### Landings Community Development District

Agenda

February 16, 2024

### AGENDA

### Landings

### Community Development District

219 E. Livingston St., Orlando, Florida 32801 Phone: 407-841-5524 – Fax: 407-839-1526

February 9, 2024

Board of Supervisors Landings Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the Landings Community Development District will be held on Friday, February 16, 2024 at 11:30 AM at the Hilton Garden Inn Palm Coast, 55 Town Center Blvd., Palm Coast, FL 32164. Following is the advance agenda for the meeting:

- 1. Roll Call
- 2. Public Comment Period
- 3. Approval of Minutes of the December 21, 2023 Meeting
- 4. Southwest Assessment Area Financing Matters
  - A. Consideration of Bond Issue Funding Agreement with KL Seminole Trace, LLC
  - B. Consideration of Supplement to Investment Banking Agreement with MBS Capital Markets, LLC
  - C. Consideration of Southwest Tract Capital Improvement Plan
  - D. Consideration of Master Assessment Methodology for the Southwest Tract
  - E. Consideration of Resolution 2024-02 Declaring Special Assessments
  - F. Consideration of Resolution 2024-03 Setting a Public Hearing for Special Assessments
- 5. Consideration of Amended and Restated FY2024 Budget Funding Agreement(s)
- 6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Balance Sheet and Income Statement
    - ii. Ratification of Funding Requests #14 #15
- 7. Other Business
- 8. Supervisors Requests
- 9. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

Jeremy LeBrun

Jeremy LeBrun District Manager

**Enclosures** 

# **MINUTES**

# MINUTES OF MEETING LANDINGS COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Landings Community Development District was held Thursday, December 21, 2023 at 1:00 p.m. at the Offices of Chiumento Law, 145 City Place, Unit 301, Palm Coast, Florida.

### Present and constituting a quorum were:

Jeffrey Douglas Chairman

Justin Frye Appointed as Vice Chairman

Walker Douglas Assistant Secretary
Greg Eckley Assistant Secretary
Toby Tobin Assistant Secretary

Also present were:

George Flint District Manager
Michael Chiumento, III District Counsel

Jeremy LeBrun by phone GMS

Daniel Welch *by phone* District Engineer

### FIRST ORDER OF BUSINESS

### **Roll Call**

Mr. Flint called the meeting to order and called the roll. Four Board members were present constituting a quorum.

### SECOND ORDER OF BUSINESS

### **Public Comment Period**

There being no comments, the next item followed.

### THIRD ORDER OF BUSINESS

Approval of Minutes of the July 21, 2023 Board of Supervisors Meeting and Acceptance of Minutes of the July 21, 2023 Audit Committee Meeting

Mr. Flint presented the minutes from the July 21, 2023 Board of Supervisors meeting and Audit Committee meeting. He asked for any comments, questions, or corrections. Hearing no changes from the Board, there was a motion of approval.

On MOTION by Mr. Eckley, seconded by Mr. Walker Douglas, with all in favor, the Minutes from the July 21, 2023 Board of Supervisors Meeting were approved and the Minutes of the July 21, 2023 Audit Committee Meeting, were accepted, as presented.

### FOURTH ORDER OF BUSINESS

### **Organizational Matters**

### A. Consideration of Resignations

Mr. Flint stated that Mr. Root was involved in a motorcycle accident and was having health issues. He noted that Mr. Root was not in a position to be able to continue to serve on the Board. He stated that District Counsel spoke with Mr. Root and Mr. Root was not in a situation to be able to compose a letter or send an email at this point, but Mr. Root verbally submitted his resignation to Mr. Chiumento III. Mr. Flint explained that he did receive an email from Mr. Chiumento III to put in the record. The Board accepted Mr. Root's resignation.

On MOTION by Mr. Jeffrey Douglas, seconded by Mr. Eckley, with all in favor, Accepting Mr. David Root's Resignation, was approved.

### B. Consideration of Appointments of Individuals to Fulfill Vacancies in Certain Seats

Mr. Flint explained that the vacancy has a term expiring in November 2024. He asked for any nominations to fill this vacancy. Mr. Justin Frye was nominated to fill the vacancy.

On MOTION by Mr. Jeffrey Douglas, seconded by Mr. Walker Douglas, with all in favor, Appointing Justin Frye to the Board of Supervisors, was approved.

### C. Administration of Oaths of Office

Mr. Flint administered the oath of office to Justin Frye. He noted that Mr. Frye was entitled to compensation as a Board member under Chapter 190. He asked Mr. Frye if he accepts compensation or waives it. Mr. Frye responded that he would waive the compensation.

### D. Election of Officers

Mr. Flint presented the Election of Officers.

### E. Consideration of Resolution 2024-01 Electing Officers

Mr. Flint presented Resolution 2024-01 to the Board. Mr. Justin Frye was nominated to serve as Vice Chairman and all the other Officers will stay the same.

On MOTION by Mr. Walker Douglas, seconded by Mr. Frye, with all in favor, Resolution 2024-01 Electing Officers with Justin Frye Serving as Vice Chairman and All Other Officers Staying the Same, was approved.

### FIFTH ORDER OF BUSINESS

Ratification of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2023

Mr. Flint noted that the Board selected Grau & Associates as their independent auditor. He explained that their proposal for 2024 was not to exceed \$3,100. He noted that in order to get the audit moving, it was executed. They were asking the Board to ratify it.

On MOTION by Mr. Jeffrey Douglas, seconded by Mr. Tobin, with all in favor, the Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2023, was ratified.

### SIXTH ORDER OF BUSINESS

Consideration of Interlocal Agreement for the Collection of Non-Ad Valorem Assessments with the Flagler County Tax Collector

Mr. Flint noted that this agreement allows the District to use the tax bill as the collection method eventually for their O&M and debt service. Right now, they are operating under a Funding Agreement, but at some point, that will change. He explained that this agreement allows them to do that. He asked for questions on this item.

On MOTION by Mr. Eckley, seconded by Mr. Frye, with all in favor, the Interlocal Agreement for the Collection of Non-Ad Valorem Assessments with the Flagler County Tax Collector, was approved.

### **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

### A. Attorney

Mr. Chiumento had nothing further to report to the Board.

### B. Engineer

Mr. Welch had nothing to report to the Board. Mr. Jeffrey Douglas asked Mr. Welch about the five and six protocol. Mr. Welch responded that his goal was to have the report situated tomorrow. There was a general comment about moving forward. The question was asked if Kolter was going to plan on starting the bond process in March. The response was that they would go to market around then, so they would have to get started after the first of the year. Mr. Flint also

responded it would ideally be in January, if they can have the engineer's report and the methodology ready. Then, they can set the hearing for the March meeting because it takes a 30-day notice. The question was asked when the construction was starting. The response was the construction would start in February. It was noted that Eric wants the CDD to take over to do the construction. The question was asked where JTL was on this. Mr. Jeffrey Douglas responded that JTL was ready to fund as soon as possible. Further discussion ensued and it was noted that the next meeting would be January 19, 2024 at 11:30 a.m.

### C. District Manager's Report

### i. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials included in the agenda packet through October 31, 2023. No action was required by the Board. There was a question of which developer was paying into that now regarding the \$19,564 on page 1 of the balance sheet. The response was JTL owes the \$19,564 as of right now. There was also a question of if the \$19,564 was due now. Mr. Flint responded yes; these were funding agreements that have been submitted that haven't been paid. Discussion ensued and Mr. Flint noted that they would need a Funding Agreement. It was noted that there would be three Funding Agreements with three owners within the CDD after it's passed. Mr. Welch was asked to put together a graphic for the Board and Mr. Flint showing the entire area of Landings CDD as expanded with the three landowners and their respective net usable acres. After further discussion, the next item followed.

### ii. Ratification of Funding Requests #9 – #13

Mr. Flint presented Funding Request #9-#13 to the Board. He stated that these funding requests were transmitted to the developer under the Funding Agreement.

On MOTION by Mr. Jeffrey Douglas, seconded by Mr. Eckley, with all in favor, Funding Requests #9-#13, were ratified.

### EIGHTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

### NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

### TENTH ORDER OF BUSINESS

### Adjournment

Mr. Flint adjourned the meeting.

# **SECTION IV**

# SECTION A

# BOND FINANCING TEAM FUNDING AGREEMENT BETWEEN LANDINGS COMMUNITY DEVELOPMENT DISTRICT AND KL SEMINOLE TRACE LLC

This Agreement is made and entered into this 16<sup>th</sup> day of February 2024, by and between:

**LANDINGS COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in the City of Palm Coast, Flagler County, Florida (hereinafter "District"), and

KL SEMINOLE TRACE LLC, a Florida limited liability company, the primary landowner and developer in the District (the "Developer").

### **RECITALS**

WHEREAS, the Landings Community Development District was established by Ordinance 2022-17 of the City Council of the City of Palm Coast, Florida, for the purpose of financing roadway improvements, utility distribution and collections systems, the master stormwater management system, lighting, landscaping, signage, parks and other public infrastructure; and

WHEREAS, the District presently expects to access the public bond market to provide for the financing of certain capital improvements, facilities, and services to benefit the lands within the district; and

WHEREAS, the Developer is developing lands within the district which will benefit from such improvements, facilities, and services and desires to assist the District with its financing program; and

**WHEREAS**, the District and the Developer desire to enter into this agreement to provide funds to enable the District to commence its financing program.

- **NOW**, **THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the parties agree as follows:
- <u>1.</u> <u>Provision of Funds.</u> Developer agrees to make available to the District such monies as are necessary to proceed with the issuance of bonds or other indebtedness to fund the District's improvements, facilities and services.
  - A. Developer agrees to provide to the District any such monies upon receipt of an invoice from the District requesting such funds. Such funds, and all future funds provided pursuant to this Agreement, may be supplied by check, cash, wire transfer or other form of payment deemed satisfactory in the sole discretion of the District as determined by the District Manager. The District agrees to authorize District staff, including the District

Engineer, District Manager, and District Counsel to proceed with the work contemplated by this Agreement, and to retain a Bond Counsel and Financial Advisor and other professional assistance as may be necessary to proceed with the work contemplated by this Agreement.

- B. Developer and the District agree that all fees, costs or other expenses incurred by the District for the services of the District's Engineer, Counsel, Financial Advisor or other professionals, for the work contemplated by this Agreement shall be paid solely from the funds provided by Developer pursuant to this Agreement. Such payments shall be made in accordance with the District's normal invoice and payment procedures. The District agrees that any funds provided by Developer pursuant to this Agreement shall be used solely for fees, costs, and expenses arising from or related to the work contemplated by this Agreement.
- C. The District agrees to provide to Developer, on a monthly basis, copies of all invoices, requisitions, or other bills for which payment is to be made from the funds provided by Developer. The District agrees to provide to Developer, monthly, a statement from the District Manager showing funds on deposit prior to payment, payments made, and funds remaining on deposit with the District.
- D. Developer agrees to provide additional funds within fourteen (14) days of receipt of written notification from the District Manager of the need for such funds.
- E. In the event that Developer fails to provide any such funds pursuant to this Agreement, Developer and the District agree the work may be halted until such time as sufficient funds are provided by Developer to ensure payment of the costs, fees or expenses which may be incurred in the performance of such work.
- 2. Termination. Developer and District agree that Developer may terminate this Agreement without cause by providing ten (10) days written notice of termination to the District. Any such termination by Developer is contingent upon Developer's provision of sufficient funds to cover any and all fees, costs or expenses incurred by the District in connection with the work to be performed under this Agreement as of the date by when notice of termination is received. Developer and the District agree that the District may terminate this Agreement due to a failure of Developer to provide funds in accordance with Section 1 of this Agreement, by providing ten (10) days written notice of termination to Developer; provided, however, that the Developer shall be provided a reasonable opportunity to cure any such failure. Any excess funds shall be returned to the Developer in accordance with section 1 of this Agreement.

- <u>3.</u> <u>Default.</u> A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief and/or specific performance.
- 4. Enforcement of Agreement. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
- <u>5.</u> <u>Agreement.</u> This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.
- <u>6.</u> <u>Amendments.</u> Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
- 7. Authorization. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
- **8.** Notices. All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to Developer: KL Seminole Trace LLC

105 NE 1st Street

Delray Beach, FL 33444

Attn: Justin Frye <a href="mailto:jfrye@kolter.com">jfrye@kolter.com</a>

B. If to District: Landings Community Development District

Governmental Management Services -

Central Florida, LLC 219 E. Livingston Street Orlando, FL 32801 Attn: District Manager gflint@gmscfl.com

With a copy to: Chiumento Law, PLLC

145 City Place, Suite 301 Palm Coast, FL 32164 Attn: Michael Chiumento

michael3@legalteamforlife.com

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

- <u>9.</u> <u>Third Party Beneficiaries.</u> This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
- <u>10.</u> <u>Assignment.</u> Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.
- <u>11.</u> <u>Controlling Law.</u> This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.
- <u>12.</u> <u>Effective Date.</u> The Agreement shall be effective after execution by both parties hereto and shall remain in effect unless terminated by either of the parties hereto.
- <u>13.</u> <u>Public Records.</u> Developer understands and agrees that all documents of any kind provided to the District or to District Staff in connection with the work contemplated under this Agreement are public records and are treated as such in accordance with Florida law.
- 14. Capitalization. The parties agree that all funds provided by Developer pursuant to this Agreement are properly reimbursable from proceeds of District financing for capital improvements, and that within 45 days of receipt of the proceeds by the District of bonds or notes for the District's capital projects, the District shall reimburse Developer in full, exclusive of interest, for these advances; provided, however, that in the event bond counsel determines that any such monies are not properly reimbursable, such funds shall be deemed paid in lieu of taxes or assessments. In the event that District bonds are not issued within two (2) years of the date of this agreement, all funds provided by Developer pursuant to this Agreement shall be deemed paid in lieu of taxes or assessments.

[Signatures contained on next page.]

**IN WITNESS WHEREOF**, the parties execute this agreement the day and year first written above.

ATTEST:	LANDINGS COMMUNITY DEVELOPMENT DISTRICT	
By:	By:	
Print Name: Secretary/Assistant Secretary	Print Name: Chair/Vice Chair, Board of Supervisors	
WITNESSES:	KL SEMINOLE TRACE LLC, a Florida limited liability company	
X	By:	
Print Name:	Print Name:	
	Title:	
X		
Print Name:		

# SECTION B



# SUPPLEMENT TO INVESTMENT BANKING AGREEMENT DATED SEPTEMBER 16, 2022 REGARDING BOND ISSUANCES BY LANDINGS COMMUNITY DEVELOPMENT DISTRICT

February 16, 2024

Board of Supervisors
Landings Community Development District

**Dear Supervisors:** 

MBS Capital Markets, LLC ("Underwriter") and the Board of Supervisors of the Landing Community Development District ("District") entered into an Investment Banking Agreement effective September 16, 2022 ("Agreement") wherein the District engaged the Underwriter to provide investment banking services for the District. The purpose of this letter is to supplement the Agreement by specifying the particular planned transaction currently being contemplated by the District for which such investment banking services are to be provided by the Underwriter.

