

**HARMONY
COMMUNITY DEVELOPMENT DISTRICT
AGENDA PACKAGE**

Thursday, January 26, 2023

Remote Participation:

Zoom: <https://zoom.us/j/4276669233>

--or--

Call in (audio only) 929-205-6099, ID 4276669233



313 CAMPUS STREET
CELEBRATION, FLORIDA 34747
(407) 566-1935

Harmony Community Development District

Board Members:

Teresa Kramer, Chair
Daniel Leet, Vice-Chair
Kerul Kassel, Assistant Secretary
Jo Phillips, Supervisor
Dane Short, Supervisor

Staff:

Angel Montagna, District Manager
Sean Israel, District Manager
Michael Eckert, District Counsel
David Hamstra, District Engineer
Brett Perez, Area Field Director

Meeting Agenda

Thursday, January 26, 2023 - 6:00 pm

-
1. **Call to Order and Roll Call**
 2. **Audience Comments** (*Limited to a Maximum of 3 Minutes*)
 3. **Contractor Reports**
 - A. Servello
 4. **Consent Agenda**
 - A. Minutes for December 15, 2022, Regular MeetingPage 4
 - B. December 2022 Financial Statements.....Page 76
 - C. December 2022 General Ledger Detail.....Page 91
 - D. #272 Invoices and Check Register (*Invoices Available Upon Request*)Page 101
 5. **Staff Reports**
 - A. Green Leaf/Benchmark Merger
 - B. Field Manager ReportPage 105
 - i. Tree Proposals
 - a. BrightView #497490, Southern Live Oaks ProposalPage 140
 - b. BrightView #501149, Tree RemovalsPage 144
 - c. BrightView #8017941, Tree Removals and ReplacementsPage 154
 - d. Benchmark #230118-02, Tree RemovalsPage 156
 - ii. Symbiont Service Maintenance Proposals.....Page 158
 - iii. Update of Staffing Issues
 - iv. Vandalism on Boardwalks-Security Cameras
 - v. Frontage Fence
 - C. District Engineer Report
 - i. Drainage Repairs at The Estates
 - ii. Stormwater Inspection of Golf Course Ponds-Report on Cattails in PondsPage 163
 - iii. Billy's Trail.....Page 165
 - D. District Counsel Report
 - i. Update on AAA Basketball Resurfacing Project
 - ii. Update on Records from Former District Counsel and Former Supervisor Berube
 - iii. Update on Easement Vacation Request from Birchwood Acres
 - E. District Manager's ReportPage 168
 6. **New Business**
 - A. Discussion of Amenity Suspension and Termination Rules
 - B. Bench Installation on Dark Sky Drive and The Lakes
 - C. Discussion of Website Maintenance
 - D. Toho's Interest in Developing a Water Conservation Demonstration Garden in Harmony
 - E. Discussion of Moving Field Office
 7. **Old Business**
 - A. Reserve Study Update
 - B. RV Lot UpdatePage 171
 8. **Supervisors' Requests**
 9. **Adjournment**

The next meeting is scheduled for Thursday, February 23, 2023

District Office:

313 Campus Street
Celebration FL 34747
407-566-1935
www.harmonycdd.org

Meeting Location:

3285 Songbird Circle
St. Cloud, FL 34773

Participate Remotely: Zoom <https://zoom.us/j/4276669233>
OR dial 929-205-6099, ID 4276669233

Section 4 4

Consent Agenda

Subsection 4A

Minutes

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Present and constituting a quorum were:

Residents and Members of the Public

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

Ms. Kramer called the roll and indicated a quorum was present for the meeting.

Ms. Kramer stated this is a three-minute time period to make comments and your concerns to the Board. This is not a time for back and forth, so this is not the time to ask questions or answer questions. Ms. Kramer asked audience to come to the microphone so you can be heard, state your name and address for the record and we will start your three minutes.

Mr. Dwyer, 3313 Primrose Willow Drive, stated I recently started working with the Trail Committee, or subcommittee. Billy's Trail, I know we are working to approve the access to the trail and would like to know the status of this, at some point. But my bigger question is Billy's Trail proper is part of Four Star and part on Harmony Florida Land LLC, we spend a lot of effort to get access to it, do we have permission to use it? I already said

43 the status of the discussion with the Enclave Developer about access using our property to
44 get to Billy's trail. On the other side of Harmony, specifically Pine Needle Path, we have
45 been working on cleaning it up, and there are multiple bridges over there. Three original
46 bridges that are very stout and are wide enough for golf carts. There is another bridge on
47 the North side of the Pipeline Trail that is not as substantial of a bridge and Dan Heck is in
48 the process of fixing it up, I am working with him on that. The material estimate is about
49 \$600.00, but my question for the Engineer is, is that bridge designed to support golf carts?
50 It is very narrow, and it was not built like the other three bridges. And if you look at the
51 map, it is not designated on the map at all, the others are designated as they will support
52 golf carts. So, the question to the Engineer is, should there be allowed golf carts on there.
53 And if not, I think when we refurbish it, we should restrict the width to prevent golf carts
54 on it.

55 Mr. Meek, 6848 Sundrop Street, stated I am talking about the RV Lot, of course.
56 Because I know that you will be talking about it later. I am speaking today to hopefully
57 reach an agreeable resolution with keeping the storage lot open. I have reached out to
58 several different County entities over the past thirty or so days. From our Fire and Rescue
59 services to the Zoning Manger, to the Community Development Department of Osceola
60 County. Yes, they know it is open, Yes, they know it is back there. The entities do not feel
61 that we are necessarily out of compliance, in fact, they are willing to work with us to keep
62 it open, but it requires both parties to come together. There is no plan of fines per day,
63 penalties, criminal penalties, misdemeanors, Osceola County is not interested. When we
64 sign our lot leases, we are signing a disclaimer with acknowledgement that it is at our own
65 risk including damage, destruction or even death. As far as not being permitted, I would
66 like to think a Government entity, like the CDD, would not have taken fees from users of
67 the RV Lot or the Garden if this was the case. I am really not sure what the big issue is
68 here, it has been here for years with no issue. Here we are with a garden that we have a
69 vested interest in, as well. How is this any different? There are structures in the garden, are
70 there not? The fire department clearly states that they need to reach every inch of the
71 structure, right? The little schoolhouse looking structure, the tool storage shed, the pergola,
72 those are all structures a part of the garden. Where are the road strength tests? How can we
73 prove the road strength? It clearly states in the letter that I received from the Fire Rescue
74 Department that they are not requiring us to upgrade our previously approved access roads

75 to meet garden requirements. It is on the same road as the garden, how is this any different?
76 A few months ago, we had an unfortunate incident at night that required Osceola County
77 Fire Rescue services back in that area, rescue services will go to where they need to go to
78 help. I am willing to donate my company's time, equipment, resources, for determining the
79 actual strength of the road. That is what I do on bridges, bridge inspections, roadway
80 design, roadway construction, roadway inspection, nuclear density and compaction testing,
81 I can get people out here tomorrow to do that. It will give us all a baseline. The stewards
82 of the community, and elected officials, please work with the residents of the Community.
83 Even though not everyone has a stake in this, or a use for the RV Lot, we can still figure a
84 way to make it a win-win situation for all parties that do. Save the proceeds you that you
85 get from the rental of the storage lot, from the residents, and improve what needs improving
86 slowly. The County will even help. I am not asking for raising any additional fees or
87 bonding from the residents of the County, let us just work with what we have. I am willing
88 to volunteer my own time and management to make this a success. Please let me know if
89 you want me to email you any of the correspondence I have had with the County, I am
90 happy to share it. Thank you, Merry Christmas, Happy New Year.

91
92 **THIRD ORDER OF BUSINESS**

**Oath of Office to Newly Elected Board
Members**

93
94 Mr. Israel asked Mr. Short to read his oath of office, and Mr. Short did so. Mr. Israel
95 welcomed Mr. Short back to the Board and asked if he would like receive compensation,
96 to which Mr. Short replied, yes, sir. Mr. Israel asked Ms. Phillips to recite her oath of office,
97 and Ms. Phillips did so. Mr. Israel thanked Ms. Phillips and welcomed her back to the
98 Board. Mr. Israel asked if Ms. Phillips would like to receive compensation, to which she
99 answered, yes, please.

100
101 **FOURTH ORDER OF BUSINESS**

**Resolution 2023-03, Designating Officers
of the District**

102
103 Ms. Kramer stated this being the next meeting two weeks after the election, there is a
104 time period that has to elapse. This is the time where the Board reorganizes itself or realigns
105 itself, at this time, we do have Resolution 2023-03, Designating the Officers of the District.
106 So, at this time, I would open the floor. We can have a choice of either remaining with the
107 officers as they are, or if anyone would like to make a nomination for any of the officers.

108 Ms. Kassel stated I would like to know whether anybody else is willing to be Chairman.

109 Mr. Leet stated, speaking for myself, I, definitely, do not have the personal time
110 required to fill that role. It is hard enough keeping up with the website and monthly updates,
111 and all that, so I respectfully decline.

112 Mr. Short stated I currently do not have the bandwidth for that either.

113 Ms. Kassel stated nor me.

114 Ms. Phillips stated I am still learning so much that I think, unless....

115 Ms. Kramer stated I was really hoping there would be a different answer somewhere.

116 Ms. Phillips stated I will help you, well I am not allowed to talk to you between
117 meetings, so it makes it difficult.

118 Ms. Phillips stated I am sorry; well see I still have so much to learn so you should not
119 put a lot of responsibility on me. If you are overwhelmed and if it is not a lot of work and
120 can learn it, I would do it.

121 Ms. Kramer stated I will say that I will be traveling a bit more this coming year. So, I
122 will need to be sure that the Vice Chair is able to step in. I will not be gone extensive
123 periods of time, but I do not want to talk about CDD business while I am gone. So, is there
124 anyone else, Dan sounds like he would be willing to relinquish the Vice Chair, Kerul,
125 would you be interested.

126 Ms. Kassel stated I really do not, I am having trouble keeping up with all I have on my
127 plate already, I am on the HOA Board, and I lead the Nature and Animal committee. So, I
128 feel like I am doing a lot for Harmony already.

129 Ms. Kramer said, you certainly are.

130 Mr. Leet stated he would be happy to step aside but since none of the newer elected
131 members would be willing to, I would be fine staying on in that role.

132 Mr. Short asked, how do you feel about staying on as Chairman? I wondered about
133 preparing for this meeting, I have never been a part of this, and I thought, man I do not
134 have the bandwidth, but I do not want to put somebody in the position where they have to
135 do it either, right, unless they are up for it, so I do not know.

136 Ms. Phillips said, I do not feel I know enough yet, I am still trying to figure out how all
137 of this works.

138 Mr. Short stated my other thought on it is if we were to put somebody else in there, you
139 would learn really fast, out of necessity.

140 Ms. Kramer stated you would. I am willing to stay and continue on, but I would need
141 to ask the Board to assist me with that, and maybe think along the lines of each of you
142 taking on a role. Somebody watching the bills for electric and water, maybe just to keep an
143 eye on them because we do get weekly reports on some of the meters, so maybe if we can
144 think along those lines. We could think about that and discuss it maybe in January and see.

145 Ms. Phillips stated I would be happy to do that; I have the time, but I do not feel like I
146 have expertise at this point.

147 Ms. Kramer said, so, maybe we can do that. And we did talk about the possibility of
148 either in the first half of January or some time in February, maybe doing a workshop with
149 the Board to further discuss how the Board functions and help our two new members come
150 up to speed and for us existing members to get just a little more familiar with everything
151 that we are doing. So, if that would be amenable we might look towards planning that. But
152 let us first go ahead and deal with the Board Members.

153 Ms. Kassel asked if she could interrupt for second. I just want to say, I know a lot of
154 residents have, not a lot, several, just a few residents have come forward asking the Board
155 to look at the reorganization. I just want to say that I occasionally see you out with District
156 Staff and we do not talk between meetings about anything CDD related, but I can see based
157 on what happens at the meetings and what you have done in between the meetings that
158 your effort and your diligence is exceptional and I just want to recognize that.

159 Ms. Kramer replied, thank you.

160 Ms. Phillips added, me too because I cannot get over the fact that she went on the
161 basketball court and measured all the puddles of water.

162 There was clapping from the audience.

163 Ms. Kramer stated I would be willing to continue serving and Dan you would be willing
164 to continue on.

165 Mr. Israel stated if you are going to remain the same, then we just need a motion to
166 keep it as is.

167 Ms. Kramer replied, ok, so I would entertain a motion.

168 Ms. Kassel stated so moved to keep the organization of the Board as it has been.

169 Ms. Phillips seconded the motion.

170 Ms. Kramer stated I have a motion and a second, any discussion? Hearing none, I will
171 call the question, all in favor?

172 All Board Members replied aye.

173 Ms. Kramer asked any opposed? Hearing none, motion passes unanimously.

174

175 Ms. Kassel made a MOTION, seconded by Ms.
176 Phillips, to keep the organization of the Board the same, Ms.
177 Kramer as Chair, Mr. Leet as Vice Chair, Kerul Kassel as
178 Assistant Secretary, and Ms. Phillips and Mr. Short as
179 Supervisors of the Board of the Harmony Community
180 Development District.

181 Seconded by Ms. Phillips.

182

183 Ms. Phillips asked, will we do this again next January, or after the next November?

184 Ms. Kramer replied, every two years unless someone resigns.

185 Ms. Kassel asked so they are four-year terms, with two or three people elected every
186 two. years.

187 Ms. Phillips stated so you and I are going to be the long terms now?

188 Ms. Kramer stated yes, you are on for four years now.

189 Ms. Kassel stated the rest of us have already served for two years.

190 Ms. Phillips stated ok, very good.

191

192 **FIFTH ORDER OF BUSINESS Discussion of Landscape Services Request**
193 **for Proposals**

194 Ms. Kramer stated the next item on our agenda is discussion of landscape services, a
195 request for proposals. And we do have those before us. We have three vendors who have
196 submitted proposals: Juniper Landscaping, Benchmark, and Greenleaf. Do we have
197 representatives from each here? So, we have all three in front of us today. Brett, would
198 you like to introduce this bid?

199 Mr. Perez stated sure. Good Evening. Two meetings ago, we had a discussion about
200 going out to request proposals for landscape maintenance services. We did perform a public
201 advertisement which was open to obviously to any vendor that wanted to participate. We
202 did have four vendors pick up packages. Let me backup, it was advertised in the Osceola
203 Gazette, after Counsel's review. Once the ad is published after so many days, then they
204 came to pick up packages. We had a mandatory pre-bid meeting which only three vendors
205 showed up to. Once that fourth vendor decided not to join the pre-bid meeting, they did
206 call to say that they were not interested at this time, mainly due to the budget and their
207 price in the last RFP. Before you, we have three qualified vendors, and their proposals.

208 What we do know, is that they are currently higher than your budget. Again, this is all
209 Board decision on how you want to move forward. We can get into a question-and-answer
210 session, and this is a public meeting, but out of professional courtesy, there have been times
211 where if you want to ask one on one questions, we can ask others to stand outside, as long
212 as it is not raining. And you can go through this process if you want to ask individual
213 questions. Any questions for me, at this time, before we move forward? I did bring a blank
214 copy of the Board evaluation. We did make some adjustments to the Board evaluation prior
215 to the one we sent it out with the Board's summary. It is basically identical to what is in
216 the criteria so there is a ranking based off of that that you can do. You all saw my email
217 today. We can do it individually or as a group, where you all agree upon one number for
218 each criteria and we can score it that way or, we can score each individually and we can
219 tabulate, after the fact. Any further questions?

220 Ms. Kassel stated there is one particular criteria "workloads", which is described as
221 recent, current and anticipated workloads. I was not sure how to judge that, how to evaluate.

222 Mr. Perez stated that is a good question, Supervisor Kassel. What you can do is ask the
223 vendors what amount of CDDs they currently have, what is their workload like? It does
224 correlate with manpower needs, etc. They would be able to answer that question for you,
225 if they did not include it in their proposal. Again, that is all questions you can ask each
226 individual vendor, as well.

227 Ms. Kramer stated so that is more of the workload for the firm itself.

228 Mr. Perez answered, correct. A larger company could have double or triple the amount
229 of revenue, versus smaller companies, so you want to look more branch-based workload
230 versus the total company revenue workload.

231 Ms. Kassel stated yes but we have no idea of the capacity of each of those branches, so
232 how do you evaluate it?

233 Mr. Perez answered, well they can fluctuate, right? I mean, that is so just like any
234 service business, when you bring on more contracts, you should be able to grow with
235 workforce and bring on new management, you grow your branch that way. They call it
236 organically. There was a typo, and I apologize if...

237 Ms. Kassel stated before he leaves I would like him to verify that all of three proposals
238 qualify as qualified bidders based on the requirements of the proposal.

239 Mr. Perez stated very much so.
240

Reconnecting Video and Audio

Ms. Kassel explained to District Counsel, participating by Zoom, that the Board had not been discussing anything, there was a presentation about the RFPs, but we have not been discussing any specific information about any of them. Ms. Kramer added, this was an introduction to inform us that all three of the proposals are qualified bids , and now we are going to go into kind of an administrative cleanup.

And I will go ahead, I do not usually make motions, but in order to be sure that we have everything along the lines. I would like to make a motion to waive the typographical errors. There is one typographical error in the Juniper proposal. In the section where it says trash and debris disposal, it mistakenly says \$95,000.00, it should be \$9,500.00, however the totals for the annual pricing are correct. Another typographical error in the Benchmark proposal under mowing, on page 14, it dropped off the last zero. But again, the totals are correct. Secondly, waive the failure by Benchmark to include a corporate organization chart and thirdly, to waive the failure of all proposers for proof of licensure in Osceola County, with the understanding that any contractor selected must proof proper licensure before a contract is entered into.

Ms. Kassel seconded the motion.

Ms. Kramer made a MOTION, to waive the typographical errors in the proposals from Juniper and Benchmark, waive the failure by Benchmark to include a corporate organizational chart, and waive the lack of proof of licensure in Osceola County from Juniper, Benchmark, and Greenleaf, with the proof of proper licensure before a contract is entered. Seconded by Ms. Kassel.

Upon VOICE VOTE, with all in favor, unanimous approval was given to waive the typographical errors in the proposals from Juniper and Benchmark, waive the failure by Benchmark to include a corporate organizational chart, and waive the lack of proof of licensure in Osceola County from Juniper, Benchmark and Greenleaf, with the proof of proper licensure before a contract is entered.

Mr. Perez asked, Chairman, quick question is there any chance that we can move to the Servello Report to let them do their thing and then move on, so they do not have to be a part of the discussion. Just as a professional courtesy, if that is ok?

Ms. Kramer replied ok.

280 If I do not hear any objection from the Board, can we go ahead with Servello's business
281 before? The Board agreed.

282
283 **SIXTH ITEM OF BUSINESS**

Contractors' Reports

284 **A. Servello**

285 Mr. Feliciano stated obviously we are in our winter season. This week is the mow week,
286 so all areas will be mowed this week and next week going into a detail session, They will
287 be working on both entrance ways and behind the entrance ways and also finishing up
288 cutbacks on Catbrier, as well. You will not get a full cutback of all plants throughout the
289 property until February, late February or March. Any questions for us?

290 Ms. Kramer asked the trees held over from last year for tree trimming, is that going to
291 be done soon?

292 Mr. Feliciano stated they were out there today.

293 Ms. Kramer answered wonderful. So, they will continue doing that?

294 Mr. Feliciano stated yes, absolutely.

295 Ms. Kramer stated fantastic. And do you know if they got the one tree over the shade
296 screen that is been rubbing against the shade screen?

297 Mr. Feliciano stated no, that requires the lift. And with all the rain right now there is
298 too much moisture back there. It would be causing more damage than anything, so we
299 should be able to get it next week.

300 Ms. Kramer replied ok.

301 Mr. Perez stated there are a couple of those trees right? So, we have some at the pools,
302 so those will be taken care of around the same time?

303 Mr. Feliciano stated yes.

304 Mr. Perez replied thank you.

305 Ms. Kramer stated ok great.

306 Ms. Kramer stated we do have some proposals. Do you want to deal with those at this
307 time or later?

308 Ms. Kassel stated we can deal with them now; in case we have any questions.

309 Ms. Kramer replied wonderful.

310 **i. #7325, Installation of Annuals Proposal**

311 Ms. Kramer stated the first proposal is installation of annuals. Proposal #7325. The cost
312 would be \$3,440.00 for, I presume, for a one-time planting for the winter annuals.

313 Mr. Feliciano stated yes.

314 Ms. Kramer stated but there is no description of what is going to be planted.

315 Mr. Feliciano stated it is going to depend on the vendor, right now you are kind of in-
316 between months. There are geraniums that are available right now, petunias, there are
317 pansies, although, I do not suggest pansies out here. Violas are in, you can get violas right
318 now, but you are very limited because of where you are at, the time of year. We have kind
319 of missed that turn going into Thanksgiving where the annuals are being grown.

320 Ms. Kassel stated I like geraniums because they are tolerant of the cold. Unless we have
321 a real hard frost. The pansies are going to get eaten by the deer, and petunias, as long as they
322 remain planted, because they dry out.

323 Mr. Perez asked do you want red or red and white?

324 Ms. Kassel replied I want pink.

325 Mr. Perez asked geraniums?

326 Ms. Kassel replied, yes, what? No, mix red, white, and pink.

327 Mr. Perez stated Scottie, check on availability of geraniums and let me know and I will
328 email the Board on what is available.

329 Ms. Phillips stated well, since I started growing flowers at my house, everything has died
330 except for the coral, every type of flower the coral ones are the ones that are surviving.

331 Ms. Kassel made a MOTION to approve proposal
332 #7325 from Servello for installation of annuals, in the
333 amount of \$3,340.00.

334 Mr. Short/ seconded the motion.

335
336 Upon VOICE VOTE, with all in favor, unanimous
337 approval was given to the proposal #7325 from Servello for
338 the installation of annuals, in the amount of \$3,340.00.

339
340 **ii. Plant Renderings at Ashley Pool Proposal**

341 Ms. Kramer stated this is a proposal for re-doing mainly the outer portion, but there was
342 some inside. My only concern here is these are going to be long term plants and I want to be
343 sure that the folks that put them in are here to honor any warranties with them, as we move
344 forward.

345 Ms. Kassel stated well, I am confused because the proposal shows a variety of materials,
346 but the rendering only shows two.

347 Mr. Feliciano stated your beds on the outside of the pool are going to be totally renovated.
348 The other plant materials are fill ins for what you currently have inside the pool. We did not
349 want to bury you with a large expense of renovating the whole pool, when you probably have

350 eighty percent of good plant material inside the pool.

351 Ms. Kassel stated yes, well it is a large expense already at over \$12,000.00 but I agree
352 with your point, that we would want, if we spend this kind of money, we will want the plants
353 and their installation to be warrantied.

354 Mr. Short asked Mr. Feliciano, how long would it take for you to do all of that, like how long
355 does it take Servello to do that work.

356 Mr. Feliciano answered depending on the crew size, but that \$12,000.00 job should last
357 a day. And I actually kind of agree with the Board, if you are going to pick a new vendor,
358 you want someone to install it that is going to be able to warranty it.

359 Ms. Kramer stated I recommend at this time we table this one until we make a decision
360 on the landscape vendor.

361 **iii. #7400, Leaf Removal**

362 Ms. Kramer stated this is on the right of ways turned over to the residents for
363 maintenance on October 1st. And then that will go hand in hand with the sod proposal,
364 which we will deal with next.

365 Ms. Kassel stated it is a reasonable cost, it is just that I thought they were already
366 responsible for leaf removal in your contract, no?

367 Mr. Feliciano stated, we did, but if you recall you took out the resident side of services
368 in front of homes. But what I can tell you right now, is the leaf removal, the reason why I
369 probably would table that right along with sod, because you want your new vendor to
370 warranty the sod that is going to go in. And besides the leaf removal, I have probably got
371 over hundred pictures where residents on the other side are blowing leaves completely
372 across the street, so it does not matter if you are going to pay to remove the leaves in the
373 first place, they are going to keep doing it. Unless they had a leaf removal party over the
374 weekend, wherever residents picked up their leaves. But every home simultaneously blows
375 across the street.

376 Ms. Kramer stated yes, they, we have had, it has been back and forth. The Servello
377 guys blow them over there and then they get blown....the leaves are on the move.

378 Mr. Perez stated you are at the beginning of the drop season too for the Oaks and
379 Sycamore. The Oaks will drop a lot heavier February/March when they start to push
380 blooms.

381 Ms. Kramer stated so we will leave both the leaf removal, at Mr. Feliciano's
382 recommendation, and sod proposal until after we determine what we are going to do with

383 landscaping. Ok, Thank you Mr. Feliciano.

384 Mr. Leet stated thank you, Mr. Feliciano.

385 Ms. Kassel stated thank you very much, Happy Holidays.

386 **iv. Sod Proposal for Right of Way (*under separate cover*)**

387 This proposal was tabled with the above proposal.

388 **FIFTH ORDER OF BUSINESS Discussion of Landscape Services**
389 **Request for Proposals, Continued**

390 Ms. Kramer stated at this time before the Board we have three proposals from landscape
391 companies who have submitted in response to our request for proposals. If the Board wants,
392 we can go through and ask questions of each of the vendors. What I would like to do for
393 the record is have each of the vendors to come up and position your chairs closer to the
394 microphone so we can make sure that your responses are properly recorded for the minutes.
395 Then we will have each of you give your name and who you are affiliated with. And then
396 we will open it to the Board to ask questions in areas that they need further clarification.
397 So, if you all will come up and bring a chair with you. Our microphone is right here so if
398 you will just sit in this area. Now, if you get under the lamp, do not stand up quickly.

399 Mr. Brown asked my understanding of the proposals is that they all came in higher than
400 the budget, is that correct?

401 Ms. Kassel replied that is correct.

402 Ms. Kramer replied yes.

403 Mr. Brown stated I don't know if the Board wants to consider rejecting all of the bids
404 for that reason. If that is something the Board wants to do, they can vote on, something you
405 should do now as opposed to after embarking on evaluation of the bids and hearing from
406 the contractors.

407 Mr. Short stated you do not think we should just drag these guys through the mud and
408 then say sorry we are rejecting them all.

409 Mr. Brown stated among other reasons, correct.

410 Mr. Short stated that seems respectful.

411 Ms. Kassel stated right.

412 Ms. Kassel asked what is our total budget for landscaping?

413 Ms. Kramer so we will go through and address in just a minute. As I recall it was
414 \$595,000.00 for what is contained in the main scope and then there are some extras added
415 on. So, if you would like to start, your name and your company, please.

416 Mr. Sorenson stated my name is Calvin Sorenson with Greenleaf Maintenance.
417 Mr. Bradley stated Good Evening, Mark Bradley with Juniper Landscaping.
418 Mr. Mootz stated Jacob Mootz with Benchmark Landscaping.
419 Mr. Botkin stated Michael Botkin with Benchmark Landscaping.
420 Ms. Kramer stated ok, thank you so much. So, do we have that?
421 Mr. Israel replied he is going to add it up and give it to us in just a second.
422 Mr. Short asked can I motion to discuss what Joe Brown suggested?
423 Ms. Kramer replied yes.
424 Mr. Short stated I would like to motion for that.
425 Ms. Kassel asked to discuss it?
426 Mr. Short answered yes, to discuss what Joe suggested, that we consider rejecting all
427 proposals now rather than after. I do not know how it is done, but....
428 Ms. Kramer stated well, we will go ahead and discuss it briefly. And then we will make
429 a decision, if someone wants to move to reject them all or not.
430 Mr. Short replied ok.
431 Ms. Kramer stated our current pricing structure, like I said \$595,000.00 has that been
432 verified?
433 Mr. Perez stated it will be up in just a second. With the mulch \$649,335.00.
434 Ms. Kramer, asked with mulch, correct?
435 Mr. Perez replied correct.
436 Ms. Kramer asked now in year one pricing for each of the vendors in our table it does
437 not include mulch, right?
438 Ms. Perez said I am sorry, what are you asking now?
439 Ms. Kramer stated so the year one pricing that each of the vendors gave is less the
440 mulch.
441 Mr. Perez answered less the mulch yes.
442 Ms. Kramer said less the mulch I think it is.
443 Ms. Kassel stated its about 60, in two cases 65 to 68 and then there is 115 essentially.
444 Mr. Perez stated without mulch it is \$502,727.00 is what is currently in the budget.
445 Ms. Kramer stated ok I am confused because I have a number of \$595,055.00 for
446 irrigation, landscape, tree maintenance, shrub maintenance, trash and debris, irrigation,
447 trees and trimming, and \$35,000.00 for miscellaneous.

448 Mr. Perez stated yes I am not sure what miscellaneous services is, that is not part....

449 Ms. Kassel said miscellaneous is probably landscaping refurbishments and things like
450 that.

451 Ms. Kramer, ok, and the year one pricing which is what we would facing our first year,
452 now again apples to apples but without including the right of ways, is \$860,646.00, without
453 the right of ways is \$729,837.00 for Juniper. For Benchmark with right of way mowing
454 \$710,850.00 and without the right of way mowing it was \$693,000. For Greenleaf
455 \$677,000.00 with the right of ways mowing and \$660,000.00 without the right of ways.
456 So, we are talking the lowest bid is again above our budget by about \$70,000.00.

457 Ms. Kassel stated so it is about ten percent.

458 Ms. Kramer stated so we will have to, if we select any and do not reject them and select
459 one of the folks sitting before us, we will have to either find money in our budget or pull it
460 from the \$300,000.00 for reserves that we were setting aside. So, at this time, is there
461 anyone who would like to make a motion to reject all of the bids? Hearing no motion, we
462 will go forward with the bid selection process. Thank you gentlemen for bearing with us
463 in that.

464 Ms. Kramer stated at this time we will go around, and I will open the floor to questions
465 unless someone has another way we could either allow each of them to do a brief
466 presentation if they would like to do that, or we can just open for questions. Which way
467 would you gentlemen prefer?

468 Landscaping proposers replied questions.

469 Ms. Kramer stated alright, great. So, I will open the floor for any questions that any of
470 the Supervisors may have for the gentlemen before us.

471 Mr. Short stated I have some. For all of you to answer in your own turn. You have
472 driven around; what do you think we have got going on so far?

473 Mr. Mootz, from Benchmark, stated one of the things that excites me about being here
474 is I am actually from here and remember when this was nothing but a pasture. And I was
475 actually in the first class at Harmony High School, and I understand the intent behind the
476 community, that it would be an outdoor community and the intent behind how everything
477 was originally designed. Speaking completely frankly, driving through and seeing what the
478 condition is now is not what the intent was originally. And....

479 Ms. Kassel asked meaning what?

480 Mr. Mootz answered things are not cared for as they should be. Some of the re-doing
481 of planting materials and shrubs and the way the things have been cared for are not the
482 intent of an outdoor living was for the community. And I just think there is a lack of
483 attention to detail in the community. And the detail is what matters, right? Like I think
484 anyone can be qualified to go mow something, but the attention to detail that you show and
485 the care that you show to it and the extra hour you spend somewhere or the extra guy you
486 put somewhere like... I know the question was capacity for people, yes as a business, you
487 know, we have to be worried about that, but I think in the long run if your properties do
488 not look a certain standard, then what is the point. I think there is a lack of the care, it is
489 getting through a property, not caring for a property is the best way I would describe it.

490 Mr. Bradley, with Juniper Landscaping, stated thank you. That is a good question, you
491 know I actually had the same question over the last several weeks, as well. You know,
492 appreciate you all going through this process several months back. I would, actually, I have
493 the question for the Board is why are you going through the process, is it obviously the
494 intent to make a change? But what are your thoughts about the landscape? I have a lot of
495 thoughts, and ideas and I am sure my peers do as well, as the gentleman from Benchmark
496 just shared. What do you want to see, what are your thoughts candidly, since we are all
497 here.

498 Ms. Kramer stated well, I am going to start, what I would like first for you to tell us,
499 does the community look the way your firm would keep it?

500 Mr. Bradley answered, Having garnered the familiarity again with the project over the
501 last several months, I think, like my peers from Benchmark just shared, I think a community
502 this size, a project of this size, everybody can mow. All of us can mow grass really well,
503 that is not what people are looking for, it is not what they expect. I think that the attention
504 to detail is lacking consistently. I think that there is an overwhelming feeling that shows
505 through in the landscape when you drive through. I think that the intent, like my peer just
506 shared, it is just not being expressed in how the project is approached consistently. So, I
507 think that is what the community expects from their contractor, they expect them to
508 understand the scope, they expect for them to bid honestly, and perhaps a process of
509 evaluating budgets for future years, but I think that that is the expectation. That is what
510 Juniper would be prepared to deliver on.

511 Mr. Sorenson, with Greenleaf, stated like we are all going to say, we can all cut grass.

512 This, that, and the other. It is an opportunity to put it back the way it needs to be. It is a
513 challenge and that is exciting. Having driven through and seeing some things that, and
514 again not to bash anybody, but I think we can all agree that it is not probably up to where
515 you guys would like it to be. Something that we could take pride in, you know, as a team.
516 Working together, obviously, whoever gets the bid would certainly, I think, welcome your
517 opinions on what you would like to see, and we would like to provide that for you. Give
518 you something that when you walk through here, you can actually say this is what we want.
519 That is something. That is, I do properties, again, we all have our current course of work,
520 but we have the hand in making people happy and I think that is what is missing here. It is
521 kind of like they are just here to fill a role and do a job and there is no care.

522 Ms. Kramer asked, Dane did you have anything to follow?

523 Mr. Short answered, No, thank you.

524 Ms. Kassel stated, I will just say, a question was asked why are we looking to change
525 because we have just gone through this process. So, there was pretty intense pressure from
526 a number of residents, not the majority of residents, but some very vocal residents. We had
527 to go through the RFP process, we were obligated to. And a lot of pressure in terms of
528 keeping costs down, right? Because we had not had an increase in CDD assessments in
529 many years and now because of that, we had to increase them substantially suddenly. So,
530 there was a big outcry and so what we are trying to do is save some costs and we were
531 going with a company that we already knew that we were not satisfied with, but promised
532 us to increase their coverage, to increase their compliance with the contract, etc. And we
533 wanted to give them a chance and we wanted to try to save the residents more money. And
534 so that is the decision we made. I am speaking for myself I am assuming that the rest of the
535 Board made the same decision, but I cannot speak for them. And so, a couple of months in
536 we were just as unhappy as we had been, more even more frustrated, lots of things not
537 completed, lots of things done poorly, lack of attention to detail, and some upset residents
538 so that is the reason why we are here again. I just want to say thank you for rebidding
539 considering you just did this I know it takes a lot of work to do that. I noticed that one of
540 you provided information on availability of equipment, one of you provided some
541 indication of the staffing level because one of the problems we have had, are problems
542 with, I have been on the Board, I do not know, fourteen years, something like that so I have
543 seen we had R.A.W. to start with, they were the developer's landscaper, we had Luke, we

544 had Davey, now we have had Servello. And it is the same thing, it starts off nicely and
545 dissolves and we end up in the same situation and I really want to know why you are going
546 to be different?

547 Mr. Mootz with Benchmark stated exactly both of you all kind of just said, is exactly
548 what just happened in Celebration with us. So, large companies in there, good for two
549 months, the honeymoon period will look good based off of a budget number.
550 Unfortunately, there is quite a few companies out there that will give you a price and budget
551 number to get in and that is it. They will make their money based off what they need to
552 make, cutting scope, lack of detail, chemical shortage, crew members. We are not that way.
553 We get customers, we get new customers, based on properties that we have. We do not
554 have a fleet of marketing people going out and business developers and things like that to
555 get customers. We pride ourselves on our properties, which gets us more properties. And
556 that is the long and short. That is what makes us different, a lot different than quite a few
557 of other property maintenance companies.

558 Ms. Kassel stated thank you.

559 Mr. Bradley, with Juniper Landscaping, thank you. Good question. As a branch
560 manager for South Orlando Branch, you know, it would be my responsibility to make sure
561 that we are executing consistently, right? Meeting our commitments. Quite honestly, what
562 I find when we enter a project is, you know, the communities expect us to come in and the
563 first ninety days we are make a change to the community, we are going to improve it
564 dramatically. The important part and really where the fruit of it all is you do not let up, you
565 know, you maintain that newness and kind of like that day one mentality all the way
566 through. That is really what my job is, is to make sure of that. You asked about staffing.
567 You may or may not know this, kind of the guide that helps the contractors is about
568 \$80,000.00 revenue in the summer is about a person. So, I see about ten people is the need
569 here in the high season, nine people would be dedicated to all maintenance, one person
570 fully fulltime weeds. And that was the scope enhancement from previous and changed in
571 May and carried through. Wintertime, I see about six people maybe seven, depending on
572 the operation. But it is important to always stay a hundred percent, and that is really what
573 I see what happened here is the letting the foot off the gas and the need to make a change
574 in community. So, that is what I would deliver on, and be proud to do so.

575 Ms. Kassel stated thanks.

576 Mr. Bradley answered thank you.

577 Mr. Sorenson, with Greenleaf Landscaping, stated. So, one of the first things I have
578 done actually is put these numbers together and I sat with my boss. I immediately told him
579 those budget numbers for our first, our budget numbers for revenue, we would exceed those
580 on our side. So, I am going to blow our budget to get this place. And he is well aware that
581 he knows we are going to take a loss. I think on the more different scope though is a
582 personal level. I mean what are your expectations, what are your homeowners, I mean,
583 taking time and talking to people that are here. What do they want to see and their opinions
584 matter. They do not have to be angry, yelling, screaming, we can have a conversation.

585 Ms. Kassel stated they will be anyway.

586 Mr. Sorensen stated it is the nature of the beast. They pay a lot of money to be here,
587 they have expectations, they feel they are not being met. That's understandable. One of the
588 things that I have done at a couple of our properties, we will have a group text so if
589 somebody has or wants something, they are going to put it in the text, not the whole
590 neighborhood, the Board. And if somebody comes up and says, you know, Mrs. Jones, or
591 Johnson, or whoever, made this observation, is there anything we can do for it? Absolutely,
592 I mean, let us look at it. There is a solution to everything, we just need to be willing to find
593 it. So, my boss was not happy when I told him to execute this and do what is the need to
594 have it done properly, as it is going to hurt his pocket. But that is what it is and that is what
595 it is going to take to get it, to earn your respect, earn your trust. I mean that is ultimately
596 what we have to do. You do not trust landscapers. I do not blame you. I can see that, why
597 would you? You have been through it, you have done it, everybody is the same, what is
598 going to separate us? I will be your account manager. You will be able to contact me on
599 my personal cell phone. I do not answer to anybody but the owner, and I can make decisions
600 in the field that will certainly alter the course of hopefully your happiness to the better.

601 Ms. Kassel stated thank you.

602 Ms. Kramer stated thank you. Ok, any other questions before I jump in?

603 Ms. Kassel stated I do have a question for Inframark in terms of which of, if any, of
604 these companies have you worked with? I am not putting you on the spot, Mr. Perez, sorry.
605 But you know, I mean, all the landscapers talk a good game, right? All the previous ones
606 did. I want to know who you have worked with and who you are happy with.

607 Mr. Perez stated ok, so I am going to start with the second part of that question. We

will not make any recommendations who we are happy with and who we are not happy with. It is not fair to these gentlemen, and it is also not fair to you all, or something we do. We do work with two out of three vendors currently, Benchmark has a lot of Celebration HOA work, ok? In Celebration CDD, just like here, your HROA and Harmony CDDs, there are so many common areas that overlap, and you see a lot of different things. It is more so in Celebration so as we are driving through looking at stuff on the CDD we do see their work. All three are comparable in terms of the work they provide. Juniper does Celebration CDD, Greenleaf does Enterprise CDD, so Celebration and Enterprise are two CDDs that touch each other. So, I get to see Juniper's work, I get to see Enterprise's work and then inside that giant conglomerate of Celebration, Benchmark doing HOA stuff. So, all three of them sitting right here, we do have eyes on... But, I will say it, I was hoping for more vendors. You know, so you are aware, once this ad was published, we are allowed to send emails out, blind copied to all, there were nine vendors I reached out to individually on one lump sum email alerting them. I have had conversations with Teresa on this. Because it is like, man, this is the second RFP in a row. I think last time we had four, this time we have three. I do not think it is anything you are doing wrong, I think it is an unfortunate issue with labor woes still there, material costs are still high, location proximity to where maybe some other branches are at for other vendors could be impacting it, but all three that are sitting in front of you, I have seen their work, I have interacted with them. You know again, even on the Benchmark side, even though we do not do any work with him, there has been times where I have had to meet Jacob, I have had to meet Mike onsite at Celebration because they were moving an oak tree that abuts the CDD sidewalk and they to replace it, so you know, we do interact.

Mr. Short stated well answered. I was impressed, none of us are upset with you.

Ms. Kassel stated one last question for me, and I will let other people ask questions. You mentioned, you know, that you were here at the beginning, and you saw. So, we were originally built as the environmentally friendly community, right? And I did not see anything in any of the proposals and I know our RFP scope did not really mention it, but I was wondering if any of you have any Florida Friendly Certification, or practices that you employ in your general work.

Mr. Botkin, with Benchmark, stated oh, you mean besides best management practices certifications, we hold our own pest control licenses. We always use the least caustic on

640 the property. There are other properties that we maintain that have requested non-
641 glyphosate for herbicides and things like that. We are dog parks, the children, the parks,
642 the playgrounds, all those good things. So, the biggest thing is communication with the
643 manager, closures, things like that. Wait until it dries, wait, we do not apply while they are
644 there, all those good things. So, the best measure practices you will have at least your crew
645 supervisor will be certified, I am certified, as your project manager, and then it goes up
646 from there. We actually teach, in our safety meeting, all new incumbents for the best
647 management practices.

648 Ms. Kassel stated thank you.

649 Mr. Bradley, with Juniper Landscaping, stated good question. The best management
650 practices, Florida Certified Native, all of that. I mean I think it is a dirty secret in the
651 landscape industry and my peers could probably agree with this, the use of chemicals is
652 highly prevalent and common, right? There are certain things that work and certain things
653 that do not work. But the ideal scenario is to get the health of the landscape to a point where
654 you can pull back the usage of chemicals. And it is a win-win for the environment, it is a
655 win-win for the community, it is more functional, people and pets have less interaction
656 with chemicals, and our soils allow quick leaching but nonetheless it is there. So, I think
657 from a chemical usage and a Florida Friendly and Native and all of that, obviously not
658 wanting to deviate from the theme of the community, but over time the plant material needs
659 to be replaced or there needs to be a freshening up of a certain area, the idea is to select
660 plant material that does not deviate from the overall theme, it does not need a lot of
661 chemicals or water. That can enjoy and bathe in our summers and it is not going to get
662 chewed up by everything. That is what we try to do and it a win-win.

663 Ms. Kassel stated thank you.

664 Mr. Bradley stated thank you.

665 Mr. Sorensen, Greenleaf Landscape, certainly you know with the... I am sure we all
666 hold the same certificates. One of the things is that we lose in Florida is our soil quality
667 and I mean we are building on whether it be muck or sand, things like that. If we can
668 increase the level of organics in the soil, we can help the plant be more and increase its
669 defenses it is immune system to certain levels you know insects I mean insects do play a
670 role in nature. Nobody has enough time for the wasps to come in and eat the aphids or the
671 ladybugs and things like that, so it is not, it is not something like that. Chemicals are a

necessary evil, but we can lessen it over time if we can amend and do some things organically to increase the plants' own defense system because with the breakdown of the soil toxicities things like that, things do grow in sand and we can grow weeds in the asphalt, it happens. I am just saying all those things can grow there but if we can help the plant become stronger by amending soils, adding organics, increasing we can lessen the need and eventually the runoff into the waterways of the chemicals, the nitrogen, we can have microbial organisms that come back in and start doing what they are supposed to be doing with the breakdown of the kind the cuttings, the trimmings, and things like that and that is a nitrogen rich that you do not need a synthetic nitrogen. Now that takes time now certainly the chemicals that were out here you know everybody is applying kicks back those microorganisms we need to find a way to help and increase those microorganisms. It is not as hard as it is believed to be it just takes time. So, if you want a chemical free environment it will never be 100% chemical free. I do not believe we can do that yet. We can certainly increase and help get increased nitrogen levels in the soil and not use a synthetic nitrogen whether it be a slow release, Osmocote, things like that. When it rains and it hits the soil it is gone, and it goes to the water table and then it leaches into the waterway. So, there are ways to certainly lessen the impact and that is something that we can certainly work with and look at and promote, composting and things like that. Yeah let us put together a neighborhood composting center, let us get everybody involved. You know, things like that.

Ms. Kassel stated thank you.

Ms. Kramer asked Dan did you have any questions

Mr. Leet stated I did. In regard to the irrigation, I am not sure I cannot remember what was in the bidding package I am not sure with, if you maybe talked with Inframark about this. I would like to hear about your familiarity with our system and what your plans would be for basically controlling an app whether it would be onsite access whether it ties into systems maybe you have for doing so remotely and then just what you guys know about the current state of everything our irrigation system.

Mr. Sorensen, Greenleaf, stated you have a Maxicom system, we are Maxicom certified. We have one out on the enterprise CDD that we ultimately check twice a month, report out twice a month and go through. There would be an on-site pretty much probably daily irrigation person to go through the system. It is just that fast and that is certainly being

704 able to get here check things, make sure everything is running correctly, immediately jump
705 on things with within 24 hours to get things turned around and keep the system operational.

706 Mr. Short asked, It would not stay on for two months?

707 Mr. Sorensen, Certainly during the rainy season, absolutely, and we will probably run
708 it every day and really make sure you got enough impact to your water. (laughter) We
709 would come out and manage that and have somebody within certainly take care of that.

710 Mr. Bradley with Juniper Landscaping stated that is another good question. We are
711 Maxicon certified as well. I believe, I think our annual price for irrigation was
712 double relative to my peers and that was purposeful from the sense that the entire
713 community is a maturing community knowing that it is PVC plastic in the ground it is not,
714 it is made to be replaced, it is has planned obsolescence so with that irrigation repairs are
715 in this RFP. We anticipate them to be substantial on a regular ongoing basis just due to that
716 nature of the aging system. We do see a need year-round for three irrigation folks, two
717 dedicated technicians and an irrigation manager, and that is allotted for in that budget
718 provided. And just making sure that it stays 100% on a regular basis, it requires that
719 intensity of effort. We would be prepared to provide that.

720 Mr. Mootz with Benchmark Landscaping stated yes Maxicon certified. In looking at
721 the overall square footage, we tend to agree more with the Greenleaf as far one full-time
722 irrigation on site all day, every day. And in addition to that, all our crew supervisors
723 actually are cross trained to notice these types of things. And me being the project manager
724 you will have three sets of eyes all day everyday so typically you do not need the irrigation
725 tech to say there is something broke. The guy mowing are going to see it first, the guy
726 hedging is going to see it first, and we have trained everyone to keep their eyes open.

727 Ms. Kramer commented our residents will see it. And they are responsive, they will
728 send a notice in, and you will know a sprinkler heads broken. I just want to train them on
729 replacing them.

730 Ms. Kramer asked Mr. Leet, did you have any further questions?

731 Mr. Leet replied no that was it for me.

732 Ms. Kramer stated ok, thank you. Mr. Short, did you.

733 Mr. Short answered, I have another one. It is a little bit strange, but it matters...

734 Mr. Mootz stated I do strange well.

735 Mr. Short continued what is it you like about where you work?

736 Mr. Bradley, Juniper Landscaping answered I like the variability of my role. I like being
737 outside. I like delivering happiness, I mean that is the nature of our business here and also
738 every day is a little bit different even though it is somewhat similar environment similar
739 dynamic. I like doing the right things like creating beautiful landscapes, seeing people
740 enjoy them, and seeing my people develop too.

741 Mr. Short asked what do you like about working for Juniper?

742 Mr. Bradley answered much the same, like I just said, but I am fully supported to do
743 the right thing and really seeing my folks develop and encouraging them and growing them
744 in their careers and the folks that are going to come after me so...

745 Mr. Sorenson, Greenleaf Landscaping, replied I like being outside. I cannot do offices.
746 I like working outside, I like being with the people I like my guys that I work with, my
747 crews. Three, five of our guys have been together for about twenty years in total with the
748 owner of my company. I have been with them for about twelve. We get along, we are like
749 brothers, and I like seeing ... it is like art, you start with an empty canvas and by the time
750 you are done, you know you can walk away and go you know what I am happy with that,
751 I am proud of it. And see it down the years as it grows and everything, I was a part of that.
752 Just being a part of something that is bigger than me, not that I am very big, but that is kind
753 of cool. Working with people and being outdoors even though it is ninety-eight degrees I
754 enjoy it and that is that is cool.

755 Mr. Short commented, True Floridian.

756 Mr. Sorensen stated pretty much.

757 Mr. Mootz, Benchmark Landscaping, stated so, just to skip right to it. This is the owner
758 but that says something about Benchmark he is the owner, and he is sitting here at this table
759 at a model home. I can call him at 5:00 a.m., I can text him at 10:30 p.m. I have got his full
760 support twenty-four hours a day. And he has my mine, so that is why I love Benchmark it
761 is not just Mr. Botkin, it is that 5:00 a.m. call, it is that 10:00 p.m. text and he answers.

762 Mr. Botkin, Benchmark Landscaping stated I think it is important just to hit on that,
763 my earlier comment, I am the only owner sitting here out of the three companies because I
764 actually do care about the community, not saying the others do not, but again I was here
765 when it was just dirt piles and pasture, and the first houses were going up. I know the
766 builders of the first houses, and I grew up with their kids and the community means
767 something to us and me specifically and I think just for our employees just as a type of

768 company we are. Everyone struggles with labor, and you are not always dealt the perfect
769 hand for labor in our industry, right? Sometimes you get what you get. We take pride on
770 development not only in the field and their skill set but we have had guys we have worked
771 with them and paid for them to get their GED, to take English language classes, because a
772 customer wants to come up and talk and they do not want to hear, go see someone else,
773 they just want it yes ma'am, no ma'am, yes sir, no sir. Over here this is Jacob. We pride on
774 growing them holistically not just in the field and see you later pick up your check on
775 Friday. So, we do all the family stuff which I am sure they do as well, the barbecues and
776 all that, but I do want to point out I am the only owner here and I hope that is a symbolism
777 of the care of the property that we have.

778 Ms. Kramer stated thank you.

779 Mr. Short stated we appreciate that, and we do know that they care, we can sense that.

780 Ms. Kramer asked anything else, Mr. Short?

781 Mr. Short answered not from me.

782 Ms. Phillips stated I do have one question. Well, I really do not, one of you have got to
783 do something to help push this over to one side for me because I really appreciate all of
784 you and I am very impressed with all of you. I guess I would ask about your turnover of
785 your employees. Do you tend to keep your employees for a long time, or do you have them
786 quitting all the time with having to hire new ones?

787 Mr. Sorensen, Greenleaf Landscaping, stated so the owner of my company actually
788 sold his company that he started when he was 18 years old, ran for about twenty years and
789 got out and then after contractual agreements and things like that came back into the
790 business made three phone calls and the three phone calls were myself and two other
791 workers that have worked with him in the past and I did not hesitate. One of the gentlemen
792 I mean he was crying, I mean this is an adult male that was crying, that my owner was back
793 in the game and like we said we are a family. So, you know it is yeah we retain our guys
794 we.

795 Ms. Phillips stated the guys who actually come in and drive the....

796 Mr. Sorensen stated no, absolutely, we are, they are my family, I mean we are brothers.

797 Ms. Phillips stated the whole....

798 Mr. Sorensen stated absolutely, we will we eat together. I mean we fight together like
799 brothers we argue but we are a family. I mean they are my family in Florida.

800 Ms. Phillips stated you are always going to have some employee turnover

801 Mr. Sorensen stated oh yes, you are going to have turnover. You cannot stop it. We
802 have employees that, again, came back into the game, twenty-two-year employees that
803 were together.

804 Ms. Phillips stated thank you.

805 Mr. Bradley, with Juniper Landscaping, stated I would say from a turnover perspective
806 it is moderate to low compared industry wide. I know, and I am just speaking for the
807 company overall, locally for me here I would say it replicates that as well. Seasonally, of
808 course, you are going to have you have some pullback in the winter some natural
809 progression of the landscape seasonality but successfully year after year we do have the
810 same folks return. Some folks move, it is natural. We do have of lot of families. We
811 encourage that, their brothers, cousins, that sort of thing. And I do not have a real challenge
812 with labor. It is hard sometimes having the best driver, the best crew leader, but a project
813 like this requires the best of the best. Let us be honest right? It is not a place for newbies to
814 get trained and that sort of thing. So, but we do have a majority of the staff on hand that
815 we would be able to dedicate to this project, so I do not see a need to have to staff up
816 dramatically.

817 Ms. Phillips stated I meant more in terms of if your employees are happy your company
818 is good... I had a doctor one time, thirty-two years every single person worked in this office
819 was still there thirty-two years later. That had to say something about who he was.

820 Mr. Mootz with Benchmark stated so along those lines crew leads it is ten to twelve
821 years right now. Each crew lead we have has been there at least that long. Our production
822 manager is actually my brother. He is worked with me or for me since he was seventeen.
823 So, that isI am one of nine kids, if that helps answer your question.

824 Mr. Botkin stated part of your question is about the field. We have all been employed,
825 right? I obviously own the company and our managers always stayed and stuff like that. It
826 is the field labor that gets the job done. Over the last five years about ninety-two percent
827 retention in field labor. I think that is extremely high and a lot better than industry standard.
828 And I think a lot of that goes to, we pay above market, we give benefits that other
829 companies do not in the market, and we treat people with respect, and we do things outside
830 of the field to keep employees.

831 Ms. Kramer asked anything else Ms. Phillips?

832 Ms. Phillips stated no I mean I was just really trying to think of something maybe help
833 separate them because like I really think you all are very capable and have done well. I
834 guess the other question I wrote down, I do not know if this is a fair one, but if some people
835 did not come to work would you roll up your sleeves and get out there and do it?

836 Mr. Mootz stated absolutely ma'am I do not dress like this normally.

837 Ms. Phillips stated well I would not because I cannot stand the heat.

838 Mr. Sorenson, Greenleaf, stated if there is an empty position whether it be stick hedger
839 or driving the truck, if I am the last person that is available I will be doing whatever job
840 needs to get done, absolutely.

841 Mr. Bradley, Juniper Landscaping, stated at the end of the day, we are all landscapers,
842 right? Or Horticulturists. This is what we do this is substance of our profession so
843 absolutely I mean regularly from a training perspective like you know I cannot speak for
844 my peers, but they are out there, I am out there physically to develop folks so absolutely
845 yeah. Jobs have got to get done you know and....

846 Ms. Phillips stated not all companies will do that, so that is why I was asking.

847 Mr. Mootz with Benchmark stated yes typically there are three different shoes in my
848 truck, I am the one with the baseball cap and the hardhat and the full brim,

849 Mr. Sorenson commented, full change of clothes. Just to touch on that we can all
850 agree that it is the only way to earn the respect of the guys that you are asking to do the
851 hard stuff. I mean that is not cool to be sitting there going point and clicking. Personally, I
852 will be the guy pulling weeds. I do not mind manually pulling weeds. That is, they do not
853 like to do that, and they really do appreciate it.

854 Ms. Kramer stated I would like to talk about irrigation briefly. What role do you see
855 yourselves playing in our irrigation management? Is it just a matter of responding to
856 notifications that it is leaking or that you are going to come in here monthly and reset it
857 and then walk away? How are you going to be detecting the leaks that need to be repaired?
858 Do you do anything more than that,

859 Mr. Mootz asked as far as repairs? Or seeing them, proactive.

860 Ms. Kramer stated, Yes, are you proactive at managing the water?

861 Mr. Mootz stated so the system you are using, I believe has flow control meters.

862 Ms. Kramer stated I do not know that it does. We have one of the original Maxicom
863 systems. It does not cover the entire community and we have a portion of our community

864 that is on other controllers.

865 Mr. Mootz with Benchmark stated so, while we are doing inspections nozzle selection
866 all those good things matter. We really want to take that consumption and over time not
867 need as much. We want the turf to be not necessarily draught tolerant, but we want to have
868 a deep enough root system to survive those types of things. So, in time we want that
869 consumption to go down. Again, it is head placement, extensions where needed or not
870 needed. How that relates to the landscaping where there is a hard prune that is needed to
871 reset that bed and, yes, you do need some of those right now. Overall nozzle selection,
872 clean screens, things like that while watching for fungal activity in the cool season as it
873 relates to irrigation. That is how we are proactive on the irrigation side.

874 Ms. Kramer stated ok.

875 Mr. Bradley with Juniper stated good question. As I mentioned a few minutes ago our
876 investment in irrigation is significant especially relative to my peers. I think that the human
877 impact factor is the big part of that along with the expectation of repairing a system that is
878 maturing knowing that there is technology here leveraging it to the maximum but over time
879 we would like to see use of more technology in future years consideration for investing
880 more into the irrigation. Making sure that it is only watering when it needs to water, making
881 sure rain sensors are working, I know these are elementary things but that is where we start.
882 Having the landscape evolve over time so it does use less water if is healthier. For most of
883 the summer you should not need to actually irrigate. If you are, then that is usually solving
884 a problem that is creating another problem. So ideally that is what we would like to see
885 that is what we would deliver upon. Thank you.

886 Mr. Sorensen with Greenleaf Landscape stated just constant monitoring, the crews
887 onsite making observations, seeing things. Obviously reporting what they see. My guys all
888 know that whether it belongs to us or not as long as it is moving, flowing water I need to
889 know about it and then we make the right determination as far as whether it is us or City.
890 But again, part of it is a soil issue, with the sand any water, it does not retain moisture.
891 Other options to help maintain and retain water in the soil in the root zone. Again, obviously
892 flow sensors but that is not what you want to hear, spend more money to update your system
893 but we there are things that we can do and work with. Adding a different mulch different
894 blends.

895 Ms. Kramer stated do any of you monitor the CDD or CROA, do you monitor the actual

896 reclaimed irrigation water usage of your communities?

897 Mr. Sorensen with Greenleaf stated we well is that a second question to your first one?

898 Ms. Kramer stated a quick yes or no.

899 Mr. Sorensen with Greenleaf stated yes.

900 Ms. Kassel asked on what basis?

901 Mr. Sorensen answered probably biweekly.

902 Mr. Bradley with Juniper stated to give you an example right, now Live Oak Lake
903 CDD, and Twin Lakes HOA they do have the capability where we are monitoring it daily.
904 They did make that investment in the technology, so it makes it makes the data available
905 to us. But obviously if it is the good old fashioned flow meters what is happening there is
906 that presence every day you know, it is required.

907 Mr. Mootz with Benchmark I would say the short version, biweekly. And yes we do
908 occasionally CROA or non CROA will send out all their meter readings. We get alerted to
909 any discrepancies of previous year, previous quarter, spikes. So, on that regard for CROA
910 we are more of a reactive just because we cannot read their meters.

911 Ms. Kramer stated we have a situation where we do not have flow meters but what we
912 are working with is that TOHO is providing us weekly, on some of our meters, daily water
913 usage. Their system is coming online soon where they will be able to give us real time
914 access so if you are on board, there will be real-time access on usage.

915 Mr. Mootz with Benchmark stated they used to use the same thing for water
916 management, South Florida water management.

917 Ms. Kramer stated wonderful, so you all will be able to work with that.

918 Ms. Kramer continued the staffing numbers, Juniper, in your proposal mentioned nine
919 staffers that would be onsite, but you indicated a minimum of 52 visits a year. I presume
920 there would be more than that. You would have people onsite more? What are you
921 anticipating for staffing? Nine people two days a week? Or give what that looks like.

922 Mr. Bradley from Juniper stated that was a great question. So, I do see this to be a full-
923 time project every day. And I do not see there to be a deviation from that especially
924 considering the intensity of the weeding, the hand weeding that is necessary, and I
925 mentioned having somebody dedicated to that, that is all their task is separate from the
926 crews who are actually doing the mowing and sectional rotation detailing each day as they
927 partition the project. So that independent weeding needs to be happening to the remainder

928 of that seventy-five percent every week. So, I mentioned ten and that is what I would
929 commit to. The nine to ten, but it would be ten, with a dedicated site supervisor, obviously.
930 And really Monday through Thursday is what I foresee, four tens. Really the reason for
931 that is to allow that buffer and that flex for Friday. As we know in the summer our
932 afternoons are frequently rained out. There is not a whole lot of productive that happens
933 after 2:00 o'clock so we keep that Friday as a buffer. And in my experience, it is usually
934 one Friday a month at a minimum depending on what type of a rainy season we have if we
935 are going to need to use that. So, we do not want to push into Saturday. Saturdays and
936 Sundays are for the community to enjoy their community, not to bump up against
937 the mowers and the landscapers and XYZ.

938 Ms. Kramer stated right, Greenleaf same question. You have mentioned I think you
939 have 14 staffers.

940 Mr. Sorensen with Greenleaf stated yes, initially certainly. It would be two crews of
941 probably eight and then a triage crew, myself, at least a tech and an irrigation manager, at
942 least, to come out and actually the crew to take care of contractual needs and then the other
943 the triage crews to get this, hit the areas and really blitz it to get it cleaned up as fast as
944 possible and get it to where it is as close to standards as...

945 Ms. Kramer asked and that would be Monday through Thursday? Monday through
946 Friday?

947 Mr. Sorensen stated Monday through Thursday right now with the Fridays as a buffer,
948 obviously we are all on the same rain schedule.

949 Ms. Kramer asked so is that like four tens?

950 Mr. Sorensen answered yes, four tens.

951 Ms. Kramer stated and Benchmark.

952 Mr. Mootz with Benchmark stated we run the same setup, four tens. Our initial 90 days
953 we are going to be pretty heavy here. Obviously there is not, we are not coming here and
954 doing a full clean up, getting paid for it, all that good stuff. So, we are dedicating probably
955 two and a half crews, we are closer to the twelve to fourteen as Greenleaf said for those
956 initial ninety days. Peak season we are closer to the eight to nine only because my
957 production rate on some of this Bahia moving is slightly above just because the equipment
958 we use. So, I am not out there mowing an acre an hour, I am mowing closer to three acres
959 an hour. So that is what you can expect from us.

960 Ms. Kramer stated, Juniper mentioned hand weeding. Do you all do hand weeding?

961 Mr. Mootz, with Benchmark, stated yes it is augmented, yes. It is hand weeding
962 augmented with...

963 Ms. Kramer stated so all three of you do hand weeding.

964 Mr. Perez stated for verification if I may? They will also use nonselective herbicides
965 on the smaller weeds, it is not strictly hand weeding. Just to make sure that it is understood
966 across the board.

967 Mr. Short stated that is what I heard.

968 Ms. Kramer stated but they do hand weeding.

969 Mr. Perez stated in the specs if it is over 3 inches they have to hand remove.

970 Ms. Kramer stated yes because we have a lot in our landscape beds intertwined with
971 our plants. Ok.

972 Ms. Kramer stated equipment, Greenleaf provided a good inventory of equipment that
973 they have available and using Juniper I did not see a listing of equipment. Did you?

974 Mr. Bradley with Juniper stated sure, I will speak to that. So can I go back to
975 the rotation of what I see to do the regular maintenance. You know I spoke a moment ago
976 about the continuity of things so two mow/detail crews or combo crews, obviously the
977 truck and trailer and I see full complement of mowers that probably have six mowers
978 maybe a seventh depending on the intensity of the Bahia mowing in any given week. And
979 then there would be a separate site supervisor from those crews who is basically supporting
980 all the activities that are going on every day and also augmenting the weed activity as well
981 a person doing that so... But the first that you know the thirty, sixty, ninety startup, my
982 peers spoke to that obviously that is something that Juniper's going to heavily invest in and
983 consistency....

984 Ms. Kramer asked do you have the equipment?

985 Mr. Bradley with Juniper stated yes ma'am we do. And leaf removal I know the bulk
986 of that resides on the right of ways but obviously prepared to deliver upon that seasonally
987 and mulching, annuals, and special services, if you will, that are not the regular week to
988 week activities.

989 Ms. Kramer asked, and equipment wise you all have....

990 Mr. Mootz with Benchmark answered yes ma'am

991 Ms. Kramer stated in the leaf removal they have leaf drop season right now and the leaf

992 removal is from mainly the landscape areas, the right of ways, and the areas. Can you tell
993 me how you are going to do that leaf removal?

994 Mr. Sorensen with Greenleaf stated I have not experienced it here, but having obviously
995 experienced from other properties, leaf bags are available certainly manual bagging we
996 have had properties where we have taken out a 40 yard roll off dumpster and we filled it
997 and had to roll off obviously, certainly at our expense to triage leaves. Again, I cannot, I
998 cannot explain how we would do it here we have not lived it.

999 Ms. Kramer stated we have Sycamores.

1000 Mr. Sorensen stated well, no you have a bunch of

1001 Ms. Kramer stated with lots of leaves.

1002 Mr. Sorensen stated any possible option is on the table for what we need....

1003 Mr. Bradley from Juniper stated obviously the intensity of the work deviates from the
1004 capacity of the regular weekly maintenance crews so they would be augmented over that
1005 two to three-week period to remove the leaves in succession each week as they come down.
1006 So, I foresee a full leaf removal weekly for about three weeks of the year. Separate teams
1007 would come in, specialized equipment, ride on blowers, the leaf vac, these things that help
1008 expedite and get it out of the way and off property.

1009 Mr. Mootz with Benchmark stated yes I foresee our Isuzu dump bodies here with the
1010 debris loader.

1011 Ms. Kramer asked ok, so all three of you, are going to take leaves off site? You are not
1012 just blowing them from the landscape area into the street?

1013 Mr. Bradley answered no, that is correct.

1014 Ms. Kramer added or somebody else's yard.

1015 Mr. Bradley, Mr. Mootz, and Mr. Sorenson all answered in affirmative that leaves
1016 would be taken off-site.

1017 Ms. Kramer stated OK I have guarantees from all three as the minutes will reflect.

1018 Again, affirmative responses from all bidders.

1019 Ms. Kramer ok, I appreciate that. That is a big issue in our community, as you have
1020 probably heard, sometimes the wars going on between the landscape company and.....

1021 Ms. Kramer ok let us move on to the ponds. We have ponds and some of them have
1022 very steep banks. What type of equipment, Greenleaf, do you have to get in there and mow
1023 those ponds down to a foot from the waters line?

1024 Mr. Sorensen with Greenleaf answered obviously safety being the issue manually
1025 doing it weed eaters, flywheel mowers would be available, certainly if it can be done with
1026 a mower safely we would use a mower, any and all means necessary to do the job. I have
1027 not walked it so if it is it is certainly too steep to walk and it is a trip hazard and somebody
1028 is going to potentially lose life or get injured, we will manually do it.

1029 Ms. Kramer stated ok so Juniper how would you handle.

1030 Mr. Bradley with Juniper stated obviously if it is unsafe to use a mower. If it is slipping
1031 sliding have to use weed eaters. They do make some specialized walk behinds that are not
1032 as intense as a mower. They do kind of rough cuts similar to weed eater, but it is it
1033 is actually safer because you are not jumping around with the weed eater, and you can
1034 move in a kind of like a clean line. So, I could foresee needing to use one of those at times
1035 during the year as well.

1036 Mr. Mootz with Benchmark stated as a standard practice we typically use walk behinds
1037 for the bottom, let us say, four to eight feet and then use the CTRs going forward up from
1038 there, just because the safety but like both of them mentioned if it is unsafe to actually do
1039 it, it is a line trimmer.

1040 Ms. Kramer asked ok, so none of you have a boom mower that could...

1041 Mr. Mootz asked A batwing?

1042 Ms. Kramer stated a batwing, yes.

1043 Mr. Mootz stated if it needs it yes. But why, I mean if that is what it needs but,
1044 obviously, it is not going to give you the quality cut.

1045 Ms. Kramer stated I just wanted to see because again we have some ponds that have
1046 very low sloped easy to cut edges and others that the water level is seven or eight feet down
1047 from the from the top edge, so I just wanted to touch base with you.

1048 Ms. Kassel stated I am just bringing your attention to the time.

1049 Ms. Kramer stated yes. Alright, I think that covers everything I have down. I appreciate
1050 it. Do any of the other supervisors have any last questions?

1051 Ms. Kassel stated not at this time.

1052 Ms. Kramer, alright thank you gentlemen, I greatly appreciate your input and your
1053 forthrightness in what you are able to do. At this point we will bring it back to the Board
1054 to do some discussion and ranking. So, I do not know if you want to step out if it is not
1055 raining or go in the in the back room.

1056 Take some refreshments back with you. We have cookies here and water in the fridge.

1057 (At this time all bidders left the meeting)

1058 Ms. Kramer asked ok, do you have ranking sheets for us?

1059 Mr. Perez answered I do.

1060 Ms. Kramer stated The pleasure of the Board as to whether we are going to rank
1061 individually and score individually? Or do you want to try and come up with a consensus
1062 score for each category which could possibly take considerable time. Pleasure of the Board.

1063 Mr. Short stated whatever is quickest.

1064 Ms. Kramer stated probably everybody rank individually.

1065 Mr. Perez stated yes, now what would happen then is once you individually rank them
1066 kind of taking a test quietly we are not sharing numbers right away. Then I would collect
1067 all the evaluation sheets and I will create a master where I tabulate basically all the scores
1068 combined. Please note that ten is a high score zero is a low score.

1069 Ms. Kramer stated ok.

1070 Ms. Phillips stated oh, ok. I was thinking we would do one, two, three, one, two three,
1071 you know.

1072 Mr. Short stated I have a question for Brett, if it is allowed. I would like to know the
1073 ramifications of selecting any of these on our budget and....

1074 Mr. Perez stated well, as mentioned earlier that all three vendors are over what you
1075 currently have budgeted.

1076 Mr. Short stated so we would have to bump our budget up the cost of....

1077 Mr. Perez stated you would not have to. There are a couple things you could do, ok.
1078 There could be a budget amendment made. And I will defer to District Counsel if I
1079 misspeak at all. The other option is we just have to be fiscally responsible and watch what
1080 we do not use, or we cut something, not necessarily cut that is a terrible use of words there.
1081 I apologize to the residents, as well. Not to take away services but instead of maybe two
1082 mulchings a year, it is one mulching a year to save that dollar amount. And then to get you
1083 to the fiscal year 2024 budget process and then you make your adjustments to your budget
1084 at that time

1085 Mr. Short stated ok.

1086 Ms. Kassel stated so there are, for some of these criteria the bid package does not really,
1087 we ask questions, but the bid packaged does not really address it. So, I have question marks

1088 on a bunch of these.

1089 Mr. Perez stated well, and those you can fill out based on your evaluation that you just
1090 took place. If they answered those questions for you, you can, that is not specifically based
1091 on the proposal itself it is part of the evaluation process you know evaluation is involving
1092 interviews so part of what we just did was an interview with them. So, if you feel like they
1093 have answered your question you can rank it or score them off of that response.

1094 Ms. Kramer stated now the responsiveness to scope would be more of how they
1095 responded in the proposal as far as...

1096 Mr. Perez stated yeah I mean they should all be producing the same amount of mows,
1097 the same amount of trims, the same amount of fertilizations.

1098 Ms. Kramer stated well I just noticed that Greenleaf was very specific, they followed
1099 the scope they answered almost everything and laid it out. And the other two missed a lot
1100 in their proposals.

1101 Mr. Perez stated and then again that could all be reflected in how you want to score
1102 them you know somebody may feel that is a zero, somebody may say they gave it an
1103 attempt and how they laid it out and they want to score two. I cannot answer you on how
1104 to score it, but it is kind of like the College Football Playoff Committee, right?

1105 Ms. Kassel asked where is Greenleaf located?

1106 Mr. Perez stated they are they are located....

1107 Ms. Kramer stated they are on Silver Star Road in Orlando. Fifty-six minutes
1108 during non- rush hour and 41 miles away.

1109 Mr. Short stated so there.

1110 Ms. Kramer stated are there any other questions?

1111 Ms. Phillips stated Teresa that is why we will not let go of you.

1112 Ms. Kassel stated Only Juniper showed that they had worked with a CDD. I did not see
1113 anything about Benchmark or Greenleaf working with actual CDDs because there is past
1114 CDD performance. It does not say HOA performance says CDD performance. So do you
1115 know if Benchmark or Greenleaf have worked with CDDs.

1116 Mr. Perez stated Greenleaf, as I mentioned earlier, does. Enterprise CDD, which is you
1117 know the other half of Celebration that is the nonresidential side, basically. I cannot speak
1118 for Benchmark because I do not know that answer.

1119 Ms. Kramer stated ok they did not have any listed, but they do the CROA which is

1120 about.

1121 Mr. Perez stated it is a sizeable job. It includes a lot of townhomes as well. Individual
1122 townhome communities that are coupled in with that, there are parks, they have pools, they
1123 have common areas.

1124 Ms. Kramer stated it would be equivalent to...

1125 Mr. Perez stated it is very similar to what you are here. The pools here fall under CDD,
1126 the pools over in Celebration fall under the HOA. It just depends on how the builder decides
1127 to set it up. And to save you all time if you want I can tab the numbers at the bottom if,
1128 you know, if you....

1129 Ms. Kramer stated we will let you add.

1130 Mr. Perez stated yeah so that way you do not you guys can move on to further business
1131 and then I can come back and butt in again.

1132 Ms. Kassel stated well, since they are still filling it out....

1133 Mr. Perez stated and a lot of the questions as you are writing, if you do not mind me
1134 continuing to speak unless you need to focus but some of the stuff like Florida friendly
1135 landscaping was discussed in the previous meeting where we are not looking for boxed
1136 head shear hard or, you know, I call it Disney World pruning then when you go into the
1137 Magic Kingdom you see everything squared so it is very magical. You do not have that
1138 type of plant material here so you want loose, you want native, you want....it cannot be out
1139 of bounds and not maintained but firebush should not be head sheared in a box, it defeats
1140 the purpose.

1141 Mr. Perez stated they also very heavily talked about communication is key.

1142 Ms. Phillips asked could you tell me the distances again.

1143 Ms. Kramer stated sure, Silver Star is 40, I am sorry, Greenleaf is 41 miles away.
1144 Benchmark is 33 miles away and Juniper, and again these are their main offices, is 170
1145 miles away in Fort Myers. Now they each have branch offices.

1146 Ms. Phillips stated I was going to say he must there must be some...

1147 Ms. Kramer stated they have branch offices, but again.

1148 Ms. Phillips stated yes, so I do not know if some of this stuff is even relevant, to be
1149 honest.

1150 Mr. Leet stated again it may vary....

1151 Ms. Phillips stated right, right.

1152 Mr. Perez asked Mr. Short are you done?

1153 Mr. Short stated yes, it is all yours.

1154 Ms. Kramer asked you do not want names on our papers do you?

1155 Mr. Perez answered no, ma'am

1156 Ms. Phillips asked can you tell me those distances again please?

1157 Ms. Kramer stated Juniper is, again, the main office, is one hundred and seventy miles,
1158 Greenleaf is forty-one miles and Benchmark thirty-three.

1159 Ms. Kramer stated So, while they are tallying them up, I would like to go to staff
1160 reports. We will start with our Field Manager's Report. Brett and Vincent. Ok, Brett is
1161 tallying, right?

1162

1163 **SEVENTH ORDER OF BUSINESS Staff Reports**

1164 **A. Field Manager Report**

1165 Mr. Morrell, stated first of all, I am sorry. I had some issues with the deadline, and I
1166 forgot to send the field report.

1167 Ms. Kramer stated written report? Well keep it short and move it fast.

1168 Mr. Morell, thank you. So, basically it is information that you already know. Basically,
1169 the job Jessica Sullivan with IFAS will be here January 10 for the oaks three inspections.

