

*Gardens at Hammock Beach
Community Development District*

Agenda

September 16, 2022

AGENDA

Gardens at Hammock Beach
Community Development District
Agenda

Friday
September 16, 2022
12:30 PM

The Hilton Garden Inn Palm Coast
55 Town Center Blvd
Palm Coast, Florida 32164

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the August 19, 2022 Board of Supervisors Meeting
4. Organizational Matters
 - A. Administration of Oath of Office to Appointed Supervisor of Seat 5
 - B. Consideration of Resolution 2022-04 Electing Officers
5. Continued Public Hearing
 - A. Public Hearing on Levying Special Assessments
 - i. Presentation of Engineer's Report
 - ii. Presentation of Assessment Methodology
 - iii. Public Comment and Testimony
 - iv. Consideration of Resolution 2022-05 Levying Special Assessments on Assessment Area 1
6. Staff Reports
 - A. Attorney
 - B. Engineer and Maintenance Report
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of Funding Request #9
 - iii. Ratification of Funding Request #10
 - iv. Approval of Fiscal Year 2023 Meeting Schedule
7. Other Business
8. Supervisor's Requests
9. Adjournment

SECTION III

**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, August 19, 2022** at 12:30 p.m. at the Hilton Garden Inn Palm Coast, 55 Town Center Boulevard, Palm Coast, Florida.

Present and constituting a quorum were:

Clint Smith	Chairman
David Lusby	Vice Chairman
William Livingston	Assistant Secretary
David Root	Assistant Secretary

Also present was:

George Flint	District Manager
Michael Chiumento III	District Counsel

The following is a summary of the discussions and actions taken at the August 19, 2022 Gardens at Hammock Beach Community Development District's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 12:30 p.m. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the July 15, 2022
Board of Supervisors Meeting**

Mr. Flint asked for any comments or corrections to the July 15, 2022 meeting. The Board had no changes.

On MOTION by Mr. Livingston, seconded by Mr. Smith, with all in favor, the Minutes of the July 15, 2021 Board of Supervisors Meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Organizational Matters

A. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2022

Mr. Flint stated the vacancies were filled at the last meeting.

B. Administration of Oath of Office to Newly Appointed Supervisor

Mr. Flint stated the newly appointed Supervisor was not present, so the oath will be performed at a later meeting.

C. Consideration of Resolution 2022-04 Electing Officers

Mr. Flint stated this resolution will be on the next agenda.

FIFTH ORDER OF BUSINESS

Public Hearing

Mr. Flint asked for a motion to open the hearing.

On MOTION by Mr. Smith, seconded by Mr. Lusby, with all in favor, Opening the Public Hearing, was approved.

Mr. Flint noted for the record there were no member of the public present to provide comment.

A. Public Hearing on Levying Special Assessments

i. Presentation of Assessment Methodology

Mr. Flint stated these have been reviewed and the hearing was scheduled. A 30-day mailed notice and legal advertisements were sent out. Mr. Flint stated they would like to continue the public hearing since they were not ready for the Board to impose the assessments. He asked the Board to approve the motion to continue the public hearing to September 16, 2022 at 12:30 at the same location. There was discussion on who could attend. Mr. Lusby and Mr. Livingston will not be able to attend the meeting.

On MOTION by Mr. Lusby, seconded by Mr. Smith, with all in favor, Continuing the Public Hearing to September 16, 2022 at 12:30 in the Same Location, was approved.

- ii. **Presentation of Assessment Methodology**
- iii. **Public Comment and Testimony**
- iv. **Consideration of Resolution 2022-05 Levying Special Assessments on Assessment Area 1**

These items were tabled to a future agenda.

B. Public Hearing on Adoption of the Fiscal Year 2023 Budget

- i. **Consideration of Resolution 2022-06 Adopting the District's Fiscal Year 2023 Budget and Appropriating Funds**

Mr. Flint explained that this is an administrative budget and the proposed budget was approved in the spring. The budget totals \$80,048. He noted there were no members of the public present to provide comment.

On MOTION by Mr. Lusby, seconded by Mr. Root, with all in favor, Resolution 2022-06 Adopting the District's Fiscal Year 2023 Budget and Appropriating Funds, was approved.

Mr. Flint asked for a motion to close the hearing.

On MOTION by Mr. Smith, seconded by Mr. Lusby, with all in favor, Closing the Public Hearing, was approved.

- ii. **Consideration of Developer Funding Agreement**

Mr. Flint noted the funding agreement between the District and the landowner. The Developer will be obligated to fund the actual costs of the District's operations.

On MOTION by Mr. Root, seconded by Mr. Livingston, with all in favor, the Developer Funding Agreement, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Chiumento noted the plat is recorded for the two phases along the water. He added they will close in September and October and construction will start later in the month.

Bonds should be funded by the 1st of October.

B. Engineer and Maintenance Report

There was no engineer to review the report.

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint presented the balance sheet and income statement which were unaudited through May 31, 2022. No action was required by the Board.

ii. Approval of Fiscal Year 2023 Meeting Schedule

Mr. Flint presented the meeting schedule, and it was noted the Board meets on an as needed basis. The notice is prepared based on that assumption. He added they may need to start meeting more often and the notice can be adjusted. He added the schedule would be the 3rd Friday of the month at 12:30 as an option for the meeting. Costs and phone attendance were discussed. This item was deferred to the September 16th meeting.

iii. Reminder to File Form 1 with the Supervisor of Elections

Mr. Flint noted it appeared that all Board members had filed the Form 1.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Flint asked for other business. There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Request

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION IV

SECTION B

RESOLUTION 2022-04

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

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

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

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

1. _____ is elected Assistant Secretary of the Board of Supervisors.

2. _____ is elected Assistant Secretary of the Board of Supervisors.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this _____ day of _____, 2022.

ATTEST:

**GARDENS AT HAMMOCK BEACH
COMMUNITY DEVELOPMENT
DISTRICT**

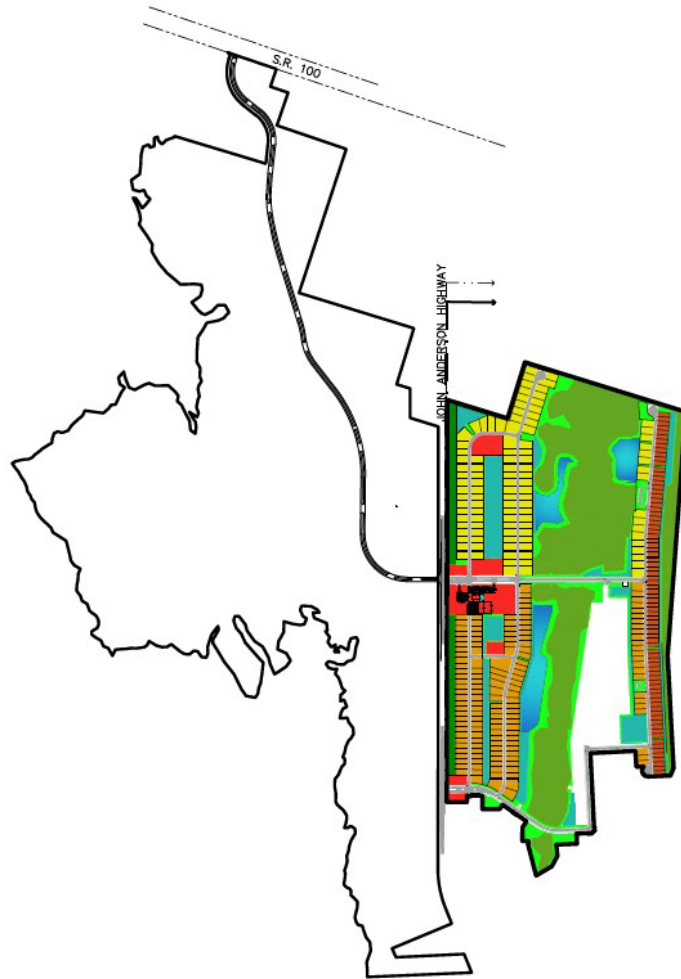
Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

SECTION V

SECTION A

SECTION 1



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

July 12, 2022

SUBMITTED BY:

Parker Mynchenberg & Associates, Inc.