The District is considering the issuance of its Special Assessment Bonds, Series 2024 for the purpose of acquiring/constructing public infrastructure improvements within the District for the Southwest Tract – Cascades at Grand Landings – Phase 1. It is the District's intent to engage the Underwriter to provide investment banking services for this transaction.

The scope of services to be provided in a non-fiduciary capacity by the Underwriter for this transaction will include those listed below.

- Advice regarding the structure, timing, terms, and other similar matters concerning the particular municipal securities described above.
- Preparation of rating strategies and presentations related to the issue being underwritten.
- Preparations for and assistance with investor "road shows," if any, and investor discussions related to the issue being underwritten.
- Advice regarding retail order periods and institutional marketing if the District decides to engage in a negotiated sale.
- Assistance in the preparation of the Preliminary Official Statement, if any, and the Final Official Statement.
- Assistance with the closing of the issue, including negotiation and discussion with respect to all documents, certificates, and opinions needed for the closing.
- Coordination with respect to obtaining CUSIP numbers and the registration with the Depository Trust Company.

Member: FINRA/SIPC



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Sincerely

- Preparation of post-sale reports for the issue, if any.
- Structuring of refunding escrow cash flow requirements, but not the recommendation of and brokerage of particular municipal escrow investments.

All other terms of the Agreement shall remain in effect, including specifically the Disclosures Concerning the Underwriter's Role Required by MSRB Rule G-17 which is again being provided in Exhibit A hereto. By execution of this supplement to the Agreement you are acknowledging receipt of the same.

This supplement to the Agreement shall be effective upon your acceptance and shall remain in effect until such time as the financing described herein has been completed or the Agreement is terminated as provided in Section 3 of the Agreement.

MBS Capital Markets, LLC	
88-	
Brett Sealy	-
Managing Partner	
Approved and Accepted By:	
Title:	
Title.	
Date:	



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### **EXHIBIT A**

### **Disclosures Concerning the Underwriter's Role**

- (i) MSRB Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors.
- (ii) The underwriter's primary role is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the Issuer. The underwriters has financial and other interests that differ from those of the District.
- (iii) Unlike a municipal advisor, the underwriter does not have a fiduciary duty to the District under the federal securities laws and are, therefore, is required by federal law to act in the best interests of the District without regard to their own financial or other interests.
- (iv) The underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price but must balance that duty with their duty to sell the Bonds to investors at prices that are fair and reasonable.
- (v) The underwriter will review the official statement for the Bonds in accordance with, and as part of, its respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.

### **Disclosure Concerning the Underwriter's Compensation**

The underwriter will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriter may have an incentive to recommend to the District a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

### **Conflicts of Interest**

The Underwriter has not identified any additional potential or actual material conflicts that require disclosure including those listed below.

Payments to or from Third Parties. There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.



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**Profit-Sharing with Investors**. There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.

**Credit Default Swaps**. There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.

**Retail Order Periods.** For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with a District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.

**Dealer Payments to District Personnel**. Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

### **Disclosures Concerning Complex Municipal Securities Financing**

Since the Underwriter has not recommended a "complex municipal securities financing" to the Issuer, additional disclosures regarding the financing structure for the Bonds are not required under MSRB Rule G-17.

# SECTION C

# LANDINGS COMMUNITY DEVELOPMENT DISTRICT SOUTHWEST TRACT CAPITAL IMPROVEMENT PLAN

### Prepared for

Board of Supervisors Landings Community Development District

> Prepared by England-Thims & Miller, Inc. 14775 Old St. Augustine Road Jacksonville, Florida 32258 904-642-8990

E 20-338-03

February 01, 2024

### <u>BACKGROUND</u>

The Landings Community Development District (the "District") is a 560.86± acre community development district located in the City of Palm Coast, Florida. (See *Plate 1*, Location Map). The authorized land uses within the District include residential development as well as open space and recreational amenities. This report will focus on the Southwest Tract. A previous report was created for the North Tract on September 8, 2022 and a future report will be done on the Southeast Tract at a later date.

The Southwest Tract consists of  $192.23\pm$  acres within the District, the North Tract consists of  $204.68\pm$  acres within the District, and the future Southeast Tract will consist of  $163.95\pm$  acres. The conceptual development for the Southwest Tract within the District's boundaries is as depicted in Table 1.

**Note:** Any and all actual development shall be consistent with the City Comprehensive Plan, Land Development Code, and other Government Regulations which presently permits 913 residential units within the District boundary.

TABLE 1
SOUTHWEST TRACT DEVELOPMENT SUMMARY

	Area (Acres)	Max Residential Units
TYPE Residential	168.41	416
Neighborhood/Community Parks	6.31	0
Wetlands	13.71	0
Undisturbed Upland's	3.8	0
TOTALS	192.23	416

Plate 2A depicts the District boundary, Plate 2B depicts the Southwest Tract boundary, Plate 3A provides the legal description of the District, Plate 3B provides the legal description of the Southwest Tract, and Plate 4 depicts the Future Land Use Map within the District Boundary.

The currently proposed development program for the Southwest Tract is presented below. The current proposed Master Plan is depicted on Plate 12.

TABLE 2
SOUTHWEST TRACT CONCEPTUAL LOT TYPE

UNIT TYPE	TOTAL
SF 50'	231
SF 60'	185
TOTALS	416

To serve the residents of the District, the District has developed a capital improvement plan to allow it to finance and construct certain utility, stormwater management, transportation infrastructures, and flood control infrastructure necessary for development in the Southwest Tract within the District (the "Southwest CIP") which consists of Cascades at Grand Landings Phases 1, 2 and 3. Summaries of the conceptual Southwest CIP and corresponding cost estimates follow in Table 3. A detailed description and basis of costs for each improvement is included in this report.

The Southwest CIP contained in this report reflects a concept of the District for the Southwest Tract. However, the Southwest CIP may be subject to modification to developing future units. The implementation of any improvement is outlined within the Plan requires final approval by the District's Board of Supervisors.

Design and permitting for the improvements described in this improvement plan is ongoing, and a tentative schedule is provided below:

**Cascades at Grand Landings Phase 1-2 (Southwest Tract)** 

Superates at Stand Editings these to be determined the		
ITEM	ESTIMATED AGENCY APPROVAL DATE	
1. COPC	March 2024	
2. SJRWMD	March 2024	
3. COPC Utility	March 2024	
4. FDEP – Environmental	May 2024	
5. FDEP – Water and Sewer	April 2024	

**Cascades at Grand Landings Phase 3 (Southwest Tract)** 

ITEM	ESTIMATED AGENCY APPROVAL DATE
1. COPC	To Be Determined
2. SJRWMD	To Be Determined
3. COPC Utility	To Be Determined
4. FDEP – Environmental	To Be Determined
5. FDEP – Water and Sewer	To Be Determined

A jurisdictional wetland delineation for Cascades at Grand Landings Phase 1-2 within the District has been completed and going through permitting by the St. Johns River Water Management District (SJRWMD) and Florida Department of Environmental Protection (FDEP). Engineering and permitting for Cascades at Grand Landings Phase 1-2 are ongoing. Engineering and permitting for Cascades at Grand Landings Phase 3 has not begun and will be done at a later date that has yet to be determined. These two projects are all in the Southwest Tract within the District Boundary. There is a reasonable expectation that the remaining required permits for the Southwest Tract improvements are obtainable, however, all permits are subject to final agency action.

Cost estimates contained in this report are based upon year 2023 dollars and have been prepared based upon the best available information, but in some cases without benefit of final engineering design and environmental permitting. England, Thims & Miller, Inc. believes the estimates to be accurate based upon the available information, however, actual costs will vary based on final engineering, planning and approvals from regulatory agencies.

### **PROJECT PHASING**

The overall capital improvement plan for the Southwest Tract will be built in a series of phases. The phasing of the project allows the clearing, earthwork, stormwater management systems, roadways, utilities, entry features, recreational areas, landscaping, sidewalks and paths to be constructed as needed throughout the build-out of the Southwest Tract.

TABLE 3
SOUTHWEST TRACT INFRASTRUCTURE SUMMARY OF COSTS

Improvement Description	Estimated Cost
Offsite Transportation Improvements	\$1,300,000
Lift Stations, Potable Water, Reclaimed Water, and Sewer	\$13,492,500
Hardscape, Landscape, Irrigation, Fencing, and Signage	\$400,000
Stormwater Management Facilities, Drainage Collection System and Flood Control	\$9,869,750
Planning, Engineering, Survey, and Regulatory	\$3,759,338
Contingency (20%)	\$5,764,318
INFRASTRUCTURE COST TOTAL	\$34,585,906

Proposed infrastructure improvements shall be designed and constructed to City of Palm Coast, City of Palm Coast Utility, Florida Department of Environmental Protection, and St. Johns River Water Management District standards. Proposed facility infrastructure ownership and maintenance is listed in Table 4.

### TABLE 4

### PROPOSED FACILITIES INFRASTRUCTURE OWNERSHIP AND MAINTENANCE

<u>Improvement</u>	Ownership, Operation, and Maintenance
Offsite Transportation Improvements	COPC
Lift Stations, Potable Water, Reclaimed Water, and Sanitary Sewer	COPCUD
Hardscape, Landscape, Irrigation, Fencing, and Signage	CDD
Subdivision Stormwater Management Facilities and Drainage Collection System	CDD

COPC = City of Palm Coast COPCUD = City of Palm Coast Utility Department CDD = Community Development District

### **MASTER TRANSPORTATION IMPROVEMENTS**

The District currently intends to finance certain transportation facilities, excluding subdivision roadways, necessary for development within and adjacent to the District Boundaries for the Southwest Tract. These items have been grouped into the broader categories listed in Table 3, as appropriate. A description of each transportation improvement follows.

### **OFFSITE TURN LANES**

This proposed improvement includes turn lanes off of Seminole Wood Parkway into the proposed development. Improvements include widening the road to accommodate a right and left turn lane along Seminole Wood Parkway. To accommodate the turn lanes, additional drainage improvements along Seminole Woods Parkway are also proposed. The offsite turn lanes improvements are depicted on Plate 5.

### **COLLECTOR ROAD**

This proposed improvement includes the 400 linear foot entrance road from Seminole Woods Parkway, these entrance roads have variable width. The collector road improvements are depicted on Plate 5.

### **EMERGENCY ACCESS ROAD**

This proposed improvement includes 150 linear feet of a two-lane stabilized access. These emergency access roads are required by the local municipality for public safety. The emergency access road improvements are depicted on Plate 5.

### MASTER UTILITY IMPROVEMENTS

The District currently intends to finance certain maser utility infrastructure necessary for development within the District boundaries for the Southwest Tract. These items have been grouped into the broader categories listed in Table 3, as appropriate. These improvements will be designed and constructed to COPCUD and FDEP standards and will be owned and maintained by COPCUD.

### FORCEMAIN SYSTEM

The proposed improvement involves the construction of 4,200 linear feet of 6" sanitary force main along Cascades Lane, and 13,075 linear feet of 12" sanitary force main along Seminole Woods Parkway, as depicted on Plate 7.

### **PUMP STATION**

The proposed improvement involves the construction of 2 COPCUD lift stations that will provide service to all of the lots within the District. This location is depicted on Plate 7.

### RESIDENTIAL INFRASTRUCTURE IMPROVEMENTS

The District currently intends to finance, design and construct certain infrastructure improvements for the residential development within the District boundaries for the Southwest Tract. The improvements that the District currently intends to finance include complete construction of the basic infrastructure for each neighborhood, including but not limited to: clearing and grubbing, earthwork, stormwater management, flood control, subsurface drainage improvements, potable water, reclaimed water and sanitary sewer underground utility construction, drainage, grassing, and sodding. These items have been grouped into the broader categories listed in Table 3, as appropriate. Refer to Plates 8-11 for the Neighborhood Infrastructure Improvements.

### DRAINAGE/FLOOD CONTROL

The District currently intends to finance certain surface and subsurface drainage improvements necessary for development within the District boundaries for the Southwest Tract. This section of infrastructure includes clearing, grubbing, roadway storm sewer collection system, stormwater management facilities, flood control, groundwater control, surface and subsurface drainage improvements. Cost estimates include stormwater pond construction, drainage catch basins, inlets, underground storm piping within roadways, control structures, grading, sod and seeding as required for sediment and erosion control, etc. The clearing, grubbing and earthwork estimates include all work necessary for the complete right-of-way area, include utility easements, and surrounding residential areas as necessary to provide a complete stormwater management system. Stormwater management facilities provide for the attenuation and treatment of stormwater runoff from the project in accordance with St. Johns River Water Management District and City of Palm Coast standards, as depicted on plate 11. As part of the complete stormwater management system, earthwork will include portions of residential lots as needed to collect stormwater runoff into the stormwater management facilities. This earthwork will include placing fill above the pond 100-year pond design high water elevation and to provide positive discharge from the residential lots to the storm sewer collection system. The district does not intend to finance any final lot grading.

### LOCAL WATER, REUSE, AND SANITARY SEWER

Water, sanitary sewer and reuse cost estimates included in the residential infrastructure improvements consist of the underground water and reuse transmission systems and wastewater (sewer) collection system serving the development within the Southwest Tract. Costs include piping, manholes, valves, services, and all appurtenances required in order to construct the system in accordance with City of Palm Coast Utility Department and Florida Department of Environmental Protection standards. Utility improvements are depicted on Plates 7-10.

### <u>BASIS OF COST ESTIMATE FOR</u> INFRASTRUCTURE IMPROVEMENTS

The following is the basis for the infrastructure cost estimates:

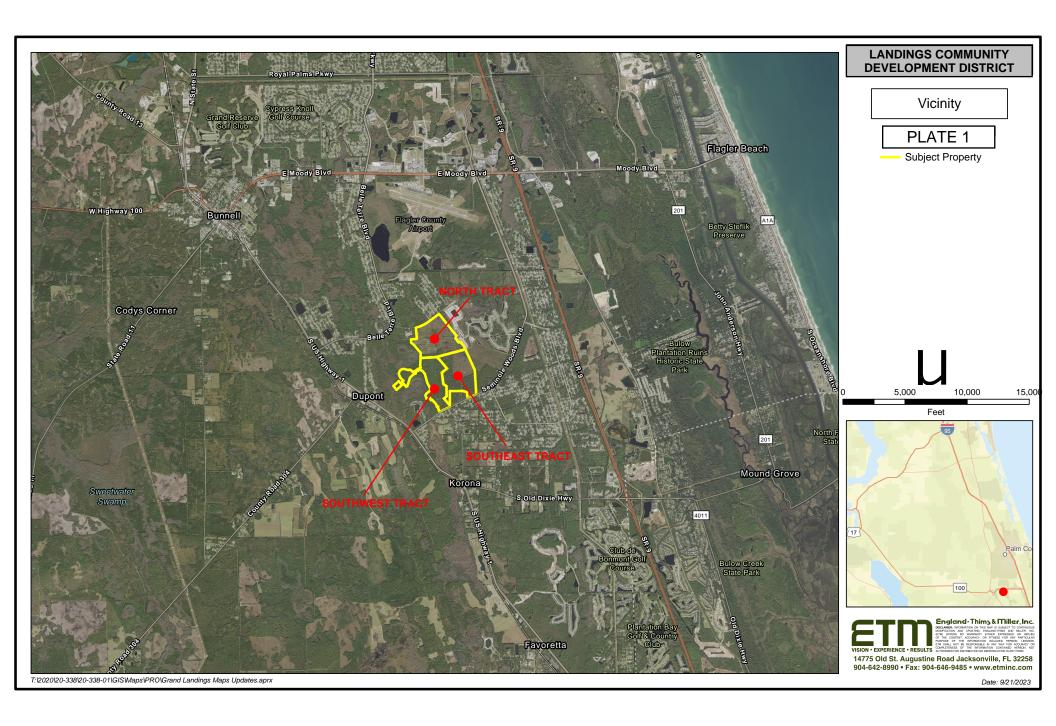
- Costs utilized were obtained from recent bid schedule of values.
- ➤ Water, Reclaimed Water, and Sewer Facilities are designed in accordance with COPCUD and FDEP standards.
- > Roadway improvements are designed in accordance with City of Palm Coast Standards,
- ➤ The stormwater management system is designed pursuant to SJRWMD and COPC standards and the cost estimate has been developed from recent bid schedule of values.
- ➤ The engineering, permitting, construction inspection and other soft cost fees have been included in the estimated cost. (15% of subtotal costs)
- For the purposes of this report, a contingency factor of up to 20% has been included for infrastructure depending on the completeness of the plans on which the estimate was based.
- ➤ Cost estimates contained in this report are based upon year 2023 dollars and have been prepared based upon the best available information, but in some cases, without benefit of final engineering design and environmental permitting. England-Thims & Miller, Inc. believes the enclosed estimates to be accurate based upon the available information, however, actual costs will vary based upon final engineering, planning and approvals from regulatory authorities.