1170 Ms. Kramer stated no she will not. I met with she and Mr. Strickland yesterday, both
1171 were able to come out yesterday. The tree on Five Oaks, there near the West entrance, was
1172 hit by lightning. She said to get it out of there as soon as possible, She also made the
1173 recommendation that we start not replacing trees if they are between two healthy trees
1174 because since the County requires the trees to be planted every twenty feet regardless of
1175 species of trees, we have some very large well growing trees that are out competing each
1176 other and the competition is causing problems. So as long as the community is ok with it,
1177 as our trees mature and fill in, leaving those spots empty she would recommend that. If our
1178 community and the Board decides we have got to plant those, plant them back on the other
1179 side of the sidewalk, if at all possible, instead of right there in the right of way because
1180 there is so much closing those trees in. Also, the one on Bear Grass near Cat Brier that split
1181 down the middle, she said they both said to go ahead and have that removed, too. If it were
1182 out in the woods they would give it time to heal and see what happened with it but because
1183 it is in a more urban residential neighborhood she is concerned about possible injuries to
1184 residents or property and she suggested taking that out but not replacing it either because
1185 it is between two very healthy trees. She also, it was quite exciting, she offered to work

1186 with us as we restore our landscape. She is a Florida friendly landscape expert and she said
1187 she would be more than happy if we are revitalizing certain landscape features or pocket
1188 parks that she would work with us in getting that designed and moving us more towards
1189 the Florida natives which reduces our water consumption, and our landscape maintenance
1190 costs.

1191 Ms. Kassel stated yes, plus they evolved to thrive here.

1192 Ms. Kramer stated yes, without any maintenance at all.

1193 Ms. Kassel stated just harking back to what you said about relieving some of the
1194 pressure on you, I would be happy to meet with Ms. Sullivan, I mean, we know each other.

1195 Ms. Kramer stated yes, she was able to come out when I reached out to find out, as I
1196 was telling Mr. Strickland that we were going to miss him, he said oh I am still here, I will
1197 come on out now right away.

1198 Mr. Morrell stated the Splash Pad, so basically Spies they got another vendor so they
1199 already made the order, and the water pump will be here in the middle of January. So, I
1200 have been following up with them so basically that is the only information they are
1201 providing, that they will be here in mid-January.

1202 Mr. Morrell stated. there are one, maybe two fences broken. I am waiting for the receipt
1203 of one estimate from a vendor because close to the new section that we own, the new parcel,
1204 it is broken, two poles broken, and basically four rails broken. That would be one hundred
1205 percent, that would be under the insurance.

1206 Mr. Short which one was it?

1207 Mr. Morrell replied it is the fence in the US 192, there are two pieces broken

1208 Ms. Kramer stated it is a perimeter fence in the front of the property so depending on...
1209 we have to look at what it would cost because I do not know that it would come, would
1210 exceed, our deductible. So, it may not be worth the insurance, we will leave it to District
1211 Management and field services to coordinate. You can give him the costs and he can decide
1212 whether or not to apply for insurance. We do need to look at that fence and so that needs
1213 to be something....

1214 Mr. Morrell stated yes, we already fixed some parts on the West side and actually we
1215 have a couple parts to fix in that area but that will be included in the insurance after the
1216 hurricane but after that I am waiting but actually I have parts in the in our office in the
1217 containers.

1218 Ms. Kramer stated that fence where I looked where those two fence posts came down
1219 there were no four by fours in the center of those like there should have been, right?

1220 Mr. Morrell stated no more than two by four. I am not sure.

1221 Ms. Kramer stated I mean was there any wood inside either of those posts?

1222 Mr. Morrell stated no.

1223 Ms. Kramer stated ok. So, it is going be a little, I was hoping that we did have the wood
1224 inside each one of them so that we could just price out re-sleeving and re-slatting, but it
1225 looks like a whole fence replacement. That fence is basically disintegrated.

1226 Ms. Kassel stated yes.

1227 Mr. Morrell stated the vendor said that this kind of fence has four rails. Basically,
1228 vendors are not working with four rails, it is just two or three rails. So basically, I am
1229 waiting to see if he can find parts for four rails, and if not we can talk about the option to
1230 repair ourselves. We can insert the pole that we already have and including putting like
1231 wood inside to reinforce the...exactly.

1232 Ms. Kramer stated ok, great.

1233 Mr. Morrell stated Buck Lake Park there was already electrical box replaced and the
1234 dog park I am waiting for the vendor, he needs to come back because the light is not
1235 working yet in the Gazebo. He already fixed and replaced the electric box and the outlet,
1236 but he needs to come back to check the photocell and the troubleshooting. So, I am waiting
1237 for him to come back.

1238 Mr. Morrell continued the next one on the Buck Lake shore after the hurricane the
1239 shade cover is broken so you know one part is missing, the other part is like a little weak
1240 so that need to be replaced. Tomorrow, I have an appointment with the vendor actually
1241 they gave me appointment for January, but I have been putting pressure on them so
1242 they going to come tomorrow, for the measurements and an estimate. The swim
1243 club exhaust fan was already installed, so it is working. The sensor has been working from
1244 6:30 a.m. until 7:00 p.m. You know having the range for all the to do the work. I can adjust
1245 that if you if you want it to be like 7:30 a.m. to 5:00 p.m., or we can keep it like this 7:00
1246 a.m. to 7:45 p.m.

1247 Ms. Kramer stated during this time of the year, we may not need it much. The critical
1248 period is during that hot summertime when the temperatures in those bath houses get up.

1249 Mr. Morrel stated so, 7:30 a.m. to 5:00 p.m.

1250 Ms. Kramer stated I do not know. We can discuss that later. I do not think that takes
1251 Board action so...

1252 Mr. Morrel stated ok, alright. Harmony educational signs, we are process, we are
1253 repainting the structure of the personal sites we have a couple of plexiglass that was, looks
1254 like pretty bad maybe it was for the long time they have been exposed to green algae or
1255 black algae. So basically, we are trying to clean out all of them. The poster about the official
1256 sign was stuck to it, so when we went to replace the plexiglass and for the option that I got
1257 for that that is why I want can we get this the next week is like a poster because there will
1258 be laminated so that will be resistant you know the weather conditions.

1259 Ms. Kramer stated ok, so it would protect the poster inside.

1260 Mr. Morrell stated including inside the plexiglass in behind a cover so that.... It is a
1261 pretty good project. It is going to be little; you know. I will try to have it finished in a timely
1262 manner, but it is pretty hard.

1263 Ms. Kramer stated ok.

1264 Mr. Morrell stated the swim club pool, they have the Stenner pump that was damaged.
1265 The Stenner pump is for sanitation controller. The proposal was submitted that was under
1266 the policy and already replaced, so it is working good.

1267 Mr. Morrell stated Harmony HOA signs, we already talked in the last meeting about
1268 these two signs at the front entrance.

1269 Ms. Kramer stated Friday, we were talking about doing some things that were
1270 interchangeable so sending notices to the residents.

1271 Mr. Morrell stated I reached out to all the vendors that I reached out to the last time, so
1272 I am still waiting for responses. The Advantage Golf Cart, we received the new golf cart,
1273 and it has been working good. So basically, we already paid for it. Kissimmee Motor
1274 Sports, they already gave me the reimbursement.

1275 Ms. Kramer asked you got the reimbursement, and it has been deposited?

1276 Mr. Morrell stated yes I have got it here.

1277 Mr. Perez stated it is given to me tonight to take.

1278 Ms. Kramer stated ok, right.

1279 Mr. Morrell stated the last one is the pocket park. It is done, we already finished the
1280 removal of the concrete pads and we already installed mulch. Today I pulled Brad to grind
1281 the all the rest of the panels including the pressure washing, so it is ready.

1282 Ms. Kramer stated ok, great. I saw those pictures.

1283 Mr. Morrell stated alright, are there any questions?

1284 Ms. Kramer asked any questions before we move on to the proposals?

1285 Ms. Kassel stated no.

1286 **i. Proposals for District Vehicles**

1287 **a. Global Turf Equipment #16746**

1288 **b. Global Turf Equipment #16746**

1289 **c. Global Turf Equipment #16747**

1290 **d. Advantage Golf Cars Inc. #85569**

1291 **e. Advantage Golf Cars Inc. #85568**

1292 **f. Wesco Turf #/11439**

1293

1294 **ii. Ratification of Advantage Golf Cars Inc. #85569**

1295 Ms. Kramer stated we need to ratify the purchase of the golf cart. It was an electric golf
1296 cart 2022 Club Car for \$10,961.00 since we were not able to get a Umax. The Umax folks
1297 pulled out. This was in the same price range and will add a, replace one of the carts that, I
1298 guess the one that was wrecked, it would be a replacement for that one. So, I would ask for
1299 a motion to ratify a purchase from Advantage Golf Cart, the electric 2022 Golf Club Car.

1300

1301 Ms. Kassel made a MOTION to ratify the Advantage
1302 Golf Cart proposal #85569, in the amount of \$10,961.00.
1303 Mr. Leet seconded the motion.

1304

1305 Ms. Kramer stated I have a motion and a second any discussion?

1306

1307 Mr. Short asked so, we already purchased this?

1308

1309 Ms. Kramer stated yes we had set money aside in the previous fiscal year and
1310 authorized the purchase of one, but it was a Umax, and they pulled out.

1311 Ms. Kramer asked all in favor? Any opposed? Hearing none motion passes. I did that
1312 out of order, my apologies.

1313 We also have proposals for additional District vehicles, but the question is we are
1314 currently using an Inframark truck for Vincent, right? We have the Harmony truck, the
1315 Umax, and the Club Car. We have the Polaris, which we are still waiting on another quote
1316 for replacing the engine.

1317 Mr. Perez stated from Briggs, yes which would have been the dealer we should have
1318 been using the whole time according to what we found out from Polaris.

1319 Ms. Kramer stated right. So, if we get the Polaris fixed, if that is a reasonable price that
1320 will be our one gas, small vehicle. Then that will be all we need for our staff right?

1321 Mr. Perez stated correct.

1322 Ms. Kramer stated our staff, we have five staff members it is typically three or four, I
1323 think there is very rarely a time there is there should not be a time there is five members
1324 on staff at one time. So....

1325 Mr. Perez stated the middle of the week typically have all five here, but towards the
1326 end of the week when they start going into the weekend schedules they fluctuate.

1327 Ms. Kramer asked so do we need to consider any of these? Or should we let the...

1328 Mr. Perez stated I think if you are if the goal is to replace the Polaris engine which I do
1329 not think is a bad thing that the actual body of the Polaris is not bad shape. It is not like it
1330 is falling apart.

1331 Ms. Kramer stated it is only two years, a little over two years old.

1332 Mr. Perez stated correct. And it is a diesel and should have the correct stuff moving
1333 forward, and the correct dealer and the vendor that we should be dealing with moving
1334 forward.

1335 Ms. Kramer stated and that will be a more powerful vehicle than the two electrics that
1336 we have.

1337 Mr. Perez stated correct.

1338 Ms. Kassel stated so the disadvantage is that we do not have a backup vehicle should
1339 any of the other vehicles have a problem. But on the plus side, we are not spending another
1340 \$10,000.00 to \$15,000.00 on another vehicle.

1341 Mr. Perez stated I think the way to look at that too though is down the road if you need
1342 one of those, when you start to see, when we start to age out or one of those you know
1343 maybe the Umax, and I know it is fairly new but say in two or three years I still think the
1344 new golf cart is probably, it has a bed on it. I mean, I do not see you needing any more than
1345 that, for the most part. And those are significantly cheaper than the Umax or another Polaris
1346 XT, which I think are close to \$21,000.00.

1347 Ms. Kassel stated so let us move on then.

1348 Ms. Kramer stated ok, let us move on.

1349 Mr. Perez stated I did get the tabulations completed. If you want to stop or if you want
1350 to move on and come back to it.

1351 Ms. Kramer stated let us let the gentlemen outside go.

1352 Mr. Perez stated ok, alright. So, what I did is I did a cumulative score and then I did an
1353 average so you will have them. Benchmark total score of 369, which is on average of 73.8.
1354 Greenleaf scored cumulative 384, which on average is 76.8. And Juniper scored
1355 cumulatively 326, which on average is 65.2. So, what that means is, in terms of ranking,
1356 based off of that you would have Greenleaf one, Benchmark two Juniper three. The Board
1357 can still select whomever they would like but I am just providing you this information as a
1358 guide.

1359 Ms. Kramer asked do we still have our District Legal Counsel on ?

1360 Mr. Brown stated yes you need to award based on your ranking. So, if the Board wants to
1361 discuss the ranking more and think there are reasons to make adjustments in your scores or
1362 anything else, you can, but your award needs to be based on the ranking and criteria that
1363 you approved.

1364 Ms. Kramer stated ok. So, go over again

1365 Ms. Kassel stated here, it is right here. So, 73.8, 76.8 and 65.2.

1366 Ms. Kramer stated ok, so basically as I am understanding Greenleaf would be...

1367 Mr. Perez stated Greenleaf would be your number one ranked.

1368 Ms. Kramer stated oh ok. Is there, does anyone on the Board have a problem with how
1369 the rankings are?

1370 Mr. Short stated well, I still like Benchmark more so....

1371 Ms. Kassel stated I have, well not that they are really I mean they are the lowest ranking,
1372 but I have heard that somebody has worked with Juniper and that they start out well and
1373 they then slacked off and it could be that way with any of these.

1374 Ms. Kramer, stated yeah, again we are just....

1375 Ms. Kassel stated yeah, I have just to sort of you know rip the Band-Aid off I am going
1376 to move to approve the RFP from Greenleaf, without right of way mowing.

1377 Ms. Kramer stated do I have a second?

1378 Mr. Leet stated I will second that.

1379

1380 Ms. Kassel made a MOTION to approve Greenleaf
1381 Landscaping, without right-of-way mowing, for District
1382 landscape services.

1383 Mr. Leet seconded the motion.

1384

1385 Ms. Kramer stated I have a motion and a second for Greenleaf, without the right of way
1386 mowing. Do I hear any discussion? Hearing none I will call the question, all in favor? Oh,
1387 did you, I am sorry.

1388 Mr. Leet stated yea, I seconded, I mean as far as discussion.

1389 Ms. Kramer stated I do not want to cut anybody off. Mr. Leet stated right well no we
1390 are going by ranking and ranking pretty much lined up with how I saw it personally. It
1391 seemed like it was very similar between Greenleaf and Benchmark. And I guess the
1392 Benchmark ran a bit more over the course of the contract compared to Greenleaf so that
1393 was kind of my deciding factor.

1394 Ms. Kramer stated alright any further discussion?

1395 Mr. Short stated I am curious. I was not a part of the Board when the last proposals
1396 were done for landscaping. We did not do it this way, or you all did not do it this way.

1397 Ms. Kramer stated no, they did not.

1398 Mr. Leet stated we did for engineering services.

1399 Ms. Kramer but yes, this is this is the proper way to do it.

1400 Mr. Short stated this is the proper way, ok. Alright, thank you.

1401 Ms. Kramer stated ok, hearing no further discussion I will call the question all in favor?
1402 All Supervisors replied aye.

1403 Ms. Kramer asked all opposed? Hearing none, motion passes unanimously.

1404 Mr. Perez stated I will bring them back in and let you roll.

1405 Ms. Kassel asked do you think we can do it in thirty seconds?

1406 Mr. Brown stated the Board needs to consider the termination of the existing contract.

1407 Ms. Kramer stated oh, yes.

1408 Mr. Brown stated contingent on the thirty-day notice, but....

1409 Ms. Kassel asked I thought it was a sixty-days, no?

1410 Ms. Kramer stated thirty days in the current contract.

1411 Mr. Brown stated it is a window of thirty-day notice and...

1412 Ms. Kramer stated ok thank you so much.

1413 Mr. Brown stated considering that that item, termination, was not on the agenda so if
1414 we could just provide a moment to take comments regarding consideration of termination
1415 and again that termination would be conditioned on a new contract being in place.

1416 Ms. Kramer stated thank you.

1417 Ms. Kassel asked so does that mean we are opening it up for audience comments?

1418 Mr. Brown stated on the limited issue of providing thirty-day notice of termination
1419 upon having a new contract in place.

1420 Ms. Kassel asked ok, can we do that after we.

1421 Ms. Kramer stated yes, let us do that after we. All right gentlemen, I would like to let
1422 you know that it was extremely close, and it was a very difficult decision. And I mean
1423 extremely close. But, at this point in time, Greenleaf has been selected through our ranking
1424 process. We appreciate all of your time you spent to help us with this, and we look forward
1425 to maybe seeing you in the future.

1426 Mr. Short stated but not too soon.

1427 Ms. Kramer stated no, no, no hopefully not.

1428 Mr. Sorensen with Greenleaf stated we are running this thing to the end.

1429 Ms. Kramer stated so we do have a question for you, when would you be able to start?

1430 Mr. Sorensen with Greenleaf stated I need to make a phone call but I, January one is...

1431 Ms. Kassel stated we have to have a contract in place and then we have to give thirty
1432 days.

1433 Mr. Sorensen stated as soon as possible, I mean...

1434 Ms. Kramer asked so you would be available?

1435 Mr. Sorensen with Greenleaf stated yes absolutely. as soon as possible. Thank you very
1436 much I am extremely honored. Thank you.

1437 Ms. Kassel stated thank you gentlemen.

1438 Mr. Sorensen with Greenleaf stated have a good evening, thank you.

1439 Ms. Phillips stated I know I feel bad.

1440 Ms. Kramer stated at this point in time, I would entertain any public comment as
1441 concerning our upcoming decision on whether or not to terminate Servello Landscaping
1442 Services to the CDD. Does anyone have any comments? Anyone on Zoom? You have got
1443 to come up and give your name and address for the record.

1444 Marilyn Ash-Mower stated I am delighted to see them go. I had an encounter with them
1445 yesterday they mowed the.

1446 Ms. Kassel stated you have to state your name and your address.

1447 Ms. Ash-Mower, 6852 Butterfly Drive, stated they mowed the gas line yesterday, blew
1448 the leaves in the street. I stopped two young men and asked them to pick them up because

1449 I had just cleaned up the front of my house. They said yes ma'am and drove off. So, and
1450 then, at the Garden they mow where there are no trees and mow when they feel like it. The
1451 grass gets about waist high and then they decide to mow it so.

1452 Ms. Kramer stated ok. Thank you so much and we will move on to take some action.

1453 Ms. Kassel stated my understanding that.

1454 Mr. Brown stated you do have someone here, Debra, that looks like raised her hand up.

1455 Ms. Baer stated thank you very much. I, for one, think Servello has outlived their
1456 existence. Like everything in life, there is a time to come in and a time to leave. I just hope
1457 the new company we have replaced them with knows how to put a circle around a tree with
1458 mulch in it. Thank you.

1459 Ms. Kassel stated thank you.

1460 Ms. Kramer stated ok bringing it back to the Board. Seeing no further public comment.

1461 Ms. Kassel stated is my understanding is that we are not actually taking any action on
1462 termination until there is a contract in hand or are we actually taking action this evening?

1463 Mr. Leet stated would we not just make a motion to, upon receipt of the new
1464 landscaping contract, issue notice to Servello for termination?

1465 Ms. Kassel asked is that correct, Mr. Brown?

1466 Mr. Brown replied that is correct.

1467 Mr. Leet stated so moved.

1468 Ms. Kassel stated ok, so moved. Sorry, second. Dane moved, I seconded, sorry. Dan,
1469 sorry, extra e. Dan moved, I seconded it.

1470 Ms. Kramer stated alright we have a motion and a second to serve a thirty-day notice
1471 of termination to Servello once we have a contract in place. And again, a quick question
1472 for Mr. Brown. If we are unable to get a contract agreement with Greenleaf, would we then
1473 move to our second which would be Benchmark?

1474 Mr. Brown stated yes.

1475 Ms. Kramer stated ok, so it would be once we get a contract with a new landscape
1476 vendor, first choice being Greenleaf, second choice being Benchmark. All in favor?

1477

1478 Mr. Leet made a MOTION to approve serving Servello
1479 a thirty-day termination notice, contingent on securing a
1480 contract with Greenleaf Landscaping, as first choice, and
1481 Benchmark Landscaping as a second choice.

1482 Ms. Kassel seconded the motion.

1483

1484 All Supervisors stated aye.

1485 Ms. Kramer asked all opposed? Hearing no opposition, motion passes unanimously.

1486 Mr. Brown stated the official notice, so we are all clear, our office will prepare and send
1487 out notice letters to the proposers letting them know formally of the decision. I have not
1488 looked at your specific rules, but commonly all Districts have some rules of procedure in
1489 place and those requirements just to close the window on any potential bid protests, so we
1490 will get those out tomorrow and reach out to your selected contractor to start that contract
1491 process and get that in place so this can be finished Ms. Kramer stated ok. And that
1492 would be letting Benchmark know that they are number two.

1493 Mr. Brown stated that is correct. That is what the notices would provide, formal written
1494 notice. So, that is correct.

1495 Ms. Kramer stated alright, thank you. Ok the next item of the on our agenda is our
1496 District Engineer's report.

1497 **B. District Engineer Report**

1498 Mr. Hamstra stated alright, four items for discussion. First one is you approved the
1499 Atlantic Pipe Services proposal last meeting for the eleven locations. I was asked to
1500 produce an exhibit or figure for where those locations are. A text box restructure that we
1501 will have a repair done.

1502 Ms. Kramer asked, and this will be attached to the contract?

1503 Mr. Hamstra replied yes, well we took their proposal and just annotated a map so you
1504 would know where they are going to be doing the work. And I got one full size exhibit for
1505 Vincent if you want to kind of watch them while they are out there. I confirmed with your
1506 District Attorney that all we need now at this point is both parties to sign the agreement
1507 and they can get started. So, everything else is done.

1508 Regarding the resurfacing and milling resurfacing, I believe the contracts have been
1509 fully executed and I am asking the contractor to provide an anticipated construction
1510 schedule so we can plan accordingly when to notify the residents when they can expect
1511 maintenance of traffic, detouring, things like that to take place. I have yet to hear back from
1512 CCI. Most contractors' kind of shut it down in the wintertime and ramp back up the first
1513 year. But hopefully, I will get some paperwork before that. I can let the Board know what
1514 their schedule is.

1515 Storm water inspections, we had months ago, I want to say Memorial Day to be exact,
1516 we inspected twenty stormwater ponds outside the golf course and the control structures.
1517 Since then, Vincent and his staff have done all the required or recommended
1518 improvements. I am now ready to go inside the golf course and do the remaining seventeen
1519 ponds and generate a similar report and then bring that back to the Board, probably next
1520 meeting.

1521 The issue regarding the fence, that was punctured. The reason I have kind of been slow
1522 playing that one is because there are two issues with that pipe. There is a damage caused
1523 by the fence installer and then there is when the original Developer put it in, he kind of
1524 went under the water main conflict and has a kink in the pipe. I hate to just say fix the
1525 punctures, when we still have an issue with the pipe being improperly installed. To reroute
1526 it though is not cheap and so I am trying to get some better prices before I make a
1527 recommendation on rerouting the water. It is not critical that it is done right away but, so I
1528 have talked to the District Legal Counsel about if we can just pause for a little bit longer
1529 on whether or not we go up to the fence company for some partial reimbursement for
1530 potentially realigning the pipe, rerouting the pipe to a different location.

1531 And then the last thing, I think, is the direction you all want me to do if anything on
1532 Garden Road, the RV storage lots. I know we have gone back and forth on what direction
1533 the Board wants to take. Last we left it we were done. The cost came in high, the money
1534 was not there to move forward, we still have outstanding comments with the County on the
1535 RV lots and, of course, there is discussion on Vincent's office, where that is going. So, it
1536 is all kind of related and I believe that Brett or Sean has on the agenda some temporary
1537 repairs for the Garden Road which may be in the agenda. So, with that, I am done with my
1538 update.

1539 I am up against an 8:30, I have got to get out of here so not to rush you all. I did not
1540 know we had the landscape RFP in the beginning, sorry. But, and then Billy's Trail I saw
1541 that in the agenda, and I can do that now, but we have been waiting, Ms. Kramer and I.
1542 When the home builders are actually done, done, because they have had so much trash
1543 debris back there. If they are getting awfully close to being done with the houses, we then
1544 will get back out there to do the piping and the work we talked about probably a year ago.

1545 Are we expecting kind of relief from the builder or something, like it was there any
1546 runoff still? I will see the condition they left it in. Yes, so.

1547 Ms. Kramer stated alright great. I think we will have to release you when they get back
1548 with you. Do we want to talk about the RV, I see it is on the agenda later on down the road.

1549 Ms. Kassel stated I just wanted to bring a discussion among residents. Just, you know
1550 mostly on one particular Facebook page about whether we actually have definitive
1551 response or information from the County saying we cannot continue to operate the vehicle
1552 storage lot as is. I am willing to contact the folks at the County, I am willing to review the
1553 documentation that Mr. Meek has, contact the folks of the County and meet with them
1554 down there and then find out whether we need to do anything or we can just continue
1555 operating it as is or what the story is and then report back to the Board at the next meeting.
1556 But I did not want to do that without consulting and having approval from the Board. I do
1557 not want throw anybody under the bus. So, I just going to make that offer.

1558 Ms. Kramer stated ok. I would like to go through this because evidently we are
1559 spending extra money on an issue that was pretty well put to bed. I reached out to Amy
1560 Templeton, the Director of Zoning, and she is who we worked with all along to get the PD
1561 designation changed. And I want to explain because there seems to be some confusion. We
1562 do have the right under our zoning, the PD designation, to have and operate the RV storage
1563 down there. But there is so much more that needs to be done in order to continue that use.
1564 And the County has worked with us and there has been some allegations made and
1565 commissioners called, and the County folks are not real happy with us right now. I do not
1566 want to have the County staff unhappy with us because that causes friction. There have
1567 been allegations that the Fire Department, the Fire Department what they said in their letter,
1568 and I will quote, "our code does not require modifying previously approved access to
1569 existing buildings to meet the current code requirements", however and you can look right
1570 online, nothing on that parcel has ever been approved by the County. None of it was built
1571 up to standards, none of it was approved. This is just a statement saying that anything that
1572 is grandfathered in can stand. But nothing down there has been grandfathered in. It was all
1573 done without proper approvals or bringing it up to the code that existed at that time.

1574 Ms. Kassel stated even so, I would like to get some kind of documentation from the
1575 County. I do not know that it will anger them but for the purposes of being accountable
1576 and transparent I feel it is important to just get some kind of documentation about whether
1577 they are ok with us continuing the use as is, or if there is anything they would require we
1578 do without expanding it.

1579 Ms. Kramer stated right, there is another thing that we are required to do that has been
1580 left out of all this discussion, but it is lying there. Florida Gas Transmission (FGT) again,
1581 we very carefully threaded the needle with an agreement between the County and FGT,
1582 and South Florida Water Management District to improve the road to the design that your
1583 professional engineer put in place. And FGT says they gave us an access agreement or an
1584 agreement to use that easement for a roadway, provided we bring it up to those standards.
1585 And that means a roadway for the large vehicles that are going in and out of the RV storage
1586 lot, but we have got to bring it up to those standards. We have got two major gas pipelines
1587 under that roadbed that, if damaged, could make a dramatic impact on our Community.
1588 And we have to be careful with that. So, again, we can talk to the County again, but I have
1589 discussed it with them. They are more than willing to have the RV storage lot down there,
1590 provided we meet the criteria that is already been set forth. And that is a certain roadway
1591 design. We can do it, the County will be more than happy to let us operate an RV storage
1592 area down there provided we meet the minimum requirements that they have laid out,
1593 which are reasonable. The only issue we really face is money and if not we crack that nut
1594 to the tune of between what, almost a half of a million dollars to put in the road and the
1595 gravel that we need in the road is even more expensive now. But anyway, there are all those
1596 other issues. But I have no problem if you want to go talk to Amy Templeton to find out if
1597 any of that use is grandfathered in but then we also have to go back to FGT.

1598 Mr. Hamstra stated I would respectfully request that you not meet with Amy only.
1599 There is the planning department, there is the fire department, there are other disciplines
1600 that may be part of the....

1601 Ms. Kramer stated yes, my apologies,

1602 Mr. Hamstra stated no, that is ok because when you call one person like we talked to
1603 the Fire Department, well they had specific issues on loading, they wanted a paved road
1604 wider than FGT wanted to give us. So, you would really need to get everyone there in the
1605 room, at the same time, so they all hear each other because when Greg was doing all this
1606 work for the RV lot, the landscaping, the fencing, and all that kind of stuff we got a little
1607 bit of mix. It was not until we actually made a submittal, that that group gets together
1608 collectively, and they go back and forth on what is going to be done. So, you know, if you
1609 want to talk to one person but do not make that the gospel because the right groups are
1610 involved.

1611 Ms. Kramer stated, and you have to be aware that they are going to very carefully word
1612 their answers to you as did the Fire Marshall. And the Fire Marshall was very clear that if
1613 it is grandfathered in, if it was approved at an earlier date, we are not going to make you
1614 improve it. But this letter was then misinterpreted by people and that is the problem. I think
1615 if we are going to go anywhere right now, I guess we need to sit down and ask for a
1616 development review committee review of the whole thing and get exactly what we
1617 are going to need to do and cost it out. But that is going to be expensive.

1618 Mr. Hamstra stated because they have seen different pieces with the Garden Road first
1619 and then we paused that because the cost and then we sent the RV lots so now we
1620 are going....

1621 Ms. Kassel stated I understand. The question is whether if we do not expand the RV lot
1622 and we keep it just as it is and we just improve the road as we have been improving it over
1623 the years that we, can we continue or are we required to do anything else. That is the
1624 question.

1625 Ms. Kramer stated ok and that would be continuing with that initial small piece not the
1626 expansion out behind.

1627 Ms. Kassel stated that is right. We are not talking about expanding.

1628 Mr. Leet stated yeah the understanding that no permitted work back there will be
1629 approved based on what we know about all that will be required can we just be
1630 grandfathered in, in the loosest sense of the word, that it is back there, however it got there,
1631 it has been used, is everyone ok with if we do not do anything else development wise back
1632 there for that to continue.

1633 Ms. Kramer stated now again, I want to be clear so that we know what we are asking.
1634 You are asking about the original one before they put a lot of the shell fill back in the back.
1635 So, the original small lot up in front that was used before it was donated to us.

1636 Because in 2000....

1637 Ms. Kassel stated I am talking about the existing lot as it exists now as it has been used
1638 for last number of years.

1639 Ms. Kramer stated ok.

1640 Mr. Short stated David needs to go, right? At 8:30 p.m.?

1641 Ms. Kassel stated the existing vehicle storage lot.

1642 Mr. Hamstra stated oh, I got a few minutes. I could speed through the neighborhood I
1643 am good so, just kidding.

1644 Ms. Kramer stated I guess the thing that kicked it off before was going in for a fence
1645 permit and they did not get the permit to put all that extra shell back there. So, again, you
1646 can go in and talk to them but again you need to be very specific about what you are asking.

1647 Ms. Kassel stated well, I think I was just pretty specific. Can we retain use of the lot as
1648 it exists without doing any kind of expansion, without improving the road substantially, we
1649 can still think about moving field services because that is a structure that people occupy
1650 unlike any of the garden structures. And if we move that, can we then continue to have use,
1651 as is, of the existing vehicle storage lot.

1652 Ms. Kramer stated ok.

1653 Ms. Kassel asked can we take one audience question?

1654 Mr. Meeks stated just a statement, if you reach out to Ken Brown he said he is willing
1655 to work with however long it takes, two years, five years, or whatever.

1656 Ms. Kassel stated well let me, just let me, let us finalize this conversation and then if
1657 the Board feels that it is ok for me to move forward contacting the County, you and I, you
1658 can send me all that information.

1659 Ms. Kramer stated understand that once we get that answer, if it is an affirmative then
1660 we have to go back to FGT.

1661 Mr. Leet asked they built the road, right?

1662 Ms. Kramer stated pardon?

1663 Mr. Leet asked they built the road, right?

1664 Ms. Kramer stated no they did work on the pipelines to install thicker walled pipelines
1665 and they left it; they did not come back in and sod the whole thing. The Harmony
1666 Community actually made the road.

1667 Mr. Hamstra you are thinking about the water line but there are also the gas mains.
1668 FGT is the gas line.

1669 Ms. Kassel stated I do not know why we would need to do that considering that we
1670 have had this, FGT has been there, they have done their inspections etcetera.

1671 Ms. Kramer stated FGT wanted to shut our use of that road down completely. They
1672 were fine when it was just a few cars for the garden, but they were very clear to us that...

1673 Ms. Kassel stated I have not seen any documentation of that. So, maybe we just need
1674 some documentation of that.

1675 Mr. Short stated for the purpose of...

1676 Ms. Kramer stated I will be glad to call the person who gave us the access easement
1677 and get her statement in writing.

1678 Mr. Hamstra stated so I am sitting still on this issue, unless you need more apps

1679 Mr. Leet stated I do not think there is any appetite for doing the substantial
1680 improvements if that does end up being required right now. We are still in the thinking of
1681 is there any way to, if we are talking about keeping it open then it would be if we are able
1682 to carve out some way that makes all involved parties happy, grandfather rights, squatters
1683 rights whatever you want to call it loosest sense and not doing the major construction that.

1684 Ms. Phillips stated if we did not have the expense of the proper construction we would
1685 leave it open.

1686 Ms. Kramer stated well we also have to have written approval from the County because
1687 remember our insurance company will not indemnify us and will not give us coverage if
1688 that use is outside of County code. So, we would need to get the County to actually sign
1689 off and so that we can have that for the insurance company.

1690 Mr. Leet asked, and the PD does not grant us that with the.

1691 Ms. Kramer stated no. The PD, again, is just what they would allow to be used. Now
1692 the PD does not guarantee you get to use it for that. You get to use it for that if you meet
1693 all these other criteria.

1694 Mr. Leet stated, and it is separate from any type of Code Enforcement action.

1695 Ms. Phillips stated well to further muddy the waters I actually called Mr. Eckert this
1696 week and I put a question to him. What would happen is if the CDD just got out of the
1697 business of the RV lot and just left it sit there and then anyone who wants to use it just uses
1698 it, but we do not supervise it or control it or charge fees. And he said no, we absolutely
1699 cannot do that. So, but I did, I was trying to find a way to keep it open but even that; I
1700 thought maybe the fact that we were not charging any rent would get us off the hook from
1701 having to comply with all the restrictions, but it was a no go. Right, right so I just wanted
1702 to add that in case anyone else was thinking of that.

1703 Ms. Kramer asked so, does anyone on the Board have an objection to supervisor Kassel
1704 going and sitting down with the County folks and determining if they would consider this
1705 a grandfathered use and allow us to continue on as is.

1706 Ms. Phillips stated I have no problem with it, but I am not going to vote to change until
1707 we have it in writing from all the list of people that need to approve it.

1708 Ms. Kramer stated we will need it in writing and then once we get it in writing we can
1709 then take it to FGT, ok?

1710 Ms. Phillips asked where is that gas line? Is it in the front part when you come in?

1711 Ms. Kassel stated right underneath....

1712 Ms. Kramer stated it is the whole length of the road.

1713 Ms. Kassel stated it is along Butterfly Trail, Butterfly Drive, through the dog
1714 parks, through the golf course and down Garden Road.

1715 Mr. Hamstra stated yeah it is on both sides of the road.

1716 Ms. Phillips stated so, moving the RV lot to where the current field services trailer is
1717 would not help. Ok, that that is where I was.... Yeah. I mean I have been trying to
1718 brainstorm different ideas but obviously I did not know.

1719 Ms. Kramer stated ok, so you are authorized, go forth.

1720 Ms. Kramer stated the other thing we need you for David, really quick, and I apologize
1721 to field services is we do have the Garden Road. I think we got last minute proposals to do
1722 just regular maintenance on the road. So, Brett if you could step forward we will... and the
1723 stone that was the only thing I had concern with was the stone that was specified
1724 by Gary's Grading.

1725 Mr. Perez stated yes I told him that there was no lime rock so originally I went back
1726 to Gary's Grading and said he originally quoted shell which I gave you guys the quote with
1727 shell

1728 Ms. Kassel stated we have two of these, why?

1729 Ms. Kramer replied one is shell and one is stone. It is called 57 stone. Does that mean
1730 anything to you, David?

1731 Mr. Hamstra replied yes it is a DOT standard.

1732 Ms. Kramer stated and that is that is the stone you were ok with?

1733 Mr. Hamstra replied it will work, it is smaller than gravel, but I will not recommend
1734 lime rock, which is one of the options.

1735 Ms. Kramer asked and the shell you do not want either? The 57 stone, you think is ok
1736 for this just regular maintenance?

1737 Mr. Hamstra replied it will be better than what you have out there.

1738 Ms. Kassel asked what about three quarter to one inch gravel?

1739 Mr. Perez replied that was what was provided to me by Pegasus. And that is what the
1740 type 57 is. That is what they call three quarter to one inch and that is why I had to verify
1741 with Pegasus because you cannot just say gravel. You go to a rock place, there is an array.

1742 Ms. Kramer stated now, Benchmark, I am not sure that is a much higher quote.

1743 Mr. Perez stated yes, I did again talk to them, and it was not putting a three-quarter inch
1744 to an inch layer across. They did mention there was some larger rock that would go down
1745 first. Again, I think that quote is a bit excessive for what you are looking for so I,
1746 unfortunately, I did get one back from Greenleaf and did not get one back from Skeeters.

1747 Ms. Kramer stated so at this point, I think David you are more than welcome to stay if
1748 you want.

1749 Mr. Hamstra stated no, that is ok. I know you were talking to Greg so...

1750 Ms. Kramer stated so these are the options for the repair the red line area on the map I
1751 do not know it just got to all the Board members.

1752 Mr. Perez stated no. I thought about that on the way, I am sorry.

1753 Ms. Kramer stated but the redline is the full length of the road from Five Oaks to the
1754 gate for the RV storage lot and then the blue line is just from the edge of the garden.
1755 Because JR Davis did grade this for us but again it is starting to degrade rapidly because
1756 they did not put anything else down. So, this is \$6000.00 more, for the full thing is \$6000.00
1757 more than just the partial. I personally would recommend going with the red line proposal
1758 which is \$19,950.00 for just regular maintenance.

1759 Ms. Kassel stated yes, so I am confused as to why Gary's Grading added scope one and
1760 two together.

1761 Ms. Kramer stated oh yes, they mistakenly added them together, so you have to just....

1762 Mr. Perez stated they just put it on one proposal, and I asked for this. I had given them
1763 the scope and basically what it was grading down the humps. They are taking those out and
1764 then low spots they are filling with gravel because it seems like over time those low spots
1765 continually come back in the same spot. So, even when whether it is Vincent or Jr. Davis
1766 they grade those humps out and that soft dirt goes into the lower portions it is not packed

1767 in so over time that just wears back out you get back to the bumpiness, right? So, the
1768 thought was grade those larger humps out coming with the rock material that was specified
1769 from Pegasus in terms of the gravel, I keep saying rock I apologize, the gravel and I did
1770 verify it is three quarter inch to one inch gravel that would be installed in those lower spots.
1771 Those specs were shared with all the individuals with exception of Skeeters because I
1772 still could not get them on the phone, so.

1773 Ms. Kassel asked have you worked with Gary's Grading before?

1774 Mr. Perez replied I have not.

1775 Ms. Kramer stated they are the ones that put the shell down. This was before my time,
1776 but they did the clearing for the RV lot expansion, and they put down the shell back there
1777 on that RV lot expansion, that big expansion. And they did that in....

1778 Ms. Kassel asked and has it held up?

1779 Ms. Kramer stated 2017. It seems to have, but again that is shell and that does not hold
1780 up as well as the...

1781 Mr. Hamstra stated you are not getting the constant use.

1782 Mr. Perez stated there is not as much wear and tear on it, I think is the best way to...

1783 Ms. Kassel stated this is not a capital improvement, this is just repair, right, and do we
1784 have this in the budget?

1785 Ms. Phillips asked should we wait?

1786 Ms. Kassel replied well I know the garden people do not want us to wait.

1787 A resident stated forgive me if I may, I have my own garden driveway. With
1788 the Kubota 2500 I was able to keep it up. You put a hump in it, so the water runs off. You
1789 do not leave a bathtub in the middle of the road. All down the sides it has to be graded back
1790 into the road and in one direction. It does not matter if you slope it in or out. You better
1791 allow for water runoff.

1792 Ms. Kassel stated you are talking about a crown.

1793 Ms. Kramer stated and that is...

1794 A resident stated a crown. Marilyn was down there tonight, and it is all full of puddles
1795 again. It is a repeating thing because it is improperly graded. That is all I am going to say.

1796 Ms. Kassel stated thank you.

1797 Ms. Ash-Mower stated the edges are too high, it took out the bottom of my car.

1798 Ms. Phillips stated and if there is any chance that we are going to keep the storage area
1799 open, should we wait on this until we know? Because is this the proper way to do the road
1800 if the storage area might be kept open.

1801 Ms. Kramer stated go ahead David.

1802 Mr. Hamstra stated if you look into the fire truck issue it is not going to be sufficient,
1803 so...

1804 Ms. Kramer stated right, well again the Board has already agreed that we are not going
1805 there. So, this would be, if they grandfather us in, this would be what we would be
1806 providing.

1807 Ms. Phillips stated what I was thinking was will this hold up to the RV's going in and
1808 out.

1809 Mr. Leet stated that is the reality. If they grandfather us in, and that is what we had to
1810 do to maintain that. So, that is what we will need to continue doing.

1811 Ms. Kassel stated I will just again rip the band aid off. I move to
1812 approve Gary's Grading proposal for \$19,950.00 to regrade the Garden Road, the whole
1813 red area on the map scope one.

1814 Ms. Kramer asked do I hear a second?

1815 Mr. Leet stated I second.

1816 Mr. Israel stated just to chime in, it looks like you would have to pull from the fund
1817 balance, in order to accomplish this.

1818 Mr. Leet asked to the tune of?

1819 Ms. Kassel replied \$19,950.00.

1820 Mr. Israel replied \$19,950.00.

1821 Mr. Leet stated oh ok, I was not sure if this...

1822 Ms. Phillips asked is this going to address the crown issue and the drainage?

1823 Ms. Kassel stated well, provided that there is supervision on the part of field services
1824 with the contractor.

1825 Mr. Perez stated that was not the instruction given to them on the scope. Instruction
1826 given to them on the scope was to eliminate the humps, not to regrade and crown. So, I do
1827 not anticipate them...

1828 Ms. Kassel asked do we need to request an updated proposal?

1829 Ms. Kramer stated I saw somewhere where they were talking about taking those high
1830 areas up against the garden down.

1831 Mr. Perez stated they are going to grade that hump off the side. They cannot go too far
1832 because they have gas lines there right, so they are going to do some grading. Gary's
1833 Grading's got, I believe in their proposal or the e-mail that was sent, I just sent you all the
1834 proposal, and I can double check but this scope that I was asked and provided to them was
1835 to eliminate the larger humps and the lower areas, put gravel there and not crowning it.

1836 Ms. Kramer stated we are smoothing it out and again, if you are going to crown it, it is
1837 going to be a lot more expensive.

1838 Mr. Perez stated they are going to come out with a laser grader. They are going to shoot
1839 grades and they are going to make sure that that crown is consistent all the way through
1840 versus. So, my guess, and again I can follow up with the Board wants, is you are going to
1841 see a higher price to come in with a laser grade and a box blade.

1842 Ms. Kassel asked and what kind of percentage?

1843 Mr. Hamstra stated I could not even guess, but it is going to be more money.

1844 Mr. Perez stated I would say twenty to thirty-five percent more.

1845 Mr. Leet stated ok more money, but if that means we have to do this less often.

1846 A Resident stated and that was my point.

1847 Ms. Kassel stated so I rescind my motion and I request field services....

1848 Mr. Perez stated I can reach out to Gary's, and I will see if I can get Skeeters this time.
1849 I will stay away from Benchmark because they were not remotely close, so...

1850 Ms. Phillips stated well and in the meantime maybe we will have something going,
1851 because the only traffic going back there is going to be cars going to garden.

1852 Ms. Kramer stated that stop at the garden.

1853 Mr. Leet stated then we do not need a crown, probably.

1854 Ms. Phillip stated right.

1855 Ms. Kassel stated well, it is not, it is also landscaping guys and all their trucks and
1856 everything going through there.

1857 Mr. Perez stated yes and no.

1858 Ms. Kramer stated we did not put that in our contract....

1859 Mr. Perez stated we actually, in my pre-bid meeting, talked about the use of Garden
1860 Road and the storage back there was currently not available until the Board decides. So
1861 that they are aware.

1862 Ms. Kassel stated so they are just going to have the truck everything in everyday?
1863 Where will they store it?

1864 Mr. Perez stated they will have to truck it in everyday, mowers and trailers. I couldn't
1865 offer it to him when at time it was going to be shut down, so I did not want to put that out
1866 there and the cost comes in lower and then you select them, and they come back and say
1867 well since you took my onsite storage here is an addendum for additional costs.

1868 Mr. Leet stated....carry over where we can. I do not think the bids were that much
1869 higher based on the lack of the storage, so...

1870 Ms. Kramer stated ok so you are going to go back, you are going to talk to them about
1871 what it would cost to actually put a crown on that.

1872 Mr. Perez stated now here is what I would say too, it is just a thought, maybe
1873 if Gary's Grading comes back and says that includes crowning do you want to then move
1874 forward?

1875 Ms. Kramer stated alright if you want to make that motion.

1876 Ms. Kassel stated ok, so....

1877 Mr. Perez stated sorry Kerul.

1878 Mr. Hamstra stated or give Brett a not to exceed so you do not need to come back next
1879 month.

1880 Ms. Kassel stated so, let us say it is 30% more, right? So,

1881 Ms. Kramer stated \$25,000.00, a not to exceed of \$25,000.

1882 Ms. Kassel stated alright so I revise my motion to say approve Gary's Grading proposal
1883 with the scope one with stone, not shell, with a crown, not to exceed \$25,000.

1884 Mr. Perez stated understood.

1885 Mr. Leet stated with the full understanding that this proposal might have some level of
1886 crowning.

1887 Ms. Phillips stated right.

1888 Mr. Perez stated oh yes.

1889 Mr. Leet stated hey we were willing to give the \$25,000.00. Seconded.

1890 Ms. Kramer stated I have a motion and a second, not to exceed 25,000 including a
1891 crown. All those in favor.

1892 All Board Members stated aye.

1893 Ms. Kramer asked any opposed? Hearing none, motion passes.

1894

1895 Ms. Kassel made a MOTION to approve 1896 Gary's Grading proposal for Scope one with stone, not shell, 1897 with a crown, in the amount not to exceed \$25,000. 1898 Mr. Leet seconded the motion.

1899

1900 Ms. Kramer stated Mr. Brown, we are at our District Counsel's report.

1901 **C. District Counsel Report**

1902 **i. Update on AAA Basketball Resurfacing Project**

1903 Mr. Brown stated yes, I have a brief report. There is an item in the agenda on the
1904 basketball resurfacing. We did send a letter after the last meeting to the attorney of
1905 the contractor stating that the additional is not being paid until the defects are fixed. At this
1906 point, we have not heard anything back, so that is the status on that.

1907 I will also tell you that Mike has reached reach out on the easement property ownership
1908 issues that were discussed at the last meeting. Being that there are so many easements on,
1909 some these parcels that it is difficult to evaluate what the District actually can use them
1910 for. So, Mike made some contact there. Nothing substantive to report other than it is in
1911 progress. Other than that, if there are any questions I will try to answer them.

1912 Ms. Kramer asked ok does anyone have anything for Mr. Brown.

1913 Ms. Kassel stated just really about the bill. Which we can discuss under the consent
1914 agenda, or we can discuss now.

1915 Ms. Kramer stated let us go ahead and discuss it while he is here.

1916 Ms. Kassel stated sure, absolutely. So, we received a bill for about \$9800 and change
1917 for the work done in October, and that is like a quarter of our budget in one month right?
1918 Something like that?

1919 Ms. Kramer stated now that includes 2 meetings in October.

1920 Ms. Kassel stated even so.

1921 Ms. Kramer stated normally it was, under our previous counsel, it was \$4000.00 a
1922 month for that period. And so that would have been for the two meetings and everything
1923 that would have been very close.

1924 Ms. Kassel stated well it just seemed like it was a very large percentage of our budget
1925 for legal and so I just have concern about that, and I am wondering even though it might
1926 have been two meetings it just seemed very high to me and what is that going to look like
1927 going forward. And I know....

1928 Mr. Brown stated I looked at that bill, not including the October time, and I would be
1929 happy to pass that along to Mike and Wes. I am sure that they will be happy to talk to you
1930 or the Board as a whole, or your District Manager about the bill and answer any questions
1931 or sort out the concerns.

1932 Ms. Kassel stated yes, please. Thank you.

1933 Ms. Kramer stated thank you, Mr. Brown. Any other questions of District Counsel?
1934 Alright, we will be moving on to the District Manager's report.

1935

1936 **D. District Manager's Report**

1937 **i. Discussion of Field Services Locations**

1938 Mr. Israel stated so I have a District Manager's report in your agenda. If you have any
1939 questions I can respond, if not, I just have two additional items. Firstly, it is working on a
1940 date to schedule the workshop either in January or February that speaking with Ms. Kramer
1941 it is going to be more of an informational so we would need to decide a date as well as
1942 would we like Counsel and/or Engineer on site, as well. Which to keep in mind, that is also
1943 an additional cost.

1944 Ms. Phillips asked do we make decisions at workshops?

1945 Ms. Kramer answered no.

1946 Ms. Phillips stated right, that is what I thought. I do not see any reason to have Engineer
1947 or legal.

1948 Ms. Kassel stated no.

1949 Mr. Leet stated we use this time to come up with questions and then during...

1950 Ms. Kassel stated right.

1951 Ms. Phillips stated I mean because we have a conversation and if there is something
1952 not clear then it will be sort of like well, if it is this way it is this.

1953 Ms. Kramer stated this is more of, and let me know if this is something you want to do
1954 or if the Board does not want to do it, but I know that the RFPs can be kind of confusing
1955 as well as a lot of the other things that are going on in the District. And it would just help
1956 us all to kind of catch up and get refamiliarized or learn about these processes and give us

1957 a chance to have some time to just discuss between ourselves. It is open to the public but,
1958 again, the discussion is between the Board.

1959 Mr. Leet stated I would say that the stated goal of if there is any kind of delegation of
1960 responsibility or all that, among the Board, we can discuss.

1961 Ms. Kramer stated yes discuss how we might spread the workload because I know you
1962 have a lot of workload on you too so that might be issues we can discuss too, Mr. Leet. So
1963 is it the consensus of the Board to go ahead and set something like that.

1964 Ms. Phillips stated I would say yes.

1965 Ms. Kramer stated so then you could reach out to the Board members and try and get a
1966 date that would work?

1967 Mr. Israel stated ok.

1968 Mr. Leet asked and there is no motion required?

1969 Ms. Kassel stated I do not think so.

1970 Mr. Israel stated I do not believe so. Alright and then finally our last thing, and this is
1971 just something to take into consideration. We do this with additional Boards just for
1972 consideration of cost as well so one thing we can potentially consider is a rule or procedure
1973 to essentially any kind of communication that we might have regarding engineering or legal
1974 counsel. All of that stuff would generally go through the District Manager first because
1975 there are a lot of times the buck can stop there, with no additional costs and we can bring
1976 those documents or answers to you, or we can facilitate them to the proper parties to ensure
1977 that you guys get the answers. So that is something we can consider.

1978 Ms. Kassel stated so are you essentially saying Board Members, instead of contacting
1979 the attorney or the engineer contact us and either we will have the answer, or we will get
1980 you the answer. Is that what you are saying?

1981 Mr. Israel stated correct.

1982 Ms. Kassel stated I am fine with that.

1983 Mr. Short stated that is how I would do it anyways.

1984 Ms. Phillips stated that how I already do. I send Ms. Montagna so many emails.

1985 Ms. Kramer stated so that would help keep down both our engineering/legal bills and
1986 that way if they already have the answer that could save us a significant amount of money.
1987 Now I do want to put a little caveat on that, that if they do not have the answer, it may be
1988 best, depending on the question, for them to then respond to the supervisor and say we do

not, you go to talk to who or who. Because I do not want the telephone, and the confusion, and the miscommunication that can result from that. So, again, this is something we can further discuss during the workshop but if we can all abide by that for the time being, so we do not get a lot of extra billings from those very expensive folks we talk to.

Ms. Kramer stated the other thing that we need to have is a discussion of field services and their location. I kind of came across something that I wanted to float. Oh, by the way, our trailer rent went from \$490.00 a month to \$526.75 a month. Since we put the trailer down there at the end of 2019, we have already paid \$28,000.00 for setup and rental fees for that field service trailer.

Ms. Phillips asked the one with no bathroom?

Ms. Kramer stated the one with no functioning bathroom. So, if we can get that rolling. I want to put something together; Sean has done a lot of research on buildings and locations and stuff like that but I kind of tripped across something the other day. In the Ashley Park pool area, we have what was set up to be a concession stand there. And it is just the right size for a field services office. There is enough room for Vincent to set up, we can move the refrigerator over to the other storage area. He can set up his desk, it is already an existing structure, we would not have to pay any rent, we would not have to incur any building costs unless we want to bump out, you know, there is that little indent where vending machines used to go. If we bump that out it would make it a little more spacious. And we probably would have to, it has got a vent fan now, but I do not think it has any air conditioning, so a small air conditioning unit. It is already got internet service so we could degrease our cost by one internet connection which is like \$129.00 a month. Along with getting rid of the trailer rental and the pump out of the holding tank fee. The air conditioning currently in that field service trailer runs us about \$250.00 a month so I am sure a smaller air conditioner in this office space would cut that significantly so it would mean cost savings all around. That would mean that the field services staff would report there in the morning, have their morning meeting there and then they would go back out and pick up their vehicles and equipment and stuff still at the storage area where the field services trailer was, where the containers are. Then we would need to consider if we wanted to move the container somewhere closer, like the end of Sebastian Road. But this would be at least a temporary, and it might roll into a permanent solution for having an occupied field services trailer out there.

2021 Mr. Leet stated I like the idea, was it residential common area zoning that is....

2022 Ms. Kramer stated according to our PD, we can place our community maintenance
2023 facility anywhere in the community except conservation areas. So, we would not have to
2024 even ask for approval from the County or anything else.

2025 Ms. Kassel asked to move to the concession area?

2026 Ms. Kramer answered yes.

2027 Mr. Leet asked ok then, is there any other consideration we need to make just for the
2028 additional foot traffic of field services in and out versus....

2029 Ms. Kramer stated I do not think so since we have eight parking spaces. Community
2030 maintenance requires only one parking space for five hundred square feet. And this is much
2031 less than five hundred square feet, so the parking spaces are there. There is also on-street
2032 parking right in that vicinity.

2033 Ms. Kassel asked where would the field services staff park? And also, what about...

2034 Ms. Kramer stated they would still park...all that stuff would stay down there for the
2035 time being until we find another location so it would still stay down there and that is where
2036 they would park. Right next to there. So, there would be basically one vehicle in the parking
2037 area and that would be the one that Vincent would use.

2038 Ms. Phillips stated that would eliminate the fee for renting the trailer and all of that.

2039 Ms. Kassel stated well would we? Because, I mean, does not the trailer store a bunch
2040 of stuff?

2041 Mr. Morrell stated inside there are boxes and stuff.

2042 Ms. Kramer asked but that can be moved to the containers, do not we have a lot of
2043 space in the containers still?

2044 Mr. Morrell stated we are already have a bunch of stuff inside. That is including the
2045 carts, including tractor, and different supplies like pieces of wood, the pressure washer
2046 trailer, the old one. So basically, we do not have space in the container for, to put all of
2047 the tools inside including supplies where we have safety issues and cleaning supplies.

2048 Ms. Kramer stated now those could be moved over to the other supply closet on the
2049 opposite side on Ashley Park if we get rid of a hundred and some odd paint cans in there
2050 and do some more organization and cleanup.

2051 Mr. Perez stated we can look at that.

2052 Ms. Kassel stated alright, so my suggestion is, because of the time especially, as it is

2053 the holiday season, you take a look and report back at the next meeting. Sound fair?

2054 Mr. Morrell replied yes.

2055 Mr. Leet stated including the Maxicom. The computer that is in the trailer, as well.

2056 So, we can relocate that.

2057 Ms. Kramer because we have checked other places. We still have trailer rental or
2058 construction costs, we also, I did speak to the owner of the golf maintenance property. He
2059 said he would consider it, but he would want to lease the property to us. So that would be
2060 in addition to the trailer moving and the trailer cost.

2061 Mr. Leet asked would that possibly include the storage area access.

2062 Ms. Kramer replied, no.

2063 Ms. Kassel asked what area?

2064 Ms. Kramer stated no, he will not allow RVs to roll through his business area.

2065 Ms. Phillips asked who paid for the road going back there?

2066 Ms. Kassel stated the developer.

2067 Ms. Kramer stated, and he bought it so...

2068 Ms. Phillips stated oh, ok.

2069 Ms. Kramer asked anything else?

2070 Mr. Israel stated no.

2071 Mr. Leet oh and my last name has four letters.

2072 Ms. Kassel stated yes, no z or s.

2073 Ms. Kramer stated new business matters.

2074

2075 Ms. Kassel stated we have the consent agenda.

2076 Ms. Kramer stated oh, I am sorry, consent agenda.

2077

2078 **EIGHTH ORDER OF BUSINESS** **Consent Agenda**

2079 **A. Minutes for November 17, 2022, Regular Meeting**

2080 **B. November 2022 Financial Statements**

2081 **C. November 2022 General Ledger Detail**

2082 **D. #271 Invoices and Check Register (Invoices Available Upon Request)**

2083

2084 Ms. Kassel moved that the consent agenda be approved with the amendments made
2085 by Chairwoman Kramer, and I do not know if we should pay the Kutak Rock fee or wait
2086 until we have a response.

2087 Ms. Phillips asked if we get a bill from them every month?

2088 Ms. Kassel stated but the bill was about \$9800.

2089 Ms. Phillips continued we can get it back in later bills. The concern is really on an
2090 annual basis.

2091

2092

2093

2094

2095

2096

Ms. Kassel made a MOTION to approve the consent agenda, with amendments to the minutes provided by Ms. Kramer.
Mr. Leet seconded.

2097 Ms. Kramer stated ok I have a motion and a second to approve the consent agenda. Any
2098 further discussion? Hearing none, all in favor?

2099 All Board Members stated aye.

2100 Ms. Kramer asked all opposed? Hearing no opposition, it passes unanimously. I do
2101 want to alert us, and we will need to talk to our new landscaper about this. Orlando Utility
2102 Commission is going to do another rate increase. I got the word on the sly. And they are
2103 considering a \$25.00 per meter charge. We have twenty-six meters, fifteen of those are
2104 minimal charges just to kick on irrigation. I mean it is maybe two or three cents worth of
2105 electricity that we use a month on those meters, so we really do need to look at a way to
2106 get rid of those meters. So, just putting that out there.

2107 Ms. Phillips stated well, not to mention the bookkeeping and paperwork. We are paying
2108 on those individual bills.

2109 Ms. Kramer stated right now, we are paying \$18.00 something for each of those meters
2110 and they are going to add another \$25.00 charge onto that.

2111 Ms. Kramer stated new business matters, Harmony CDD Facebook page.

2112

2113 **NINTH ORDER OF BUSINESS New Business Matters**

2114 **A. Discussion of Harmony CDD Face Book Page**

2115 Ms. Kassel asked can some of these be tabled?

2116 Ms. Kramer answered I have no problem with that. Is there someone?

2117 Ms. Phillips asked well, can I just bring it up real quick? Then if you think it is a good
2118 idea I will move forward in looking into it. This all rolls into the CDD communication
2119 without residents, I do not know how it got on here twice unless someone else brought it
2120 up. But it was me that asked Ms. Montagna to put it on and on Facebook there is a
2121 Harmony Resident's Forum, and I am not on that. But I do not think that a lot people
2122 realize that it is a private group, owned by one person. He decides who gets to join, he
2123 has the authority to kick people out, he can remove posts and comments. Not that he does

2124 any of that wrong, that is the format that Facebook has for those groups. And so, since I
2125 am not a member of the forum, I cannot go in there and read any of it. So that is, I just do
2126 not believe it is an appropriate place to discuss CDD business, because some people are
2127 on there with assumed names, and some crazy aliases. So, there is no way for us to get
2128 the accurate information out. You put the minutes on there often, so that is great. I have
2129 not looked at it lately because I dropped off about six months before I joined the Board.
2130 And I was on it for a short while, but that was enough for me. Where I used to live, I still
2131 am for where I used to live, four Facebook pages for garage sales and what not.

2132 Ms. Kramer stated in the interest of time, we could have a Facebook page, but we
2133 would have to lock down comments and we have to decide who is going to write the
2134 posts and does the Board, how does it go for the Board to approve?

2135 Ms. Phillips stated well that is what I mean, I know we would drop the comments.
2136 The problem with doing our own Facebook page is now we have to do our own archive,
2137 so we have an additional expense. So, I guess what I am trying to put out there to the
2138 whatever, is there a way we can improve getting the information out to the residents?
2139 Because the minutes from the meetings are not online until the next meeting or right
2140 before.

2141 Ms. Israel stated I think that part process is adding the videos to YouTube.

2142 Ms. Phillips right, that will help. But a lot of people do not want.

2143 Ms. Kassel stated sit for three hours.

2144 Mr. Leet stated speaking to that, again, we have a year's worth of videos out there. I
2145 have gone through maybe about a two thirds of them just putting links to the agenda, the
2146 minutes, you know, here is who you email if you want the official public record. It takes
2147 a little longer and the holidays are coming up so I might be able to get through it is just
2148 for the agenda items, just putting time stamps on there. So, if someone wants to see the
2149 engineer's report for that month, they just click, and it takes them to that point. They do
2150 not have to sit through the entire three-hour meeting. As to, tabling this discussion makes
2151 sense. It is almost 9pm, oh, it is after 9pm

2152 Ms. Kramer stated let us talk about it and we will put this on the next agenda. We
2153 have got a lot that we put out there to be transparent. I mean, tons of stuff. The problem is
2154 people would rather react than research.

2155 Ms. Phillips stated my whole point was to say if anyone has any ideas.

2156 Ms. Kramer stated so keep researching.

2157 Ms. Phillips stated I was wondering if we could use our website more, but go ahead
2158 we will wait until next month.

2159 **B. Discussion of Billy's Trail**

2160 **C. Discussion of Agenda Cover Sheet for Supervisors**

2161 Ms. Kramer stated I will get with Ms. Montagna on this. Basically, sometimes the
2162 agenda is difficult. We need to lay out what the Supervisors are expected to vote on so
2163 that they can key in on those items and things like that. So, we will put together, I was not
2164 real comfortable with the one that was in the agenda so I think we can put together
2165 something that can go in the agenda to cue each one of us more into what is going to take
2166 a vote and what we need to be real observant about. That we can also discuss in our
2167 workshop. And that will help all to key in on those items. So, we will table that one to
2168 next month.

2169 Mr. Leet asked was there any discussion of Billy's Trail, other than what we talked
2170 about?

2171 Ms. Kassel stated I got an email from Tim Dryer, who spoke earlier. I was trying to
2172 forward it to you and David Hamstra and if you could just make a note that I need to do
2173 that so that it is in the meeting notes. Because he has some observations about, not just
2174 where the CDD trail meets the Four-Star property, but the entire trail.

2175 Mr. Leet stated yes, and I have spoken with Four Star, I mean, again, this was over a
2176 year ago now when we were first talking about that. I can check those lines of
2177 communication again. It is in the PD that residents have use of that trail. I do not think
2178 there is going to be any...

2179 Ms. Kramer stated yes, I mean it is an obligation of both Harmony West and
2180 Harmony to have that. It is a requirement of the PD. So, we are going to connect it. The
2181 thing we are going to have to do is reach out to Harmony Florida LLC, Dick Jermann,
2182 and make sure that...You know, maybe we can get a formal easement across all those
2183 properties for the trail and protect it. So, you are on that?

2184 Mr. Leet replied sure, yes.

2185 **D. Discussion of CDD Communication to Residents-addressed during 9.A.**

2186 Ms. Kramer announced old business.

2187

2188 **TENTH ORDER OF BUSINESS Old Business**

2189 **A. Discussion of RV Lot Closure/PD Requirements**

2190 Ms. Kassel stated we have already discussed the lot closure.

B. Discussion of the Donated Royal Poinciana Tree

Ms. Kassel stated there is a lot of uproar over it being poisonous. Actually, in terms of toxicity, it is very mild. There are a lot of other plants in Harmony, including many the CDD has planted over the years, like crotons and other plants, that are both in people's lawns that are a lot more toxic than a Royal Poinciana Tree. But because of the uproar over a potentially poisonous tree, there are lots of other plants more poisonous than Poinciana, but I wanted to ask the Board if they wanted to revisit the donation and the planting where we had proposed, which is going to Buck Lake, down that road to the parking lot on the right. Because it would be in a place where the sidewalks are far away, etc. That is what we discussed the last time. I wanted to know if, based on the concerns expressed by some of the residents whether we need to revisit this or not.

Ms. Phillips asked can I ask one thing on this? You said there is an uproar, now I am unaware of this...have you been getting emails from residents?

Ms. Kassel stated Facebook. I am just asking if this is an issue or not.

Ms. Phillips stated I do not think so.

Mr. Short asked do we know how much it costs to install and maintain it?

Ms. Kassel answered pretty much zero.

Ms. Kramer answered zero. Basically, we dig a hole and drop it in. If it lives, it lives.

Ms. Phillips stated it is a little plant.

Ms. Kramer stated it is not big, it is not tractor size.

Ms. Kassel stated the question is does the Board want to revisit this, based on resident concerns?

Ms. Kramer stated I am comfortable with it. Like I said, there a lot more toxic things, this is mild, and this is out of the way and away from things.

Mr. Leet stated well maybe to help illustrate that. Maybe just for the meeting agenda package next month, here is exactly where on the map.

Ms. Phillips stated well this is where I think if we had been able to put something out there after the meeting, that this was approved and it was going to be in this spot, and we are aware that it is toxic. But Iour hands are tied with the Sunshine Law.

Mr. Leet stated and with the website there is a lot of, I guess, inertia, you know lots of ideas of ways it can be improved and everything, but it takes time to do that.

Ms. Phillips stated just from an announcement point of view, even when the boats cannot go out because of the weather, or a maintenance issue.

2224 Mr. Leet stated if someone is already using social media and it is right there, that is
2225 going to be the easiest because we have people that want to send field service and
2226 maintenance requests through there, but the website has always been there, and it has
2227 always had seven years of all that.

2228 Ms. Kramer stated field services had their own Facebook page for a while and it got
2229 shut down by Facebook.

2230 Ms. Phillips stated oh.

2231 Ms. Kramer announced Supervisors' Requests.

2232 Ms. Kassel stated I just want, so just an answer.

2233 Ms. Kramer stated I did not hear a resounding desire to revisit.

2234 Ms. Kassel asked are we revisiting, or are we not revisiting?

2235 Mr. Israel asked would you like a map with the location?

2236 Mr. Short stated yes, sure. I mean, again, it is not that we are planning on taking any
2237 action, just a little informational.

2238 Mr. Israel stated understood.

2239 Mr. Perez asked so move forward planting?

2240 Ms. Kramer answered yes.

2241

2242 **ELEVENTH ORDER OF BUSINESS Supervisors' Requests**

2243 Ms. Kramer stated in our workshop and then for the meeting after our workshop. I
2244 would like to discuss the reserve study and making sure it is complete with accurate
2245 numbers. That is a critical piece that we started a year and a half ago. And it needs to be
2246 finished.

2247 Ms. Kassel asked did they ever pay that?

2248 Ms. Kramer replied yes, they have been paid. I am not sure why, but they have been.
2249 And that is all we have. Are there any other Supervisor's requests for next month.

2250 Ms. Kassel asked I move to adjourn?

2251 Ms. Phillips asked well, will our workshop be like an all-day thing?

2252 Ms. Kassel replied no.

2253 Ms. Kramer replied no, it will just be a couple of hours.

2254 Mr. Leet stated I will not be there for an all-day thing.

2255 Ms. Kramer stated I cannot, our eyes will glaze over.

2256

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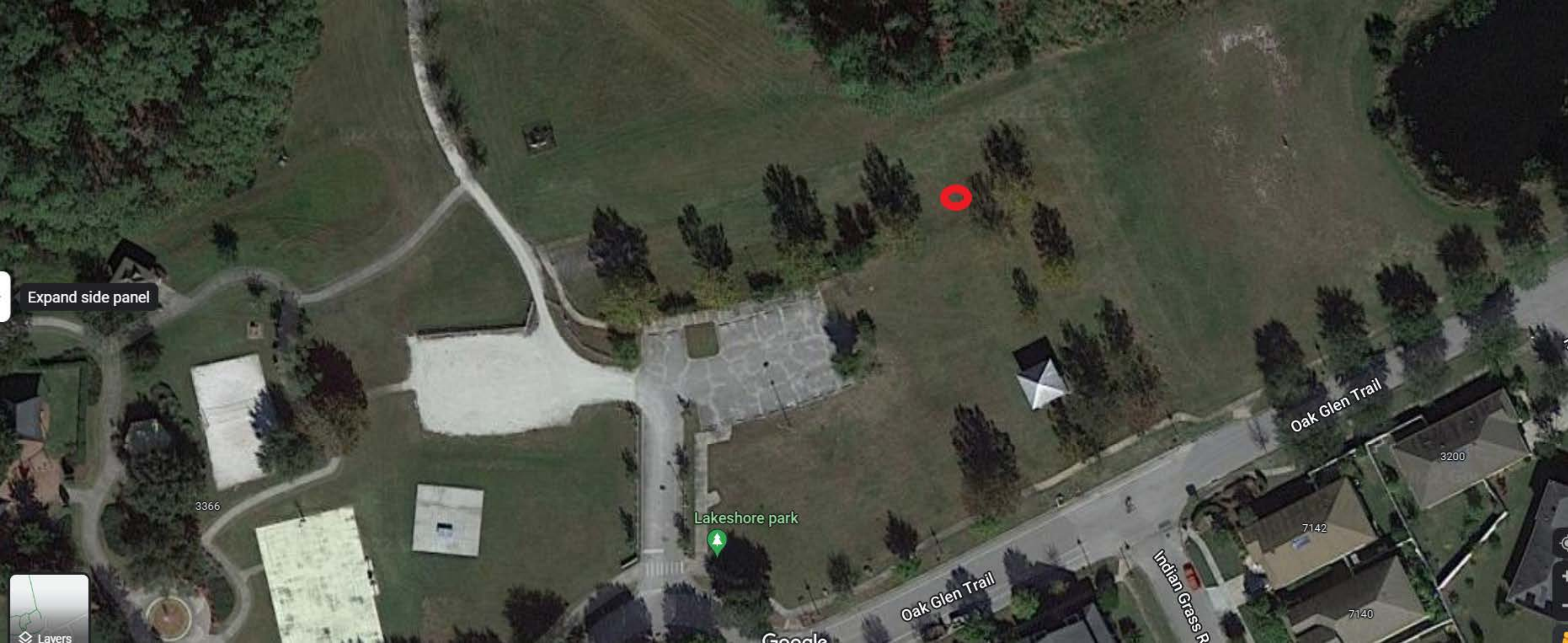
TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Kassel, seconded by Mr. Leet, with all in favor, the meeting was adjourned at 9:18 p.m.

Secretary/Assistant Secretary

Chair/Vice Chair



Expand side panel

3366

Lakeshore park

Oak Glen Trail

3200

7142

Indian Grass R

7140

Oak Glen Trail

Google

Layers

Subsection 4B

Financials

MEMORANDUM

TO: Board of Supervisors, Harmony CDD
FROM: Samantha Smith, Accountant
CC: Angel Montagna, District Manager
DATE: January 11, 2023
SUBJECT: December 2022 Financials

Please find the attached December 2022 financial report. During your review, please keep in mind that the goal is for revenue to meet or exceed the annual budget and for expenditures to be at or below the annual budget. To assist with your review, an overview is provided below. Should you have any questions or require additional information, please contact me at Samantha.Smith@Inframark.com.

General Fund

- Total Revenue through December is approximately 80% of the annual budget. This is typical for this time of year.
 - Non Ad Valorem Assessment collections are currently at 79%.
- Total Expenditures through December are at 20% of the annual budget.
 - ▶ Administrative
 - P/R-Board of Supervisors - Includes payroll for meetings through December.
 - ProfServ-Engineering - Pegasus Engineering services through November 2022.
 - ProfServ-Legal Services - Kutak Rock general counsel through November 2022.
 - ProfServ-Management Consulting - Contract with Inframark.
 - ProfServ-Recording Secretary - Inframark provides near verbatim minutes.
 - ProfServ-Special Assessment - Assessment roll services.
 - Postage and Freight - FedEx services, postage reimbursements to Inframark and survey mailing.
 - Insurance-General Liability - Egis Insurance Advisors provides auto, general liability, inland marine and property insurance.
 - Legal Advertising - Legal and public notices by Sun Publications.
 - Annual District Filing Fee - FY22-23 filing fee paid to the department of economic opportunity.
 - ▶ Field
 - ProfServ-Field Management - Contract with Inframark.
 - Trailer Rental - Includes monthly rental of 1 container and 1 office trailer.
 - ▶ Landscaping Services
 - Contracts-Irrigation - Contract with Servello and Sons.
 - Contracts-Trees & Trimming - Contract with Servello and Sons.
 - Contracts-Trash & Debris Removal - Contract with Servello and Sons.
 - Contracts-Landscape - Contract with Servello and Sons. Includes credit on November 2022 invoice.
 - Contracts-Shrub/Ground Cover - Contract with Servello and Sons.
 - R&M Irrigation - Includes various irrigation supplies and repairs by Servello and Sons.
 - R&M-Trees and Trimming - Includes tree trimming and replacement by Servello and Sons.
 - ▶ Utilities
 - Electricity-General - Services provided by OUC.
 - Electricity-Streetlighting - Services provided by OUC.
 - Utility-Water & Sewer - Services provided by TOHO.
 - ▶ Operation & Maintenance
 - Utility-Refuse Removal - Services provided by Waste Connections of FL.
 - R&M-Pools - Includes control leases for Ashley Park and splash pad, permits, chemicals.
 - R&M-User Supported Facility - Includes jet clean line at dog park by Tom Parrish Plumbing.
 - R&M-Parks & Facilities - Various supplies and repairs, including dog waste bags, field staff supplies, swing repair, bathroom exhaust fan deposit, patio umbrellas, gate, and mower tires.
 - R&M-Invasive Plant Maintenance - Includes wetland exotics treatment by Aquatic Weed Management.
 - Misc.-Security Enhancements - Includes internet service and ancillary costs.
 - Op Supplies - Fuel, Oil - Includes fuel purchases.
 - Capital Outlay-Vehicles - Includes 2022 club car, purchased from Advantage Golf Cars.
 - ▶ Debt Service
 - Principal Expense - Principal portion of VC1 debt service assessment to be transferred from the general fund to the series 2015 debt service fund in April 2023.
 - Interest Expense - Interest portion of VC1 debt service assessment to be transferred from the general fund to the series 2015 debt service fund in April 2023.

General Fund Reserves

- ▶ \$547,006 fund balance = \$1 Million fund balance transferred from General Fund in FY22, minus \$452,994 FY22 expenditures.
- In FY 2019, the general fund loaned the series 2015 debt service fund \$53,231.95 to cover a shortfall. This loan has been repaid.
- In FY 2020, the general fund loaned the series 2015 debt service fund \$4,658.20 to cover a shortfall in October and \$71,193.25 to cover a shortfall in April. These loans have been repaid.