1729 Ridgewood Ave.
Holly Hill, Florida 32117
386-677-6891

TABLE OF CONTENTS

TABLE OF CONTENTS	2
EXHIBITS.....	2
1. INTRODUCTION	3
1.1 Description of The Gardens Assessment Area One Community	3
1.2 Purpose of Report.....	3
2. DISTRICT BOUNDARY AND ASSESSMENT AREA ONE PROPERTIES SERVED	5
2.1 District Boundary.....	5
2.2 Description of Properties Served Assessment Area One	5
3. PROPOSED ASSESSMENT AREA ONE DEVELOPMENT INFRASTRUCTURE	5
3.1 Summary of the Proposed Project Assessment Area One Infrastructure	5
3.2 Master Stormwater Management System Assessment Area One	5
3.3 Public Roadway Systems	6
3.4 Water Distribution, Sanitary Sewer Collection, Reuse Water Distribution Systems and Reuse Treatment Plant.....	6
3.5 Landscaping, Irrigation and Entry Features in Common Areas	7
3.6 Electrical Service (Underground).....	7
3.7 Conservation Areas.....	7
4. OPINION OF PROBABLE CONSTRUCTION COSTS.....	7
5. PERMITTING STATUS	7
6. ENGINEER’S CERTIFICATION	8

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 includes 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 late 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
TOTAL – Assessment Area One Gardens at Hammock Beach CDD	335	248.93

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
TOTAL – Assessment Area One Gardens at Hammock Beach CDD	80	148	107	335	248.93

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 roadway improvements (“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. 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. 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 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, Preliminary Plat and Construction Plans for Phases 1A, 1B, 1C, 2A, 2B, and 2C and Final Plat for Phase 1A and 2A for the community which allows Development as one single phase or in multiple phases. The Developer anticipates a phased approach and received approvals for Phase 1A, Phase 1B, Phase 1C, Phase 2A, Phase 2B, Phase 2C, which, in total, will consist of 335 single-family lots.

The Developer has obtained permit approvals for the following:

- FDEP Water Permit (#0080281-030-DSGP)
- FDEP Wastewater Permit (#0018857-024-DWC)
- SJRWMD ERP Permit (#80599-8)
- ACOE Permit (#SAJ-1996-00918)

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

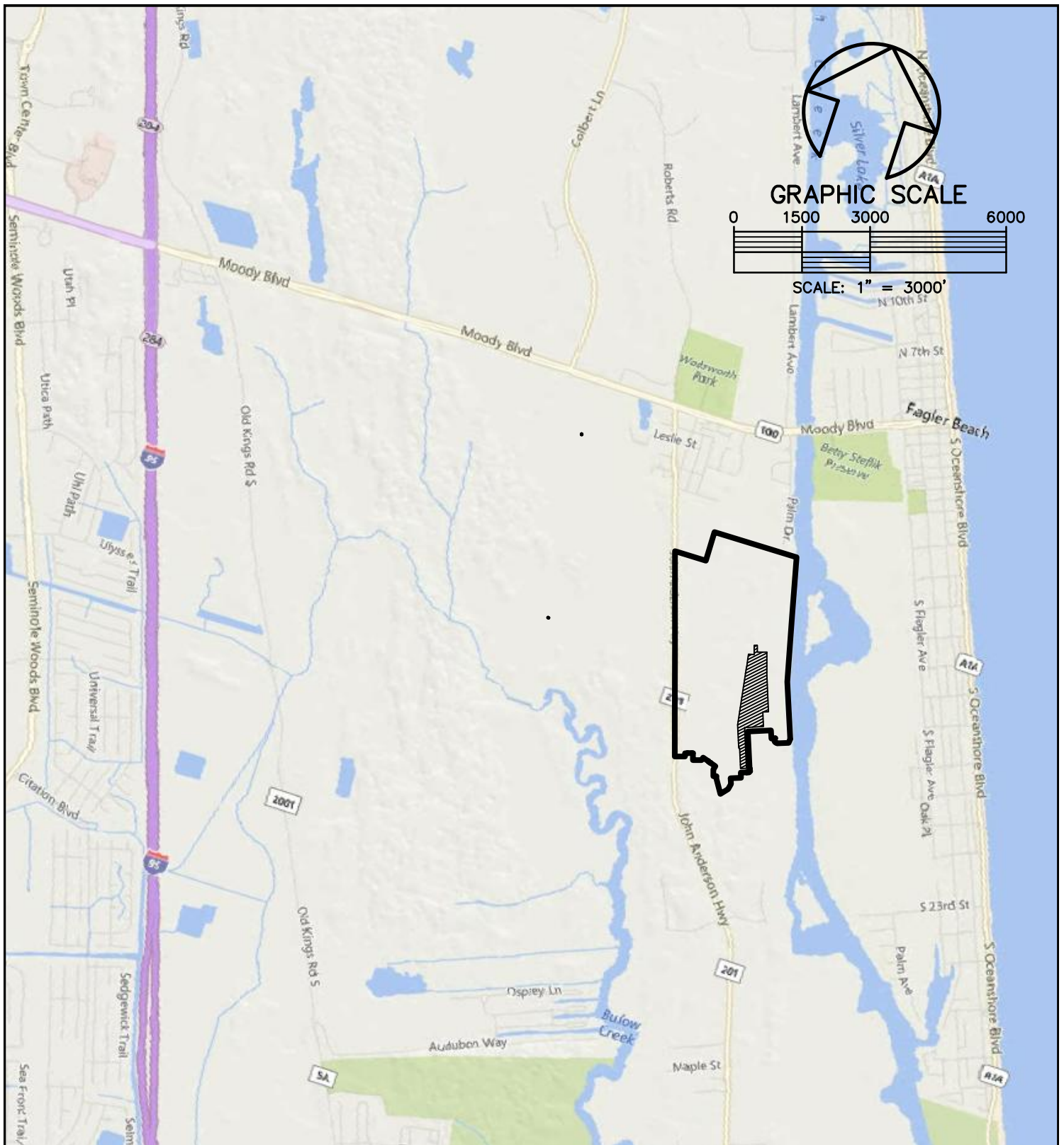
by the District with bond proceeds, as indicated within this report. We believe that the District will be well served by the improvements discussed in this report.

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.



07/12/2022

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



THE GARDENS LOCATION MAP ASSESSMENT AREA ONE

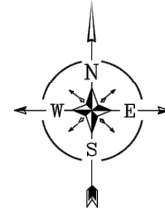
PARKER MYNCHENBERG & ASSOCIATES, INC.

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

EXHIBIT A

07/12/2022

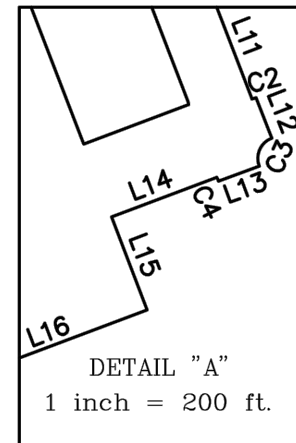
MAP SHOWING SKETCH OF LEGAL



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.

SEE
DETAIL
"A"

LAKE

WATER

WATER

SOUTHERLY LINE OF GARDENS
AT HAMMOCK BEACH - A REPLAT

UNPLATTED LANDS
38-12-31-0000-02030-0000
NOW OR FORMERLY ROWLAND, PETER G. & NAN
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

07/12/2022
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°00'06" 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 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" West, 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

07/12/2022
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

07/12/2022
3 OF 3

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

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

Together with

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

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

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

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

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

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

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

TOGETHER WITH

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

Commence at the Southwest corner of Government Section 11, Township 12 South, Range 31 East as monumented by a 4" x 4" concrete monument inscribed with a "t"; thence along the Southerly line of said Section 11 North 88°51'19" East a distance of 2591.75 feet to the Point of Beginning; thence North 00°06'41" East a distance of 1287.36 feet; thence North 88°28'36" East, a distance of 680.27 feet; thence South 01°24'50" East, a distance of 345.10 feet; thence South 88°36'24" West, a distance of 150.00 feet; thence South 01°28'15" East, a distance of 300.30 feet; thence North 88°36'24" East, a distance of 150.00 feet; thence South 01°08'43" East, a distance of 24.77 feet; thence North 88°54'22" East, a distance of 749.54 feet to a point on the Westerly right of way line of State Road 201, (also known as John Anderson Highway); thence along said Westerly right of way line, South 18°11'55" East, a distance of 401.46 feet; thence departing said right of way line, South 77°14'08" West, a distance of 99.57 feet; thence South 01°16'02" East, a distance of 216.94 feet; thence South 88°50'35" West, a distance of 126.47 feet to a point on the Southerly line of aforesaid Section 11; thence along said Southerly line South 88°51'19" West, a distance of 1,350.55 feet to the Point of Beginning.