### **CONCLUSION**

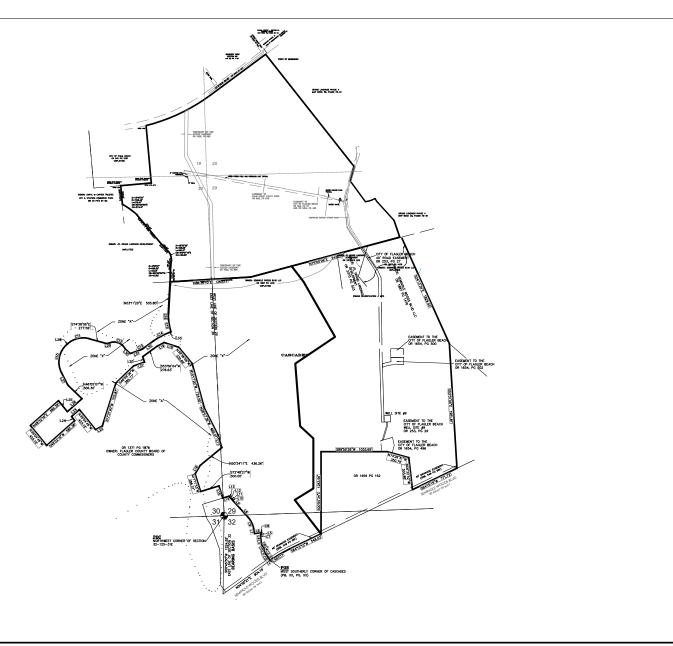
The actual development within the District shall be consistent with the City's Comprehensive Plan, Land Development Code, and other Government Regulations which presently permits 913 residential units within the District boundary.

# APPENDIX Description

1	Location Map
2 A	District Boundary
2 B	Southwest Tract Boundary
3 A	District Legal Description
3 B	Southwest Tract Legal Description
4	Future Land Use Map
5	Offsite Turn Lanes, Onsite Collector Roadway, and Emergency Access Roads
6	Typical Roadway Cross Section
7	Master Utility Improvements
8	Reclaimed Water Distribution System
9	Water Distribution System
10	Sanitary Sewer Collection System
11	Stormwater Management System
12	Master Plan







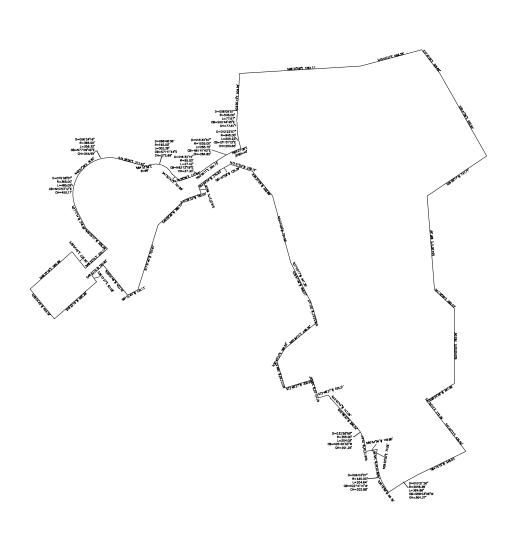


**ENGLAND - THIMS & MILLER, INC.** 14775 Old St. Augustine Road, Jacksonville, FL 32258 TEL: (904) 642-8990, FAX: (904) 646-9485 CA - 00002584 LC - 0000316

### **DISTRICT BOUNDARY**

LANDINGS COMMUNITY DEVELOPMENT DISTRICT **CITY OF PALM COAST, FLORIDA** 

ETM NO. 20-338-01
DRAWN BY: CJG
DATE: 9/21/2023
PLATE NO. 2 <b>A</b>





ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258 TEL: (904) 642-8990, FAX: (904) 646-9485 CA - 00002584 LC - 0000316

### **SOUTHWEST TRACT BOUNDARY**

LANDINGS CDD - SOUTHWEST TRACT
CITY OF PALM COAST, FLORIDA

# ETM NO. 20-338-01 DRAWN BY: CJG DATE: 1/29/24 PLATE NO. 2B

T: \2020\20—338\20—338—03\_CDD\LandDev\Design\Plots\Exhibits\Southwest Assesment Tract\MASTĒROPIERE\_S\$MR\$P\$P

#### MAP OF BOUNDARY SURVEY OF

DESCRIPTION

FAST OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF RESERVED PARCEL AI, LEGION 45, SENDIN FOREST TRAIL, THENCE 53520\*03\*E ALONG THE SOUTHWEST CORNER OF THE SAID EAST RIGHT OF WAY LINE OF LAGUNA FOREST TRAIL. THENCE 53520\*03\*E ALONG THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS DONE AS THE SAID RESERVED PARCEL AI A DISTANCE OF 80.75 THE SAID PRINT OF WAY LINE OF THE SAID PRINT OF WAY A DISTANCE OF 80.75 THE SAID PRINT OF WAY LINE OF SAID RESERVED PARCEL AI A DISTANCE OF 80.75 THE SAID RESERVED PARCEL AI A DISTANCE OF 80.75 THE SAID RESERVED PARCEL AI A DISTANCE OF 80.75 THE SAID RESERVED PARCEL AI A DISTANCE OF 80.75 THE SAID RESERVED PARCEL AI A DISTANCE OF 80.75 THE TO THE MORTHWEST STEET TO THE MORTHWEST CONCRET OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS OF FLAGER COUNTY, FLORIDA: THENCE SA573\*\* BEING SUBTEMBED BY A CHORD DISTANCE OF 110.68 A FEET: THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC LENGTH OF 113.87 FEET TO THE MORTHWEST STEELY ALONG SAID CURVE TO THE RIGHT FOR AN ARC LENGTH OF WAY AND ALONG THE EAST LINE OF SAID LANDS A DISTANCE OF 479.57 FEET TO THE MORTHWEST SAID LANDS A DISTANCE OF 479.57 FEET TO THE MORTHWEST SAID LANDS A DISTANCE OF 479.57 FEET TO THE MORTHWEST SAID LANDS A DISTANCE OF 479.57 FEET TO THE MORTHWEST SAID LANDS AND ALONG THE EAST LINE AND ALONG T

EXCEPTING THEREFROM THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 253, PAGE 25, PLIBLIC RECORDS OF FLAGIER COLINTY FLORIDA

PART OF GOVERNMENT SECTIONS 29, 30, 31 AND 32, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 32, THENCE SO0'45'50"W ALONG THE WEST LINE OF SAID SECTION 32 A DISTANCE OF 124.55 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF SEMINOLE WOODS BOULEVARD, AN 80 FOOT RIGHT OF WAY; THENCE N54'30'21"E ALONG SAID RIGHT OF WAY A DISTANCE OF 15.61 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY N.35-28'37"W A DISTANCE OF 135.83 FEET; THENCE NOT32'11"W A DISTANCE OF 412.10 FEET; THENCE N.72'48'27"E A DISTANCE OF 330.00 FEET; THENCE N.72'48'27"E A DISTANCE OF 300.00 FEET; THENCE N.72'48'27"E A DISTANCE OF 300.00 FEET; THENCE N.72'48'27"W A DISTANCE OF 300.00 FEET; THENCE N.72'48'27"E A DISTANCE OF 300.00 FEET; THENCE N.72'48'27"E A DISTANCE OF 300.00 FEET; THENCE N.72'48'27"W A DISTANCE OF 300.00 FEET; THENCE N.72'48'27"E A DISTANCE OF 300.00 FEET; THENCE N.72'48'27"W A DISTANCE OF 300.00 FEET; THENCE N.72'48 207.43 FEET; THENCE N2657'36"W A DISTANCE OF 468.07 FEET; THENCE N1517'20"W A DISTANCE OF 724.55 FEET; THENCE N3935'09"W A DISTANCE OF 230.89 FEET; THENCE N3935'09"W A DISTANCE OF 239.12 FEET; THENCE S61'42'28"W A DISTANCE OF 125.39 FEET; THENCE S53'56'04"W A DISTANCE OF 276.63 FEET; THENCE N3935'09"W A DISTANCE OF 239.12 FEET; THENCE N5931'27"E DISTANCE OF 88.08 FEET; THENCE S702/833"W A DISTANCE OF 180.09 FEET; THENCE S48/32"6"W A DISTANCE OF 703.87 FEET; THENCE S173/3"W A DISTANCE OF 703.87 FEET; THENCE S48/32"16"W A DISTANCE OF 85.38 FEET; THENCE S48/32"16"W A DISTANCE OF 305.17 FEET; THEN FEET; THENCE N27"1'14"W A DISTANCE OF 218.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 76'08'51", BEING SUBTENDED WITH A CHORD BEARING OF N10"53"12"E AND A CHORD DISTANCE OF 450.17 FEET; THENCE NORTHEASTERLY HAVING A RADIUS OF 365.00 FEET TO THE POINT OF TANGENCY THEREOF: THENCE N48"57"38"E A DISTANCE OF 16.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 56"24"16". BEING SUBTENDED WITH A CHORD BEARING OF N72"09"46"E AND A CHORD DISTANCE OF 344.99 FEET; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC LENGTH OF 359.32 FEET TO THE POINT OF TANGENCY THEREOF, THENCE OF 277.50 FEET; THENCE NB4\*52'56"E A DISTANCE OF 34.99 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 195.00 FEET, A CENTRAL ANGLE OF 884838", BEING SUBTENDED WITH A CHORD BEARING OF 5711144"E AND A CHORD DISTANCE OF 272.89 FEET; THENCE SOUTHEASTERLY ALONG SAD CURVE TO THE RIGHT FOR AN ARC LENGTH OF 302.26 FEET; THENCE S4750"43"E A DISTANCE OF 107.68 FEET; THENCE N7028"26"E A DISTANCE OF 177.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 1632"15", BEING SUBTENDED WITH A CHORD BEARING OF 67212"19"E AND A CHORD DISTANCE OF 27.33 FEET; THENCE NORTHWESTERLY HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 1632"15", BEING SUBTENDED WITH A CHORD BEARING OF N6212"19"E AND A CHORD DISTANCE OF 27.33 FEET; THENCE NORTHWESTERLY HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 1632"15", BEING SUBTENDED WITH A CHORD BEARING OF N6212"19"E AND A CHORD DISTANCE OF 27.33 FEET; THENCE NORTHWESTERLY HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 1632"15", BEING SUBTENDED WITH A CHORD BEARING OF N6212"19"E AND A CHORD DISTANCE OF 27.33 FEET; THENCE NORTHWESTERLY HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 1632"15", BEING SUBTENDED WITH A CHORD BEARING OF N6212"19"E AND A CHORD DISTANCE OF 27.33 FEET; THENCE NORTHWESTERLY HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 1632"15", BEING SUBTENDED WITH A CHORD BEARING OF N6212"19"E AND A CHORD DISTANCE OF 27.33 FEET; THENCE NORTHWESTERLY HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 1632"15", BEING SUBTENDED WITH A CHORD BEARING OF N6212"19"E AND A CHORD DISTANCE OF 27.33 FEET; THENCE NORTHWESTERLY HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 1632"15", BEING SUBTENDED WITH A CHORD BEARING OF N6212"19"E AND A CHORD BEARING OF 27.42 FEET TO THE POINT OF TANGENCY THEREOF; THENCE N53"56"11"E A DISTANCE OF 204.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1055.00 FEET, A CENTRAL ANGLE OF 15'30'57", BEING SUBTENDED WITH A CHORD BEARING OF N61'41'40"E AND A CHORD DISTANCE OF 284.82 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC LENGTH OF 285.70 FEET TO THE POINT OF TANGENCY THEREOF; THENCE N69°27'08"E A DISTANCE OF 29.52 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 945.00 FEET, A CENTRAL ANGLE OF 12'22'57", BEING SUBTENDED WITH A CHORD BEARING OF NO1'44'46"W AND A CHORD DISTANCE OF 77.61 FEET; THENCE NORTHERLY ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 77.67 FEET TO THE POINT OF TANGENCY; THENCE NO3'20'13"E, A DISTANCE OF 504.26 FEET; THENCE N63'35'8"E, A DISTANCE OF 1282.17 FEET; THENCE N51'36'50"W, A DISTANCE OF 193.40 FEET; THENCE S08'33'17"E, A DISTANCE OF 1204.63 FEET; THENCE S13'13'13"E, A DISTANCE OF 1282.17 FEET; THENCE S19'36'50"W, A DISTANCE OF 193.60 FEET; THENCE S23'30'10"E, A DISTANCE OF 43.43 FEET; THENCE N61'27'01" E, A DISTANCE OF 72.25 FEET; THENCE S13'35"E, A DISTANCE OF 193.60 FEET; THENCE S23'30'10"E, A DISTANCE OF 193.60 FEET; THENCE N61'27'01" E, A DISTANCE OF 72.25 FEET; THENCE S13'35"E, A DISTANCE OF 193.60 FEET; THENCE S23'30'10"E, A DISTANCE OF 193.60 FEET; THENCE N61'27'01" E, A DISTANCE OF 1282.17 FEET; THENCE N61'27'01" E, A DISTANCE O S38'46'38'E, A DISTANCE OF 155.36 FEET; THENCE S05'31'05'E, A DISTANCE OF 521.33 FEET; THENCE N378'21'E, A DISTANCE OF 258.66 FEET; THENCE N378'21'E, A DISTANCE OF 338.21 FEET; THENCE N36'213'E, A DISTANCE OF 258.66 FEET; THENCE N378'47", A DISTANCE OF 338.21 FEET; THENCE N36'213'E, A DISTANCE OF 358.21 FEET; THENCE N378'47", A DISTANCE OF 358.21 FEET; THENCE N36'213'E, A DISTANCE OF 358.21 FEET; THENCE N378'E, A DISTANCE OF 358.21 FEET; THENCE N 188.15 FEET; THENCE N43/23'44"W, A DISTANCE OF 70.31 FEET; THENCE N15/25/25"E, A DISTANCE OF 131.43 FEET; THENCE N0875/10"W, A DISTANCE OF 282.17 FEET; THENCE N8720'40"E, A DISTANCE OF 252.43 FEET; THENCE S61'08'13"E, A DISTANCE OF 795.82 FEET; THENCE S12'27'20"W, A DISTANCE OF 424.41 FEET; THENCE S27'42'03"E, A DISTANCE OF 252.43 FEET; THENCE S45'50'42"E, A DISTANCE OF 363.39 FEET; THENCE S27'42'03"E, A DISTANCE OF 252.43 FEET; THENCE S45'50'42"E, A DISTANCE OF 363.49 FEET; THENCE S45'50'4 68.13 FEET; THENCE S8933'00"W, A DISTANCE OF 376.08 FEET; THENCE N4054'31"W, A DISTANCE OF 373.09 FEET; THENCE N0701'37"W, A DISTANCE OF 373.59 FEET; THENCE N2735'02"E, A DISTANCE OF 477.92 FEET; THENCE N83'09'02"W, A DISTANCE OF 296.11 FEET; THENCE N39'33'00"W, A DISTANCE OF 376.08 FEET; THENCE N39'30'00"W, A DISTANCE OF 376.08 FEET; THENCE N39'30'00"W, A DISTANCE OF 376.08 FEET; THENCE N39'00'00"W, A DISTANCE OF 376.08 FEET; THENCE N39'00'00" NI656'05"E. A DISTANCE OF 497.13 FFFT: THENCE N75700'26"E. A DISTANCE OF 543.88 FFFT: THENCE S2473'34"E. A DISTANCE OF 1829.93 FFFT: THENCE S0331'05"E. A DISTANCE OF 1951.81 FFFT TO A POINT ON THE NORTHWESTERLY RICHT-OF-WAY LINE OF THE AFORESAID SEMINOLE WOODS BOULEVARD. THENCE S0475'15"W ALLONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 771.72 FEET; THENCE NO632525/W LEANING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 503.88 FEET; THENCE NO42631/W, A DISTANCE OF 1033.69 FEET; THENCE NO63255/W LEANING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1033.69 FEET; THENCE NO6325/W LEANING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1033.69 FEET; THENCE NO6325/W LEANING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1033.69 FEET; THENCE NO6325/W LEANING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1033.69 FEET; THENCE NO6325/W LEANING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1033.69 FEET; THENCE NO6325/W LEANING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1033.69 FEET; THENCE NO6325/W LEANING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1033.69 FEET; THENCE NO6325/W LEANING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1033.69 FEET; THENCE NO6325/W LEANING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1033.69 FEET; THENCE NO6325/W LEANING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1033.69 FEET; THENCE NO6325/W LEANING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1033.69 FEET; THENCE NO6325/W LEANING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1033.69 FEET; THENCE NO6325/W LEANING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1033.69 FEET OF POINT ON THE AFORESAID NORTHWESTERLY RIGHT-OF- WAY LINE OF SEMINOLE WOODS BOULEVARD; THENCE S6415'15"W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 548.03 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2000.00 FEET, A CENTRAL ANGLE OF 09'44'54". BEING SUBTENDED WITH A CHORD BEARING OF \$5922'48" WAND A CHORD DISTANCE OF 339.87 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE. AN ARC DISTANCE OF 340.28 TO THE POINT OF TANGENCY OF SAID CURVE: THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE. AN ARC DISTANCE OF 340.28 TO THE POINT OF TANGENCY OF SAID CURVE: THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE. AN ARC DISTANCE OF 340.28 TO THE POINT OF TANGENCY OF SAID CURVE. CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 863.21 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 14.410.152 SQUARE FEET AND/OR 330.81 ACRES MORE OR LESS