HARMONY

Community Development District

Financial Report

December 31, 2022

Prepared by



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SUPPORTING SCHEDULES

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HARMONY
Community Development District

Financial Statements

(Unaudited)

December 31, 2022

Balance Sheet
December 31, 2022

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND RESERVES	SERIES 2014 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
ASSETS					
Cash - Checking Account	\$ 845,845	\$ -	\$ -	\$ -	\$ 845,845
Accounts Receivable	10	-	-	-	10
Due From Other Funds	-	547,006	59,919	-	606,925
Investments:					
Money Market Account	1,943,451	-	-	-	1,943,451
Prepayment Account	-	-	6,229	752,479	758,708
Reserve Fund	-	-	607,313	340,000	947,313
Revenue Fund	-	-	1,250,662	624,340	1,875,002
TOTAL ASSETS	\$ 2,789,306	\$ 547,006	\$ 1,924,123	\$ 1,716,819	\$ 6,977,254
LIABILITIES					
Accounts Payable	\$ 145,860	\$ -	\$ -	\$ -	\$ 145,860
Accrued Expenses	7,500	-	-	-	7,500
Due To Other Funds	603,277	-	-	3,648	606,925
TOTAL LIABILITIES	756,637	-	-	3,648	760,285
FUND BALANCES					
Restricted for:					
Debt Service	-	-	1,924,123	1,713,171	3,637,294
Assigned to:					
Operating Reserves	467,801	-	-	-	467,801
Unassigned:	1,564,868	547,006	-	-	2,111,874
TOTAL FUND BALANCES	\$ 2,032,669	\$ 547,006	\$ 1,924,123	\$ 1,713,171	\$ 6,216,969
TOTAL LIABILITIES & FUND BALANCES	\$ 2,789,306	\$ 547,006	\$ 1,924,123	\$ 1,716,819	\$ 6,977,254

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 3,678	\$ 920	\$ 5,728	\$ 4,808
Interest - Tax Collector	-	-	78	78
Special Assmnts- Tax Collector	2,452,225	1,961,780	1,929,950	(31,830)
Special Assessments-Tax Collector-VC1	(28,737)	(22,990)	-	22,990
Special Assmnts- Discounts	(98,088)	(78,470)	(77,032)	1,438
Other Miscellaneous Revenues	-	-	1,200	1,200
Access Cards	1,200	300	210	(90)
Insurance Reimbursements	-	-	7,709	7,709
Facility Revenue	600	150	-	(150)
User Facility Revenue	15,000	3,750	-	(3,750)
Garden Lot	1,207	303	841	538
TOTAL REVENUES	2,347,085	1,865,743	1,868,684	2,941
EXPENDITURES				
Administration				
P/R-Board of Supervisors	14,000	3,501	3,000	501
FICA Taxes	1,071	267	230	37
ProfServ-Arbitrage Rebate	1,200	-	-	-
ProfServ-Dissemination Agent	1,500	-	-	-
ProfServ-Engineering	60,000	15,000	11,414	3,586
ProfServ-Legal Services	60,000	15,000	17,752	(2,752)
ProfServ-Mgmt Consulting	69,250	17,313	17,312	1
ProfServ-Property Appraiser	392	-	-	-
ProfServ-Recording Secretary	4,200	1,050	1,050	-
ProfServ-Special Assessment	8,822	8,822	8,822	-
ProfServ-Trustee Fees	10,160	-	-	-
Auditing Services	4,400	-	-	-
Postage and Freight	1,000	249	110	139
Rental - Meeting Room	3,000	750	-	750
Insurance - General Liability	28,000	28,000	18,732	9,268
Legal Advertising	1,000	249	358	(109)
Misc-Records Storage	1,500	375	-	375
Misc-Assessment Collection Cost	49,045	39,236	37,058	2,178
Annual District Filing Fee	175	175	175	-
Total Administration	318,715	129,987	116,013	13,974
Field				
ProfServ-Field Management	338,872	84,717	84,718	(1)
Trailer Rental	8,500	2,125	1,740	385
Total Field	347,372	86,842	86,458	384

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Landscape Services</u>				
Contracts-Mulch	146,608	36,652	-	36,652
Contracts-Irrigation	42,822	10,706	10,706	-
Contracts-Trees & Trimming	46,909	11,727	11,727	-
Contracts-Annuals	12,672	3,168	-	3,168
Contracts-Trash & Debris Removal	19,565	4,891	4,891	-
Contracts - Landscape	294,685	73,671	71,630	2,041
Cntrs-Shrub/Grnd Cover Annual Svc	86,074	21,518	21,519	(1)
R&M-Irrigation	30,000	7,500	5,503	1,997
R&M-Trees and Trimming	40,000	9,999	3,000	6,999
Miscellaneous Services	35,000	8,751	-	8,751
Total Landscape Services	754,335	188,583	128,976	59,607
<u>Utilities</u>				
Electricity - General	40,700	10,175	8,157	2,018
Electricity - Streetlights	121,000	30,250	29,309	941
Utility - Water & Sewer	198,000	49,500	27,764	21,736
Total Utilities	359,700	89,925	65,230	24,695
<u>Operation & Maintenance</u>				
Utility - Refuse Removal	3,000	750	828	(78)
R&M-Ponds	20,000	5,000	-	5,000
R&M-Pools	35,000	8,750	2,123	6,627
R&M-Roads & Alleyways	2,000	501	-	501
R&M-Sidewalks	20,000	5,000	-	5,000
R&M-Streetlights	10,000	2,500	-	2,500
R&M-Vehicles	15,000	3,750	-	3,750
R&M-User Supported Facility	5,000	1,250	650	600
R&M-Equipment Boats	10,000	2,500	-	2,500
R&M-Parks & Facilities	25,000	6,249	12,828	(6,579)
R&M-Garden Lot	2,000	500	-	500
R&M-Invasive Plant Maintenance	105,000	26,250	48,500	(22,250)
Security Enhancements	5,700	1,425	1,867	(442)
Op Supplies - Fuel, Oil	8,000	2,000	569	1,431
Cap Outlay - Vehicles	30,000	30,000	10,961	19,039
Reserve - Other	300,000	300,000	-	300,000
Total Operation & Maintenance	595,700	396,425	78,326	318,099
<u>Debt Service</u>				
Principal Debt Retirement	13,507	-	-	-
Interest Expense	13,093	-	-	-
Total Debt Service	26,600	-	-	-
TOTAL EXPENDITURES	2,402,422	891,762	475,003	416,759

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Excess (deficiency) of revenues				
Over (under) expenditures	(55,337)	973,981	1,393,681	419,700
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(55,337)	-	-	-
TOTAL FINANCING SOURCES (USES)	(55,337)	-	-	-
Net change in fund balance	\$ (55,337)	\$ 973,981	\$ 1,393,681	\$ 419,700
FUND BALANCE, BEGINNING (OCT 1, 2022)	638,988	638,988	638,988	
FUND BALANCE, ENDING	\$ 583,651	\$ 1,612,969	\$ 2,032,669	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	-
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	-
Net change in fund balance	\$ -	\$ -	\$ -	\$ -
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	-	547,006	
FUND BALANCE, ENDING	\$ -	\$ -	\$ 547,006	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 61	\$ 15	\$ 17	\$ 2
Special Assmnts- Tax Collector	1,217,276	973,821	967,707	(6,114)
Special Assmnts- Discounts	(48,691)	(38,953)	(38,625)	328
TOTAL REVENUES	1,168,646	934,883	929,099	(5,784)
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	24,345	19,476	18,582	894
Total Administration	24,345	19,476	18,582	894
Debt Service				
Principal Debt Retirement	695,000	-	-	-
Principal Prepayments	-	-	70,000	(70,000)
Interest Expense	459,663	229,832	229,831	1
Total Debt Service	1,154,663	229,832	299,831	(69,999)
TOTAL EXPENDITURES	1,179,008	249,308	318,413	(69,105)
Excess (deficiency) of revenues				
Over (under) expenditures	(10,362)	685,575	610,686	(74,889)
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(10,362)	-	-	-
TOTAL FINANCING SOURCES (USES)	(10,362)	-	-	-
Net change in fund balance	\$ (10,362)	\$ 685,575	\$ 610,686	\$ (74,889)
FUND BALANCE, BEGINNING (OCT 1, 2022)	1,313,437	1,313,437	1,313,437	
FUND BALANCE, ENDING	\$ 1,303,075	\$ 1,999,012	\$ 1,924,123	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 40	\$ 10	\$ 20	\$ 10
Special Assmnts- Tax Collector	796,597	637,278	509,910	(127,368)
Special Assmnts- Other	26,600	-	-	-
Special Assmnts- Prepayment	-	-	752,479	752,479
Special Assmnts- Discounts	(31,864)	(25,491)	(20,349)	5,142
TOTAL REVENUES	791,373	611,797	1,242,060	630,263
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	15,932	12,746	10,544	2,202
Total Administration	15,932	12,746	10,544	2,202
Debt Service				
Principal Debt Retirement	390,000	-	-	-
Principal Prepayments	-	-	1,165,000	(1,165,000)
Interest Expense	389,775	194,888	194,888	-
Total Debt Service	779,775	194,888	1,359,888	(1,165,000)
TOTAL EXPENDITURES	795,707	207,634	1,370,432	(1,162,798)
Excess (deficiency) of revenues				
Over (under) expenditures	(4,334)	404,163	(128,372)	(532,535)
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(4,334)	-	-	-
TOTAL FINANCING SOURCES (USES)	(4,334)	-	-	-
Net change in fund balance	\$ (4,334)	\$ 404,163	\$ (128,372)	\$ (532,535)
FUND BALANCE, BEGINNING (OCT 1, 2022)	1,841,543	1,841,543	1,841,543	
FUND BALANCE, ENDING	\$ 1,837,209	\$ 2,245,706	\$ 1,713,171	

HARMONY

Community Development District

Supporting Schedules

December 31, 2022

**Non-Ad Valorem Special Assessments
Osceola County Tax Collector - Monthly Collection Report
For the Fiscal Year Ending September 30, 2023**

					Allocation by Fund		
Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	General Fund	Series 2014 Debt Service Fund ⁽¹⁾	Series 2015 Debt Service Fund ⁽¹⁾
ASSESSMENTS LEVIED FY 2023				\$ 4,328,217	\$ 2,423,488	\$ 1,215,175	\$ 689,554
Allocation %				100%	55.99%	28.08%	15.93%
11/17/22	\$ 13,410	\$ 704	\$ 274	\$ 14,387	\$ 8,056	\$ 4,039	\$ 2,292
11/22/22	\$ 286,879	\$ 12,197	\$ 5,855	\$ 304,931	\$ 170,739	\$ 85,611	\$ 48,580
12/09/22	\$ 2,729,319	\$ 116,043	\$ 55,700	\$ 2,901,062	\$ 1,624,385	\$ 814,492	\$ 462,185
12/22/22	\$ 213,418	\$ 8,631	\$ 4,355	\$ 226,405	\$ 126,771	\$ 63,565	\$ 36,070
Adjustment	\$ (37,649)	\$ (1,569)	\$ -	\$ (39,217)	\$ -	\$ -	\$ (39,217)
TOTAL	\$ 3,205,378	\$ 136,006	\$ 66,184	\$ 3,407,568	\$ 1,929,950	\$ 967,707	\$ 509,910

Collected in % 79%

TOTAL OUTSTANDING	\$ 920,649	\$ 493,538	\$ 247,468	\$ 179,643
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Note (1): Variance between budget and assessment levy is due to prepayments received during the budget process.

Cash and Investment Report
December 31, 2022

General Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account- Operating	Bank United	Checking Account	n/a	0.00%	\$845,845
Money Market Account	BankUnited	Money Market Account	n/a	3.00%	\$1,943,451
Subtotal					<u>\$2,789,296</u>

Debt Service and Capital Projects Funds
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<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2014 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.005%	\$6,229
Series 2014 Reserve Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.005%	\$607,313
Series 2014 Revenue Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.005%	\$1,250,662
Series 2015 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.005%	\$752,479
Series 2015 Reserve Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.005%	\$340,000
Series 2015 Revenue Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.005%	\$624,340
Subtotal					<u>\$3,581,023</u>
Total					<u><u>\$6,370,319</u></u>

Subsection 4C

General Ledger Details

HARMONY COMMUNITY DEVELOPMENT DISTRICT
General Ledger Detailed Report
For the Period(s) from Dec 01, 2022 to Dec 31, 2022

GENERAL FUND

Type	Date	Doc No.	Source Name	Reference Memo	Amount	Balance
GL Account: 361001 - Interest - Investments					Beginning Balance:	(\$2,371.96)
JE	12/30/2022	BANK INT	Journal Entry	Interest Income - Bank United MM	(\$3,355.98)	(\$5,727.94)
					Ending Balance:	(\$5,727.94)
GL Account: 361006 - Interest - Tax Collector					Beginning Balance:	(\$77.57)
					Ending Balance:	\$0.00 (\$77.57)
GL Account: 363010 - Special Assmnts- Tax Collector					Beginning Balance:	(\$178,795.06)
JE	12/9/2022	ASSESSMENTS	Journal Entry	RCVD ASSESSMENTS OSCEOLA COUNTY	(\$1,624,384.77)	(\$1,803,179.83)
JE	12/22/2022	ASSESSMENTS	Journal Entry	RCVD ASSESSMENTS OSCEOLA COUNTY	(\$126,770.59)	(\$1,929,950.42)
					Ending Balance:	(\$1,751,155.36) (\$1,929,950.42)
GL Account: 363090 - Special Assmnts- Discounts					Beginning Balance:	\$7,223.50
JE	12/9/2022	ASSESSMENTS	Journal Entry	RCVD ASSESSMENTS OSCEOLA COUNTY	\$64,975.45	\$72,198.95
JE	12/22/2022	ASSESSMENTS	Journal Entry	RCVD ASSESSMENTS OSCEOLA COUNTY	\$4,832.93	\$77,031.88
					Ending Balance:	\$69,808.38 \$77,031.88
GL Account: 369900 - Other Miscellaneous Revenues					Beginning Balance:	(\$1,200.00)
					Ending Balance:	\$0.00 (\$1,200.00)
GL Account: 369941 - Access Cards					Beginning Balance:	(\$170.00)
Deposit	12/23/2022	DEP01062	Bank Account: Bank United GF	POOL CARD- 6913 BEARGRASS RD	(\$20.00)	(\$190.00)
Deposit	12/23/2022	DEP01062	Bank Account: Bank United GF	POOL CARD	(\$20.00)	(\$210.00)
					Ending Balance:	(\$40.00) (\$210.00)
GL Account: 369958 - Insurance Reimbursements					Beginning Balance:	\$0.00
Deposit	12/23/2022	DEP01062	Bank Account: Bank United GF	Insurance Reim-FIA PROPERTY CLAIMS	(\$4,319.00)	(\$4,319.00)
Deposit	12/23/2022	DEP01062	Bank Account: Bank United GF	Insurance Reim-FIA PROPERTY CLAIMS	(\$3,389.65)	(\$7,708.65)
					Ending Balance:	(\$7,708.65) (\$7,708.65)
GL Account: 369993 - Garden Lot					Beginning Balance:	(\$840.70)
					Ending Balance:	\$0.00 (\$840.70)
Department Name: Legislative (51101)						
GL Account: 511001 - P/R-Board of Supervisors					Beginning Balance:	\$2,200.00
Payroll	12/21/2022	PAYRO00340	Journal Entry	Summary of December 21, 2022 Payroll Posting	\$800.00	\$3,000.00
					Ending Balance:	\$800.00 \$3,000.00
GL Account: 521001 - FICA Taxes					Beginning Balance:	\$168.30
Payroll	12/21/2022	PAYRO00340	Journal Entry	Summary of December 21, 2022 Payroll Posting	\$61.20	\$229.50
					Ending Balance:	\$61.20 \$229.50

HARMONY COMMUNITY DEVELOPMENT DISTRICT
General Ledger Detailed Report
For the Period(s) from Dec 01, 2022 to Dec 31, 2022

GENERAL FUND

Type	Date	Doc No.	Source Name	Reference Memo	Amount	Balance
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Department Name: Financial and Administrative (51301)

GL Account: 531027 - ProfServ-Mgmt Consulting				Beginning Balance:		\$11,541.66
JE	12/1/2022	ACCRUAL	Journal Entry	Accrue November Mngt Srvc	(\$5,770.83)	\$5,770.83
Purchase	12/6/2022	86578	Vendor: INFRAMARK, LLC	MNGT SRVCS NOV 2022	\$5,770.83	\$11,541.66
Purchase	12/20/2022	87210	Vendor: INFRAMARK, LLC	ProfServ-Mgmt Consulting Serv DEC MNGT SRVCS	\$5,770.83	\$17,312.49
				ProfServ-Mgmt Consulting Serv		
				Ending Balance:	\$5,770.83	\$17,312.49

GL Account: 531036 - ProfServ-Recording Secretary				Beginning Balance:		\$700.00
JE	12/1/2022	ACCRUAL	Journal Entry	Accrue November Mngt Srvc	(\$350.00)	\$350.00
Purchase	12/6/2022	86578	Vendor: INFRAMARK, LLC	MNGT SRVCS NOV 2022	\$350.00	\$700.00
Purchase	12/20/2022	87210	Vendor: INFRAMARK, LLC	DEC MNGT SRVCS	\$350.00	\$1,050.00
				Ending Balance:	\$350.00	\$1,050.00

GL Account: 531038 - ProfServ-Special Assessment				Beginning Balance:		\$0.00
Purchase	12/20/2022	87210	Vendor: INFRAMARK, LLC	DEC MNGT SRVCS	\$8,822.00	\$8,822.00
				Ending Balance:	\$8,822.00	\$8,822.00

GL Account: 541006 - Postage and Freight				Beginning Balance:		\$50.48
JE	12/1/2022	ACCRUAL	Journal Entry	Accrue November Mngt Srvc	(\$11.40)	\$39.08
Purchase	12/1/2022	7-961-03828	Vendor: FEDEX	SRVCS THRU 11/29/22	\$21.65	\$60.73
Purchase	12/6/2022	7-968-23935	Vendor: FEDEX	SRVCS THRU 12/06/22	\$21.34	\$82.07
Purchase	12/6/2022	86578	Vendor: INFRAMARK, LLC	MNGT SRVCS NOV 2022	\$11.40	\$93.47
Purchase	12/20/2022	87210	Vendor: INFRAMARK, LLC	DEC MNGT SRVCS	\$16.53	\$110.00
				Ending Balance:	\$59.52	\$110.00

GL Account: 545002 - Insurance - General Liability				Beginning Balance:		\$18,732.00
				Ending Balance:	\$0.00	\$18,732.00

GL Account: 548002 - Legal Advertising				Beginning Balance:		\$358.15
				Ending Balance:	\$0.00	\$358.15

GL Account: 549070 - Misc-Assessment Collection Cost				Beginning Balance:		\$3,431.44
JE	12/9/2022	ASSESSMENTS	Journal Entry	RCVD ASSESSMENTS OSCEOLA COUNTY	\$31,188.18	\$34,619.62
JE	12/22/2022	ASSESSMENTS	Journal Entry	RCVD ASSESSMENTS OSCEOLA COUNTY	\$2,438.75	\$37,058.37
				Ending Balance:	\$33,626.93	\$37,058.37

GL Account: 554007 - Annual District Filing Fee				Beginning Balance:		\$175.00
				Ending Balance:	\$0.00	\$175.00

Department Name: Legal Counsel (51401)

GL Account: 531023 - ProfServ-Legal Services				Beginning Balance:		\$9,816.38
Purchase	12/13/2022	3154213	Vendor: KUTAK ROCK LLP	GEN COUNSEL THRU 11/30/22	\$7,935.50	\$17,751.88
				Ending Balance:	\$7,935.50	\$17,751.88

HARMONY COMMUNITY DEVELOPMENT DISTRICT
General Ledger Detailed Report
For the Period(s) from Dec 01, 2022 to Dec 31, 2022

GENERAL FUND

Type	Date	Doc No.	Source Name	Reference Memo	Amount	Balance
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Department Name: Comprehensive Planning (51501)

GL Account: 531013 - ProfServ-Engineering				Beginning Balance:	\$0.00	
Purchase	12/29/2022	226384	Vendor: PEGASUS ENGINEERING, LLC	09/25/22-11/19/22 ENG SRVCS	\$11,413.67	\$11,413.67
Ending Balance:					\$11,413.67	\$11,413.67

Department Name: Field (53901)

GL Account: 531016 - ProfServ-Field Management				Beginning Balance:	\$56,478.66	
JE	12/1/2022	ACCRUAL	Journal Entry	Accrue November Mngt Srvc	(\$28,239.33)	\$28,239.33
Purchase	12/6/2022	86578	Vendor: INFRAMARK, LLC	MNGT SRVCS NOV 2022	\$28,239.33	\$56,478.66
Purchase	12/20/2022	87210	Vendor: INFRAMARK, LLC	DEC MNGT SRVCS	\$28,239.33	\$84,717.99
Ending Balance:					\$28,239.33	\$84,717.99

GL Account: 544012 - Trailer Rental				Beginning Balance:	\$1,160.00	
Purchase	12/2/2022	9016104009 EFT	Vendor: WILLIAMS SCOTSMAN, INC. - EFT	12/02/22-01/01/23 OFFICE TRAILER LEASE	\$490.00	\$1,650.00
Purchase	12/2/2022	9016109514	Vendor: MOBILE MINI, INC.	12/02/22-01/01/23 40' CONTAINER LEASE	\$90.00	\$1,740.00
Ending Balance:					\$580.00	\$1,740.00

Department Name: Landscape Services (53902)

GL Account: 534073 - Contracts-Irrigation				Beginning Balance:	\$7,137.00	
JE	12/1/2022	ACCRUAL	Journal Entry	Accrue November Irrigation - Servello	(\$3,568.50)	\$3,568.50
Purchase	12/1/2022	22964	Vendor: SERVELLO & SONS INC	NOV 2022 LANDSCAPE MAINTENANCE	\$3,568.50	\$7,137.00
Purchase	12/1/2022	23145	Vendor: SERVELLO & SONS INC	DEC 2022 LANDSCAPE MAINT	\$3,568.50	\$10,705.50
Ending Balance:					\$3,568.50	\$10,705.50

GL Account: 534085 - Contracts-Trees & Trimming				Beginning Balance:	\$7,818.16	
JE	12/1/2022	ACCRUAL	Journal Entry	Accrue November Tree Trimming - Servello	(\$3,909.08)	\$3,909.08
Purchase	12/1/2022	22964	Vendor: SERVELLO & SONS INC	NOV 2022 LANDSCAPE MAINTENANCE	\$3,909.08	\$7,818.16
Purchase	12/1/2022	23145	Vendor: SERVELLO & SONS INC	DEC 2022 LANDSCAPE MAINT	\$3,909.08	\$11,727.24
Ending Balance:					\$3,909.08	\$11,727.24

GL Account: 534121 - Contracts-Trash & Debris Removal				Beginning Balance:	\$3,260.84	
JE	12/1/2022	ACCRUAL	Journal Entry	Accrue November Trash & Debris Removal - Servello	(\$1,630.42)	\$1,630.42
Purchase	12/1/2022	22964	Vendor: SERVELLO & SONS INC	NOV 2022 LANDSCAPE MAINTENANCE	\$1,630.42	\$3,260.84
Purchase	12/1/2022	23145	Vendor: SERVELLO & SONS INC	DEC 2022 LANDSCAPE MAINT	\$1,630.42	\$4,891.26
Ending Balance:					\$1,630.42	\$4,891.26

GL Account: 534171 - Contracts - Landscape				Beginning Balance:	\$47,072.42	
JE	12/1/2022	ACCRUAL	Journal Entry	Accrue November Landscape - Servello	(\$24,557.16)	\$22,515.26
JE	12/1/2022	JE004373	Journal Entry	Accrue Credit on November Landscape - Servello	\$2,041.90	\$24,557.16
Purchase	12/1/2022	22964	Vendor: SERVELLO & SONS INC	NOV 2022 LANDSCAPE MAINTENANCE	\$22,515.26	\$47,072.42
Purchase	12/1/2022	23145	Vendor: SERVELLO & SONS INC	Cntrs-Landscape/Irrigation Maint DEC 2022 LANDSCAPE MAINT	\$24,557.16	\$71,629.58
Ending Balance:					\$24,557.16	\$71,629.58

HARMONY COMMUNITY DEVELOPMENT DISTRICT
General Ledger Detailed Report
For the Period(s) from Dec 01, 2022 to Dec 31, 2022

GENERAL FUND

Type	Date	Doc No.	Source Name	Reference Memo	Amount	Balance
GL Account: 534172 - Cntrs-Shrub/Grnd Cover Annual Svc					Beginning Balance:	\$14,345.68
JE	12/1/2022	ACCRUAL	Journal Entry	Accrue November Shrub/Grnd Cover - Servello	(\$7,172.84)	\$7,172.84
Purchase	12/1/2022	22964	Vendor: SERVELLO & SONS INC	NOV 2022 LANDSCAPE MAINTENANCE	\$7,172.84	\$14,345.68
Purchase	12/1/2022	23145	Vendor: SERVELLO & SONS INC	DEC 2022 LANDSCAPE MAINT	\$7,172.84	\$21,518.52
					Ending Balance:	\$21,518.52

GL Account: 546041 - R&M-Irrigation					Beginning Balance:	\$4,883.67
JE	12/1/2022	ACCRUAL	Journal Entry	Accrue November Irrig Rprs - Servello	(\$313.00)	\$4,570.67
Purchase	12/1/2022	23230	Vendor: SERVELLO & SONS INC	RPLCD POP UP	\$288.00	\$4,858.67
Purchase	12/6/2022	23262	Vendor: SERVELLO & SONS INC	RPLC 2 SYCAMORE TREES & WATER BAGS/KITS	\$140.00	\$4,998.67
					Water bags / kits	
Purchase	12/6/2022	23264	Vendor: SERVELLO & SONS INC	RPLC SYCAMORE TREE & KIT/WATER BAG	\$70.00	\$5,068.67
					Kit / Water Bag	
Purchase	12/30/2022	23424	Vendor: SERVELLO & SONS INC	MAINLINE BREAK RPR	\$433.87	\$5,502.54
					Kit / Water Bag	
					Ending Balance:	\$5,502.54

GL Account: 546099 - R&M-Trees and Trimming					Beginning Balance:	\$840.00
Purchase	12/6/2022	23262	Vendor: SERVELLO & SONS INC	RPLC 2 SYCAMORE TREES & WATER BAGS/KITS	\$1,440.00	\$2,280.00
					2 Sycamore Trees	
Purchase	12/6/2022	23264	Vendor: SERVELLO & SONS INC	RPLC SYCAMORE TREE & KIT/WATER BAG	\$720.00	\$3,000.00
					Sycamore Tree	
					Ending Balance:	\$3,000.00

Department Name: Utilities (53903)

GL Account: 543006 - Electricity - General					Beginning Balance:	\$4,748.99
Purchase	12/8/2022	120822-9921 ACH	Vendor: ORLANDO UTILITIES COMMISSION-ACH	11/08/22-12/08/22 UTILITIES	\$3,408.02	\$8,157.01
					Ending Balance:	\$8,157.01

GL Account: 543013 - Electricity - Streetlights					Beginning Balance:	\$19,535.56
Purchase	12/8/2022	120822-9921 ACH	Vendor: ORLANDO UTILITIES COMMISSION-ACH	11/08/22-12/08/22 UTILITIES	\$9,773.81	\$29,309.37
					Electricity - Streetlighting	
					Ending Balance:	\$29,309.37

GL Account: 543021 - Utility - Water & Sewer					Beginning Balance:	\$20,263.79
JE	12/1/2022	ACCRUAL	Journal Entry	Accrue November Water Utilities - Toho	(\$11,082.50)	\$9,181.29
Purchase	12/1/2022	111722-8389 ACH	Vendor: TOHO WATER AUTHORITY - ACH	10/18/22-11/17/22 UTILITIES	\$10,994.41	\$20,175.70
Purchase	12/1/2022	120122-8389 ACH	Vendor: TOHO WATER AUTHORITY - ACH	11/01/22-12/01/22 UTILITIES	\$88.09	\$20,263.79
JE	12/31/2022	ACCRUAL	Journal Entry	Accrue December Water Utilities - Toho	\$7,500.00	\$27,763.79
					Ending Balance:	\$27,763.79

Department Name: Operation & Maintenance (53910)

GL Account: 543020 - Utility - Refuse Removal					Beginning Balance:	\$552.00
Purchase	12/1/2022	1419335W460	Vendor: WASTE CONNECTIONS OF FL.	12/01/22-12/31/22 TRASH PICKUP	\$276.00	\$828.00
					Ending Balance:	\$828.00

HARMONY COMMUNITY DEVELOPMENT DISTRICT
General Ledger Detailed Report
For the Period(s) from Dec 01, 2022 to Dec 31, 2022

GENERAL FUND

Type	Date	Doc No.	Source Name	Reference Memo	Amount	Balance
GL Account: 546074 - R&M-Pools					Beginning Balance:	\$1,307.75
Purchase	12/1/2022	101295637005	Vendor: POOLSURE	DEC SPLASH PAD CNTRL LEASE	\$35.00	\$1,342.75
Purchase	12/1/2022	101295637004	Vendor: POOLSURE	DEC ASHLEY PARK CNTRL LEASE	\$60.00	\$1,402.75
Purchase	12/8/2022	101295637773	Vendor: POOLSURE	SWIM CLUB BLEACH & CAL CHLORIDE	\$331.88	\$1,734.63
Purchase	12/21/2022	101295638359	Vendor: POOLSURE	SWIM CLUB BLEACH & ACID	\$388.50	\$2,123.13
					Ending Balance:	\$815.38
GL Account: 546159 - R&M-User Supported Facility					Beginning Balance:	\$0.00
Purchase	12/1/2022	101	Vendor: TOM PARRISH PLUMBING LLC	JET CLEAN LINE AT DOG PARK	\$650.00	\$650.00
					Ending Balance:	\$650.00
GL Account: 546225 - R&M-Parks & Facilities					Beginning Balance:	\$5,997.05
JE	12/1/2022	ACCRUAL	Journal Entry	Accrue November Mngt Svcs	(\$1,239.85)	\$4,757.20
Purchase	12/1/2022	5172132	Vendor: HEAVENLY COOLING and HEATING LLC	POOL BATHROOM EXHAUST FAN - FINAL	\$3,650.00	\$8,407.20
Purchase	12/1/2022	11777-112322 ACH	Vendor: CARDMEMBER SERVICES	Pool Bathroom Exhaust Fan - Deposit CC PURCH THRU 11/23/22	\$143.20	\$8,550.40
Purchase	12/1/2022	11777-112322 ACH	Vendor: CARDMEMBER SERVICES	AMAZON CC PURCH THRU 11/23/22	\$9.51	\$8,559.91
Purchase	12/1/2022	11777-112322 ACH	Vendor: CARDMEMBER SERVICES	HOME DEPOT CC PURCH THRU 11/23/22	\$105.98	\$8,665.89
Purchase	12/1/2022	11777-112322 ACH	Vendor: CARDMEMBER SERVICES	AMAZON CC PURCH THRU 11/23/22	\$322.46	\$8,988.35
Purchase	12/1/2022	11777-112322 ACH	Vendor: CARDMEMBER SERVICES	HOME DEPOT CC PURCH THRU 11/23/22	\$121.68	\$9,110.03
Purchase	12/1/2022	11777-112322 ACH	Vendor: CARDMEMBER SERVICES	AMAZON CC PURCH THRU 11/23/22	\$238.22	\$9,348.25
Purchase	12/1/2022	11777-112322 ACH	Vendor: CARDMEMBER SERVICES	HOME DEPOT CC PURCH THRU 11/23/22	\$165.99	\$9,514.24
Purchase	12/1/2022	11777-112322 ACH	Vendor: CARDMEMBER SERVICES	AMAZON CC PURCH THRU 11/23/22	\$25.99	\$9,540.23
Purchase	12/1/2022	11777-112322 ACH	Vendor: CARDMEMBER SERVICES	AMAZON CC PURCH THRU 11/23/22	\$42.36	\$9,582.59
Purchase	12/1/2022	11777-112322 ACH	Vendor: CARDMEMBER SERVICES	AMAZON CC PURCH THRU 11/23/22	\$47.97	\$9,630.56
Purchase	12/1/2022	11777-112322 ACH	Vendor: CARDMEMBER SERVICES	AMAZON CC PURCH THRU 11/23/22	\$44.82	\$9,675.38
Purchase	12/1/2022	11777-112322 ACH	Vendor: CARDMEMBER SERVICES	HOME DEPOT CC PURCH THRU 11/23/22	\$185.70	\$9,861.08
Purchase	12/1/2022	11777-112322 ACH	Vendor: CARDMEMBER SERVICES	HOME DEPOT CC PURCH THRU 11/23/22	\$99.94	\$9,961.02
Purchase	12/1/2022	11777-112322 ACH	Vendor: CARDMEMBER SERVICES	AMAZON CC PURCH THRU 11/23/22	\$59.97	\$10,020.99
Purchase	12/1/2022	11777-112322 ACH	Vendor: CARDMEMBER SERVICES	AMAZON CC PURCH THRU 11/23/22	\$75.00	\$10,095.99
Purchase	12/1/2022	11777-112322 ACH	Vendor: CARDMEMBER SERVICES	AMAZON CC PURCH THRU 11/23/22	\$145.00	\$10,240.99
Purchase	12/1/2022	11777-112322 ACH	Vendor: CARDMEMBER SERVICES	TOHO MARINE CC PURCH THRU 11/23/22	\$159.99	\$10,400.98
Purchase	12/1/2022	11777-112322 ACH	Vendor: CARDMEMBER SERVICES	AMAZON CC PURCH THRU 11/23/22	\$100.97	\$10,501.95
Purchase	12/1/2022	11777-112322 ACH	Vendor: CARDMEMBER SERVICES	AMAZON CC PURCH THRU 11/23/22	\$1,009.89	\$11,511.84
Purchase	12/1/2022	11777-112322 ACH	Vendor: CARDMEMBER SERVICES	AMAZON CC PURCH THRU 11/23/22	\$76.00	\$11,587.84
Purchase	12/6/2022	86578	Vendor: INFRAMARK, LLC	AMAZON MNGT SRVCS NOV 2022	\$197.39	\$11,785.23
Purchase	12/6/2022	86578	Vendor: INFRAMARK, LLC	home depot-supplies MNGT SRVCS NOV 2022	\$122.72	\$11,907.95
					home depot-supplies	

HARMONY COMMUNITY DEVELOPMENT DISTRICT
General Ledger Detailed Report
For the Period(s) from Dec 01, 2022 to Dec 31, 2022

GENERAL FUND

Type	Date	Doc No.	Source Name	Reference Memo	Amount	Balance
Purchase	12/6/2022	86578	Vendor: INFRAMARK, LLC	MNGT SRVCS NOV 2022	\$76.20	\$11,984.15
				amazon-supplies		
Purchase	12/6/2022	86578	Vendor: INFRAMARK, LLC	MNGT SRVCS NOV 2022	\$65.93	\$12,050.08
				amazon-restroom supplies		
Purchase	12/6/2022	86578	Vendor: INFRAMARK, LLC	MNGT SRVCS NOV 2022	\$105.97	\$12,156.05
				amazon-waders		
Purchase	12/6/2022	86578	Vendor: INFRAMARK, LLC	MNGT SRVCS NOV 2022	\$580.00	\$12,736.05
				avalon pool cleaning-pool repair		
Purchase	12/6/2022	86578	Vendor: INFRAMARK, LLC	MNGT SRVCS NOV 2022	\$289.03	\$13,025.08
				trash bags		
Purchase	12/20/2022	87210	Vendor: INFRAMARK, LLC	DEC MNGT SRVCS	(\$197.39)	\$12,827.69
				home depot refund		
Ending Balance:					\$6,830.64	\$12,827.69
GL Account: 546904 - R&M-Invasive Plant Maintenance					Beginning Balance:	\$0.00
Purchase	12/21/2022	15291	Vendor: AQUATIC WEED MANAGEMENT, INC.	WETLAND EXOTICS TREATMENT	\$48,500.00	\$48,500.00
				mitigation		
Ending Balance:					\$48,500.00	\$48,500.00
GL Account: 549911 - Security Enhancements					Beginning Balance:	\$477.92
Purchase	12/1/2022	028483501113022 ACH	Vendor: BRIGHT HOUSE NETWORKS - ACH	11/28/22-12/27/220050284835-01	\$114.98	\$592.90
				Misc-Security Enhancements		
Purchase	12/7/2022	028483401120722 ACH	Vendor: BRIGHT HOUSE NETWORKS - ACH	12/06/22-01/05/23 0050284834-01	\$123.98	\$716.88
				Misc-Security Enhancements		
Purchase	12/29/2022	4334	Vendor: SERV US@, LLC	200 ACCESS CONTROL CARDS	\$1,150.00	\$1,866.88
				Misc-Security Enhancements		
Ending Balance:					\$1,388.96	\$1,866.88
GL Account: 552030 - Op Supplies - Fuel, Oil					Beginning Balance:	\$24.76
Purchase	12/1/2022	11777-112322 ACH	Vendor: CARDMEMBER SERVICES	CC PURCH THRU 11/23/22	\$108.09	\$132.85
				SUNOCO		
Purchase	12/1/2022	11777-112322 ACH	Vendor: CARDMEMBER SERVICES	CC PURCH THRU 11/23/22	\$85.88	\$218.73
				SUNOCO		
Purchase	12/1/2022	11777-112322 ACH	Vendor: CARDMEMBER SERVICES	CC PURCH THRU 11/23/22	\$125.00	\$343.73
				SUNOCO		
Purchase	12/20/2022	87210	Vendor: INFRAMARK, LLC	DEC MNGT SRVCS	\$125.67	\$469.40
				7-eleven gas		
Purchase	12/20/2022	87210	Vendor: INFRAMARK, LLC	DEC MNGT SRVCS	\$100.00	\$569.40
				sunoco gas for trucks		
Ending Balance:					\$544.64	\$569.40
GL Account: 564041 - Cap Outlay - Vehicles					Beginning Balance:	\$0.00
Purchase	12/1/2022	120122	Vendor: ADVANTAGE GOLF CARS INC.	2022 CLUB CAR	\$10,961.00	\$10,961.00
Ending Balance:					\$10,961.00	\$10,961.00

HARMONY COMMUNITY DEVELOPMENT DISTRICT

General Ledger Detailed Report
For the Period(s) from Dec 01, 2022 to Dec 31, 2022

SERIES 2014 DEBT SERVICE FUND

Type	Date	Doc No.	Source Name	Reference Memo	Amount	Balance
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GL Account: 361001 - Interest - Investments				Beginning Balance:		(\$11.04)
JE	12/1/2022	TS 2	Journal Entry	Interest - Reserve	(\$2.53)	(\$13.57)
JE	12/1/2022	TS 3	Journal Entry	Interest - Prepayment	(\$0.03)	(\$13.60)
JE	12/2/2022	TS 1	Journal Entry	Interest - Revenue	(\$1.63)	(\$15.23)
				Ending Balance:	(\$4.19)	(\$15.23)

GL Account: 363010 - Special Assmnts- Tax Collector				Beginning Balance:		(\$89,650.63)
JE	12/9/2022	ASSESSMENTS	Journal Entry	RCVD ASSESSMENTS OSCEOLA COUNTY	(\$814,491.85)	(\$904,142.48)
JE	12/22/2022	ASSESSMENTS	Journal Entry	RCVD ASSESSMENTS OSCEOLA COUNTY	(\$63,564.75)	(\$967,707.23)
				Ending Balance:	(\$878,056.60)	(\$967,707.23)

GL Account: 363090 - Special Assmnts- Discounts				Beginning Balance:		\$3,621.97
JE	12/9/2022	ASSESSMENTS	Journal Entry	RCVD ASSESSMENTS OSCEOLA COUNTY	\$32,579.71	\$36,201.68
JE	12/22/2022	ASSESSMENTS	Journal Entry	RCVD ASSESSMENTS OSCEOLA COUNTY	\$2,423.31	\$38,624.99
				Ending Balance:	\$35,003.02	\$38,624.99

Department Name: Financial and Administrative (51301)

GL Account: 549070 - Misc-Assessment Collection Cost				Beginning Balance:		\$1,720.57
JE	12/9/2022	ASSESSMENTS	Journal Entry	RCVD ASSESSMENTS OSCEOLA COUNTY	\$15,638.25	\$17,358.82
JE	12/22/2022	ASSESSMENTS	Journal Entry	RCVD ASSESSMENTS OSCEOLA COUNTY	\$1,222.83	\$18,581.65
				Ending Balance:	\$16,861.08	\$18,581.65

GL Account: 571006 - Principal Prepayments				Beginning Balance:		\$70,000.00
				Ending Balance:	\$0.00	\$70,000.00

GL Account: 572001 - Interest Expense				Beginning Balance:		\$229,831.25
				Ending Balance:	\$0.00	\$229,831.25

HARMONY COMMUNITY DEVELOPMENT DISTRICT

General Ledger Detailed Report

For the Period(s) from Dec 01, 2022 to Dec 31, 2022

SERIES 2015 DEBT SERVICE FUND

Type	Date	Doc No.	Source Name	Reference Memo	Amount	Balance
GL Account: 361001 - Interest - Investments					Beginning Balance:	(\$15.73)
JE	12/1/2022	TS03	Journal Entry	Interest - Reserve	(\$1.42)	(\$17.15)
JE	12/1/2022	TS05	Journal Entry	Interest - Prepayment	(\$1.38)	(\$18.53)
JE	12/2/2022	TS04	Journal Entry	Interest - Revenue	(\$0.57)	(\$19.10)
					Ending Balance:	(\$3.37)

GL Account: 363010 - Special Assmnts- Tax Collector					Beginning Balance:	(\$50,872.44)
Purchase	12/5/2022	R120522-0810	Vendor: RICHARD ERIC JANSSON	REFUND FOR 2022-2023 TAX BILL	\$1,918.41	(\$48,954.03)
Purchase	12/5/2022	R120522-0840	Vendor: FERNANDO MARQUES	RUFUND FOR 2022-2023 TAX BILL	\$1,918.41	(\$47,035.62)
Purchase	12/5/2022	R120522-0580	Vendor: JUAN A OVALLE	REFUND FOR 2022-2023 TAX BILL	\$1,432.69	(\$45,602.93)
Purchase	12/5/2022	R120522-0480	Vendor: KATHERINE MIRANDA	REFUND FOR 2022-2023 TAX BILL	\$1,790.86	(\$43,812.07)
Purchase	12/5/2022	R120522-0530	Vendor: HORNEDO DANNY J CABALLERO	REFUND FOR 2022-2023 TAX BILL	\$1,790.86	(\$42,021.21)
Purchase	12/5/2022	R120522-0590	Vendor: NELSON ELEAZAR CRUZ-BIANCHI	RUFUND FPR 2022-2023 TAX BILL	\$1,432.69	(\$40,588.52)
Purchase	12/5/2022	R120522-0560	Vendor: LI JUAN	REFUND FOR 2022-2023 TAX BILL	\$1,790.86	(\$38,797.66)
Purchase	12/5/2022	R120522-0610	Vendor: JAMES F PENN III	REFUND FOR 2022-2023 TAX BILL	\$1,432.69	(\$37,364.97)
Purchase	12/5/2022	R120522-0630	Vendor: LOAIZA DIEGO A GUEVARA	REFUND FOR 2022-2023-TAX BILL	\$1,432.69	(\$35,932.28)
Purchase	12/5/2022	R120522-0670	Vendor: SANDOVAL J AVIER A HERNANDEZ	REFUND FOR 2022-2023 TAX BILL	\$1,432.69	(\$34,499.59)
Purchase	12/5/2022	R120522-0280	Vendor: RICHARD LORAIN JOHN JR	REFUND FOR 2022-2023 TAX BILL	\$1,918.41	(\$32,581.18)
Purchase	12/5/2022	R120522-1680	Vendor: INEREA CORPORATION INC	REFUND FOR 2022-2023 TAX BILL	\$1,918.41	(\$30,662.77)
Purchase	12/5/2022	R120522-1670	Vendor: ROCIO MONSERRATTE LUDEWIG	RUFUND FOR 2022-2023 TAX BILL	\$1,918.41	(\$28,744.36)
Purchase	12/5/2022	R120522-0700	Vendor: SANDOVAL MARCEL ANDRES HERNANDEZ	REFUND FOR 2022-2023 TAX BILL	\$1,432.69	(\$27,311.67)
Purchase	12/5/2022	R120522-0030	Vendor: MUHAMMAD ASAD KHAN	REFUND FOR 2022-2023 TAX BILL	\$1,432.69	(\$25,878.98)
Purchase	12/5/2022	R120522-0560	Vendor: LI JUAN	REFUND FOR 2022-2023 TAX BILL	(\$1,790.86)	(\$27,669.84)
Purchase	12/6/2022	R120622-0410	Vendor: MARK A JUDGE	REFUND FOR 2022-2023 TAX BILL	\$2,302.10	(\$25,367.74)
Purchase	12/6/2022	R120622-0680	Vendor: SHAEALLA M PEREZ	REFUND FOR 2022-2023 TAX BILL	\$1,432.69	(\$23,935.05)
Purchase	12/6/2022	R120622-0210	Vendor: JOSEPH J SLEDZ	REFUND FOR 2022-2023 TAX BILL	\$1,534.73	(\$22,400.32)
Purchase	12/6/2022	R120622-0540	Vendor: KRISTIN MICHELLEMACARI	REFUND FOR 2022-2023 TAX BILL	\$1,790.86	(\$20,609.46)
Purchase	12/6/2022	R120622-0570	Vendor: JUAN LI	REFUND FOR 2022-2023 TAX BILL	\$1,790.86	(\$18,818.60)
Purchase	12/6/2022	R120622-0510	Vendor: THALIA L VEGA-GINORIO	REFUND FOR 2022-2023 TAX BILL	\$1,790.86	(\$17,027.74)
Purchase	12/6/2022	R120622-0460	Vendor: MIGUEL ANGEL RODRIGUEZ	REFUND FOR 2022-2023 TAX BILL	\$1,790.86	(\$15,236.88)
Purchase	12/6/2022	R120622-0520	Vendor: ALEXIS VELEZ	REFUND FOR 2022-2023 TAX BILL	\$1,790.86	(\$13,446.02)
Purchase	12/6/2022	R120622-0570	Vendor: SEBASTIAN MOYA	REFUND FOR 2022-2023 TAX BILL	\$1,790.86	(\$11,655.16)
Purchase	12/6/2022	R120622-0560	Vendor: JUAN LI	REFUND FOR 2022-2023 TAX BILL	\$1,790.86	(\$9,864.30)
Purchase	12/6/2022	R120622-0570	Vendor: JUAN LI	REFUND FOR 2022-2023 TAX BILL	(\$1,790.86)	(\$11,655.16)
JE	12/9/2022	ASSESSMENTS	Journal Entry	RCVD ASSESSMENTS OSCEOLA COUNTY	(\$462,185.13)	(\$473,840.29)
JE	12/22/2022	ASSESSMENTS	Journal Entry	RCVD ASSESSMENTS OSCEOLA COUNTY	(\$36,069.95)	(\$509,910.24)
					Ending Balance:	(\$459,037.80)

GL Account: 363030 - Special Assmnts- Prepayment					Beginning Balance:	(\$511,204.27)
JE	12/13/2022	TS06	Journal Entry	Ck 115979 Bankunified	(\$13,255.30)	(\$524,459.57)
JE	12/13/2022	TS07	Journal Entry	Ck 115969 Bankunified	(\$13,255.30)	(\$537,714.87)
JE	12/13/2022	TS08	Journal Entry	Ck 116220 Bankunified	(\$18,560.94)	(\$556,275.81)
JE	12/13/2022	TS09	Journal Entry	Ck 116239 Bankunified	(\$18,560.94)	(\$574,836.75)
JE	12/13/2022	TS10	Journal Entry	Ck 116324 Bankunified	(\$18,560.94)	(\$593,397.69)
JE	12/13/2022	TS11	Journal Entry	Ck 116358 Bankunified	(\$18,560.94)	(\$611,958.63)
JE	12/13/2022	TS12	Journal Entry	Ck 116242 Bankunified	(\$18,560.94)	(\$630,519.57)
JE	12/13/2022	TS13	Journal Entry	Ck 116368 Bankunified	(\$18,560.94)	(\$649,080.51)
JE	12/13/2022	TS14	Journal Entry	Ck 116313 Bankunified	(\$18,560.94)	(\$667,641.45)
JE	12/13/2022	TS15	Journal Entry	Ck 116023 Bankunified	(\$18,560.94)	(\$686,202.39)
JE	12/13/2022	TS16	Journal Entry	Ck 116130 Bankunified	(\$13,255.30)	(\$699,457.69)

HARMONY COMMUNITY DEVELOPMENT DISTRICT

General Ledger Detailed Report
For the Period(s) from Dec 01, 2022 to Dec 31, 2022

SERIES 2015 DEBT SERVICE FUND

Type	Date	Doc No.	Source Name	Reference Memo	Amount	Balance
JE	12/13/2022	TS17	Journal Entry	Ck 116408 Bankunified	(\$13,255.30)	(\$712,712.99)
JE	12/29/2022	TS23	Journal Entry	Ck 116636 Bankunified	(\$13,255.30)	(\$725,968.29)
JE	12/29/2022	TS24	Journal Entry	Ck 116601 Bankunified	(\$13,255.30)	(\$739,223.59)
JE	12/29/2022	TS25	Journal Entry	Ck 116626 Bankunified	(\$13,255.30)	(\$752,478.89)
Ending Balance:					(\$241,274.62)	(\$752,478.89)

GL Account: 363090 - Special Assmnts- Discounts				Beginning Balance:	\$2,055.29	
Purchase	12/5/2022	R120522-0810	Vendor: RICHARD ERIC JANSSON	REFUND FOR 2022-2023 TAX BILL	(\$76.74)	\$1,978.55
Purchase	12/5/2022	R120522-0840	Vendor: FERNANDO MARQUES	RUFUND FOR 2022-2023 TAX BILL	(\$76.74)	\$1,901.81
Purchase	12/5/2022	R120522-0580	Vendor: JUAN A OVALLE	REFUND FOR 2022-2023 TAX BILL	(\$57.31)	\$1,844.50
Purchase	12/5/2022	R120522-0480	Vendor: KATHERINE MIRANDA	REFUND FOR 2022-2023 TAX BILL	(\$71.63)	\$1,772.87
Purchase	12/5/2022	R120522-0530	Vendor: HORNEDO DANNY J CABALLERO	REFUND FOR 2022-2023 TAX BILL	(\$71.63)	\$1,701.24
Purchase	12/5/2022	R120522-0590	Vendor: NELSON ELEAZAR CRUZ-BIANCHI	RUFUND FPR 2022-2023 TAX BILL	(\$57.31)	\$1,643.93
Purchase	12/5/2022	R120522-0560	Vendor: LI JUAN	REFUND FOR 2022-2023 TAX BILL	(\$71.63)	\$1,572.30
Purchase	12/5/2022	R120522-0610	Vendor: JAMES F PENN III	REFUND FOR 2022-2023 TAX BILL	(\$57.31)	\$1,514.99
Purchase	12/5/2022	R120522-0630	Vendor: LOAIZA DIEGO A GUEVARA	REFUND FOR 2022-2023-TAX BILL	(\$57.31)	\$1,457.68
Purchase	12/5/2022	R120522-0670	Vendor: SANDOVAL J AVIER A HERNANDEZ	REFUND FOR 2022-2023 TAX BILL	(\$57.31)	\$1,400.37
Purchase	12/5/2022	R120522-0280	Vendor: RICHARD LORAIN JOHN JR	REFUND FOR 2022-2023 TAX BILL	(\$76.74)	\$1,323.63
Purchase	12/5/2022	R120522-1680	Vendor: INEREA CORPORATION INC	REFUND FOR 2022-2023 TAX BILL	(\$76.74)	\$1,246.89
Purchase	12/5/2022	R120522-1670	Vendor: ROCIO MONSERRATTE LUDEWIG	RUFUND FOR 2022-2023 TAX BILL	(\$76.74)	\$1,170.15
Purchase	12/5/2022	R120522-0700	Vendor: SANDOVAL MARCEL ANDRES HERNANDEZ	REFUND FOR 2022-2023 TAX BILL	(\$57.31)	\$1,112.84
Purchase	12/5/2022	R120522-0030	Vendor: MUHAMMAD ASAD KHAN	REFUND FOR 2022-2023 TAX BILL	(\$57.31)	\$1,055.53
Purchase	12/5/2022	R120522-0560	Vendor: LI JUAN	REFUND FOR 2022-2023 TAX BILL	\$71.63	\$1,127.16
Purchase	12/6/2022	R120622-0410	Vendor: MARK A JUDGE	REFUND FOR 2022-2023 TAX BILL	(\$92.08)	\$1,035.08
Purchase	12/6/2022	R120622-0680	Vendor: SHAELLA M PEREZ	REFUND FOR 2022-2023 TAX BILL	(\$57.31)	\$977.77
Purchase	12/6/2022	R120622-0210	Vendor: JOSEPH J SLEDZ	REFUND FOR 2022-2023 TAX BILL	(\$61.39)	\$916.38
Purchase	12/6/2022	R120622-0540	Vendor: KRISTIN MICHELLEMACARI	REFUND FOR 2022-2023 TAX BILL	(\$71.63)	\$844.75
Purchase	12/6/2022	R120622-0570	Vendor: JUAN LI	REFUND FOR 2022-2023 TAX BILL	(\$71.63)	\$773.12
Purchase	12/6/2022	R120622-0510	Vendor: THALIA L VEGA-GINORIO	REFUND FOR 2022-2023 TAX BILL	(\$71.63)	\$701.49
Purchase	12/6/2022	R120622-0460	Vendor: MIGUEL ANGEL RODRIGUEZ	REFUND FOR 2022-2023 TAX BILL	(\$71.63)	\$629.86
Purchase	12/6/2022	R120622-0520	Vendor: ALEXIS VELEZ	REFUND FOR 2022-2023 TAX BILL	(\$71.63)	\$558.23
Purchase	12/6/2022	R120622-0570	Vendor: SEBASTIAN MOYA	REFUND FOR 2022-2023 TAX BILL	(\$71.63)	\$486.60
Purchase	12/6/2022	R120622-0560	Vendor: JUAN LI	REFUND FOR 2022-2023 TAX BILL	(\$71.63)	\$414.97
Purchase	12/6/2022	R120622-0570	Vendor: JUAN LI	REFUND FOR 2022-2023 TAX BILL	\$71.63	\$486.60
JE	12/9/2022	ASSESSMENTS	Journal Entry	RCVD ASSESSMENTS OSCEOLA COUNTY	\$18,487.43	\$18,974.03
JE	12/22/2022	ASSESSMENTS	Journal Entry	RCVD ASSESSMENTS OSCEOLA COUNTY	\$1,375.11	\$20,349.14
Ending Balance:					\$18,293.85	\$20,349.14

Department Name: Financial and Administrative (51301)

GL Account: 549070 - Misc-Assessment Collection Cost				Beginning Balance:	\$976.34	
JE	12/9/2022	ASSESSMENTS	Journal Entry	RCVD ASSESSMENTS OSCEOLA COUNTY	\$8,873.96	\$9,850.30
JE	12/22/2022	ASSESSMENTS	Journal Entry	RCVD ASSESSMENTS OSCEOLA COUNTY	\$693.92	\$10,544.22
				Ending Balance:	\$9,567.88	\$10,544.22

GL Account: 571006 - Principal Prepayments		Beginning Balance:	\$1,165,000.00
		Ending Balance:	\$0.00
			\$1,165,000.00

GL Account: 572001 - Interest Expense		Beginning Balance:		\$194,887.50
		Ending Balance:		\$0.00
				\$194,887.50

Subsection 4D

Invoices and Check Register

Invoice Approval Report # 272

January 17, 2023

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
AQUATIC WEED MANAGEMENT, INC.	15291	R	\$ 48,500.00
		Vendor Total	\$ 48,500.00
BRIGHT HOUSE NETWORKS - ACH	028483501113022 ACH	R	\$ 114.98
	028483401120722 ACH	R	\$ 123.98
	028483501123022 ACH	R	\$ 114.98
		Vendor Total	\$ 353.94
CARDMEMBER SERVICES	112322=1777 ACH	R	\$ 3,499.61
		Vendor Total	\$ 3,499.61
FEDEX	7-997-42204	R	\$ 22.55
	7-968-23935	R	\$ 21.34
		Vendor Total	\$ 43.89
HARMONY CDD C/O U.S. BANK	121222-2	R	\$ 434,823.74
	121222-1	R	\$ 766,273.89
	011023-1	R	\$ 93,207.51
	011023-2	R	\$ 15,242.20
		Vendor Total	\$ 1,309,547.34
INFRAMARK, LLC	86578	A	\$ 35,769.80
	87210	A	\$ 43,226.97
		Vendor Total	\$ 78,996.77
KUTAK ROCK LLP	3154213	R	\$ 7,935.50
		Vendor Total	\$ 7,935.50
MARLON SCOTT dba 4M&J SERVICES, LLC	192	R	\$ 822.49
		Vendor Total	\$ 822.49
MOBILE MINI, INC.	9016109514	R	\$ 90.00
		Vendor Total	\$ 90.00
ORLANDO UTILITIES COMMISSION-ACH	120822-9921 ACH	R	\$ 13,181.83
		Vendor Total	\$ 13,181.83
PEGASUS ENGINEERING, LLC	226384	A	\$ 11,413.67
		Vendor Total	\$ 11,413.67
POOLSURE	101295637773	R	\$ 331.88
	101295638079	R	\$ 35.00
	101295638359	R	\$ 388.50
	101295638078	R	\$ 60.00
		Vendor Total	\$ 815.38

Invoice Approval Report # 272

January 17, 2023

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
SERV US@, LLC	4334	R	\$ 1,150.00
		Vendor Total	\$ 1,150.00
SERVELLO & SONS INC	23230	R	\$ 288.00
	23262	R	\$ 1,580.00
	23264	R	\$ 790.00
	23145	R	\$ 40,838.00
	23424	R	\$ 433.87
		Vendor Total	\$ 43,929.87
TOHO WATER AUTHORITY - ACH	111722-8389 ACH	R	\$ 11,082.50
	120122-8389 ACH	R	\$ 7,478.40
		Vendor Total	\$ 18,560.90
TOM PARRISH PLUMBING LLC	101	R	\$ 650.00
		Vendor Total	\$ 650.00
WASTE CONNECTIONS OF FL.	142366W460	R	\$ 309.12
		Vendor Total	\$ 309.12
WILLIAMS SCOTSMAN, INC. - EFT	9016104009 EFT	R	\$ 490.00
dba WILLSCOT	9016411567 EFT	R	\$ 490.00
		Vendor Total	\$ 980.00

Total Invoices \$ 1,540,780.31

Section 5

Staff Reports

Subsection 5B

Field Manager's Report

Harmony CDD Meeting Field Report – January 2023

- **Sidewalk Grinding Completed:**

(Sidewalk Grinding after December meeting to report in January)

1. Pocket Park – Alleyway Primrose Willow (4 Panels)
2. Cat Brier Tr. 3310, 3318, 3320, 3124 (8 Panels)
3. 3218 Bayflower (3 Panels)
4. Cat Brier Tr. 3334, 3330, 3306. (15 Panels)
5. Bluestem Rd. 6973, 6977, 6979, 6978. (8 Panels)
6. Cat Brier 3318, 3320, 3224. (8 Panels)

- **Pressure Washing Completed:**

1. US-192 Fence
2. Pocket Park (Alleyway)
3. Claybrick Rd. Ornamental Wall
4. Five Oaks East. Ornamental wall

- **Tasks Completed:**

1. Splashpad new water pump installation.
2. Swim Club Entrance Fence and gate re-painted.
3. Mulch Installation in alleyway Pocket Park.
4. Swim Club Signs replacements.
5. Ashley Pool Signs Replacements.
6. 30 Slats or Rails on the boardwalks damaged by vandalism in Buck Lake.
7. Bench restoration in Townsquare.
8. Splashpad Equipment Fence Cover installation.

- **Notes:**

1. 25 ID Access cards worked in December after the meeting to January.
2. Emails Received and handled was 162.
3. Calls Received and handled more than 101, in the days that I was available working.
4. Text messages received and handled 30, Texts in the days that I was available working.

Harmony CDD Meeting Field Report – January 2023

- **Procedures:**

1. Vendor Alberto Lucente from Servusat brought the new access card order.
2. Spies installed the new splashpad water pump, but the main lines and pipes need a back wash, we will be getting estimates from different vendors.
3. Lazrazy Fence provided the estimate to the two fence broken areas repair.
4. Sunshades Awning provide the estimate for the Pavilion Gazebo replacement in Buck Lakeshore.
5. New Trolling motor pedal installed in one Bass boat.
6. The 16 Ft. Sun Tracker seats are in upholstery.
7. Brightview completed the tree trimming procedure.
8. Servello is still trimming trees throughout Harmony.
9. Mrs. Jessica Sullivan from IFA, Inspected the trees in 6838 Sundrop St; 6979 Bluestem Rd; 6850 Sundrop St; East Five Oaks Dr. (Near of Feathergrass and Middlebrook) and three trees planted in Cupseed and Pond Pines.
10. Educational Signs waiting proposals from vendors.
11. Two changeable signs to be installed in both entrances, waiting proposals.
12. Symbiont Heater installed in Swim Club proposal for repair and proposal for replacement.

Harmony CDD Previous Month Site Audit Follow-Up –January 2023

- Item 1: Completed, no action needed.
- Item 2: Non-Completed, action needed.
- Item 3: Non-Completed, action needed.
- Item 4: Completed, no action needed.
- Item 5: Completed, no action needed.
- Item 6: Completed, no action needed.
- Item 7: Non-Completed, action needed.
- Item 8: Completed, no action needed.
- Item 9: Completed, no action needed.
- Item 10: In Process, left side completed.
- Item 11: Completed, no action needed.
- Item 12: Non-Completed, action needed.
- Item 13: Completed, no action needed.
- Item 14: Non-Completed, action needed.
- Item 15: Completed, no action needed.
- Item 16: Completed, no action needed.
- Item 17: Pending, in process.
- Item 18: Pending, in process.
- Item 19: Pending, in process.
- Item 20: Pending, in process.
- Item 21: Non-Completed, action needed.
- Item 22: Sign ordered and pending installation.
- Item 23: Completed, no action needed.
- Item 24: Completed, no action needed.
- Item 25: Completed, no action needed.
- Item 26: Non-Completed, action needed.
- Item 27: Non-Completed, action needed.
- Item 28: Non-Completed, action needed.
- Item 29: Non-Completed, action needed.
- Item 30: In process.
- Item 31: In process.
- Item 32: In process.
- Item 33: In process.
- Item 34: Non-Completed, action needed.
- Item 35: Completed, no action needed.
- Item 36: Completed, no action needed.
- Item 37: Non-Completed, action needed.
- Item 38: Completed, no action needed.
- Item 39: Completed, no action needed.
- Item 40: Completed, no action needed.
- Item 41: Completed, no action needed.

Harmony CDD Previous Month Site Audit Follow-Up –January 2023

- Item 42: Completed, no action needed.
- Item 43: In process.
- Item 44: Non-Completed, action needed.
- Item 45: Completed, no action needed.
- Item 46: Completed, no action needed.
- Item 47: Non-Completed, action needed.
- Item 48: Completed, no action needed.

JANUARY 2023 FIELD INSPECTION

Harmony CDD

Monday, January 9, 2023

48 Items Identified



Item 1 - Splashpad

Assigned To Servello

Empty spots, plants was cut off.



Item 2 - Behind US-192 Fence / West

Assigned To Servello

Dead tree need to be removed.

Pending proposal.



Item 3 - Behind US-192 Fence / West

Assigned To Servello

Throughout the fence, the Palmettos needs attention, dryer leaves.



Item 4 - West Entrance

Assigned To Servello

Bushes needs attention, rest of tree branches needs to be removed.



Item 5 - West Entrance Sign

Assigned To Servello

Ant mounds, needs to be sprayed.



Item 6 - West Entrance Sign

Assigned To Inframark

Needs to be painted.



Item 7 - West Entrance

Assigned To Servello

Empty spots, needs new plants.



Item 8 - West Entrance Sign

Assigned To Inframark

Sign needs pressure washing.



Item 9 - US-192 Fence / West Side

Assigned To Servello

Palmettos needs attention, dried leaves.



Item 10 - US-192 Fence / West Side

Assigned To Inframark

Fence on process of pressure washing.



Item 11 - West Entrance Median

Assigned To Servello

Dead plant, needs proposal of removal and replacement.



Item 12 - Behind Fence US-192 / West Side

Assigned To Servello

Pine tree broken in the middle.
Needs proposal.



**Item 13 - Behind Fence US-192 /
West Side**

Assigned To Servello

Bushes needs the hedges.



Item 14 - 6806 Little Blue Ln.

Assigned To Servello

Leaner tree, need proposal.



Item 15 - 3444 Schoolhouse Rd

Assigned To Servello

Ants mounds needs attention.



Item 16 - Schoolhouse Rd.

Assigned To Servello

The bushes needs the hedges.



Item 17 - Schoolhouse Rd.

Assigned To Inframark

Deer signs replacement and pole paint.



Item 18 - Buck Ln. Park

Assigned To Inframark

The floor squares throughout the park needs to be painted.



Item 19 - Buck Lake Dock

Assigned To Inframark

The dock needs to be pressure washed.



Item 20 - Buck Lake Pavillion

Assigned To Inframark

Shade cover replacement, proposal sent to be covered by the insurance.



Item 21 - Buck Lake Playground

Assigned To Servello

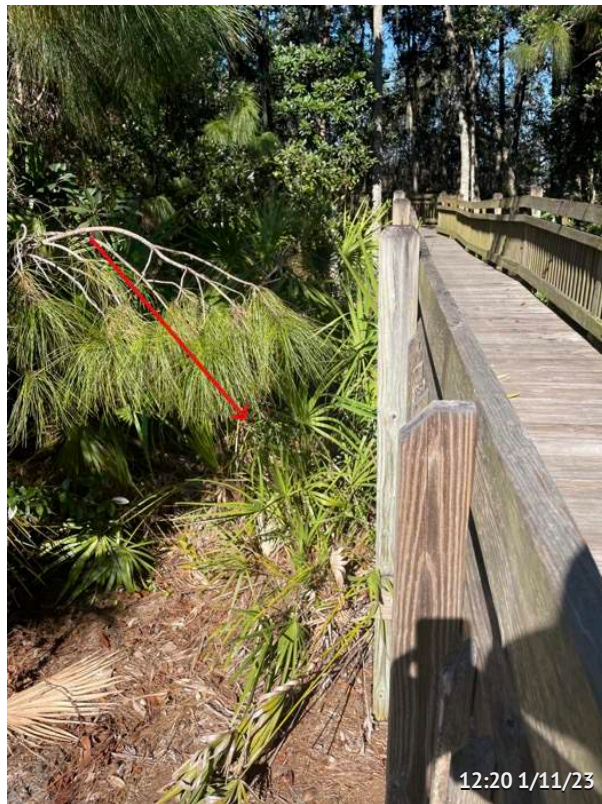
The tree branches needs to be trimmed up, proposal needed.



Item 22 - Dog Station #64

Assigned To Inframark

Sign needs to be replaced.



Item 23 - Buck Lakeshore Wood Trail #1

Assigned To Servello

Palm plants needs to be trimmed up, are touching the trail.



Item 24 - Tunnel Bridge Entrance

Assigned To Servello

Plants needs attentions, needs to be cleaned up.



Item 25 - Five Oaks Dr. Parking Lot Entrance

Assigned To Servello

Plants needs attention.



Item 26 - East Entrance

Assigned To Servello

Empty spots, need a new plants proposal.



Item 27 - East Entrance

Assigned To Servello

Empty spots.



Item 28 - East Entrance

Assigned To Servello

Empty spots, need a proposal for a new plants.



Item 29 - Ashley Pool

Assigned To Servello

Empty spots.



Item 30 - Ashley Pool

Assigned To Servello

The tree branches needs to be trimmed up proposal.



Item 31 - Ashley Pool

Assigned To Servello

The tree branches needs to be trimmed up proposal. The branches are touching the shade cover and the pergola.



Item 32 - Ashley Pool

Assigned To Servello

The tree branches needs to be trimmed up proposal.



Item 33 - Ashley Pool

Assigned To Inframark

Pergola needs to be painted but first Servello needs to be trimmed up.



Item 34 - Dog Park Cat Brier Tr.

Assigned To Servello

Behind the shed, the bushes need to be trimmed down.



Item 35 - Cat Brier Tr / Golf Course Side

Assigned To Servello

Sod burned.



Item 36 - Five Oks Dr. Roundabout

Assigned To Servello

Plants needs attention.



Item 37 - Five Oaks Dr.

Assigned To Servello

The palmettos needs attention.



Item 38 - Five Oaks Dr.

Assigned To Servello

The Palmettos needs attention.



Item 39 - Swim Club

Assigned To Servello

The tree branches needs to be trimmed up.



Item 40 - Swim Club

Assigned To Servello

The plants needs attention, dried plant.



Item 41 - Swim Club

Assigned To Servello

Weeds growing between mulch, needs attention.



Item 42 - Swim Club

Assigned To Servello

Behind the fence, back side, garden needs attention.



Item 43 - Swim Club

Assigned To Inframark

The pergola needs to be painted.



Item 44 - Swim Club

Assigned To Servello

Behind Fence, back side, the garden needs attention.



Item 45 - Five Oaks Dr. Dog Park

Assigned To Servello

The bushes needs the hedges.



Item 46 - Five Oaks Dr East

Assigned To Servello

The bushes needs to be trimmed up.



Item 47 - Five Oaks Dr / East

Assigned To Servello

Sod on the way to be burned.



Item 48 - Middlebrook Pl.

Assigned To Servello

The bushes needs the hedges.

Tree Consultation Summary

Prepared by: Jessica Sullivan, Educational Arborist, ISA Certified Arborist # FL-1324A
sullivan@ufl.edu 321-697-3040

Address: _Harmony

Location of tree on property: various

Species: various

Consultation requested by: Vincent, landscape manager

Date: January 10, 2023

This tree consultation was given for the purpose of providing information about protecting and maintaining trees in urban areas. This tree consultation does not constitute a tree hazard assessment. Information offered about the specified tree(s) is based on outward observations made from the ground without the use of drilling tools. Some tree problems may not be outwardly visible from the ground, and therefore, may not be reported.

Select individual trees in various areas were inspected for health and condition and removal was recommended for several trees. Recommendations for individual trees were communicated to the landscape manager and are not included in this summary. The following is a summary of overall observations of trees throughout the community and recommendations for ongoing care of the trees.

Observations:

- **Sidewalks and trees**

Due to trees being planted only a few feet from sidewalks and streets, tree roots will continue to cause cracking and buckling of pavement. Cost for repairs will be ongoing and costs will continue going up due to increasing damage as trees grow and increasing materials and labor costs. If major tree roots are cut off at the edge of the sidewalk, this may cause instability of the tree in some cases because roots anchor the tree. Most tree roots are within the first 1-2 feet of the soil's surface. Storms may cause trees with cut roots to fall over. Options for preserving tree roots and correcting current sidewalk damage, and preventing future sidewalk damage may include the following:

- Buckled sidewalks can continue to be "shaved" down.
- Sidewalks can be raised over roots by having material inserted below the sidewalk panels:

<https://hort.ifas.ufl.edu/woody/slabjacking.shtml>



- Sidewalks can have “bridges” installed with rubber paving or metal, replacing cracked/lifted sidewalk panels.



Shown: Flexi-pave rubber sidewalk (all colors available)

- **Tree replacement**

Some trees in medians between sidewalks and streets were recommended for removal due to their very poor or hazardous condition.

- In areas where the medians are very narrow (less than ten feet), replacement with large shade trees is not recommended. Using smaller trees, or moving trees further back from streets (when the landscape space allows) would be a better option.
- In some cases, trees were planted too close together already, and it is not recommended to replace the tree at all, but rather give remaining trees more space to grow.

- **Town Square park area trees**

Many trees in the town square park area are showing signs of significant stress and decline. Some were recommended for removal due to their progressed state of dieback. An estimated 30% of the trees in the square should be removed within the next three years. Due to space limitations or poor species survival, trees in some locations in the park should not be replaced with the same species or in the exact same locations.

- Appropriate species of replacement trees should be specified and budgeted for in the near future to replace the declining trees when they need to be removed (most of the elms and some laurel oaks).



- **Tree damage and pruning**

Some trees throughout the community had been overpruned at some point, with improper pruning cuts that cannot close over, “lion’s tailing” and over-lifting of tree canopies apparent in some trees. These pruning techniques are not currently recommended in the arboriculture industry, and cause tree stress, decay, weakening, and hazards. Many of the street trees in the public right of ways had been damaged by mowers. If trunk injury goes into the tree, it may be a future site of decay.

- Landscape contracts should specify that no damage to trees from mowers or weed trimmers will be acceptable.
- Keep a mulched area around tree/palm bases, but one foot away from trunks. Mulch should never be applied, or allowed to accumulate to more than three inches over the root zone.
- Tree pruning should be performed by International Society of Arboriculture Certified Arborists that have knowledge of tree care practices that preserve the aesthetic appeal, longevity and safety of trees. For a list of Certified Arborists, see www.isa-arbor.com . If a tree is the subject of any legal/insurance issues, a consulting arborist may be hired. For a list of consulting arborists in your area, see www.asca-consultants.org
- Having appropriate tree care specifications for tree care contracts does not leave tree care open to interpretation. Appropriate specifications can prevent tree damage, tree hazards, and liability. (see examples below)



- **Tree care specifications** (can be used to educate yourself about tree care, and can be used in landscape care contracts)
 - Detailed specifications and diagrams for tree planting: <https://hort.ifas.ufl.edu/woody/details-specs.shtml>
and
 - <https://www.isa-arbor.com/education/onlineresources/cadplanningspecifications>
 - Simple specification for tree selection and planting: https://ufei.calpoly.edu/wp-content/uploads/2021/02/Tree_Specifications12_13.pdf
 - Pruning: <https://hort.ifas.ufl.edu/woody/documents/FDOT%20-%20Appendix%20A%20-%20Drafting%20Pruning%20Specifications.docx>
 - Simple pruning specifications for young trees: <https://www.floridaisa.org/smallspecs>
 - Simple pruning specifications for medium/mature trees: <https://www.floridaisa.org/mature>

Subsection 5Bi

Tree Proposals

Subsection 5Bia
ghtView
BrightView
#497490

BrightView Tree Care Services

Branch Office #49360
4777 Old Winter Garden Road
Orlando, Florida 32789
Doug OBrien
doug.obrien@brightview.com
tel:321-287-0988

Tree Care Service Address/Location

Harmony
7300â€³7348 Five Oaks Dr
Harmony, 34773
Doug OBrien
doug.obrien@Brightview.com
tel:321-287-0988

Proposed Tree Care Services

	Species	Qty	Objective	Price
	Southern Live Oak <i>Quercus virginiana</i>	67	Elevation / Shape / Structure Prune	\$6,030
	Total			\$6,030

Harmony



BrightView Tree Care Services

Terms & Conditions

1. **Bid Specifications:** The Contractor shall recognize and perform in accordance with only written terms, specifications, and drawings contained or referred to herein. All materials shall conform to bid specifications. Work is being done in accordance with ANSI A300 standards.
2. **Bid Expiration:** This proposal will remain in effect for thirty (30) days from the date it was first presented to Client/Owner, unless accepted or rejected by Client/Owner, or withdrawn by Contractor prior to that time.
3. **Work Force:** Contractor shall designate a qualified representative with experience in tree management. The work force shall be presentable at all times. All employees shall be competent and qualified and shall be legally authorized to work in the U.S.
4. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions near to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete or brick filled trunks, metal rods, etc. If requested, mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. BrightView Tree Care Services is not responsible for damage done to underground utilities such as, but not limited to, cables, wires, pipes, and irrigation parts. BrightView Tree Care Services will repair damaged irrigation lines at the Client/Owner's expense.
5. **Scheduling of Work:** If the jobsite conditions materially change from the time of approval of this proposal to the time the work starts, such that the job costs are adversely changed, this proposal is null and void. Scheduling of work is dependent on weather conditions and workloads. Our office will call the day prior to the work being done, unless other arrangements are made.
6. **Work Hours:** Any work, including emergency work, overtime and weekend work performed outside of the normal working hours (Monday-Friday between 6:30 a.m. and 2:30 p.m.) shall be billed at overtime rates. Use of power equipment will commence at 7:00 a.m., unless otherwise specified in the scope of work. Additional charges will be applied if crews cannot use power equipment by 9:00 a.m.
7. **License and Permits:** Contractor shall maintain a Landscape Contractor's license if required by State or local law and will comply with all other license and permit requirements of relevant city, state and federal governments, as well as all other requirements of law.
8. **Taxes:** Contractor agrees to pay all applicable taxes, including sales taxes on material supplied, where applicable.
9. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with a \$1,000,000 limit of liability.
10. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from acts of God. Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner.
11. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%), or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.
12. **Non-Union Contractor:** Client/Owner acknowledges that Contractor is not a signatory to any union agreements. If any services hereunder would be covered by any labor union that Client/Owner is bound to or that may have a claim to such work, then this written proposal shall be immediately terminated and become void, with no further liability to Contractor.
13. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
14. **Additional Services:** Any additional work, changes in the scope of work, or additional contract terms introduced by Client/Owner that are not specified in the signed written proposal shall constitute a counter offer and will require a new written proposal or an executed written order to address such changes. Any additional costs related thereto shall be charged by Contractor as an extra charge over and above the estimate.
15. **Access to Job Site:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of the job site where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
14. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days of receipt of invoice.
15. **Cancellation:** Notice of cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.
16. **Assignment:** The Client/Owner and the Contractor, respectively, bind themselves, their partners, successors, assignees and legal representatives to the other party with respect to all covenants of this Contract. In the event of sale or transfer of Client/Owner's interest in its business and/or the property which is the subject of this agreement, Client/Owner must first obtain the written consent of Contractor for the assignment of any interest in this agreement to be effective.
17. **Disclaimer:** This proposal for tree care services was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. The work performed by BrightView Tree Care Services is intended to reduce the chances of tree failure and any corresponding property liabilities, in addition to enhancing aesthetic value but is not a guarantee. We cannot be held responsible for unknown or otherwise hidden defects of your trees, which may fail in the future. The corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

Acceptance of this Proposal

Contractor is authorized to perform the work stated on the face of this proposal. Payment will be 100% due at time of billing. If payment has not been received by BrightView Tree Care Services within fifteen (15) days after billing, BrightView Tree Care Services shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1% per month, or the highest rate permitted by law, will be charged on unpaid balance 45 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.

