> Inv# 9210 - General Counsel - October 2020	\$ 55.00
2	<b>Daytona News Journal</b> Inv# I02369102-10212020 - Notice of Meetings - 10/21/20	\$ 87.19
3	<b>Fedex</b> Inv# 7-198-68820 - Delivery 11/25/20	\$ 114.57
4	<b>Governmental Management Services-CF, LLC</b> Inv# 82 - Domain Renewal - October 2020	\$ 9.74
	Inv# 83 - Management Fees - November 2020	\$ 3,000.00
	Inv# 84 - Management Fees - December 2020	\$ 3,053.70
5	<b>Supervisor Fees</b> <b>December 4, 2020</b> William Livingston	\$ 215.30
	Clint Smith	\$ 215.30
	David Lusby	\$ 215.30
		<b>\$ 6,966.10</b>

**Total: \$ 6,966.10**

Please make check payable to:

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

**Chiumento Dwyer Hertel Grant**  
145 City Place, Suite 301  
Palm Coast, FL 32164  
Email: [chiumento@legalteamforlife.com](mailto:chiumento@legalteamforlife.com)  
Office: (386) 445-8900  
[www.legalteamforlife.com](http://www.legalteamforlife.com)



**Bill to:**

**Gardens at Hammock Beach Community Development District (CDD)**  
c/o Governmental Management Services - Central FL  
9145 Narcoossee Road, Suite A206  
Orlando, FL 32827

[MByington@gmscfl.com](mailto:MByington@gmscfl.com)

**Gardens at Hammock Beach CDD-General Representation 190581**

**INVOICE**

To October 31, 2020

Invoice Date November 12, 2020  
Invoice Number 9210  
Due Date Due Upon Receipt

**Account Summary**

Previous Balance	\$1,572.50
Payments Received	\$0.00
Outstanding Balance	\$1,572.50
Current Invoice	\$55.00
Gardens at Hammock Beach CDD-General Representation - Prepaid Balance	\$0.00
<b>Total Due</b>	<b>\$1,627.50</b>

**Payment Transactions**

Date	Type	Invoice #	Description	Amount
<i>No payments have been made on this account.</i>				

**RECEIVED**

NOV 19 2020

BY: \_\_\_\_\_

**Fee Detail**

Date	Description	Hours	Rate	Total
10/25/2020	DAV Followed up on dates for public hearing and board meeting. Reviewed emails from Lauren Vanderveer re agenda and date held for board meeting.	0.20	\$275.00/hr	\$55.00
		<b>Hours Total</b>	<b>0.20</b>	<b>Fee Total</b>
				<b>\$55.00</b>

**Expense Detail**

Date	Description	Quantity	Rate	Total
<i>No expenses have been charged for this invoice.</i>				
				<b>Expenses Total</b>
				<b>\$0.00</b>

Fees	\$55.00
Expense	\$0.00
<b>Current Due</b>	<b>\$55.00</b>
<b>Outstanding Balance</b>	<b>\$1,572.50</b>
<b>Total Due</b>	<b>\$1,627.50</b>

**Timekeeper Summary**

Timekeeper	Hours
Diane Vidal	0.20
<b>Total Hours</b>	<b>0.20</b>

# The Daytona Beach News-Journal

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

Advertiser / Client Name		Billing Date	
GARDENS AT HAMMOCK BEACH		10/28/2020	
Customer Account #		Total Amount Due	
1008098		\$87.19	
Customer Type		Terms of Payment	Page
Legal		Upon Receipt	1
Invoice Number : 102368102-10212020			

## Advertising Invoice

GARDENS AT HAMMOCK BEACH  
219 EAST LIVINGSTON STREET STE 1  
ORLANDO, FL 32801

RECEIVED  
NOV 03, 2020

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

BY: \_\_\_\_\_

Amount Paid : \$ \_\_\_\_\_

Check # : \_\_\_\_\_

Amount to Pay : **\$87.19**

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

Start Date	Ad# - Trans#	Pub.	Description	P. O. Number	Times	Size/Charge	Amount
10/21/2020	0002368102	PC	NOTICE OF LANDOWNERS MEETING	LAUREN VENDERVEER	2	1.00 x 82Lines	\$87.19
							Amount to Pay : <b>\$87.19</b>

# The Daytona Beach News-Journal

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

Advertiser / Client Name		Billing Date	
GARDENS AT HAMMOCK BEACH		10/28/2020	
Customer Account #		Total Amount Due	
1008098		\$87.19	
Customer Type		Terms of Payment	Page
Legal		Upon Receipt	1
Invoice Number : 102368102-10212020			

THANK YOU FOR YOUR BUSINESS  
TERMS: NET DUE UPON RECEIPT

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

**Flagler/Palm Coast  
NEWS-TRIBUNE**

Published Each Wednesday  
Flagler County, Florida

State of Florida,  
County of Flagler

Before the undersigned authority personally appeared

**Susan Stanford**

who, on oath says that she is .....