TOGETHER WITH

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

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

824.13 ACRES MORE OR LESS

THE GARDENS LEGAL DESCRIPTION DEVELOPMENT BOUNDARY

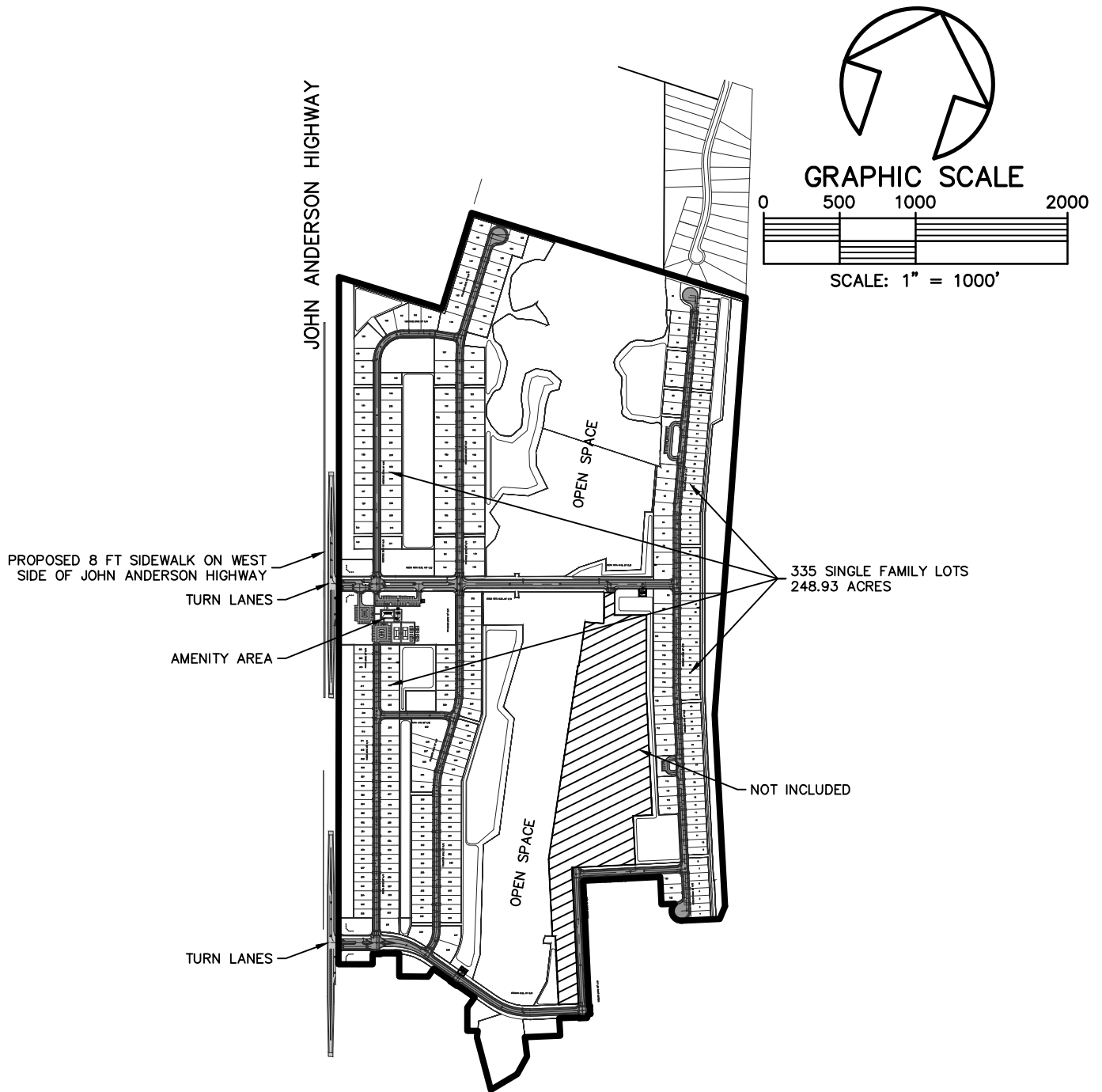
PARKER MYNCHENBERG & ASSOCIATES, INC.

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 A-2

07/12/2022

1 OF 1



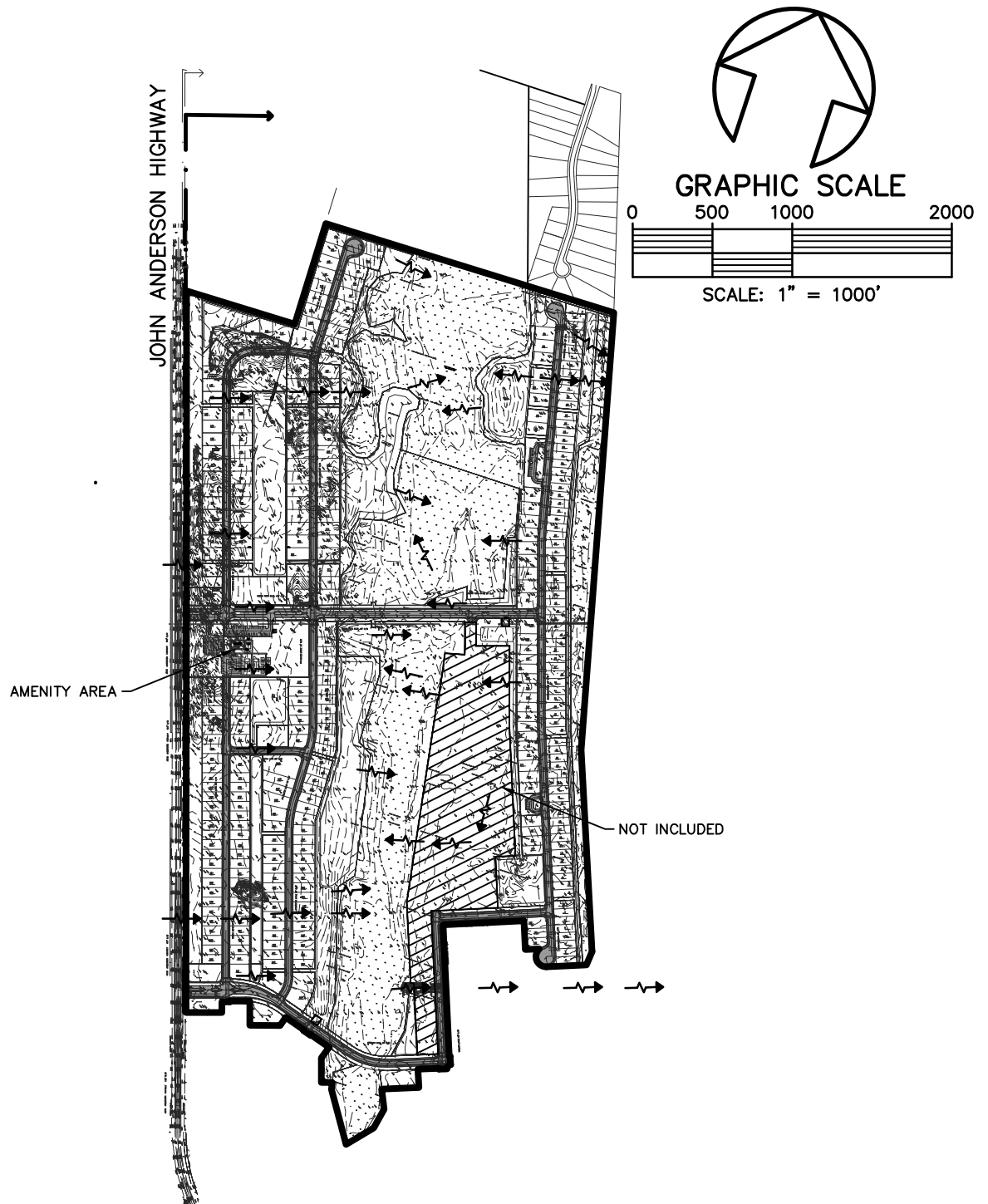
THE GARDENS **MASTER SITE PLAN ASSESSMENT AREA ONE**