Customer

Signature

Doug OBrien

January 10, 2023

Printed Name

Date

BrightView Tree Care Services

Doug OBrien

January 10, 2023

Signature

Date

Doug OBrien

January 10, 2023

Printed Name

Date





Subsection 5Bib

**BrightView
#501149**

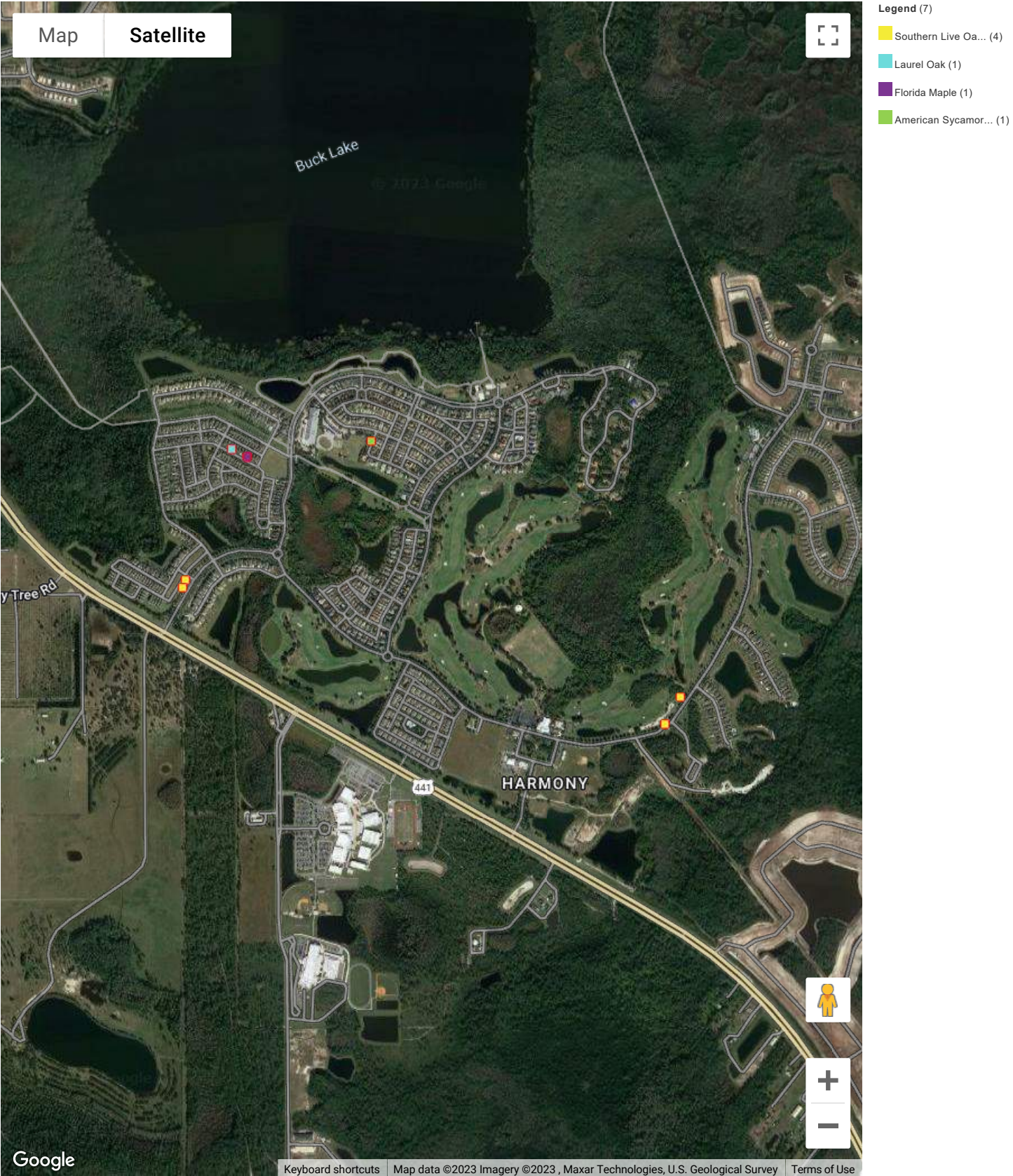
BrightView Tree Care Services
Branch Office #49360
4777 Old Winter Garden Road
Orlando, Florida 32789
Doug OBrien
doug.obrien@brightview.com
tel:321-287-0988

Tree Care Service Address/Location
harmony removals
6838 Sundrop St
Harmony, FL 34773

Proposed Tree Care Services

	Species	DBH	Qty	Objective	Price
	American Sycamore <i>Platanus occidentalis</i>	19"-24"	1	Removal and Stump Grind	\$950
	Florida Maple <i>Acer floridanum</i>	7"-12"	1	Removal and Stump Grind	\$350
	Laurel Oak <i>Quercus laurifolia</i>	7"-12"	1	Removal and Stump Grind	\$600
	Southern Live Oak <i>Quercus virginiana</i>	19"-24"	4	Removal and Stump Grind	\$3,950
	Total				\$5,850

harmony removals



harmony removals

Proposal #501149 01-17-2023



January 12, 2023

Quercus laurifolia

ID# 1

Laurel Oak

Height: 16'-30'

DBH: 7"-12"

Health: 40% - Poor



January 12, 2023

Quercus laurifolia

ID# 1

Laurel Oak

Height: 16'-30'

DBH: 7"-12"

Health: 40% - Poor



January 12, 2023

Quercus laurifolia

ID# 1

Laurel Oak

Height: 16'-30'

DBH: 7"-12"

Health: 40% - Poor



Front

Removal and Stump Grind

Oak removal at 6838 sundrop



Front

Removal and Stump Grind

Oak removal at 6838 sundrop



Front

Removal and Stump Grind

Oak removal at 6838 sundrop

harmony removals

Proposal #501149 01-17-2023



January 12, 2023

Quercus laurifolia ID# 1
Laurel Oak
Height: 16'-30' DBH: 7"-12"
Health: 40% - Poor

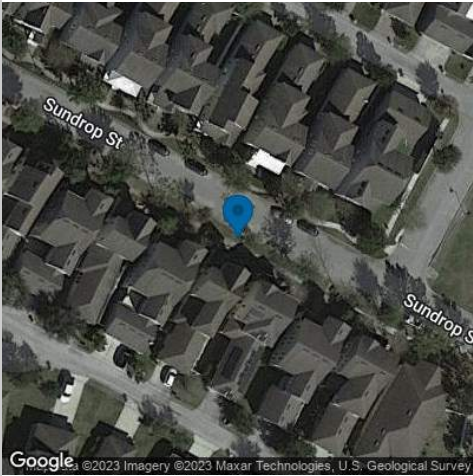


Google
©2023 Imagery ©2023 Maxar Technologies, U.S. Geological Survey
Front
Removal and Stump Grind
Oak removal at 6838 sundrop



January 12, 2023

Acer floridanum ID# 2
Florida Maple
Height: 1'-15' DBH: 7"-12"
Health: 60% - Fair



Google
©2023 Imagery ©2023 Maxar Technologies, U.S. Geological Survey
Front
Removal and Stump Grind
Maple in front of 6850 Sundrop



January 12, 2023

Acer floridanum ID# 2
Florida Maple
Height: 1'-15' DBH: 7"-12"
Health: 60% - Fair



Google
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Front
Removal and Stump Grind
Maple in front of 6850 Sundrop

harmony removals

Proposal #501149 01-17-2023



January 12, 2023

Acer floridanum ID# 2
Florida Maple
Height: 1'-15' DBH: 7"-12"
Health: 60% - Fair



Front
Removal and Stump Grind
Maple in front of 6850 Sundrop



January 12, 2023

Acer floridanum ID# 2
Florida Maple
Height: 1'-15' DBH: 7"-12"
Health: 60% - Fair

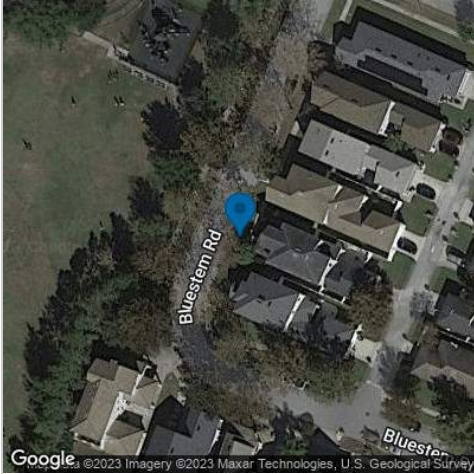


Front
Removal and Stump Grind
Maple in front of 6850 Sundrop



January 12, 2023

Platanus occidentalis ID# 3
American Sycamore
Height: 31'-45' DBH: 19"-24"
Health: 40% - Poor



Front
Removal and Stump Grind
Sycamore removal at 6979 Bluestem Rd
Recommend bucket truck Watch street light

harmony removals

Proposal #501149 01-17-2023



January 12, 2023

Platanus occidentalis ID# 3
American Sycamore
Height: 31'-45' DBH: 19"-24"
Health: 40% - Poor



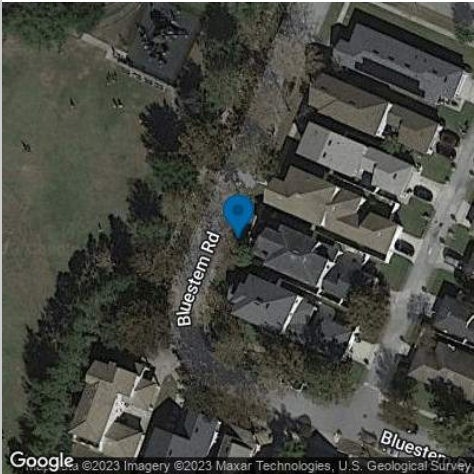
January 12, 2023

Platanus occidentalis ID# 3
American Sycamore
Height: 31'-45' DBH: 19"-24"
Health: 40% - Poor



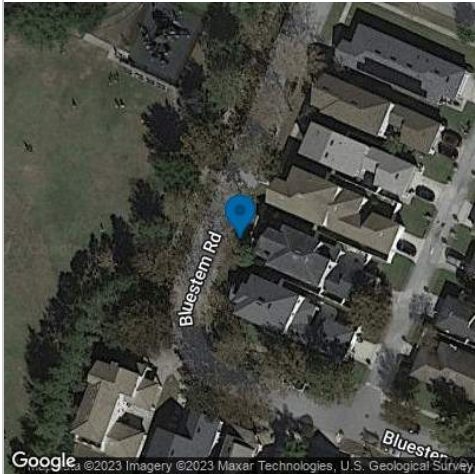
January 12, 2023

Quercus virginiana ID# 4
Southern Live Oak
Height: 16'-30' DBH: 19"-24"
Health: 40% - Poor



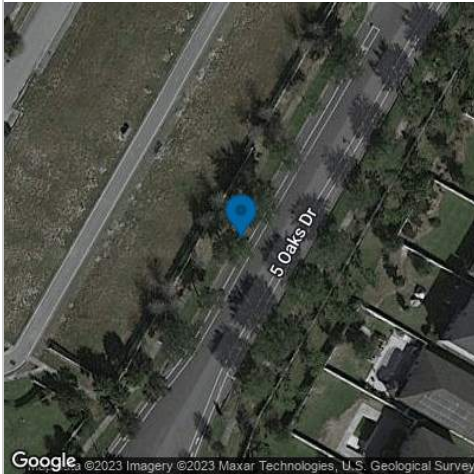
Front
Removal and Stump Grind

Sycamore removal at 6979 Bluestem Rd
Recommend bucket truck Watch street light



Front
Removal and Stump Grind

Sycamore removal at 6979 Bluestem Rd
Recommend bucket truck Watch street light



Street Tree
Removal and Stump Grind

When you come in the west entrance on the
left side

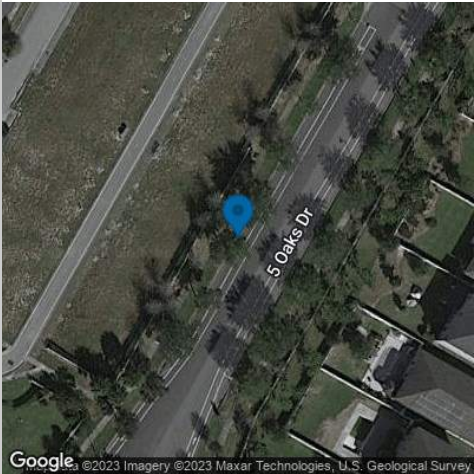
harmony removals

Proposal #501149 01-17-2023



January 12, 2023

Quercus virginiana ID# 4
Southern Live Oak
Height: 16'-30' DBH: 19"-24"
Health: 40% - Poor



Google ©2023 Imagery ©2023 Maxar Technologies, U.S. Geological Survey
Street Tree
Removal and Stump Grind

When you come in the west entrance on the left side



January 12, 2023

Quercus virginiana ID# 5
Southern Live Oak
Height: 16'-30' DBH: 19"-24"
Health: 40% - Poor



Google ©2023 Imagery ©2023 Maxar Technologies, U.S. Geological Survey
Removal and Stump Grind



January 12, 2023

Quercus virginiana ID# 5
Southern Live Oak
Height: 16'-30' DBH: 19"-24"
Health: 40% - Poor



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Removal and Stump Grind

harmony removals

Proposal #501149 01-17-2023



January 12, 2023

Quercus virginiana ID# 5
Southern Live Oak
Height: 16'-30' DBH: 19"-24"
Health: 40% - Poor



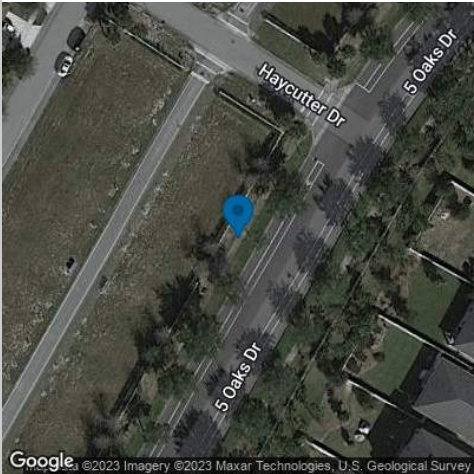
January 17, 2023

Quercus virginiana ID# 6
Southern Live Oak
Height: 16'-30' DBH: 19"-24"
Health: 40% - Poor



January 17, 2023

Quercus virginiana ID# 6
Southern Live Oak
Height: 16'-30' DBH: 19"-24"
Health: 40% - Poor



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Removal and Stump Grind



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Removal and Stump Grind



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Removal and Stump Grind

harmony removals

Proposal #501149 01-17-2023



January 17, 2023

Quercus virginiana ID# 7
Southern Live Oak
Height: 16'-30' DBH: 19"-24"
Health: 40% - Poor



January 17, 2023

Quercus virginiana ID# 7
Southern Live Oak
Height: 16'-30' DBH: 19"-24"
Health: 40% - Poor



Google
©2023 Imagery ©2023 Maxar Technologies, U.S. Geological Survey
Removal and Stump Grind
By dog park



Google
©2023 Imagery ©2023 Maxar Technologies, U.S. Geological Survey
Removal and Stump Grind
By dog park

Subsection 5Bic

**BrightView
#8017941**

Proposal for Extra Work at Remove trees /Replace trees

Property Name	Remove trees /Replace trees	Contact	Brett Perez
Property Address	313 Campus st Celebration, FL 34747	To	Inframark
		Billing Address	313 Campus Celebration, FL 34747

Project Name Remove trees /Replace trees

Project Description See arbor Note # 501149 for locations

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	EACH	Removals see arbor note # 501149 All stump ground	\$5,850.01	\$5,850.01
5.00	EACH	3 inch caliper live oaks installed and staked HOA responsible for irrigation connection	\$572.92	\$2,864.58
1.00	EACH	3 inch caliper American Sycamore installed and staked HOA responsible for irrigation connection	\$572.92	\$572.92
1.00	EACH	3 inch caliper Red Maple installed and staked HOA responsible for irrigation connection	\$572.92	\$572.92

For internal use only

SO# 8017941

JOB# 345200000

Service Line 300

Total Price \$9,860.43

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
103 West 7th Street, Orlando, FL 32824 ph. (407) 290-6542 fax (407) 291-4966

Subsection 5Bid

**Benchmark
#230118-02**



www.benchmarklandscapingfl.com
4600 Cecile Dr, Kissimmee FL 34746
407-929-7610

Job Number: 230118-02
Client Name: Harmony CDD
Job Location: See Job Notes
Client Contact: Brett Perez
Client Email: Brett.Perez@inframark.com
Date Sent: 1/18/2023

Job Notes: Tree replacements
6838 Sundrop St.
6979 Bluestem Rd.
6850 Sundrop St.
Five Oaks Dr. (West Entrance) Two trees.
Middlebrook and Feathergrass.

PRODUCT	DESCRIPTION	QUANTITY	TOTAL PRICE
Trees and Palms	30g Florida Fancy (type to match removals) 2.5"	5	
Sod	St. Augustine	400sf	
Sod	Zoysia	400sf	
Irrigation Installation	(5) Tree Water Bags with (20') 1/2" Flex and (5) 1/2" Tree Bubblers and (5) 1/2" connection to lateral	5	
Stake Tree	Tree guying kits	5	
Removal / Demo	Tree Removal	5	
		TOTAL	(\$ 9,919.35)

Proposal Conditions, Terms and Warranty Information

PROPOSAL CONDITIONS

1) Price includes all materials listed above, all equipment to perform job above, dump fees, delivery, and labor

CONDITIONS & TERMS:

- 1) Payment One: \$4,959.68 Due at signing of agreement
2) Payment Two: \$4,959.68 Due within 30 days of completion
3) Final payment shall be made within thirty (30) days upon completion. After thirty (30) days post-completion, Benchmark Landscaping reserves the right to apply a late fee of three-percent (3%) of the outstanding balance charged every thirty (30) days that the invoice remains outstanding.

WARRANTY INFORMATION:

1) Conditional Warranty: We warrant plant material to be alive and healthy at the time of installation and for a period of, 3 Months on plant material that is irrigated or until plant material breaks dormancy, No warranty on non irrigated, following installation. Benchmark Landscaping, will replace one time, at no charge to customer, any plants that have not survived with the exception of plants that have died due to the following causes: improper watering by owner/management company, fire, vandalism, theft, Acts of God, improper drainage, or drought and/or rationing of water by government bodies. Replacement will be scheduled when climate conditions, material availability allow and at the END OF THE WARRANTY PERIOD. Notification of Warranty replacements must be submitted to Benchmark Landscaping in writing.

Proposal By: /s/ Jacob Mootz
Benchmark Landscaping

Date: 1/18/2023

Accepted By: _____
Receipient

Date: _____

Job Number: 230118-02

Amount: _____

This Proposal shall be valid for thirty (30) days.

Subsection 5Bii

Symbiont Proposals



Symbiont Service Corp.
4372 North Access Road
Englewood, FL 34224

Phone: (941) 474-9306
Fax: (941) 473-9306
<https://symbiontservice.com/>

Quote Date: 11/3/2022

Quote Expiration Date: 1/29/2023

Bill to
Harmony CDD
Harmony Swim Club
210 N. University Drive
Coral Springs, FL 33071

Ship to
Harmony Swim Club
7255 Five Oaks Drive
Harmony, FL 34773

Quote #: q7681

Item	Description	Quantity	Price	Amount
INFO	Unit #1 M# PH215BRDSWTJ S# 1146696-D13 Replace both pool side condenser coils that are leaking water, sight glass and drier Includes 2 - G3 condensers, drier, sight glass, torch, vacuum, freon reclaim/return and labor Warranty: One year parts and labor on the above repair	1	\$0.00	\$0.00
WARR-PL	Warranty: One year parts and labor on the above repair	1	\$0.00	\$0.00
TRIP CHARGE	Shipping and Handling	1	\$25.00	\$25.00
Consumables	Misc. Shop Supplies	1	\$19.95	\$19.95
RCBR0280100	Recover, Evac, Return Refrig; 10 Ton System	1	\$271.37	\$271.37
RCAC1120000	Charge System With Puron R410A	1	\$96.00	\$96.00
PHR00700240	Add or Replace Ti Evap or Cond Coil (Symbiont Model 90,115,215 &250)	1	\$1,769.58	\$1,769.58
STK0121	85' Titanium Coil	1	\$831.24	\$831.24
MSCNLR70060	Non-Listed Labor Only Repair (No Parts, Please Specify).	1	\$150.00	\$150.00
RCCSG110030	Replace/ Moisture-Liquid Line Sight Glass 7/8" ODF Sweat (Nrr*) PH215	1	\$261.41	\$261.41

Subtotal: \$3,424.55

Tax: \$0.00



Symbiont Service Corp.
4372 North Access Road
Englewood, FL 34224

Phone: (941) 474-9306
Fax: (941) 473-9306
<https://symbiontservice.com/>

Bill to
Harmony CDD
Harmony Swim Club
210 N. University Drive
Coral Springs, FL 33071

Ship to
Harmony Swim Club
7255 Five Oaks Drive
Harmony, FL 34773

Invoice #: SA 2784-Q

Invoice Due Date: 12/15/2022

Item	Description	Quantity	Price	Amount
PM-Quote-1	SA-Payment of this invoice will activate your planned maintenance agreement for one (1) visit per year. The contract is valid for the term of 1 year with discounts on parts and labor throughout that year. *Additional Service Call's not included during the term of this year if unrelated to maintenance contract. *Filter's are not included in contract pricing. *Agreement is activated upon payment received and automatically renewed by payment of invoice each year.	1	\$0.00	\$0.00
000037	PM1 WS PH - PH215/PH250 Agreement - 1st Unit	1	\$220.00	\$220.00
000038	PM1 WS PH - PH215/PH250 Agreement - Additional Units	1	\$190.00	\$190.00

Subtotal: \$410.00

Tax: \$0.00

Total: \$410.00

Payments: \$0.00

Balance Due: \$410.00

Symbiont Service Corp

***Pool Heating • Air Conditioning
GeoThermal Comfort Solutions***

“One Company, One Call, Complete Comfort!”



WATER SOURCE POOL HEATER PLANNED MAINTENANCE 28-POINT CHECK LIST

- ✓ Check and clean evaporator coils and plate heat exchangers, as needed.
- ✓ Leak test all coils and connections for Freon leaks.
- ✓ Check capacitors for hazardous leaks.
- ✓ Monitor Freon sight glass.
- ✓ Inspect for interior cabinet contamination and mold growth.
- ✓ Check crank case heater.
- ✓ Check safety controls.
- ✓ Check supply well vacuum.
- ✓ Check discharge well pressure.
- ✓ Check pool flow.
- ✓ Check all pumps and auxiliary equipment.
- ✓ Check reversing valve for proper operation.
- ✓ Note all corrosion spots and apply protective film, on equipment as needed.
- ✓ Inspect, clean and spray controls and switches.
- ✓ Check thermostat calibration.
- ✓ Check all electrical components for proper operation.
- ✓ Check all wire connections and replace, as needed.
- ✓ Check all relays for trouble-free operation.
- ✓ Inspect and clean contactor points.
- ✓ Test compressor's running amperage.
- ✓ Document motor amperages to compare to future visits.
- ✓ Check refrigerant flow control device.
- ✓ Test and monitor refrigerant pressures.
- ✓ Check operating temperatures and temperature drop and rise across coils.
- ✓ System efficiency evaluation.
- ✓ Provide a detailed report upon completion of a maintenance visit.
- ✓ Provide preferential emergency service to **Agreement Holders**.

Preferred customer **discounts on all parts & labor**, not covered under manufacturer's warranty.

Subsection 5CC

District Engineer's Report

Subsection 5Cii

Report on Cattails in Ponds

Cattails Research

On 1/10/22, Pegasus staff spoke with David Eunice (SJRWMD). He stated that SJRWMD considers cattails as a nuisance / invasive plant species. They don't offer any guidance on removal. They allow for both physical plant removal and spray treatment (herbicide). They ask for a maintenance plan to be submitted for approval that includes removal details.

On 1/10/22, Pegasus staff spoke with Catherine Bowman (Bowman and Blair Ecology and Design, Inc). Ms. Bowman stated that cattails are a native plant species that provides good wildlife habitat and water quality benefits. She stated that the spread of cattails can be a concern, particularly in shallow water bodies. She also stated that it is best to have a diversity of native plant species around the perimeter of the pond / shoreline. She recommended Bill Snively (Aquatic Weed Management, 863-412-1919) as a reputable company for pond plant management and good source of information. Ms. Bowman also recommended potentially contacting Steffan Pierre (SFWMD, spierre@sfwmd.gov or 407-858-6100 x 3838) concerning pond maintenance information.

On 1/12/22, Pegasus staff spoke with Keith Brown (SFWMD, St. Cloud Office, 321-246-0900 (cell)). He stated that SFWMD follows the University of Florida Institute of Food and Agricultural Sciences (UF/IFAS) and Florida Fish and Wildlife Commission (FWC) guidance with regards to invasive / native plant species and guidance. The cattail is a native plant species. In general, the district is in favor of the plants unless they begin to take over the whole water body. Then, they recommend taking out sections of the cattails only. Mr. Brown recommended contacting the UF/IFAS for additional information. Mr. Brown also stated that a good contact person at FWC regarding invasive plant management is Ed Harris.

On 1/14/22, Pegasus staff spoke with Lisa Prather (SFWMD, Section Leader 407-858-6100 x 3818). She stated that the district is ok with Harmony removing or spraying cattails in their stormwater ponds and this would be considered performing maintenance. Further, she stated that no paperwork submittals are required to the district as it is considered routine maintenance. They do not make recommendations on spray versus physical removal but they accept both methods of cattail treatment.

UF/IFAS Osceola County – Central 321-697-3044

On 1/14/22, Pegasus staff received an email from Hannah Wooten (UF / IFAS Extension Agent, Commercial Horticulture). In summary, she stated that cattails are native and do provide plenty of benefits, but the concern of cattail spread is a valid one. She has asked Dr. Stephen Enloe and Dr. Lyn Gettys to provide further information. She also provide a list of Aquatic Pesticide Applicators in Osceola County. Refer to the email attachment for the email correspondence with the UF / IFAS including Hannah Wooten, Dr. Stephen Enloe, and Dr. Lyn Gettys.

Subsection 5Ciii

Billy's Trail

01/11/2023

Memo to Harmony CDD regarding Billy's Trail

Goal: Establish access to Billy's trail via Harmony Main CDD property by 03/31/2023

- Why: Improved quality of life and increased community value by providing residents with safe trail access for recreation
- How: Active participation from all stakeholders (Residents, CDD, HANC, etc.)

Background:

- Original access to the trail was abandoned due to development of the Enclave community.
- Harmony CDD owns a strip of property that runs from Five Oaks Drive around the North-Western perimeter of The Enclave and terminates at Billy's trail. This means Harmony CDD can establish trail access solely via Harmony CDD property!
- The 11/02/21 survey identifies two locations along this strip of property where 15 inch culverts are to be installed to overcome obstacles, one at the wetland outflow ditch and one at the ditch adjacent to the trail head.
- These two obstacles must be overcome to allow for safe resident access and for maintenance, such as periodic mowing.

Reference:

- Survey dated 11/02/2021 by Pegasus Engineering titled "Billy's Trail Enclave at Lakes of Harmony, Harmony Community Development District". This survey is included in the 12/15/2022 CDD agenda on page 268.

Questions:

- Why are we waiting on the Enclave developer if we can establish access to the trail via Harmony CDD property?
- What is needed to move forward in a timely manner to have the two culverts identified on the survey installed?
 - Who is responsible to lead this effort?
 - Is there funding available to complete this effort?
 - Are there any regulatory approvals needed to get started?

Recommendations:

- Add discussion on this topic to the agenda to the January CDD meeting
- Bring answers to above questions and any relevant information to January CDD meeting
- Complete installation of the two culverts and associated trail elevation, "dirt work" during this winter dry season

Comments:

- I'm a member of the HANC and willing to spend time to achieve this goal.
- I welcome recommendations/guidance on how I can help move this forward.

Subsection 5E

District Manager's Report

District Manager Report

- **APS contract was fully executed by both parties on 1/12/2023**
- **Green Leaf/Benchmark contract was fully executed on 12/22/2022 and will commence on February 1st, 2023**
- **Workshop has been scheduled for 2/07/2023 at 6PM**
 - **Agenda is being worked on**
- **We continue to monitor with Brett/Vincent regarding withholding monies from Servello for work not rendered**
 - **Brett/Vincent are documenting and working with Servello on recent damages that occurred due to the Servello team**
- **Royal Poinciana Tree map has been added to the December minutes**
- **Sean has reviewed multiple sites for the relocation of the field services building and storage units.**
 - **Sean will provide findings during the meeting**
- **Avid training for Jo Phillips has been requested**
 - **Training with Jo will be scheduled once available training days have been provided.**

Section 7

Old Business

Subsection 7B

RV Lot Update

From: Kerul Kassel <Kerul@harmonycdd.org>
Sent: Tuesday, December 27, 2022 2:22 PM
To: Montagna, Angel <Angel.Montagna@inframark.com>
Cc: FREDERICK MEEK <mrfhm@aol.com>; David Hamstra <david@pegasusengineering.net>
Subject: FW: Harmony RV/Boat/Vehicle storage lot questions

Hello Angel,

Please copy the email thread below and include it in the CDD agenda package for January. The answer from Ms. Templeton, the Zoning Manager for Osceola County, says below that the roadway to the RV/Boat Storage Area would need to be improved beyond the proposed amendment in 4.8, attached, even if the Field Services offices were moved, in order to be in compliance with county requirements.

I am copying Mr. Hamstra, for his information for discussion at the next meeting, and Mr. Frederick Meek, a resident who spoke at the last meeting asking the CDD board to do more research as to county requirements to any improvements that would be required for the existing facility without expansion.

Thank you,
Kerul

Dr. Kerul Kassel, Supervisor, Seat 3
Harmony, Florida
Kerul@HarmonyCDD.org
407-957-1494

From: Amy Templeton <Amy.Templeton@osceola.org>
Date: Tuesday, December 27, 2022 at 1:40 PM
To: Kerul Kassel <Kerul@harmonycdd.org>
Cc: Kellie Martin <Kellie.Martin@osceola.org>, Jane Adams <Jane.Adams@osceola.org>
Subject: RE: Harmony RV/Boat/Vehicle storage lot questions

Good Afternoon,

Yes, if the Field Services office is relocated, you will still need to improve the roadway in compliance with applicable codes, per the conditions of PD21-00008. The standards and requirements addressed in the Planned Development document apply to all uses within the Maintenance/Storage District. If a use is not acted on (or is removed), the standards and requirements still apply to the remaining uses. This includes the following as displayed in the Planned Development document:

- Storage of construction equipment and supplies. Vehicular storage will include the following:
 1. Landscape Maintenance Equipment including Tractors, trailers, mowers
 2. Construction Equipment on or off Trailers
 3. Commercial Trucks and/or Vans

4. Recreational Vehicles, Class A, B and C.
 5. Boats 18 Date Revised: 10 MAY 2021
 6. Utility Trailers
 7. Shipping Containers
 8. Small modular buildings shall also be permitted.
- Field Services/Maintenance Office (maximum 10,000 sf – maximum 25' height)

The approval letter for PD21-00008 did not approve the alternative surface that was proposed in the narrative of PD21-00008. Alternative surface will be evaluated at the SDP review and require compliance with applicable codes.

Respectfully,

Amy Templeton
Zoning Manager
Osceola County Community Development
Board of County Commissioners
1 Courthouse Square, Suite 1400
Kissimmee, Florida 34741
Amy.Templeton@osceola.org
407-742-0285 (Direct)
407-742-0200 (Main)



From: Kerul Kassel <Kerul@harmonyccd.org>
Sent: Tuesday, December 27, 2022 1:14 PM
To: Amy Templeton <Amy.Templeton@osceola.org>
Cc: Kellie Martin <Kellie.Martin@osceola.org>; Jane Adams <Jane.Adams@osceola.org>
Subject: Re: Harmony RV/Boat/Vehicle storage lot questions

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Thank you for this information, Ms. Templeton.

I apologize, but I still have some confusion about several standards.

First, we are looking to move the Field Services office, and when this is accomplished there will no longer be any buildings except the small garden shed outside the community garden, and the small shed inside the community garden. Does this make a difference? I note the minimum standard for the roadway in the amendment document, but the approval letter states "The proposed alternative surface for the access road is not approved as part of this amendment." If the Field Services office is relocated, will we still need to improve the roadway?

Thank you,
Kerul Kassel

Dr. Kerul Kassel, Supervisor, Seat 3
Harmony, Florida
Kerul@HarmonyCDD.org
407-957-1494

From: Amy Templeton <Amy.Templeton@osceola.org>
Date: Tuesday, December 27, 2022 at 12:34 PM
To: Jane Adams <Jane.Adams@osceola.org>, Kellie Martin <Kellie.Martin@osceola.org>, Kerul Kassel <Kerul@harmonycdd.org>
Subject: FW: Harmony RV/Boat/Vehicle storage lot questions

Good Morning,

Please note. The approval I referred to was not for expansion. It was for approval of the facility. The facility was originally placed without County approval and when the County was made aware of this, the development was required to amend the Planned Development to allow for the maintenance and storage site (including RV/Boat storage). The special conditions and maintenance and storage site standards as addressed in PD21-00008 apply to this site.

Respectfully,

Amy Templeton
Zoning Manager
Osceola County Community Development
Board of County Commissioners
1 Courthouse Square, Suite 1400
Kissimmee, Florida 34741
Amy.Templeton@osceola.org
407-742-0285 (Direct)
407-742-0200 (Main)



From: Kerul Kassel <Kerul@harmonyccd.org>
Sent: Tuesday, December 27, 2022 12:24 PM
To: Jane Adams <Jane.Adams@osceola.org>; Amy Templeton <Amy.Templeton@osceola.org>
Cc: Kellie Martin <Kellie.Martin@osceola.org>
Subject: Re: Harmony RV/Boat/Vehicle storage lot questions

You don't often get email from kerul@harmonyccd.org. [Learn why this is important](#)

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Thank you, Ms. Templeton, I appreciate your response.

Ms. Adams, might you please be so kind as to let me know what next steps would be regarding finding out what types of improvements, if any, would be required at the existing facility (without expanding it) in order to comply with the SPD? The July 1, 2021 letter Ms. Templeton referred to was in response to a request to expand the facility, but the CDD Board would like to know whether/what improvements would be needed if we were to not expand it at all.

Thank you all,
Kerul Kassel

Dr. Kerul Kassel, Supervisor, Seat 3
Harmony, Florida
Kerul@HarmonyCDD.org
407-957-1494

From: Amy Templeton <Amy.Templeton@osceola.org>
Date: Tuesday, December 27, 2022 at 9:16 AM
To: Kerul Kassel <Kerul@harmonyccd.org>, Kellie Martin <Kellie.Martin@osceola.org>, Jane Adams <Jane.Adams@osceola.org>
Subject: RE: Harmony RV/Boat/Vehicle storage lot questions

Good Morning,

The maintenance and storage site is required to meet the conditions and standards addressed in the Planned Development document which shall be demonstrated through a Site Development Plan (SDP). You may access the Planned Development document at the following

link. Once you click on the link, type **PD21-00008** in the Permit Number box, click enter, and then click on the document titled "Approved Sheet - PD21-00008 FINAL APPROVAL LETTER AND NARRATIVE.pdf". The Development Review Office can advise you on what types of improvements are acceptable to meet the PD21-00008 requirements. I have copied Jane Adams, the Development Review Manager in this email.

<https://documents.osceola.org/PublicAccess/ControlTemplate.aspx>

Respectfully,

Amy Templeton
Zoning Manager
Osceola County Community Development
Board of County Commissioners
1 Courthouse Square, Suite 1400
Kissimmee, Florida 34741
Amy.Templeton@osceola.org
407-742-0285 (Direct)
407-742-0200 (Main)



From: Kerul Kassel <Kerul@harmonycdd.org>
Sent: Monday, December 19, 2022 12:35 PM
To: Amy Templeton <Amy.Templeton@osceola.org>; Kellie Martin <Kellie.Martin@osceola.org>
Subject: Harmony RV/Boat/Vehicle storage lot questions

Some people who received this message don't often get email from kerul@harmonycdd.org. [Learn why this is important](#)

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Hello Ms. Templeton and Ms. Martin,

Fred Meek, a Harmony resident, passed on some correspondence to me as I'm a member of the Harmony CDD Board of Supervisors, and I have offered to do some research as to whether the existing RV/Boat/vehicle storage facility on district property can continue its use without being in violation of any county codes or other regulations, and without any additional improvements to the facility itself or the roadway leading to it.

I did review the content that you sent recently to Mr. Meek, and found it a bit confusing regarding this issue. The board is seeking clarity as we do want to be operating within county requirements.

If there are other officials at the county level with whom I should be in touch regarding this issue, please do let me know so that I can reach out to them.

Respectfully,
Kerul Kassel

Dr. Kerul Kassel, Supervisor, Seat 3
Harmony, Florida
Kerul@HarmonyCDD.org
407-957-1494

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sent via email: john@rjwa.net

July 1, 2021

John Adams
RJ Whidden and Associates, Inc
316 Church Street
Kissimmee, Florida 34741

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RE: PD21-00008 Approval Letter – Approval to amend and restate the previously approved Harmony Planned Development (PD19-00035) to increase the maximum building heights to 57.5 feet in the Mixed Use for Attached Single Family/Townhome Lots, Multi-Family, Non Residential, and Residential Business; and in the Town Center for Non-Residential; and in the Residential for Non-Residential and Standard Commercial uses.

Dear Applicant,

Your request for an amendment to the Harmony Planned Development (PD19-00035) was reviewed under Planned Development (PD) application PD21-00008. County staff reviewed and approved this minor amendment based upon the application and the Narrative.

The following revision was categorized as a **minor amendment**:

- Amend the planned development to increase the maximum building heights to 57.5 feet for areas as described in Exhibit F of the attached Planned Development Narrative.

Approval of PD21-00008 amends and supersedes PD19-00035 and all development shall comply with PD21-00008.

The following Special Conditions imposed from PD19-00035 are being carried forward with this approval:

1. A Site Development Plan (SDP) is required for the maintenance and storage site. All proposed structures shall be shown on the SDP.
2. Access and Drive aisles for vehicle storage must be paved for the increase in use and shall provide details during the Site Development Plan (SDP) process.
 - The proposed alternative surface for the access road is not approved as part of this amendment. Any proposed alternative surface will be evaluated at the SDP review and require compliance with applicable codes.
3. Building permits are required for all structures including, but not limited to, fences, modular and office buildings.

The following Special Conditions imposed by the Osceola County Board of County Commissioners on this development at their meeting on November 5, 2018 are being carried forward with this approval:

4. A major PD amendment will be required if the open space is less than 70% of the total gross acreage.
5. The applicant will include an internal trail that connects the Harmony Central and Harmony East developments to the Town Center subject to agency permitting. This trail may be a raised boardwalk. If the trail cannot be permitted the applicant will construct a Multi-Purpose Trail within the US Hwy 192 right-of-way to accommodate the pedestrian and bicycle access from these neighborhoods to the Town Center.
6. Garages at Galt's Landing shall be architecturally compatible with and ancillary to the primary structure, to be submitted at SDP and subject to staff approval.
7. Operational and intersection improvements shall be required for the intersection of the proposed Taxiway and Old Melbourne Highway. Pavement design, roadway signage, signal beacon(s), and/or markings, etc. shall be reviewed at SDP stage and must comply with all appropriate permitting agencies and the Osceola County Land Development Code.
8. The Developer shall record and enforce a Noise Abatement Zone over the existing residential areas of Harmony prior to any aircraft use for residents of Galt's Landing.
9. Any aircraft utilizing the approved taxiway shall not exceed 40,600 lbs. and shall not be larger than the super mid-size classification of business jets.
10. The Galt's Landing development shall be responsible for the cost of any future improvements to the Taxiway and its safety features resulting from future improvements of Old Melbourne Highway.
11. Aircraft uses shall be limited to personal recreation only. Commercial uses, including but not limited to pilot/flight lessons, are prohibited.
12. Alterations to this PD to increase the approved sizes/weight of aircraft or approved aircraft uses shall require a Major PD amendment.

The following Special Conditions imposed by the Osceola County Board of County Commissioners on this development at their meeting on June 17, 2013 are being carried forward with this approval:

13. In accordance with the LDC and the PD narrative, an interconnected pedestrian and bicycle master plan for the Harmony Rural Community must be provided.
14. A sufficient buffer along U.S. 192/41 abutting residential areas shall be incorporated and shown on associated SDPs. The buffer must provide both visual screening from vehicle lights and noise reduction components.

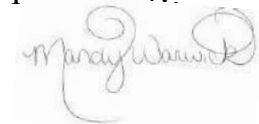
15. Pursuant the Development Order condition #53 of the Third Amended and Restated Development Order. Future development tracts will connect to the pedestrian/bike path to the school as part of their infrastructure.
16. Parking, landscaping and fencing are to be included in SDPs for recreation tracts.
17. Location of the gas line easement on residential parcels shall be reviewed as part of the preliminary subdivision plans but must remain outside of individual single-family residential lots.
18. Each garage apartment unit that is on a separate utility meter from the primary structure and has been approved by the Harmony Architectural Review Board shall count as “one unit” toward overall DRI/PD density thresholds.
19. Hydrant system must be on a looped water system. No more than 1 hydrant will be allowed on an 8-inch dead end main unless required flow can be substantiated and certified by the engineer of record.

All written commitments made in the application and subsequent submissions of information made during the application review process, which are on file with the Community Development Office, shall be considered to be binding upon the applicant, provided such commitments are not in conflict with the Comprehensive Plan, Land Development Code (LDC) or other development regulations in effect at the time of development.

You must obtain any required Site Development Plan (SDP) approvals and permits from the Building Department prior to construction. Unless the conditions listed above have been complied with, permits will not be issued.

If we can be of further assistance, please contact me at (407) 742-0304, or mandy.warwick@osceola.org.

Respectfully,

A handwritten signature in cursive script, appearing to read "Mandy Warwick", is written over a faint, circular official stamp or seal.

Mandy Warwick
Project Coordinator

Enclosures: Clean narrative

**Harmony
Planned Development Amendment**

Development Report

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Exhibit A – Legal Description and Parcel Identification Numbers

Exhibit B - Site Aerial

Exhibit C - Site Location Map

Exhibit D –Master Development Plan

Exhibit E - Harmony PD Permitted Uses Table

Exhibit F- Development Standards Table

Exhibit G– Sandhill Crane Management Plan

Exhibit H-1 and H-2 – Regionally Significant Wetlands

Exhibit I – Sign CDP09-0001

Exhibit J – Water Quality Sampling

Exhibit 2 – Maintenance and Storage Facility Site Plan and Boundary Survey

1.0 Intent and Objectives

The Town of Harmony is designed and planned to evoke a sense of community typically found in older neighborhoods by producing a pedestrian-friendly environment; a synergistic mix of residential, recreational, office, and commercial land uses; and a respect for the natural environment. The Town's success comes from the success of the individual neighborhoods. The community standards are intended to ensure the proper planning and design principals resulting in the construction of these neighborhoods. The goal of the Harmony Planned Development (PD) is to enhance the town's natural and recreational amenities while defining architecture that shapes a high quality streetscape and built environment. The specific development standards and specifications contained herein in Section 5.0 and Exhibit F shall implement the intent and objectives this PD.

The primary intent of the Harmony Planned Development (PD) is to establish permitted uses and development standards for the development of a mixed-use Community consisting of residential, recreational, commercial, village commercial, institutional, light industrial and office uses. The area which makes up the PD includes 11,030.9 acres. The Harmony PD is and shall remain consistent with the Osceola County Comprehensive Plan.

The Harmony PD has been designed to meet the intent and requirements defined by the Harmony Rural Community of the Comprehensive Plan and is consistent with the Harmony Master Development Plan.

Portions of the project will be developed as a fully integrated Traditional Neighborhood Development (TND). Specifically, the following objectives will be integrated into the project:

- All neighborhoods will have identifiable centers and edges.
- Pedestrian access will be easily accessible to retail and recreation areas.
- Uses and housing types will be mixed and in close proximity to one another.
- Street networks will be interconnected using relatively short blocks.
- Civic buildings will be given prominent sites throughout the community, where appropriate.
- Buildings will front on and align with streets in a disciplined manner.
- Building alignment generally will be unbroken by paved parking lots.
- Streets will be developed with controlled hierarchy with design parameters to meet high design speed needs as well as local residential/commercial traffic. On-street parking will be allowed where needed.

- Open space squares, greenbelts and parks will be developed to facilitate the need for community outdoor interaction. The total open space for the project will include a minimum of 50% of the gross project acreage in accordance with FLUE Policy 1.3.5.1.4 and Policy 1.3.5.1.8.
- A visually unified Town Center will be developed to promote community social and economic activity by providing retail, commercial, office, recreation and cultural activities as well as job opportunities for the community and surrounding region.
- Overall planning and design will facilitate access to all areas within the property to pedestrians and bicycle traffic.
- Pedestrian, bicycle and horse path connections to available project elements are a significant design element. Neighborhoods are to be designed to allow pedestrian movement from most housing to internal commercial centers. The Town Center will act as a major hub of activity for the community. Development within the Town Center will be comprised of commercial, retail, office, residential and institutional uses. These uses will share building space, with a majority of the residential units on the upper floors.
- Bicyclists will be able to travel to the Town Center via bikeways. Vehicular circulation into and through the property will provide efficient transportation connections through the development of multiple corridor/right-of-way classifications, some of which will utilize on-street parking. All right-of-way development will be designed to function with pedestrian and bicycle traffic as a primary concern.
- The importance of the existing natural landscape within the overall design is demonstrated by the extent of preservation. Florida friendly landscaping will be used as a significant portion of the overall landscape design throughout the project to minimize water consumption and promote a significant visual connection to the preserved natural environmental open space areas within the PD. Minimal impacts are proposed to the on-site wetlands, which will serve as major greenbelt and wildlife corridors throughout the site. Any wetland impacts will be mitigated on-site to the greatest extent possible. These will be tied together with proposed parks, squares and other recreational amenities which will provide places for social activities within the neighborhoods and proposed community plaza spaces.

Prior PD and CDP Approvals:

This Planned Development amendment supersedes and PD19-00035.

2.0 General Description of the Harmony PD

2.1 Project Summary

The 11,030.9 acre site is located within the limits of Osceola County, approximately 4 miles southeast of St. Cloud. The property is bordered on the west by Old Melbourne Highway with frontage along US-192 extending over 9 miles east to the US-192 / US-441 Intersection. The following exhibits are included within this PD Narrative.

- Exhibit A – Legal Description and Parcel Identification Numbers
- Exhibit B - Site Aerial
- Exhibit C - Site Location Map
- Exhibit D – PD Master Development Plan
- Exhibit E– Harmony PD Permitted Uses Table
- Exhibit F – Development Standards Table
- Exhibit G – Sandhill Crane Management Plan
- Exhibit H- Exhibit H-1 and H-2 – Regionally Significant Wetlands
- Exhibit I – Sign CDP09-0001
- Exhibit J – Water Quality Sampling

The project will serve the needs of a growing community and the surrounding area. Varied residential unit types are proposed to respond to a wide range of the residential marketplace. The project will offer a multitude of opportunities ranging from recreation to commercial, office, light industrial and institutional.

The uses identified on the PD Master Plan (Exhibit D) are summarized below. Refer to Exhibit E - Harmony PD Permitted Uses Table for a detailed list of permitted uses within each category.

2.2 General Description of Districts

2.2.1. Residential Mixed Use

The Residential Mixed Use Districts accommodates residential development that may be integrated with supporting commercial uses. The Residential Mixed Uses includes Single Family Detached, Single Family Attached, Multi-Family, Condominium, Apartments and Resort Residential Uses. Additional associated uses that are allowed as permitted uses include restaurants, lodges, clubhouses, conference center, banquet facilities, office and retail.

Office uses will be provided within the development to facilitate the needs of professional practices and service orientated businesses. This District allows for the creation of a Residential Business District where residential units incorporated attached office suites are allowed. Residential Business Districts shall be on a distinct tract or parcel identified by plat for that specific use.

Sporting fields including clustered fields with associated parking and facilities may be allowed in the Residential District, where adequate buffering is provided between residential parcels and the facilities.

Resort Residential uses are also allowed within the Residential Mixed Use Parcel provided that they are located on a separate and distinct parcel identified on the plat with adequate buffering provided between other residential parcels.

Residential Mixed Use District parcels allow for other non-residential uses including schools, neighborhood commercial, and recreation facilities as examples.

Platted residential lots may not use the provisions of this District to convert the use of individual lots to commercial, office or other uses that may be allowed within this District.

2.2.2. Town Center

The Town Center will offer a mix of uses including residential (Single Family, Multi-Family, Resort Residential and apartment rentals), commercial, hotel, office, recreational, institutional, civic (including a sheriff station when identified by the county), and public open spaces. The Town Center will be designed to allow for easy vehicular/bicycle/pedestrian access.

2.2.3 Standard Commercial

The Standard Commercial use designation is intended to encourage economic activity and local employment opportunities for both residents of the Harmony Rural Community and surrounding areas. For this reason, this district has been located at the intersection of the proposed extension of Old Melbourne Highway and the multi-modal corridor of US Highway 192 on the eastern portion of the PD. Types of uses found in this category include a variety of retail, office, convenience, entertainment, personal, business, professional services, and other similar consumer commercial uses. Institutional uses which are compatible with and beneficial to the surrounding land use shall also be permitted. Civic uses including a sheriff station when identified by the county shall also be permitted within this designation. Residential uses with a maximum density of 15 dwelling units per acre shall also be permitted within this designation.

2.2.4. Non-Residential Mixed Use

The Non-Residential Mixed Use category is reserved for areas south of US 192 and generally includes utilities, public schools, Harmony Institute facilities, office/warehouse uses, light industrial uses, storage facilities, and other compatible commercial or institutional uses. Civic uses including a sheriff station when identified by the county shall also be permitted within this designation.

2.2.5. Institutional

The Institutional District includes parcels specifically designated for school, government, worship and other related civic uses. While these uses are also allowed in other Districts, the Institutional District is established to allow only specific institutional related uses.

2.2.6. Recreation Open Space

The Harmony rural community must have at least 50% open space; the development activities must not encroach upon wetlands except for crossings; and measures must be taken to conserve environmentally sensitive lands. "Open Space" consists of wetlands, conserved environmentally sensitive lands, conservation, xeric uplands, habitat preserves, agricultural lands, golf course areas, active and passive outdoor recreation lands and facilities, and utility easements, when

determined by the County to meet open space needs. Open space may be used in conjunction with passive recreational activities with the underlying use of the land.

The Harmony rural community may not have a density greater than two dwelling units per gross acre if it has 50% to 70% open space, and a density greater than three dwelling units per gross acre if it has more than 70% open space.

Recreational opportunities will abound within the project, including a sports complex aimed at providing multiuse sports with associated ancillary structures, administration buildings, and concessions. The two natural lakes will be available to the residents of Harmony. A minimum of one 18 hole golf course is completed and open for play to the community residents and guests. Extensive natural wetlands are being preserved. Multiple active and passive parks are included in the project for regional, neighborhood, and community uses. The Town Center will be developed to facilitate multiple recreational and civic opportunities. The project's overall design will facilitate pedestrian / bicycle movement throughout the property.

2.2.7 Rural

The Rural parcels consist of the areas outside of the Urban Growth Boundary. Residential development is limited to a density of 1 dwelling unit per gross area. Specific development standards for the Rural parcels are defined in Section 4.1.8 herein. Rural areas subject to the Harmony PD may also include other agricultural, institutional, or utility related uses consistent with the Rural Policies of the Comprehensive Plan.

2.3 Development Program

The Harmony PD will be developed on a phased basis as described by the Harmony DRI. See Exhibit D – PD Master Plan. The Phase Matrix provided below specifies the distribution of residential and non-residential units for each phase of development.

ZONING	PHASE 1 UNITS OR SQ. FT.	PHASE 2 UNITS OR SQ. FT.	PHASE 3 UNITS OR SQ. FT.	TOTAL UNITS OR SQ. FT.
SINGLE FAMILY RESIDENTIAL	2,460*	840*	1,300*	4,600*
MULTI-FAMILY RESIDENTIAL	600*	500*	500*	1,600*
RESORT RESIDENTIAL	400*	300*	300*	1,000*
RURAL RESIDENTIAL	21*	0	0	21*
COMMERCIAL	125,000**	125,000**	100,000**	350,000**
OFFICE	250,000**	125,000**	125,000**	500,000**
LIGHT INDUSTRIAL	350,000**	325,000**	325,000**	1,000,000**
SCHOOL (STUDENTS)	1,500	1,000	0	2,500
MAINTENANCE AND STORAGE	3.2 acres Maximum 0.25 FAR or 35,000**	0	0	35,000**

*Units **Square Feet

3.0 Agricultural, Temporary Uses and Special Events

3.1 Agricultural Uses and Temporary Uses

The rich agricultural heritage of Harmony remains an important element of the Harmony Community. In order to preserve these roots and enhance the overall community as it grows, it is important that the general agricultural use of parcels be encouraged to continue as long as practical on any given parcel.

Agricultural uses, including the construction and maintenance of associated barns, fences, pens, or storage buildings are permitted uses on all unplatted land. One residential single family detached structure shall be permitted in the open space area outside of the UGB to be used as a manager's residence for the existing Fish Camp. These uses may continue following final subdivision approval if the use is a permitted use within the district as allowed through this PD.

3.2 Special Events

Special Events may be conducted on any property within the PD where Special Events are identified as a permitted use in Exhibit E. Anticipated special events include, but are not limited to festivals, fairs, art shows, concerts, plays, community celebrations, holiday celebrations, fireworks, classic car shows, consumer exhibitions, athletic competitions, and parades. Special events held in the Town Center, or on undeveloped parcels outside the Town Center shall not require a Special Event Permit so long as the event complies with the Osceola Code of Ordinances pertaining to noise, fireworks, sanitary facilities, solid waste removal, or other public safety requirements. Events not in compliance with the above listed code requirements shall obtain a permit(s) to meet the pertinent regulations.

4.0 Districts

4.1 Residential Mixed Use District

4.1.1 Residential Uses (Detached and Attached)

The Residential Mixed Use District is similar to a traditional mixed use district in that any of the permitted uses listed in this section are allowed. The primary function of the category remains residential with other uses being complementary to the primary residential uses.

The Residential neighborhoods in Harmony will include a mix of single family detached homes over varying sizes, town homes, condominiums, duplex and triplex units, and apartments. Individual neighborhoods may also include other complimentary uses including schools, parks, clubhouses and similar elements found in a mature pedestrian friendly neighborhood. Parks, squares and greens designed for active use shall be included in each neighborhood. Neighborhood planning shall be done with consideration given to preserving and linking existing natural areas. Architectural styles will be varied but will be generally traditional in nature.

Platted residential lots may not use the provisions of this District to convert the use of individual lots to commercial, office or other uses that may be allowed within this District.

Refer to Section 5.0 for applicable development standards for this District.

4.1.2 Non-Residential Uses

General Office

General offices uses include free standing office buildings with associated parking and site amenities may be permitted.

Neighborhood Commercial

The commercial uses to be located in these areas shall be compatible with and consistent with the surrounding uses. Commercial uses north of US 192 shall be conveniently accessible by pedestrian walkway from adjacent non-commercial districts.

4.1.3 Residential Business Uses

Office Parcels may be developed as Residential Business parcels combining business use with residential units.

In addition to uses similar to and including the permitted uses listed for residential, residential units within the residential business parcels are allowed to include a separate detached or integrated office. Flexible first floor formats may be used to enable near-term first floor residential, with the long term ability to convert to office or business uses, and back to residential again, if the market warrants.

4.1.4 Resort Residential

The Resort Residential Neighborhoods share the same permitted uses as the Residential neighborhoods. Unlike the traditional residential neighborhoods, the Resort Residential Neighborhoods allow for resort development including condominium, hotel development and other similar types of development providing for overnight lodging. Additional associated uses that are allowed as permitted uses include restaurants, lodges, clubhouses, conference center, banquet facilities, office and retail.

4.1.5 Sports Facilities

Sporting fields including clustered fields with associated parking and facilities may be allowed in the Residential Mixed Use District, where adequate buffering is provided between residential parcels and the facilities.

4.1.6 Residential (R2) land use designation

The following standards are established for the Residential (R2) Residential designation:

- 4.1.6.1. Maximum density of 15 units per 1 acre and a minimum density of 2 units per acre. As a goal, minimum density shall strive to achieve 5 units per acre.
- 4.1.6.2. This land use category is generally located in urbanized areas.
- 4.1.6.3. Dwelling unit types permitted within this category include single family detached housing, duplexes, triplexes, townhouses, garden apartments, and similar residential product types.
- 4.1.6.4. To encourage community schools, public educational facilities are permitted.
- 4.1.6.5. Community support uses, such as utility substations, fire and police stations, parks and community open spaces, and other similar community facilities may be permitted.
- 4.1.6.6. Neighborhood support commercial and institutional uses which are compatible with and generally intended to accommodate the convenience, shopping and service needs of residents living within the immediate surrounding area.
- 4.1.6.7. Neighborhood support commercial sites will not exceed 5 acres.
- 4.1.6.8. New development inconsistent with the Master Development Plan shall require an amendment to the Planned Development and shall meet the following criteria:
 - a. New residential development shall be permitted only when there is an existing or planned elementary school within a one mile radius of the proposed site.

- b. New residential development shall be permitted only when there is an existing or planned Community Park within one mile of the proposed site.
 - c. New residential development shall be located within a Town Center Commercial area or within a 3/4 mile of a Standard Commercial area.
- 4.1.6.9. Development standards for Residential (R2) development shall be consistent with Exhibit E Sections 5.1.1.2 and 5.1.1.3.

4.1.7 Residential (R3) land use designation

The following standards are established for the Residential (R3) designation:

- 4.1.7.1. Maximum density of 25 dwelling units per 1 acre and a minimum density of 8 units per acre. As a goal, minimum density shall strive to achieve 15 units per acre.
- 4.1.7.2. This designation shall encourage a variety of residential design types.
- 4.1.7.3. Dwelling unit types permitted within this category include: townhouses, garden apartments, low-rise apartments, high-rise apartments, and other similar residential product types.
- 4.1.7.4. To encourage community schools, public educational facilities are permitted.
- 4.1.7.5. Community support uses, such as utility substations, fire and police stations, parks and community open spaces, and other similar community facilities may be permitted.
- 4.1.7.6. Neighborhood support commercial and institutional uses which are compatible with and generally intended to accommodate the convenience, shopping, and service needs of residents living within the immediate surrounding area.
- 4.1.7.7. Neighborhood support commercial sites will not exceed 5 acres.
- 4.1.7.8. New development inconsistent with the Master Development Plan shall require an amendment to the Planned Development and shall meet the following criteria:
 - a. New residential development shall be permitted only when there is an existing or planned elementary school within a one mile radius of the proposed site.
 - b. New residential development shall be permitted only when there is an existing or planned Community Park within one mile of the proposed site.

- c. New residential development shall be located within a Town Center Commercial area or within a 3/4 mile of a Standard Commercial area.

- 4.1.7.9. Development standards for Residential (R3) development shall be consistent with Exhibit F Sections 5.1.1.2 and 5.1.1.3.

4.1.8 Rural land use designation

The following standards are established for the Rural Residential designation:

- 4.1.8.1. Maximum density of 1 unit per 5 gross acres.
- 4.1.8.2. This land use category is located outside of the Urban Growth Boundary.
- 4.1.8.3. Dwelling unit types permitted within this category include single family detached housing.
- 4.1.8.4. Residential Tracts: Residential density shall be one (1) dwelling unit per five (5) acres, based on total acreage. Building height shall follow the standards for LDR contained in the LDC. Minimum lot size shall be ½ acre. Development standards for ancillary structures shall be as follows:
 - a. Accessory uses listed as ancillary in the residential siting standards of the LDC shall be placed a minimum of five feet (5') behind the front entry of the principal structure and a minimum of five feet (5') from rear and side property lines. Accessory structures such as garages, garage apartments, carports, pole barns, stables, or like uses are exempt from this requirement, however, such uses shall not be located within any easement that prohibits obstructions.
 - b. Accessory taxi ways and drive ways large enough to accommodate the travel way and storage of personal aircraft.
- 4.1.8.5. Agritourism or Eco-Tourism activities and their associated structures shall be permitted subject to the following:
 - a. Any agritourism development that is intended to be used for overnight lodging shall not be occupied for a period of more than ninety consecutive days, excluding on-site management or staff housing.
 - b. Property used for agritourism development shall be located with access to a paved road. The development's interior roads do not need to be paved but should be similar in nature to any existing roads on the property or to a typical Florida ranch road so as to minimize the impact on the character of the area.
 - c. All principal structures, accessory structures, temporary structures and tent spaces shall be set back a minimum of fifty (50) feet from any perimeter property boundary line.

- d. Guest and employee parking area(s) shall be located and designed consistent with the environment in which they are located so as not to detract from the setting in which they are placed.
- e. Within the agritourism development, ancillary uses are permitted as follows:
 - Recreation amenities restricted to use by guests, including recreation rooms, equestrian facilities, nature and walking trails, playgrounds, docks or similar facilities
 - Entrance welcome center or gate houses or similar facilities designed to provide information, check in and/or security to the development
 - Maintenance facilities and housing for the management and staff
 - Administrative office space necessary for operation of the agritourism development; and small conference/educational meeting areas
 - Commercial or retail use located and accessed internal to the development and restricted to use by guests, including central lodge, restaurants, convenience food and beverage items or other retail usage, and other ancillary support facilities.
 - Manager's residences

Permitted Uses: Permitted uses are listed in Exhibit E.

Permitted uses are subject to the development standards as defined within this PD. When relevant development standards for a particular use are not defined within this PD, the requirements of the Osceola County Land Development Code shall apply.

Other similar uses which are reasonably implied and are consistent with the objectives of this zoning, based on appropriate consideration of the nature of the intended activity, the character of the neighborhood, the location of the site and its compatibility with adjacent parcels will also be permitted subject to the approval of the County Manager.

4.2 Town Center District

The Town Center will be the primary mixed use hub for the community. It will accommodate a variety of commercial activities in conjunction with civic open spaces and buildings. The Town Center may include residential and workplace uses in deference to the purpose and character of local commercial activities. A visually unified Town Center will be developed to promote community, social and economic activity. The predominant land and building use will be commercial, but will also include supportive office, residential, recreation, civic and cultural activities as well as job opportunities for the community and surrounding region. The Town Center will be developed in the manner of a TND (Traditional Neighborhood Design) with an orientation toward a central park, pedestrian accessibility, street front architecture and a disciplined roadway hierarchy.

The Town Center may include multistory buildings that provide space for businesses on the first floor (primarily retail and service), and for residences or offices on the upper floors. Flexible first floor formats may be used to enable near-term first floor residential, with the long term ability to convert to commercial uses if the market warrants. In live-work buildings, business owners can live above their place of business. Apartment buildings and parking structures are also allowed.

It is desirable, though not required, that government offices and meeting rooms, libraries, community centers, post offices, performing arts centers and other civic buildings that are in complementary scale be located within or adjacent to the Town Center.

The Town Center shall be integrally connected by streets and walkways to abutting residential and other TND parcels.

Resort and Residential Units are an allowed use within the Town Center where adequate buffering is between any traditional residential parcels or tracts.

Permitted uses within the Town Center District are listed in Exhibit E.

Permitted uses are subject to the development standards as defined within this PD.

When relevant development standards for a particular use are not defined within this PD, the requirements of the Osceola County Land Development Code shall apply.

Other similar uses not specifically listed in Exhibit E which are reasonably implied and are consistent with the objectives of this zoning, based on appropriate consideration of the nature of the intended activity, the character of this district, the location of the site and its compatibility with adjacent parcels, will also be permitted subject to the approval of the County Manager.

4.3 Non-Residential Mixed Use District

The Non-Residential Mixed Use category is reserved for areas south of US 192 and the eastern area of the project that generally includes water and wastewater utilities, public schools, Harmony Institute facilities, office/warehouse uses, light industrial uses, outdoor RV and Boat storage, storage facilities, and other compatible commercial or institutional uses. Buildings in this district should be architecturally attractive and surrounded by landscaped yards. Manufacturing, assembly utility and warehousing activities will be designed and conducted so that any noise, odor, dust and glare from each operation is completely confined within an enclosed building.

Uses may be dependent on highway connections and result in excessive, but brief, demands on the district street system.

Permitted Uses: Permitted uses are listed in Exhibit E.

Permitted uses are subject to the development standards as defined within this PD. When relevant development standards for a particular use are not defined within this PD, the requirements of the Osceola County Land Development Code shall apply.

Other similar uses which are reasonably implied and are consistent with the objectives of this zoning, based on appropriate consideration of the nature of the intended activity, the character of this district, the location of the site and its compatibility with adjacent parcels, will also be permitted subject to the approval of the County Manager.

4.4 Standard Commercial District

The commercial uses to be located in this area shall be compatible and consistent with the surrounding uses. Commercial uses within this area shall be served by a multi-modal corridor on the eastern portion of the Harmony Community. This PD proposes to extend Old Melbourne Highway from the north property line through development areas in the eastern neighborhoods and terminate the roadway at its intersection with US Highway 192. US Highway 192 will provide for multi-modal access opportunities for vehicular, pedestrian and bicycle opportunities for both the residents of Harmony and surrounding communities. Refer to Section 5.0 for applicable development standards for this District.

Permitted Uses: Permitted uses are listed in Exhibit E.

Permitted uses are subject to the development standards as defined within this PD. Residential uses within this district shall be limited to a maximum of 15 dwelling units per one acre. When relevant development standards for a particular use are not defined within this PD, the requirements of the Osceola County Land Development Code shall apply.

Other similar uses which are reasonably implied and are consistent with the objectives of this zoning, based on appropriate consideration of the nature of the intended activity, the character of this district, the location of the site and its compatibility with adjacent parcels, will also be permitted subject to the approval of the County Manager.

4.5 Institutional District

The Institutional District includes parcels specifically designated for school, government, worship and other related civic uses. While these uses are also allowed in other Districts, the Institutional District is established to allow only specific institutional related uses.

Permitted Uses: Permitted uses are listed in Exhibit E.

Permitted uses are subject to the development standards as defined within this PD. When relevant development standards for a particular use are not defined within this PD, the requirements of the Osceola County Land Development Code shall apply.

Other similar uses which are reasonably implied and are consistent with the objectives of this zoning, based on appropriate consideration of the nature of the intended activity, the character of this district, the location of the site and its compatibility with adjacent parcels, will also be permitted subject to the approval of the County Manager.

4.6 Recreation Open Space District

The Harmony project is designed to provide substantial amounts of open space, active and passive recreation areas and a landscape design using the natural environment. To achieve this design goal this project required to set aside a minimum 50% of the entire project site as open space.

Permitted Uses: Permitted uses are listed in Exhibit E.

Permitted uses are subject to the development standards as defined within this PD. When relevant development standards for a particular use are not defined within this PD, the requirements of the Osceola County Land Development Code shall apply.

Other similar uses which are reasonably implied and are consistent with the objectives of this zoning, based on appropriate consideration of the nature of the intended activity, the character of this district, the location of the site and its compatibility with adjacent parcels, will also be permitted subject to the approval of the County Manager.

4.7 Conservation District

The Conservation District includes Buck and Cat Lakes, wetlands, recreation open space and other dedicated uplands comprising approximately 7,975 acres of the overall PD. A portion of the Conservation District totaling 3,284.7 acres is proposed as a Conservation Easement subject to the permitting requirements of the SFWMD. This Conservation Easement area will maintain passive recreational opportunities by SFWMD permit and provide for maintenance and enhancement of significant jurisdictional resources for onsite mitigation value for the Harmony Rural Community.

Uses allowed within conservation/preservation areas are limited to those that provide limited access to and enjoyment of the conservation areas while also preserving and protecting these areas. These uses may result in minor encroachments into the Conservation/Preservation tracts. Silvicultural or agricultural activities are permitted in the upland areas of the conservation/preservation tracts subject to permitting from the South Florida Water Management District (SFWMD). Any encroachments must minimize impact to the natural and/or intended functions of these conservation/preservation areas.

The on-site wetlands systems, upland buffers, other conservation tracts and mitigation areas shall be regarded as preservation areas for the purpose of protecting their natural attributes and shall have their developmental uses restricted by conservation easement as provided in Florida Statutes. These areas are depicted on the Master Development Plan provided in Section 8 herein. Easements shall be conveyed to the Florida Fish and Wildlife Conservation Commission, the Florida Department of Environmental Protection,

Osceola County or other state or federal agency or any organization dedicated to conservation and acceptable to the county.

Upland buffers between on-site wetlands and any type of development or land alteration shall be established in accordance with South Florida Water Management District permit approvals, but shall be no less than an average 50 feet, minimum 25 feet in width for regionally significant wetlands as identified on Exhibits H-1 and H-2.

Regionally significant wetlands and their associated upland buffers as depicted on Exhibits H-1 and H-2 shall be placed under conservation easements. The conservation easements may be conveyed in conjunction with the SFWMD ERP permitting, but in no instance shall be delayed until after construction begins for the parcel permitted.

Permitted Uses: Permitted uses are listed in Exhibit E

Permitted uses are subject to the development standards as defined within this PD and to the permitting conditions of the SFWMD. When relevant development standards for a particular use are not defined within this PD, the requirements of the Osceola County Land Development Code shall apply.

Other similar uses which are reasonably implied and are consistent with the objectives of this zoning, based on appropriate consideration of the nature of the intended activity, the character of this district, the location of the site and its compatibility with adjacent parcels, will also be permitted subject to the approval of the County Manager.

4.8 Maintenance/Storage District

The maintenance/Storage District includes a 3.2 acre parcel located behind the existing golf course maintenance site to the west and the existing community garden to the south. The balance of the site is surrounded by conservation lands to the north and east and the open space gas line easement to the south. The aforementioned golf course maintenance building is located immediately to the west. Because this district is isolated, other than the proposed 10' fence with opaque screening along the southwest and west parcel boundaries, no buffering, setbacks from district boundaries are necessary to screen the storage uses.

Permitted Uses:

The following uses shall be permitted within the Maintenance/Storage District:

- Storage of construction equipment and supplies. Vehicular storage will include the following:
 1. Landscape Maintenance Equipment including Tractors, trailers, mowers
 2. Construction Equipment on or off Trailers
 3. Commercial Trucks and/or Vans
 4. Recreational Vehicles, Class A, B and C.
 5. Boats

6. Utility Trailers
 7. Shipping Containers
 8. Small modular buildings shall also be permitted.
- Field Services/Maintenance Office (maximum 10,000 sf – maximum 25' height)

Notes:

1. Vehicles or Equipment stored in the storage yard will be limited to a maximum height of 12 ft.
2. The existing access road to the subject site will remain as an unpaved stabilized road. Minimum specification for the stabilized un-paved road shall be: 6" Limerock, Shell, Crushed Concrete, or RAP (Recycled Asphalt Paving), compacted to 98% maximum density per ASSHTO T-180, with a minimum LBR of 100.
3. All storage shall be limited to equipment and vehicles for construction use within the Harmony Development, for maintenance and landscaping use within the Harmony Development, and/or for the residents of the Harmony Development.
4. Modular and office buildings shall be limited to use by maintenance crews for the upkeep of the Harmony Development.

5.0 Development Standards

5.1 Residential Mixed Use

5.1.1. Residential Development Standards

5.1.1.1 Detached Single Family Lots:

Refer to Exhibit F for Relevant Development Standards

Accessory Dwelling Units and Garage Apartments:

A single Accessory Dwelling Unit or a single Garage Apartment is permitted within a Detached Single Family Lot.

An accessory dwelling unit (i.e. residential family suite, bonus room, game room or similar use) is allowed within the primary structure or as an accessory structure on the lot. This accessory unit shall not be sold independent of the principal structure.

Garage apartments are an allowed use (permitted) provided that they are identified on the building permit application and are constructed prior to obtaining a Certificate of Occupancy for the principal dwelling. Development of a garage apartment subsequent to issuance of the Certificate of Occupancy for the principal dwelling may be authorized. If the use of the Garage Apartment is for rental purposes (and not for family use), it will be designated as a 'garage apartment' and will require receipt of 'Rental Qualifications' from the Harmony Architectural Review Board (ARB) as provided in the Declaration of Covenants and Restrictions and will be separately metered for utility purposes.

The minimum square footage for a garage apartment is 400 square feet; the maximum is 1,000 square feet.

Garage apartments and residential family suites require 1 additional vehicular parking space. This required space is in compliance where on-street parking is integrated into roadway design. Where roadway design does not provide for onstreet parking, an additional parking space shall be provided for on-site of the residential lot. Such design shall require a total of 5 vehicular parking spaces per residential lot.

5.1.1.2 Attached Single Family / Townhome Lots:

Refer to Exhibit F for Relevant Development Standards.

5.1.2 Non Residential Development Standards

Refer to Exhibit F for Relevant Development Standards.

This Section also applies to Multi-Family Development including Condominium and Apartments.

Landscape Buffers or Screen walls between different uses: Visual screening is required when outdoor storage or staging areas are visible from adjacent incompatible uses or in any instance where viewed from a public right-of-way.

Parking: Parking requirements are included in Exhibit F. Where off- site parking is used, a minimum of 50% of the required parking shall be provided on-site. Any off-site parking shall be within 500 ft. of the associated use.

Solid Waste: Dumpsters or compactors must be located within walled enclosures.

5.1.3 Residential Business Standards

Refer to Exhibit F for density and dimensional development standards.

Additional standards related to this use are defined below: Maximum size of the office or business component of each of the permitted lot types is specified below:

Lot Type	Maximum area dedicated to office or business use per residential unit. * (In addition to Residential Area)
Single Family Detached	1,500 SF
Townhome/Multi-Family	900SF

**Office space is not transferable between units.*

Additional Parking Standards:

Parking may be provided through a combination of on-street and off- street parking. The total number of spaces required for non-residential uses and the total number of required ADA spaces will be based on the total amount of nonresidential space over the entire parcel. While individual parking spaces will be counted toward individual office units, ADA spaces will be shared among all units. Individual lot owners cannot sell or assign parking spaces to other lots.

Where off-site parking is used, a minimum of 50% of the required parking shall be provided on-site. Any off-site parking shall be within 500 ft. of the associated use.