**LEGAL COORDINATOR**

of The Flagler/Palm Coast NEWS-TRIBUNE, a weekly newspaper,  
published in Flagler County, Florida; that the attached copy of  
advertisement, being a

**NOTICE OF LANDOWNERS' MEETING**

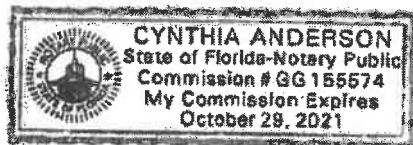
in the Court,  
was published in said newspaper in the issues

October 21, 2020  
October 28, 2020

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

Sworn to and subscribed before me this  
28th day of October, 2020

*Cynthia Anderson*



GOVERNMENTAL MANAGEMENT SERV  
GARDENS AT HAMMOCK BEACH  
219 EAST LIVINGSTON STREET STE 1  
ORLANDO, FL 32801

FEE: \$87.19  
AD #: 0002369102  
ACCT: 1608093

**NOTICE OF LANDOWNERS' MEETING  
GARDENS AT HAMMOCK BEACH  
COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to all landowners  
within the Gardens at Hammock Beach  
Community Development District (the  
"District") for lands generally described  
as comprising of a parcel of land  
approximately 953.87 acres, generally  
located in Flagler County, Florida,  
advising that a meeting of the  
landowners will be held for the purpose  
of electing three (3) supervisors.

Date: November 13, 2020  
Time: 1:00 PM  
Place: City Centre at Palm Coast  
Town Center  
145 City Place, Suite 301  
Palm Coast, Florida 32164

Each landowner may vote in person or by  
written proxy. Proxy forms may be  
obtained upon request at the office of the  
District Manager, Governmental  
Management Services - Central Florida,  
LLC, 219 East Livingston Street, P.O.  
Box 407, 32164 (District Manager's  
Office). At said meeting each  
landowner or his or her proxy shall be  
entitled to nominate persons for the  
position of Supervisor and cast one 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  
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 is open to the  
public and will be conducted in  
accordance with the provisions of Florida  
law for community development districts.  
A copy of the agenda for the meeting  
may be obtained from the District  
Manager, at 219 East Livingston Street.  
The landowners' meeting may be  
continued to a date, time, and place to  
be specified on the record at such  
meeting.

Pursuant to provisions of the Americans  
with Disabilities Act, any person  
requiring special accommodation to  
participate in this meeting is asked to  
advise the District Office at (407) 841-  
5524 at least forty-eight (48) hours prior  
to the meeting. If you are hearing or  
speech impaired, please contact the  
Florida Relay Service (800) 955-5770,  
who can aid you in contacting the District  
Office.

Each person who decides to appeal any  
action taken at this 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.

George S. Flint  
Governmental Management Services  
Central Florida  
District Manager  
NT2369102, Oct. 21, 28, 2020 Zt

**Billing Address:**

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

**Shipping Address:**

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

**Invoice Questions?**

Contact FedEx Revenue Services

Phone: 800.822.1147

M-F 7 AM to 8 PM CST

Sa 7 AM to 6 PM CST

Internet: fedex.com

**Invoice Summary****FedEx Express Services**

Total Charges

USD

\$114.57

**TOTAL THIS INVOICE**

USD

**\$114.57**

Other discounts may apply.

**Account Summary as of Dec 01, 2020**

Previous Balance

0.00

Payments

0.00

Adjustments

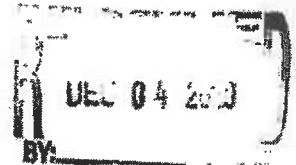
0.00

New Charges

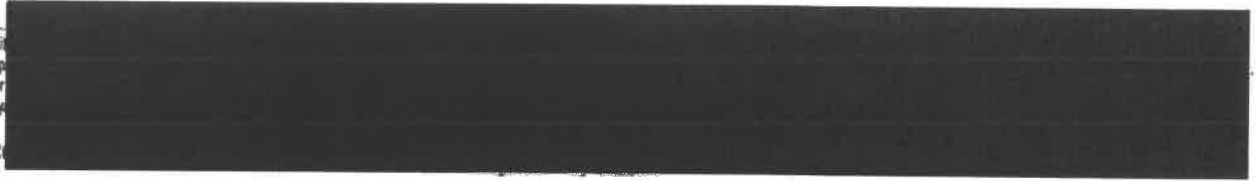
114.57

**New Account Balance**

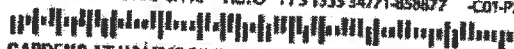
**\$114.57**



To ensure proper credit  
this portion with your p  
Please do not staple or  
Please make check pay