PART OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF RESERVED PARCEL AI, LACUNA FOREST, SECTION 4, SA RECORDED IN MAP BOOK 18, PAGES 35 THROUGH 43, PUBILC RECORDS OF FLAGLER COUNTY, FLORIDA, SAD DOINT ALSO BEING THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE AD THE WEST LINE OF SAD RESERVED PARCEL AI, DISTANCE OF 28.73 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2370, PAGE 523, PUBILC RECORDS OF FLAGLER COUNTY, FLORIDA, AND THE POINT OF BECRINNIC. THENCE SS32'95''W CONTINUING ALONG SAD RIGHT OF WAY LINE AND THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2860.00 FEET, A CENTRAL ANGLE OF 2218'53", BEING SUBTENDED BY A CHORD BEARING OF SA64'314"W AND A CHORD DISTANCE OF 28.73 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN AFRICATION OF THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 631, PAGE 532, PUBILC RECORDS OF FLAGLER COUNTY, FLORIDA, HENCE SS22'95''W ALONG THE POINT OF GURVATURE OF A DISTANCE OF 899.94 FEET TO THE SOUTHWEST TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 641, PAGE 1051, PUBIL RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE EPPARTING SAID BAND SOS'05'05'55'5 A DISTANCE OF 899.94 FEET TO THE SOUTHWEST CORNER OF THAGE STATES TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 115.42 FEET, A CENTRAL ANGLE OF 134'03'2," BEING SUBTENDED WITH A CHORD BEARING OF 352-65'55' AND A CHORD DISTANCE OF 29.35.2 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 195.00 FEET, THENCE BEARING OF 3595'57'E A DISTANCE OF 60.46.2 FEET; THENCE SA37'73'E AD DISTANCE OF 195.00 FEET; THENCE SA37'73'E AD DISTANCE OF 60.46.2 FEET;



TEL: (904) 642-8990, FAX: (904) 646-9485 CA - 00002584 LC - 0000316 DISTRICT LEGAL DESCRIPTION

LANDINGS COMMUNITY DEVELOPMENT DISTRICT

CITY OF PALM COAST, FLORIDA

ETM NO. 20-338-01

DRAWN BY: CJG

DATE: 9/21/2023

PLATE NO. 3A

Wel

#### MAP OF BOUNDARY SURVEY OF

DESCRIPTION

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PART OF SECTIONS 29, 30, 31 AND 32, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF RESERVED PARCEL A1, LAGUNA FOREST, SECTION 64, SEMINOLE WOODS, AS RECORDED IN MAP BOOK 18, PAGES 36 THROUGH 43, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, SAID POINT ALSO BEING THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF CITATION BOULEVARD AND THE EAST RIGHT OF WAY LINE OF LAGUNA FOREST TRAIL, THENCE \$36'30'03"E ALONG THE SOUTHERLY EXTENSION OF THE SAID EAST RIGHT OF WAY LINE OF SAID RESERVED PARCEL A1 A DISTANCE OF 80.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CITATION BOULEVARD AFORESAID; THENCE \$53'29'57"W ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 28.73 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2370, PAGE 523, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, A DISTANCE OF 229.65 FEET; THENCE WESTERLY PROPERTY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2370, PAGE 523, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, A DISTANCE OF 2229.65 FEET; THENCE \$14'49'44"W, A DISTANCE OF 234.68'; THENCE \$36'13'54"E A DISTANCE OF 403.20', TO A POINT ON A NON TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 24'29'34", BEING SUBTENDED BY A CHORD BEARING OF N71:50'18'E AND A CHORD DISTANCE OF 159.09 FEET; THENCE \$42'18'09"E A DISTANCE OF 50.00 FEET, THENCE \$42'18'09"E A DISTANCE OF 401.72 FEET, N19'01'56"W A DISTANCE OF 278.67 FEET; THENCE LEAVING THE SAID WESTERLY LINE AND ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2370, PAGE 523, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE \$55'00'26"W, A DISTANCE OF 1750.12' TO THE POINT OF BEGINNING.

THENCE, S37'31'08"E A DISTANCE OF 305.68 FEET, THENCE S29'41'56"E A DISTANCE OF 992.84 FEET, THENCE S56'5'17"W A DISTANCE OF 747.71 FEET, THENCE S04'26'11"E A DISTANCE OF 981.36 FEET THENCE S4718'59"E A DISTANCE OF 280.03 FEET, THENCE SOUTH A DISTANCE OF 783.09 FEET, THENCE S58'20'26"W A DISTANCE OF 341.06 FEET, THENCE S37'50'12"E A DISTANCE OF 669.89 FEET, THENCE S6415'15"W A DISTANCE OF 548.03 FEET, THENCE TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2018.38 FEET, A CENTRAL ANGLE OF 10'21'26", BEING SUBTENDED BY A CHORD BEARING OF S59d\2003'06"W AND A CHORD DISTANCE OF 364.37 FEET, THENCE N35'15'55"W A DISTANCE OF 50.79 FEET THENCE TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 26:03'21", BEING SUBTENDED BY A CHORD BEARING OF N22:14'14"W AND A CHORD DISTANCE OF 202.88 FEET, THENCE N912'34"W A DISTANCE OF 145.96 FEET, THENCE N0932'00"E A DISTANCE OF 74.06 FEET, THENCE S8054'56"W A DISTANCE OF 118.80 FEET, THENCE N912'34"W A DISTANCE OF 75.57 FEET, THENCE TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 355.00 FEET, A CENTRAL ANGLE OF 32'55'59", BEING SUBTENDED BY A CHORD BEARING OF \$25.40'33"E AND A CHORD DISTANCE OF 201.25 FEET. THENCE N42'08'32"W A DISTANCE OF 198.02 FEET THENCE N42'40'44"W A DISTANCE OF 147.06 FEET, THENCE N39:55'26"W A DISTANCE OF 35.58 FEET, THENCE N42:08'32"W A DISTANCE OF 15.41 FEET, THENCE N40:55'16"W A DISTANCE OF 18.97 FEET, THENCE N37:51'08"W A DISTANCE OF 28.69 FEET THENCE S72'48'27"W A DISTANCE OF 105.21 FEET, THENCE N17'11'33"W A DISTANCE OF 200.00 FEET, THENCE S72'48'27"W A DISTANCE OF 300.00 FEET, THENCE N17'11'33"W A DISTANCE OF 288.37 FEET, THENCE N30'45'57"E A DISTANCE OF 156.00 FEET, THENCE N50d34'11"E A DISTANCE OF 436.26 FEET, THENCE N16'53'57"W A DISTANCE OF 207.43 FEET, THENCE N26'57'36"W A DISTANCE OF 468.07 FEET, THENCE N15'17'20"W A DISTANCE OF 724.55 FEET, THENCE N39'35'09"W A DISTANCE OF 330.89 FEET, THENCE N72'21'03"W A DISTANCE OF 239.12 FEET, THENCE S61'42'28"W A DISTANCE OF 125.39 FEET, THENCE S53'56'04"W A DISTANCE OF 276.63 FEET, THENCE S19'31'27"E A DISTANCE OF 88.08 FEET, THENCE S70'28'33"W A DISTANCE OF 180.00 FEET, THENCE S46'09'36"W A DISTANCE OF 385.77 FEET, THENCE S17'31'40"W A DISTANCE OF 703.87 FEET, THENCE S61'15'44"W A DISTANCE OF 120.13 FEET, THENCE N39'04'45"W A DISTANCE OF 403.19 FEET, THENCE S48'32'16"W A DISTANCE OF 160.92 FEET, THENCE S36d12'37"E A DISTANCE OF 83.08 FEET, THENCE S48'32'16"W A DISTANCE OF 585.38 FEET, THENCE N39'4'45"W A DISTANCE OF 403.19 FEET, THENCE N48'32'16"E A DISTANCE OF 585.38 FEET, THENCE S39'04'45"E A DISTANCE OF 220.30 FEET, THENCE N48'32'16"E A DISTANCE OF 305.17 FEET, THENCE N46'05'07"W A DISTANCE OF 306.30 FEET, THENCE N27'11'14"W A DISTANCE OF 218.38 FEET, THENCE TO A POINT ON A CURVE, HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 76'08'51", BEING SUBTENDED BY A CHORD BEARING OF N10'53'12"E AND A CHORD DISTANCE OF 450.17 FEET, THENCE N48'57'38"E A DISTANCE OF 16.82 FEET, THENCE TO A POINT ON A CURVE, HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 56'24'16", BEING SUBTENDED BY A CHORD BEARING OF N77'09'46"E. AND A CHORD DISTANCE OF 344.99 FEET, THENCE S74'38'06"E A DISTANCE OF 277.50 FEET, THENCE N84'52'56"E A DISTANCE OF 34.99 FEET, THENCE TO A POINT ON A CURVE, HAVING A RADIUS OF 195.00 FEET, A CENTRAL ANGLE OF 88'48'36", BEING SUBTENDED BY A CHORD BEARING OF S71"11'44"E AND A CHORD DISTANCE OF 272.89 FEET, THENCE S47'50'43"E A DISTANCE OF 107.68 FEET, THENCE N70'28'26"E A DISTANCE OF 177.55 FEET, THENCE N53'56'11"E A DISTANCE OF 204.73 FEET, THENCE TO A POINT ON A CURVE, HAVING A RADIUS OF 1055.00 FEET, A CENTRAL ANGLE OF 15'30'57", BEING SUBTENDED BY A CHORD BEARING OF N61'41'40"E AND A CHORD DISTANCE OF 284.82 FEET, THENCE N69'27'8"E A DISTANCE OF 277.50 FEET, THENCE TO A POINT ON A CURVE, HAVING A RADIUS OF 945.00 FEET, A CENTRAL ANGLE OF 12'22'57", BEING SUBTENDED BY A CHORD BEARING OF N11'1'12"W AND A CHORD DISTANCE OF 203.83 FEET, THENCE TO A POINT ON A CURVE, HAVING A RADIUS OF 545.00 FEET, A CENTRAL ANGLE OF 08'09'57", BEING SUBTENDED BY A CHORD BEARING OF NO'44'45"W AND A CHORD DISTANCE OF 77.61FEET, THENCE S3'20'13"W A DISTANCE OF 504.26 FEET THENCE N86'33'58"E A DISTANCE OF 1262.17 FEET, THENCE N75'00'21"E A DISTANCE OF 658.28 FEET TO THE POINT OF BEGINNING.