Minimum parking requirements shall be based on the following:

For the Residence: Minimum of 2 spaces per unit

For the Office: 1 space per 300 SF

5.1.4 Resort Residential

5.1.4.1 Residential

Refer to Exhibit F for Development Standards

5.1.4.2 Non-Residential Uses

Refer to Exhibit F for Development Standards

5.1.5 Residential R-2

5.1.5.1 Residential

Refer to Exhibit F for Development Standards

5.1.5.2 Non-Residential Uses

Refer to Exhibit F for Development Standards

5.1.6 Residential R3

5.1.6.1 Residential

Refer to Exhibit F for Development Standards

5.1.6.2 Non-Residential Uses

Refer to Exhibit F for Development Standards

5.2 Town Center

Refer to Exhibit F for Development Standards

Landscape Buffers or Screen walls between different uses: Visual screening is required when outdoor storage or staging areas are visible from adjacent incompatible uses or in any instance where viewed from a public right-of-way.

Solid Waste: Dumpsters or compactors must be located within walled enclosures.

5.3 Non-Residential Mixed Use

Refer to Exhibit F for Development Standards

Landscape Buffers or Screen walls between different uses: Visual screening is required when outdoor storage or staging areas are visible from adjacent incompatible uses or in any instance where viewed from a public right-of-way.

Parking: Overall parking requirements shall be provided in accordance with the Osceola County Land Development Code. Total parking requirements may be satisfied through a combination of onsite parking, on-street parking, and shared off-site parking. Where off-site parking is used, a minimum of 50% of the required parking shall be provided onsite. Any off-site parking shall be within 500 ft. of the associated use.

Solid Waste: Dumpsters or compactors must be located within walled enclosures.

5.4 Standard Commercial

Refer to Exhibit F for Development Standards

Landscape Buffers or Screen walls between different uses: Visual screening is required when outdoor storage or staging areas are visible from adjacent incompatible uses or in any instance where viewed from a public right-of-way.

Parking: Overall parking requirements shall be provided in accordance with the Osceola County Land Development Code. Total parking requirements may be satisfied through a combination of onsite parking, on-street parking, and shared off-site parking. Where off-site parking is used, a minimum of 50% of the required parking shall be provided onsite. Any off-site parking shall be within 500 ft. of the associated use.

Solid Waste: Dumpsters or compactors must be located within walled enclosures.

5.5 Institutional District

Refer to Exhibit F for Development Standards

Landscape Buffers or Screen walls between different uses: Visual screening is required when outdoor storage or staging areas are visible from adjacent incompatible uses or in any instance where viewed from a public right-of-way.

Parking: Overall parking requirements shall be provided in accordance with the Osceola County Land Development Code. Total parking requirements may be satisfied through a combination of onsite parking, on-street parking, and shared off-site parking. Where off-site parking is used, a minimum of 50% of the required parking shall be provided onsite. Any off-site parking shall be within 500 ft. of the associated use.

Solid Waste: Dumpsters or compactors must be located within walled enclosures.

5.6 Recreation / Open Space District Criteria and Standards

5.6.1 General Criteria and Definitions

The Harmony project is designed to provide substantial amounts of open space, active and passive recreation areas and a landscape design using the natural environment.

The Harmony PD is required to set aside a minimum of 50% of the overall gross development area as open space.

5.6.1.1. Common Area Open Space:

To achieve the 50% requirement, the following uses (both existing and proposed) will be defined as open space.

- Existing natural lakes
- Golf courses, including associated facilities
- Retention/detention ponds
- Pervious access tracts (minimum 20' width)
- Gas line easement
- Parks
- Defined greenbelts and wildlife corridors
- All proposed pedestrian sidewalks and bicycle paths (pervious and impervious).
- Outdoor recreational fields, associated facilities, and sports complex elements.
- Public squares/ courtyards (pervious and impervious)
- Open Air Amphitheaters
- Separate dedicated landscape/utility tracts
- Dedicated uplands
- Sidewalks and Plazas
- Trails and Boardwalks
- Wetlands and associated buffers and upland preserves
- Mitigation areas and Conservation areas

Total Common Open Space Calculations

Wetland Conservation	1,933.7 ac
Lakes (Exclusive of Cat Lake)	518.0 ac
Open Space / Recreation	2,065.9 ac
Xeric Preserve	14.6 ac
Habitat Preserve	26.2 ac
Conservation Easement (Including Cat Lake)	3,240.7 ac
<hr/>	
Total Open Space	7,799.1 ac
Total PD Area	11,030.9 ac
Total % Common Open Space Provided	71%

5.6.1.2. Individual Tracts Open Space Requirements

5.6.1.2.a. Residential

No additional open space will be required for Residential, or Resort Residential. Open space and parks will be provided and interconnected

with the uses (pedestrian/bikeway paths). The open space and parks will be dedicated as separate tracts.

5.6.1.2.b. Non-Residential (15% min.)

The following will qualify in meeting the 15% minimum open space requirement for the land use:

- All buffer zones
- All landscape areas including parking lot islands
- All building setbacks to parcel boundary (pervious area)
- Internal wetland preservation areas
- Internal retention/detention ponds designed as amenities (unfenced).
- All pervious areas, including easements
- All permanently undeveloped uplands
- Sidewalks and Plazas

5.6.1.3. Recreation Requirements

Active and passive recreation uses will be located throughout the project to serve individual residential tracts, the overall community and the general public. An 18 hole golf course was developed for community residents and guests. The project will include a minimum of 20-acres of community parks. The development will include an extensive system of bicycle/pedestrian paths, nature, observation and fitness trails with environmental education stations, greenbelts and buffer areas designed to utilize the extensive amount of natural open space elements that will comprise 70% of the overall site. Pedestrian and bike paths will utilize the roadway systems and or separate bike path systems adjacent to roadways throughout the project. To accomplish this, the framework roads will be constructed in accordance with the LDC.

5.6.1.3.a. Active Recreation

Includes those facilities which provide the necessary equipment and infrastructure for multi-use fields used for organized sports, community tennis courts, volleyball courts, baseball and soccer fields, swimming pools and other recreational facilities.

5.6.1.3.b. Passive Recreation

All other recreational facilities such as (but not limited to):

- The equestrian pathway throughout the entire community
- Passive walking paths, bike trails etc.
- Open space/parks with lighting for public safety only

5.6.2 Development Standards for Sports Complex

Refer to Exhibit F for dimensional development standards.

Maximum Permanent Seating: 1,320 affixed seats

Minimum Parking Allowed for Sports Complex: 1 parking space for every 4 affixed seats.

Maximum Parking Allowed for Sports Complex: 330 parking spaces specifically related to the number of affixed seats (ancillary structures, administration buildings, and concessions may have associated parking based on LDC requirements).

Where off-site parking is used, a minimum of 50% of the required parking shall be provided on-site. Any off-site parking shall be within 500 ft. of the associated use.

5.6.3 Development Standards for Parks:

Development standards for parks are for permitted structures as defined in Exhibit E, such as administrative support, pools, fountains, restrooms, shade structures, play structures and other similar structures associated with park and recreation facilities.

Refer to Exhibit F for associated dimensional development standards.

5.7 Conservation District Criteria and Standards

Substantial areas of the project are to be preserved in their natural state, with limited uses allowed. The following will apply to these areas which are designated on the Master Development Plan (Exhibit D).

5.7.1. Setbacks

The following minimum distances to adjacent wetlands will be adhered to in the project design and construction:

- 5.7.1.1. Storm water wet detention ponds/flow ways are to be no closer than 200 feet, and roadways with underdrains no closer than 50 feet, unless one or more of the following conditions are met:
- 5.7.1.2. Adverse impacts on affected wetland vegetative communities from excessive drying out in part to lateral subsurface seepage from the wetland area(s) in the ponds during drought or low water periods have been determined not to be an applicable issue of concern by the South Florida Water Management District and Osceola County; or
- 5.7.1.3. The South Florida Water Management District and Osceola County accept test, calculations or other information furnished by the applicant through the permitting and project review processes which demonstrate that deviations from the 50 and 200 foot setbacks are appropriate; or

- 5.7.1.4. The elevations of the bottoms of the storm water wet/detention lakes/ponds, flow ways or roadway under drains are higher than the ordinary low water elevation in each potentially impacted wetland area.
- 5.7.1.5. If it is found that deviations from the 50' and 200' setbacks are acceptable by the governing agencies, a 25' minimum setback is required and will be established from all wetlands designated on the Master Development Plan.

5.7.2. Existing Water Body Parameters

- 5.7.2.1. Access to Buck and Cat Lakes will be restricted to members of the Harmony PD, which includes Harmony residents and their accompanying guests, as well as authorized representatives of the Developers, HOAs, CDDs, and other recognized Harmony organizations. A no wake zone will be established to help maintain shoreline vegetation.
- 5.7.2.2. Boat ramps, docks and swimming areas will be designed to protect the wetlands on the lake shoreline to the highest degree possible.
- 5.7.2.3. Boat ramps and community docks will be located in areas currently used for lake access and from the Rural areas.
- 5.7.2.4. All wetlands outside of the jurisdiction of DEP and not identified for impact elsewhere in these recommendations shall be retained and incorporated into the stormwater management system in such a manner as to maintain current or restore historic hydro periods and wildlife values.

5.7.3. Permitted Uses

Permitted uses within conservation/preservation areas are listed in Exhibit E. These uses must result in only minor encroachments into the Conservation/Preservation tracts. No silvicultural or agricultural activities are permitted in these areas. Any encroachments must not adversely impact the natural and/or intended functions of these conservation/preservation areas.

5.7.4. Dedications

All Conservation/Preservation areas within the PD shall be defined by providing the following information at the Preliminary Subdivision (PS) or Site Development Plan approval level of project review.

5.7.4.1. Conservation label as to major function/use.

5.7.4.2. Total acres within tract.

All defined conservation/preservation tracts will have a conservation easement placed over their boundary and dedicated to the South Florida Water Management District, Florida Fish and Wildlife Commission (FWWC), the Florida Department of Environmental Regulation (FDEP), Osceola County or other state or federal agency; or any organization dedicated to conservation and acceptable to Osceola County.

All required maintenance and monitoring of the defined Conservation/Preservation tracts are to be conducted by the Developer and/or its assigns. Statuses of all onsite defined Conservation/Preservation areas are to be addressed and submitted to the appropriate governmental agencies for review pursuant to permit requirements.

5.8 Special Protection Areas Criteria and Standards

5.8.1 Cat Lake Rookery

Permanent educational signs shall be installed at the boat ramp on Cat Lake with information concerning wading birds and the rookery area on the south shore of the lake. The sign should contain biological facts about the nesting habits of these species and warnings about disturbance during nesting season. During periods of active use of the rookery site by wading birds, the Developer or its successors shall be responsible for deployment and maintenance of warning buoys within the lake. These buoys shall be located a minimum of 500 feet waterward from the rookery location. The buoys shall be educational in nature but also restrict encroachment by boat or person during nesting seasons. The placement of buoys shall be subject to permit requirements of the SFWMD.

5.8.3 Sandhill Crane Habitat

The Developer, his successors and assigns shall be responsible for funding and implementing the sandhill crane management plan approved by staff of the FFWCC, DEO and ECFRPC, attached hereto as Exhibit "D". Such plan establishes foraging habitat within the Phase 1 golf course and shall also include the preservation and maintenance of 90 acres of grasslands. This plan includes a commitment by the Developer, his successors and assigns, to fund and operate a perpetual maintenance system for the preserve areas and the golf course. To implement the plan, the Developer, his successors and assigns shall adhere to the following requirements:

5.8.3.1 Management of the golf course includes standard golf course management techniques. A total of five acres of golf course land littoral zones shall continue to be managed in perpetuity to provide a shallow emergent wetland habitat. Such emergent wetland habitat provides both nesting and foraging habitat for Florida Sandhill Cranes. Littoral zones have been provided within ponds adjacent to wetlands in the golf course.

5.8.3.2 Approximately 90 acres of existing pasture will be maintained according to the approved Habitat Management Plan attached herein in Section 8, Exhibit I, until such time that the Site Development Plan (SDP) for the development in the area as approved in the PD has been reviewed and approved by FFWCC and Osceola County. The SDP for development within the area as identified within the PD will identify at least 90 acres that has been approved by the FFWCC as the Sandhill Crane Management area. Upon approval of the SDP, the new areas identified as Sandhill Crane Management Area will be managed in perpetuity according to the approved Habitat Management Plan. This Sandhill Crane Management Area will be placed under conservation easement at the time of SDP approval. The Master Development Plan shall be amended to reflect this change during the next PD Amendment submittal. Gopher tortoises are known to occur on the property. Prior to development within the upland areas of the property, appropriate surveys must be conducted for the presence and density of population of this species of special concern. Permits for development from FFWCC shall be obtained prior to construction activities. Mitigation for impacts to gopher tortoises should be accomplished by expanding the existing on-site gopher tortoise preserve and/or provide another on-site area approved by FFWCC.

5.9 Water Quality

5.9.1 In order to effectively monitor the project's effects on surface water conditions, the developer or his successors shall provide for the establishment and operation of a surface water-monitoring program consisting of the following components: Surface water samples shall be collected at the following locations on Exhibit J for the three development phases on the Master Development Plan:

5.9.1.1. Phase 1

5.9.1.1.1. At the following locations as identified on Figure 14-1 (attached as Exhibit M hereto):

WLS -1, C-2, C-3, WLS-2, WLS-3N, WLS-3S, WLS-4

5.9.1.1.2. In the centers of Buck Lake and Cat Lake;

5.9.1.2. Phase 2

5.9.1.2.1 Prior to the issuance of final site plan approvals, a proposed surface water-monitoring plan shall be prepared and submitted to the ECFRPC and SFWMD for review and approval.

If water quality standard violations are detected at any sampling station, the applicant shall immediately proceed with the development and implementation of an expanded water quality-sampling program in coordination with the County and the Water Management District.

5.9.1.3. The water samples shall be collected and analyzed at least four times annually on a seasonal basis, with the sampling commencing within six months following the issuance of the building permit for the first phase, with the following schedule being adhered to for both phases of project development:

5.9.1.3.1. At least the initial set of samples for each Development Phase prior to land disturbances associated with clearing, land preparation, construction or other forms of project development activity:

5.9.1.3.2. The sampling period for each phase shall extend at least four years beyond the date of either of the following conditions:

- i. project (phase) build-out; or
- ii. a declaration by the applicant or successors that:
 - a. the project (phase) is completed; or
 - b. no additional construction is planned or contemplated, regardless of the status of project phasing. However, if project construction should be re-initiated at any time following the declaration, the conditions of the sampling programs shall also be applicable.
 - c. Water quality parameters to be measured will be determined by the South Florida Water Management District, with input from the local government of jurisdiction. Collected data shall be furnished to the Water Management District and Osceola County.

5.9.2 The developer (or owners/successors, as applicable) will incorporate additional water quality treatment and/or water management methods into the project's surface water management system to correct or mitigate any degradation if the measures implemented by the developer/owners are found to be ineffective or to adversely impact water quality/quantity conditions on or downstream of the project site.

6.0 Development Infrastructure

6.1 Roads and Alleys

Roads within the Harmony PD will be dedicated and maintained consistent with LDC requirements in one of the three following scenarios:

- 6.1.1. The entire right of way including sidewalks may be dedicated to and maintained by Osceola County where approved and platted as such.
- 6.1.2. Roads from back of curb to back of curb may be dedicated to and maintained by Osceola County with the adjacent landscaping and utility tracts being owned and maintained by the Harmony CDD.
- 6.1.3. Roads may be dedicated to and maintained by a private association. Gates shall be allowed on streets, alleys or sidewalks that are dedicated to a private entity consistent with Land Development Code (LDC) requirements.

(See Paragraph 6.2 for more information regarding landscape and utility tracts).

The roadway system will also consist of privately owned and maintained alleys within the town center and residential neighborhoods. Roadway and alley typical sections will vary based on the requirements of the adjacent development and depending on when on-street parking is being provided.

At the Subdivision level of review, the items listed below will be shown as to their precise location, with all dimensions indicated on the plans.

1. All proposed right-of-way types will be defined with typical sections and plan views. Typical sections will identify the approximate location of pavement, sidewalks, bikeways and alleys.
2. Private and County right-of-way dedication procedures are to be identified.
3. Roadway access to the overall site and each individual tract will be identified.
4. Landscape and utility tracts will be identified as to location.
5. Other forms of access, including pedestrian, bikeway and equestrian will be identified on the plans as to appropriate locations.

6.2 Landscape and Utility Tracts

Landscape and Utility Tracts shall be owned by a Community Development District or Osceola County and function as public right of way for the purpose of sidewalks, street trees, street lighting and other utilities and drainage infrastructure. Landscape and Utility tracts shall be at least 12' in width with sidewalks at least 4' in width.

Landscape and Utility Tracts associated with private streets and/or within gated neighborhoods will be owned and maintained by the same private association that owns and maintains the streets consistent with LDC requirements.

6.3 Parking Standards

Unless specified within the development standards of the applicable use category included in Section 5 of this PD, parking shall meet the minimum requirements of the Osceola County Land Development Code.

Accessible Parking shall be provided in conformance with applicable ADA guidelines.

Alternative parking standards are acceptable for infrequent parking uses associated with Harmony Institute uses, or other Institutional or Special Event uses. Acceptable alternative parking standards for infrequent use include grass parking or stabilized unpaved parking surfaces. When the proposed activity conforms to the requirements of this PD, the alternative parking plan does not require additional review.

6.4 Landscaping Standards

Landscape design guidelines are to be prepared and submitted for review at the SDP level of project review. Items to be included within the SDP landscape design guidelines will include:

- 6.4.1. Defined plant palette
- 6.4.2. Landscape buffer planting requirements
- 6.4.3. Right-of-way planting requirements
- 6.4.4. Specific use planting requirements (per land use)
- 6.4.5. Parking lot planting requirements
- 6.4.6. Tree planting requirements (per land use)
- 6.4.7. Irrigation requirements

Implementation of the landscape design guidelines will take place at the SDP level of project development with the submittal depicting all element locations and compliance with the Osceola County Land Development Code Article 4.8.

6.5 Site Lighting

All exterior lighting shall be dark sky friendly through the use of fixtures that point downward and have full cut-off or partial cut-off glare shields or are sufficiently low lumens to cause de minimus light pollution.

The Illuminating Engineering Society of North America defines full cutoff as light distribution that occurs at or above an angle 90 degrees above the bottom of the light source.

6.6 Water and Wastewater Utilities

The Harmony PD will utilize central water and sewer services within the Osceola County Urban Growth Boundary. The parcels identified on the Master Development Plan for Rural, open space and passive recreational opportunities outside of the UGB shall be service by individual well and septic systems.

6.7 Storm Water Management

Stormwater management treatment facilities will be located in upland areas outside of the jurisdictional wetlands on the project site. Spreader swales will be used to disperse storm water into wetlands and water bodies, limiting discharge velocities.

Shoreline banks created along on-site storm water ponds greater than 5 acres in area shall include littoral zones with slopes no steeper than a 5:1 horizontal to vertical ratio and shall be planted in, or allowed to be colonized by, native emergent and submergent vegetation excluding cattails. The applicant shall ensure, by replanting if necessary, that at least 80 percent cover by native aquatic vegetation is established within the littoral zone (to include at minimum the area between ordinary high water and ordinary low water) for the duration of the project.

Reverse swales/berms will be constructed adjacent to the existing citrus grove irrigation canals to prevent untreated storm water runoff into the canals from proposed development in upland areas.

The owner/CDD shall establish and implement an inspection and maintenance program for all components of the surface water management system for the project site to include:

- Storm water facility operating inspections on a regular basis.
- Routine maintenance activities.
- Proper management, maintenance and procedures training for ground keeping and maintenance staff dealing with the described swale system. The training would include purpose and functions, acceptable maintenance/management methods and the prevention of fertilizer, pesticide and herbicide applications.
- Ensure the swale system is being properly maintained by conducting annual inspections.

Compensatory storage sites shall be located near (above or below) the 100-year flood limit in order to provide for effective storage volume within the floodplain.

6.8 Master Signage

Signage shall adhere to the standards as specified in the Harmony Master Signage Comprehensive Development Plan (CDP09-0001) and hereby incorporated into this PD as Exhibit L in Section 8 as approved by the Osceola County Board of County Commissioners.

6.9 Gas Distribution Pipe Line Easement

An existing gas transmission easement transects the Harmony PD from the northwest to the southeast generally paralleling US 192.

The following minimum restrictions apply to any activity within this existing gas pipeline easement:

- No residential structures are allowed within the easement.
- Road and utility crossings of the easement are allowed only following written approval from the gas company.
- Roads and utilities are not permitted to run within the easement except for crossings as described above.
- Gas company representatives must be notified in writing a minimum of one week prior to the start of approved construction activity.
- No earthwork operations are permitted within the easements without written approval from the gas company.
- No fences or signs are allowed without prior written authorization from the gas company.

7.0 Waivers from Osceola County Land Development Code

The Harmony PD will provide many opportunities for its residence and visitors. With the wide range of mixed uses that are proposed, density variations across the entire site and the Traditional Neighborhood Development design theme driving the overall creation of the project, unique design opportunities will arise during the design development process. Additional waivers or variances from the Osceola County Land Development Code may be requested during the Preliminary Subdivision (PS) or Site Development Plan (SDP) process.

Safe sight distances at intersections shall be confirmed as part of the Preliminary Subdivision (PS) review process or Site Development Plan (SDP) process.

8.0 Exhibits

Exhibit A	Legal Description and Parcel Identification Numbers
Exhibit B	Site Aerial
Exhibit C	Site Location Map
Exhibit D	PD Master Development Plan
Exhibit E	Harmony PD Permitted Uses Table
Exhibit F	Development Standards Table
Exhibit G	Sandhill Crane Management Plan
Exhibit H-1 and H-2	Regionally Significant Wetlands
Exhibit I	Sign CDP09-0001
Exhibit J Exhibit 2	Water Quality Sampling Maintenance and Storage Facility Site Plan and Boundary Survey

**Harmony
Planned Development Amendment**

**Exhibit A
*Legal Description and Parcel Identification
Numbers***

LEGAL DESCRIPTION:

A parcel of land lying in Osceola County, Florida, being more particularly described as follows: Commence at the Southwest corner of Section 30, T 26 S, R 32 E, thence N00°27'29"W, along the west line of said Section 30, a distance of 2,192.65 Feet to the POINT OF BEGINNING; thence N60°13'25"W, a distance of 1,003.57 Feet to a point of curve to the right having a radius of 3,786.83 Feet, a central angle of 23°56'09", and a chord bearing of N48°15'21"W, 1,570.50 Feet; thence northwesterly along the arc a distance of 1,581.98 Feet; thence N00°19'32"W, a distance of 277.80 Feet; thence S89°22'31"W, a distance of 182.90 Feet to the point of curve of a non tangent curve to the right, of which the radius point lies N58°44'03"E, a radial distance of 3,786.83 Feet and having a chord bearing of N30°02'57"W, 160.81 Feet; thence northwesterly along the arc, through a central angle of 02°26'00", a distance of 160.83 Feet; thence N28°49'57"W, a distance of 7,398.31 Feet; thence S89°45'19"E, a distance of 2,609.43 Feet; thence S89°58'05"E, a distance of 2,212.60 Feet; thence N18°03'47"E, a distance of 925.56 Feet; thence S64°27'08"E, a distance of 165.00 Feet; thence N17°11'47"E, a distance of 814.28 Feet; thence S76°34'49"E, a distance of 313.42 Feet; thence N00°41'03"W, a distance of 1,944.02 Feet; thence N82°35'33"E, a distance of 3,682.44 Feet to a point of curve to the right having a radius of 1,382.69 Feet, a central angle of 16°38'09", and a chord bearing of S89°05'23"E, 400.06 Feet; thence easterly along the arc a distance of 401.46 Feet; thence S80°46'18"E, a distance of 4,485.06 Feet to a point of curve to the right having a radius of 1,096.28 Feet, a central angle of 50°01'18", and a chord bearing of S55°45'39"E, 926.99 Feet; thence southeasterly along the arc a distance of 957.10 Feet; thence S30°45'00"E, a distance of 1,044.06 Feet to a point of curve to the left having a radius of 1,196.28 Feet, a central angle of 22°36'48", and a chord bearing of S42°03'24"E, 469.09 Feet; thence southeasterly along the arc a distance of 472.14 Feet; thence S53°21'48"E, a distance of 1,723.61 Feet to a point of curve to the right having a radius of 1,096.28 Feet, a central angle of 39°55'43", and a chord bearing of S33°23'57"E, 748.62 Feet; thence southeasterly along the arc a distance of 763.98 Feet; thence S13°26'05"E, a distance of 5,426.28 Feet to the point of curve of a non tangent curve to the left, of which the radius point lies N78°13'53"E, a radial distance of 1,213.39 Feet and having a chord bearing of S22°33'40"E, 454.42 Feet; thence southeasterly along the arc, through a central angle of 21°35'05", a distance of 457.11 Feet; thence S33°17'00"E, a distance of 381.03 Feet; thence N56°43'00"E, a distance of 27.50 Feet; thence S33°17'00"E, a distance of 3,650.34 Feet to a point of curve to the left having a radius of 282.50 Feet, a central angle of 56°36'48", and a chord bearing of S61°35'24"E, 267.92 Feet; thence southeasterly along the arc a distance of 279.14 Feet; thence S89°53'48"E, a distance of 2,206.16 Feet to a point of curve to the right having a radius of 462.50 Feet, a central angle of 27°47'27", and a chord bearing of S76°00'05"E, 222.14 Feet; thence easterly along the arc a distance of 224.33 Feet; thence S62°06'21"E, a distance of 2,402.19 Feet to a point of curve to the left having a radius of 572.50 Feet, a central angle of 27°43'36", and a chord bearing of S75°58'09"E, 274.35 Feet; thence easterly along the arc a distance of 277.05 Feet; thence S89°49'57"E, a distance of 5,537.03 Feet to a point of curve to the left having a radius of 397.50 Feet, a central angle of 19°22'12", and a chord bearing of N80°28'57"E, 133.74 Feet; thence easterly along the arc a distance of 134.38 Feet; thence S89°49'57"E, a distance of 481.39 Feet; thence S00°03'26"E, a distance of 14,533.38 Feet; thence N89°36'08"W, a distance of 1,418.74 Feet; thence S00°00'12"W, a distance of 1,284.96 Feet; thence N89°51'00"W, a distance of 1,085.35 Feet; thence N00°08'13"E, a distance of

417.86 Feet; thence N70°13'51"W, a distance of 199.98 Feet; thence N71°26'32"W, a distance of 269.00 Feet; thence N51°15'11"W, a distance of 36.60 Feet; thence N26°33'27"W, a distance of 45.19 Feet; thence N13°52'42"W, a distance of 150.22 Feet; thence N04°18'52"W, a distance of 79.24 Feet; thence N89°51'47"W, a distance of 540.00 Feet; thence S00°08'13"W, a distance of 787.55 Feet to the point of curve of a non tangent curve to the right, of which the radius point lies N09°09'20"E, a radial distance of 5,696.65 Feet and having a chord bearing of N72°41'05"W, 1,617.09 Feet; thence westerly along the arc, through a central angle of 16°19'10", a distance of 1,622.57 Feet; thence N64°31'30"W, a distance of 2,436.17 Feet to a point of curve to the right having a radius of 11,426.19 Feet, a central angle of 15°03'01", and a chord bearing of N57°00'00"W, 2,992.77 Feet; thence northwesterly along the arc a distance of 3,001.40 Feet; thence N49°28'29"W, a distance of 1,106.50 Feet; thence N00°27'50"W, a distance of 1,439.73 Feet; thence S89°00'36"W, a distance of 1,639.61 Feet; thence N49°28'29"W, a distance of 1,543.76 Feet; thence continue northwesterly along said line, a distance of 3,434.00 Feet to a point of curve to the right having a radius of 5,696.65 Feet, a central angle of 22°24'09", and a chord bearing of N38°16'25"W, 2,213.21 Feet; thence northwesterly along the arc a distance of 2,227.38 Feet; thence N27°04'20"W, a distance of 2,124.18 Feet to a point of curve to the left having a radius of 5,762.65 Feet, a central angle of 33°09'05", and a chord bearing of N43°38'53"W, 3,287.96 Feet; thence northwesterly along the arc a distance of 3,334.27 Feet; thence N60°13'25"W, a distance of 6,866.30 Feet to the POINT OF BEGINNING.

Containing 9,962.75 Acres, more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

A parcel of land lying in Osceola County, Florida, being more particularly described as follows: Beginning at a point, said point being the Southeast corner of Section 6, Township 27 South, Range 32 East, Osceola County, Florida, thence S89°59'39"W, along the south line of said Section 6, a distance of 4,097.10 Feet; thence N00°06'24"W, a distance of 5,317.28 Feet; thence N00°26'12"W, a distance of 2,554.89 Feet; thence S89°56'32"W, a distance of 599.14 Feet; thence N00°28'44"W, a distance of 2,639.78 Feet; thence N00°27'17"W, a distance of 1,752.79 Feet; thence S60°13'25"E, a distance of 5,413.28 Feet; thence S00°44'15"E, a distance of 4,258.53 Feet; thence S00°05'19"E, a distance of 5,317.00 Feet to the POINT OF BEGINNING.

Containing 1,067.59 Acres, more or less.

Harmony Planned Development Amendment

Parcel Identification

TABLE1.
HARMONY PD PARCELS WITHIN RECORDED PLATS

SUB BIRCHWOOD NBHD B&C	
30263226120001SUBD	2612 *SUB
30263226120001B001	UNKNOWN
30263226120001B002	7025 FIVE OAKS DR
30263226120001B002	7025 FIVE OAKS DR
30263226120001B003	7023 FIVE OAKS DR
30263226120001B003	7023 FIVE OAKS DR
30263226120001B004	7021 FIVE OAKS DR
30263226120001B004	7021 FIVE OAKS DR
30263226120001B005	7019 FIVE OAKS DR
30263226120001B005	7019 FIVE OAKS DR
30263226120001B006	7017 FIVE OAKS DR
30263226120001B006	7017 FIVE OAKS DR
30263226120001B007	7015 FIVE OAKS DR
30263226120001B008	7013 FIVE OAKS DR
30263226120001B008	7013 FIVE OAKS DR
30263226120001B009	7011 FIVE OAKS DR
30263226120001B009	7011 FIVE OAKS DR
30263226120001B010	7009 FIVE OAKS DR
30263226120001B010	7009 FIVE OAKS DR
30263226120001B011	7007 FIVE OAKS DR
30263226120001B011	7007 FIVE OAKS DR
30263226120001B012	7005 FIVE OAKS DR
30263226120001B013	7003 FIVE OAKS DR
30263226120001B013	7003 FIVE OAKS DR
30263226120001B014	7001 FIVE OAKS DR
30263226120001B015	7032 BUTTONBUSH LOOP
30263226120001B015	7032 BUTTONBUSH LOOP
30263226120001B016	7030 BUTTONBUSH LOOP
30263226120001B016	7030 BUTTONBUSH LOOP
30263226120001B017	7028 BUTTONBUSH LOOP
30263226120001B017	7028 BUTTONBUSH LOOP
30263226120001B018	7026 BUTTONBUSH LOOP
30263226120001B018	7026 BUTTONBUSH LOOP
30263226120001B019	7024 BUTTONBUSH LOOP
30263226120001B020	7022 BUTTONBUSH LOOP
30263226120001B020	7022 BUTTONBUSH LOOP
30263226120001B021	7020 BUTTONBUSH LOOP
30263226120001B022	7012 BUTTONBUSH LOOP
30263226120001B022	7012 BUTTONBUSH LOOP
30263226120001B023	7010 BUTTONBUSH LOOP
30263226120001B023	7010 BUTTONBUSH LOOP
30263226120001B024	7008 BUTTONBUSH LOOP
30263226120001B025	7006 BUTTONBUSH LOOP
30263226120001B026	7004 BUTTONBUSH LOOP
30263226120001B027	7002 BUTTONBUSH LOOP
30263226120001B027	7002 BUTTONBUSH LOOP
30263226120001B028	3376 CAT BRIER TRL
30263226120001B028	3376 CAT BRIER TRL
30263226120001B029	3374 CAT BRIER TRL

TABLE1.
HARMONY PD PARCELS WITHIN RECORDED PLATS

30263226120001B029	3374 CAT BRIER TRL
30263226120001B030	3372 CAT BRIER TRL
30263226120001B030	3372 CAT BRIER TRL
30263226120001B031	3370 CAT BRIER TRL
30263226120001B032	3368 CAT BRIER TRL
30263226120001B032	3368 CAT BRIER TRL
30263226120001B032	3368 CAT BRIER TRL
30263226120001B032	3368 CAT BRIER TRL
30263226120001B033	3366 CAT BRIER TRL
30263226120001B033	3366 CAT BRIER TRL
30263226120001B034	3364 CAT BRIER TRL
30263226120001B035	3362 CAT BRIER TRL
30263226120001B035	3362 CAT BRIER TRL
30263226120001B036	3360 CAT BRIER TRL
30263226120001B037	3358 CAT BRIER TRL
30263226120001B037	3358 CAT BRIER TRL
30263226120001B038	3356 CAT BRIER TRL
30263226120001B038	3356 CAT BRIER TRL
30263226120001B039	3354 CAT BRIER TRL
30263226120001B039	3354 CAT BRIER TRL
30263226120001B040	3352 CAT BRIER TRL
30263226120001B040	3352 CAT BRIER TRL
30263226120001B041	CAT BRIER TRL
30263226120001B042	3348 CAT BRIER TRL
30263226120001B042	3348 CAT BRIER TRL
30263226120001B043	3346 CAT BRIER TRL
30263226120001B044	3344 CAT BRIER TRL
30263226120001B045	3342 CAT BRIER TRL
30263226120001B046	3303 BRACKEN FERN DR
30263226120001B046	3303 BRACKEN FERN DR
30263226120001B047	3305 BRACKEN FERN DR
30263226120001B047	3305 BRACKEN FERN DR
30263226120001B048	3307 BRACKEN FERN DR
30263226120001B049	3309 BRACKEN FERN DR
30263226120001B050	3311 BRACKEN FERN DR
30263226120001B050	3311 BRACKEN FERN DR
30263226120001B051	3313 BRACKEN FERN DR
30263226120001B052	3315 BRACKEN FERN DR
30263226120001B052	3315 BRACKEN FERN DR
30263226120001B053	3317 BRACKEN FERN DR
30263226120001B053	3317 BRACKEN FERN DR
30263226120001B054	3321 BRACKEN FERN DR
30263226120001B054	3321 BRACKEN FERN DR
30263226120001B055	3323 BRACKEN FERN DR
30263226120001B056	3325 BRACKEN FERN DR
30263226120001B057	3327 BRACKEN FERN DR
30263226120001B057	3327 BRACKEN FERN DR
30263226120001B058	3329 BRACKEN FERN DR
30263226120001B058	3329 BRACKEN FERN DR
30263226120001B059	3331 BRACKEN FERN DR
30263226120001B059	3331 BRACKEN FERN DR
30263226120001B060	3333 BRACKEN FERN DR

TABLE1.
HARMONY PD PARCELS WITHIN RECORDED PLATS

30263226120001B060	3333 BRACKEN FERN DR
30263226120001B061	3335 BRACKEN FERN DR
30263226120001B061	3335 BRACKEN FERN DR
30263226120001B062	3337 BRACKEN FERN DR
30263226120001B062	3337 BRACKEN FERN DR
30263226120001B063	3339 BRACKEN FERN DR
30263226120001B064	3341 BRACKEN FERN DR
30263226120001B064	3341 BRACKEN FERN DR
30263226120001B065	3343 BRACKEN FERN DR
30263226120001B066	3345 BRACKEN FERN DR
30263226120001B066	3345 BRACKEN FERN DR
30263226120001B067	7011 BUTTONBUSH LOOP
30263226120001B067	7011 BUTTONBUSH LOOP
30263226120001B068	7013 BUTTONBUSH LOOP
30263226120001B068	7013 BUTTONBUSH LOOP
30263226120001B069	7015 BUTTONBUSH LOOP
30263226120001B069	7015 BUTTONBUSH LOOP
30263226120001B070	7017 BUTTONBUSH LOOP
30263226120001B070	7017 BUTTONBUSH LOOP
30263226120001B071	7019 BUTTONBUSH LOOP
30263226120001B071	7019 BUTTONBUSH LOOP
30263226120001B072	7021 BUTTONBUSH LOOP
30263226120001B072	7021 BUTTONBUSH LOOP
30263226120001B073	7023 BUTTONBUSH LOOP
30263226120001B074	7025 BUTTONBUSH LOOP
30263226120001B075	7027 BUTTONBUSH LOOP
30263226120001B076	7029 BUTTONBUSH LOOP
30263226120001B077	7039 BUTTONBUSH LOOP
30263226120001B078	7041 BUTTONBUSH LOOP
30263226120001B078	7041 BUTTONBUSH LOOP
30263226120001B079	7043 BUTTONBUSH LOOP
30263226120001B080	7045 BUTTONBUSH LOOP
30263226120001B080	7045 BUTTONBUSH LOOP
30263226120001B081	7047 BUTTONBUSH LOOP
30263226120001B081	7047 BUTTONBUSH LOOP
30263226120001B082	3336 BRACKEN FERN DR
30263226120001B082	3336 BRACKEN FERN DR
30263226120001B083	3334 BRACKEN FERN DR
30263226120001B084	3332 BRACKEN FERN DR
30263226120001B084	3332 BRACKEN FERN DR
30263226120001B085	3330 BRACKEN FERN DR
30263226120001B085	3330 BRACKEN FERN DR
30263226120001B086	7036 BUTTONBUSH LOOP
30263226120001B086	7036 BUTTONBUSH LOOP
30263226120001B087	7038 BUTTONBUSH LOOP
30263226120001B087	7038 BUTTONBUSH LOOP
30263226120001B088	7040 BUTTONBUSH LOOP
30263226120001B088	7040 BUTTONBUSH LOOP
30263226120001B089	7042 BUTTONBUSH LOOP
30263226120001B090	7044 BUTTONBUSH LOOP
30263226120001B090	7044 BUTTONBUSH LOOP
30263226120001B091	7046 BUTTONBUSH LOOP

TABLE1.
HARMONY PD PARCELS WITHIN RECORDED PLATS

30263226120001B092	7048 BUTTONBUSH LOOP
30263226120001B093	7050 BUTTONBUSH LOOP
30263226120001B093	7050 BUTTONBUSH LOOP
30263226120001B094	3324 BRACKEN FERN DR
30263226120001B094	3324 BRACKEN FERN DR
30263226120001B095	3322 BRACKEN FERN DR
30263226120001B095	3322 BRACKEN FERN DR
30263226120001B096	3320 BRACKEN FERN DR
30263226120001B096	3320 BRACKEN FERN DR
30263226120001B097	3318 BRACKEN FERN DR
30263226120001B097	3318 BRACKEN FERN DR
30263226120001B098	3316 BRACKEN FERN DR
30263226120001B098	3316 BRACKEN FERN DR
30263226120001B098	3316 BRACKEN FERN DR
30263226120001B099	3314 BRACKEN FERN DR
30263226120001B099	3314 BRACKEN FERN DR
30263226120001B100	3312 BRACKEN FERN DR
30263226120001B100	3312 BRACKEN FERN DR
30263226120001B101	3310 BRACKEN FERN DR
30263226120001B101	3310 BRACKEN FERN DR
30263226120001B102	3308 BRACKEN FERN DR
30263226120001B103	3306 BRACKEN FERN DR
30263226120001B103	3306 BRACKEN FERN DR
30263226120001B104	3304 BRACKEN FERN DR
30263226120001B104	3304 BRACKEN FERN DR
30263226120001B105	3302 BRACKEN FERN DR
30263226120001B105	3302 BRACKEN FERN DR
30263226120001B106	3300 BRACKEN FERN DR
30263226120001B106	3300 BRACKEN FERN DR
30263226120001C001	3338 CAT BRIER TRL
30263226120001C001	3338 CAT BRIER TRL
30263226120001C002	3336 CAT BRIER TRL
30263226120001C002	3336 CAT BRIER TRL
30263226120001C003	3334 CAT BRIER TRL
30263226120001C003	3334 CAT BRIER TRL
30263226120001C004	3332 CAT BRIER TRL
30263226120001C004	3332 CAT BRIER TRL
30263226120001C005	3330 CAT BRIER TRL
30263226120001C005	3330 CAT BRIER TRL
30263226120001C006	3328 CAT BRIER TRL
30263226120001C006	3328 CAT BRIER TRL
30263226120001C007	3326 CAT BRIER TRL
30263226120001C007	3326 CAT BRIER TRL
30263226120001C007	3326 CAT BRIER TRL
30263226120001C008	3324 CAT BRIER TRL
30263226120001C008	3324 CAT BRIER TRL
30263226120001C009	3322 CAT BRIER TRL
30263226120001C009	3322 CAT BRIER TRL
30263226120001C010	3320 CAT BRIER TRL
30263226120001C011	3318 CAT BRIER TRL
30263226120001C011	3318 CAT BRIER TRL
30263226120001C012	3316 CAT BRIER TRL

TABLE 1.
HARMONY PD PARCELS WITHIN RECORDED PLATS

30263226120001C012	3316 CAT BRIER TRL
30263226120001C013	3314 CAT BRIER TRL
30263226120001C014	3312 CAT BRIER TRL
30263226120001C014	3312 CAT BRIER TRL
30263226120001C015	3310 CAT BRIER TRL
30263226120001C016	3308 CAT BRIER TRL
30263226120001C016	3308 CAT BRIER TRL
30263226120001C017	3306 CAT BRIER TRL
30263226120001C018	3304 CAT BRIER TRL
30263226120001C019	3302 CAT BRIER TRL
30263226120001C019	3302 CAT BRIER TRL
30263226120001C020	3301 SCHOOLHOUSE RD
30263226120001C020	3301 SCHOOLHOUSE RD
30263226120001C021	3303 SCHOOLHOUSE RD
30263226120001C021	3303 SCHOOLHOUSE RD
30263226120001C022	3305 SCHOOLHOUSE RD
30263226120001C022	3305 SCHOOLHOUSE RD
30263226120001C023	3303 PRIMROSE WILLOW DR
30263226120001C023	3303 PRIMROSE WILLOW DR
30263226120001C024	3305 PRIMROSE WILLOW DR
30263226120001C024	3305 PRIMROSE WILLOW DR
30263226120001C025	3307 PRIMROSE WILLOW DR
30263226120001C025	3307 PRIMROSE WILLOW DR
30263226120001C026	3309 PRIMROSE WILLOW DR
30263226120001C026	3309 PRIMROSE WILLOW DR
30263226120001C027	3311 PRIMROSE WILLOW DR
30263226120001C028	3313 PRIMROSE WILLOW DR
30263226120001C028	3313 PRIMROSE WILLOW DR
30263226120001C029	3315 PRIMROSE WILLOW DR
30263226120001C029	3315 PRIMROSE WILLOW DR
30263226120001C030	3319 PRIMROSE WILLOW DR
30263226120001C031	3321 PRIMROSE WILLOW DR
30263226120001C031	3321 PRIMROSE WILLOW DR
30263226120001C031	3321 PRIMROSE WILLOW DR
30263226120001C032	3323 PRIMROSE WILLOW DR
30263226120001C032	3323 PRIMROSE WILLOW DR
30263226120001C033	3325 PRIMROSE WILLOW DR
30263226120001C034	3327 PRIMROSE WILLOW DR
30263226120001C034	3327 PRIMROSE WILLOW DR
30263226120001C035	3329 PRIMROSE WILLOW DR
30263226120001C036	3331 PRIMROSE WILLOW DR
30263226120001C036	3331 PRIMROSE WILLOW DR
30263226120001C037	3333 PRIMROSE WILLOW DR
30263226120001C038	3335 PRIMROSE WILLOW DR
30263226120001C039	3337 PRIMROSE WILLOW DR
30263226120001C039	3337 PRIMROSE WILLOW DR
30263226120001C040	3339 PRIMROSE WILLOW DR
30263226120001C041	3341 PRIMROSE WILLOW DR
30263226120001C041	3341 PRIMROSE WILLOW DR
30263226120001C042	3343 PRIMROSE WILLOW DR
30263226120001C043	3345 PRIMROSE WILLOW DR
30263226120001C043	3345 PRIMROSE WILLOW DR

TABLE1.
HARMONY PD PARCELS WITHIN RECORDED PLATS

30263226120001C044	3347 PRIMROSE WILLOW DR
30263226120001C044	3347 PRIMROSE WILLOW DR
30263226120001C045	3349 PRIMROSE WILLOW DR
30263226120001C046	3348 PRIMROSE WILLOW DR
30263226120001C046	3348 PRIMROSE WILLOW DR
30263226120001C047	3346 PRIMROSE WILLOW DR
30263226120001C047	3346 PRIMROSE WILLOW DR
30263226120001C048	3344 PRIMROSE WILLOW DR
30263226120001C048	3344 PRIMROSE WILLOW DR
30263226120001C049	3342 PRIMROSE WILLOW DR
30263226120001C049	3342 PRIMROSE WILLOW DR
30263226120001C050	3338 PRIMROSE WILLOW DR
30263226120001C050	3338 PRIMROSE WILLOW DR
30263226120001C051	7010 BLUESTEM RD
30263226120001C052	7006 BLUESTEM RD
30263226120001C052	7006 BLUESTEM RD
30263226120001C053	7004 BLUESTEM RD
30263226120001C053	7004 BLUESTEM RD
30263226120001C054	7002 BLUESTEM RD
30263226120001C054	7002 BLUESTEM RD
30263226120001C055	7000 BLUESTEM RD
30263226120001C056	7015 BLUESTEM RD
30263226120001C056	7015 BLUESTEM RD
30263226120001C057	7013 BLUESTEM RD
30263226120001C058	7011 BLUESTEM RD
30263226120001C058	7011 BLUESTEM RD
30263226120001C059	7009 BLUESTEM RD
30263226120001C059	7009 BLUESTEM RD
30263226120001C060	7007 BLUESTEM RD
30263226120001C060	7007 BLUESTEM RD
30263226120001C061	3325 POND PINE RD
30263226120001C061	3325 POND PINE RD
30263226120001C062	3323 POND PINE RD
30263226120001C063	3321 POND PINE RD
30263226120001C064	3319 POND PINE RD
30263226120001C065	3317 POND PINE RD
30263226120001C065	3317 POND PINE RD
30263226120001C066	3315 POND PINE RD
30263226120001C067	7002 CUPSEED LN
30263226120001C067	7002 CUPSEED LN
30263226120001C068	7004 CUPSEED LN
30263226120001C068	7004 CUPSEED LN
30263226120001C069	7006 CUPSEED LN
30263226120001C069	7006 CUPSEED LN
30263226120001C070	7008 CUPSEED LN
30263226120001C071	7010 CUPSEED LN
30263226120001C072	7012 CUPSEED LN
30263226120001C073	7014 CUPSEED LN
30263226120001C073	7014 CUPSEED LN
30263226120001C074	7017 CUPSEED LN
30263226120001C074	7017 CUPSEED LN
30263226120001C074	7017 CUPSEED LN

TABLE1.
HARMONY PD PARCELS WITHIN RECORDED PLATS

30263226120001C075	7015 CUPSEED LN
30263226120001C076	7013 CUPSEED LN
30263226120001C077	7011 CUPSEED LN
30263226120001C078	7009 CUPSEED LN
30263226120001C079	7007 CUPSEED LN
30263226120001C079	7007 CUPSEED LN
30263226120001C080	7005 CUPSEED LN
30263226120001C081	7003 CUPSEED LN
30263226120001C081	7003 CUPSEED LN
30263226120001C082	3313 POND PINE RD
30263226120001C082	3313 POND PINE RD
30263226120001C083	3311 POND PINE RD
30263226120001C083	3311 POND PINE RD
30263226120001C084	3309 POND PINE RD
30263226120001C084	3309 POND PINE RD
30263226120001C085	3307 POND PINE RD
30263226120001C085	3307 POND PINE RD
30263226120001C086	3305 POND PINE RD
30263226120001C087	7004 BEARGRASS RD
30263226120001C087	7004 BEARGRASS RD
30263226120001C088	7006 BEARGRASS RD
30263226120001C089	7010 BEARGRASS RD
30263226120001C089	7010 BEARGRASS RD
30263226120001C090	7012 BEARGRASS RD
30263226120001C090	7012 BEARGRASS RD
30263226120001C090	7012 BEARGRASS RD
30263226120001C090	7012 BEARGRASS RD
30263226120001C091	7014 BEARGRASS RD
30263226120001C093	7018 BEARGRASS RD
30263226120001C093	7018 BEARGRASS RD
30263226120001C094	7022 BEARGRASS RD
30263226120001C094	7022 BEARGRASS RD
30263226120001C095	7023 BEARGRASS RD
30263226120001C095	7023 BEARGRASS RD
30263226120001C096	7021 BEARGRASS RD
30263226120001C096	7021 BEARGRASS RD
30263226120001C097	7019 BEARGRASS RD
30263226120001C098	7017 BEARGRASS RD
30263226120001C098	7017 BEARGRASS RD
30263226120001C099	7015 BEARGRASS RD
30263226120001C099	7015 BEARGRASS RD
30263226120001C100	7013 BEARGRASS RD
30263226120001C101	7011 BEARGRASS RD
30263226120001C101	7011 BEARGRASS RD
30263226120001C102	7009 BEARGRASS RD
30263226120001C102	7009 BEARGRASS RD
30263226120001C103	7007 BEARGRASS RD
30263226120001C103	7007 BEARGRASS RD
30263226120001C104	7005 BEARGRASS RD
30263226120001C104	7005 BEARGRASS RD
30263226120001C105	7003 BEARGRASS RD
30263226120001C105	7003 BEARGRASS RD

TABLE1.
HARMONY PD PARCELS WITHIN RECORDED PLATS

30263226120001C106	7001 BEARGRASS RD
30263226120001C106	7001 BEARGRASS RD
30263226120001C107	3323 SCHOOLHOUSE RD
30263226120001C108	3321 SCHOOLHOUSE RD
30263226120001C109	3319 SCHOOLHOUSE RD
30263226120001C110	3317 SCHOOLHOUSE RD
30263226120001C110	3317 SCHOOLHOUSE RD
30263226120001C111	3315 SCHOOLHOUSE RD
30263226120001C112	3313 SCHOOLHOUSE RD
30263226120001C112	3313 SCHOOLHOUSE RD
30263226120001C113	3311 SCHOOLHOUSE RD
30263226120001C113	3311 SCHOOLHOUSE RD
30263226120001C114	3309 SCHOOLHOUSE RD
30263226120001C114	3309 SCHOOLHOUSE RD
30263226120001C115	3307 SCHOOLHOUSE RD
30263226120001C116	3304 PRIMROSE WILLOW DR
30263226120001C116	3304 PRIMROSE WILLOW DR
30263226120001C117	3308 PRIMROSE WILLOW DR
3026322612000AB170	UNKNOWN
3026322612000AB180	UNKNOWN
3026322612000AB190	UNKNOWN
3026322612000AB200	UNKNOWN
3026322612000AB210	UNKNOWN
3026322612000AB210	UNKNOWN
3026322612000AB220	UNKNOWN
3026322612000AB220	UNKNOWN
3026322612000AC200	UNKNOWN
3026322612000AC210	UNKNOWN
3026322612000AC220	UNKNOWN
3026322612000AC230	UNKNOWN
3026322612000AC240	UNKNOWN
3026322612000PB040	UNKNOWN
3026322612000PB050	UNKNOWN
3026322612000PB060	UNKNOWN
3026322612000PB070	UNKNOWN
3026322612000PC080	UNKNOWN
3026322612000PC090	UNKNOWN
3026322612000PC100	UNKNOWN
3026322612000PP020	UNKNOWN
3026322612000PP020	UNKNOWN
3026322612000U0010	UNKNOWN
3026322612000U0020	UNKNOWN
302632261200LS0020	UNKNOWN
302632261200LU0010	UNKNOWN
302632261200LU0020	UNKNOWN
302632261200LU0030	UNKNOWN
302632261200LU0040	UNKNOWN
302632261200LU0050	UNKNOWN
302632261200LU0060	UNKNOWN
302632261200LU0070	UNKNOWN
302632261200LU0080	UNKNOWN
302632261200LU0090	UNKNOWN

TABLE1.
HARMONY PD PARCELS WITHIN RECORDED PLATS

302632261200LU0100	UNKNOWN
302632261200LU0110	UNKNOWN
302632261200LU011A	UNKNOWN
302632261200LU0130	UNKNOWN
302632261200LU015B	UNKNOWN
302632261200LU015C	UNKNOWN
302632261200LU015D	UNKNOWN
302632261200LU015E	UNKNOWN
302632261200LU015F	UNKNOWN
302632261200LU015G	UNKNOWN
302632261200LU015H	UNKNOWN
302632261200LU015I	UNKNOWN
302632261200LU015J	UNKNOWN
302632261200LU015K	UNKNOWN
302632261200LU0170	UNKNOWN
302632261200LUB010	UNKNOWN
302632261200LUB010	UNKNOWN
302632261200LUB020	UNKNOWN
302632261200LUB030	UNKNOWN
302632261200LUB040	UNKNOWN
302632261200LUB050	UNKNOWN
302632261200LUB060	UNKNOWN
302632261200LUB070	UNKNOWN
302632261200LUB080	UNKNOWN
302632261200LUB090	UNKNOWN
302632261200LUB100	UNKNOWN
302632261200LUB110	UNKNOWN
302632261200LUB120	UNKNOWN
302632261200LUB130	UNKNOWN
302632261200LUB140	UNKNOWN
302632261200LUB150	UNKNOWN
302632261200LUB160	UNKNOWN
302632261200LUB170	UNKNOWN
302632261200LUB180	UNKNOWN
302632261200LUC010	UNKNOWN
302632261200LUC010	UNKNOWN
302632261200LUC020	UNKNOWN
302632261200LUC020	UNKNOWN
302632261200LUC030	UNKNOWN
302632261200LUC030	UNKNOWN
302632261200LUC040	UNKNOWN
302632261200LUC050	UNKNOWN
302632261200LUC060	UNKNOWN
302632261200LUC070	UNKNOWN
302632261200LUC080	UNKNOWN
302632261200LUC090	UNKNOWN
302632261200LUC100	UNKNOWN
302632261200LUC110	UNKNOWN
302632261200LUC120	UNKNOWN
302632261200LUC130	UNKNOWN
302632261200LUC140	UNKNOWN
302632261200LUC150	UNKNOWN

TABLE1.
HARMONY PD PARCELS WITHIN RECORDED PLATS

302632261200LUC160	UNKNOWN
302632261200LUC170	UNKNOWN
302632261200LUC180	UNKNOWN
302632261200LUC190	UNKNOWN
302632261200PDD010	UNKNOWN
302632261200PDD020	UNKNOWN
302632261200PDD030	UNKNOWN
302632261200TC0010	UNKNOWN
3026322612TRAC00X0	E IRLO BRONSON MEM HWY
3026322612TRAC0AE0	UNKNOWN
3026322612TRACCDSE	UNKNOWN

SUB BIRCHWOOD NBHD C-2

30263226170001SUBD	2617 *SUB
302632261700011180	3325 SCHOOLHOUSE RD
302632261700011180	3325 SCHOOLHOUSE RD
302632261700011190	3327 SCHOOLHOUSE RD
302632261700011190	3327 SCHOOLHOUSE RD
302632261700011200	3329 SCHOOLHOUSE RD
302632261700011210	3331 SCHOOLHOUSE RD
302632261700011220	3333 SCHOOLHOUSE RD
302632261700011220	3333 SCHOOLHOUSE RD
302632261700011230	3335 SCHOOLHOUSE RD
302632261700011240	3337 SCHOOLHOUSE RD
302632261700011250	3339 SCHOOLHOUSE RD
302632261700011250	3339 SCHOOLHOUSE RD
302632261700011260	3341 SCHOOLHOUSE RD
302632261700011260	3341 SCHOOLHOUSE RD
302632261700011270	3343 SCHOOLHOUSE RD
302632261700011280	3345 SCHOOLHOUSE RD
302632261700011290	3347 SCHOOLHOUSE RD
302632261700011300	3349 SCHOOLHOUSE RD
302632261700011310	3351 SCHOOLHOUSE RD
302632261700011310	3351 SCHOOLHOUSE RD
302632261700011320	3353 SCHOOLHOUSE RD
302632261700011330	UNKNOWN
302632261700011340	6901 BEARGRASS RD
302632261700011340	6901 BEARGRASS RD
302632261700011350	6903 UNKNOWN
302632261700011350	6903 UNKNOWN
302632261700011360	6905 UNKNOWN
302632261700011370	6907 UNKNOWN
302632261700011380	6909 BEARGRASS RD
302632261700011380	6909 BEARGRASS RD
302632261700011390	6911 BEARGRASS RD
302632261700011390	6911 BEARGRASS RD
302632261700011400	6913 UNKNOWN
302632261700011400	6913 UNKNOWN
302632261700011410	6921 BEARGRASS RD
302632261700011410	6921 BEARGRASS RD
302632261700011420	6923 UNKNOWN
302632261700011430	6925 BEARGRASS RD

TABLE1.
HARMONY PD PARCELS WITHIN RECORDED PLATS

302632261700011440	6927 UNKNOWN
302632261700011440	6927 UNKNOWN
302632261700011450	6929 UNKNOWN
302632261700011470	6933 BEARGRASS RD
302632261700011470	6933 BEARGRASS RD
302632261700011480	6935 BEARGRASS RD
302632261700011480	6935 BEARGRASS RD
302632261700011490	6937 BEARGRASS RD
302632261700011500	6939 BEARGRASS RD
302632261700011500	6939 BEARGRASS RD
302632261700011510	6941 BEARGRASS RD
302632261700011510	6941 BEARGRASS RD
302632261700011520	6943 BEARGRASS RD
302632261700011530	3304 POND PINE RD
302632261700011530	3304 POND PINE RD
302632261700011540	3306 POND PINE RD
302632261700011540	3306 POND PINE RD
302632261700011550	3308 POND PINE RD
302632261700011550	3308 POND PINE RD
302632261700011560	3310 POND PINE RD
302632261700011570	3312 POND PINE RD
302632261700011580	3314 POND PINE RD
302632261700011580	3314 POND PINE RD
302632261700011590	3316 POND PINE RD
302632261700011590	3316 POND PINE RD
302632261700011600	3318 POND PINE RD
302632261700011600	3318 POND PINE RD
302632261700011610	3320 POND PINE RD
302632261700011620	3322 POND PINE RD
302632261700011620	3322 POND PINE RD
302632261700011630	3324 POND PINE RD
302632261700011640	6998 BLUESTEM RD
302632261700011640	6998 BLUESTEM RD
302632261700011650	6996 BLUESTEM RD
302632261700011660	6994 BLUESTEM RD
302632261700011660	6994 BLUESTEM RD
302632261700011670	6992 BLUESTEM RD
302632261700011670	6992 BLUESTEM RD
302632261700011680	6990 BLUESTEM RD
302632261700011680	6990 BLUESTEM RD
302632261700011690	6988 BLUESTEM RD
302632261700011690	6988 BLUESTEM RD
302632261700011700	6981 BLUESTEM RD
302632261700011700	6981 BLUESTEM RD
302632261700011710	6979 BLUESTEM RD
302632261700011710	6979 BLUESTEM RD
302632261700011720	6977 BLUESTEM RD
302632261700011730	6975 BLUESTEM RD
302632261700011730	6975 BLUESTEM RD
302632261700011740	6973 BLUESTEM RD
302632261700011740	6973 BLUESTEM RD
302632261700011750	6971 BLUESTEM RD

TABLE1.
HARMONY PD PARCELS WITHIN RECORDED PLATS

302632261700011750	6971 BLUESTEM RD
302632261700011760	6949 CUPSEED LN
302632261700011760	6949 CUPSEED LN
302632261700011760	6949 CUPSEED LN
302632261700011770	6947 CUPSEED LN
302632261700011780	6945 CUPSEED LN
302632261700011780	6945 CUPSEED LN
302632261700011790	6943 CUPSEED LN
302632261700011790	6943 CUPSEED LN
302632261700011790	6943 CUPSEED LN
302632261700011800	6941 CUPSEED LN
302632261700011800	6941 CUPSEED LN
302632261700011810	6939 CUPSEED LN
302632261700011820	6937 CUPSEED LN
302632261700011830	6935 CUPSEED LN
302632261700011830	6935 CUPSEED LN
302632261700011840	6933 CUPSEED LN
302632261700011840	6933 CUPSEED LN
302632261700011850	6931 CUPSEED LN
302632261700011850	6931 CUPSEED LN
302632261700011860	6929 CUPSEED LN
302632261700011860	6929 CUPSEED LN
302632261700011870	6927 CUPSEED LN
302632261700011870	6927 CUPSEED LN
302632261700011880	6925 CUPSEED LN
302632261700011880	6925 CUPSEED LN
302632261700011890	6923 CUPSEED LN
302632261700011900	6921 CUPSEED LN
302632261700011900	6921 CUPSEED LN
302632261700011910	6919 CUPSEED LN
302632261700011920	6910 BEARGRASS RD
302632261700011930	6914 BEARGRASS RD
302632261700011930	6914 BEARGRASS RD
302632261700011940	6916 BEARGRASS RD
302632261700011940	6916 BEARGRASS RD
302632261700011950	6918 BEARGRASS RD
302632261700011950	6918 BEARGRASS RD
302632261700011960	6920 BEARGRASS RD
302632261700011970	6922 BEARGRASS RD
302632261700011980	6924 BEARGRASS RD
302632261700011980	6924 BEARGRASS RD
302632261700011990	6928 BEARGRASS RD
302632261700011990	6928 BEARGRASS RD
302632261700012000	6930 BEARGRASS RD
302632261700012000	6930 BEARGRASS RD
302632261700012010	6932 BEARGRASS RD
302632261700012010	6932 BEARGRASS RD
302632261700012020	6934 BEARGRASS RD
302632261700012020	6934 BEARGRASS RD
302632261700012030	6936 BEARGRASS RD
302632261700012030	6936 BEARGRASS RD
302632261700012040	6938 BEARGRASS RD

TABLE1.
HARMONY PD PARCELS WITHIN RECORDED PLATS

302632261700012040	6938 BEARGRASS RD
3026322617000A00N0	UNKNOWN
3026322617000A00O0	UNKNOWN
3026322617000A00P0	UNKNOWN
3026322617000A00Q0	UNKNOWN
3026322617000P00K0	UNKNOWN
302632261700LU00A0	UNKNOWN
302632261700LU00B0	UNKNOWN
302632261700LU00C0	UNKNOWN
302632261700LU00D0	UNKNOWN
302632261700LU00E0	UNKNOWN
302632261700LU00F0	UNKNOWN
302632261700LU00G0	UNKNOWN
302632261700LU00H0	UNKNOWN
302632261700LU00I0	UNKNOWN
302632261700LU00J0	UNKNOWN
302632261700LU00R0	UNKNOWN

SUB HARMONY NEIGHBORHOODS G-H-F

30263229890001SUBD	2989 *SUB
30263229890001001G	6800 BUTTERFLY DR
30263229890001002G	6802 BUTTERFLY DR
30263229890001003G	6804 BUTTERFLY DR
30263229890001004G	6806 BUTTERFLY DR
30263229890001005G	6808 BUTTERFLY DR
30263229890001006G	6810 BUTTERFLY DR
30263229890001007G	6812 BUTTERFLY DR
30263229890001008G	6814 BUTTERFLY DR
30263229890001009G	6816 BUTTERFLY DR
3026322989000100F0	SCHOOLHOUSE RD
3026322989000100S0	3365 SCHOOLHOUSE RD
30263229890001010G	6818 UNKNOWN
30263229890001011G	6820 UNKNOWN
30263229890001012G	6822 BUTTERFLY DR
30263229890001013G	6824 BUTTERFLY DR
30263229890001014G	6826 BUTTERFLY DR
30263229890001015G	6828 BUTTERFLY DR
30263229890001016G	UNKNOWN
30263229890001017G	UNKNOWN
30263229890001018G	6834 BUTTERFLY DR
30263229890001019G	6836 BUTTERFLY DR
30263229890001020G	6838 BUTTERFLY DR
30263229890001021G	6840 BUTTERFLY DR
30263229890001022G	6842 BUTTERFLY DR
30263229890001023G	6844 BUTTERFLY DR
30263229890001024G	6846 BUTTERFLY DR
30263229890001025G	6848 BUTTERFLY DR
30263229890001026G	6850 BUTTERFLY DR
30263229890001027G	6852 BUTTERFLY DR
30263229890001028G	UNKNOWN
30263229890001029G	6855 SUNDROP ST
30263229890001030G	6853 SUNDROP ST

TABLE1.
HARMONY PD PARCELS WITHIN RECORDED PLATS

30263229890001031G	6851 SUNDROP ST
30263229890001032G	6849 SUNDROP ST
30263229890001033G	6847 SUNDROP ST
30263229890001034G	6845 SUNDROP ST
30263229890001035G	6843 SUNDROP ST
30263229890001036G	6841 SUNDROP ST
30263229890001037G	6839 SUNDROP ST
30263229890001038G	6837 SUNDROP ST
30263229890001039G	6835 SUNDROP ST
30263229890001040G	6833 SUNDROP ST
30263229890001041G	6831 SUNDROP ST
30263229890001042G	6829 SUNDROP ST
30263229890001043G	6827 SUNDROP ST
30263229890001043G	6827 SUNDROP ST
30263229890001044G	6825 SUNDROP ST
30263229890001045G	6823 SUNDROP ST
30263229890001046G	6821 SUNDROP ST
30263229890001047G	6819 SUNDROP ST
30263229890001048G	6817 SUNDROP ST
30263229890001049G	6815 SUNDROP ST
30263229890001050G	6813 SUNDROP ST
30263229890001051G	6811 SUNDROP ST
30263229890001052G	6809 SUNDROP ST
30263229890001053G	6807 SUNDROP ST
30263229890001054G	6805 SUNDROP ST
30263229890001055G	6803 SUNDROP ST
30263229890001056G	6801 SUNDROP ST
30263229890001057G	3201 DARK SKY DR
30263229890001058G	3203 DARK SKY DR
30263229890001059G	3205 DARK SKY DR
30263229890001060G	3207 DARK SKY DR
30263229890001061G	3209 DARK SKY DR
30263229890001062G	3211 DARK SKY DR
30263229890001063G	3213 DARK SKY DR
30263229890001064G	3215 DARK SKY DR
30263229890001065G	3217 DARK SKY DR
30263229890001066G	3219 DARK SKY DR
30263229890001067G	3221 DARK SKY DR
30263229890001068G	3224 BAYFLOWER AVE
30263229890001068G	3224 BAYFLOWER AVE
30263229890001069G	3222 BAYFLOWER AVE
30263229890001069G	3222 BAYFLOWER AVE
30263229890001070G	3220 BAYFLOWER AVE
30263229890001070G	3220 BAYFLOWER AVE
30263229890001071G	3218 BAYFLOWER AVE
30263229890001071G	3218 BAYFLOWER AVE
30263229890001072G	3216 BAYFLOWER AVE
30263229890001073G	3214 BAYFLOWER AVE
30263229890001073G	3214 BAYFLOWER AVE
30263229890001074G	3210 BAYFLOWER AVE
30263229890001074G	3210 BAYFLOWER AVE
30263229890001075G	3208 BAYFLOWER AVE

TABLE1.
HARMONY PD PARCELS WITHIN RECORDED PLATS

30263229890001076G	3204 BAYFLOWER AVE
30263229890001077G	3202 BAYFLOWER AVE
30263229890001078G	3200 BAYFLOWER AVE
30263229890001079G	3201 BAYFLOWER AVE
30263229890001080G	3203 BAYFLOWER AVE
30263229890001081G	3205 BAYFLOWER AVE
30263229890001082G	3207 BAYFLOWER AVE
30263229890001083G	3209 BAYFLOWER AVE
30263229890001084G	3211 BAYFLOWER AVE
30263229890001085G	3213 BAYFLOWER AVE
30263229890001086G	3215 BAYFLOWER AVE
30263229890001087G	3217 BAYFLOWER AVE
30263229890001088G	3219 BAYFLOWER AVE
30263229890001089G	3221 BAYFLOWER AVE
30263229890001090G	3218 BLAZING STAR LN
30263229890001091G	3216 BLAZING STAR LN
30263229890001092G	3214 BLAZING STAR LN
30263229890001093G	3212 BLAZING STAR LN
30263229890001094G	3210 BLAZING STAR LN
30263229890001095G	3208 BLAZING STAR LN
30263229890001096G	3206 BLAZING STAR LN
30263229890001097G	3204 BLAZING STAR LN
30263229890001098G	3202 BLAZING STAR LN
30263229890001099G	3200 BLAZING STAR LN
302632298900010C10	UNKNOWN
302632298900010GA0	UNKNOWN
302632298900010H10	UNKNOWN
302632298900010H20	UNKNOWN
302632298900010L10	UNKNOWN
302632298900010L20	UNKNOWN
302632298900010LS0	UNKNOWN
302632298900010R10	UNKNOWN
30263229890001100G	6832 SUNDROP ST
30263229890001101G	6834 SUNDROP ST
30263229890001102G	6836 SUNDROP ST
30263229890001103G	6838 SUNDROP ST
30263229890001104G	6840 SUNDROP ST
30263229890001105G	6842 SUNDROP ST
30263229890001106G	6844 SUNDROP ST
30263229890001107G	6846 SUNDROP ST
30263229890001108G	6848 SUNDROP ST
30263229890001109G	6850 SUNDROP ST
30263229890001110G	6852 SUNDROP ST
30263229890001111G	6854 SUNDROP ST
30263229890001112G	6856 SUNDROP ST
30263229890001113G	6858 SUNDROP ST
30263229890001114G	6845 GOLDFLOWER AVE
30263229890001115G	6843 GOLDFLOWER AVE
30263229890001116G	6841 GOLDFLOWER AVE
30263229890001117G	6839 GOLDFLOWER AVE
30263229890001118G	6837 GOLDFLOWER AVE
30263229890001119G	6835 GOLDFLOWER AVE

TABLE1.
HARMONY PD PARCELS WITHIN RECORDED PLATS

30263229890001120G	6833 GOLDFLOWER AVE
30263229890001121G	6831 GOLDFLOWER AVE
30263229890001122G	6829 GOLDFLOWER AVE
30263229890001123G	6827 GOLDFLOWER AVE
30263229890001124G	3223 BLAZING STAR LN
30263229890001125G	3221 BLAZING STAR LN
30263229890001126G	3219 BLAZING STAR LN
30263229890001127G	3215 BLAZING STAR LN
30263229890001128G	3211 BLAZING STAR LN
30263229890001129G	3209 BLAZING STAR LN
30263229890001130G	UNKNOWN
30263229890001131G	6815 GOLDFLOWER AVE
30263229890001132G	6817 GOLDFLOWER AVE
30263229890001133G	6819 GOLDFLOWER AVE
30263229890001134G	6821 GOLDFLOWER AVE
30263229890001135G	6800 GOLDFLOWER AVE
30263229890001136G	6802 GOLDFLOWER AVE
30263229890001137G	6804 GOLDFLOWER AVE
30263229890001138G	6806 GOLDFLOWER AVE
30263229890001139G	6808 GOLDFLOWER AVE
30263229890001140G	6810 GOLDFLOWER AVE
30263229890001141G	6812 GOLDFLOWER AVE
30263229890001142G	6814 GOLDFLOWER AVE
30263229890001143G	6816 GOLDFLOWER AVE
30263229890001144G	6818 GOLDFLOWER AVE
30263229890001145G	6820 GOLDFLOWER AVE
30263229890001146G	6824 GOLDFLOWER AVE
30263229890001147G	6826 GOLDFLOWER AVE
30263229890001148G	6830 GOLDFLOWER AVE
30263229890001149G	6834 GOLDFLOWER AVE
30263229890001150G	6838 GOLDFLOWER AVE
30263229890001151G	6842 GOLDFLOWER AVE
30263229890001152G	6870 GOLDFLOWER AVE
30263229890001153G	6874 SUNDROP ST
30263229890001154G	6876 SUNDROP ST
30263229890001155G	6878 SUNDROP ST
30263229890001156G	6880 SUNDROP ST
30263229890001157G	6882 SUNDROP ST
30263229890001157G	6882 SUNDROP ST
30263229890001158G	6886 SUNDROP ST
30263229890001159G	6888 SUNDROP ST
30263229890001160G	6890 SUNDROP ST
30263229890001161G	3450 SCHOOLHOUSE RD
30263229890001162G	3448 SCHOOLHOUSE RD
30263229890001163G	3446 SCHOOLHOUSE RD
30263229890001164G	UNKNOWN
30263229890001165G	UNKNOWN
30263229890001166G	3440 SCHOOLHOUSE RD
30263229890001167G	3438 SCHOOLHOUSE RD
30263229890001168G	3436 SCHOOLHOUSE RD
30263229890001168G	3436 SCHOOLHOUSE RD
30263229890001169G	3434 SCHOOLHOUSE RD

TABLE1.
HARMONY PD PARCELS WITHIN RECORDED PLATS

30263229890001170G	3432 SCHOOLHOUSE RD
30263229890001171G	3430 SCHOOLHOUSE RD
30263229890001172G	3428 SCHOOLHOUSE RD
30263229890001173G	3426 SCHOOLHOUSE RD
30263229890001174G	3424 SCHOOLHOUSE RD
30263229890001175G	3422 SCHOOLHOUSE RD
30263229890001176G	3420 SCHOOLHOUSE RD
30263229890001177G	6861 SUNDROP ST
30263229890001178G	6863 SUNDROP ST
30263229890001179G	6865 SUNDROP ST
30263229890001180G	6867 SUNDROP ST
30263229890001181G	6869 SUNDROP ST
30263229890001182G	6871 SUNDROP ST
30263229890001183G	6873 SUNDROP ST
30263229890001184G	6875 SUNDROP ST
30263229890001185G	6877 SUNDROP ST
30263229890001186G	6879 SUNDROP ST
30263229890001AC01	UNKNOWN
30263229890001AC02	UNKNOWN
30263229890001AC03	UNKNOWN
30263229890001AC04	UNKNOWN
30263229890001AC05	UNKNOWN
30263229890001AC06	UNKNOWN
30263229890001AC07	UNKNOWN
30263229890001AC08	UNKNOWN
30263229890001AC09	UNKNOWN
30263229890001AC10	UNKNOWN
3026322989000P0010	UNKNOWN
3026322989000P0020	UNKNOWN
3026322989000P0030	UNKNOWN
3026322989000P0040	UNKNOWN
3026322989000P0050	UNKNOWN
3026322989000P0060	UNKNOWN
3026322989000P0070	UNKNOWN
3026322989000P0080	UNKNOWN
3026322989000P0090	UNKNOWN
3026322989000P0100	UNKNOWN
302632298900LU0010	UNKNOWN
302632298900LU0020	UNKNOWN
302632298900LU0030	UNKNOWN
302632298900LU0040	UNKNOWN
302632298900LU0050	UNKNOWN
302632298900LU0060	UNKNOWN
302632298900LU0070	UNKNOWN
302632298900LU0080	UNKNOWN
302632298900LU0090	UNKNOWN
302632298900LU0100	UNKNOWN
302632298900LU0110	UNKNOWN
302632298900LU0120	UNKNOWN
302632298900LU0130	UNKNOWN
302632298900LU0140	UNKNOWN
302632298900LU0150	UNKNOWN

TABLE1.
HARMONY PD PARCELS WITHIN RECORDED PLATS

302632298900LU0160	UNKNOWN
302632298900LU0170	UNKNOWN
302632298900LU0180	UNKNOWN
302632298900LU0190	UNKNOWN
302632298900LU0200	UNKNOWN
302632298900LU0210	UNKNOWN
302632298900LU0220	UNKNOWN
302632298900LU0230	UNKNOWN
302632298900LU0240	UNKNOWN
302632298900LU0250	UNKNOWN
302632298900LU0260	UNKNOWN
302632298900LU0270	UNKNOWN
302632298900LU0280	UNKNOWN
302632298900LU0290	UNKNOWN
302632298900LU0300	UNKNOWN
302632298900LU0310	UNKNOWN
302632298900LU0320	UNKNOWN
302632298900LU0330	UNKNOWN
302632298900LU0340	UNKNOWN
302632298900LU0350	UNKNOWN