**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
 CERTIFICATE OF AUTHORIZATION NUMBER 00003910

EXHIBIT B

07/12/2022



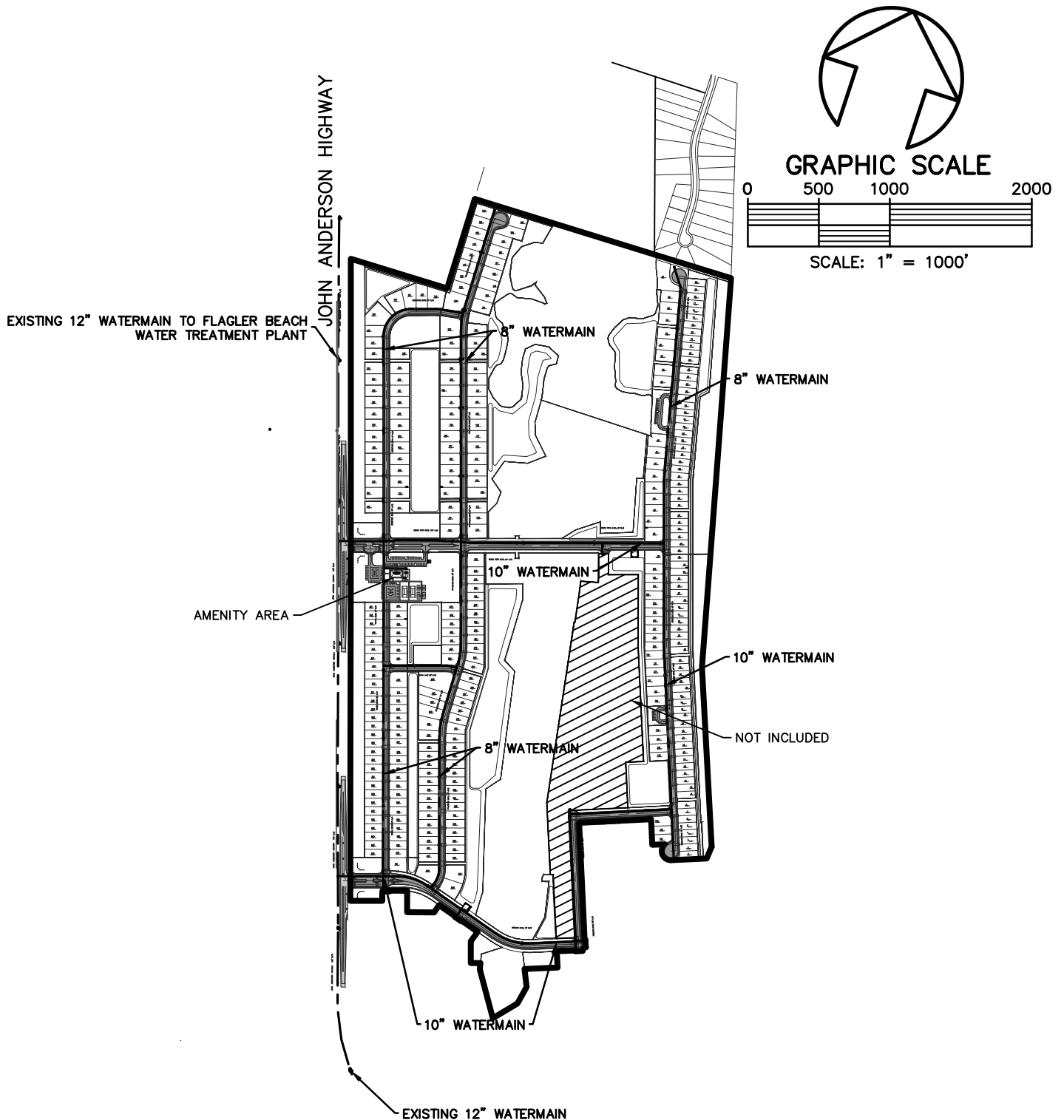
THE GARDENS MASTER STORMWATER PLAN ASSESSMENT AREA ONE

**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
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

EXHIBIT C

07/12/2022



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

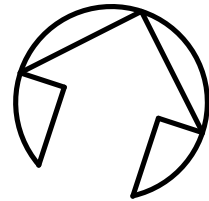
07/12/2022

CITY OF FLAGLER BEACH
WASTE WATER TREATMENT PLANT

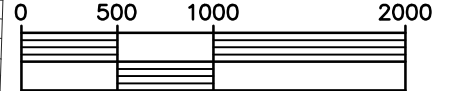
EXISTING 6" FORCEMAIN TO
FLAGLER BEACH WWTP

12" PROPOSED FORCEMAIN
TO FLAGLER BEACH WWTP

JOHN ANDERSON HIGHWAY



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

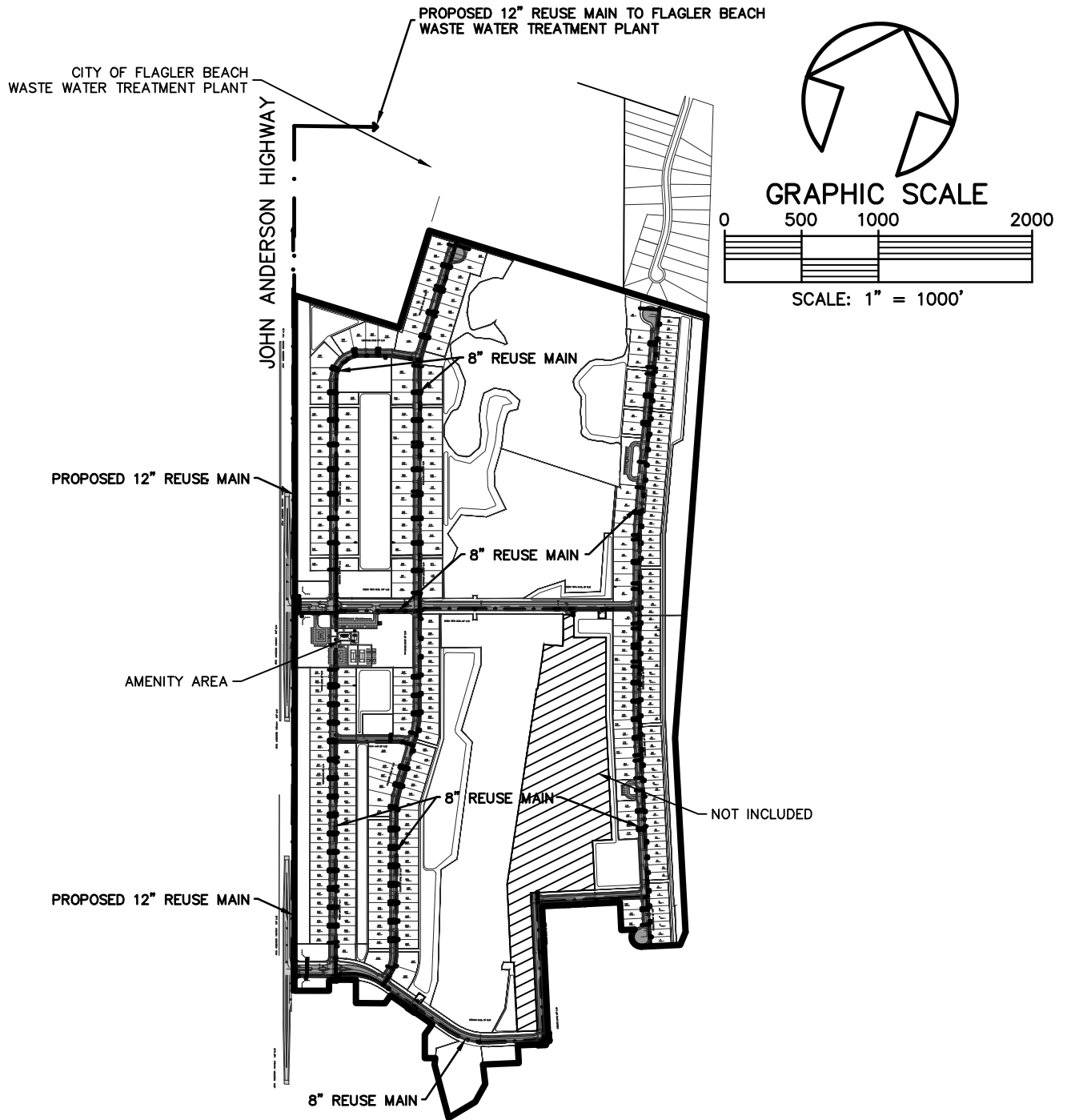
THE GARDENS MASTER SANITARY SEWER SYSTEM PLAN ASSESSMENT AREA ONE

**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
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

EXHIBIT D-2

07/12/2022



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
 CERTIFICATE OF AUTHORIZATION NUMBER 00003910