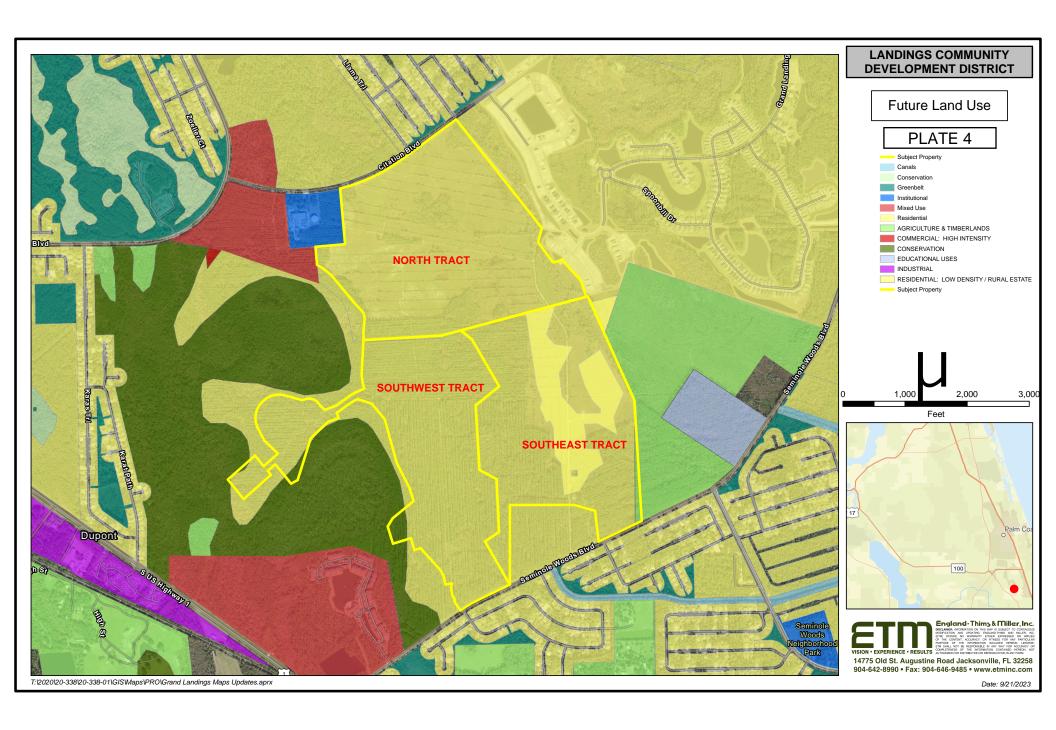


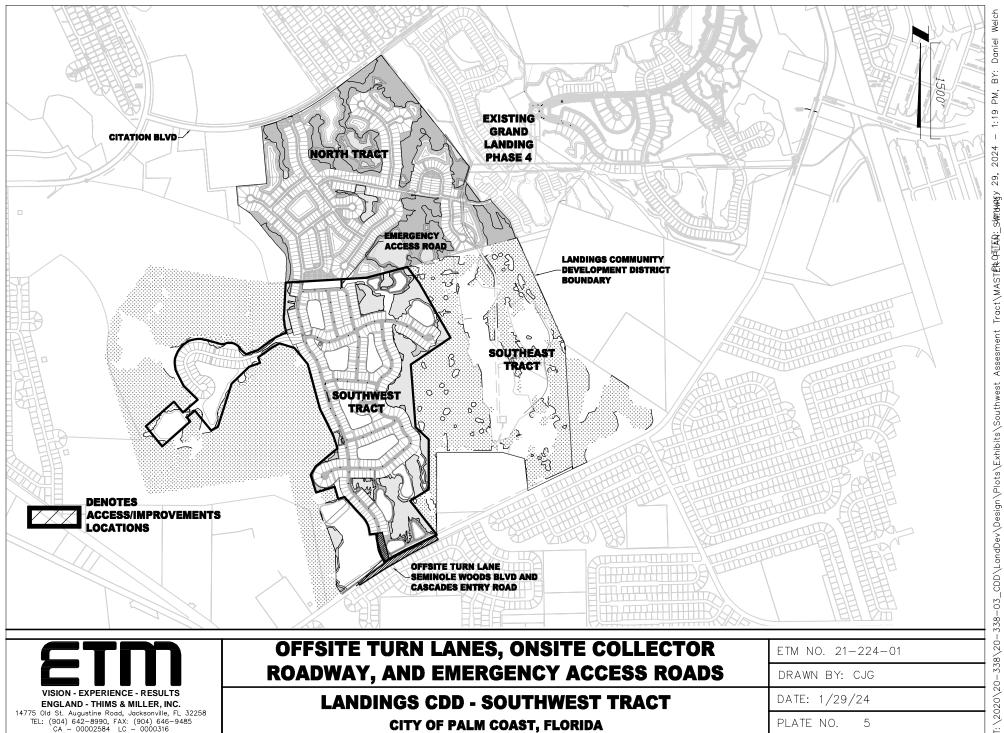
14775 Old St. Augustine Road, Jacksonville, FL 32258 TEL: (904) 642-8990, FAX: (904) 646-9485 CA - 00002584 LC - 0000316

### **SOUTHWEST TRACT LEGAL DESCRIPTION**

CITY OF PALM COAST, FLORIDA

ETM NO. 20-338-01	
DRAWN BY: CJG	
DATE: 1/29/24	
PLATE NO. 3B	_







**ENGLAND - THIMS & MILLER, INC.** 

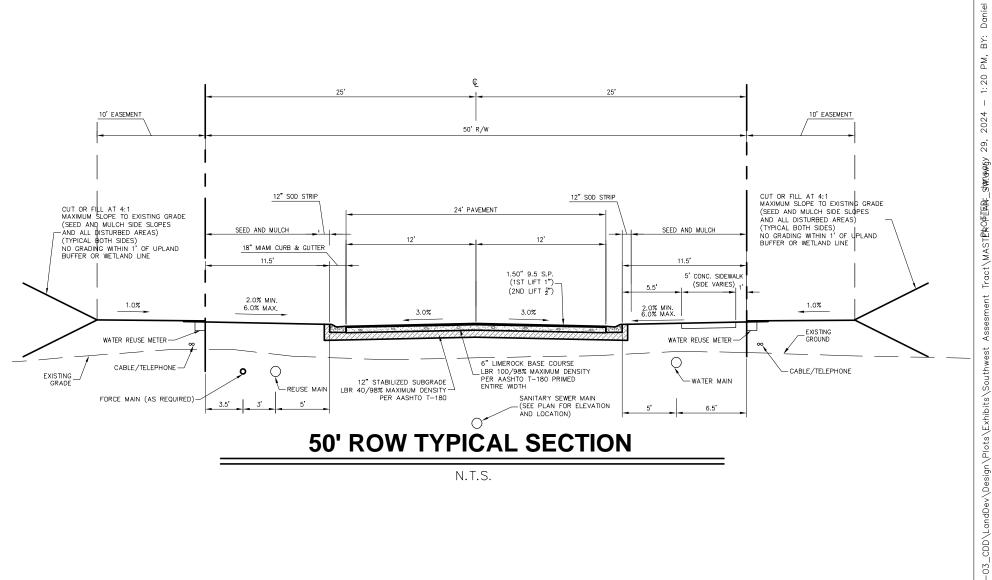
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## OFFSITE TURN LANES, ONSITE COLLECTOR **ROADWAY, AND EMERGENCY ACCESS ROADS**

**LANDINGS CDD - SOUTHWEST TRACT** 

CITY OF PALM COAST, FLORIDA

ETM NO. 21-224-01
DRAWN BY: CJG
DATE: 1/29/24
PLATE NO. 5



N.T.S.



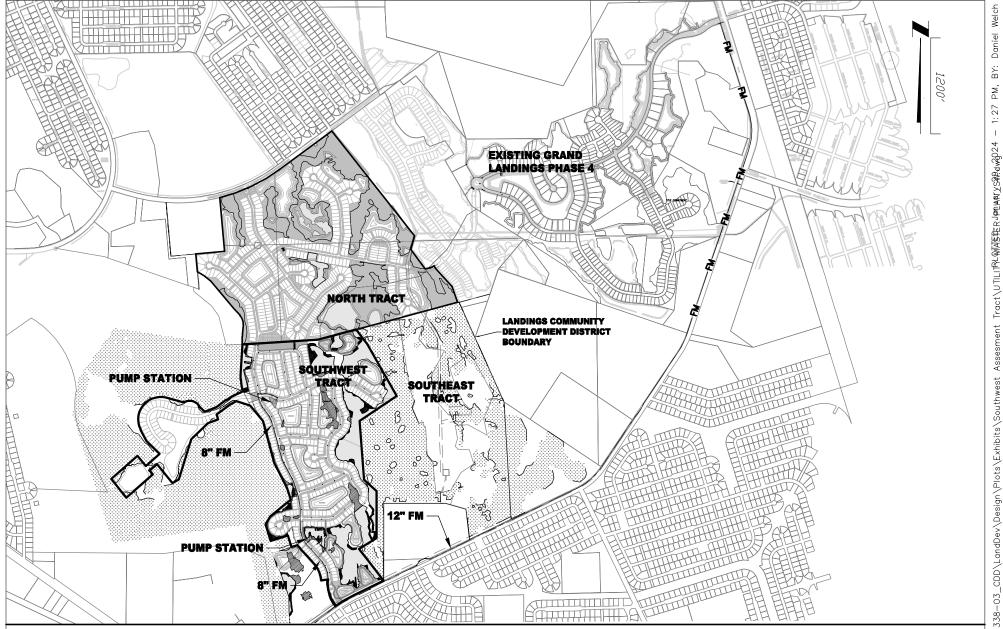
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## **TYPICAL ROADWAY CROSS SECTION**

**LANDINGS CDD - SOUTHWEST TRACT** CITY OF PALM COAST, FLORIDA

ETM NO. 20-338-01
DRAWN BY: CJG
DATE: 1/29/24
PLATE NO. 6

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VISION - EXPERIENCE - RESULTS ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258 TEL: (904) 642-8990, FAX: (904) 646-9485 CA - 00002584 LC - 0000316

## **MASTER UTILITY IMPROVEMENTS**

LANDINGS CDD - SOUTHWEST TRACT
CITY OF PALM COAST, FLORIDA

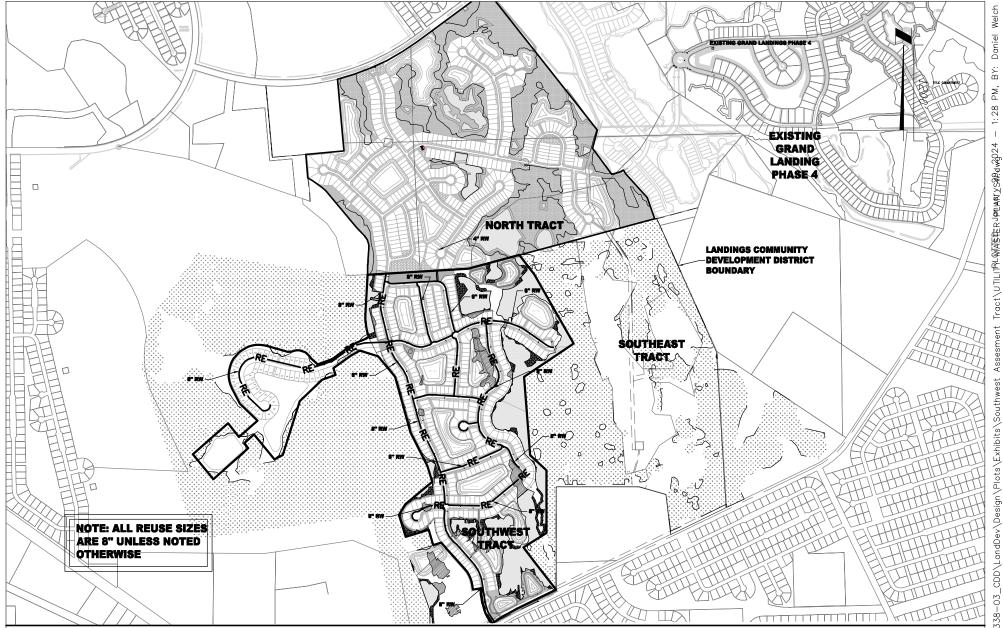
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DRAWN BY: CJG

DATE: 1/29/24

PLATE NO. 7



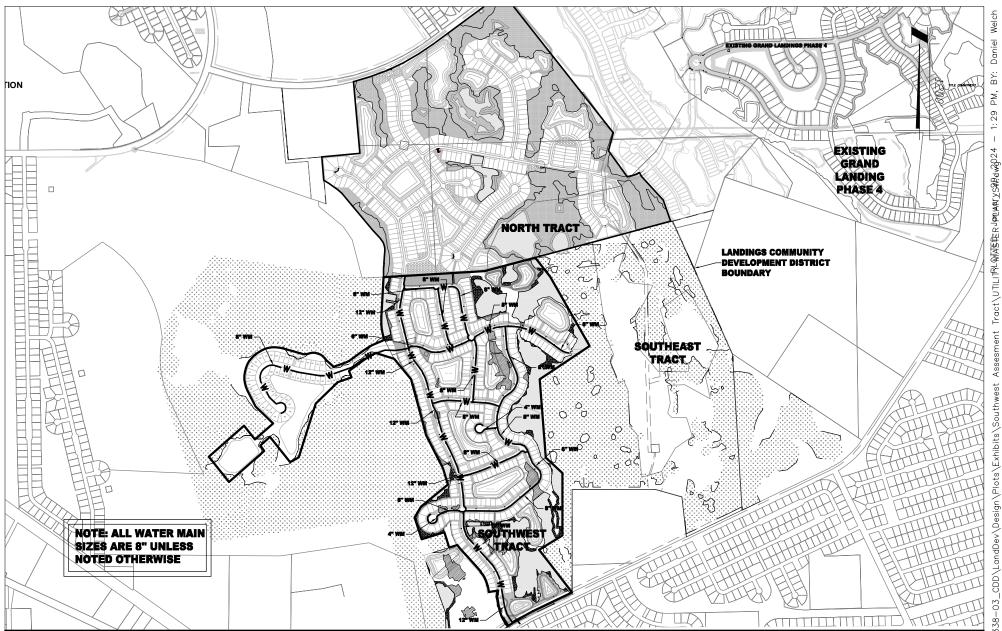


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# **RECLAIMED WATER DISTRIBUTION SYSTEM**

**LANDINGS CDD - SOUTHWEST TRACT** CITY OF PALM COAST, FLORIDA

EIM NO. 20-338-01
DRAWN BY: CJG
DATE: 1/29/24
PLATE NO. 8





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## **WATER DISTRIBUTION SYSTEM**