SUB BIRCHWOOD NBHD D-1

30263226700001SUBD	2670 *SUB
302632267000010010	7100 INDIANGRASS RD
302632267000010020	7102 INDIANGRASS RD
302632267000010030	7104 INDIANGRASS RD
302632267000010040	7106 INDIANGRASS RD
302632267000010040	7106 INDIANGRASS RD
302632267000010040	7106 INDIANGRASS RD
302632267000010040	7106 INDIANGRASS RD
302632267000010040	7106 INDIANGRASS RD
302632267000010040	7106 INDIANGRASS RD
302632267000010040	7106 INDIANGRASS RD
302632267000010050	7108 INDIANGRASS RD
302632267000010060	7110 INDIANGRASS RD
302632267000010060	7110 INDIANGRASS RD
302632267000010070	7112 INDIANGRASS RD
302632267000010080	7114 INDIANGRASS RD
302632267000010090	7116 INDIANGRASS RD
302632267000010100	7118 INDIANGRASS RD
302632267000010110	7120 INDIANGRASS RD
302632267000010110	7120 INDIANGRASS RD
302632267000010110	7120 INDIANGRASS RD
302632267000010120	7122 INDIANGRASS RD
302632267000010130	7124 INDIANGRASS RD
302632267000010140	7126 INDIANGRASS RD
302632267000010140	7126 INDIANGRASS RD
302632267000010150	7128 INDIANGRASS RD
302632267000010160	7130 INDIANGRASS RD
302632267000010180	7134 INDIANGRASS RD
302632267000010190	7136 INDIANGRASS RD
302632267000010190	7136 INDIANGRASS RD
302632267000010200	7102 OAK GLEN TRL

TABLE1.
HARMONY PD PARCELS WITHIN RECORDED PLATS

302632267000010210	7100 OAK GLEN TRL
302632267000010220	3297 CAT BRIER TRL
302632267000010220	3297 CAT BRIER TRL
302632267000010220	3297 CAT BRIER TRL
302632267000010220	3297 CAT BRIER TRL
302632267000010230	3299 CAT BRIER TRL
302632267000010240	3301 CAT BRIER TRL
302632267000010240	3301 CAT BRIER TRL
302632267000010240	3301 CAT BRIER TRL
302632267000010250	3303 CAT BRIER TRL
302632267000010260	3305 CAT BRIER TRL
302632267000010270	3307 CAT BRIER TRL
302632267000010270	3307 CAT BRIER TRL
302632267000010280	3309 CAT BRIER TRL
302632267000010290	3311 CAT BRIER TRL
302632267000010300	7107 INDIANGRASS RD
302632267000010300	7107 INDIANGRASS RD
302632267000010310	7113 INDIANGRASS RD
302632267000010310	7113 INDIANGRASS RD
302632267000010320	7121 INDIANGRASS RD
302632267000010320	7121 INDIANGRASS RD
302632267000010330	7125 INDIANGRASS RD
302632267000010330	7125 INDIANGRASS RD
302632267000010330	7125 INDIANGRASS RD
302632267000010330	7125 INDIANGRASS RD
302632267000010340	7131 INDIANGRASS RD
302632267000010350	7133 INDIANGRASS RD
302632267000AC00L0	UNKNOWN
302632267000AC00M0	UNKNOWN
302632267000LU00A0	UNKNOWN
302632267000LU00B0	UNKNOWN
302632267000LU00C0	UNKNOWN
302632267000LU00D0	UNKNOWN
302632267000LU00E0	UNKNOWN
302632267000LU00F0	UNKNOWN
302632267000LU00G0	UNKNOWN
302632267000LU00H0	UNKNOWN
302632267000LU00I0	UNKNOWN
3026322670TRAC00J0	UNKNOWN
3026322670TRAC00K0	UNKNOWN
3026322670TRAC00N0	UNKNOWN
3026322670TRAC00O0	UNKNOWN

SUB ASHLEY PK AT HARMONY

30263228770001SUBD	2877 *SUB
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30263228770001001A	7100 FIVE OAKS DR
30263228770001001A	7100 FIVE OAKS DR
30263228770001001B	7102 FIVE OAKS DR
30263228770001001B	7102 FIVE OAKS DR
30263228770001001C	7104 FIVE OAKS DR
30263228770001001C	7104 FIVE OAKS DR
30263228770001001D	7106 FIVE OAKS DR

TABLE1.
HARMONY PD PARCELS WITHIN RECORDED PLATS

30263228770001001D	7106 FIVE OAKS DR
30263228770001001E	7108 FIVE OAKS DR
30263228770001001E	7108 FIVE OAKS DR
30263228770001001F	7110 FIVE OAKS DR
30263228770001002A	7112 FIVE OAKS DR
30263228770001002A	7112 FIVE OAKS DR
30263228770001002B	7114 FIVE OAKS DR
30263228770001002B	7114 FIVE OAKS DR
30263228770001002C	7116 FIVE OAKS DR
30263228770001002D	7118 FIVE OAKS DR
30263228770001002E	7120 FIVE OAKS DR
30263228770001002F	7122 FIVE OAKS DR
30263228770001002F	7122 FIVE OAKS DR
30263228770001003A	7124 FIVE OAKS DR
30263228770001003A	7124 FIVE OAKS DR
30263228770001003B	7126 FIVE OAKS DR
30263228770001003C	7128 FIVE OAKS DR
30263228770001003C	7128 FIVE OAKS DR
30263228770001003D	7130 FIVE OAKS DR
30263228770001004A	7132 FIVE OAKS DR
30263228770001004B	7134 FIVE OAKS DR
30263228770001004B	7134 FIVE OAKS DR
30263228770001004C	7136 FIVE OAKS DR
30263228770001004D	7138 FIVE OAKS DR
30263228770001004E	7140 FIVE OAKS DR
30263228770001004F	7142 FIVE OAKS DR
30263228770001004F	7142 FIVE OAKS DR
30263228770001005A	7144 FIVE OAKS DR
30263228770001005A	7144 FIVE OAKS DR
30263228770001005B	7146 FIVE OAKS DR
30263228770001005B	7146 FIVE OAKS DR
30263228770001005C	7148 FIVE OAKS DR
30263228770001005D	7150 FIVE OAKS DR
30263228770001005D	7150 FIVE OAKS DR
30263228770001005E	7152 FIVE OAKS DR
30263228770001005E	7152 FIVE OAKS DR
30263228770001005F	7154 FIVE OAKS DR
30263228770001005F	7154 FIVE OAKS DR
30263228770001006A	UNKNOWN
30263228770001006B	UNKNOWN
30263228770001006C	UNKNOWN
30263228770001006D	UNKNOWN
30263228770001006E	UNKNOWN
30263228770001006F	UNKNOWN
30263228770001007A	UNKNOWN
30263228770001007B	UNKNOWN
30263228770001007C	UNKNOWN
30263228770001007D	UNKNOWN
30263228770001008A	UNKNOWN
30263228770001008B	UNKNOWN
30263228770001008C	UNKNOWN
30263228770001008D	UNKNOWN

TABLE1.
HARMONY PD PARCELS WITHIN RECORDED PLATS

30263228770001009A	UNKNOWN
30263228770001009B	UNKNOWN
30263228770001009C	UNKNOWN
30263228770001009D	UNKNOWN
3026322877000100A0	UNKNOWN
3026322877000100B0	UNKNOWN
3026322877000100C0	UNKNOWN
3026322877000100D0	UNKNOWN
3026322877000100E0	UNKNOWN
3026322877000100F0	UNKNOWN
3026322877000100G0	UNKNOWN
3026322877000100H0	UNKNOWN
3026322877000100I0	UNKNOWN
3026322877000100J0	UNKNOWN
3026322877000100K0	UNKNOWN
3026322877000100L0	UNKNOWN
3026322877000100M0	UNKNOWN
3026322877000100N0	UNKNOWN
3026322877000100O0	UNKNOWN
3026322877000100P0	7124 HARMONY SQUARE DR SOUTH
3026322877000100Q0	UNKNOWN
3026322877000100R0	UNKNOWN
3026322877000100S0	UNKNOWN
3026322877000100T0	UNKNOWN
3026322877000100U0	UNKNOWN
3026322877000100V0	UNKNOWN
3026322877000100W0	UNKNOWN
30263228770001010A	UNKNOWN
30263228770001010B	UNKNOWN
30263228770001010C	UNKNOWN
30263228770001010D	UNKNOWN
30263228770001011A	UNKNOWN
30263228770001011B	UNKNOWN
30263228770001011C	UNKNOWN
30263228770001011D	UNKNOWN
30263228770001011E	UNKNOWN
30263228770001011F	UNKNOWN
30263228770001012A	3501 CLAY BRICK RD
30263228770001012B	3503 CLAY BRICK RD
30263228770001012B	3503 CLAY BRICK RD
30263228770001012C	3505 CLAY BRICK RD
30263228770001012C	3505 CLAY BRICK RD
30263228770001012D	3507 CLAY BRICK RD
30263228770001012D	3507 CLAY BRICK RD

SUB HARMONY NEIGHBORHOODS D-2 & E

30263232920001SUBD	3292 *SUB
30263232920001001E	OAK GLEN TRL
30263232920001002E	OAK GLEN TRL
30263232920001003E	OAK GLEN TRL
30263232920001004E	OAK GLEN TRL
30263232920001005E	OAK GLEN TRL

TABLE1.
HARMONY PD PARCELS WITHIN RECORDED PLATS

30263232920001006E	OAK GLEN TRL
30263232920001007E	OAK GLEN TRL
30263232920001008E	OAK GLEN TRL
30263232920001009E	OAK GLEN TRL
3026323292000100A0	UNKNOWN
3026323292000100B0	UNKNOWN
30263232920001010E	OAK GLEN TRL
30263232920001011E	OAK GLEN TRL
30263232920001012E	OAK GLEN TRL
30263232920001013E	OAK GLEN TRL
30263232920001014E	OAK GLEN TRL
30263232920001015E	OAK GLEN TRL
30263232920001016E	OAK GLEN TRL
30263232920001017E	OAK GLEN TRL
30263232920001018E	UNKNOWN
30263232920001019E	UNKNOWN
3026323292000101D2	UNKNOWN
30263232920001020E	SOUTHERN PINE RD
30263232920001021E	SOUTHERN PINE RD
30263232920001022E	SOUTHERN PINE RD
30263232920001023E	SOUTHERN PINE RD
30263232920001024E	SOUTHERN PINE RD
30263232920001025E	SOUTHERN PINE RD
30263232920001026E	OAK GLEN TRL
30263232920001027E	OAK GLEN TRL
30263232920001028E	OAK GLEN TRL
30263232920001029E	OAK GLEN TRL
3026323292000102D2	INDIANGRASS RD
30263232920001030E	OAK GLEN TRL
30263232920001031E	OAK GLEN TRL
30263232920001032E	OAK GLEN TRL
30263232920001033E	OAK GLEN TRL
30263232920001034E	OAK GLEN TRL
30263232920001035E	OAK GLEN TRL
30263232920001036E	OAK GLEN TRL
30263232920001037E	OAK GLEN TRL
30263232920001038E	OAK GLEN TRL
30263232920001039E	OAK GLEN TRL
3026323292000103D2	INDIANGRASS RD
30263232920001040E	OAK GLEN TRL
30263232920001041E	OAK GLEN TRL
30263232920001042E	OAK GLEN TRL
30263232920001043E	OAK GLEN TRL
30263232920001044E	OAK GLEN TRL
30263232920001045E	OAK GLEN TRL
30263232920001046E	OAK GLEN TRL
30263232920001047E	OAK GLEN TRL
30263232920001048E	OAK GLEN TRL
30263232920001049E	OAK GLEN TRL
3026323292000104D2	UNKNOWN
30263232920001050E	OAK GLEN TRL
30263232920001051E	OAK GLEN TRL

TABLE1.
HARMONY PD PARCELS WITHIN RECORDED PLATS

3026323292000105D2	NEEDLEGRASS LN
3026323292000106D2	NEEDLEGRASS LN
3026323292000107D2	NEEDLEGRASS LN
3026323292000108D2	NEEDLEGRASS LN
3026323292000109D2	NEEDLEGRASS LN
302632329200010LS0	UNKNOWN
3026323292000110D2	NEEDLEGRASS LN
3026323292000111D2	UNKNOWN
3026323292000P0010	UNKNOWN
3026323292000P0020	UNKNOWN
3026323292000P0030	UNKNOWN
3026323292000P0040	UNKNOWN
302632329200LU0010	UNKNOWN
302632329200LU0020	UNKNOWN
302632329200LU0030	UNKNOWN
302632329200LU0040	UNKNOWN
302632329200LU0050	UNKNOWN
302632329200LU0060	UNKNOWN
302632329200LU0070	UNKNOWN

SUB HARMONY PHASE 3

30263231170001SUBD	3117 *SUB
3026323117000100K0	UNKNOWN
3026323117000100L0	UNKNOWN
3026323117000100M0	UNKNOWN
302632311700010C20	UNKNOWN
302632311700010GM0	UNKNOWN
302632311700010GM0	7370 FIVE OAKS DR
302632311700010IJ0	UNKNOWN
302632311700010LS0	UNKNOWN
302632311700010P10	UNKNOWN
3026323117000P00A0	UNKNOWN
3026323117000P00B0	UNKNOWN
3026323117000P00C0	UNKNOWN
3026323117000P00D0	UNKNOWN
3026323117000P00E0	UNKNOWN
302632311700LU0010	UNKNOWN
302632311700LU0020	UNKNOWN
302632311700LU0030	UNKNOWN
3026323117TRAC0C10	UNKNOWN
3026323117TRAC0C20	UNKNOWN
3026323117TRAC0C30	UNKNOWN
3026323117TRAC0C40	UNKNOWN

Harmony – Neighborhood I

LOT#	PARCEL ID	PHYSICAL ADDRESS
1	292632329600010010	3300 SAGEBRUSH ST, HARMONY FL 34773
2	292632329600010020	3302 SAGEBRUSH ST, HARMONY FL 34773
3	292632329600010030	3304 SAGEBRUSH ST, HARMONY FL 34773
4	292632329600010040	3306 SAGEBRUSH ST, HARMONY FL 34773
5	292632329600010050	3308 SAGEBRUSH ST, HARMONY FL 34773
6	292632329600010060	3310 SAGEBRUSH ST, HARMONY FL 34773
7	292632329600010070	3314 SAGEBRUSH ST, HARMONY FL 34773
8	292632329600010080	3318 SAGEBRUSH ST, HARMONY FL 34773
9	292632329600010090	3322 SAGEBRUSH ST, HARMONY FL 34773
10	292632329600010100	3326 SAGEBRUSH ST, HARMONY FL 34773
11	292632329600010110	3330 SAGEBRUSH ST, HARMONY FL 34773
12	292632329600010120	3332 SAGEBRUSH ST, HARMONY FL 34773
13	292632329600010130	3334 SAGEBRUSH ST, HARMONY FL 34773
14	292632329600010140	3336 SAGEBRUSH ST, HARMONY FL 34773
15	292632329600010150	3338 SAGEBRUSH ST, HARMONY FL 34773
16	292632329600010160	3340 SAGEBRUSH ST, HARMONY FL 34773
17	292632329600010170	3342 SAGEBRUSH ST, HARMONY FL 34773
18	292632329600010180	3344 SAGEBRUSH ST, HARMONY FL 34773
19	292632329600010190	3346 SAGEBRUSH ST, HARMONY FL 34773
20	292632329600010200	3348 SAGEBRUSH ST, HARMONY FL 34773
21	292632329600010210	3350 SAGEBRUSH ST, HARMONY FL 34773
22	292632329600010220	3352 SAGEBRUSH ST, HARMONY FL 34773
23	292632329600010230	3354 SAGEBRUSH ST, HARMONY FL 34773
24	292632329600010240	3356 SAGEBRUSH ST, HARMONY FL 34773
25	292632329600010250	3358 SAGEBRUSH ST, HARMONY FL 34773
26	292632329600010260	3360 SAGEBRUSH ST, HARMONY FL 34773
27	292632329600010270	3362 SAGEBRUSH ST, HARMONY FL 34773
28	292632329600010280	3364 SAGEBRUSH ST, HARMONY FL 34773
29	292632329600010290	3366 SAGEBRUSH ST, HARMONY FL 34773
30	292632329600010300	3368 SAGEBRUSH ST, HARMONY FL 34773
31	292632329600010310	3370 SAGEBRUSH ST, HARMONY FL 34773
32	292632329600010320	3372 SAGEBRUSH ST, HARMONY FL 34773
33	292632329600010330	3374 SAGEBRUSH ST, HARMONY FL 34773
34	292632329600010340	3376 SAGEBRUSH ST, HARMONY FL 34773
35	292632329600010350	3378 SAGEBRUSH ST, HARMONY FL 34773
36	292632329600010360	3380 SAGEBRUSH ST, HARMONY FL 34773
37	292632329600010370	3382 SAGEBRUSH ST, HARMONY FL 34773
38	292632329600010380	3384 SAGEBRUSH ST, HARMONY FL 34773
39	292632329600010390	3386 SAGEBRUSH ST, HARMONY FL 34773
40	292632329600010400	3388 SAGEBRUSH ST, HARMONY FL 34773
41	292632329600010410	3390 SAGEBRUSH ST, HARMONY FL 34773
42	292632329600010420	3392 SAGEBRUSH ST, HARMONY FL 34773
43	292632329600010430	3394 SAGEBRUSH ST, HARMONY FL 34773
44	292632329600010440	3396 SAGEBRUSH ST, HARMONY FL 34773
45	292632329600010450	3398 SAGEBRUSH ST, HARMONY FL 34773

Harmony – Neighborhood I

46	292632329600010460	3400 SAGEBRUSH ST, HARMONY FL 34773
47	292632329600010470	3402 SAGEBRUSH ST, HARMONY FL 34773
48	292632329600010480	3404 SAGEBRUSH ST, HARMONY FL 34773
49	292632329600010490	3406 SAGEBRUSH ST, HARMONY FL 34773
50	292632329600010500	3408 SAGEBRUSH ST, HARMONY FL 34773
51	292632329600010510	3410 SAGEBRUSH ST, HARMONY FL 34773
52	292632329600010520	3412 SAGEBRUSH ST, HARMONY FL 34773
53	292632329600010530	3414 SAGEBRUSH ST, HARMONY FL 34773
54	292632329600010540	3416 SAGEBRUSH ST, HARMONY FL 34773
55	292632329600010550	3418 SAGEBRUSH ST, HARMONY FL 34773
56	292632329600010560	3420 SAGEBRUSH ST, HARMONY FL 34773
57	292632329600010570	3422 SAGEBRUSH ST, HARMONY FL 34773
58	292632329600010580	3424 SAGEBRUSH ST, HARMONY FL 34773
59	292632329600010590	3426 SAGEBRUSH ST, HARMONY FL 34773
60	292632329600010600	3428 SAGEBRUSH ST, HARMONY FL 34773
61	292632329600010610	3430 SAGEBRUSH ST, HARMONY FL 34773
62	292632329600010620	3432 SAGEBRUSH ST, HARMONY FL 34773
63	292632329600010630	3434 SAGEBRUSH ST, HARMONY FL 34773
64	292632329600010640	3436 SAGEBRUSH ST, HARMONY FL 34773
65	292632329600010650	3438 SAGEBRUSH ST, HARMONY FL 34773
66	292632329600010660	3440 SAGEBRUSH ST, HARMONY FL 34773
67	292632329600010670	3442 SAGEBRUSH ST, HARMONY FL 34773
68	292632329600010680	3444 SAGEBRUSH ST, HARMONY FL 34773
69	292632329600010690	3446 SAGEBRUSH ST, HARMONY FL 34773
70	292632329600010700	3448 SAGEBRUSH ST, HARMONY FL 34773
71	292632329600010710	3450 SAGEBRUSH ST, HARMONY FL 34773
72	292632329600010720	3452 SAGEBRUSH ST, HARMONY FL 34773
73	292632329600010730	3454 SAGEBRUSH ST, HARMONY FL 34773
74	292632329600010740	3456 SAGEBRUSH ST, HARMONY FL 34773
75	292632329600010750	3458 SAGEBRUSH ST, HARMONY FL 34773
76	292632329600010760	3460 SAGEBRUSH ST, HARMONY FL 34773
77	292632329600010770	3462 SAGEBRUSH ST, HARMONY FL 34773
78	292632329600010780	3464 SAGEBRUSH ST, HARMONY FL 34773
79	292632329600010790	3466 SAGEBRUSH ST, HARMONY FL 34773
80	292632329600010800	3468 SAGEBRUSH ST, HARMONY FL 34773
81	292632329600010810	3470 SAGEBRUSH ST, HARMONY FL 34773
82	292632329600010820	3472 SAGEBRUSH ST, HARMONY FL 34773
83	292632329600010830	3474 SAGEBRUSH ST, HARMONY FL 34773
84	292632329600010840	3476 SAGEBRUSH ST, HARMONY FL 34773
85	292632329600010850	3478 SAGEBRUSH ST, HARMONY FL 34773
86	292632329600010860	3480 SAGEBRUSH ST, HARMONY FL 34773
87	292632329600010870	3482 SAGEBRUSH ST, HARMONY FL 34773
88	292632329600010880	3484 SAGEBRUSH ST, HARMONY FL 34773
89	292632329600010890	3486 SAGEBRUSH ST, HARMONY FL 34773
90	292632329600010900	3488 SAGEBRUSH ST, HARMONY FL 34773
91	292632329600010910	3490 SAGEBRUSH ST, HARMONY FL 34773
92	292632329600010920	3491 SAGEBRUSH ST, HARMONY FL 34773
93	292632329600010930	3489 SAGEBRUSH ST, HARMONY FL 34773

Harmony – Neighborhood I

94	292632329600010940	3487 SAGEBRUSH ST, HARMONY FL 34773
95	292632329600010950	3485 SAGEBRUSH ST, HARMONY FL 34773
96	292632329600010960	3483 SAGEBRUSH ST, HARMONY FL 34773
97	292632329600010970	3479 SAGEBRUSH ST, HARMONY FL 34773
98	292632329600010980	3477 SAGEBRUSH ST, HARMONY FL 34773
99	292632329600010990	3475 SAGEBRUSH ST, HARMONY FL 34773
100	292632329600011000	3473 SAGEBRUSH ST, HARMONY FL 34773
101	292632329600011010	3469 SAGEBRUSH ST, HARMONY FL 34773
102	292632329600011020	3467 SAGEBRUSH ST, HARMONY FL 34773
103	292632329600011030	3465 SAGEBRUSH ST, HARMONY FL 34773
104	292632329600011040	3463 SAGEBRUSH ST, HARMONY FL 34773
105	292632329600011050	3461 SAGEBRUSH ST, HARMONY FL 34773
106	292632329600011060	3459 SAGEBRUSH ST, HARMONY FL 34773
107	292632329600011070	3447 SAGEBRUSH ST, HARMONY FL 34773
108	292632329600011080	3445 SAGEBRUSH ST, HARMONY FL 34773
109	292632329600011090	3443 SAGEBRUSH ST, HARMONY FL 34773
110	292632329600011100	3441 SAGEBRUSH ST, HARMONY FL 34773
111	292632329600011110	3439 SAGEBRUSH ST, HARMONY FL 34773
112	292632329600011120	3435 SAGEBRUSH ST, HARMONY FL 34773
113	292632329600011130	3433 SAGEBRUSH ST, HARMONY FL 34773
114	292632329600011140	3431 SAGEBRUSH ST, HARMONY FL 34773
115	292632329600011150	3427 SAGEBRUSH ST, HARMONY FL 34773
116	292632329600011160	3425 SAGEBRUSH ST, HARMONY FL 34773
117	292632329600011170	3421 SAGEBRUSH ST, HARMONY FL 34773
118	292632329600011180	3419 SAGEBRUSH ST, HARMONY FL 34773
119	292632329600011190	3417 SAGEBRUSH ST, HARMONY FL 34773
120	292632329600011200	3415 SAGEBRUSH ST, HARMONY FL 34773
121	292632329600011210	3413 SAGEBRUSH ST, HARMONY FL 34773
122	292632329600011220	3411 SAGEBRUSH ST, HARMONY FL 34773
123	292632329600011230	3409 SAGEBRUSH ST, HARMONY FL 34773
124	292632329600011240	3407 SAGEBRUSH ST, HARMONY FL 34773
125	292632329600011250	3405 SAGEBRUSH ST, HARMONY FL 34773
126	292632329600011260	3403 SAGEBRUSH ST, HARMONY FL 34773
127	292632329600011270	7457 OAKMARK RD, HARMONY FL 34773
128	292632329600011280	7455 OAKMARK RD, HARMONY FL 34773
129	292632329600011290	7453 OAKMARK RD, HARMONY FL 34773
130	292632329600011300	7451 OAKMARK RD, HARMONY FL 34773
131	292632329600011310	7450 OAKMARK RD, HARMONY FL 34773
132	292632329600011320	7452 OAKMARK RD, HARMONY FL 34773
133	292632329600011330	7454 OAKMARK RD, HARMONY FL 34773
134	292632329600011340	7456 OAKMARK RD, HARMONY FL 34773
135	292632329600011350	3399 SAGEBRUSH ST, HARMONY FL 34773
136	292632329600011360	3397 SAGEBRUSH ST, HARMONY FL 34773
137	292632329600011370	3393 SAGEBRUSH ST, HARMONY FL 34773
138	292632329600011380	3391 SAGEBRUSH ST, HARMONY FL 34773
139	292632329600011390	3389 SAGEBRUSH ST, HARMONY FL 34773
140	292632329600011400	3385 SAGEBRUSH ST, HARMONY FL 34773
141	292632329600011410	3383 SAGEBRUSH ST, HARMONY FL 34773

Harmony – Neighborhood I

142	292632329600011420	3381 SAGEBRUSH ST, HARMONY FL 34773
143	292632329600011430	3377 SAGEBRUSH ST, HARMONY FL 34773
144	292632329600011440	3375 SAGEBRUSH ST, HARMONY FL 34773
145	292632329600011450	3373 SAGEBRUSH ST, HARMONY FL 34773
146	292632329600011460	3371 SAGEBRUSH ST, HARMONY FL 34773
147	292632329600011470	3369 SAGEBRUSH ST, HARMONY FL 34773
148	292632329600011480	3367 SAGEBRUSH ST, HARMONY FL 34773
149	292632329600011490	3365 SAGEBRUSH ST, HARMONY FL 34773
150	292632329600011500	3363 SAGEBRUSH ST, HARMONY FL 34773
151	292632329600011510	3353 SAGEBRUSH ST, HARMONY FL 34773
152	292632329600011520	3349 SAGEBRUSH ST, HARMONY FL 34773
153	292632329600011530	3347 SAGEBRUSH ST, HARMONY FL 34773
154	292632329600011540	3345 SAGEBRUSH ST, HARMONY FL 34773
155	292632329600011550	3343 SAGEBRUSH ST, HARMONY FL 34773
156	292632329600011560	3341 SAGEBRUSH ST, HARMONY FL 34773
157	292632329600011570	3339 SAGEBRUSH ST, HARMONY FL 34773
158	292632329600011580	3337 SAGEBRUSH ST, HARMONY FL 34773
159	292632329600011590	3335 SAGEBRUSH ST, HARMONY FL 34773
160	292632329600011600	3333 SAGEBRUSH ST, HARMONY FL 34773
161	292632329600011610	3331 SAGEBRUSH ST, HARMONY FL 34773
162	292632329600011620	3329 SAGEBRUSH ST, HARMONY FL 34773
163	292632329600011630	3327 SAGEBRUSH ST, HARMONY FL 34773
164	292632329600011640	3325 SAGEBRUSH ST, HARMONY FL 34773
165	292632329600011650	3323 SAGEBRUSH ST, HARMONY FL 34773
166	292632329600011660	3321 SAGEBRUSH ST, HARMONY FL 34773
167	292632329600011670	3319 SAGEBRUSH ST, HARMONY FL 34773
168	292632329600011680	3317 SAGEBRUSH ST, HARMONY FL 34773
169	292632329600011690	3315 SAGEBRUSH ST, HARMONY FL 34773
170	292632329600011700	3313 SAGEBRUSH ST, HARMONY FL 34773
171	292632329600011710	3311 SAGEBRUSH ST, HARMONY FL 34773
172	292632329600011720	3309 SAGEBRUSH ST, HARMONY FL 34773

HARMONY PARCELS NEIGHBORHOOD H2

LOT #	PARCEL ID	PHYSICAL ADDRESS
1	302632329500010010	3384 CORDGRASS PL, SAINT CLOUD FL 34773
2	302632329500010020	3380 CORDGRASS PL, SAINT CLOUD FL 34773
3	302632329500010030	3376 CORDGRASS PL, SAINT CLOUD FL 34773
4	302632329500010040	3372 CORDGRASS PL, SAINT CLOUD FL 34773
5	302632329500010050	3368 CORDGRASS PL, SAINT CLOUD FL 34773
6	302632329500010060	3364 CORDGRASS PL, SAINT CLOUD FL 34773
7	302632329500010070	3360 CORDGRASS PL, SAINT CLOUD FL 34773
8	302632329500010080	3356 CORDGRASS PL, SAINT CLOUD FL 34773
9	302632329500010090	3352 CORDGRASS PL, SAINT CLOUD FL 34773
10	302632329500010100	3348 CORDGRASS PL, SAINT CLOUD FL 34773
11	302632329500010110	3344 CORDGRASS PL, SAINT CLOUD FL 34773
12	302632329500010120	3340 CORDGRASS PL, SAINT CLOUD FL 34773
13	302632329500010130	3336 CORDGRASS PL, SAINT CLOUD FL 34773
14	302632329500010140	3332 CORDGRASS PL, SAINT CLOUD FL 34773
15	302632329500010150	3328 CORDGRASS PL, SAINT CLOUD FL 34773
16	302632329500010160	3324 CORDGRASS PL, SAINT CLOUD FL 34773
17	302632329500010170	3320 CORDGRASS PL, SAINT CLOUD FL 34773
18	302632329500010180	3316 CORDGRASS PL, SAINT CLOUD FL 34773
19	302632329500010190	3312 CORDGRASS PL, SAINT CLOUD FL 34773
20	302632329500010200	3308 CORDGRASS PL, SAINT CLOUD FL 34773
21	302632329500010210	3304 CORDGRASS PL, SAINT CLOUD FL 34773
22	302632329500010220	3300 CORDGRASS PL, SAINT CLOUD FL 34773
23	302632329500010230	3327 CORDGRASS PL, SAINT CLOUD FL 34773
24	302632329500010240	3331 CORDGRASS PL, SAINT CLOUD FL 34773
25	302632329500010250	3335 CORDGRASS PL, SAINT CLOUD FL 34773
26	302632329500010260	3343 CORDGRASS PL, SAINT CLOUD FL 34773
27	302632329500010270	3347 CORDGRASS PL, SAINT CLOUD FL 34773
28	302632329500010280	3355 CORDGRASS PL, SAINT CLOUD FL 34773
29	302632329500010290	3361 CORDGRASS PL, SAINT CLOUD FL 34773
30	302632329500010300	3365 CORDGRASS PL, SAINT CLOUD FL 34773
31	302632329500010310	3369 CORDGRASS PL, SAINT CLOUD FL 34773
32	302632329500010320	3373 CORDGRASS PL, SAINT CLOUD FL 34773
33	302632329500010330	3377 CORDGRASS PL, SAINT CLOUD FL 34773
34	302632329500010340	3381 CORDGRASS PL, SAINT CLOUD FL 34773
35	302632329500010350	3385 CORDGRASS PL, SAINT CLOUD FL 34773
36	302632329500010360	3389 CORDGRASS PL, SAINT CLOUD FL 34773
37	302632329500010370	3393 CORDGRASS PL, SAINT CLOUD FL 34773
38	302632329500010380	3397 CORDGRASS PL, SAINT CLOUD FL 34773
39	302632329500010390	3392 CORDGRASS PL, SAINT CLOUD FL 34773
40	302632329500010400	3388 CORDGRASS PL, SAINT CLOUD FL 34773

HARMONY PARCELS NEIGHBORHOOD H1

LOT #	PARCEL ID	PHYSICAL ADDRESS
1	302632329300010010	3300 DARK SKY DR, HARMONY FL 34773
2	302632329300010020	3302 DARK SKY DR, HARMONY FL 34773
3	302632329300010030	3304 DARK SKY DR, HARMONY FL 34773
4	302632329300010040	3306 DARK SKY DR, HARMONY FL 34773
5	302632329300010050	3308 DARK SKY DR, HARMONY FL 34773
6	302632329300010060	3310 DARK SKY DR, HARMONY FL 34773
7	302632329300010070	3312 DARK SKY DR, HARMONY FL 34773
8	302632329300010080	3314 DARK SKY DR, HARMONY FL 34773
9	302632329300010090	3308 GRANDE HERON DR, HARMONY FL 34773
10	302632329300010100	3312 GRANDE HERON DR, HARMONY FL 34773
11	302632329300010110	3314 GRANDE HERON DR, HARMONY FL 34773
12	302632329300010120	3316 GRANDE HERON DR, HARMONY FL 34773
13	302632329300010130	3320 GRANDE HERON DR, HARMONY FL 34773
14	302632329300010140	3322 GRANDE HERON DR, HARMONY FL 34773
15	302632329300010150	3324 GRANDE HERON DR, HARMONY FL 34773
16	302632329300010160	3326 GRANDE HERON DR, HARMONY FL 34773
17	302632329300010170	6835 HABITAT DR, HARMONY FL 34773
18	302632329300010180	6833 HABITAT DR, HARMONY FL 34773
19	302632329300010190	6831 HABITAT DR, HARMONY FL 34773
20	302632329300010200	6827 HABITAT DR, HARMONY FL 34773
21	302632329300010210	6825 HABITAT DR, HARMONY FL 34773
22	302632329300010220	6821 HABITAT DR, HARMONY FL 34773
23	302632329300010230	6819 HABITAT DR, HARMONY FL 34773
24	302632329300010240	6815 HABITAT DR, HARMONY FL 34773
25	302632329300010250	6813 HABITAT DR, HARMONY FL 34773
26	302632329300010260	6809 HABITAT DR, HARMONY FL 34773
27	302632329300010270	6807 HABITAT DR, HARMONY FL 34773
28	302632329300010280	6800 HABITAT DR, HARMONY FL 34773
29	302632329300010290	6802 HABITAT DR, HARMONY FL 34773
30	302632329300010300	6804 HABITAT DR, HARMONY FL 34773
31	302632329300010310	6506 HABITAT DR, HARMONY FL 34773
32	302632329300010320	6808 HABITAT DR, HARMONY FL 34773
33	302632329300010330	6810 HABITAT DR, HARMONY FL 34773
34	302632329300010340	6812 HABITAT DR, HARMONY FL 34773
35	302632329300010350	6814 HABITAT DR, HARMONY FL 34773
36	302632329300010360	6816 HABITAT DR, HARMONY FL 34773
37	302632329300010370	6818 HABITAT DR, HARMONY FL 34773
38	302632329300010380	6820 HABITAT DR, HARMONY FL 34773
39	302632329300010390	6822 HABITAT DR, HARMONY FL 34773
40	302632329300010400	6824 HABITAT DR, HARMONY FL 34773
41	302632329300010410	6826 HABITAT DR, HARMONY FL 34773
42	302632329300010420	6828 HABITAT DR, HARMONY FL 34773
43	302632329300010430	6830 HABITAT DR, HARMONY FL 34773

HARMONY PARCELS NEIGHBORHOOD H1

44	302632329300010440	6832 HABITAT DR, HARMONY FL 34773
45	302632329300010450	6834 HABITAT DR, HARMONY FL 34773
46	302632329300010460	3347 GRANDE HERON DR, HARMONY FL 34773
47	302632329300010470	3345 GRANDE HERON DR, HARMONY FL 34773
48	302632329300010480	3343 GRANDE HERON DR, HARMONY FL 34773
49	302632329300010490	3341 GRANDE HERON DR, HARMONY FL 34773
50	302632329300010500	3339 GRANDE HERON DR, HARMONY FL 34773
51	302632329300010510	3337 GRANDE HERON DR, HARMONY FL 34773
52	302632329300010520	3335 GRANDE HERON DR, HARMONY FL 34773
53	302632329300010530	3333 GRANDE HERON DR, HARMONY FL 34773
54	302632329300010540	3331 GRANDE HERON DR, HARMONY FL 34773
55	302632329300010550	3329 GRANDE HERON DR, HARMONY FL 34773
56	302632329300010560	3327 GRANDE HERON DR, HARMONY FL 34773
57	302632329300010570	3325 GRANDE HERON DR, HARMONY FL 34773
58	302632329300010580	6901 GRANDE HERON DR, HARMONY FL 34773
59	302632329300010590	6903 GRANDE HERON DR, HARMONY FL 34773
60	302632329300010600	6905 GRANDE HERON DR, HARMONY FL 34773
61	302632329300010610	6907 GRANDE HERON DR, HARMONY FL 34773
62	302632329300010620	6909 GRANDE HERON DR, HARMONY FL 34773
63	302632329300010630	6911 GRANDE HERON DR, HARMONY FL 34773
64	302632329300010640	6913 GRANDE HERON DR, HARMONY FL 34773
65	302632329300010650	6915 GRANDE HERON DR, HARMONY FL 34773
66	302632329300010660	6907 GRANDE HERON DR, HARMONY FL 34773
67	302632329300010670	6919 GRANDE HERON DR, HARMONY FL 34773
68	302632329300010680	6921 GRANDE HERON DR, HARMONY FL 34773
69	302632329300010690	6923 GRANDE HERON DR, HARMONY FL 34773
70	302632329300010700	3323 GRANDE HERON DR, HARMONY FL 34773
71	302632329300010710	3321 GRANDE HERON DR, HARMONY FL 34773
72	302632329300010720	3319 GRANDE HERON DR, HARMONY FL 34773
73	302632329300010730	3317 GRANDE HERON DR, HARMONY FL 34773
74	302632329300010740	3315 GRANDE HERON DR, HARMONY FL 34773
75	302632329300010750	3313 GRANDE HERON DR, HARMONY FL 34773
76	302632329300010760	3311 GRANDE HERON DR, HARMONY FL 34773
77	302632329300010770	3309 GRANDE HERON DR, HARMONY FL 34773
78	302632329300010780	3307 GRANDE HERON DR, HARMONY FL 347707
79	302632329300010790	3305 GRANDE HERON DR, HARMONY FL 34773
80	302632329300010800	3303 GRANDE HERON DR, HARMONY FL 34773
81	302632329300010810	3301 GRANDE HERON DR, HARMONY FL 34773
82	302632329300010820	6925 GRANDE HERON DR, HARMONY FL 34773
83	302632329300010830	6927 GRANDE HERON DR, HARMONY FL 34773
84	302632329300010840	6929 GRANDE HERON DR, HARMONY FL 34773
85	302632329300010850	6931 GRANDE HERON DR, HARMONY FL 34773
86	302632329300010860	6933 GRANDE HERON DR, HARMONY FL 34773
87	302632329300010870	6935 GRANDE HERON DR, HARMONY FL 34773

HARMONY PARCELS NEIGHBORHOOD H1

88	302632329300010880	6937 GRANDE HERON DR, HARMONY FL 34773
89	302632329300010890	6939 GRANDE HERON DR, HARMONY FL 34773
90	302632329300010900	6941 GRANDE HERON DR, HARMONY FL 34773
91	302632329300010910	6943 GRANDE HERON DR, HARMONY FL 34773
92	302632329300010920	6848 LITTLE BLUE LN, HARMONY FL 34773
93	302632329300010930	6846 LITTLE BLUE LN, HARMONY FL 34773
94	302632329300010940	6844 LITTLE BLUE LN, HARMONY FL 34773
95	302632329300010950	6842 LITTLE BLUE LN, HARMONY FL 34773
96	302632329300010960	6840 LITTLE BLUE LN, HARMONY FL 34773
97	30-26-32-3293-0001-0970	6836 LITTLE BLUE LN, HARMONY FL 34773
98	30-26-32-3293-0001-0980	6834 LITTLE BLUE LN, HARMONY FL 34773
99	30-26-32-3293-0001-0990	6832 LITTLE BLUE LN, HARMONY FL 34773
100	30-26-32-3293-0001-1000	6830 LITTLE BLUE LN, HARMONY FL 34773
101	30-26-32-3293-0001-1010	6820 LITTLE BLUE LN, HARMONY FL 34773
102	30-26-32-3293-0001-1020	6822 LITTLE BLUE LN, HARMONY FL 34773
103	30-26-32-3293-0001-1030	6824 LITTLE BLUE LN, HARMONY FL 34773
104	30-26-32-3293-0001-1040	6826 LITTLE BLUE LN, HARMONY FL 34773
105	30-26-32-3293-0001-1050	6816 LITTLE BLUE LN, HARMONY FL 34773
106	30-26-32-3293-0001-1060	6814 LITTLE BLUE LN, HARMONY FL 34773
107	30-26-32-3293-0001-1070	6812 LITTLE BLUE LN, HARMONY FL 34773
108	30-26-32-3293-0001-1080	6810 LITTLE BLUE LN, HARMONY FL 34773
109	30-26-32-3293-0001-1090	6800 LITTLE BLUE LN, HARMONY FL 34773
110	30-26-32-3293-0001-1100	6802 LITTLE BLUE LN, HARMONY FL 34773
111	30-26-32-3293-0001-1110	6804 LITTLE BLUE LN, HARMONY FL 34773
112	30-26-32-3293-0001-1120	6806 LITTLE BLUE LN, HARMONY FL 34773

Harmony – Neighborhood F

LOT#	PARCEL ID	PHYSICAL ADDRESS
1	302632329400010010	3102 DARK SKY DR, SAINT CLOUD FL 34773
2	302632329400010020	3104 DARK SKY DR, SAINT CLOUD FL 34773
3	302632329400010030	3106 DARK SKY DR, SAINT CLOUD FL 34773
4	302632329400010040	3108 DARK SKY DR, SAINT CLOUD FL 34773
5	302632329400010050	3110 DARK SKY DR, SAINT CLOUD FL 34773
6	302632329400010060	3112 DARK SKY DR, SAINT CLOUD FL 34773
7	302632329400010070	3114 DARK SKY DR, SAINT CLOUD FL 34773
8	302632329400010080	3116 DARK SKY DR, SAINT CLOUD FL 34773
9	302632329400010090	3118 DARK SKY DR, SAINT CLOUD FL 34773
10	302632329400010100	3120 DARK SKY DR, SAINT CLOUD FL 34773
11	302632329400010110	3122 DARK SKY DR, SAINT CLOUD FL 34773
12	302632329400010120	3124 DARK SKY DR, SAINT CLOUD FL 34773
13	302632329400010130	3126 DARK SKY DR, SAINT CLOUD FL 34773
14	302632329400010140	3128 DARK SKY DR, SAINT CLOUD FL 34773
15	302632329400010150	3130 DARK SKY DR, SAINT CLOUD FL 34773
16	302632329400010160	3132 DARK SKY DR, SAINT CLOUD FL 34773
17	302632329400010170	3134 DARK SKY DR, SAINT CLOUD FL 34773
18	302632329400010180	3136 DARK SKY DR, SAINT CLOUD FL 34773
19	302632329400010190	3138 DARK SKY DR, SAINT CLOUD FL 34773
20	302632329400010200	3140 DARK SKY DR, SAINT CLOUD FL 34773
21	302632329400010210	3142 DARK SKY DR, SAINT CLOUD FL 34773
22	302632329400010220	3144 DARK SKY DR, SAINT CLOUD FL 34773
23	302632329400010230	3146 DARK SKY DR, SAINT CLOUD FL 34773
24	302632329400010240	3148 DARK SKY DR, SAINT CLOUD FL 34773
25	302632329400010250	3150 DARK SKY DR, SAINT CLOUD FL 34773
26	302632329400010260	3152 DARK SKY DR, SAINT CLOUD FL 34773
27	302632329400010270	3154 DARK SKY DR, SAINT CLOUD FL 34773
28	302632329400010280	3156 DARK SKY DR, SAINT CLOUD FL 34773
29	302632329400010290	3158 DARK SKY DR, SAINT CLOUD FL 34773
30	302632329400010300	3160 DARK SKY DR, SAINT CLOUD FL 34773
31	302632329400010310	3162 DARK SKY DR, SAINT CLOUD FL 34773
32	302632329400010320	3164 DARK SKY DR, SAINT CLOUD FL 34773
33	302632329400010330	3166 DARK SKY DR, SAINT CLOUD FL 34773
34	302632329400010340	3168 DARK SKY DR, SAINT CLOUD FL 34773
35	302632329400010350	3170 DARK SKY DR, SAINT CLOUD FL 34773
36	302632329400010360	3172 DARK SKY DR, SAINT CLOUD FL 34773
37	302632329400010370	3174 DARK SKY DR, SAINT CLOUD FL 34773
38	302632329400010380	3176 DARK SKY DR, SAINT CLOUD FL 34773
39	302632329400010390	3175 DARK SKY DR, SAINT CLOUD FL 34773
40	302632329400010400	3173 DARK SKY DR, SAINT CLOUD FL 34773
41	302632329400010410	3171 DARK SKY DR, SAINT CLOUD FL 34773
42	302632329400010420	3169 DARK SKY DR, SAINT CLOUD FL 34773
43	302632329400010430	3167 DARK SKY DR, SAINT CLOUD FL 34773

Harmony – Neighborhood F

44	302632329400010440	3165 DARK SKY DR, SAINT CLOUD FL 34773
45	302632329400010450	3163 DARK SKY DR, SAINT CLOUD FL 34773
46	302632329400010460	3161 DARK SKY DR, SAINT CLOUD FL 34773
47	302632329400010470	3159 DARK SKY DR, SAINT CLOUD FL 34773
48	302632329400010480	3157 DARK SKY DR, SAINT CLOUD FL 34773
49	302632329400010490	3153 DARK SKY DR, SAINT CLOUD FL 34773
50	302632329400010500	3151 DARK SKY DR, SAINT CLOUD FL 34773
51	302632329400010510	3147 DARK SKY DR, SAINT CLOUD FL 34773
52	302632329400010520	3143 DARK SKY DR, SAINT CLOUD FL 34773
53	302632329400010530	3141 DARK SKY DR, SAINT CLOUD FL 34773
54	302632329400010540	3139 DARK SKY DR, SAINT CLOUD FL 34773
55	302632329400010550	3137 DARK SKY DR, SAINT CLOUD FL 34773
56	302632329400010560	3135 DARK SKY DR, SAINT CLOUD FL 34773
57	302632329400010570	3133 DARK SKY DR, SAINT CLOUD FL 34773
58	302632329400010580	3131 DARK SKY DR, SAINT CLOUD FL 34773
59	302632329400010590	3129 DARK SKY DR, SAINT CLOUD FL 34773
60	302632329400010600	3127 DARK SKY DR, SAINT CLOUD FL 34773
61	302632329400010610	3125 DARK SKY DR, SAINT CLOUD FL 34773
62	302632329400010620	3123 DARK SKY DR, SAINT CLOUD FL 34773
63	302632329400010630	3121 DARK SKY DR, SAINT CLOUD FL 34773
64	302632329400010640	3119 DARK SKY DR, SAINT CLOUD FL 34773
65	302632329400010650	3117 DARK SKY DR, SAINT CLOUD FL 34773
66	302632329400010660	3115 DARK SKY DR, SAINT CLOUD FL 34773

Harmony Planned Development Amendment

Exhibit B *Site Aerial*

Harmony

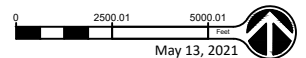
AERIAL PHOTOGRAPH



 SUBJECT SITE



**Rj WHIDDEN and
ASSOCIATES, INC.**
LAND PLANNERS AND DEVELOPMENT CONSULTANTS
316 Church St. Kissimmee, FL. 34741 - 407 846 1880



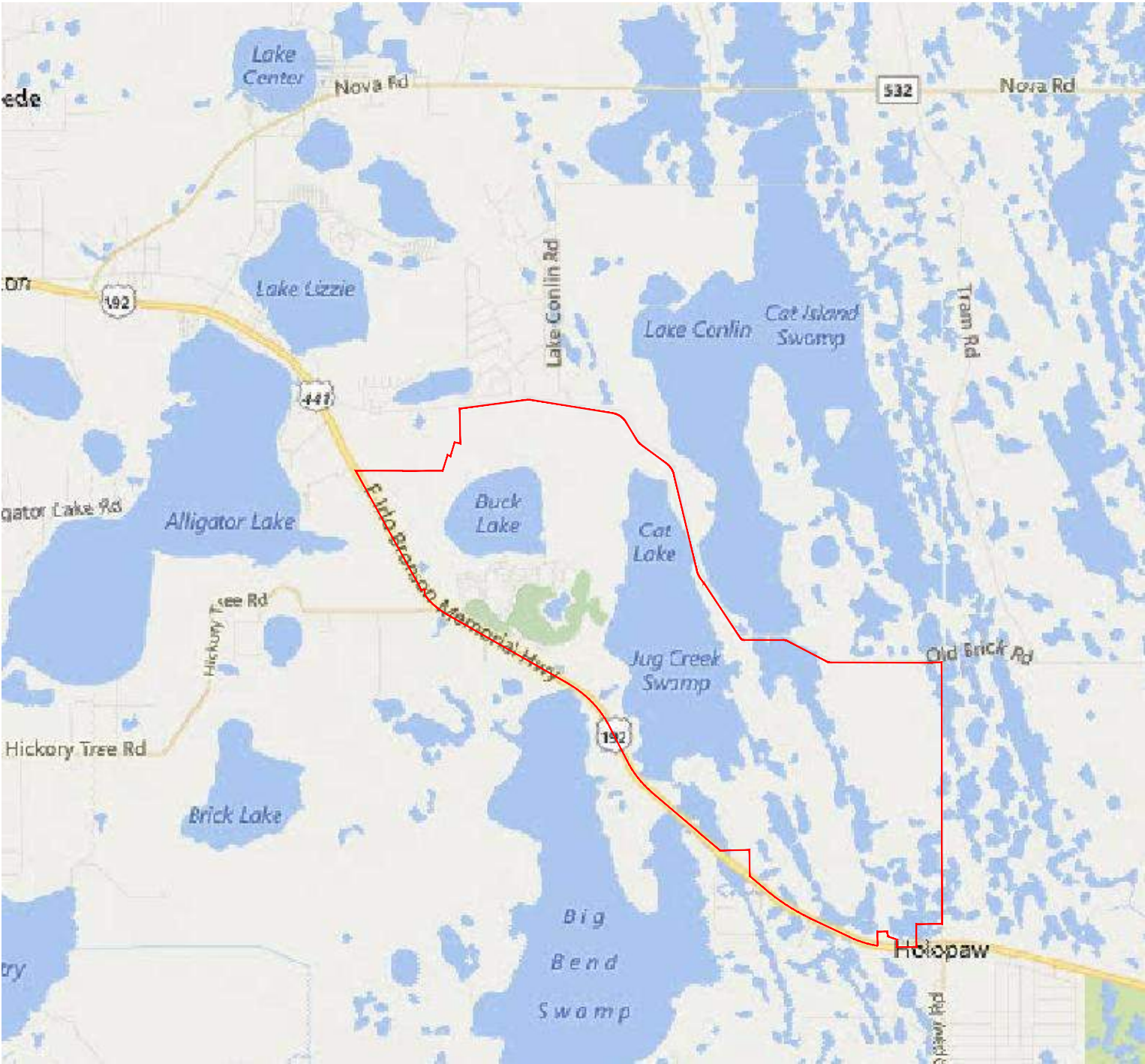
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**Harmony
Planned Development Amendment**

**Exhibit C
*Site Location Map***

Harmony

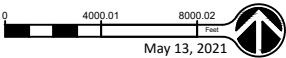
GENERAL LOCATION MAP



 SUBJECT SITE



**Rj WHIDDEN and
ASSOCIATES, INC.**
LAND PLANNERS AND DEVELOPMENT CONSULTANTS
316 Church St. Kissimmee, FL. 34741 - 407 846 1880



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Harmony
Planned Development Amendment

Exhibit D
Master Development Plan

LAND USE	Phase 1	Phase 2	Phase 3	TOTAL
Single-family Res. ⁽¹⁾	2,460 du	840 du	1,300 du	4,600 du
Multi-family Res. ⁽¹⁾	600 du	500 du	500 du	1,600 du
Resort Res.	400 du	300 du	300 du	1,000 du
Commercial	125,000 gsf	125,000 gsf	100,000 gsf	350,000 gsf
Office	250,000 gsf	125,000 gsf	125,000 gsf	500,000 gsf
Industrial	350,000 gsf	325,000 gsf	325,000 gsf	1,000,000 gsf
Golf Course	260 ac.	0	0	260 ac.



Harmony
OSCEOLA COUNTY, FLORIDA

REVISED July, 2020



1. NEIGHBORHOOD COMMERCIAL AND INSTITUTIONAL USES PERMITTED IN RESIDENTIAL MIXED USE PARCELS THROUGHOUT THE PROJECT. LOCATION TO BE DETERMINED AT SDP LEVEL OF PERMITTING WITH OSCEOLA COUNTY. NEIGHBORHOOD COMMERCIAL SQUARE FOOTAGE IS INCLUDED IN THE COMMERCIAL SQUARE FOOTAGE SPECIFIED IN THE DEVELOPMENT PROGRAM.
2. PERMITTED OPEN SPACE USES SHALL BE CONSISTENT WITH THE HARMONY FLUM AND THE RURAL/AG FLUM CATEGORY AS DESCRIBED HEREIN.
3. NEIGHBORHOOD PARKS TO BE LOCATED THROUGHOUT THE RESIDENTIAL PARCELS CONSISTENT WITH T.N.D. CRITERIA
4. TOWN CENTER PERMITTED USES TO INCLUDE COMMERCIAL, RESIDENTIAL, RESORT RESIDENTIAL, OFFICE AND INSTITUTIONAL. RESIDENTIAL UNITS AND/OR SQUARE FOOTAGE FOR THESE USES ARE INCLUDED WITHIN THE UNITS AND/OR SQUARE FOOTAGE SPECIFIED IN THE DEVELOPMENT PROGRAM CHART.
5. EQUESTRIAN TRAILS/FACILITIES PERMITTED THROUGHOUT PROJECT SITE LOCATION TO BE DETERMINED AT SDP LEVEL OF PERMITTING WITH OSCEOLA COUNTY.
6. WETLANDS DIGITIZED FROM AERIAL PHOTOGRAPHS. WETLANDS THAT ARE LESS THAN 5 AC. IN SIZE ARE NOT SHOWN AND WILL BE ADDRESSED AT THE SDP LEVEL OF PERMITTING. WETLAND IMPACTS FOR ACCESS EQUALS APPROXIMATELY 7.52 AC. LOCATION IS APPROXIMATE AND MAY CHANGE WHEN SURVEYED. THIS SHALL BE PERMITTED THROUGH LOCAL JURISDICTIONS AND WILL NOT REQUIRE AN ADDITIONAL REVIEW.
7. HARMONY INSTITUTE IS A PERMITTED USE WITHIN ALL LAND USE CLASSIFICATIONS. FINAL LOCATIONS & FACILITIES TO BE IDENTIFIED AT COUNTY SDP LEVEL OF PERMITTING CONSISTENT WITH THE SCHOOL Siting STANDARDS OF THE LDC.
8. MANAGEMENT OF THE GOLF COURSE SHALL INCLUDE STANDARD GOLF COURSE MANAGEMENT TECHNIQUES. A TOTAL OF FIVE ACRES OF GOLF COURSE LAND LITTORAL ZONES SHALL BE MANAGED IN PERPETUITY TO PROVIDE A SHALLOW EMERGENT WETLAND HABITAT. SUCH EMERGENT WETLAND HABITAT SHALL PROVIDE BOTH NESTING AND FORAGING HABITAT FOR FLORIDA SANDHILL CRANES. LITTORAL ZONES SHALL BE PROVIDED WITHIN PONDS ADJACENT TO WETLANDS IN GOLF COURSE.

Harmony Planned Development Amendment

Exhibit E

Harmony PD Permitted Uses Table

EXHIBIT E - HARMONY PD PERMITTED USES TABLE

	Town Center	Residential Mixed Use (Inc. R2 & R3)	Non-Residential Mixed Use	Institutional	Standard Commercial	Recreation / Open Space	Conservation	Rural
Accounting	P	P	P		P	P		
Adult Congregate care and/or assisted living communities	P	P	P					
Agricultural facilities and barns	P	P	P			P		P
Agricultural Feed, Seed & Fertilizer sales			P		P			P
Alternative and Green Energy Related Facilities	P	P	P		P	P		P
Appliance Sales and Service			P		P			
Art Gallery	P	P	P		P			
Art studio	P	P			P			
Assembly and Manufacturing uses not listed as permitted uses		P	P		P			
Assembly/Packaging of Electrical and Mechanical devices			P		P			
Assembly/Packaging of Pre-Manufactured Consumer Products			P		P			
Athletic Clubs, Health and Fitness Centers	P	P	P	P	P			
Attorneys	P	P			P			
Audio / Video Production		P	P					
Auto Body Shop			P		P			
Automobile Parts Sales (No Outdoor Storage Allowed)			P		P			
Automobile Service and Repair (Indoor Only)			P		P			

EXHIBIT E - HARMONY PD PERMITTED USES TABLE

	Town Center	Residential Mixed Use (Inc. R2 & R3)	Non-Residential Mixed Use	Institutional	Standard Commercial	Recreation / Open Space	Conservation	Rural
Automobile Tires and Mufflers Sales			P		P			
Automobile Washing			P		P			
Bait and Tackle shops		P	P		P			A
Bakery	P	P	P		P			
Ball fields and other multi-use field recreation uses	P	P	P	P	P	P		A
Barber shop	P	P	P		P			
batting cages		P	P	P	P	P		
Bicycle sales and service	P		P		P			
Boardwalks	P	P	P		P	P	P	P
Boat ramps						P	P	P
Building Supplies	P		P		P			
Bus shelters	P	P	P		P	P		
Business Consultants	P	P			P			
Business Support facilities (restaurants, print shops, etc...)	P	P	P		P			
Cabinet and Carpentry Shops			P		P			
Canoe and Kayak launching/loading areas and storage facilities		P				P	P	P
Child Care Center	P	P		P	P			
Cinema	P				P			
Clubhouse(s)	P	P	P			P		

EXHIBIT E - HARMONY PD PERMITTED USES TABLE

	Town Center	Residential Mixed Use (Inc. R2 & R3)	Non-Residential Mixed Use	Institutional	Standard Commercial	Recreation / Open Space	Conservation	Rural
Community based research and civic uses	P	P	P	P	P			P
Community Halls	P	P	P	P		P		
Community Maintenance facilities	P	P	P	P	P	P		A
Community Pools	P	P	P	P	P	P		A
Conference or Meeting Halls	P	P		P	P			
Consulting Services	P	P			P			
Convenience store with or without gas service			P		P			
Convenience stores without gas service	P	P	P		P			
Dance, Fitness, Karate Studios	P	P	P		P			
Defined greenbelts and wildlife corridors	P	P	P		P	P	P	P
Distribution Center			P					
Dog Parks	P	P	P		P	P		A
Dormitories		P	P	P				A
Drainage Structures	P	P	P	P	P	P	P	P
Dry Cleaning (Commercial)			P		P			
Dry-cleaning (Retail)	P	P	P		P			
Educational Center	P	P	P	P	P	P	P	A
Electric and Communication Utility Structures	P	P	P	P	P	P		P

EXHIBIT E - HARMONY PD PERMITTED USES TABLE

	Town Center	Residential Mixed Use (Inc. R2 & R3)	Non-Residential Mixed Use	Institutional	Standard Commercial	Recreation / Open Space	Conservation	Rural
Entry Features in scale with surrounding structures	P	P	P	P	P	P		P
Environmental center	P	P	P	P	P	P	P	P
Equestrian Center	P3	P	P	P	P	P	P	P
Equestrian Trails	P	P	P	P	P	P	P	P
Equestrian Uses and Facilities	P3	P	P	P	P	P		P
Financial Services	P	P			P			
Fire Station	P	P	P	P	P			
Fire Station with EMS	P	P	P	P	P			
Fire/Police/EMS station sites			P	P	P			
Fishing Piers, Boat docks	P	P	P			P	P	P
Fishing Piers, Docks, Boat ramps/boat slips		P			P	P	P	P
Florist	P		P		P			
Funeral Home	P		P		P			
Garden Center / Nursery (Indoor and Outdoor)			P		P			
Gas Distribution Pipeline	P	P	P	P	P	P	P	
Gas Station with automobile service bays and car wash			P		P			
General Business Office	P	P			P			
General Commercial	P	P	P		P			
General Contractors Office and Yard			P		P			

EXHIBIT E - HARMONY PD PERMITTED USES TABLE

	Town Center	Residential Mixed Use (Inc. R2 & R3)	Non-Residential Mixed Use	Institutional	Standard Commercial	Recreation / Open Space	Conservation	Rural
General Office	P	P			P			
General Professional services	P	P			P			
General Retail	P	P			P			
Golf courses, including associated facilities						P		
Governmental Offices	P			p	P			
Grocery store	P				P			
Hardware, Home & Garden Supply	P		P		P			
Harmony Institute	P	P	P	p	P	P		P
Heliport			P		P			
Hotel/motel	P	P			P			
Ice-cream, Candy, Cookie Shop	P	P			P			
Information Kiosks	P	P	P		P	P		A
Institutional Uses		P	P	P	P			
Interior Decorating and Furniture Sales	P		P		P			
Internet and Technology Consultants	P				P			
Laundromat (Retail)	P		P		P			
Lawn and Tractor Equipment Sales & Service			P		P			
Libraries and other neighborhood activities not operated for profit	P	P		P	P			

EXHIBIT E - HARMONY PD PERMITTED USES TABLE

	Town Center	Residential Mixed Use (Inc. R2 & R3)	Non-Residential Mixed Use	Institutional	Standard Commercial	Recreation / Open Space	Conservation	Rural
Libraries and other public or civic uses	P	P	P	P	P			
Light industrial(not already listed) that are consistent with the intent of this PD			P		P			
Lumber yard			P		P			
Machine Shop			P					
Manufacturing			P					
Meat, fish and seafood Markets			P		P			
Medical/Dental clinics/centers	P		P		P			
Mini-Storage			P		P			
Montessori Schools	P	P		P	P			
Motorcycle/ATV/NEV Sales & Service			P		P			
Museums and galleries	P			P	P			
Music Studio	P		P	P	P			
Neighborhood Entry Features in scale with surrounding structures		P		P	P			P
Neighborhood pub and or lounge	P				P			
Neighborhood Retail	P	P			P			A
Observation platforms and blinds (covered and uncovered)				P	P	P	P	P
Office support facilities such as shipping and print shops, etc	P		P		P			
Outdoor / Indoor Skate park			P		P	P		
Outdoor Amphitheaters	P	P	P	P	P	P		A

EXHIBIT E - HARMONY PD PERMITTED USES TABLE

	Town Center	Residential Mixed Use (Inc. R2 & R3)	Non-Residential Mixed Use	Institutional	Standard Commercial	Recreation / Open Space	Conservation	Rural
Outdoor recreational fields and associated facilities		P		P	P	P		A
Outdoor RV and Boat Storage			P					
Paint and Glass Sales			P		P			
Paint Shop			P		P			
Parking Garage	P			P	P			
Parks	P	P	P	P	P	P		P
Pedestrian sidewalks and bicycle paths (pervious and impervious)	P	P	P	P	P	P		P
Pet Supplies	P		P		P			
Petroleum Sales (gas station)			P		P			
Pharmacy	P				P			
Photographic Services	P		P		P			
Plumbing/HVAC/Electrical Contracting			P		P			
Police station and security houses/stations	P	P	P	P	P			
Pool / Spa Installers and Contractors			P		P			
Pool Supplies and Service			P		P			
Printing and Publishing			P		P			
Professional Office	P		P	P	P			A
Professional Services	P		P	P	P			

EXHIBIT E - HARMONY PD PERMITTED USES TABLE

	Town Center	Residential Mixed Use (Inc. R2 & R3)	Non-Residential Mixed Use	Institutional	Standard Commercial	Recreation / Open Space	Conservation	Rural
Public Parks	P	P	P	P	P	P		P
Public Relations Managers	P				P			
Public squares/ courtyards (pervious and impervious)	P	P	P	P	P	P		P
Religious structures and supporting facilities	P	P		P	P			
Reprographic Services	P		P		P			
Research and Laboratory Facilities	P		P	P	P			A
Residential and Commercial Real Estate Services	P	P			P			
Residential Multi-Family Residential dwellings duplex, triplex, townhouse, apartments, & condo units	P1	P1			P1			
Residential Multi-Family Residential live work Town Home or Condo Units	P1				P1			
Residential Single Family Residential Lots Attached or Detached Uses with Office	P1	P						
Residential Single Family Units- Detached		P2						P2
Residential Single Family Units - Attached Townhomes	P1	P1			P1			
Restaurant and banquet facility	P							A
Restaurants	P	P						
Retail	P							A
Roofing Contractors			P					
RV / Boat Service and Repair			P		P			
Sales and Marketing Services	P	P			P			
Salon or Spa Services	P				P			

EXHIBIT E - HARMONY PD PERMITTED USES TABLE

	Town Center	Residential Mixed Use (Inc. R2 & R3)	Non-Residential Mixed Use	Institutional	Standard Commercial	Recreation / Open Space	Conservation	Rural
Schools, both public and private	P	P	P	P	P			
Self service laundry	P				P			
Service and Repair of Appliances and Electronics			P		P			
Shared Surface Parking Lots (Commercial Use)	P		P	P	P			
Shopping center with multiple tenants	P				P			
Small Engine Service and Repair			P		P			
Sport's Complex, including associated fields, seating, associated structures and parking		P		P	P	P		
Stormwater Management Ponds and Facilities	P	P	P	P	P	P		P
Temporary facilities for carnivals, art shows, food festivals, etc	P	P	P	P	P	P		
tennis courts		P		P		P		
Testing Laboratories			P		P			
Tower (steeple, bell, water, observation or other in scale with surrounding structures with none but code required associated lighting)	P	P	P	P	P	P		
Towers (Radio, Telecommunications) *			P	P	P			
Trail head, wayfinding and informational displays	P	P	P	P	P	P	P	P
Trails and Boardwalks		P	P	P	P	P	P	P
Upland Preservation	P	P	P	P	P	P	P	P
Utilities (including alternative energy facilities)		P	P		P			P
Utility Infrastructure Uses*			P		P			P

EXHIBIT E - HARMONY PD PERMITTED USES TABLE

	Town Center	Residential Mixed Use (Inc. R2 & R3)	Non-Residential Mixed Use	Institutional	Standard Commercial	Recreation / Open Space	Conservation	Rural
Utility sub-stations and transmission lines	P	P	P	P	P	P		
Veterinary office/clinic (must be located in an enclosed building with no outdoor runs or pens)	P		P		P			
Video Rental	P	P	P		P			
volley ball courts		P		P		P		
Warehouse			P					
Wastewater Lift Stations		P	P		P	P		
Water and Wastewater Utilities			P		P			
Welding Shop			P		P			
Wholesale uses	P		P		P			
Worship Center	P	P	P	P	P			

LEGEND AND NOTES:

P = PERMITTED USE

A = Ancillary Use

*** = SUBJECT TO LDC SITING STANDARDS**

EXHIBIT E - HARMONY PD PERMITTED USES TABLE

P1)

Residential dwellings including duplex, triplex, townhouse, apartment complex, live-work, and condominiums all may include the following customary uses when accessory and incidental to the main structure(s):

- a. Accessory structures
- b. Attached or detached garage
- c. Carport Concrete walkways
- d. Concrete walkways
- e. Decks (wood, concrete or other)
- f. Fencing and screening
- g. Open air gardens
- h. Pervious walkways
- i. Porch
- j. Retaining walls (wood, concrete or other)
- k. Street legal alternative vehicle storage(personal use only)
- l. Trellis (wood, aluminum or other)

Residential dwellings consisting of detached Single-Family and townhouse, all including the following customary uses when accessory and incidental to the main structure(s):

P2)

- a. swimming pool
- b. accessory structures
- c. attached or detached garage
- d. carport
- e. concrete walkways
- f. decks (wood, concrete or other)
- g. fencing and screening
- h. Garage Apartment or Accessory Dwelling Unit
- i. greenhouse (glass or other material)
- j. open air gardens
- k. pervious walkways
- l. porch
- m. retaining walls (wood, concrete or other)
- n. sauna/bath house
- o. street legal alternative vehicle storage (personal use only)
- p. trellis (wood, aluminum or other)

EXHIBIT E - HARMONY PD PERMITTED USES TABLE

P3)

Permitted Equestrian uses within the Town Center:

A. The following Equestrian uses and associated structures as described below shall be permitted uses within the Town Center and shall not require additional approval:

1. Grazing of horses not to exceed 1 horse per 1 ½ acres
2. Board, split rail, wire, electric or similar pasture fencing.
3. Shade structures
4. Small sheds and iconic structures.
5. Mounting ramps, corals, and pens.
6. As non-habitable agricultural structures, structures described in this paragraph will not require fire protection.

B. The following Equestrian uses shall remain permitted uses through the Town Center but shall require EIP approval prior to construction:

1. Any structures containing office space or restrooms.
2. Drop off or parking areas.
3. Other similar structures exceeding the thresholds described in Paragraph I.
4. Grazing of horses not to exceed 1 horse per 1 ½ acres.

Harmony
Planned Development Amendment

Exhibit F
Development Standards Table

District	Residential Related Requirements				Other General Requirements					Setbacks (See Notes 1 and 2 on Page 2)								Parking Requirement	Other Requirements
	Maximum Residential Density (DU per acre)	Minimum Residential Density (DU per acre)	Minimum Lot Width (ft.)	Minimum Lot Area (SF)	Minimum Separation Between Buildings (ft)	Maximum Height (ft.)	Max F.A.R.	Max. I.S.R.	Min. Open Space	Front (Primary Structure) (ft)	Front (Porch) (ft)	Side (ft)	Corner Side (Primary Structure) (ft)	Corner Side (to Wrap Around Porch) (ft)	Rear (ft)	Front Loaded Garage (ft)	Alley Loaded Garage (ft)		
5.1 Residential Mixed Use																			
5.1.1 Residential Development Standards																			
5.1.1.1. Detached Single Family Lots	25	2	25	2,000	10	50	NA	NA	NA	13	5	5	10	5	5	20	12.5' to alley tract and Min. of 18' to alley travel lane	2 spaces per unit	Setbacks apply to primary structure, pool, screen enclosure and any other accessory structure
5.1.1.1.a. Accessory Dwelling Unit	only 1 ADU or Garage Apartment per lot	only 1 ADU or Garage Apartment per lot	NA	NA	10	50	NA	NA	NA	Setbacks of Primary Structure Shall Apply							12.5' to alley tract and Min. of 18' to alley travel lane	1 additional space	Setbacks apply to primary structure, pool, screen enclosure and any other accessory structure
5.1.1.1.b. Garage Apartment			NA	NA	10	50	NA	NA	NA	Setbacks of Primary Structure Shall Apply							12.5' to alley tract and Min. of 18' to alley travel lane	See Section 5.1.1.1 of the Development Standards Narrative for additional special requirements related to this use.	Setbacks apply to primary structure, pool, screen enclosure and any other accessory structure
5.1.2. 5.1.1.2. Attached Single Family / Townhome Lots	25	2	15	1,200	10	57.5	NA	NA	NA	5	0	0	10	NA	5	20	12.5' to alley tract and Min. of 18' to alley travel lane	2 spaces per unit	Setbacks apply to primary structure, pool, screen enclosure and any other accessory structure
5.1.1.3. Multi-Family	25	NA	NA	NA	10	57.5	2.00	85%	15%	Front: 0 ft (when adjacent to CDD R/W, 10 ft. in other cases		5	5	NA	5	20	12.5' to alley tract and Min. of 18' to alley travel lane	2 spaces per unit	
Non Residential Development Standards	NA	NA	NA	NA	10	57.5	2.00	85%	15%	Front: 0 ft (when adjacent to CDD R/W, 10 ft. in other cases		5	5	NA	5	20	12.5' to alley tract and Min. of 18' to alley travel lane	1 space per 500 SF	A minimum of 50% of parking shall be on-site with remaining spaces located within 500 ft. of the use.
5.1.3. Residential Business Standards	25	2	25	2,000	10	57.5	NA	NA	NA	5	5	5	5	5	5	20	12.5' to alley tract and Min. of 18' to alley travel lane	See Section 5.1.3 of the Development Standards Narrative for additional special requirements related to this use.	
5.1.4. Resort Residential Standards	Same as 5.1.1.1 for Detached Single Family Units, Same as 5.1.1.2. for Attached or Townhome Units, Same as 5.1.1.3. for Multi-Family Buildings																		
5.1.4.1. Residential Units																			
5.1.4.2. Non- Residential Uses																			
5.1.5. Sports Complex	NA	NA	NA	NA	10	50	NA	85%	15%	Front, Rear and Side yard Setbacks are a standard 10 ft. except where adjacent to an open space tract in which case a 0 ft. setback is allowed.							See Section 5.6.2 of the Development Standards Narrative for additional special requirements related to this use.		

[illegible]

<u>6.7 Utility Trailers</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>12</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
<u>6.8 Shipping Containers</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>12</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
<u>6.9 Modular Buildings</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>10</u>	<u>12</u>	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<u>6.10 Field Services/Maintenance Office</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>10</u>	12	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<u>6.11 Perimeter Chain Link Fence⁽³⁾</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	6	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

- Notes:
- 1. Regarding Alley Loaded Garage Setbacks: Some residential units developed under prior CDPs prior to the issuance of this PD may have alley loaded garage setbacks less than the minimum established by this PD.
 - 2. The use of minimum lot widths, side yard or corner setbacks shall not be permitted to impair safe sight visibility. Minimum sight distances shall be confirmed and shown as part of the SDP review process.
 - 3. 6’ chain link fence will be placed as demonstrated on Exhibit 2 – Site Plan and include planted hedge capable of attaining a 10’ height within 2 years of planting.

Harmony
Planned Development Amendment

Exhibit G
Sandhill Crane Management Plan

CL 2005017427

OR 2684/2

Exhibit D

Sandhill Crane Management Plan

The preservation and maintenance of over 250 acres of Florida sandhill crane (*Grus canadensis pratensis*) foraging habitat is proposed (Table 17-1). Two areas for management include the proposed golf course (256.4 acres) and an improved pasture-preservation area in the central portion of the site (90.0 acres). Areas of saw palmetto (*Serenoa repens*) prairie and wax myrtle (*Myrica cerifera*) will be converted. Disking the preserved improved pasture during the late winter or early spring may help to reduce the amount of mowing and may be a beneficial management technique for providing a forage base for the Florida sandhill cranes.

Table 17-1 Summary of Managed Native Grassland Habitats Required by Development No. 17 for the Harmony (a.k.a. Birchwood Acres) Project Site, Osceola County, Florida.

Location	Acreage	Management
Open Space Area Number 1	23.2	Standard golf course turf management practices
Open Space Area Number 2	187.2	Standard golf course turf management practices
Open Space Area Number 3	41.0	Standard golf course turf management practices
Planted Littoral Zones within Open Space Areas (Number 1, 2 & 3)	5.0	Planting of emergent species within littoral zones adjacent to golf course turf
Subtotal	256.4	
Improved Pasture Preservation and Areas to be Converted	90.0	
Subtotal	90.0	
TOTAL	346.4	

Harmony Planned Development Amendment

Exhibit H1 and H2
Regionally Significant Wetlands





LEGEND

- 50' BUFFER
- INTERIOR CORRIDOR ROAD CROSSINGS



Miller
Finthouse
Rymur
Associates, Inc.
Planners
Engineers
Landscape Architects
2000 South 10th Avenue
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EXHIBIT 1B
Harmony DRI
OSCEOLA COUNTY, FLORIDA
PROJECT TYPE: BROWARD ACRES I.A.
HARMONY, FL
THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY

Harmony Planned Development Amendment

Exhibit I
Sign CDP09-0001

HARMONY MASTER SIGNAGE

COMPREHENSIVE DEVELOPMENT PLAN

CDP09-0001



Initial Submittal: January 13, 2009

Revision Date: March 24, 2009

Revision Date: April 29, 2009

Revision Date: June 4, 2009

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- **Section 7.0** **Definitions**
- **Section 8.0** **Exhibits/Illustrations**
- **Section 9.0** **Existing Signage**

SECTION 1.0 PURPOSE AND SCOPE

As Harmony has progressed into its building program it has become necessary to provide a comprehensive framework for signage to be located within the Harmony DRI. This framework will provide direction to applicant/developers and owners while at the same time providing Osceola County with the assurance that Harmony signage will be undertaken in such a way as to be in general conformance with the intent of the County's regulations and the approved PD.