**Remittance**

0025269 01 AB 0.416 \*\*AUTO T1 3 1335 34771-858877 -C01-P25294-11



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



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



6231996002043

1335-01-00-0025269-0002-004445

## FedEx Express Shipment Detail

Ship Date: Nov 28, 2020

Cont. Ref.: Gardens at Hammock Beach

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 4.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation INET  
Tracking ID 772186988979  
Service Type FedEx Standard Overnight  
Package Type FedEx Pak  
Zone 02  
Packages 1  
Rated Weight 1.0 lbs, 0.5 kgs  
Delivered Nov 27, 2020 14:12  
Svc Area A5  
Signed by see above  
FedEx Use 000000000/1283/02

Sender  
George Flint  
GMS - CF, LLC  
219 E Livingston Street  
ORLANDO FL 32801 US

Recipient  
Clint Smith  
8 Cadillac Place  
PALM COAST FL 32137 US

Transportation Charge  
Fuel Surcharge  
Residential Delivery  
DAS Resl  
Third Party Billing  
Total Charge

28.24  
1.49  
4.65  
4.40  
0.97  
USD \$39.75

Ship Date: Nov 28, 2020

Cont. Ref.: Gardens at Hammock Beach

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 4.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation INET  
Tracking ID 772186986227  
Service Type FedEx Standard Overnight  
Package Type FedEx Pak  
Zone 02  
Packages 1  
Rated Weight 1.0 lbs, 0.5 kgs  
Delivered Nov 27, 2020 13:11  
Svc Area A5  
Signed by see above  
FedEx Use 000000000/1283/02

Sender  
George Flint  
GMS - CF, LLC  
219 E Livingston Street  
ORLANDO FL 32801 US

Recipient  
David Lusby  
21 Forest View Way  
ORLANDO BEACH FL 32174 US

Transportation Charge  
Fuel Surcharge  
Residential Delivery  
Third Party Billing  
Total Charge

28.24  
1.32  
4.65  
0.88  
USD \$35.09

## FedEx® Billing Online

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



Ship Date: Nov 26, 2020

Payor: Third Party

- Fuel Surcharge - FedEx has applied a fuel surcharge of 4.00% to this shipment
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation INET  
Tracking ID 772100011947  
Service Type FedEx Standard Overnight  
Package Type FedEx Pak  
Zone 02  
Packages 1  
Rated Weight 1.0 lbs, 0.5 kgs  
Delivered Nov 27, 2020 10:10  
Svc Area A6  
Signed by see above  
FedEx Use 000000000/1283/02

Sender  
George Fiat  
GMS - CF, LLC  
219 E Livingston Street  
ORLANDO FL 32801 US

Recipient  
William Livingston  
313 Cypress Street  
FLAGLER BEACH FL 32136 US

Transportation Charge		26.24
Fuel Surcharge		1.49
Residential Delivery		4.05
DAS Reel		4.40
Third Party Billing		0.97
Total Charge	USD	\$36.75

Third Party Subtotal	USD	\$114.57
Total FedEx Express	USD	\$114.57



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

# Invoice

Invoice #: 82  
Invoice Date: 9/30/20  
Due Date: 9/30/20  
Case:  
P.O. Number: CF0883

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
GoDaddy - Domain Renewal		9.74	9.74
<b>Total</b>			<b>\$9.74</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$9.74</b>

# Invoice

**Invoice #:** 83  
**Invoice Date:** 11/1/20  
**Due Date:** 11/1/20  
**Case:**  
**P.O. Number:**

Description	Hours/Qty	Rate	Amount
Management Fees - November 2020		2,916.67	2,916.67
Information Technology - November 2020		83.33	83.33

**RECEIVED**

NOV 6 2020

BY: \_\_\_\_\_

BY: \_\_\_\_\_

<b>Total</b>	<b>\$3,000.00</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$3,000.00</b>

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

# Invoice

Invoice #: 84  
Invoice Date: 12/1/20  
Due Date: 12/1/20

**Bill To:**  
Gardens at Hammock Beach CDD  
219 E. Livingston St.  
Orlando, FL 32801

Case:  
P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - December 2020		2,916.67	2,916.67
Information Technology - December 2020		83.33	83.33
Office Supplies		15.00	15.00
Copies		38.70	38.70
<b>Total</b>			<b>\$3,053.70</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$3,053.70</b>

**Attendance Confirmation  
for  
BOARD OF SUPERVISORS**

**District Name:**

Gardens at Hammock Beach CDD


**Board Meeting Date:**

December 4, 2020

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	William Livingston	✓	Yes (\$200)
2	Clint Smith	✓	Yes (\$200)
3	David Lusby	✓	Yes (\$200)
4			( )
5			( )

The supervisors present at the above referenced meeting should be compensated accordingly.

**Approved for Payment:**

  
**District Manager Signature**

12/4/20  
**Date**

**\*\*RETURN SIGNED DOCUMENT TO Ariel Lovers\*\***