EXHIBIT D-3

07/12/2022

EXHIBIT E
Opinion of Probable Construction Cost Assessment Area One

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

Prepared by Parker Mynchenberg & Associates, Inc.
July 12, 2022

SECTION 2

**MASTER
ASSESSMENT METHODOLOGY
FOR ASSESSMENT AREA ONE**

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

Date: July 15, 2022

Prepared by

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

Table of Contents

1.0 Introduction.....	3
1.1 Purpose.....	3
1.2 Background.....	3
1.3 Special Benefits and General Benefits	4
1.4 Requirements of a Valid Assessment Methodology	5
1.5 Special Benefits Exceed the Costs Allocated	5
2.0 Assessment Methodology	5
2.1 Overview	5
2.2 Allocation of Debt.....	6
2.3 Allocation of Benefit	6
2.4 Lienability Test: Special and Peculiar Benefit to the Property	7
2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments	7
3.0 True-Up Mechanism.....	8
4.0 Assessment Roll.....	8
5.0 Appendix	9
Table 1: Development Program	9
Table 2: Infrastructure Cost Estimates.....	10
Table 3: Bond Sizing.....	11
Table 4: Allocation of Benefit	12
Table 5: Allocation of Benefit/Total Par Debt to Each Product Type	13
Table 6: Par Debt and Annual Assessments	14
Table 7: Preliminary Assessment Roll	15

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 July 12, 2022 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 mitigation, 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 mitigation, 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 mitigation, 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
Total Units	335		428.80

(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
	<u>\$ 20,185,000</u>

(1) A detailed description of these improvements is provided in the Master Engineer's Report dated July 12, 2022

Prepared by: Governmental Management Services - Central Florida, LLC

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

Description	Total
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
Par Amount*	\$ 25,565,000

Bond Assumptions:

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

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

Prepared by: Governmental Management Services - Central Florida, LLC

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	Improvement
					Costs Per Product Type	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 Costs Per Product Type	Allocation of Par Debt Per Product Type	Par Debt Per Unit
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
Totals	335	\$ 20,185,000	\$ 25,565,000	

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

Prepared by: Governmental Management Services - Central Florida, LLC

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
Totals	335	\$ 25,565,000		\$ 1,783,734		

(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

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 7
 GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT
 PRELIMINARY ASSESSMENT ROLL
 MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE

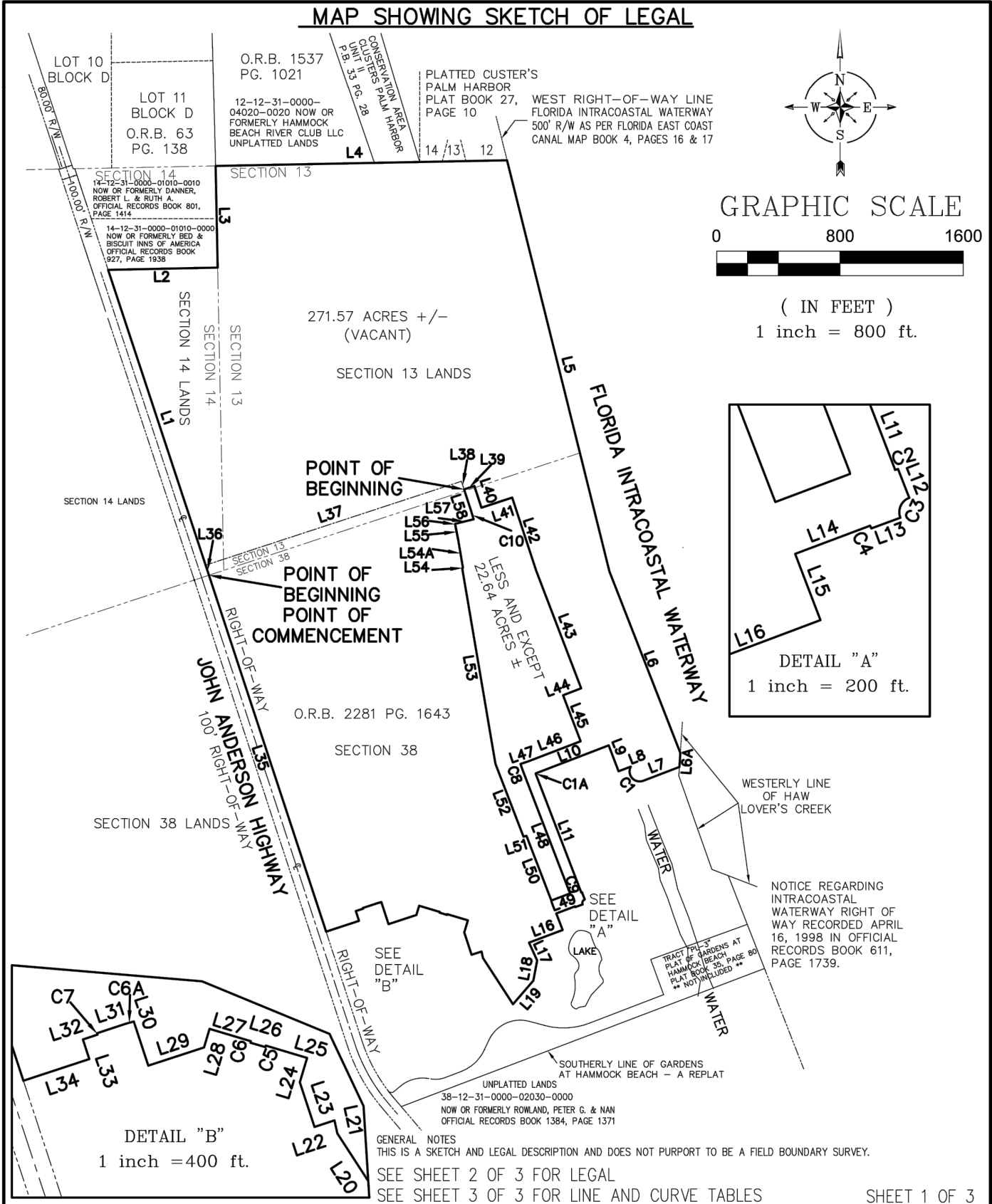
Owner	Property*	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Palm Coast Intracoastal, LLC	Gardens at Hammock Beach	248.93	\$ 102,700	\$ 25,565,000	\$ 1,783,734	\$ 1,897,590
Totals		248.93		\$ 25,565,000	\$ 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



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

07/12/2022
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 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" West, 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

07/12/2022
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

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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

07/12/2022
3 OF 3

SECTION 4

RESOLUTION 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190, AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Gardens at Hammock Beach Community Development District (the “**District**”) previously indicated its intention to construct certain types of infrastructure improvements and to finance such infrastructure improvements through the issuance of bonds, which bonds would be repaid by the imposition of special assessments on benefited property within the District; and

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

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

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

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

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

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan,

establish, acquire, install, equip, operate, extend, construct, or reconstruct stormwater management and drainage systems and related earthwork, potable water distribution systems (including associated connection fees), reclaimed water distribution systems, sanitary sewer collection and conveyance systems (including associated connection fees), landscaping, irrigation and hardscape improvements, offsite roadway improvements, offsite utility improvements, and other infrastructure projects and services necessitated by the development of, and serving certain lands within Phase 1 of the development, the District (together the “**Area One Project**”), as further described in the *Master Engineer’s Report*, dated July 12 2022 (the “**Engineer’s Report**”) attached as **Exhibit A** hereto and incorporated herein by this reference.

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

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that (i) the District provide the Area One Project, the nature and location of which was initially described in Resolution 2022-02 and is shown in the Engineer’s Report, and which Area One Project’s plans and specifications are on file at 219 East Livingston Street, Orlando, Florida, 32801 (“**District Records Offices**”); (ii) the cost of such Area One Project be assessed against the lands specially benefited by such Area One Project; and (iii) the District issue bonds to provide funds for such purposes pending the receipt of such special assessments.

(e) The provision of said Capital Improvements, the levying of such Assessments (hereinafter defined) and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners, and residents.