1.1 The purpose of this CDP is to control signs in a manner that will protect property values, enhance the character of Harmony and protect the public's safety and welfare. Since signs also support and complement land use objectives while still permitting reasonable identification and advertising by professional, commercial, and industrial establishments. The guidelines shall prohibit signs that by their size, location, construction, content or manner of display are not aesthetically pleasing, endanger the public safety of individuals, confuse, mislead, obstruct the vision necessary for the traffic safety, or otherwise endanger public health, safety, or welfare.

1.2 The principal features of this CDP are:

1.2.1 It is intended to complement Osceola County's Outdoor Advertising regulations by relating signs to the major characteristics of streets and areas. This will be accomplished by identifying approved signage for the Harmony Planned Development/DRI.

1.2.2 This CDP will further implement the approved Harmony PD.

1.2.3 It restricts the total sign area permissible per building. Any sign placed on land or on a building for the purpose of identification, direction or for advertising a use conducted therein or thereupon shall be deemed accessory and incidental to such land, building use. It is intended that the display of signs will be appropriate to the land, building or use, but not excessive. With respect to sign advertising business uses, it is specifically intended, among other things, to avoid excessive competition and clutter among sign displays in their demand for public attention.

1.2.4 All temporary signs shall be limited and regulated as noted herein.

1.3 This CDP shall not regulate:

- a.** Building design;
- b.** Official traffic or government signs;
- c.** Signs which are not intended to be viewed from any street, road, highway, public or private pedestrian way; gravestones; religious plaques; the display of street numbers; or any display or improvement not defined herein as a sign.

SECTION 2.0 GENERAL PROVISIONS

- 2.1** It shall hereafter be unlawful for any person to erect, place or maintain, or suffer to be erected, placed or maintained, any sign in Harmony except in accordance with the provisions of this CDP.
- 2.2** It shall be a violation of this CDP to place any signage on a site that was created in violation of any land development regulation of Osceola County, Florida.
- 2.3** The administration of this CDP is vested in the office of the Zoning Official, his authorized agent, or other person that the Board of the County Commissioners may from time to time designate. The administration of enforcement of the Southern Standard Building Code is vested in the office of the Building Official, his authorized agent, or other person that the Board of County Commissioners may from time to time designate.
- 2.4** The applicant must demonstrate to the satisfaction of the County that a given sign application is in conformance with the guidelines established by this CDP. Notwithstanding this CDP, any sign determined by Building Department to require a building permit shall be permitted. No sign

shall be authorized to be placed within the site triangle and no sign shall be placed where line of site is obstructed.

- 2.5** No sign shall be erected, altered or relocated without a permit issued by the County, except as otherwise provided herein. A separate permit shall be required for electrical work. Anything defined herein as repairs or maintenance of signs shall not require a permit. If an existing sign is replaced with a new sign the permitting requirements in this CDP must be complied with, whether a permit was required to erect the original sign or not.

2.6 County Permit Requirements

2.6.1 Every permit application shall include:

- a.** Legal description of the property.
- b.** Physical address of the property.
- c.** Name and address of the property owner.
- d.** Name and address of the sign contractor.
- e.** Written consent of the owner.
- f.** Two (2) sets of structural design plans, showing all dimensions of sign, signed and sealed by a Florida registered Engineer if sign structure is over ten (10) feet in height or thirty-two (32) square feet in size.
- g.** Two (2) site plans, including property dimensions, proposed sign location and correct setbacks for sign.

- [illegible]

- 2.7.1** Illuminated signage is recognized as an important element of any non-residential use or activity. Such signage that is desired to be used during hours of darkness shall be adapted to further Harmony's objective to protect its dark skies from light pollution or light trespass. Lighted signs are not permitted in Residential, Conservation or Open

Space zones. In all other zones any lighting for new or replacement signage shall meet the criteria of this section.

2.7.2 Signs erected in Harmony shall not be placed closer than 30 feet if illuminated to any residential boundary line.

2.7.3 Internally illuminated signs must be constructed either with an opaque background and translucent text and symbols, or with a colored (not white, off-white, light gray, cream or yellow) background and generally LIGHTER text and symbols. See illustration E-14.

2.7.4 Externally illuminated signs shall either be lit with ground-mounted lights with dark sky friendly shields or with gooseneck lights mounted above the sign, which direct the light downward onto the sign panel only. See illustration E-11.

2.8 Landscape Requirements

2.8.1 Permanent freestanding commercial signs (monument, pylon, etc) shall be located within a landscaped area at the base of the sign. The landscaped area ratio to sign area shall be 5:1. A landscape plan shall be submitted with any application for permitting a permanent freestanding commercial sign. The landscaped area surrounding a sign shall create an esthetic effect by the combined use of drought tolerant native plant material and appropriate mulching material. Landscaped areas must be maintained to promote healthy plant growth.

2.9 Permitted Signs – Construction of signs that are required by this CDP to have a permit shall adhere to the following standards.

2.9.1 All signs shall be designed and constructed in accordance with the requirements of the Southern Standard Building Code. Unless exempted by the Southern Standard Building Code, no sign shall be constructed, erected or structurally altered without a building permit.

- 2.9.2** No person may engage in the business of erecting, altering, relocating, constructing, or maintaining signs without a valid contractor's license and all required state and federal licenses.
- 2.9.3** All permanent signs shall have self-supporting structures erected on or permanently attached to concrete foundations which comply with the requirements of the Southern Standard Building Code and County regulations, unless specified otherwise herein.
- 2.9.4** All signs shall comply with the wind load requirements of the Southern Standard Building Code.
- 2.9.5** Electrical permits are required for all signs if they are to be lighted or electrically wired, notwithstanding the fact that they may be exempt from having a building permit for the sign. Electric service shall be provided by underground wiring installed by licensed electricians operating with a current electrical building permit except for temporary signs, where temporary electric service may be provided as determined appropriate by the County Building Official. Self contain low voltage solar power lighting and/or battery powered lighting do not require a permit unless the Building Official determines a building permit is required.

2.10 Measurement of Signage

- 2.10.1** Signage area is measured by multiplying the length of a lettered or numbered message, name or statement by the height of the lettered or numbered message. If an advertisement exceeds a single line, the dimensions of each line are added for a total. The total calculations of the letters and logo combined will be defined as the copy area.
- 2.10.2** Logos and icons are counted in the calculation of signage area by multiplying the height by the width of the logo or icon.
- 2.10.3** Artwork, such as building paintings/murals are not included in calculations of building signage unless the painting/mural displays corporate logos, icons, names or products.

2.11 Allowable Building Wall (Façade Segment) Signage

2.11.1 Unless specifically noted, total signage on a given building wall side will be limited as follows:

- a.** Total signage shall not exceed 1.25 square feet of sign area for each one (1) linear foot of façade or façade segment width up to one-hundred (100) linear feet, plus one-half (1/2) square foot for each additional one (1) linear foot of width. See illustration E-4.

2.11.2 Artistic designs that are not considered a sign nor intended for advertising and/or announcements, such as murals and artistic paintings, will not be counted as a part of the total signage coverage entitlement.

2.12 County Right-of-Way and CDD Landscape/Utility (LANDSCAPE/UTILITY (L/U)) Tract

2.12.1 *County Roads* – Excepting traffic signs, signs are not permitted to intrude inside the curb on any County road. Signs located along County rights-of-way with curbed pavement must be setback a minimum of one (1) foot from the back of the curb. Signs located along County rights-of-way without curbs must be setback a minimum of five (5) feet from the edge of the pavement. Blade signs, corner signs and other signs that extend over the CDD LANDSCAPE/UTILITY (L/U) Tract must be setback a minimum of one (1) foot from the back of the curb.

2.12.2 *Community Development District LANDSCAPE/UTILITY (L/U) Tract* – Signs may intrude into or extend over the CDD Landscape/Utility Tract, with written permission from the CDD. Signs located along CDD LANDSCAPE/UTILITY (L/U) Tract with a design speed of greater than 45 miles per hour must be setback a minimum of three (3) feet from the back of the curb. Signs located along CDD LANDSCAPE/UTILITY (L/U) Tracts with a design speed equal to or less than 45 miles per hour must be setback a minimum of one (1) foot from the back of the curb. Blade signs, corner signs and other signs that extend over the CDD LANDSCAPE/UTILITY (L/U) Tract must have a minimum vertical clearance of eight (8) feet. See illustration E-7.

2.13 Miscellaneous Provisions

- 2.13.1** No sign may be erected in such a manner as to impede ingress and egress through any door or emergency exit of any building, impair visibility at any street intersection or driveway entrance, create a traffic or fire hazard, or create conditions adversely affecting the public safety.
- 2.13.2** No sign shall be erected which displays any statement, words, characters or illustrations of any obscene, indecent, or immoral nature.
- 2.13.3** The use of garish and/or overly bright colors is uniformly prohibited. Required regulatory notices and warning signs excluded. Special consideration will be considered in regards to color selection when associated with a corporate “Brand” or Logo on a case by case basis.
- 2.13.4** All signs shall be properly maintained.
- 2.13.5** Free standing wall signs must express the construction techniques and structural constraints of traditional, lasting materials. Simple configurations and solid craftsmanship are favored over complexity or ostentation.
- 2.13.6** Exposed surfaces shall be clean and paint shall not be flaked. Signs shall be sound, kept in a vertical, upright position at all times, defective parts shall be replaced and no rubbish shall be allowed under or near any sign which could constitute a fire hazard. Signs not so maintained shall be in violation of this CDP.
- 2.13.7** A sign which requires approval by the Osceola Board of County Commissioners as a Comprehensive Development Plan (CDP) shall be issued a building permit in accordance with the plans for the sign structure which are submitted and approved. Any variation to this CDP in sign design, structure, overall size or height shall not require approval of a new CDP application, or Amendment of the original CDP.

- 2.13.8** As noted in the approved PD application, Harmony will be developed over several years. Therefore, it is probable that amendments to this CDP will be necessary. Any such amendments may be made by either the Harmony Development Company or an agent duly authorized by the previously mentioned agencies. Amendments to this CDP will be processed in a manner consistent with the approved PD.

SECTION 3.0 SIGNS ALLOWED AND RESTRICTIONS BY TYPE

All signs within Harmony must have written approval from Harmony Development Company or its duly authorized agent and be in compliance with the Southern Standard Building Code. A raised circular seal bearing the Harmony Logo will identify plans approved by Harmony. This CDP does not exempt any applicants from acquiring Sign Permits or Electrical Permits that are required by Osceola County.

Within Harmony, there will be four categories of signage: temporary, major roadway, permanent signs and signage which do not require a zoning permit. These categories are further divided as follows:

Temporary Signs

- a. Construction Signs
- b. Realty Offering Signs
- c. Marketing/Event Signs

Major Roadway Signs

- a. These signs are located at primary focal points along the developments 8-mile frontage of Hwy 192.

Permanent Signs

- a. Building Mounted Signs
 - Awning Signs

- Blade Signs
- Building Directory Signs
- Corner Signs
- Flush-mounted Wall Signs
- Performance/Marquee Signs
- Poster Boxes
- Projecting Signs
- Specialty Signs
- Under Canopy Signs
- b. Freestanding Ground Signs**
 - Fence or Wall Signs
 - Monument Signs
 - Pole/Pylon Signs
- c. Iconic Entry Signs**
- d. Street Signs**

Signage Allowed Which Do Not Require Zoning Permits

- a. Addresses**
- b. Bus Seating and Bus Shelters**
- c. Collection Boxes**
- d. Commemorative Plaque**
- e. Flags**
- f. Government Signs/CDD Signs**
- g. Home Occupation Signs**

- h.** Information Signs
- i.** Memorial Signs
- j.** Neon Window Signs (Interior Only)
- k.** Painted Window or Door Signs (Interior Only)
- l.** Personal Name Signs
- m.** Professional Name Plates
- n.** Realtor Signs
- o.** Trail/Wayfinding Signs
- p.** Warning Signs
- q.** Window Signs (Interior Only)

3.1 Temporary Signs

Within Harmony, there will be three categories of temporary signs – construction, realty and marketing/event signs. No temporary sign shall require a sign permit. All temporary signs may be single or double-faced. Temporary signs may be placed perpendicular, parallel, or angled to the roadway.

Temporary sign posts and/or poles must incorporate ornate elements such as post caps, finials, etc. Posts may be wood, PVC/Vinyl or aluminum. The use of recycled materials is encouraged. All posts shall be white or black in color. The sign panel material must withstand the elements; therefore, exterior grade plywood must be primed, painted and sealed. The use of aluminum, PVC/vinyl, and acrylics are preferred.

Temporary signage may intrude into the Community Development District (CDD) LANDSCAPE/UTILITY (L/U) Tract with written approval from Harmony CDD. Temporary signage located along county roads with a design speed greater than 45 MPH must be setback a minimum of four (4) feet from the back of the curb, if a design speed equal to or less than 45 MPH must be set back a minimum of one (1) foot from the back of the curb. Temporary signs may be located within CDD LANDSCAPE/UTILITY (L/U) Tract medians if the supports do not

exceed six (6) inches by six (6) inches, and the foundation for the support does not extend into the ground more than three (3) feet.

3.1.1 Temporary Construction Signs

- a. Project/Place-**These are identified as any or all of following: Project Name, Contractor, Architect, Engineer, other consultants, “The Company Name” and logo. Maximum size shall be thirty-two (32) square feet and maximum height shall be no more than ten (10) feet. Removal is required within 30 days following CERTIFICATE OF OCCUPANCY (C. O.) for building or 15 days after construction operations cease on infrastructure projects. Limit (1) per frontage, print should be in uniform color and each may be double fronted. These shall be placed on-site.
- b. Warning Signs-** These provide a warning message to include “No Trespassing”, “Authorized”, and “Construction Area”, Warning message printed in uniform text. “The Company Name” and logo. Maximum size shall be fifteen (15) square feet and maximum height shall be ten (10) feet. Removal is required within 30 days following CERTIFICATE OF OCCUPANCY (C. O.) for buildings or 15 days completion operations cease on infrastructure projects. Limit one (1) per site per road frontage excepting residential. If residential, then one per project entrance is allowed. Print is uniform in color. These shall be placed on and off-site.

3.1.2 Realty Offering – provides the regulatory criteria for realty signs.

- a. Realty Offering “A”-**Provides information on real estate for sale within Harmony. Includes name of builder, lot or tract number and/or size, and other sales relevant information. In residential, the number of lots for sale may be advertised and may include a logo. See illustration E-21. Maximum panel size shall be thirty-two (32) square feet and maximum height shall be ten (10) feet. Removal is required within 30 days following closing for the advertised tracts. Limit is one (1) per site per arterial or greater roadway frontage. These shall be placed on-site.

- b. **Realty Offering “B”**-Provides information on real estate for sale within Harmony. Includes name of builder, lot or tract number and/or size, and other sales relevant information. In residential, the number of lots for sale may be advertised and may also include logo. See illustration E-22. Maximum panel size shall be fifteen (15) square feet and maximum height shall be ten (10) feet. Removal is required within 30 days following closing for the advertised tracts. Limit is one (1) per site per arterial or greater roadway frontage. These shall be placed on-site.

- c. **Realty Offering “C”**-Identifies a real estate lot, and if desired, the owner or a builder authorized to construct on the lot. May include submission name or “Town of Harmony” logo. See illustration E-23. Maximum panel size shall be two (2) square feet and maximum height shall be four (4) feet. Removal is required within 30 days following certificate of occupancy. Limit is one (1) per lot and these shall be placed on-site.

3.1.3 Marketing/Event Signs

There are four types of Marketing/Event Signs

- a. **Banners** – Banner signs may be used to display a marketing message or to announce an event. A banner sign may be used on a temporary basis not to exceed 60 consecutive days. Banner signs may be suspended from the front of a building, or attached to freestanding post in such a way that neither pedestrian nor vehicular traffic is impeded. Up to four banner signs may be erected to a single structure. Banner signs may not be installed in such a manner as to obstruct line of sight for public safety. Banner signs suspended over CDD LANDSCAPE/UTILITY (L/U) Tracts must have a vertical clearance of eight (8) feet over sidewalks. The maximum copy area for a banner sign is sixty-four (64) square feet. Banners displayed from a light pole shall be categorized as a flag and must have a vertical clearance of twelve (12) feet.

- b. **Community Event Sign** – Community event signs may announce an event and provide directional information for that event. A community event sign may be anchored into the ground. Community event signs cannot exceed 15 square feet

and may only be used for a maximum of sixty (60) consecutive days. Community event signs have a maximum height of seven (7) feet.

c. Political Campaign Signs – Political campaign signs are allowable as follows:

- Maximum size of thirty two (32) square feet with a maximum height of six (6) feet. The minimum vertical clearance is two (2) feet.
- On private property only, with property owner's consent.
- May be displayed forty-five (45) days prior to the last day of filing for elective office and thirty (30) days before any referendum.
- Must be removed within seven (7) days after the election for which they are intended.
- Notwithstanding anything in this CDP to the contrary, any sign placed in violation of this paragraph shall be removed within twenty four (24) hours of notification by the Osceola County Zoning Official, his/her designated agent, or the Harmony CDD.
- Placement, usage and removal must be in accordance with 106.1435 Florida Statutes.

d. Sandwich Boards – Sandwich boards, either on CDD or private property may be used for announcements or to provide direction to shops off of the main sidewalks.

- Sandwich boards cannot interfere with pedestrian traffic and should be removed from the sidewalk when the business is closed. Sandwich boards may be double sided, but they cannot exceed ten (10) square feet per side with a maximum height of four (4) feet. A sandwich board must be located within sixteen (16) feet of the front door of the establishment it is advertising.

3.2 Major Roadway Signage (HWY 192)

This Section establishes the general zoning regulations pertaining to the approval of eight (8) Major roadway Signs located along the 8 miles of hwy 192 frontage within the Harmony DRI.

These signs are located at primary focal points and main entrance roadways intersecting with hwy 192 throughout the project which are intended to advertise the project, as well as items that are not project specific. The maximum sign panel is limited to one-hundred (100) square feet and a maximum sign height of twenty (20) feet. A minimum setback of ten (10) feet from FDOT right-of-way is required.

In so much as the primary use of these signs are for project marketing, the text and/or graphics on the signs may change from time to time. In addition, the signs may be illuminated so as to be visible at night. See Illustration E-15.

3.3 Permanent Signs

All of the signs in this section will require written approval of The Harmony Development Company or its duly authorized agent. Signs that are exempt from permitting by other County regulations are not exempt from review and approval by the Harmony Development Company or its duly authorized agent. Permanent signs approved for Harmony are identified below.

3.3.1 Building Mounted Signs The types of commercial signs and their limitations, including maximum sign size, are identified below:

For each building façade or façade segment a combination of building mounted sign types may be utilized of which will count against the total allowable building signage calculation.

The bottom of any sign extending out past the structure which it is attached must be at least eight (8) feet above the sidewalk/finished grade and may protrude into the CDD LANDSCAPE/UTILITY (L/U) Tract not more than eight (8) feet. The top of the sign shall be no more than 15 feet above the sidewalk/finished grade but in no case shall extend above the parapet or eaves of the façade on which it is located. Signs projecting over a CDD LANDSCAPE/UTILITY (L/U) Tract shall require written permission by the CDD or its duly authorized agent prior to county approval.

- *Awning Signs* – Buildings without arcades may have fabric awnings. The copy area cannot exceed eighty (80) percent of the total awning surface area. Signage calculations for awnings are determined by measuring from edge to edge of sign message and multiplying by the height of the tallest letter. Awnings must have a minimum eight (8) feet of vertical clearance from the sidewalk. Awnings may protrude into the CDD LANDSCAPE/UTILITY (L/U) Tract not more than eight (8) feet.

- *Blade Signs* – Blade signs mount to building facades and will typically include decorative cast or wrought iron brackets. Wood panel signs are allowed. Blade signs may be double sided. They cannot exceed twelve (12) square feet per side and must have a minimum eight (8) feet of vertical clearance from the sidewalk. Blade signs may protrude into the CDD LANDSCAPE/UTILITY (L/U) Tract not more than eight (8) feet.

- *Building Directory Signs* – Building directory signs are limited to a maximum of six (6) square feet and shall be attached to the building surface at a maximum height of eight (8) feet to be read from on-site.

- *Corner Signs* – Corner signs for corner buildings may either wrap the corner or project out like a blade sign and be visible from two directions. These signs may be cut panels or cut shapes. Corner signs cannot exceed 80 square feet which must be included as part of the total allowable flush-mounted building wall signage. A minimum of an eight (8) foot vertical clearance is required and may protrude into the CDD LANDSCAPE/UTILITY (L/U) Tract not more than eight (8) feet. See illustration E-9.

- *Flush-mounted wall signs (Building wall)*. For each building façade or façade segment, the combined total area of all flush-mounted building wall signs per building side shall not exceed 1.25 square ft of sign area for each one linear foot of façade or façade segment width up to 100 linear feet, plus one-half square foot for each additional one linear foot of width. See illustration E-5.

- *Performance/Marquee Signs* – Performance/Marquee signs are allowed for specific uses within Harmony. Marquee signs may be used with buildings

that have a primary use of theater, civic center, or performing arts center. Performance/Marquee signs include: See illustration E-18.

Performance/Marquee Signage – Cannot exceed 1,400 square feet.

Marquee Logo – Cannot exceed 60 square feet

Building Signage – Cannot exceed 360 square feet

Sign Height – Cannot exceed 20 feet

Any combination of the above three (3) types may be used on a theater, civic center, or performing arts center provided that the total signage does not exceed 1,400 square feet.

Performance/Marquee signs may be wrap around signs or signs parallel, angled, or perpendicular to a street. Performance/Marquee signs must have a minimum eight (8) feet of vertical clearance from the sidewalk.

Performance/Marquee signs may protrude into the CDD LANDSCAPE/UTILITY (L/U) Tract.

- *Poster Boxes* – In conjunction with Performance/Marquee literature announcing or advertising specific events, activities, or performances are allowed. See illustration E-18.
- *Projecting signs* - May be double sided, mounted to building facades and will typically include decorative cast or wrought iron brackets and ornate elements.

In addition to allowable sign area for flush mounted wall signs, buildings may incorporate conventional projecting signs or blade signs, but not both, subject to the following:

For each building façade or façade segment there shall be a maximum of one conventional projecting sign or blade sign of up to twelve (12) square feet. A single building façade or façade segment may have a projecting or blade sign and an awning sign. The bottom of any projecting or blade sign shall be at least eight (8) feet above the sidewalk/finished grade and may protrude into the CDD LANDSCAPE/UTILITY (L/U) Tract not more than eight (8) feet. The top of the sign shall be no more than 15 feet above the sidewalk/finished grade but in no case shall extend above the parapet or eaves of the façade on which it is located. Signs projecting over a CDD LANDSCAPE/UTILITY (L/U) Tract shall require written permission by the CDD or its duly authorized agent prior to county approval.

- *Specialty Signs* – Will be limited within the Town Center commercial area and will be allowed when deemed appropriate to the type of business and the architectural style of the building. Examples include, but are not limited to, Mosaic, three-dimensional (3-D) and animated signs. A specialty sign's size will be determined by multiplying the two largest dimensions. Any part of a specialty sign that is not three-dimensional (3-D) or animated shall be added to the result of this multiplication. Specialty signs are limited to 100 square feet. Specialty signs protruding over the CDD LANDSCAPE/UTILITY (L/U) Tract and must have a minimum eight (8) feet of vertical clearance and may protrude into the CDD LANDSCAPE/UTILITY (L/U) Tract not more than eight (8) feet.
- *Under Canopy*– Signs may be double sided and may not exceed four (4) square feet per side and must have a minimum eight (8) feet of vertical clearance from the sidewalk and may protrude into the CDD LANDSCAPE/UTILITY (L/U) Tract not more than eight (8) feet.

3.3.2 Freestanding Ground Signs.

- a. In addition to the allowable number of building-mounted signs, freestanding commercial signs including signs mounted on fences and freestanding walls and freestanding monument signs, pole signs, and pylon signs, along non-residential street frontages shall be allowed subject to the regulations in this

subsection. The maximum number, height, and area of such signs are listed below.

b. *Number of signs allowed.* Where a commercial lot contains a single business, one freestanding sign shall be allowed for sites with frontage of 300 feet or less. For sites with more than 300 feet of frontage, two (2) signs will be allowed. Where a commercial lot contains more than one business, either a single freestanding business sign or a single joint tenant sign shall be allowed.

c. *Maximum sign heights and setbacks.* The freestanding sign height shall not exceed fifteen (15) feet in height (except as provided elsewhere within this CDP). All freestanding signs shall maintain a minimum ten (10) feet setback from the county and/or FDOT right-of-way and all signs shall be set back from any adjacent property lines a minimum of five (5) feet except that signs adjacent to a common line shared by a residential use district shall be set back from that lot line a minimum of 30 feet.

- *Fence or freestanding wall sign.* Any sign supported on a fence or supported on a freestanding wall or retaining wall, other than a monument sign shall have a minimum setback of three (3) feet from the back of curb when utilized as a subdivision/neighborhood sign and a setback of five (5) feet for all others. Maximum thirty-two (32) square feet of message copy and a maximum height of eight (8) feet.

- *Monument sign.* A type of freestanding sign that is secured to a solid base resting on the ground with permanent structural footings. Maximum 100 square feet per side. See illustration E-17.

- *Pole or pylon sign.* A type of freestanding sign with the message area of the sign elevated above grade by means of one or more poles or pylons with permanent structural footings. Maximum 100 square feet per side. See illustration E-17.

3.3.3 Iconic Entry Signs – One entry sign may be installed at each of the main entrances to be constructed along the 192 corridor and may be placed within the CDD LANDSCAPE/UTILITY (L/U) Tract with a minimum setback of one (1) foot from the back of curb (B.O.C.). Each Icon Entry Sign may include up to fifty-six (56) sq' of copy area per side with a maximum of four (4) sides. Maximum overall height is limited to thirty-five (35) feet and requires a minimum setback of fifteen (15) feet from the FDOT right-of-way. See illustration E-12.

3.3.4 Street Signs - Street signage may include the following. See illustration E-25

- a. Decorative street signage, to include street name and borders.
- b. Fabricated aluminum design brackets
- c. Street icon, such as the Harmony logo or other, mounted above the street name and attached to the street sign or mounted elsewhere on the same pole.

3.4 Signs Allowed Which Do Not Require Zoning Permits

3.4.1 The following types of signs are exempt from County permit requirements, and shall not be counted in determination of allowed signage, but must have written approval from The Harmony Development Company or its duly authorized agent.

- a. *Collection Boxes* – Collection boxes must be located on private land or CDD property.
- b. *Commemorative Signs* – Commemorative signs shall be mounted or attached to a building.

- c. *Flags* – Flags are restricted to an aggregate maximum size not to exceed the total square feet of signage allowed per building in the applicable sign district, and are to be displayed according to state regulations or standards. The maximum number of flags allowed is three (3) flags, one of which may be a corporate flag. Flag size should not exceed 240 square feet. The pole to which the flag is attached is not exempt from the provisions of the Southern Standard Building Code.
- d. *Government Signs* – Government signs may be erected and maintained by a Community Development District or other government entity.
 - **CDD Directional/Directory Signs** – Directional/Directory signs may be installed on collector or higher classification roadways. Directional/Directory signs may be installed in a roadway median or elsewhere within the CDD LANDSCAPE/UTILITY (L/U) Tract. Directional/Directory signs will be single or double pole mounted and centered. The maximum sign size is 18 square feet and the maximum height is seven (7) feet. The bottom of directional signs must be located 3'-0" from grade. The sign copy area cannot exceed seven (7) feet vertically, with an additional six inches above for a finial. See illustration E-6.
- e. *Home Business Signs* – Home business signs are allowed only where home occupations are permitted. The building signs must be erected flat against the surface of the building façade, and shall not exceed a maximum of four (4) square feet in size.
- f. *Memorial Signs* – Memorial signs shall be used for commemorative purposes, and shall contain no advertising.
- g. *Neon Window Signs* – Non-flashing illuminated signs inside of business windows do not require a County permit.

- h. *Personal Name Signs*** – Personal name signs are allowed at private residences. They shall not exceed two (2) square feet in size.
- i. *Professional Name Plates*** – Professional name plates are allowed on-site at businesses and shall not exceed one (1) square foot in size.
- j. *Trail/Wayfinding Signs*** – Trail/Wayfinding signs will depict an icon, destination, plant species, interpretive information and/or distance. The icon will indicate the type of activity that is being referenced e.g. golf, nature trail, running trail, etc. The destination will reference a park, building or other location. The plant species will identify the name and characteristics of an adjacent plant. An interpretive sign will provide information on surrounding wildlife, vegetative communities, and unique development activities. The distance will refer to miles, or fraction thereof, to the referenced activity. Trail signs will not exceed ten (10) square feet, or a height of six (6) feet. Trail signs are to be mounted on wood or metal supports adjacent to sidewalks or trails. See illustration E-26, 27, 28, 29, & 30.
- k. *Warning Signs*** – Permanent warning signs will provide a warning message to the public. Warning signs are limited to a maximum of 15 square feet and a height of five (5) feet. Such warnings include, but are not limited to, the following: See illustration E-32.

 - a. No Trespassing
 - b. Protected Wetlands
 - c. Alligators
 - d. Reclaimed Water
 - e. No Fishing
 - f. NEV Vehicles in Use

- I. *Window Signs* – Window signs shall not be measured as wall signage, and shall not count against the total allowable wall signage for a building. Window signs may be painted on, affixed to, or suspended within the window frame to be viewed from the outside. (Interior Only) Window signs cannot exceed twenty percent (20%) of the window/glass square footage. The window frame will not be included as part of the square footage calculation. Multiple windows within the same tenant space cannot apply the combined square footage to a single window sign. Each window shall be calculated separately. The Harmony Non-Residential Owners Association may have more stringent rules which may further limit the afore mentioned.

SECTION 4.0 SIGNS PROHIBITED

All signs are prohibited that by their size, location, construction, content or manner of display are not aesthetically pleasing, endanger the public safety of individuals, confuse, mislead, obstruct the vision necessary for traffic safety, or otherwise endanger public health, safety, or welfare.

Any type of private residential yard sale, garage sale or similar notice that may be prohibited within the master residential owners association and/or non-residential owners association.

SECTION 5.0 NON-CONFORMING SIGNS

- 5.1 All signs or advertising structures which lawfully existed and were maintained at the time this CDP became effective may be continued, such structures do not conform to the provisions contained herein, provided that no structural alterations are made.
- 5.2 No conforming sign or sign structure shall be permitted to be erected for the same site with an existing non-conforming sign until the non-conforming sign has been removed from the same site or made conforming.

- 5.3** No permit shall be issued to change the size, design or structure of a non-conforming sign, except to bring the sign into compliance with this CDP.
- 5.4** A non-conforming sign shall cease to be allowed, and shall be in violation of this CDP if any of the following events occur:
- a.** A sign that has had the status of an abandoned sign for more than ninety (90) days, unless within that time period the business advertised by the sign has applied for a building permit, other development approval, or manifested some other affirmative act, other than merely obtaining an occupational license, which evidences an intent to revive said business.
 - b.** A sign which, by destruction, obsolescence, or from any other cause, or a sign which is or becomes a hazard or danger, and cannot be repaired for less than fifty (50) per cent of its structural value.
 - c.** A sign which has been found to be in violation of any section of this CDP, and the facts giving rise to the violation have occurred (installed) after the effective approval date of this document.
 - d.** A sign which, needing repair, cannot be properly repaired without affecting the structural integrity of the sign.

SECTION 6.0 ENFORCEMENT

6.1 Except as otherwise provided for herein, any sign that is not in compliance with this CDP or County regulations unaffected by this CDP, or any sign that is erected which is prohibited by this document shall be deemed to be in violation and punishable as provided for in §125.69 Florida Statutes. (2007).

6.2 Notwithstanding the provisions of above Statue §125.69 (2007), when there is reasonable grounds to suspect that a violation has occurred, the Osceola County official responsible for enforcement thereof may elect to refer any violation of this CDP to the Code Enforcement Board, or issue a citation, as provided for in Chapter 162 Florida Statutes (2007). For purposes of §162.06 Florida Statutes (2007) the following time limits shall govern:

- a. Signs which are determined by the applicable inspector to be in violation of this CDP and which are not unsafe signs shall be given a notice of violation and shall be given a reasonable time, not to exceed thirty (30) days, to bring the sign into compliance with this document. If the sign is not brought into compliance within that time, the inspector shall cite the violation to the Code Enforcement Board pursuant to §162.06 Florida Statutes (2007).
- b. Sign which are determined by the applicable inspector to be in violation of the CDP, and which are unsafe shall be considered to be a serious threat to the public health, safety and welfare, and shall be given a notice of violation and shall be given twenty-four (24) hours in which to bring the sign into compliance. If the sign is not brought into compliance within the determined twenty-four (24) hours, the inspector shall cite the violation to the code Enforcement Board pursuant to §162.06 Florida Statutes (2007).

6.3 The determination of whether a sign is in compliance for the purpose of correcting a notice of violation shall be made by the inspector following a re-inspection. A re-inspection will be scheduled upon the violator or his authorized agent appearing in the office responsible for issuing the violation and upon the payment of a re-inspection fee. Re-inspection for a violation involving a sign erected without a permit shall be scheduled upon the appearance of the violator or his authorized agent in the office responsible for the violation and upon the payment of the permit fee and the re-inspection fee. The re-inspection fee will be based on when the violation is corrected as follows:

- a.** If compliance is achieved within ten (10) days of the initial notice of violation being issued by the inspector, the re-inspection fee will be equal to ten (10) percent of the permit fee for the sign.
- b.** If compliance is achieved more than ten (10) days after the initial notice of violation being issued by the inspector, but at least seven (7) days prior to the case being heard by the Code Enforcement Board, the re-inspection fee will be equal to twenty-five (25) percent of the permit fee for the sign.
- c.** If the time limits in paragraphs 1 or 2 above are not met, but compliance is achieved prior to the violation being considered by the Code Enforcement Board, the re-inspection fee will be equal to fifty (50) percent of the permit fee for the sign.
- d.** If compliance is not achieved prior to the violation being considered by the Code Enforcement Board, and a violation is found to exist, the re-inspection fee will be an amount equal to the permit fee for the sign.
- e.** Notwithstanding any other provisions in this CDP to the contrary, there shall be a minimum re-inspection fee.

SECTION 7.0 DEFINITIONS

For the purpose of this CDP, the following words have the following meaning, unless the context clearly indicates otherwise. Words used in the present tense include the future tense; words used in the singular include the plural and words used in the plural include the singular. The word “shall” is always mandatory. The word “person” includes firm, association, organization, partnership, trust, company, or corporation as well as an individual. If a word is not specifically defined in this section, the standard dictionary definitions(s) will be used.

Abandoned Signs

Any sign which advertises a business, or other entity, which is located on the same site as the sign, and which has been closed, out of business, or otherwise not in existence for more than ninety (90) days.

Advertising Display Area (Sign Area)

The total cumulative sign area for all signs which are supported by, and part of the same sign structure. Where two or more signs share the same framing, trim, or molding, said framing, molding, or trim shall compute only once in calculating the Advertising Display Area. Similarly, for double faced signs, only one copy area shall be counted in calculating the advertising display area; providing, such sign does not have greater than a 45° angle measured from the apex. If the angle is greater than 45°, each sign area shall be counted separately.

Animated Signs

A type of specialty sign that is designed to create the illusion of motion.

Awning

A sheltering screen extending over or before any building, door or window which provides shelter or protection against the weather, except as provided for herein, the term shall include any canopy, roller curtain or umbrella.

Awning Sign

Any sign painted, stamped, perforated or stitched on the surface of an awning, canopy, roller curtain or umbrella. See illustration E-1.

Banner Signs

Temporary signs either with or without frames, possessing characters, letters, illustrations or ornamentations applied to cloth, paper or fabric of any kind, which is intended to market a product or advertise an event. See illustration E-2.

Blade Sign

A permanent sign mounted on the side of a building with a bracket to advertise the establishment within. See illustration E-3.

Building Frontage (Façade Segment)

The wall of a building that contains the main entrance. If there is more than one wall that contains a main entrance, then "Building Frontage" shall be the shortest of those walls. Where buildings have been divided for more than one use, "Building Frontage" shall be based on that portion of the building delegated to the individual use therein, and which contains the main entrance for that use. If a portion of said building is vacant, then that portion of the building reserved for a future use and containing the main entrance for that use shall not be allowed in any calculation of "Building Frontage." See illustration E-5.

Building Official/Zoning Official

As used herein, shall also mean the County Manager or his designee.

Flush-mounted Building Wall Sign

A sign fastened to or painted on the wall of a building or attached in such a manner that the wall becomes the supporting structure for, and forms the background surface of the sign and which does not project more than 12 inches from such building. See illustration E-4.

Changeable Copy Sign

A sign on which the copy can be changed, rearranged or altered, either manually or through electronic means, without changing the face of the sign. The term shall include electronic message centers and lampbank displays.

Collection Box

Drop-off boxes for donations for charitable or non-profit organizations which contain no advertising other than the name of the charitable or non-profit organization.

Commemorative Plaque

A type of memorial sign, identifying the name of the building or its date of erection, which is cut into any masonry surface, or constructed of a permanent or non-combustible material mounted on the face of a building. The commemorative plaque may also contain the names of individuals associated with or commemorated by the building. A commemorative plaque shall not be counted against sign square footage.

Community Development Districts (CDD)

A Community Development District or CDD shall mean the Harmony CDD, Harmony West CDD or Harmony Central CDD (Hereafter CDD).

Event Sign

A temporary sign advertising sales or personal property by not-for-profit organization and events such as carnivals, festivals, bazaars, movie night, art fair and craft shows. See illustration E-8.

Comprehensive Development Plan (CDP)

Shall have the same meaning as that used within the Zoning Regulations for Osceola County.

Copy Area (Sign Face)

The area or display surface used for the message on a sign, which does not include the framework or support for the sign.

Corner Sign

A permanent sign attached to a building on a corner lot that may either wrap the corner of the building or project out at the corner to be visible from two directions. See illustration E-9.

Directional Sign

An on-site sign giving directions, instructions or facility information and which may contain the name or logo of an establishment, but shall have no advertising. Both temporary directional signs for construction purposes and permanent directional signs are allowed within each type of directional sign having different restrictions as noted herein. See illustration E-6.

Directory Sign

Sign that gives the name, occupation, and location of occupants of a building and is primarily designed to be read from on-site.

District

A geographic area designated by the Harmony PD and utilized by this CDP for the purpose of regulating the signage to be allowed therein so that it will support and complement the objectives of the various land use districts within Harmony and the Osceola County Comprehensive Land Use Plan.

Electronic Message Center

A sign comprised of independent light bulbs arranged in a lampbank controlled by a programmable computer.

Flag

Usually constructed of fabric, used to display the emblem/Logo of a municipality, county, state, or country; or of a business, firm, company, or charitable non-profit organization. The term does not include the pole upon which a flag is mounted. When displayed in the same manner as a flag, the term shall include pennants and banners.

Government Sign

Any sign erected and maintained by any Community Development District (CDD), Osceola County, the State of Florida, or the United States Government, and which is deemed necessary by that government for the health, safety and welfare of the public. Examples include official traffic signage, street signage, and regulator signage. See illustration E-6.

Home Business Sign

A sign that identifies a home occupation or business.

Iconic Entry Sign

A specialty sign of substantial size and form which displays advertising and community information. See illustration E-12.

Illuminated Sign

A sign that incorporates an artificial light source either internal or external to the sign, for the purpose of illuminating the sign. See illustration E-11 & E-14.

Indirect Lighting

Lighting which is not an integral part of the sign, but which is attached to the sign and directed toward the sign to provide illumination of the advertising message. See illustration E-11.

Information Name Plate

A sign designating the office of a professional practice, and which indicates the names of the person or persons and the nature of the professional practice.

Inverse Illumination

The complete illumination of a lampbank, except for the character of the message which are not illuminated.

Lampbank Display

Any arrangement of lights affixed to or made a part of a sign, where all or part of the advertising message is created by illuminating the lights, either by electronic or other means, in various patterns to show words, characters, or images of any kind.

Major Roadway Sign

Marketing signs are located at primary focal points and main entrance roadways intersecting with Hwy 192 throughout the project. The general location, size and design are regulated by this CDP. See illustration E-15.

Marquee Signs

A "marquee" is most commonly a sign structure placed over the entrance to a performance and/or theater. It has signage stating the name of the establishment or, in the case of theatres, the play, theatre or film/movie and the artist(s) appearing at that venue. See illustration E-18.

Memorial Sign

A sign commemorating an event, person, or building, which may contain information of a historical or biographical nature concerning the thing commemorated, but which contains no advertising.

Menu Sign

A sign associated with drive-thought or carry out services, which carries only the name of any establishment and the current list and prices of goods or services available in the establishment and not intended to be viewed from any public right-of-way.

Minor Identification Sign

An additional pole/pylon or ground sign which may be permitted for a business situated on “out parcels” within a “shopping center.”

Mobile Sign (Trailer Sign)

A sign intended for use with or without changeable type lettering, illuminated or non-illuminated, mounted on a transportable trailer, frames, or any vehicle with or without wheels. The term shall not include commercial vehicles that contain advertising but are not intended to remain stationary as signs, so long as, they remain stationary for long periods of time, and is intended to act as a sign shall be considered a mobile sign for the purpose of this CDP.

Monument Sign (Ground Sign/Pylon Sign)

A monument sign which may be either an entry sign or a commercial sign independent of support from any building, and which is supported by a structure or supports so that the bottom of the sign rests upon the ground. See illustration E-17.

Mosaic Sign

A type of specialty sign that is comprised of small tiles that form an image and are constructed as an integral part of a wall surface.

Multi-Tenant Building

Any business or group of businesses under a common roof. See illustration E-5.

Mural

A mural is a painting or artistic design applied to and made an integral part of a wall surface.

Neon Signs

A sign constructed of internally lit glass tubes that contain inert gas that is intended to display names or logos and or advertise products.

Non-Conforming Sign

Any sign which was lawfully erected but does not comply with the land use, setback, size or lighting provisions of this CDP or which later fails to comply due to changed conditions.

Off-Site Sign

A sign structure advertising an establishment, merchandise, commodities, accommodations, services or entertainment which are not sold, produced, manufactured, or furnished at the site on which the sign is located.

On-Site Sign

A sign relating, in its subject matter, to commodities, accommodations, services or activities offered at the site on which the sign is located.

Osceola County

Osceola County, a Florida Political Subdivision.

Out Parcel

A legally defined piece of land which was created from a parent tract containing a larger development, and which is developed separately from, and on a smaller scale than, the larger development.

Painted Window or Door Sign

Signs painted on, or affixed to, the glass surface of windows or doors and pertaining, in their context, to the lawful business conducted therein.

Parapet Sign

A permanent sign that projects from the roof of a building or structure and is aligned with the facade of the building.

Performance/Theater Sign

A sign to be located above the entrance and/or ticket box office of community performing arts center and/or theater. These signs may have a changeable copy area to display names of performances taking place at venue. See illustration E-18.

Permanent Sign

A sign that is attached to or painted on a permanent structure, whether it be a building, wall, pier or the ground. A permanent sign is to be constructed in a manner that is in accordance with County regulations unless otherwise specified herein.

Permit

Permit means a Sign and/or Electrical Permit, issued by the Building Department of Osceola County, subject to compliance with this CDP.

Personal Name Sign

A sign that is used to identify a person or persons dwelling in a residence.

Political or Campaign Sign

A temporary sign erected to advocate a political party, issues, or individuals for elective office.

Poster Box Signs

Poster boxes are transparent housing devices used to protect advertisement posters from the weather. The advertisements within poster boxes are changeable. See illustration E-18.

Project/Place Sign

A temporary sign that is displayed on the site only during the time of actual construction work and indicates the ultimate character of the development or the names of the firms, individuals, or material suppliers involved in the work. See illustration E-19.

Realty Offering

A sign of a temporary nature which is intended to offer, for sale, lease, or rent, the exact property upon which the sign is placed. See illustration E-21, 22 & 23.

Repairs or Maintenance of Signs

The cleaning, painting, repair or replacement of defective parts of a sign in a manner that does not alter the size, design, or structure of the sign. The term shall include the change in appearance or replacement of the sign face.

Replacement of Signs

Replacement shall mean the rebuilding, enlarging, or change of the size, design, or structure of the sign, other than repairs or maintenance of signs. The term shall include the change in appearance or replacement of the sign face.

Sandwich Board (A-Frame)

A temporary movable sign located along sidewalks within the property lines (or between the building frontage and right of way) advertising the services provided by the adjacent establishment. See illustration E-24.

Setback

The minimum horizontal distance from a given point or line of reference, which, for purposes of this Code unless otherwise stated, shall be the back of curb (B.O.C.) and/or lot line, to the nearest edge of a building or structure, fence, or other elements as defined. See illustration E-7.

Shopping Center

Any business or group of businesses under common roof or several buildings approved as one development on one parcel of land with a minimum of 50,000 square feet of gross floor area.

Sign

Any object, device, display, structure, or part thereof, or character, whether animate or inanimate, situated outdoors or indoors, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means including words, letters, figures, design, symbols, fixtures, colors, illumination or projected images. The term shall include, but not be limited to, any permanently installed or situated merchandise, or any emblem, painting, flag, banner, pennant, festoon, placard or lighting, when the intent of said lighting is to act as a sign. The term shall not include murals or artistic designs painted on the wall of a building, unless the design includes logos, or any other element that is so uniquely identified with the business conducted on that parcel, or any other parcel, that its intent is to advertise said business.

Sign Height

The vertical distance measured from the highest point of the sign to the crown of the road or sidewalk it is intended to serve.

Sign Structure (Sign Support/Sign Framework)

Any single structure which may contain any combination of one or more separate signs, which are all supported by and attached to said structure.

Specialty Signs

Permanent signs with a unique design, including but not limited to: mosaics, three-dimensional signs and animated signs.

Street Sign

A permanent sign that displays the name(s) of a street(s). See illustration E-25.

Structure, Change of

Any activity which includes any alteration to the supporting structure of the sign, fastening anything to the support structure by any means whatever, detaching anything from the supporting structure by any means whatever, any change whatever to the braces, frames or attachments of a sign, or any other activity is determined by the Building Official for Osceola County to be a change of structure.

Suspension Sign

A sign that consist of a post and arm that the sign face is attached to with a fixed supporting bracket. (See "Blade Sign"). See illustration E-3.

Temporary Sign

A non-permanent sign erected and maintained for a specific and limited period of time.

Trail Sign/Wayfinding

A permanent sign located adjacent to trails and sidewalks intended to indicate the location of specific activities/facilities, such as tennis courts, and may include the distance to the activity/facility. See illustration E-26, 27, 28, 29, & 30.

Under Canopy Sign

A sign which is attached to the underside of a permanent canopy, which is perpendicular to the building frontage, and which is intended for advertising, or other message directed toward pedestrians. See illustration E-31.

Vertical Clearance (Sign Clearance)

The smallest vertical distance between the lowest point of any sign, excluding framework and supports, and the pedestrian or vehicular surface directly beneath said sign. (See illustration)

Warning Sign

A type of Government Sign installed on CDD property for the purpose of noting laws and regulation, and/or providing messages of danger or caution. Warning signs may be either temporary or permanent; however, the two types have different restrictions as noted herein. See illustration E-32.

Window Sign

A sign installed inside of a window and intended to be viewed from the outside. See also Painted Window Signs and Neon Window Signs.

Section 8.0 Example Sign Specifications (following pages)

AWNING SIGN

Example of Permanent Commercial Signage

Sign Width

Maximum: 80% of awning surface area

Sign Height

Maximum: N/A

Vertical Clearance

Minimum: 8'-0" over sidewalk

CDD L/U Tract Encroachment

Maximum: 8'-0" from building wall



BANNER SIGN

Sign Panel

Maximum: 64 sq'

Vertical Clearance

Minimum: 8'-0"



Example of Marketing/Event Signage

Light Pole Banner

Maximum: 12 sq' per side

Vertical Clearance

Minimum: 12'-0"



BLADE SIGN

Example of Permanent Commercial Signage

Sign Panel

Maximum: 12 sq' per side

Sign Height

Maximum: 15' - 0"

Vertical Clearance

Minimum: 8'-0" over sidewalk



BUILDING WALL SIGN

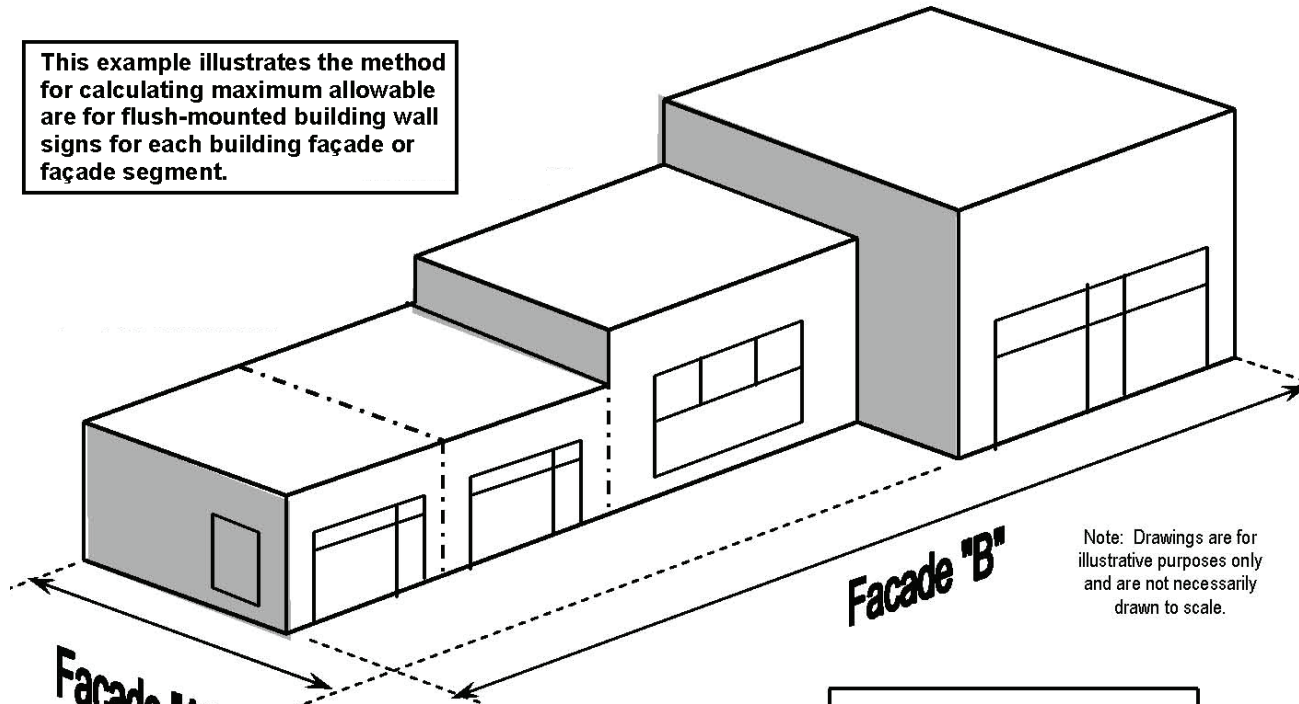
Example of Permanent Commercial Signage



BUILDING WALL SIGN EXAMPLE

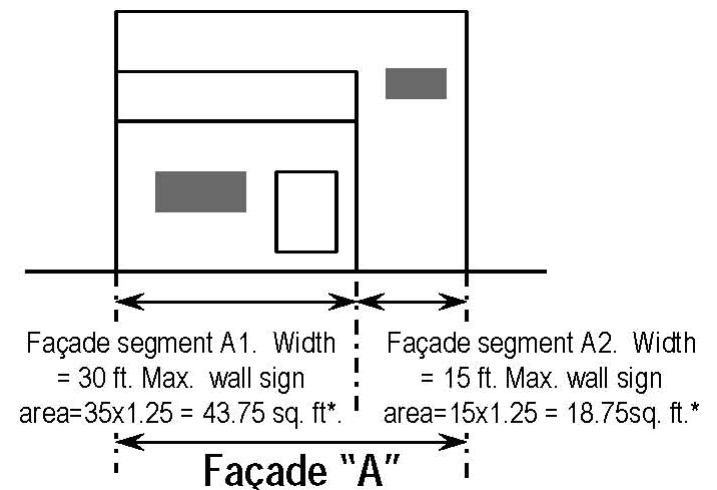
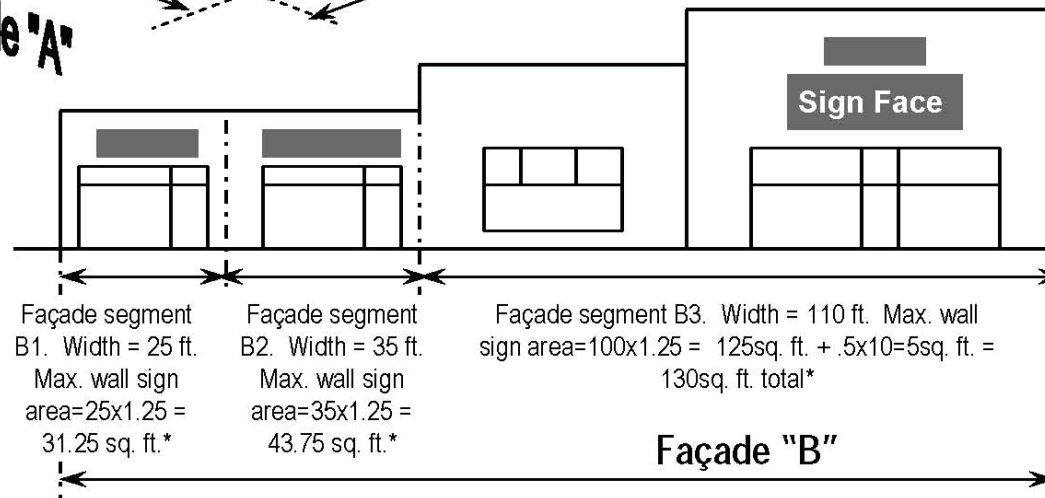
CALCULATING BUILDING-WALL SIGN AREAS

This example illustrates the method for calculating maximum allowable area for flush-mounted building wall signs for each building façade or façade segment.



Note: Drawings are for illustrative purposes only and are not necessarily drawn to scale.

All building widths shall be measured from standard architectural elevations. Façade widths are measured at the ground level and each elevation is allowed its own sign area. Where party walls divide a single structure, each section between walls containing separate ground floor businesses shall be considered as a separate façade segment subject to its own sign area calculations.



CDD DIRECTIONAL/DIRECTORY SIGN

CDD Signage Standard

Sign Panel

Maximum: 18 sq'

Sign Message Height

Maximum: 7'-0"

Sign Posts

Minimum: 3" Round

Vertical Clearance

Minimum: 2"-6"

Setback

Minimum: 1' from Back of Curb

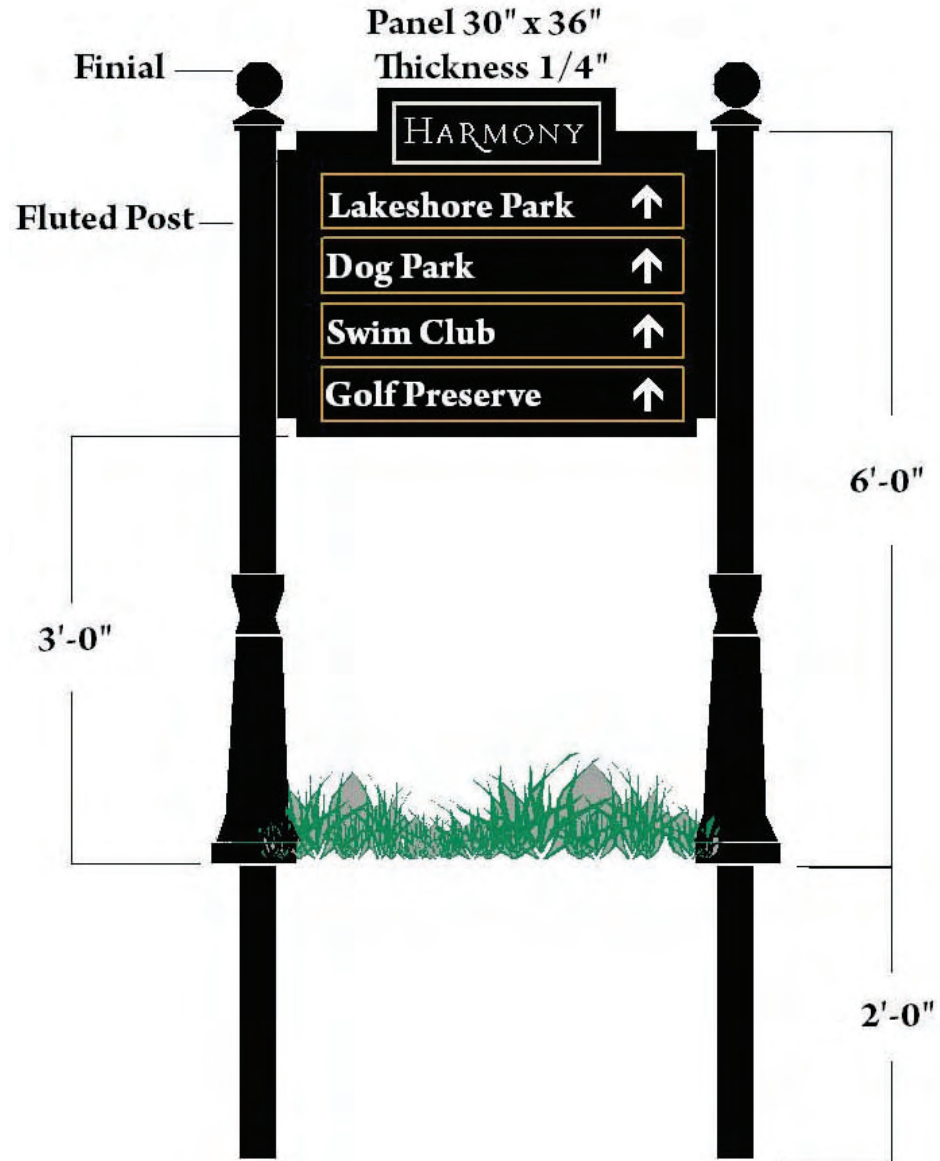
MINIMUM 2" "WHITE" LETTERING

FONT—GOUDY OLD STYLE

1/4" GOLD BANDING/OUTLINE

SIGN PANEL—MINIMUM 1/8" THICK ALUMINUM
OR SIMILAR MATERIAL PAINTED OR POWDER
COATED BLACK

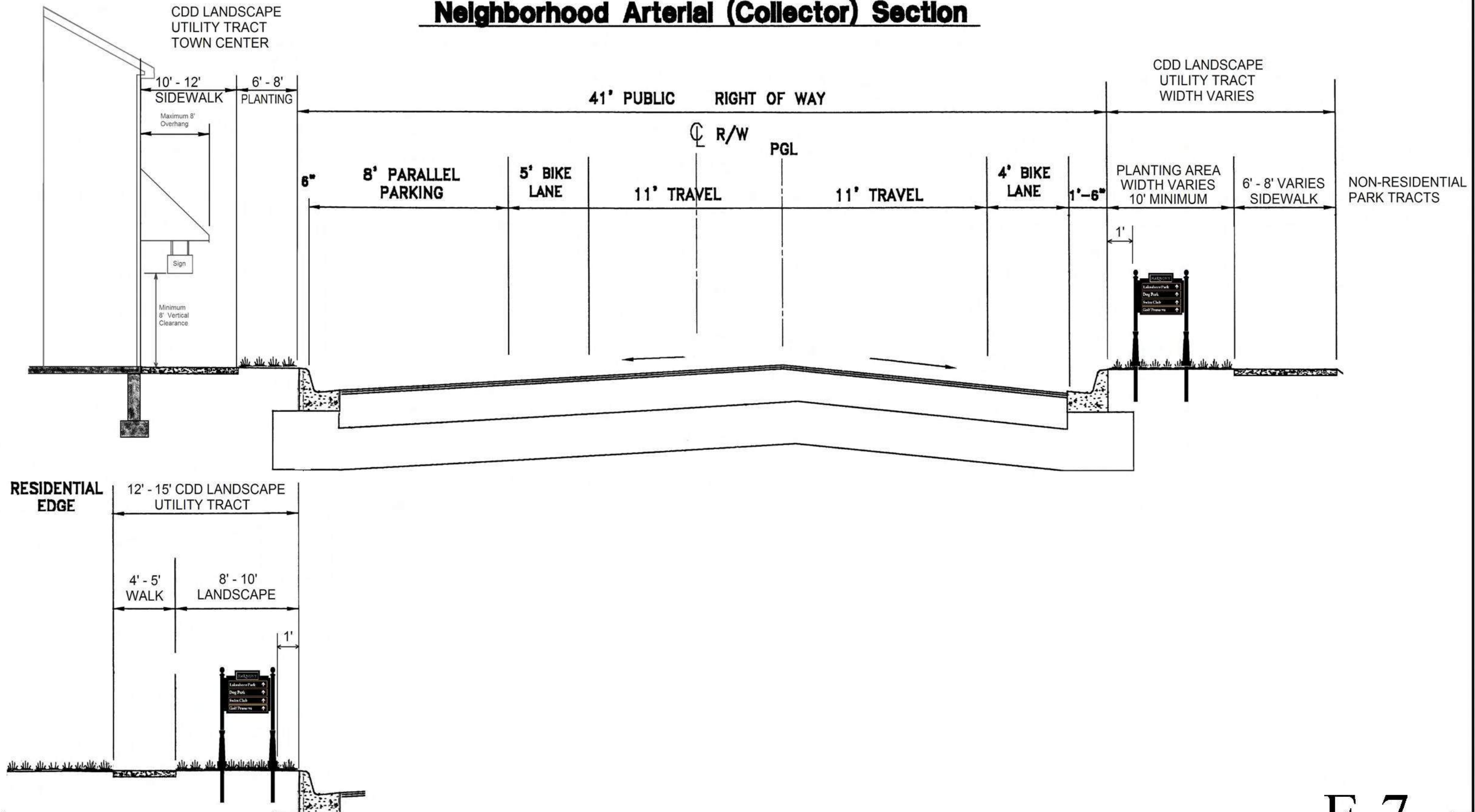
POSTS, BASE AND FINIAL—ALUMINUM OR SIMILAR
MATERIAL "BLACK IN COLOR"



E-6

Example of CDD Landscape/Utility Tract / Setback

Neighborhood Arterial (Collector) Section



COMMUNITY EVENT SIGN

Example of Marketing/Event Signage

Sign Panel

Maximum: 15 sq'

Sign Height

Maximum: 4' - 0"

Vertical Clearance

Minimum: 1'-8"

Setback from B.O.C

Minimum: 1' - 0"



CORNER SIGN

Sign Panel

Maximum: 80 sq'

Sign Height

Maximum: 20'-0"

Sign Width

Maximum: 4'-0"

Vertical Clearance

Minimum: 12'-0"

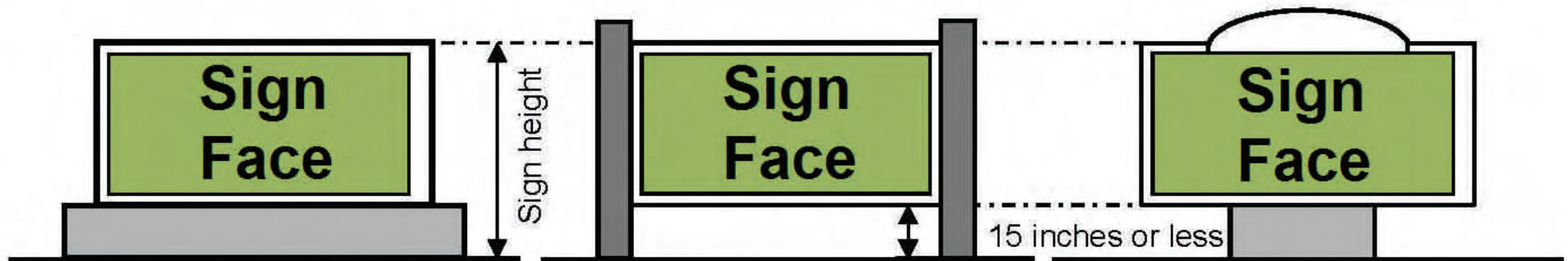


Example of Permanent Commercial Signage



DEFINING & MEASURING SIGN EXAMPLE

DEFINING & MEASURING MONUMENT SIGNS



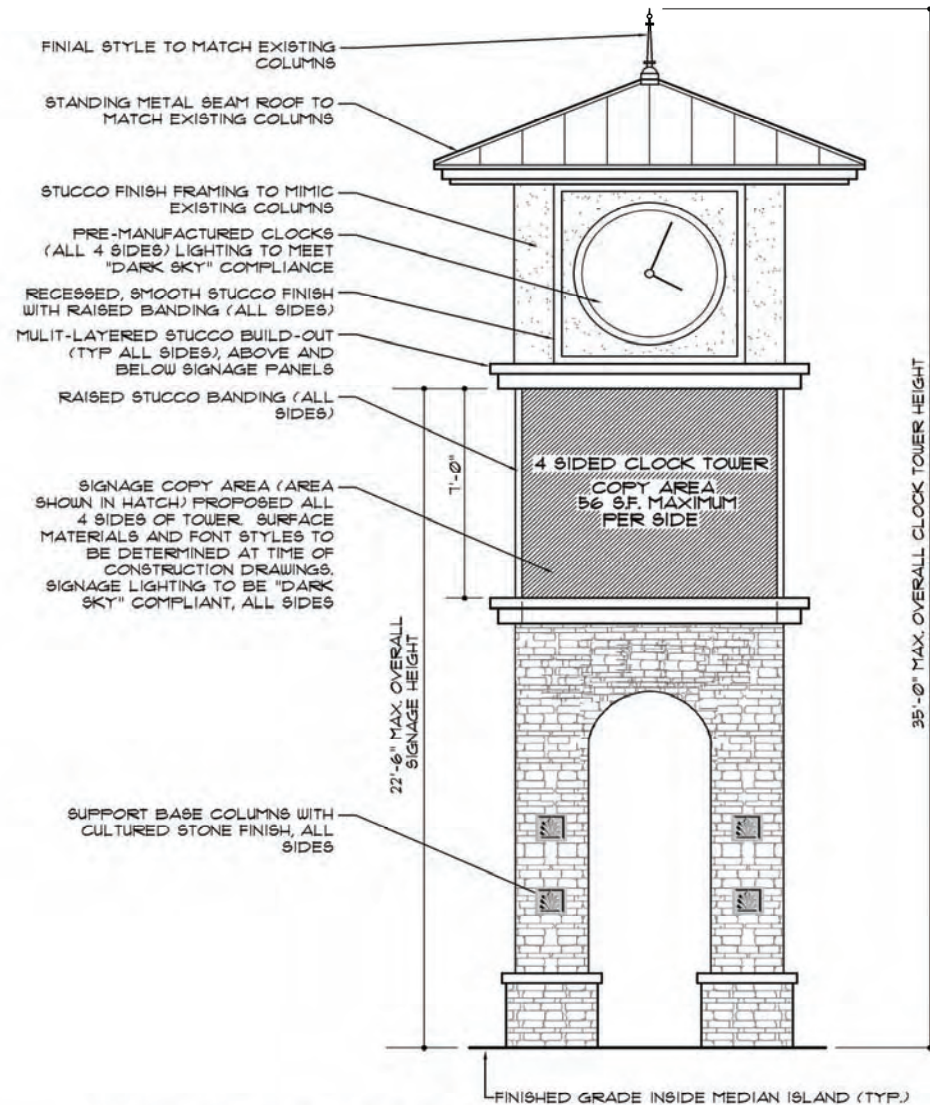
A monument sign usually rests on a full base as illustrated at left, but if the sign face is within 15 inches of the ground and rests on one or two bases as shown in the middle and right illustrations, it will be still be consider a monument sign rather than a pole or pylon sign. For purposes of determining code compliance, minor height variations along the top of the sign amounting to 12 inches or less may be ignored when determining sign height.

EXTERNALLY ILLUMINATED SIGN EXAMPLE



E-11

ICONIC ENTRY SIGN EXAMPLE



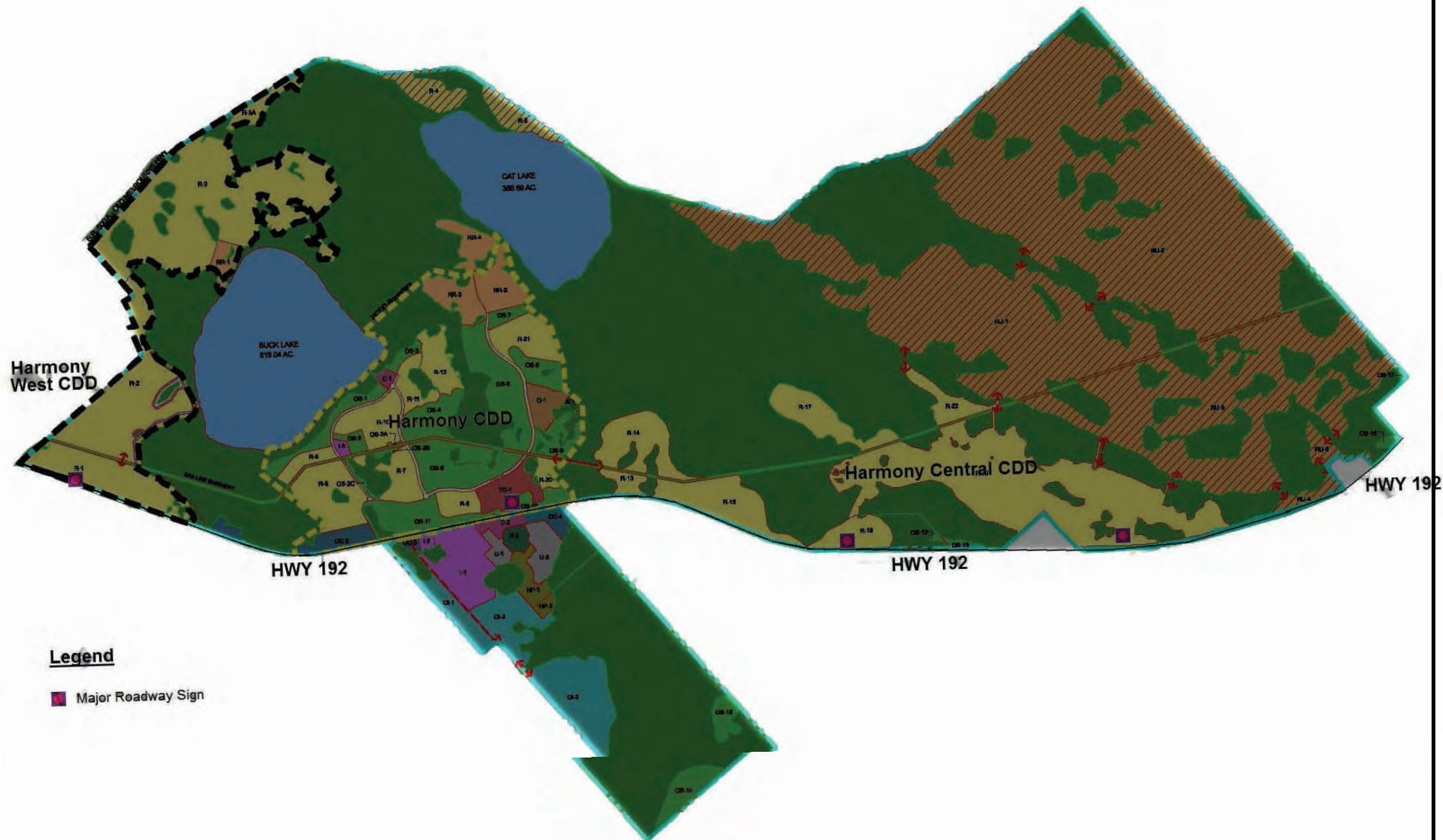
Harmony Four Sided Entry Median Clock Tower

Scale: N.T.S.

EXHIBIT 'D'

E-12

ICONIC ENTRY SIGNAGE LOCATION MAP



Legend

Major Roadway Sign

INTERANALLY ILLUMINATED SIGN EXAMPLE

Illuminating only a sign message rather than the entire sign background reduces nighttime light pollution and glare while still allowing a message to be read.



Illustration # 1 & 2 simulates a night view of an internally lit box sign that illuminates the background. This type of lighting does not meet Dark Sky requirements and therefore will not be allowed.



Illustration # 3 & 4 simulates night view of an internally lit box sign that only illuminates the sign message. This type of lighting is an acceptable Dark Sky practice and is an allowable use.



Illustration # 5a, 5b show actual signs with internally illuminated channel letters during the day and night.

Illustration # 6 shows another style of internal illumination that is acceptable.



MAJOR ROADWAY SIGNAGE

DIMINSIONAL EXAMPLE ONLY

Sign Panel

Maximum: 100 sq'

Sign Height

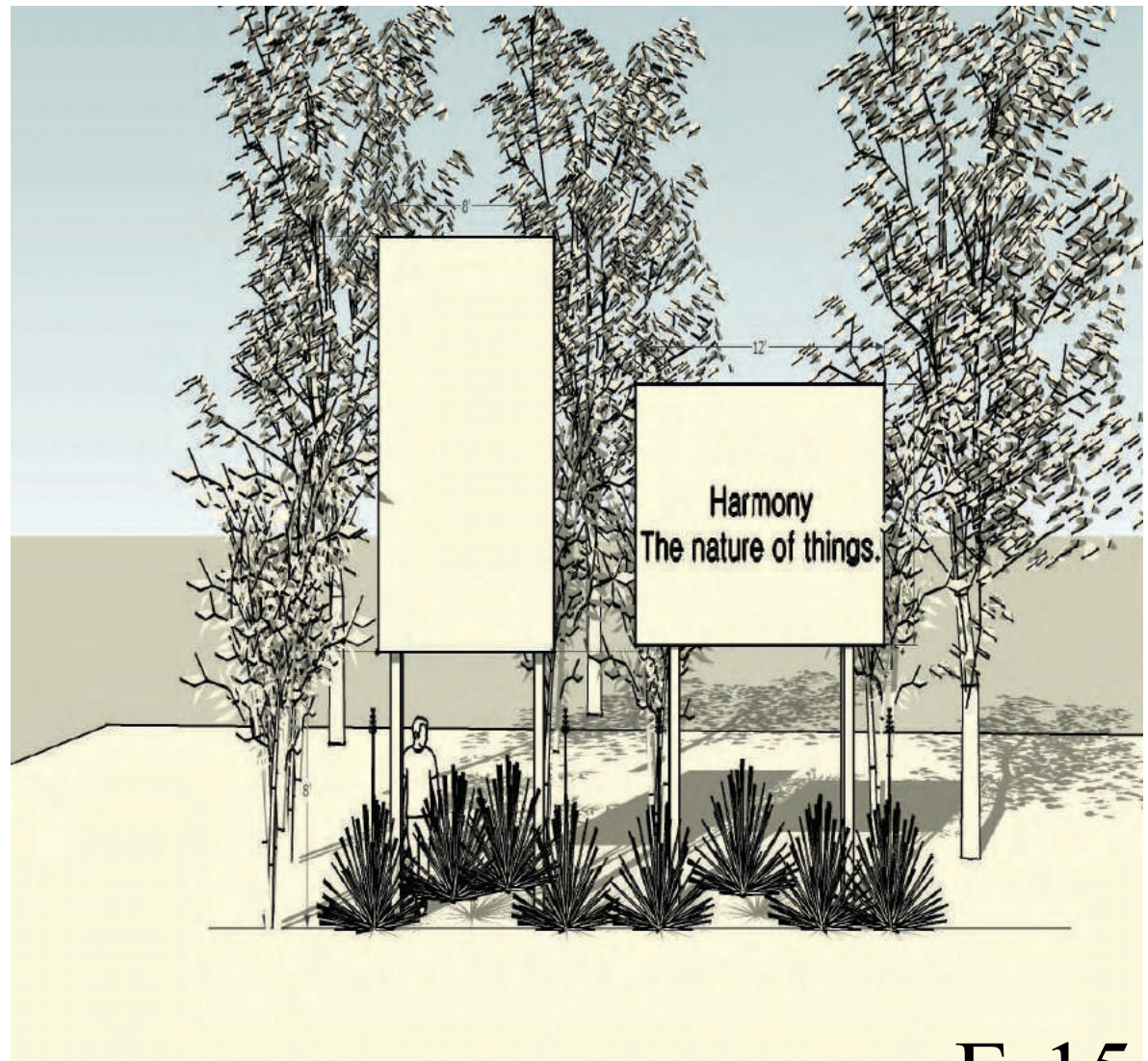
Maximum: 20'-0"

Setback from FDOT R.O.W.