LANDINGS CDD - SOUTHWEST TRACT
CITY OF PALM COAST, FLORIDA

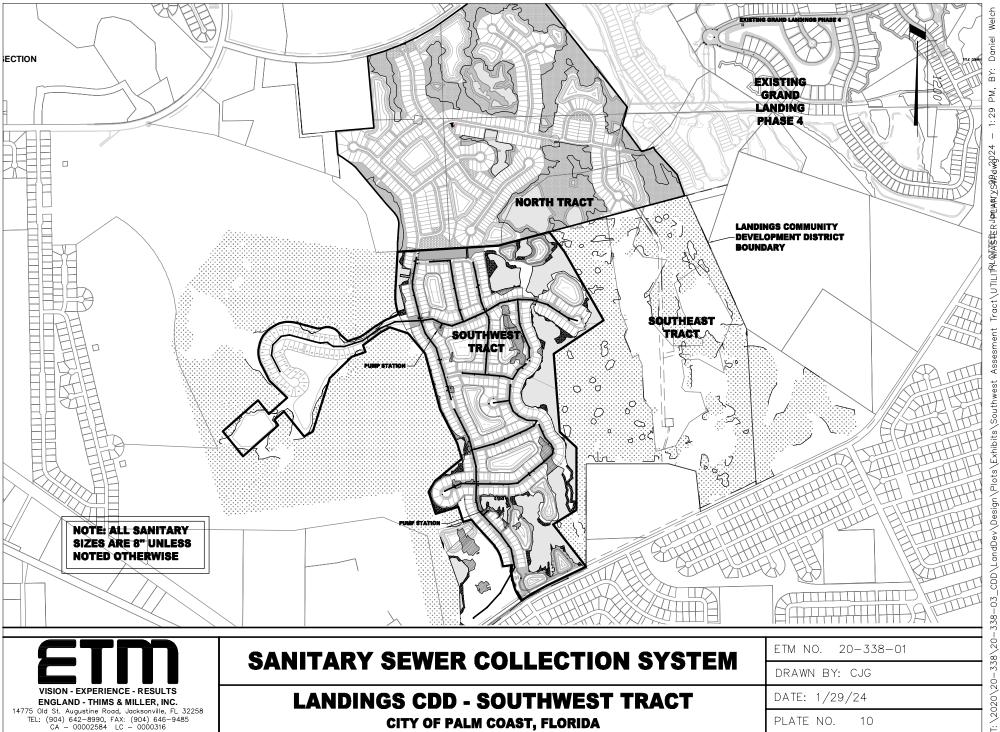
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DRAWN	BY:	CJG	

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DATE: 1/29/24

PLATE NO. 9



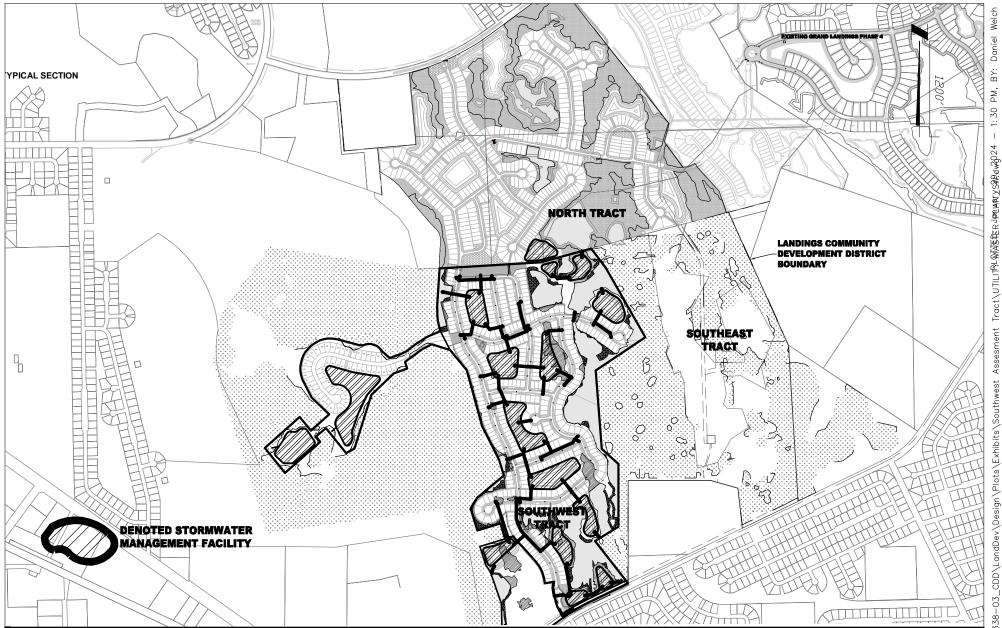


**ENGLAND - THIMS & MILLER, INC.** 14775 Old St. Augustine Road, Jacksonville, FL 32258 TEL: (904) 642-8990, FAX: (904) 646-9485 CA - 00002584 LC - 0000316

# **SANITARY SEWER COLLECTION SYSTEM**

**LANDINGS CDD - SOUTHWEST TRACT** CITY OF PALM COAST, FLORIDA

ETM NO. 20-338-01
DRAWN BY: CJG
DATE: 1/29/24
PLATE NO. 10





**ENGLAND - THIMS & MILLER, INC.** 

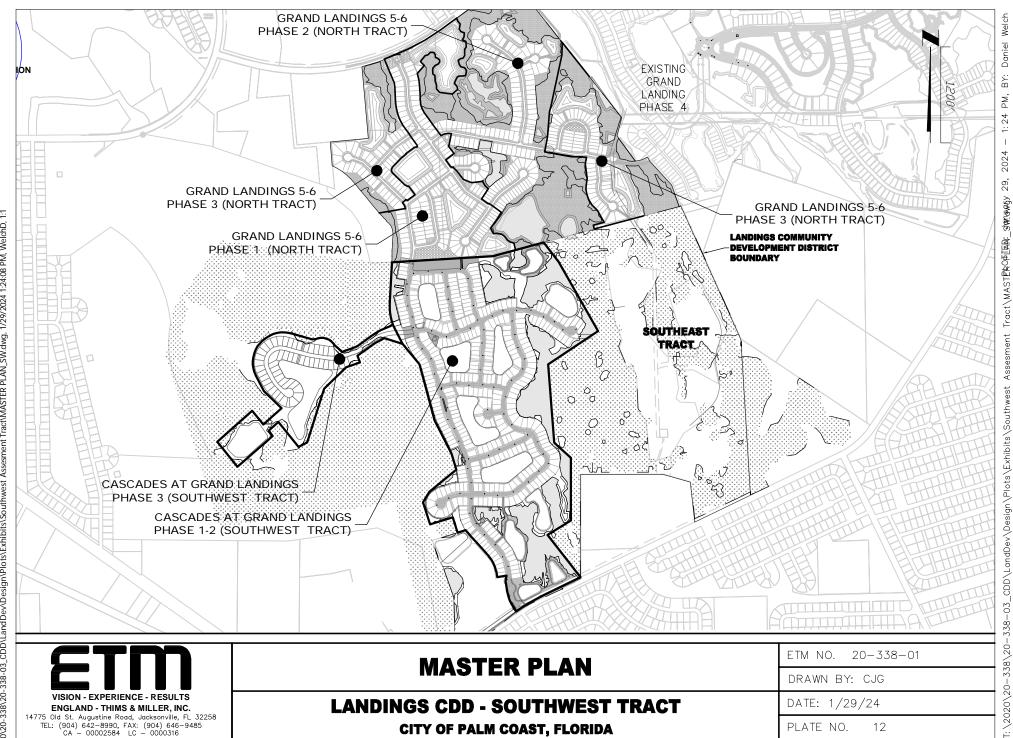
14775 Old St. Augustine Road, Jacksonville, FL 32258 TEL: (904) 642-8990, FAX: (904) 646-9485 CA - 00002584 LC - 0000316

# **STORMWATER MANAGEMENT SYSTEM**

**LANDINGS CDD - SOUTHWEST TRACT** CITY OF PALM COAST, FLORIDA

EIM NO. 20-338-01	
DRAWN BY: CJG	
DATE: 1/29/24	
PLATE NO. 11	

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**ENGLAND - THIMS & MILLER, INC.** 14775 Old St. Augustine Road, Jacksonville, FL 32258 TEL: (904) 642–8990, FAX: (904) 646–9485 CA – 00002584 LC – 0000316 **MASTER PLAN** 

**LANDINGS CDD - SOUTHWEST TRACT** CITY OF PALM COAST, FLORIDA

DRAWN BY: CJG DATE: 1/29/24

PLATE NO. 12

# SECTION D

## **MASTER**

#### ASSESSMENT METHODOLOGY

#### FOR THE

#### **SOUTHWEST TRACT**

### **LANDINGS**

## COMMUNITY DEVELOPMENT DISTRICT

Date: February 16, 2024

## Prepared by

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



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

#### 1.0 Introduction

The Landings Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes, as amended (the "District"). The District plans to issue up to \$45,370,000 of tax exempt bonds in one or more series (the "Bonds") for the purpose of financing certain infrastructure improvements within an assessment area within the District consisting of Cascades at Grand Landings Phases 1, 2 & 3 of development within the boundaries of the District (herein the "Southwest Tract") more specifically described in the Master Engineer's Report for the Southwest Tract Capital Improvement Plan dated February 1, 2024, prepared by England-Thims & Miller, Inc. as may be amended and supplemented from time to time (the "Engineer's Report"). The District anticipates the construction of infrastructure improvements that benefit property owners within the Southwest Tract within the District.

#### 1.1 Purpose

This Master Assessment Methodology Report for the Southwest Tract (the "Assessment Report") provides for an assessment methodology for allocating the debt to be incurred by the District to benefiting properties in the Southwest Tract within the District. The Assessment Report allocates the debt to properties within the Southwest Tract based on the special benefits each receives from the Southwest Tract capital improvement plan (herein the "SW CIP"). This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds. This Assessment Report is designed to conform to the requirements of Chapters 190, 197 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject. Additional master methodology reports will be produced for the other assessment areas within the District.

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

#### 1.2 Background

The District currently includes approximately 560.86 acres in the City of Palm Coast, Florida. The Southwest Tract includes approximately 192.23 acres and envisions 416 residential units (herein the "Southwest Tract Development Program"). The proposed Southwest Tract Development Program is depicted in Table 1. It is recognized that such land use plan may change, and this report will be modified accordingly.

The improvements contemplated by the District in the SW CIP will provide facilities that benefit certain property within the District. The SW CIP is delineated in the Engineer's Report. Specifically, the District may construct and/or acquire certain offsite transportation improvements, lift stations, potable water, reclaimed water & sewer, hardscape, landscape, irrigation, fencing & signage, stormwater management facilities, drainage collection system & flood control, planning, engineering, survey & regulatory costs, and contingencies. The SW CIP estimated acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

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

#### 1.3 Special Benefits and General Benefits

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

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

There is no doubt that the general public and property owners outside of the Southwest Tract within the District will benefit from the provision of the District's SW CIP. However, these benefits will be incidental to the District's SW CIP, which is designed solely to meet the needs of property within the Southwest Tract within the

District. Properties outside the District boundaries and outside the Southwest Tract do not depend upon the District's SW CIP. The property owners within the Southwest Tract are therefore receiving special benefits not received by those outside the District's boundaries and outside of the Southwest Tract within the District.

#### 1.4 Requirements of a Valid Assessment Methodology

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

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

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

#### 1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the Southwest Tract within the District are greater than the costs associated with providing these benefits. The District Engineer estimates that the District's SW CIP that is necessary to support full development of property within the Southwest Tract will cost approximately \$34,585,906. The District's Underwriter projects that financing costs required to fund the infrastructure improvements, including project costs, the cost of issuance of the Bonds, the funding of debt service reserves and capitalized interest, will be approximately \$45,370,000. Additionally, funding required to complete the SW CIP is anticipated to be funded by either Byrndog PCP, LLC or KL Seminole Trace, LLC (the "Developers"). Without the SW CIP, the property would not be able to be developed and occupied by future residents of the community.

### 2.0 Assessment Methodology

#### 2.1 Overview

The District is planning to issue approximately \$45,370,000 in Bonds to fund the District's SW CIP for the Southwest Tract, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Assessment Report to allocate the \$45,370,000 in debt to the properties benefiting from the SW CIP.

Table 1 identifies the land uses as identified by the Developers and current landowners of the land within the District. The District has a proposed Engineer's Report for the SW CIP needed to support the Southwest West Tract Development Program, these construction costs are outlined in Table 2. The improvements needed to support the

Southwest Tract Development Program within the Southwest Tract are described in detail in the Engineer's Report and are estimated to cost \$34,585,906. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for the SW CIP and related costs was determined by the District's Underwriter to total approximately \$45,370,000. Table 3 shows the breakdown of the bond sizing.

#### 2.2 Allocation of Debt

Allocation of debt is a continuous process until the Southwest Tract Development Program is completed. The SW CIP funded by District bonds benefits all developable acres within the Southwest Tract of the District.

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

Once platting, site planning, or the recording of declaration of condominium, ("Assigned Properties") has begun, the assessments will be allocated to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as property that has not been platted, assigned development rights or subjected to a declaration of condominium, will continue to be assessed on a per acre basis ("Unassigned Properties"). Eventually the Southwest Tract Development Program will be completed and the debt relating to the Bonds will be allocated to the planned 416 residential units within the Southwest Tract within the District, which are the beneficiaries of the SW CIP, as depicted in Table 5 and Table 6. If there are changes to the Southwest Tract Development Program, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developers is required. The process is outlined in Section 3.0

Until all the land within the District has been platted and sold, the assessments on the portion of the land that has not been platted and sold are not fixed and determinable. The reasons for this are (1) until the lands are platted, the number of developable acres within each tract against which the assessments are levied is not determined; (2) the lands are subject to re-plat, which may result in changes in development density and product type; and (3) until the lands are sold it is unclear of the timing of the absorptions. Only after the property has been platted and sold will the developable acreage be determined, the final plat be certain, the developable density known, the product types be confirmed, and the timing of the sales solidified.

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

#### 2.3 Allocation of Benefit

The SW CIP consists of offsite transportation improvements, lift stations, potable water, reclaimed water & sewer, hardscape, landscape, irrigation, fencing & signage, stormwater management facilities, drainage collection system & flood control, planning, engineering, survey & regulatory costs, and contingencies. There are <u>two</u> residential product types within the planned Southwest Tract Development Program as reflected in Table 1. Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the SW CIP costs and Bond debt on the particular units exceeds the cost that the units will be paying for such benefits.

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

Construction and/or acquisition by the District of its proposed SW CIP relating to the Southwest Tract will provide several types of systems, facilities and services for its residents. These include offsite transportation improvements, lift stations, potable water, reclaimed water & sewer, hardscape, landscape, irrigation, fencing & signage, stormwater management facilities, drainage collection system & flood control, planning, engineering, survey & regulatory costs, and contingencies. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

For the provision of SW CIP relating to the Southwest Tract Development Program, the special and peculiar benefits are:

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

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

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

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

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the District's SW CIP relating to the Southwest Tract Development Program have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

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

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

### 3.0 True Up Mechanism

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

that will be supported by the new net annual debt service assessments will be required.

#### 4.0 Assessment Roll

The District will initially distribute the liens across the property within the Southwest Tract within the District boundaries on a gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 7. If the land use plan changes, then the District will update Table 1, 4, 5 & 6 to reflect the changes. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land within the Southwest Tract within the District prior to the time final Assigned Properties become known. At this time the debt associated with the District's SW CIP will be distributed evenly across the acres of the Southwest Tract within the District. As the development process occurs, the debt will be distributed against the Assigned Property in the manner described in this Assessment Report. The current assessment roll is depicted in Table 7.