(f) In order to provide funds with which to pay all or a portion of the costs of the Capital Improvements which are to be assessed against the benefitted properties, pending the collection of such Assessments, it is necessary for the District from time to time to sell and issue its Special Assessment Bonds, in one or more series (the “**Bonds**”).

(g) By Resolution 2022-02, the Board determined to provide the Area One Project and to defray the costs thereof by making Assessments on benefited property and expressed an intention to issue Bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Area One Project prior to the collection of such Assessments. Resolution 2022-02 was adopted in compliance with the requirements of section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2022-02, said Resolution 2022-02 was published as required by section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the District.

(i) As directed by Resolution 2022-02, a preliminary assessment roll was adopted and filed with the Board as required by section 170.06, *Florida Statutes*.

(j) As required by section 170.07, *Florida Statutes*, upon completion of the

preliminary assessment roll, the Board adopted Resolution 2022-03, fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (1) the propriety and advisability of making the infrastructure improvements, (2) the cost thereof, (3) the manner of payment therefore, and (4) the amount thereof to be assessed against each specially benefited property or parcel and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190, and 197, *Florida Statutes*.

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

(l) On August 19, 2022, a public hearing and meeting of the Board (“**Public Hearing and Meeting**”) was held in compliance with all legal requirements, including, but not limited to the requirements of Section 286.011, *Florida Statutes*. The Public Hearing and Meeting was held for the necessary public purpose of considering matters related to the levy and allocation of the Assessments. The public was invited to participate in the Public Hearing and Meeting by physical attendance or through submission of questions and comments to the District Manager in advance of the Public Hearing and Meeting. Having considered the estimated costs of the Capital Improvements, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board further finds and determines:

- i. that the estimated costs of the Capital Improvements is as specified in the Engineer’s Report, which Engineer’s Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and
- ii. it is reasonable, proper, just and right to assess the cost of such Capital Improvements against the properties specially benefited thereby using the method determined by the Board set forth in the *Master Assessment Methodology*, dated July 15, 2022 (the “Assessment Report,” attached hereto as **Exhibit B** and incorporated herein by this reference), for the Bonds, which results in the special assessments set forth on the final assessment roll included within such Exhibit B (the “Assessments”); and
- iii. the Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the issuance of the Bonds;
- iv. it is hereby declared that the Capital Improvements will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Assessments thereon when allocated as set forth in Exhibit B;
- v. that the costs of the Capital Improvements are fairly and reasonably apportioned to the properties specifically benefitted as set forth in Exhibit B;
- vi. it is in the best interests of the District that the Assessments be paid and collected as herein provided; and

vii. it is reasonable, proper, just and right for the District to utilize the true-up mechanisms and calculations contained in the Assessment Report in order to ensure that all parcels of real property benefiting from the Capital Improvements are assessed accordingly and that sufficient assessment receipts are being generated in order to pay the corresponding bond debt-service when due;

SECTION 3. AUTHORIZATION OF DISTRICT PROJECT. That construction of Capital Improvements initially described in Resolution No. 2022-02, and more specifically identified and described in Exhibit A attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

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

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Assessments on the parcels specially benefited by the Capital Improvements, all as specified in the final assessment roll set forth in Exhibit B, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution, these Assessments, as reflected in Exhibit B attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Assessment or assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims. Prior to the issuance of any Bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of Bonds, including refunding bonds, by the District would result in a decrease of the Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such Bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire Capital Improvements project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of Section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Assessment the difference, if any, between the Assessment as hereby made, approved and confirmed and the proportionate part of the actual costs of the Capital Improvements, as finally determined upon completion

thereof, but in no event shall the final amount of any such special assessment exceed the amount of benefits originally assessed hereunder. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book.

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

(a) The Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Capital Improvements and the adoption by the Board of a resolution accepting the Capital Improvements, unless such option has been waived by the owner of the land subject to the Assessments; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. All impact fee credits received and/or value received for impact fee credits shall be applied against the Capital Improvements costs and/or the outstanding indebtedness of any debt issuance that funded the improvement giving rise to the credits which application may be addressed by such resolutions. At any time subsequent to thirty (30) days after the Capital Improvements have been completed and a resolution accepting the Capital Improvements has been adopted by the Board, the Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Assessments may prepay the entire remaining balance of the Assessments at any time, or a portion of the remaining balance of the Assessment one time if there is also paid, in addition to the prepaid principal balance of the Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five day (45) period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (the "Uniform Method"). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*. Such Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem 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. The District may, in its sole discretion, collect Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law.

(c) For the period the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Flagler County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

SECTION 8. APPLICATION OF TRUE-UP PAYMENTS.

(a) Pursuant to the Assessment Report, attached hereto as Exhibit B, there may be required from time to time certain true-up payments. As parcels of land or lots are platted, the Assessments securing the Bonds shall be allocated as set forth in the Assessment Report. In furtherance thereof, at such time as parcels or land or lots are platted, it shall be an express condition of the lien established by this Resolution that any and all initial plats of any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review, approval and calculation of the percentage of acres and numbers of units which will be, after the plat, considered to be developed. No further action by the Board of Supervisors shall be required. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. The District Manager shall cause the Assessments to be reallocated to the units being platted and the remaining property in accordance with Exhibit B, cause such reallocation to be recorded in the District's Improvement Lien Book, and shall perform the true-up calculations described in Exhibit B, which process is incorporated herein as if fully set forth (the "True-Up Methodology"). Any resulting true-up payment shall become due and payable that tax year by the landowner(s) of record of the remaining unplatted property, in addition to the regular assessment installment payable with respect to such remaining unplatted acres.

(b) The District will take all necessary steps to ensure that true-up payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all true-up payments in its Improvement Lien Book.

(c) The foregoing is based on the District's understanding with landowner and/or developer that it intends to develop the unit numbers and types shown in Exhibit B, on the net developable acres and is intended to provide a formula to ensure that the appropriate ratio of the Assessments to gross acres is maintained if fewer units are developed. However, no action by the District prohibits more than the maximum units shown in Exhibit B from being developed. In no event shall the District collect Assessments pursuant to this Resolution in excess of the total debt service related to the Capital Improvements, including all costs of financing and interest. The District recognizes that such events as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the True-Up Methodology to any assessment reallocation pursuant to this paragraph would result in Assessments collected in excess of the District's total debt service obligation for the Capital Improvements, the Board shall by resolution take appropriate action to equitably reallocate the Assessments. Further, upon the District's review of the final plat for the developable acres, any unallocated Assessments shall become due and payable and must be paid prior to the District's approval of that plat.

(d) The application of the monies received from true-up payments or Assessments to the actual debt service obligations of the District, whether long term or short term, shall be set forth in the supplemental assessment resolution adopted for each series of Bonds actually issued. Such subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution. Each such supplemental resolution shall also address the allocation of any

impact fee credits expected to be received from the provision of the project funded by the corresponding series of Bonds issued or to be issued.

SECTION 9. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT. Property owned by units of local, state, and federal government shall not be subject to the Assessments without specific consent thereto. If at any time, any real property on which Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Assessments thereon), all future unpaid Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

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

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

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

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

[Remainder of this page intentionally left blank]

APPROVED AND ADOPTED this 16th day of September 2022.