Minimum: 10' - 0"

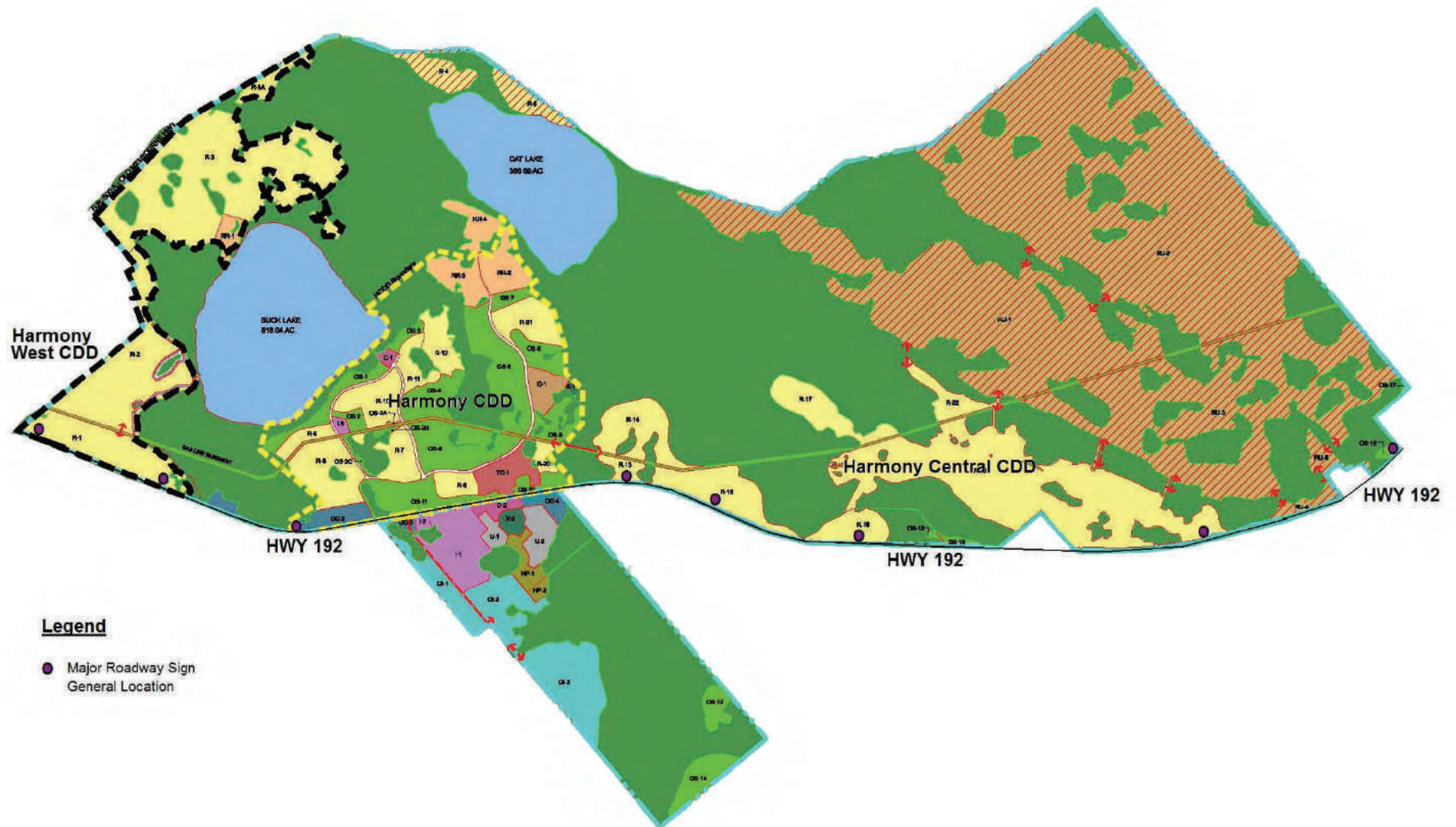
DUE TO THE HIGHLY VISIBLE LOCATION OF THESE PROPOSED SIGNS, THE DESIGN SUBMITTED FOR PERMIT WILL INCORPORATE ORNATE ELEMENTS AND SHALL BE ESTETICALLY PLEASING.

THE COLOR PALETTE WILL BE CLEAN AND CONTEMPORARY UTILIZING EARTH TONES WITH A GENEROUS AMOUNT OF WHITE SPACE.



MAJOR ROADWAY SIGNAGE LOCATION MAP

Example of Permanent Commercial Signage



MONUMENT SIGN

Example of Permanent Signage

Sign Panel

Maximum: 100 sq' per side

Sign Height

Maximum: 20'-0"

Setback from R.O.W

Minimum: 10' - 0"



PERFORMANCE/THEATER MARQUEE SIGN

Example of Permanent Commercial Signage

MARQUEE Sign Panel

Maximum: 1400 sq'

Sign Height

Maximum: 20'-0"

Vertical Clearance

Minimum: 8'-0"

MARQUEE LOGO Sign Panel

Maximum: 60 sq'

BUILDING Sign Panel

Maximum: 360 sq'

POSTER BOX DISPLAY

Maximum: 50 sq'

Combined sign types cannot exceed 1400 sq'



PROJECT/PLACE SIGN

Example of Temporary Construction Signage

Sign Panel

Maximum: 32 sq'

Sign Height

Maximum: 10'-0"

Sign Posts

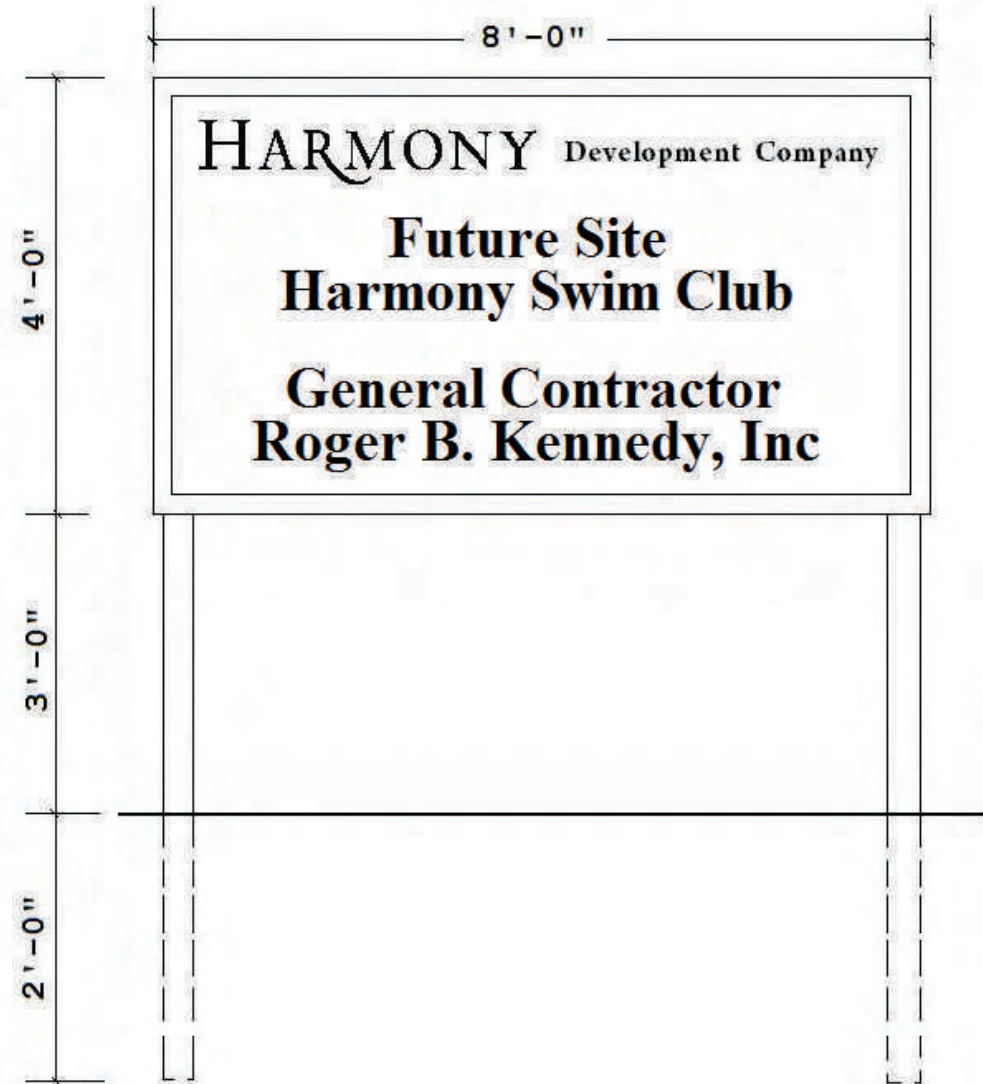
Minimum: 4" x 4"

Vertical Clearance

Minimum: 3'-0"

Setback from Property Line

Minimum: 3' - 0"



PROJECTING SIGN

Example of Permanent Commercial Signage

Sign Panel

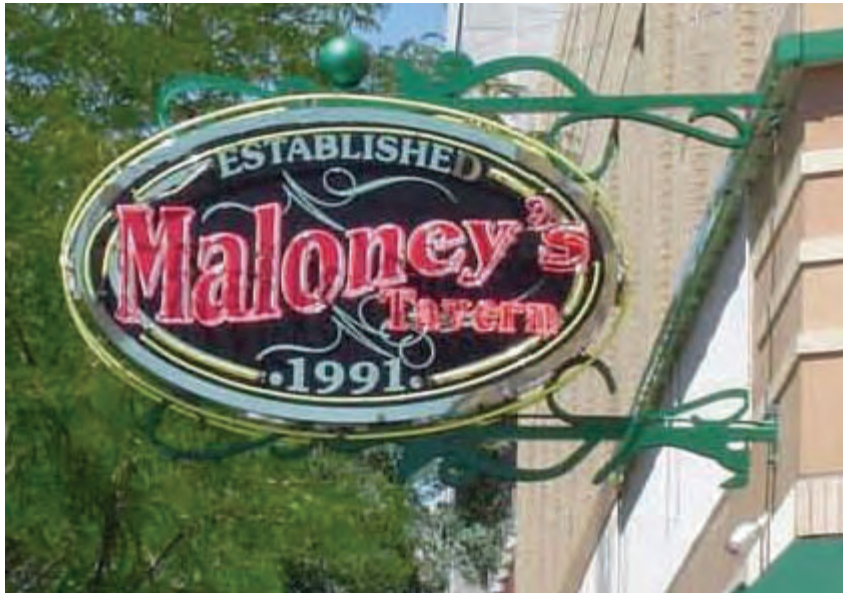
Maximum: 12 sq' per side

Sign Height

Maximum: 15' - 0"

Vertical Clearance

Minimum: 8'-0"



REALTY OFFERING “A” SIGN

Example of Temporary Real Estate Signage

Sign Panel

Maximum: 32 sq’

Sign Height

Maximum 10’-0”

Sign Posts

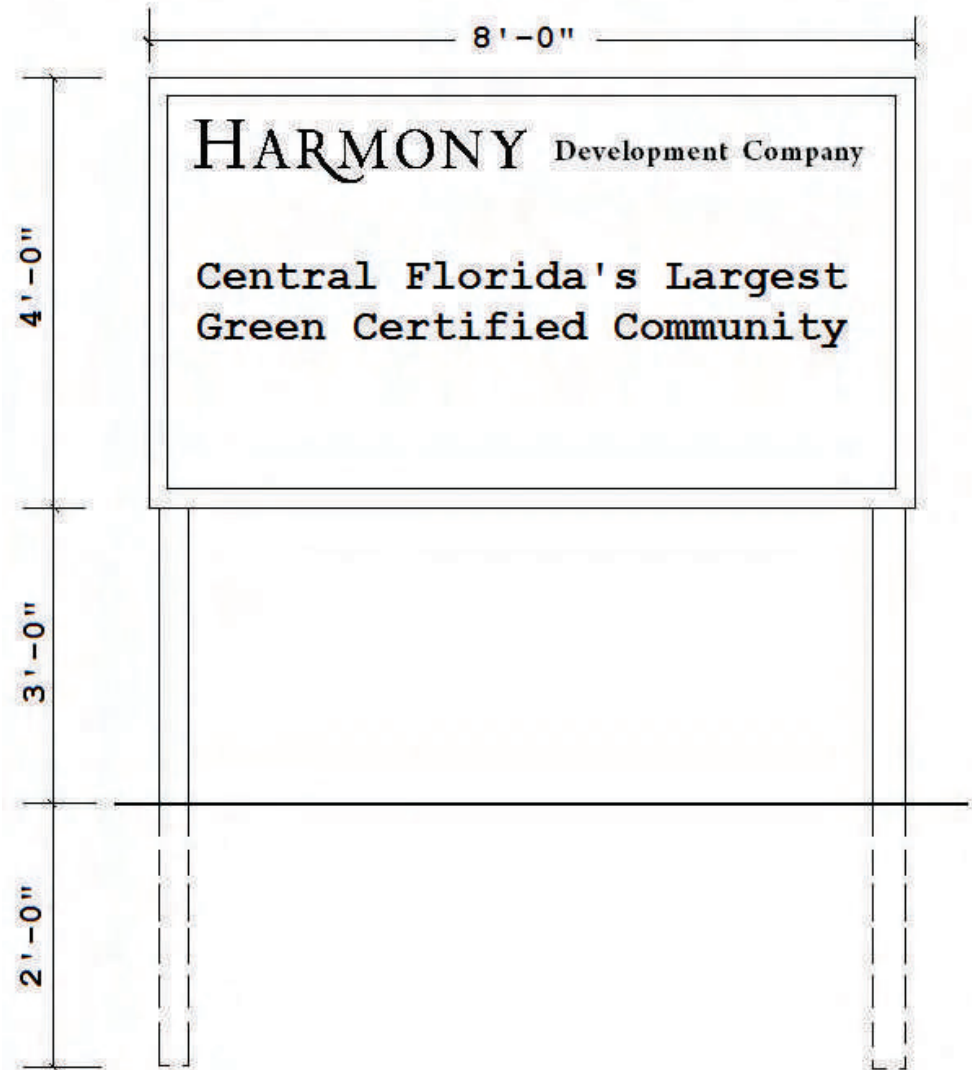
Minimum Size: 4” x 4”

Vertical Clearance

Minimum: 3’-0”

Setback from Property Line

Minimum: 3’ - 0”



REALTY OFFERING “B” SIGN

Example of Temporary Real Estate Signage

Sign Panel

Maximum: 15 sq’

Sign Height

Maximum: 10’ - 0”

Sign Posts

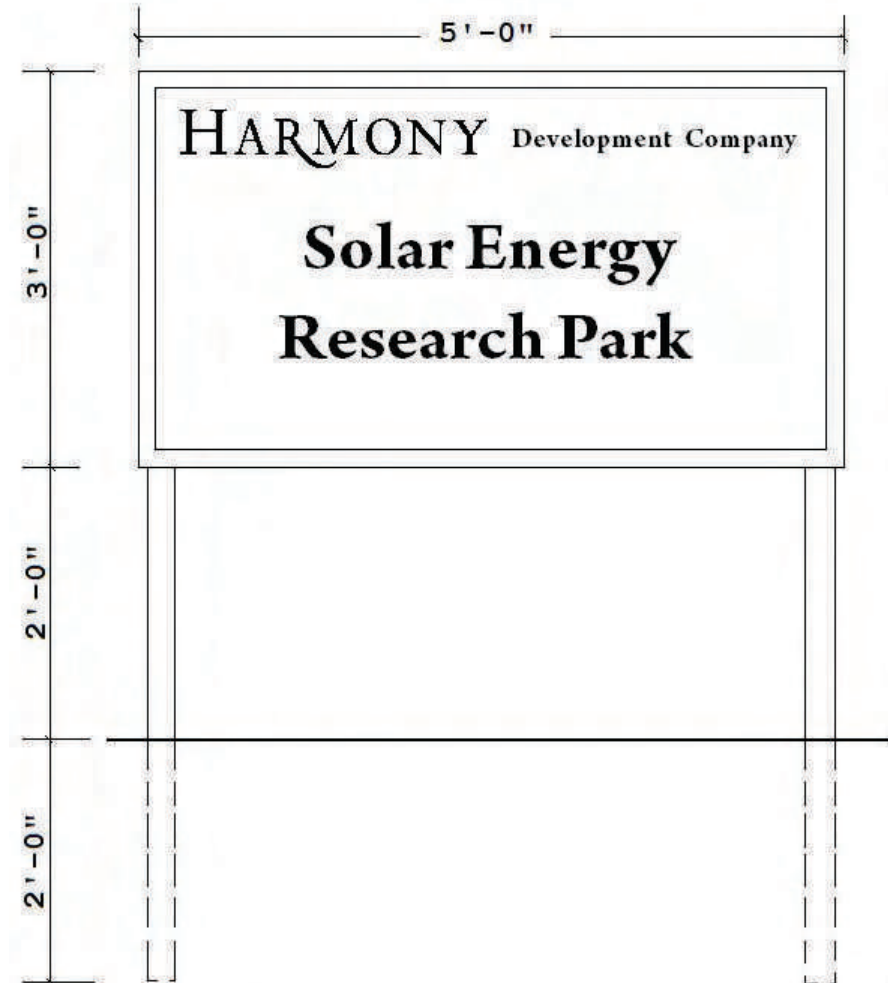
Minimum 4” x 4”

Vertical Clearance

Minimum: 2’ - 0”

Setback from Property Line

Minimum: 3’ - 0”



REALTY OFFERING “C” SIGN

Sign Panel

Maximum: 2 sq’

Sign Height

Maximum 4’-0”

Setback from CDD L/U Tract

Minimum: 1’ - 0”

Example of Temporary Real Estate Signage



SANDWICH BOARD/A-FRAME SIGN

Example of Temporary Signage

Sign Panel

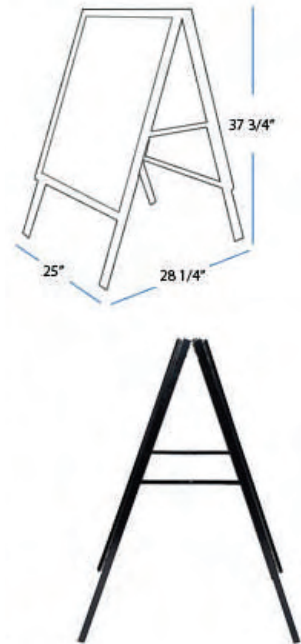
Maximum: 10 sq' per side

Sign Height

Maximum: 4'-0"

Sign Width

Maximum: 3'-0"



STREET SIGN

Sign Panel

Maximum: 9" x 36"

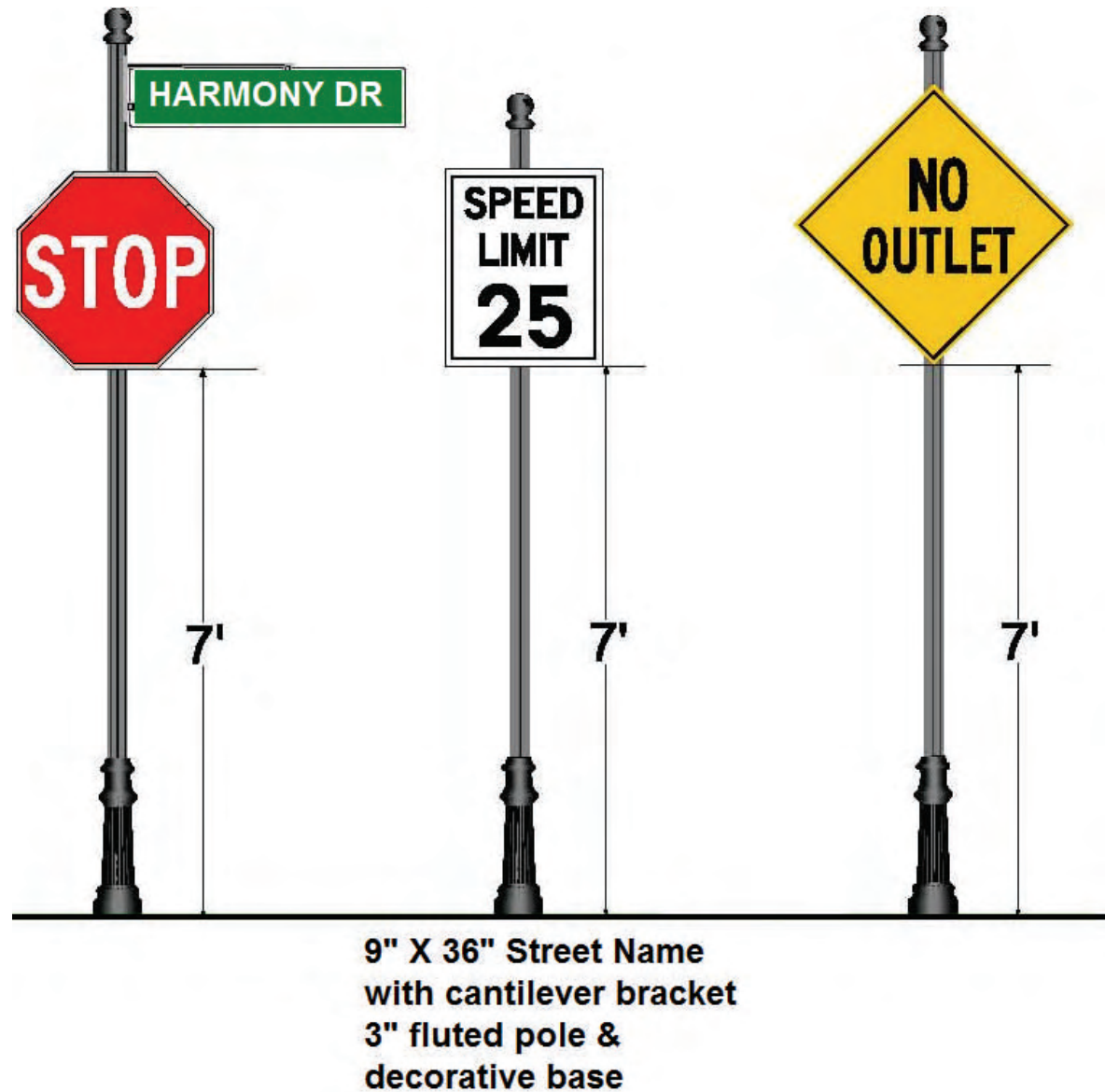
Vertical Clearance

Minimum: 7'-0"

Setback from B.O.C

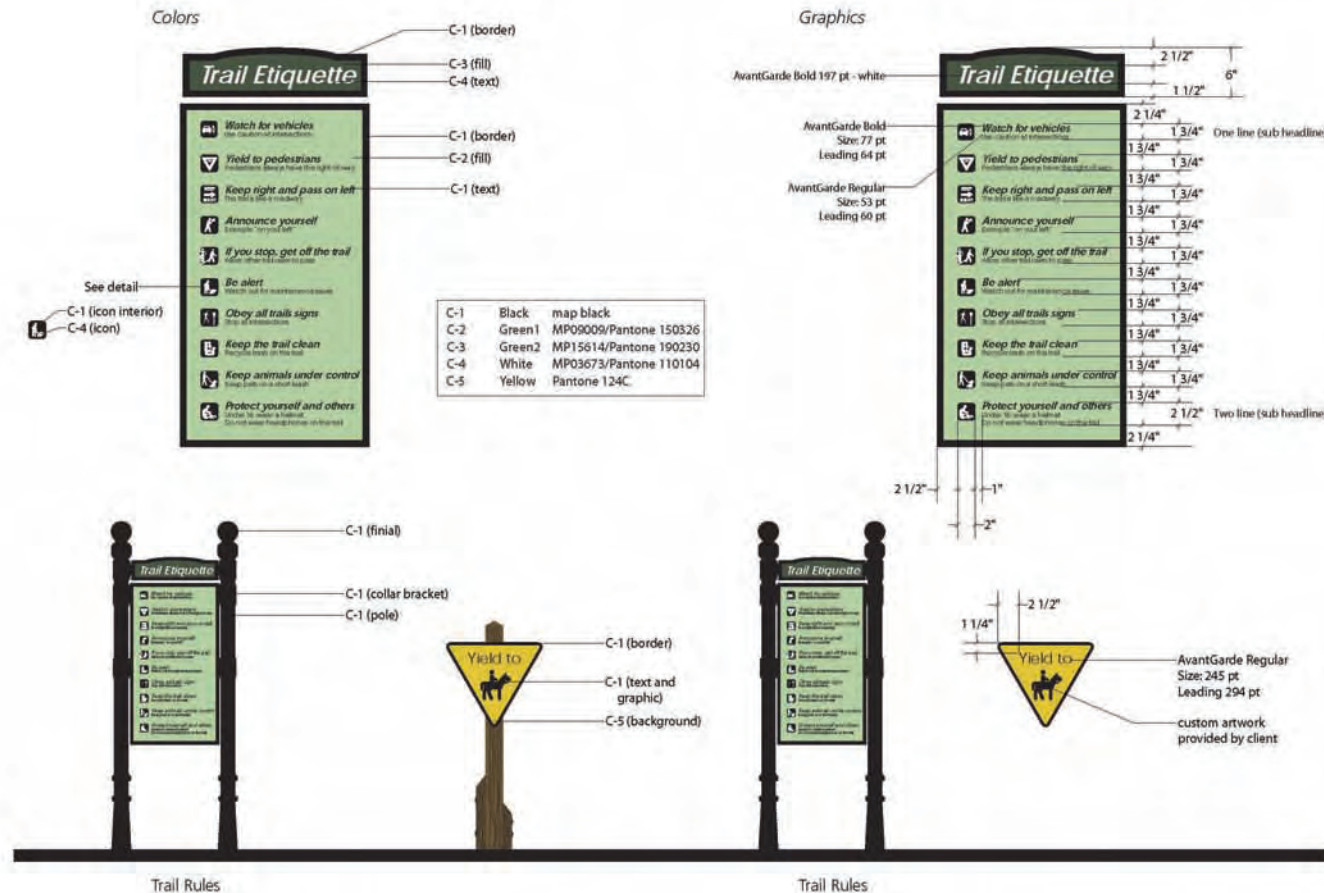
Minimum: 1' - 0"

Example of Permanent Street Signage



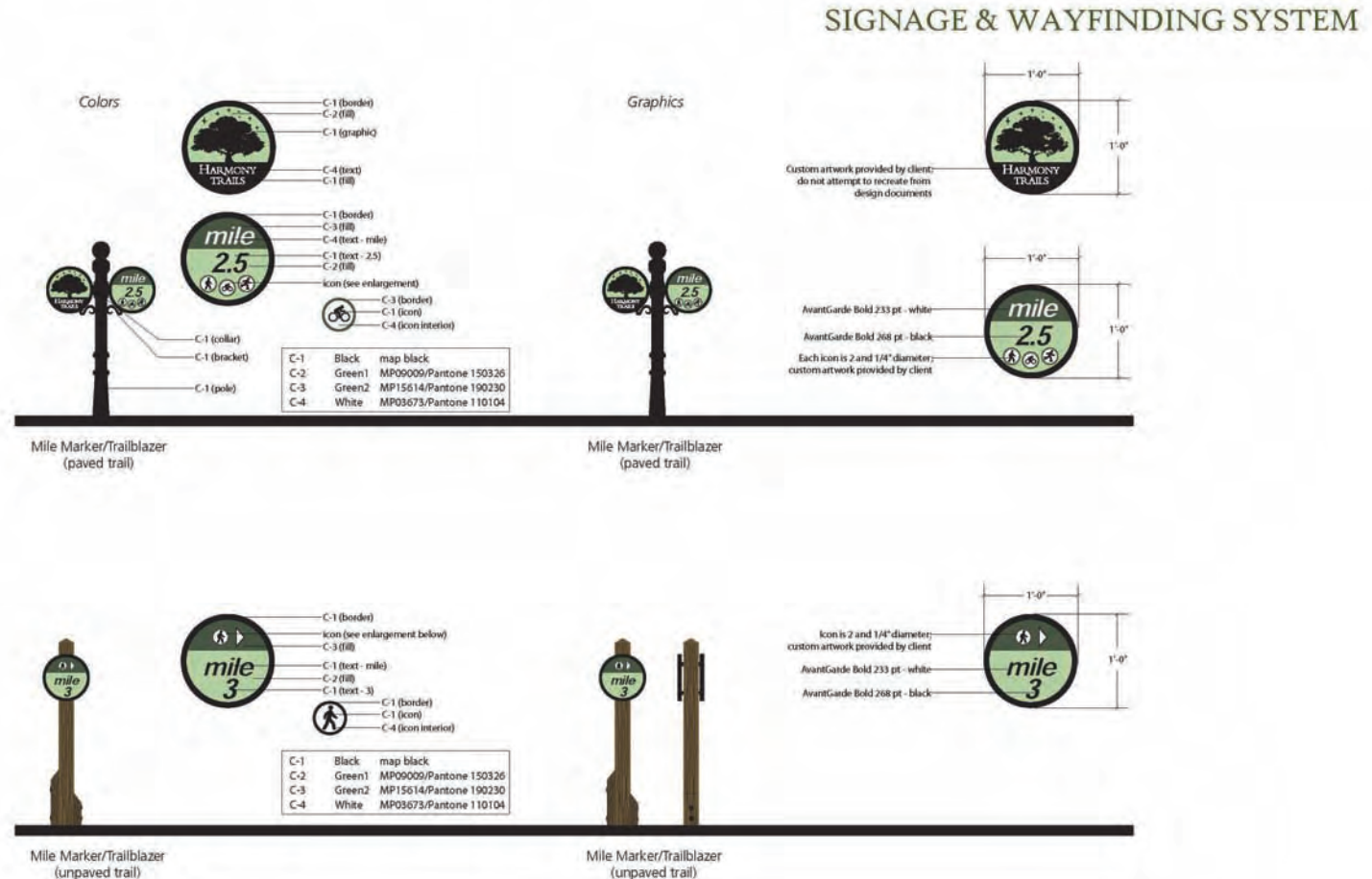
TRAIL / WAYFINDING SIGN SYSTEM

Examples of Permanent Trail/Wayfinding Signage



TRAIL / WAYFINDING SIGN SYSTEM

Examples of Permanent Trail/Wayfinding Signage

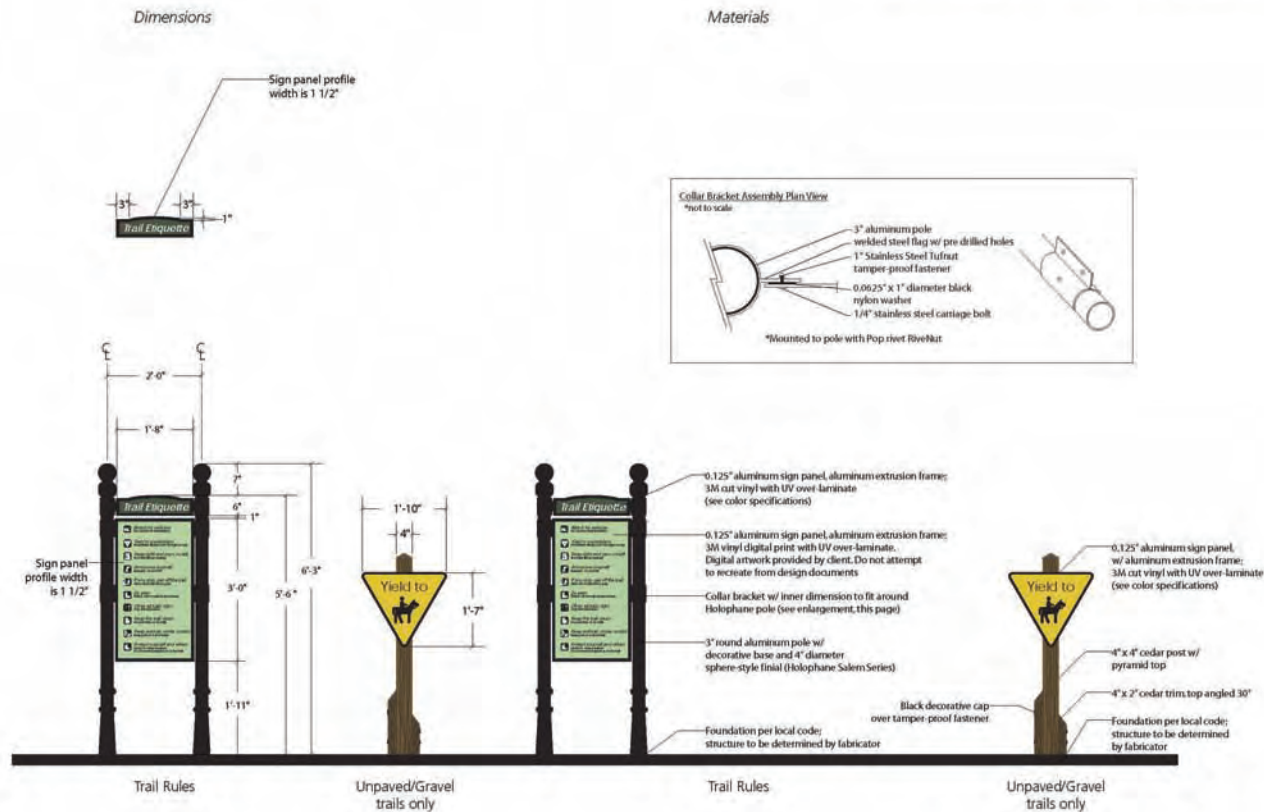


HARMONY TRAIL GUIDELINES — SIGNAGE & WAYFINDING

TRAIL / WAYFINDING SIGN SYSTEM

Examples of Permanent Trail/Wayfinding Signage

SIGNAGE & WAYFINDING SYSTEM

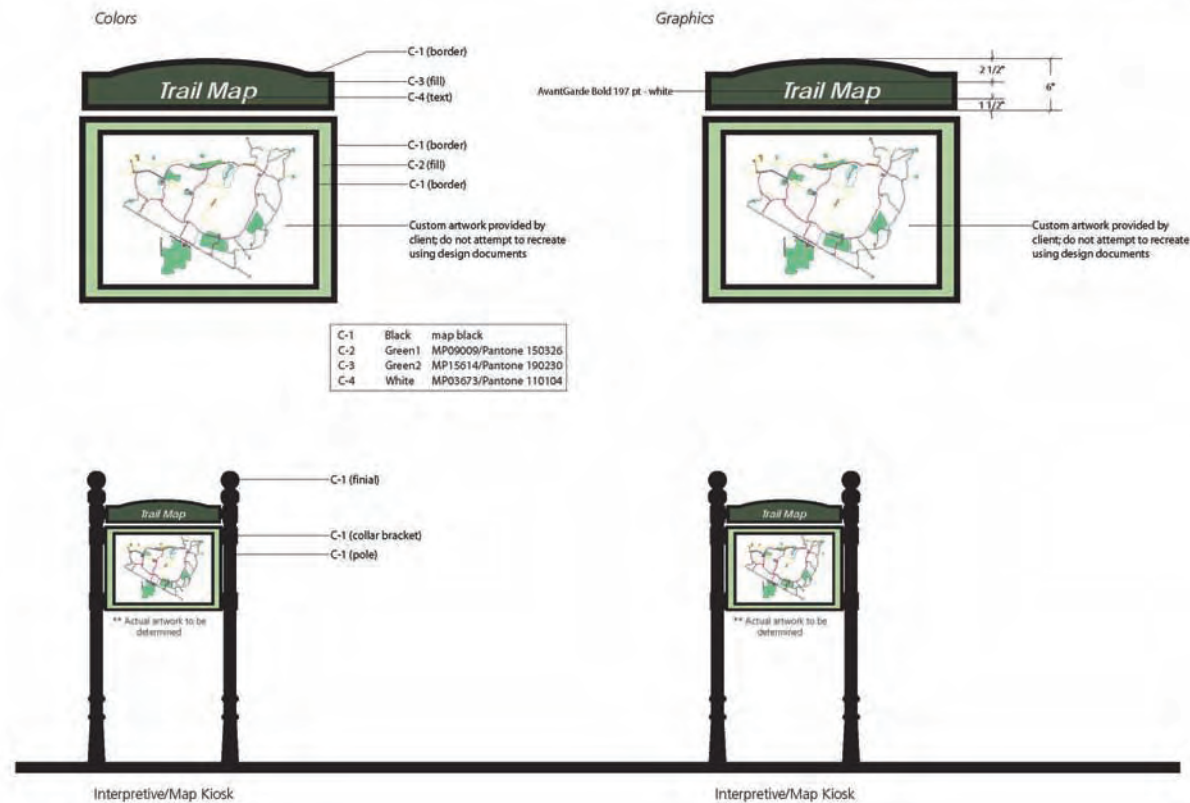


HARMONY TRAIL GUIDELINES — SIGNAGE & WAYFINDING

TRAIL / WAYFINDING SIGN SYSTEM

Examples of Permanent Trail/Wayfinding Signage

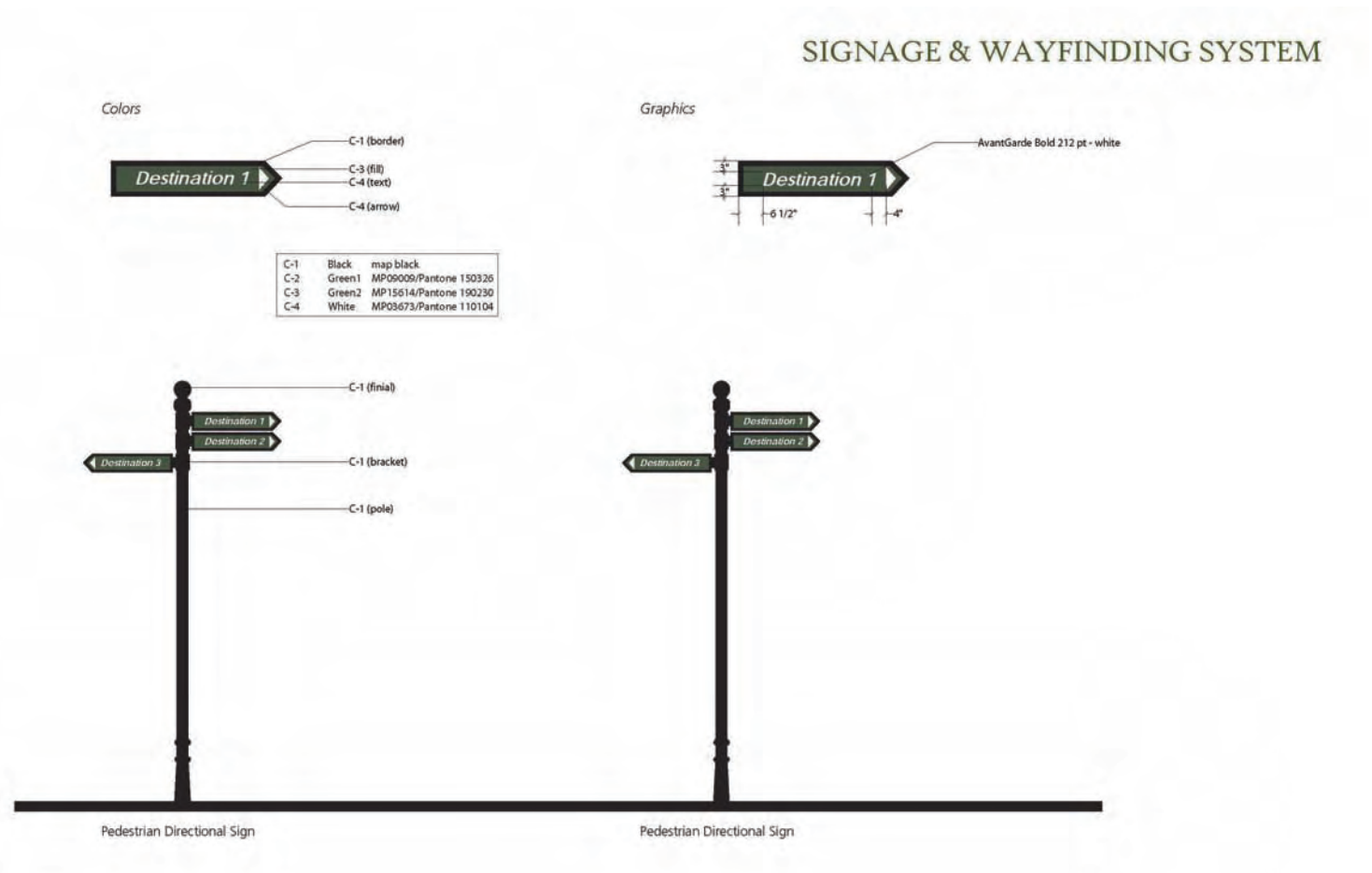
SIGNAGE & WAYFINDING SYSTEM



HARMONY TRAIL GUIDELINES — SIGNAGE & WAYFINDING

TRAIL / WAYFINDING SIGN SYSTEM

Examples of Permanent Trail/Wayfinding Signage



HARMONY TRAIL GUIDELINES — SIGNAGE & WAYFINDING

UNDER CANOPY SIGN

Sign Panel

Maximum: 4 sq'

Sign Height

Maximum: N/A

Vertical Clearance

Minimum: 8' - 0"

Example of Permanent Commercial Signage



E-31

WARNING SIGN

Example of Temporary Construction Signage

Sign Panel

Maximum: 15 sq'

Sign Height

Maximum: 10'-0"

Sign Posts

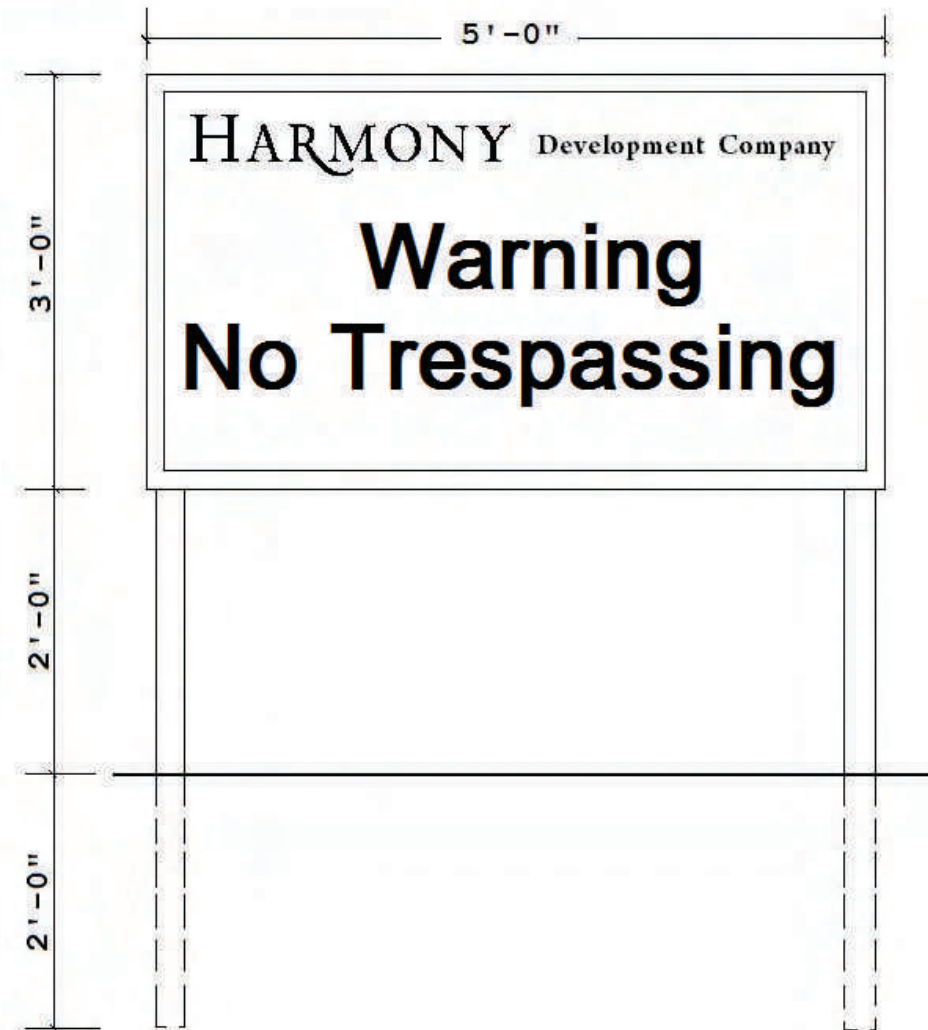
Maximum Size: N/A

Vertical Clearance

Minimum: 2'-0"

Setback from Property Line

Minimum: 3' - 0"



Existing Signage

Harmony CDD

H-1, H-2, H-3

Harmony Restaurant Facilities

H-4

Harmony Development Co.

H-5

Harmony Golf Preserve

H-6

EXISTING CDD SIGNAGE

Sign Type
Freestanding Wall Sign

Sign Panel
Maximum: 32 sq'

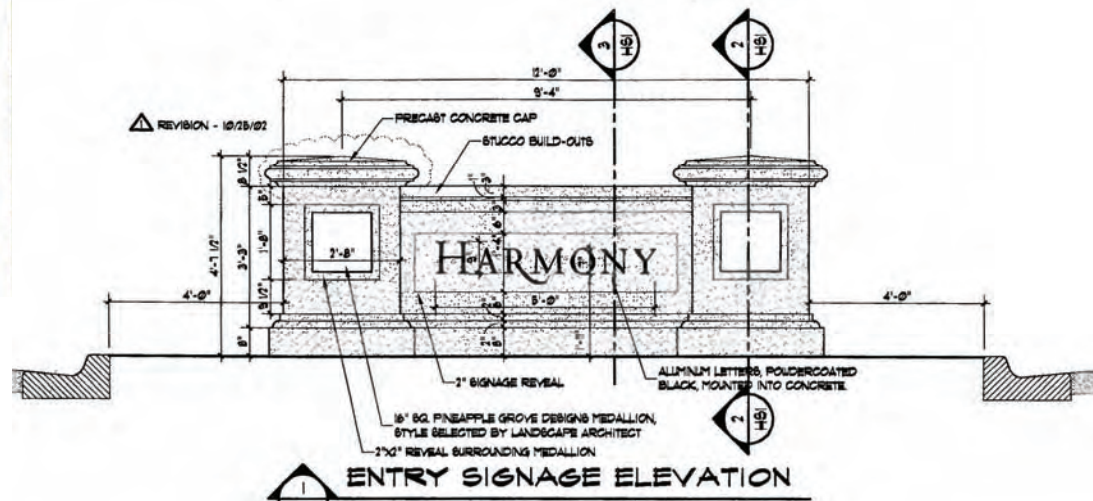
Sign Height
Maximum: 8'-0"

Vertical Clearance
Minimum: N/A

Setback
Minimum: 3' from Back of Curb

EIP # 04-0097

Signage Wall Building Permit
#P05-015342



EXISTING CDD SIGNAGE

Sign Type
Freestanding Wall Sign

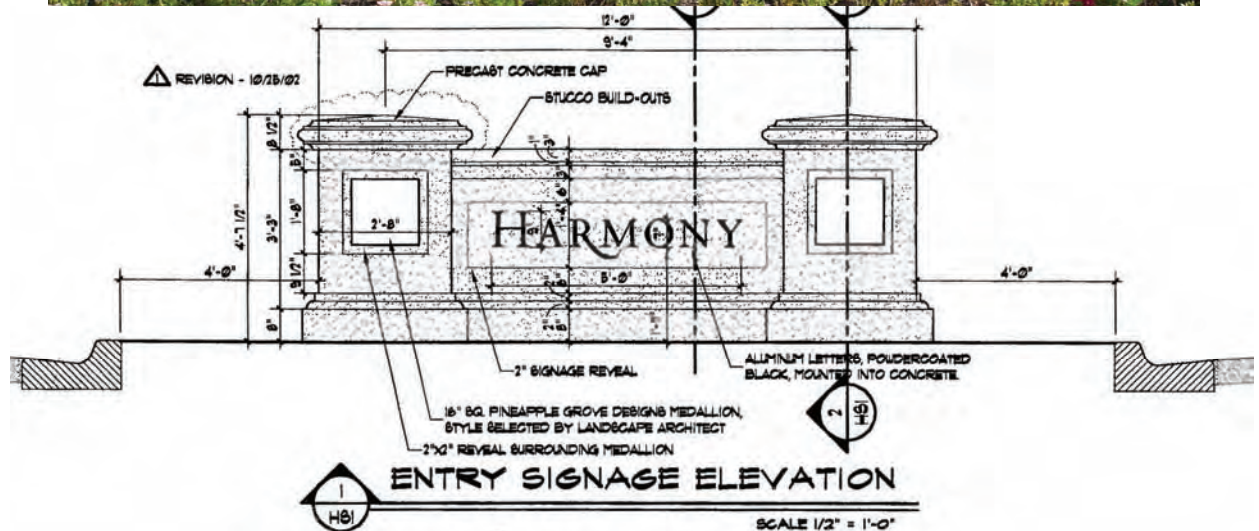
Sign Panel
Maximum: 32 sq'

Sign Height
Maximum: 8'-0"

Vertical Clearance
Minimum: N/A

Setback
Minimum: 3' from Back of Curb

Building Permit
P02-005067



EXISTING CDD SIGNAGE

Sign Type
Freestanding Wall Sign

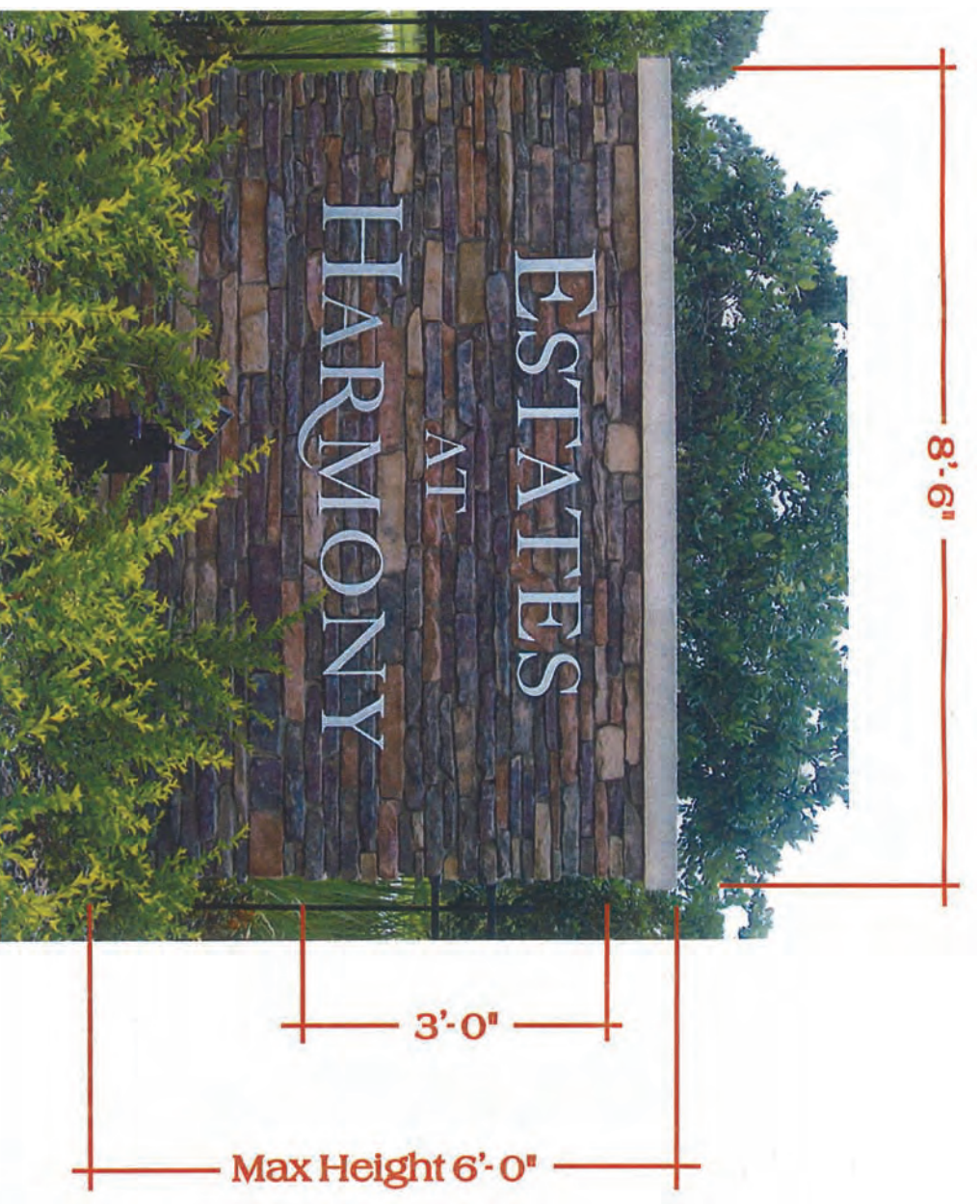
Sign Panel
Maximum: 32 sq'

Sign Height
Maximum: 8'-0"

Vertical Clearance
Minimum: N/A

Setback
Minimum: 3' from B.O.C.

Building Permit (Wall)
Permit # P07-006779



EXISTING SIGNAGE

Harmony Restaurant Facilities

Sign Type

Building Mounted (Flush-mounted Wall Sign)

Sign Panel

**Maximum: 1.25 sq' per 100
Linear feet**

Sign Height

Maximum: N/A

Vertical Clearance

Minimum: N/A

Setback

Minimum: N/A



EXISTING SIGNAGE

Harmony Development Company

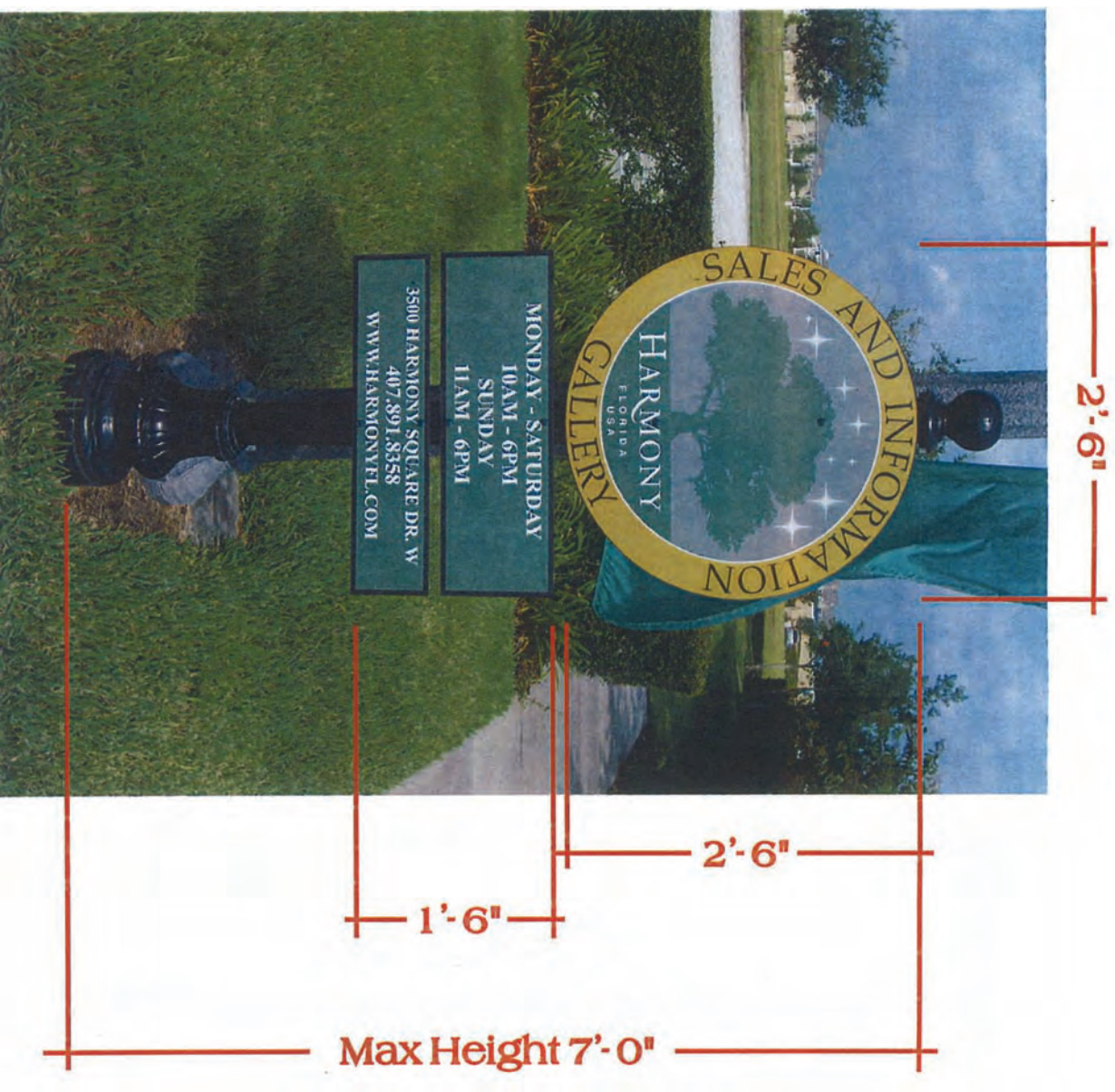
Sign Type
Realty Offering "B"

Sign Panel
Maximum: 15 sq'

Sign Height
Maximum: 10'-0"

Vertical Clearance
Minimum: N/A

Setback
Minimum: 3' from Back of Curb



EXISTING SIGNAGE

Harmony Golf Facilities

Sign Type

Freestanding Ground Sign

Sign Panel

Maximum: 32 sq'

Sign Height

Maximum: 10'-0"

Vertical Clearance

Minimum: 2'-0"

Setback

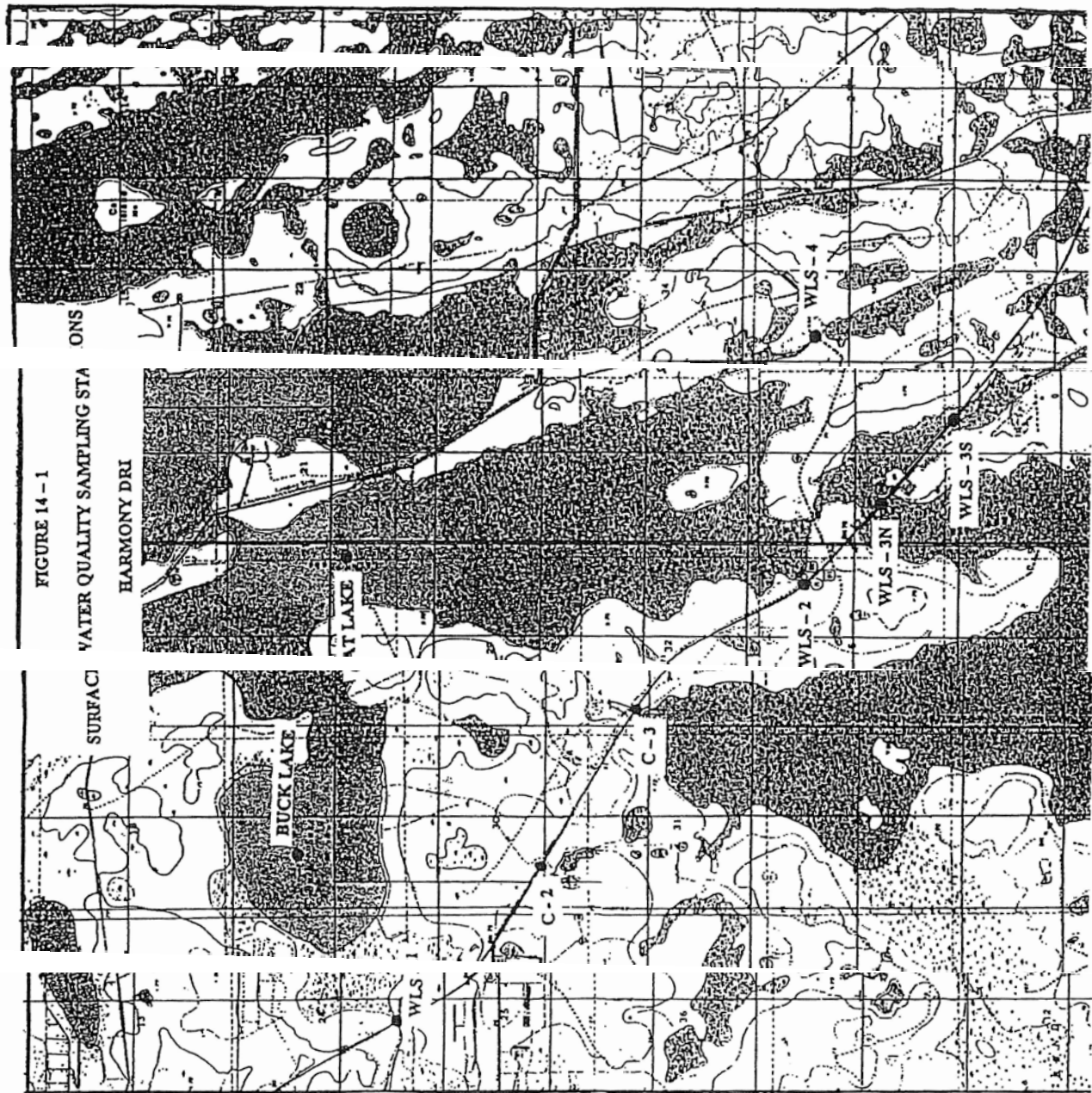
Minimum: 3' from Back of Curb



H-6

Harmony
Planned Development Amendment

Exhibit J
Water Quality Sampling



Harmony
Planned Development Amendment

Exhibit 2

Maintenance and Storage Facility
Site Plan and Boundary Survey



SHEET NO.
C2.00

SKETCH OF DESCRIPTION PARCEL

LEGAL DESCRIPTION (HOA PARCEL)

Tract-GM, HARMONY PHASE THREE, as Filed and Recorded in Plat Book 20, Pages 120 through 128 of the Public Records of Osceola County, Florida.

LESS THE FOLLOWING DESCRIBED PARCEL:

Beginning at the Northwest corner of Tract-GM, HARMONY PHASE THREE, as Filed and Recorded in Plat Book 20, Pages 120 through 128 of the Public Records of Osceola County, Florida, thence run the following thirteen (13) courses along the North line of said Tract-GM: thence run S45°43'59"E, a distance of 226.43 feet; thence run S10°45'49"E, a distance of 24.67 feet; thence run S04°43'55"E, a distance of 30.50 feet; thence run S04°11'10"W, a distance of 89.31 feet; thence run S15°43'28"E, a distance of 81.14 feet; thence run S32°36'39"E, a distance of 63.25 feet; thence run N80°15'53"E, a distance of 97.38 feet; thence run S85°40'17"E, a distance of 58.83 feet; thence run N67°48'17"E, a distance of 88.38 feet; thence run S47°56'14"E, a distance of 98.94 feet; thence run S47°36'29"W, a distance of 30.23 feet; thence run S69°54'34"W, a distance of 58.01 feet; thence run S54°36'38"W, a distance of 75.32 feet; thence run S27°55'17"W, a distance of 336.99 feet; thence run N68°21'49"W, a distance of 327.30 feet to a point on the Westerly line of aforesaid Tract-GM; thence run the following nine (9) courses along said Westerly line: N38°25'50"W, a distance of 307.12 feet; thence run N51°34'18"E, a distance of 66.53 feet; thence run N89°11'41"E, a distance of 84.72 feet; thence run S82°11'32"E, a distance of 89.32 feet; thence run N71°02'51"E, a distance of 3.91 feet; thence run N59°31'07"E, a distance of 64.85 feet; thence run N63°03'50"E, a distance of 50.51 feet; thence run N30°30'27"E, a distance of 130.68 feet; thence run N36°36'41"W, a distance of 145.18 feet; thence run N45°43'59"W, a distance of 142.01 feet to a point on a non tangent curve, concave to the Northwest, having a Radius of 571.00 feet and a Central Angle of 08°02'12"; thence run Northeasterly along the arc of said curve, a distance of 80.09 feet (Chord Bearing = N42°48'24"E, Chord = 80.03 feet) to the POINT OF BEGINNING.

Containing 4.39 acres, more or less.

NOTES

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 1990 ADJUSTMENT)
THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS
THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY
NO CORNERS WERE SET AS A PART OF THIS SKETCH.

REQUESTED BY: SUN TERRA COMMUNITIES, LLC

SEE SHEET 2 OF 3 FOR SKETCH OF DESCRIPTION

DATE OF SKETCH	11/02/17	REVISIONS
SCALE	1" = 200'	
F.B.	PAGE	
SECTION	29	
TWP. 26	S., RND. 32	E.
JOB NO.	17-154 TRACT-GM	SHEET 1 OF 3

JOHNSTON'S
SURVEYING INC.

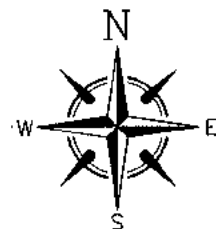
900 Shady Lane, Kissimmee, Florida 34744-8695
Tel. (407) 847-2179 Fax (407) 847-6140

RICHARD D. BROWN, P.S.M. #5700

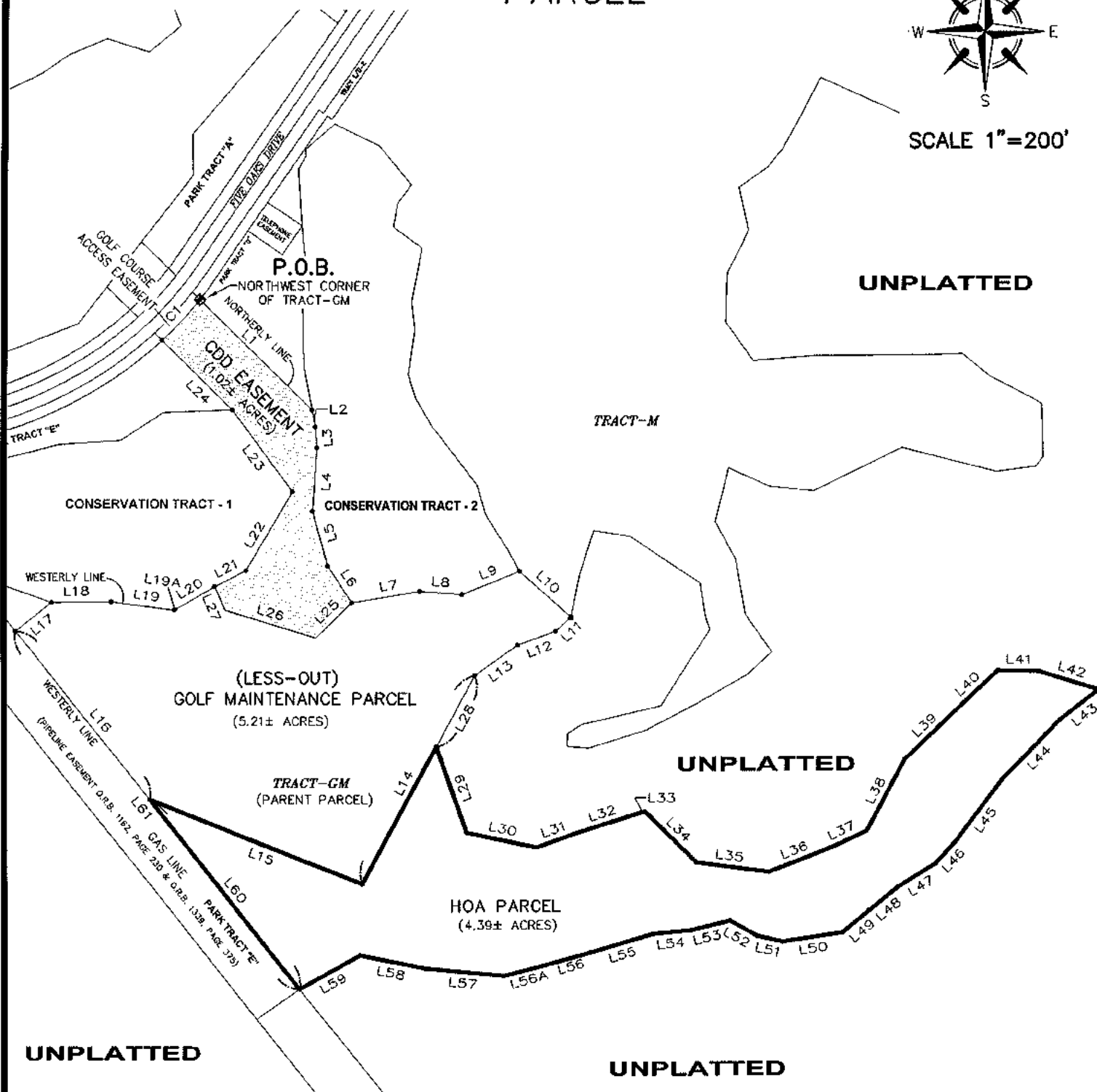
(DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

SKETCH OF DESCRIPTION PARCEL



SCALE 1"=200'



LEGEND

L.B. LICENSED BUSINESS
SEC. SECTION
TWP. TOWNSHIP
RNG. RANGE
O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
R/W RIGHT OF WAY
Δ CENTRAL ANGLE
R RADIUS
L LENGTH
CD CHORD DISTANCE
CB CHORD BEARING
FOOT FLORIDA DEPARTMENT OF TRANSPORTATION
EXST. EXISTING
NAD NORTH AMERICAN DATUM
F.B. FIELD BOOK
DEPT. DEPARTMENT

TEL. TELEPHONE
NO. NUMBER
NUMBER
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
R.L.S. REGISTERED LAND SURVEYOR
C1 CURVE NUMBER
L1 LINE NUMBER
R PROPERTY LINE
● DESCRIPTIVE POINT
S.L.I.C. SEMINOLE LAND & INVESTMENT COMPANY'S
N&D NAIL AND DISK
ID IDENTIFICATION
CM CONCRETE MONUMENT
(P) PLAT
C.R. COUNTY ROAD
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING

JOHNSTON'S
SURVEYING INC.

900 Shady Lane, Kissimmee, Florida 34744-8695
Tel. (407) 847-2179 Fax (407) 847-6140

SKETCH OF DESCRIPTION PARCEL

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S45°43'59"E	226.43'
L2	S10°45'49"E	24.67'
L3	S04°43'55"E	30.50'
L4	S04°11'10"W	89.31'
L5	S15°43'28"E	81.14'
L6	S32°36'39"E	63.25'
L7	N80°15'53"E	97.38'
L8	S85°40'17"E	58.83'
L9	N67°48'17"E	88.38'
L10	S47°56'14"E	98.94'
L11	S47°36'29"W	30.23'
L12	S69°54'34"W	58.01'
L13	S54°36'38"W	75.32'
L14	S27°55'17"W	336.99'
L15	N68°21'49"W	327.30'
L16	N38°25'50"W	307.12'
L17	N51°34'18"E	66.53'
L18	N89°11'41"E	84.72'
L19	S82°11'32"E	89.32'
L19A	N72°02'51"E	3.91'
L20	N59°31'07"E	64.85'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	N63°03'50"E	50.51'
L22	N30°30'27"E	130.68'
L23	N36°36'41"W	145.18'
L24	N45°43'59"W	142.01'
L25	S45°14'48"W	72.20'
L26	N72°57'58"W	136.35'
L27	N23°12'34"W	37.19'
L28	N27°55'17"E	114.69'
L29	N19°01'54"W	129.74'
L30	N77°54'33"W	101.50'
L31	S70°21'04"W	55.77'
L32	S72°42'57"W	102.22'
L33	S74°25'13"W	7.50'
L34	N45°19'47"W	103.78'
L35	N82°10'01"W	103.08'
L36	S68°27'55"W	91.65'
L37	S64°36'54"W	58.26'
L38	S28°14'05"W	115.85'
L39	S46°58'38"W	101.11'
L40	S47°11'06"W	83.93'
L41	N88°49'47"W	58.57'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L42	N72°50'13"W	88.81'
L43	N52°05'30"E	68.64'
L44	N44°07'50"E	119.97'
L45	N37°22'23"E	111.30'
L46	N42°33'28"E	42.26'
L47	N58°44'38"E	66.21'
L48	N51°16'37"E	51.52'
L49	N50°40'51"E	49.28'
L50	N81°15'27"E	84.98'
L51	S76°31'06"E	37.01'
L52	S60°21'14"E	43.60'
L53	N76°18'47"E	56.07'
L54	N84°14'44"E	55.67'
L55	N73°54'10"E	95.33'
L56	N74°20'26"E	68.80'
L56A	N75°41'19"E	59.00'
L57	S84°34'14"E	111.60'
L58	S78°24'07"E	93.35'
L59	N60°13'43"E	98.55'
L60	N38°25'50"W	346.16'
L61	S38°25'50"E	653.28'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C1	571.00	8°02'12"	80.09	N42°48'24"E	80.03

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Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
www.property-appraiser.org
Osceola County Government Center
2505 East Irla Bronson Memorial Hwy, Kissimmee, FL 34744
Ph: (407) 742-5000 Fax: (407) 742-4900

Parcel: 30-26-32-3117-0001-0GM0



Owner Information

Owner Name	HARMONY CDD
Mailing Address	313 CAMPUS ST CELEBRATION, FL 34747
Physical Address	7370 FIVE OAKS DR, SAINT CLOUD FL 34771
Description	RESIDENTIAL COMMON ELEMENTS/AREA VAC
Tax District	300 - OSCEOLA COUNTY

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 12/05/2019, which are subject to change prior to certification		Certified Value represents certified values that appeared on the tax roll as of 10/02/2019	
Land	\$2	Land	\$2
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$0	Extra Features	\$0
Buildings	\$0	Buildings	\$0
Appraised(just)	\$2	Appraised(just)	\$2
Assessed(estimated)	\$2	Assessed*	\$2
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$2	Taxable	\$2
* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap		* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap	

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5294-1323	\$100	2018-02-15	SW
1	5214-1789	\$24,250,000	2017-09-27	SW

Land Information - Total Acreage: 4.39

Land Description	Units	Depth	Land Type	Land Value
RURAL ACREAGE	4.39	0.00	AC	\$65,900

Legal Description

Legal Description	HARMONY PHASE 3 PB 20 PGS 120-128 TRACT GM FUTURE DEVELOPMENT LYING IN SEC 29 LESS BEG AT NE COR OF TRACT GM, S 46 DEG E 226.43 FT, S 11 DEG E 24.67 FT, S 05 DEG E 30.50 FT, S 04 DEG W 89.31 FT, S 16 DEG E 81.14 FT, S 33 DEG E 63.25 FT, N 80 DEG E 97.38 FT, S 86 DEG E 58.83 FT, N 68 DEG E 88.38 FT, S 48 DEG E 98.94 FT, S 48 DEG W 30.23 FT, S 70 DEG W 58.01 FT, S 55 DEG W 75.32 FT, S 28 DEG W 336.99 FT, N 68 DEG W 327.30 FT, N 38 DEG W 307.12 FT, N 51 DEG E 66.53 FT, N 89 DEG E 84.72 FT, S 82 DEG E 89.32 FT, N 71 DEG E 3.91 FT, N 59 DEG E 64.85 FT, N 63 DEGE 50.51 FT, N 30 DEG E 130.68 FT, N 37 DEG W 145.18 FT, N 46 DEG W 142.01 FT TO NON-TAN CURVE, CONC NW, RAD 571 FT, CENT ANG 08 DEG, (CH BEARING N 43 DEG E 80.03 FT), NELY ALONG CURVE 80.09 FT TO POB
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