TABLE 1
LANDINGS COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
MASTER ASSESSMENT METHODOLOGY FOR THE SOUTHWEST TRACT

Product Types	No. of Units *	Totals	ERUs per Unit (1)	Total ERUs
Single Family 50'	231	231	1.00	231.00
Single Family 60'	185	185	1.20	222.00
Total Units	416	416		453.00

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

<sup>\*</sup> Unit mix is subject to change based on marketing and other factors

TABLE 2
LANDINGS COMMUNITY DEVELOPMENT DISTRICT
INFRASTRUCTURE COST ESTIMATES
MASTER ASSESSMENT METHODOLOGY FOR THE SOUTHWEST TRACT

Southwest Tract Capital Improvement Plan ("SW CIP") (1)	Total Cost Estimate
Offsite Transportation Improvements	\$1,300,000
Lift Stations, Potable Water, Reclaimed Water, and Sewer	\$13,492,500
Hardscape, Landscape, Irrigation, Fencing & Signage	\$400,000
Stormwater Management Facilities, Drainage Collection System and Flood Contro	ol \$9,869,750
Planning, Engineering, Survey, and Regulatory	\$3,759,338
Contingency	\$5,764,318
Total	\$34,585,906

(1) A detailed description of these improvements is provided in the Master Engineer's Report dated February 1, 2024

TABLE 3
LANDINGS COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
MASTER ASSESSMENT METHODOLOGY FOR THE SOUTHWEST TRACT

Description	Total
Construction Funds	\$34,585,906
Debt Service Reserve	\$3,474,319
Capitalized Interest	\$5,898,100
Underwriters Discount	\$907,400
Cost of Issuance	\$500,000
Rounding	\$4,275
Par Amount*	\$45,370,000
Bond Assumptions:	
Average Coupon	6.50%
Amortization	30 years
Capitalized Interest	24 months
Debt Service Reserve	Max Annual D/S

Prepared by: Governmental Management Services - Central Florida, LLC

Underwriters Discount

<sup>\*</sup> Par amount is subject to change based on the actual terms at the sale of the Bonds

TABLE 4
LANDINGS COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF BENEFIT
MASTER ASSESSMENT METHODOLOGY FOR THE SOUTHWEST TRACT

					Total	_
					Improvements	
	No. of	ERU	Total	% of Total	Costs Per Product	Improvement
Product Types	Units *	Factor	ERUs	ERUs	Туре	Costs Per Unit
Single Family 50'	231	1.00	231.00	50.99%	\$17,636,522	\$76,349
Single Family 60'	185	1.20	222.00	49.01%	\$16,949,384	\$91,618
Totals	416		453.00	100.00%	\$34,585,906	_

<sup>\*</sup> Unit mix is subject to change based on marketing and other factors

TABLE 5
LANDINGS COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE
MASTER ASSESSMENT METHODOLOGY FOR THE SOUTHWEST TRACT

		Total Improvements Costs Per Product	Allocation of Par Debt Per Product	Par Debt
Product Types	No. of Units *	Type	Type	Per Unit
Single Family 50	231	\$17,636,522	\$23,135,695	\$100,155
Single Family 60	185	\$16,949,384	\$22,234,305	\$120,185
Totals	416	\$34,585,906	\$45,370,000	

<sup>\*</sup> Unit mix is subject to change based on marketing and other factors

TABLE 6
LANDINGS COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
MASTER ASSESSMENT METHODOLOGY FOR THE SOUTHWEST TRACT

					Net Annual	
		Allocation of Par		Maximum	Debt	Gross Annual Debt
	No. of	Debt Per Product	Total Par Debt	Annual Debt	Assessment	Assessment Per Unit
Product Types	Units *	Type	Per Unit	Service	Per Unit	(1)
Single Family 50	231	\$23,135,695	\$100,155	\$1,771,672	\$7,670	\$8,159
Single Family 60	185	\$22,234,305	\$120,185	\$1,702,646	\$9,203	\$9,791
Totals	416	\$45,370,000		\$3,474,319		

<sup>(1)</sup> This amount includes collection fees and early payment discounts when collected on the County Tax Bill

<sup>\*</sup> Unit mix is subject to change based on marketing and other factors

TABLE 7
LANDINGS COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
MASTER ASSESSMENT METHODOLOGY FOR THE SOUTHWEST TRACT

Owner	Property*	Net Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
BYRNDOG PCP, LLC	Southwest Tract	86.67	\$236,019	\$20,455,797	\$1,566,453	\$1,666,439
KL SEMINOLE TRACE, LLC	Southwest Tract	105.56	\$236,019	\$24,914,203	\$1,907,866	\$2,029,645
Totals		192.23		\$45,370,000	\$3,474,319	\$3,696,084

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

Annual Assessment Periods	30
Average Coupon Rate (%)	6.50%
Maximum Annual Debt Service	\$3,474,319

<sup>\* -</sup> See Metes and Bounds, attached as Exhibit A

Wel

#### MAP OF BOUNDARY SURVEY OF

DESCRIPTION

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1/29/2024 3:11:45

T:\2020\20-338\20-338-03\_CDD\LandDev\Design\Plots\Exhibits\Southwest Assesment Tract\MASTER PLAN\_SW.dwg.

PART OF SECTIONS 29, 30, 31 AND 32, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF RESERVED PARCEL A1, LAGUNA FOREST, SECTION 64, SEMINOLE WOODS, AS RECORDED IN MAP BOOK 18, PAGES 36 THROUGH 43, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, SAID POINT ALSO BEING THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF CITATION BOULEVARD AND THE EAST RIGHT OF WAY LINE OF LAGUNA FOREST TRAIL, THENCE \$36'30'03"E ALONG THE SOUTHERLY EXTENSION OF THE SAID EAST RIGHT OF WAY LINE OF SAID RESERVED PARCEL A1 A DISTANCE OF 80.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CITATION BOULEVARD AFORESAID; THENCE \$53'29'57"W ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 28.73 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2370, PAGE 523, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, A DISTANCE OF 229.65 FEET; THENCE WESTERLY PROPERTY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2370, PAGE 523, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, A DISTANCE OF 2229.65 FEET; THENCE \$14'49'44"W, A DISTANCE OF 234.68'; THENCE \$36'13'54"E A DISTANCE OF 403.20', TO A POINT ON A NON TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 24'29'34", BEING SUBTENDED BY A CHORD BEARING OF N71:50'18'E AND A CHORD DISTANCE OF 159.09 FEET; THENCE \$42'18'09"E A DISTANCE OF 50.00 FEET, THENCE \$42'18'09"E A DISTANCE OF 401.72 FEET, N19'01'56"W A DISTANCE OF 278.67 FEET; THENCE LEAVING THE SAID WESTERLY LINE AND ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2370, PAGE 523, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE \$55'00'26"W, A DISTANCE OF 1750.12' TO THE POINT OF BEGINNING.

THENCE, S37'31'08"E A DISTANCE OF 305.68 FEET, THENCE S29'41'56"E A DISTANCE OF 992.84 FEET, THENCE S56'5'17"W A DISTANCE OF 747.71 FEET, THENCE S04'26'11"E A DISTANCE OF 981.36 FEET THENCE S4718'59"E A DISTANCE OF 280.03 FEET, THENCE SOUTH A DISTANCE OF 783.09 FEET, THENCE S58'20'26"W A DISTANCE OF 341.06 FEET, THENCE S37'50'12"E A DISTANCE OF 669.89 FEET, THENCE S6415'15"W A DISTANCE OF 548.03 FEET, THENCE TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2018.38 FEET, A CENTRAL ANGLE OF 10'21'26", BEING SUBTENDED BY A CHORD BEARING OF S59d\2003'06"W AND A CHORD DISTANCE OF 364.37 FEET, THENCE N35'15'55"W A DISTANCE OF 50.79 FEET THENCE TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 26:03'21", BEING SUBTENDED BY A CHORD BEARING OF N22:14'14"W AND A CHORD DISTANCE OF 202.88 FEET, THENCE N912'34"W A DISTANCE OF 145.96 FEET, THENCE N0932'00"E A DISTANCE OF 74.06 FEET, THENCE S8054'56"W A DISTANCE OF 118.80 FEET, THENCE N912'34"W A DISTANCE OF 75.57 FEET, THENCE TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 355.00 FEET, A CENTRAL ANGLE OF 32'55'59", BEING SUBTENDED BY A CHORD BEARING OF \$25.40'33"E AND A CHORD DISTANCE OF 201.25 FEET. THENCE N42'08'32"W A DISTANCE OF 198.02 FEET THENCE N42'40'44"W A DISTANCE OF 147.06 FEET, THENCE N39:55'26"W A DISTANCE OF 35.58 FEET, THENCE N42:08'32"W A DISTANCE OF 15.41 FEET, THENCE N40:55'16"W A DISTANCE OF 18.97 FEET, THENCE N37:51'08"W A DISTANCE OF 28.69 FEET THENCE S72'48'27"W A DISTANCE OF 105.21 FEET, THENCE N17'11'33"W A DISTANCE OF 200.00 FEET, THENCE S72'48'27"W A DISTANCE OF 300.00 FEET, THENCE N17'11'33"W A DISTANCE OF 288.37 FEET, THENCE N30'45'57"E A DISTANCE OF 156.00 FEET, THENCE N50d34'11"E A DISTANCE OF 436.26 FEET, THENCE N16'53'57"W A DISTANCE OF 207.43 FEET, THENCE N26'57'36"W A DISTANCE OF 468.07 FEET, THENCE N15'17'20"W A DISTANCE OF 724.55 FEET, THENCE N39'35'09"W A DISTANCE OF 330.89 FEET, THENCE N72'21'03"W A DISTANCE OF 239.12 FEET, THENCE S61'42'28"W A DISTANCE OF 125.39 FEET, THENCE S53'56'04"W A DISTANCE OF 276.63 FEET, THENCE S19'31'27"E A DISTANCE OF 88.08 FEET, THENCE S70'28'33"W A DISTANCE OF 180.00 FEET, THENCE S46'09'36"W A DISTANCE OF 385.77 FEET, THENCE S17'31'40"W A DISTANCE OF 703.87 FEET, THENCE S61'15'44"W A DISTANCE OF 120.13 FEET, THENCE N39'04'45"W A DISTANCE OF 403.19 FEET, THENCE S48'32'16"W A DISTANCE OF 160.92 FEET, THENCE S36d12'37"E A DISTANCE OF 83.08 FEET, THENCE S48'32'16"W A DISTANCE OF 585.38 FEET, THENCE N39'4'45"W A DISTANCE OF 403.19 FEET, THENCE N48'32'16"E A DISTANCE OF 585.38 FEET, THENCE S39'04'45"E A DISTANCE OF 220.30 FEET, THENCE N48'32'16"E A DISTANCE OF 305.17 FEET, THENCE N46'05'07"W A DISTANCE OF 306.30 FEET, THENCE N27'11'14"W A DISTANCE OF 218.38 FEET, THENCE TO A POINT ON A CURVE, HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 76'08'51", BEING SUBTENDED BY A CHORD BEARING OF N10'53'12"E AND A CHORD DISTANCE OF 450.17 FEET, THENCE N48'57'38"E A DISTANCE OF 16.82 FEET, THENCE TO A POINT ON A CURVE, HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 56'24'16", BEING SUBTENDED BY A CHORD BEARING OF N77'09'46"E. AND A CHORD DISTANCE OF 344.99 FEET, THENCE S74'38'06"E A DISTANCE OF 277.50 FEET, THENCE N84'52'56"E A DISTANCE OF 34.99 FEET, THENCE TO A POINT ON A CURVE, HAVING A RADIUS OF 195.00 FEET, A CENTRAL ANGLE OF 88'48'36", BEING SUBTENDED BY A CHORD BEARING OF S71"11'44"E AND A CHORD DISTANCE OF 272.89 FEET, THENCE S47'50'43"E A DISTANCE OF 107.68 FEET, THENCE N70'28'26"E A DISTANCE OF 177.55 FEET, THENCE N53'56'11"E A DISTANCE OF 204.73 FEET, THENCE TO A POINT ON A CURVE, HAVING A RADIUS OF 1055.00 FEET, A CENTRAL ANGLE OF 15'30'57", BEING SUBTENDED BY A CHORD BEARING OF N61'41'40"E AND A CHORD DISTANCE OF 284.82 FEET, THENCE N69'27'8"E A DISTANCE OF 277.50 FEET, THENCE TO A POINT ON A CURVE, HAVING A RADIUS OF 945.00 FEET, A CENTRAL ANGLE OF 12'22'57", BEING SUBTENDED BY A CHORD BEARING OF N11'1'12"W AND A CHORD DISTANCE OF 203.83 FEET, THENCE TO A POINT ON A CURVE, HAVING A RADIUS OF 545.00 FEET, A CENTRAL ANGLE OF 08'09'57", BEING SUBTENDED BY A CHORD BEARING OF NO'44'45"W AND A CHORD DISTANCE OF 77.61FEET, THENCE S3'20'13"W A DISTANCE OF 504.26 FEET THENCE N86'33'58"E A DISTANCE OF 1262.17 FEET, THENCE N75'00'21"E A DISTANCE OF 658.28 FEET TO THE POINT OF BEGINNING.



14775 Old St. Augustine Road, Jacksonville, FL 32258 TEL: (904) 642-8990, FAX: (904) 646-9485 CA - 00002584 LC - 0000316

## **SOUTHWEST TRACT LEGAL DESCRIPTION**

CITY OF PALM COAST, FLORIDA

ETM NO. 20-338-01	
DRAWN BY: CJG	
DATE: 1/29/24	
PLATE NO. 3B	_

# SECTION E

#### RESOLUTION 2024-02

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

WHEREAS, the Landings Community Development District ("District") is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes ("Uniform Act"), by the City Council of the City of Palm Coast, Florida in Ordinance No. 2022-17; and

WHEREAS, the Board of Supervisors of the District ("Board") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain a portion of the public improvements described in the Southwest Tract Capital Improvement Plan, prepared by England-Thims & Miller, Inc. and dated February 1, 2024 as eligible to be funded by the District's Special Assessment Revenue Bonds, Series 2024 (collectively, "Improvements"), a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference (the "Engineer's Report"); and

**WHEREAS**, it is in the best interests of the District to pay all or a portion of the cost of the Improvements through the levy of special assessments on assessable land pursuant to Chapters 170, 190 and 197, Florida Statutes ("Assessments"); and

**WHEREAS**, the District is empowered by Chapters 170, 190 and 197, Florida Statutes, to finance, refinance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved in the District, the amount of those benefits, and that the Assessments will be made in proportion to the benefits received as set forth in the District's Master Special Assessment Methodology for the Southwest Tract, prepared by Governmental Management Services - Central Florida, LLC, dated February 16, 2024, attached hereto as Exhibit "B" and incorporated herein by

reference (the "Assessment Methodology Report"), and on file at the offices of the District Manager, 219 East Livingston Street, Orlando, Florida 32801 (the "District Manager's Office"); and

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

# NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LANDINGS COMMUNITY DEVELOPMENT DISTRICT:

- **Section 1**. The foregoing recitals are hereby incorporated as findings of fact of the Board.
- **Section 2.** The Assessments shall be levied on the assessable land in the District to defray the Estimated Total Cost (hereinafter defined) of the Improvements. The nature of the Improvements generally consists of a system of public infrastructure, improvements and facilities, all as described more particularly in the Engineer's Report and in the plans and specifications on file in the District Manager's Office.
- **Section 3.** The general location of the Improvements is within and without the boundaries of the District in the City of Titusville in the State of Florida.
- **Section 4**. The total estimated cost of the Improvements is \$34,585,906 (hereinafter, referred to as the "Estimated Cost").
- **Section 5**. The Assessments will defray up to \$45,370,000 a portion of which includes the Estimated Cost, plus estimated financing-related costs, including capitalized interest, debt service reserve and contingency related to bonds and bond anticipation notes (collectively, "Bonds"), which may be issued by the District to finance a portion of the Improvements (the "Estimated Total Cost").
- **Section 6.** The manner in which the Assessments shall be apportioned and paid is set forth in the Assessment Methodology Report.
- **Section 7.** The Assessments shall be levied within the District on all lots and lands adjoining and contiguous or bounding and abutting upon such Improvements or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
- **Section 8.** There is on file at the District Manager's Office an assessment plat showing the area to be assessed, the plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.
- **Section 9.** Commencing with the year in which the Assessments are certified for collection and subsequent to the capitalized interest period for each series of Bonds, the Assessments shall be paid in not more than thirty (30) annual installments or the maximum period of time permitted by law then in effect. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however,

that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the Board to be in the best interest of the District, the Assessments may be collected as is otherwise permitted by law and the Assessments shall be collected in such manner as required or permitted by the trust indentures relating to the District's Special Assessment Revenue Bonds, Series 2024.