ATTEST:

**GARDENS AT HAMMOCK BEACH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: *Engineer's Report for Capital Improvements*, dated July 12, 2022

Exhibit B: *Master Assessment Methodology*, dated July 15, 2022

SECTION VI

SECTION C

SECTION 1

Gardens at Hammock Beach
Community Development District

Unaudited Financial Reporting
July 31, 2022



Table of Contents

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

Gardens at Hammock Beach

Community Development District

Combined Balance Sheet

July 31, 2022

		General Fund
Assets:		
<u>Cash:</u>		
Operating Account	\$	2,230
Due From Developer	\$	2,578
Total Assets	\$	4,808
Liabilities:		
Accounts Payable	\$	3,540
Total Liabilities	\$	3,540
Fund Balances:		
Unassigned	\$	1,268
Total Fund Balances	\$	1,268
Total Liabilities & Fund Balance	\$	4,808

Gardens at Hammock Beach

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/22	Thru 07/31/22	Variance
Revenues				
Developer Contributions	\$ 77,251	\$ 26,002	\$ 26,002	\$ -
Total Revenues	\$ 77,251	\$ 26,002	\$ 26,002	\$ -
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 7,200	\$ 6,000	\$ 600	\$ 5,400
FICA Expense	\$ 551	\$ 459	\$ 46	\$ 413
Engineering	\$ 5,000	\$ 4,167	\$ -	\$ 4,167
Attorney	\$ 5,000	\$ 4,167	\$ 118	\$ 4,049
Dissemination	\$ 3,500	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,050	\$ -	\$ -	\$ -
Annual Audit	\$ 3,000	\$ 3,000	\$ 3,200	\$ (200)
Management Fees	\$ 35,000	\$ 29,167	\$ 14,583	\$ 14,583
Information Technology	\$ 600	\$ 500	\$ 500	\$ -
Website Maintenance	\$ 400	\$ 333	\$ 333	\$ 0
Telephone	\$ 100	\$ 83	\$ -	\$ 83
Postage	\$ 750	\$ 625	\$ 192	\$ 433
Insurance	\$ 5,500	\$ 5,500	\$ 5,175	\$ 325
Printing & Binding	\$ 500	\$ 417	\$ 54	\$ 363
Legal Advertising	\$ 5,000	\$ 4,167	\$ 54	\$ 4,113
Other Current Charges	\$ 350	\$ 350	\$ 527	\$ (177)
Office Supplies	\$ 125	\$ 104	\$ 1	\$ 104
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Expenditures	\$ 77,251	\$ 59,213	\$ 25,557	\$ 33,656
Excess (Deficiency) of Revenues over Expenditures	\$ 0		\$ 445	
Fund Balance - Beginning	\$ -		\$ 824	
Fund Balance - Ending	\$ 0		\$ 1,268	

Gardens at Hammock Beach

Community Development District Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Developer Contributions	\$ 7,320	\$ 1,834	\$ 959	\$ 1,542	\$ 4,742	\$ 1,542	\$ 1,542	\$ 1,550	\$ 2,394	\$ 2,578	\$ -	\$ -	26,002
Total Revenues	\$ 7,320	\$ 1,834	\$ 959	\$ 1,542	\$ 4,742	\$ 1,542	\$ 1,542	\$ 1,550	\$ 2,394	\$ 2,578	\$ -	\$ -	26,002
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	600	\$ -	\$ -	\$ -	600
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	46	\$ -	\$ -	\$ -	46
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	118	\$ -	\$ -	\$ -	118
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 3,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,200
Management Fees	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ -	\$ -	14,583
Information Technology	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ -	\$ -	500
Website Maintenance	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ -	\$ -	333
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage	\$ 27	\$ 0	\$ 1	\$ -	\$ 0	\$ -	\$ 1	\$ 161	\$ 1	\$ 2	\$ -	\$ -	192
Insurance	\$ 5,175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,175
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	52	\$ 1	\$ -	\$ -	54
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54	\$ -	\$ -	\$ -	\$ -	54
Other Current Charges	\$ 145	\$ 45	\$ 38	\$ 53	\$ 38	\$ 30	\$ 38	\$ 50	\$ 38	\$ 50	\$ -	\$ -	527
Office Supplies	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	1
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total Expenditures	\$ 7,064	\$ 1,587	\$ 1,581	\$ 1,595	\$ 4,780	\$ 1,572	\$ 1,580	\$ 1,807	\$ 2,397	\$ 1,595	\$ -	\$ -	25,557
Excess (Deficiency) of Revenues over Expenditures	\$ 256	\$ 246	\$ (622)	\$ (53)	\$ (38)	\$ (30)	\$ (38)	\$ (257)	\$ (3)	\$ 983	\$ -	\$ -	445

Gardens at Hammock Beach

Community Development District

Developer Contributions/Due from Developer FY2022

Funding Request #	Date Prepared	Date Payment Received	Check Amount	Total Funding Request	General Fund Portion (21)	General Fund Portion (22)	Over and (short) Balance Due
FY 2021							
10	9/14/21	10/13/21	\$ 7,888.79	\$ 7,888.79	\$ 2,713.79	\$ 5,175.00	\$ -
FY2022							
1	10/27/21	11/9/21	\$ 2,145.11	\$ 2,145.11	\$ -	\$ 2,145.11	\$ -
2	11/16/21	11/30/21	\$ 1,866.11	\$ 1,866.11	\$ 32.60	\$ 1,833.51	\$ -
3	12/15/21	12/27/21	\$ 959.44	\$ 959.44	\$ -	\$ 959.44	\$ -
4	1/13/22	2/1/22	\$ 1,541.66	\$ 1,541.66	\$ -	\$ 1,541.66	\$ -
5	2/14/22	3/3/22	\$ 4,741.82	\$ 4,741.82	\$ -	\$ 4,741.82	\$ -
6	3/11/22	4/7/22	\$ 1,541.66	\$ 1,541.66	\$ -	\$ 1,541.66	\$ -
7	4/20/22	5/5/22	\$ 1,542.22	\$ 1,542.22	\$ -	\$ 1,542.22	\$ -
8	5/6/22	5/19/22	\$ 1,549.74	\$ 1,549.74	\$ -	\$ 1,549.74	\$ -
9	6/15/22	6/23/22	\$ 2,393.81	\$ 2,393.81	\$ -	\$ 2,393.81	\$ -
10	7/29/22	8/9/22	\$ 2,578.05	\$ 2,578.05	\$ -	\$ 2,578.05	\$ -

Due from Developer	\$ 28,748.41	\$ 28,748.41	\$ 2,746.39	\$ 26,002.02	\$ -
---------------------------	---------------------	---------------------	--------------------	---------------------	-------------

Total Developer Contributions FY22

\$ 26,002.02

SECTION 2

Gardens At Hammock Beach

Community Development District

Funding Request FY22 - #9
June 15, 2022

Payee		General Fund FY2022
1	FedEx Inv# 7-759-06635 - May 2022	\$ 152.93
2	Governmental Management Services-CF, LLC Inv# 102 - Management Fees - June 2022	\$ 1,594.98
3	Supervisor Fees June 3, 2022 William Livingston David Lusby Clint Smith	\$ 215.30 \$ 215.30 \$ 215.30
		\$ 2,393.81

Total: \$ 2,393.81

Please make check payable to:

Gardens at Hammock Beach CDD
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822



Invoice Number	Invoice Date	Account Number
7-759-06635	May 16, 2022	XXXX-X299-2

Page
1 of 2

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: 800.622.1147
M-F 7 AM to 8 PM CST
Sa 7 AM to 6 PM CST
Internet: fedex.com

Invoice Summary**FedEx Express Services**

Total Charges	USD	\$152.93	2 31-513.42
TOTAL THIS INVOICE	USD	\$152.93	

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.



Payments not received by May 31, 2022 are subject to a late fee.

RECEIVED MAY 17 2022

Detailed descriptions of surcharges can be located at fedex.com

Invoice Number	Invoice Amount	Account Number
7-759-06635	USD \$152.93	XXXX-X299-2

Remittance Advice

Your payment is due by May 31, 2022

Payments not received by this date are subject to a late fee.

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



Invoice Number	Invoice Date	Account Number	Page
7-759-06635	May 16, 2022	XXXX-X299-2	2 of 2

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Total Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	3	3.0	93.66	59.27			152.93
Total FedEx Express	3	3.0	\$93.66	\$59.27			\$152.93

TOTAL THIS INVOICE

USD

\$152.93

FedEx® Billing Online

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

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 102**Invoice Date:** 6/1/22**Due Date:** 6/1/22**Case:****P.O. Number:****Bill To:**

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

3

Description	Hours/Qty	Rate	Amount
Management Fees - June 2022	31.513-31	1,458.33	1,458.33
Website Administration - June 2022	342	33.33	33.33
Information Technology - June 2022	351	50.00	50.00
Office Supplies	510	0.06	0.06
Postage	420	1.06	1.06
Copies	425	52.20	52.20

Total \$1,594.98**Payments/Credits** \$0.00**Balance Due** \$1,594.98

RECEIVED JUN 10 2022

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Gardens at Hammock Beach CDD

Board Meeting Date: June 3, 2022

	<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

6/3/22
Date

****RETURN SIGNED DOCUMENT TO District Accountant***

SECTION 3

Gardens At Hammock Beach

Community Development District

Funding Request FY22 - #10

July 29, 2022

Payee		General Fund FY2022
1	Chiumento Law, PLLC Inv# 14031 - June 2022	\$ 118.00
2	Localiq Inv# 4639809 - Notice of Meeting - 5/11/22	\$ 54.16
3	Governmental Management Services-CF, LLC Inv# 103 - Management Fees - July 2022	\$ 1,544.69
4	Supervisor Fees - July 15, 2022 William Livingston Clint Smith David Lusby Dave Root	\$ 215.30 \$ 215.30 \$ 215.30 \$ 215.30
		\$ 2,578.05

Total: \$ 2,578.05

Please make check payable to:

Gardens at Hammock Beach CDD

6200 Lee Vista Boulevard, Suite 300

Orlando, FL 32822

RECEIVED

JUN 20 2022



Bill to:

Gardens at Hammock Beach Community Development District (CDD)

c/o Governmental Management Services - Central FL
6200 Lee Vista Blvd
Suite 300
Orlando, FL 32822

Invoices@gmscfl.com

Gardens at Hammock Beach CDD-General Representation 190581

INVOICE

To May 31, 2022

Invoice Date June 17, 2022
Invoice Number 14031
Due Date Due Upon Receipt

Account Summary

Previous Balance	\$525.00
Payments Received	(\$525.00)
Outstanding Balance	\$0.00
Current Invoice	\$118.00
Gardens at Hammock Beach CDD-General Representation - Prepaid Balance	\$0.00

Total Due \$118.00

Pay Online
Click the link or scan the code
with your device to pay online.



<https://firmcentral.westlaw.com/pay/FE2FNUT>

Payment Transactions

Date	Type	Invoice #	Description	Amount
10/21/2021	Check	11555	ck #222 10212021.1CK	\$525.00

Fee Detail

Date		Description	Hours	Rate	Total
5/9/2022	VLS	Reviewed CDD 5/13/2022 agenda; E-mailed Michael to confirm no Attorney update.	0.40	\$295.00/hr	\$118.00
			Hours Total	0.40	Fee Total
					\$118.00

Expense Detail

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

Fees	\$118.00
Expense	\$0.00
Current Due	\$118.00
Outstanding Balance	\$0.00
Total Due	\$118.00

Timekeeper Summary

Timekeeper	Hours
Vincent Sullivan	0.40
	Total Hours
	0.40



The Daytona Beach News-Journal
Daytona Pennysaver



BILLING ACCOUNT NAME AND ADDRESS Gardens At Hammock Beach 219 E. Livingston St. Orlando, FL 32801-1508 	ACCOUNT NAME Gardens At Hammock Beach	ACCOUNT # 464679	PAGE # 1 of 1
	INVOICE # 0004639809	BILLING PERIOD May 1- May 31, 2022	PAYMENT DUE DATE June 20, 2022
	PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL AMOUNT DUE \$54.16
	BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com		FEDERAL ID 47-2390983
Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.			

00004646790000000000000046398090000541667241

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: **DBN_1008098**

Date	Description	Amount
5/1/22	Balance Forward	\$0.00

Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
5/11/22	7272255	Gardens at Hammock Beach CDD - 1008098	Gardens at Hammock B	\$27.08
5/11/22	7281904	GARDENS AT HAMMOCK BEACH		\$27.08

RECEIVED JUN 22 2022

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT



The Daytona Beach News-Journal
Daytona Pennysaver

ACCOUNT NAME Gardens At Hammock Beach		PAYMENT DUE DATE June 20, 2022		AMOUNT PAID		
		ACCOUNT NUMBER 464679				INVOICE NUMBER 0004639809
CURRENT DUE \$54.16	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL AMOUNT DUE \$54.16
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Daytona Beach News-Journal P.O. Box 630476 Cincinnati, OH 45263-0476				TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW: <input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX Card Number _____ Exp Date ____/____/____ CVV Code _____ Signature _____ Date _____		

00004646790000000000000046398090000541667241



The Daytona Beach News-Journal
Daytona PennySaver

Order Confirmation

Not an Invoice

Account Number:	464679
Customer Name:	Gardens At Hammock Beach
Customer Address:	Gardens At Hammock Beach 219 E Livingston ST Orlando FL 32801-1508
Contact Name:	Lauren Vanderveer
Contact Phone:	4078415524
Contact Email:	lvanderveer@gmsctf.com
PO Number:	

Date:	05/10/2022
Order Number:	7281904
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	48.0000
Height in Inches:	0.0000

Print

Product	#insertions	Start - End	Category
DTB Daytona Beach News-Journal	1	05/11/2022 - 05/11/2022	Public Notices
DTB news-journalonline.com	1	05/11/2022 - 05/11/2022	Public Notices

Total Order Confirmation

\$27.08

Ad Preview

NOTICE OF MEETING GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Gardens at Hammock Beach Community Development District will be held on Friday, June 3, 2022 at 12:30 PM, at the Hilton Garden Inn Palm Coast/Town Center, 55 Town Center Blvd., Palm Coast, Florida. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 219 East Livingston Street, Orlando, FL 32801. This meeting may be continued to a date, time, and place to be specified on the record of the meeting.

There may be occasions when one or more Supervisors, Staff or other individuals will participate by telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office of least forty-eight (48) hours prior to the meeting by contacting the District Manager at (407) 841-5524. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Filiri
Governmental Management Services -
Central Florida, LLC
District Manager
L#7281904 5/11/2022 11



The Daytona Beach News-Journal
Daytona PennySaver

Order Confirmation

Not an Invoice

Account Number:	464679
Customer Name:	Gardens At Hammock Beach
Customer Address:	Gardens At Hammock Beach 219 E Livingston ST Orlando FL 32801-1508
Contact Name:	Lauren Vanderveer
Contact Phone:	4078415524
Contact Email:	lvanderveer@gmscfi.com
PO Number:	Gardens at Hammock B

Date:	05/06/2022
Order Number:	7272255
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	1.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
DTB news-journalonline.com	1	05/1/2022 - 05/11/2022	Public Notices
DTB Palm Coast News Tribune	1	05/1/2022 - 05/11/2022	Public Notices

Total Order Confirmation

\$27.08

Ad Preview

NOTICE OF MEETING GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Gardens at Hammock Beach Community Development District will be held on Friday, May 13, 2022 at 12:30 PM, at City Centre at Palm Coast Town Center, 145 City Place, Suite 301, Palm Coast, Florida 32164. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 219 East Livingston Street, Orlando, FL 32801. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when one or more Supervisors, Staff or other individuals will participate by telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (407) 841-8924. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Filant

Governmental Management Services -
Central Florida, LLC

District Manager

NT#727255 5/11/2022 11

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 103**Invoice Date:** 7/1/22**Due Date:** 7/1/22**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - July 2022		1,458.33	1,458.33
Website Administration - July 2022		33.33	33.33
Information Technology - July 2022		50.00	50.00
Office Supplies		0.09	0.09
Postage		1.59	1.59
Copies		1.35	1.35
Total			\$1,544.69
Payments/Credits			\$0.00
Balance Due			\$1,544.69

RECEIVED JUL 11 2022

Attendance Confirmation for BOARD OF SUPERVISORS

District Name: Gardens at Hammock Beach CDD

Board Meeting Date: July 15, 2022

	Name	In Attendance Please ✓	Fee Involved Yes / No
1	William Livingston	✓	Yes (\$200)
2	Clint Smith	✓	Yes (\$200)
3	David Lusby	✓	Yes (\$200)
4	Devise Burch Bill Burch	✓	200)
5	Devise Burch DAVE ROO	✓	\$200)

Koe's
Wife

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

Approved for Payment:


District Manager Signature

7-15-22
Date

****RETURN SIGNED DOCUMENT TO District Accountant***

SECTION 4

**NOTICE OF MEETINGS
GARDENS AT HAMMOCK BEACH
COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2023**

As required by Chapter 190 Florida Statutes, notice is being given that the Board of Supervisors of the **Gardens at Hammock Beach Community Development District** does not meet on a regular basis but will separately publish notice of meetings at least seven days prior to each Board meeting to include the date, time and location of said meetings. Meetings may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when one or more Supervisors will participate by telephone. Please note that due to the ongoing nature of the COVID-19 public health emergency, it may be necessary to hold the above referenced meetings utilizing communications media technology in order to protect the health and safety of the public or held at an alternative physical location other than the location indicated above. To that end, anyone wishing to participate in such meetings should contact the District Manager's Office prior to each meeting to confirm the applicable meeting access and/or location information. Additionally, interested parties may refer to the District's website for the latest information: www.gardensathammockbeachcdd.com

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact 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 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint
Governmental Management Services – Central Florida, LLC
District Manager