**Section 10.** The District Manager has caused to be made a preliminary assessment roll, in accordance with the Assessment Methodology Report, which shows the lots and lands assessed, the amount of benefit to and the Assessment against each lot or parcel of land and the number of annual installments into which the Assessments may be divided, which is hereby adopted and approved as the District's preliminary assessment roll.

**Section 11.** The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the Improvements, the cost thereof, the manner of payment therefor, or the amount thereof to be assessed against each property as improved.

**Section 12**. The District Manager is hereby directed to cause this Resolution to be published twice in a newspaper of general circulation pursuant to Section 170.05, Florida Statutes within Brevard County, Florida, and to provide such other notice as may be required by law or desired in the best interests of the District.

**Section 13.** This Resolution shall become effective immediately upon its passage.

[The remainder of this page has intentionally been left blank.]

## **PASSED AND ADOPTED** this 16<sup>th</sup> day of February 2024.

ATTEST:	LANDINGS COMMUNITY DEVELOPMI DISTRICT		
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors		

Exhibit A: Capital Improvement Plan (dated February 1, 2024)
Exhibit B: Master Assessment Methodology Report (dated February 16, 2024)

## Exhibit A

Capital Improvement Plan (dated February 1, 2024)

## Exhibit B

Master Assessment Methodology Report (dated February 16, 2024)

# SECTION F

#### **RESOLUTION 2024-03**

WHEREAS, the Board of Supervisors of the Landings Community Development District ("Board") has previously adopted Resolution 2024-02 entitled

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

WHEREAS, in accordance with Resolution 2024-02, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, Florida Statutes, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at the offices of the District Manager, 219 East Livingston Street, Orlando, Florida 32801 (the "District Manager's Office").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LANDINGS COMMUNITY DEVELOPMENT DISTRICT:

**SECTION 1.** There is hereby declared a public hearing to be held at 55 Town Center Boulevard, Palm Coast, FL 32164 on \_\_\_\_\_\_\_, 2024, at \_\_\_\_\_\_ for the purpose of hearing comment and objections to the proposed special assessment program for assessable improvements as identified in the preliminary assessment roll, a copy of which is on file at the District Manager's Office. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the District Manager's Office.

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

**SECTION 3.** This Resolution shall become effective immediately upon its passage.

[The remainder of this page has intentionally been left blank]

### **PASSED AND ADOPTED** this 16<sup>th</sup> day of February 2024.

Attest:	LANDINGS DEVELOP	_		
Secretary/Assistant Secretary	Chair/Vice Supervisors	Chair,	Board	of

### SECTION V

# This item will be provided under separate cover

# SECTION VI

# SECTION C

### SECTION 1

Community Development District

Unaudited Financial Reporting January 31, 2024



### **Table of Contents**

Balance Sh	ıeet
General Fu	und
Capital Projects Fu	und
Month to Mo	onth

### Landings Community Development District **Combined Balance Sheet** January 31, 2024

	General Fund		Capital Projects Fund		Totals Governmental Funds	
Assets:						
Cash:						
Operating Account	\$	8,180	\$	-	\$	8,180
Due from Developer	\$	-	\$	-	\$	-
Due from General Fund	\$	-	\$	-	\$	-
Total Assets	\$	8,180	\$	-	\$	8,180
Liabilities:						
Accounts Payable	\$	-	\$	-	\$	-
Contracts Payable	\$	-	\$	-	\$	-
Total Liabilites	\$		\$	-	\$	-
Fund Balance:						
Unassigned	\$	8,180	\$	-	\$	8,180
Total Fund Balances	\$	8,180	\$	-	\$	8,180
Total Liabilities & Fund Balance	\$	8,180	\$	-	\$	8,180

### **Community Development District**

### **General Fund**

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

For The Period Ending January 31, 2024

	Adopted	Prora	ated Budget		Actual		
	Budget	Thru	01/31/24	Thru	01/31/24	V	ariance
Revenues:							
Developer Contributions	\$ 135,898	\$	16,132	\$	16,132	\$	-
Total Revenues	\$ 135,898	\$	16,132	\$	16,132	\$	-
Expenditures:							
General & Administrative:							
Supervisor Fees	\$ 12,000	\$	4,000	\$	-	\$	4,000
FICA Expenses	\$ 918	\$	306	\$	-	\$	306
Engineering	\$ 15,000	\$	5,000	\$	-	\$	5,000
Attorney	\$ 25,000	\$	8,333	\$	-	\$	8,333
Annual Audit	\$ 4,000	\$	-	\$	-	\$	-
Assessment Administration	\$ 5,000	\$	-	\$	-	\$	-
Arbitrage	\$ 450	\$	-	\$	-	\$	-
Dissemination	\$ 5,000	\$	-	\$	-	\$	-
Trustee Fees	\$ 4,020	\$	-	\$	-	\$	-
Management Fees	\$ 40,000	\$	13,333	\$	10,000	\$	3,333
Information Technology	\$ 1,800	\$	600	\$	450	\$	150
Website Maintenance	\$ 1,200	\$	400	\$	300	\$	100
Telephone	\$ 300	\$	100	\$	-	\$	100
Postage & Delivery	\$ 1,000	\$	333	\$	4	\$	329
Insurance	\$ 5,750	\$	5,750	\$	5,200	\$	550
Copies	\$ 500	\$	167	\$	-	\$	167
Legal Advertising	\$ 10,000	\$	3,333	\$	-	\$	3,333
Contingencies	\$ 2,500	\$	833	\$	153	\$	680
Office Supplies	\$ 625	\$	208	\$	0	\$	208
Travel Per Diem	\$ 660	\$	220	\$	-	\$	220
Dues, Licenses & Subscriptions	\$ 175	\$	175	\$	175	\$	-
Total Expenditures	\$ 135,898	\$	43,093	\$	16,282	\$	26,811
Excess (Deficiency) of Revenues over Expenditures	\$			\$	(150)		
Fund Balance - Beginning	\$ -			\$	8,330		
Fund Balance - Ending	\$ -			\$	8,180		

### **Community Development District**

### **Capital Projects Fund**

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

For The Period Ending January 31, 2024

	Adopte	:d	Prorate	ed Budget		Actual		
	Budge	t	Thru 0	1/31/24	Thru	01/31/24	V	ariance
Revenues:								
Interest	\$	-	\$	-	\$	-	\$	-
Total Revenues	\$	-	\$	-	\$	-	\$	-
Expenditures:								
Capital Outlay - Cost of Issuance	\$	-	\$	-	\$	5,977	\$	(5,977)
Total Expenditures	\$	-	\$	-	\$	5,977	\$	(5,977)
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	(5,977)		
Other Financing Sources/(Uses):								
Developer Advances	\$	-	\$	-	\$	5,977	\$	5,977
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	5,977	\$	5,977
Net Change in Fund Balance	\$	-			\$	-		
Fund Balance - Beginning	\$	-			\$	-		
Fund Balance - Ending	\$	-			\$	-		

### Landings Community Development District Month to Month

	0ct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ 8,962 \$	3,586 \$	3,585 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	16,132
Total Revenues	\$ 8,962 \$	3,586 \$	3,585 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	16,132
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
FICA Expense	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Engineering	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Attorney	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Annual Audit	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Assessment Administration	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Arbitrage	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Dissemination	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Trustee Fees	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Management Fees	\$ 3,333 \$	3,333 \$	3,333 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	10,000
Information Technology	\$ 150 \$	150 \$	150 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	450
Website Maintenance	\$ 100 \$	100 \$	100 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	300
Telephone	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Postage & Delivery	\$ - \$	3 \$	1 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	4
Insurance	\$ 5,200 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	5,200
Copies	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Legal Advertising	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Contingencies	\$ 38 \$	38 \$	38 \$	38 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	153
Office Supplies	\$ 0 \$	0 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	C
Travel Per Diem	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Dues, Licenses & Subscriptions	\$ 175 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	175
Total Expenditures	\$ 8,997 \$	3,624 \$	3,623 \$	38 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	16,282
Excess (Deficiency) of Revenues over Expenditures	\$ (35) \$	(38) \$	(38) \$	(38) \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	(150

### SECTION 2

### **Community Development District**

Bill to:

JTL Grand Landings Dev LLC

Funding Request #14 December 11, 2023

	Payee		General Fund FY2024
1	GMS-Central Florida, LLC Invoice # 17- Management Fees - December	2023	\$ 3,584.66
			\$ 3,584.66
		Total:	\$ 3,584.66

Please make check payable to:

Landings Community Development District 6200 Lee Vista Blvd, Suite 300 Orlando, FL 32822

### GMS-Central Florida, LLC ₩ \

1001 Bradford Way Kingston, TN 37763

### **Invoice**

Invoice #: 17

Invoice Date: 12/1/23

Due Date: 12/1/23

Case:

P.O. Number:

#### Bill To:

Landings CDD 219 E. Livingston St. Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
anagement Fees - December 2023 35 a debsite Administration - December 2023 35 a formation Technology - December 2023 35 l ffice Supplies		3,333.33 100.00 150.00 0,06	3,333.33 100.00 150.00 0.06
ostage Up o		1.27	1.27
	DECT 2023		

Total	\$3,584.66
Payments/Credits	\$0.00
Balance Due	\$3,584.66



### **Community Development District**

Bill to:

JTL Grand Landings Dev LLC

Funding Request #15 February 8, 2024

			General Fund
	Payee		FY2024
1	GMS-Central Florida, LLC Invoice # 18- Management Fees - January 2024	\$	3,716.71
	invoice " To Management rees january 2021	Ψ	5,7 10.7 1
2	<b>Grau and Associates</b> Invoice # 25122- FY23 Audit	\$	3,000.00
3	<b>LocaliQ</b> Invoice # 0006141213 - Legal Advertising December 2023	\$	271.68
_		\$	6,988.39
	Total:	\$	6,988.39

Please make check payable to:

Landings Community Development District 6200 Lee Vista Blvd, Suite 300 Orlando, FL 32822

### **GMS-Central Florida, LLC**

1001 Bradford Way Kingston, TN 37763

### **Invoice**

Invoice #: 18
Invoice Date: 1/1/24

**Due Date: 1/1/24** 

Case: P.O. Number:

#### Bill To:

Landings CDD 219 E. Livingston St. Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - January 2024		3,333.33	3,333.33
Website Administration - January 2024		100.00	100.00
Information Technology - January 2024		150.00	150.00
Office Supplies		20.00	20.00
Postage		22.03	22.03
Copies		91.35	91.35

Total	\$3,716.71
Payments/Credits	\$0.00
Balance Due	\$3,716.71

### **Grau and Associates**

951 W. Yamato Road, Suite 280 Boca Raton, FL 33431www.graucpa.com

Phone: 561-994-9299 Fax: 561-994-5823

Landings Community Development District 219 East Livingston Street Orlando, FL 32801

Invoice No.

25122

Date

02/05/2024

SERVICE

Audit FYE 09/30/2023 \$\_\_\_\_3,000.00

Current Amount Due \$ 3,000.00



ACCOUN	IT NAME	ACCOUNT #	PAGE#
Landing	gs CDD	830528	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0006141213	Dec 1- Dec 31, 2023	January 20, 2024	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$271.68	

#### **BILLING ACCOUNT NAME AND ADDRESS**

Landings Cdd 219 E. Livingston St. Orlando, FL 32801-1508

Legal Entity: Gannett Media Corp.

Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.

All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

**Product** 

FEDERAL ID 47-2390983

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

Date	Description	Amount
12/1/23	Balance Forward	\$0.00
Package A	dvertising:	

Description

Start-End Date Order Number 72/13/23 9621618

DTB Daytona Beach News-Journal Legal 1 Column

PO Number LDTB0041559 Package Cost \$271.68

ca

### RECEIVED

JAN 1.1 2024

GMS-CF, LLC

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due \$271.68
Service Fee 3.99% \$10.84
\*Cash/Check/ACH Discount -\$10.84
\*Payment Amount by Cash/Check/ACH \$271.68
Payment Amount by Credit Card \$282.52

TOTAL CASH AMT DUE	0006141213		ACCOUNT NUMBER 830528			
	\$271.68	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL CREDIT CAR AMT DUE	TO PAY WITH CREDIT CARD PLEASE CALL: 1-877-736-7612		EMITTANCE ADDRESS (Include Account# & Invoice# on check)			
\$282.52						
ents please contact	To sign up for E-mailed invoices and online payme abgspecial@gannett.com		Daytona Beach News-Journal P.O. Box 630476 Cincinnati, OH 45263-0476			

#### **PROOF OF PUBLICATION**

Landings CDD 219 E Livingston ST Orlando FL 32801-1508

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The News-Journal, published in Volusia and Flagler Counties, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Volusia and Flagler Counties, Florida, or in a newspaper by print in the issues of, on:

#### 12/13/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 12/13/2023

250

Legal Clerk

Notary, State of WI, County of Brown

My commision expires

Publication Cost:

\$271.68

Order No:

9621618

# of Copies:

Customer No:

830528

PO#:

LDTB0041559

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Please do not use this form for payment remittance.

KAITLYN FELTY Notary Public State of Wisconsin

### NOTICE OF SPECIAL MEETING LANDINGS COMMUNITY DEVELOPMENT DISTRICT

A special meeting of the Board of Supervisors of the Landings Community Development District will be held on Thursday, December 21, 2023 at 1:00 p.m. at the Offices of Chiumento Law, 145 City Place, Suite 301, Palm Coast, Florida 32164 for the purpose of considering an agreement underwriting services related to the issuance of 2024 bonds, and any such other matters that may come before the Board. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the meeting agenda may be obtained from the District Manager at 219 E. Livingston Street, Orlando, FL 32801. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

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

George S. Flint District Manager Governmental Management Services – Central Florida, LLC December 13 2023 LDTB0041559