



PETITION BY HOBE SOUND
RANCH, LTD.

For the Adoption of a Rule to Establish the

**HARMONY RANCH
COMMUNITY DEVELOPMENT DISTRICT**

June 11, 2018

**HARMONY RANCH
COMMUNITY DEVELOPMENT DISTRICT**

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IN RE: A RULE TO ESTABLISH)
THE HARMONY RANCH COMMUNITY)
DEVELOPMENT DISTRICT)

PETITION

Petitioner, Hobe Sound Ranch, LTD ("Petitioner"), hereby petitions the Florida Land and Water Adjudicatory Commission to establish a Community Development District ("District") with respect to the land described herein and in support of the Petition, Petitioner states:

1. The proposed District is located entirely within the unincorporated area of Martin County, Florida. Exhibit 1 depicts the general location of the project (see Exhibit 7 for wider view of surrounding properties). The proposed District covers approximately 2,717 acres of land. The metes and bounds description of the external boundaries of the District is set forth in Exhibit 2. There are no parcels within the boundaries of the proposed District which are to be excluded from the District.
2. Attached to this Petition as Exhibit 3 is the Affidavit of Ownership of the lands within the proposed District which represents 100% of the real property to be included in the District.
3. The five persons designated to serve as initial members of the Board of Supervisors of the proposed District, each of which are residents of the State of Florida and citizens of the United States of America, are as follows:
 - 1) Judith Galui
 - 2) Diane Stephanos
 - 3) Cathy DiVosta
 - 4) Guy DiVosta
 - 5) Phillip Brandt
4. The proposed name of the District to be established is Harmony Ranch Community Development District ("HRCDD").
5. The proposed timetable for the construction of District services is shown on Exhibit 4.
6. The estimated cost of constructing the services, based on available data, is shown on Exhibit 5. These are good faith estimates, but are not binding on the Petitioner or the District and are subject to change.
7. Petitioner may develop the project as a planned development. The proposed uses for the land within the District are single family residential. The proposed uses for the land included within the proposed District are in compliance with the approved Martin County Future Land Use Element. The County Future Land Use Element designates the land contained within the proposed District as follows: Agricultural – 1 unit per 20 acres.

8. The future general distribution, location and extent of public and private uses of land proposed for the area within the District are shown on Exhibit 6.
9. The major outfalls currently existing on the site are shown in Exhibit 7 and there are no major trunk water mains and sewer interceptors on the site.
10. Exhibit 8 is a Statement of Estimated Regulatory Costs prepared in accordance with the requirements of Section 120.541, Florida Statutes.
11. Prior to the filing of this Petition, the Petitioner submitted a copy of this Petition and a \$15,000 filing fee to Martin County, as required by Section 190.005(b)(1), Florida Statutes.
12. The Petition to establish the Harmony Ranch Community Development District should be granted for the following reasons:
 - a. Establishment of the District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan and the Martin County Comprehensive Plan.
 - b. The area of land within the proposed District is part of a planned development and is of sufficient size and is sufficiently compact and contiguous to be developed as one functional interrelated community.
 - c. The community development facilities the District proposes to finance will not be incompatible with the capacity and use of existing local and regional community development services and facilities.
 - d. The establishment of the District will prevent the general body of taxpayers in Martin County from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the District. The District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.
 - e. The area that will be served by the District is amenable to a separate special district government.

WHEREFORE, Petitioner respectfully requests the Florida Land and Water Adjudicatory Commission to:

1. Hold a public hearing as required by Section 190.005(1) (d), Florida Statutes, to consider the establishment of the Harmony Ranch Community Development District and;

2. Adopt a Rule pursuant to Chapter 190, Florida Statutes, granting this Petition and establishing the Harmony Ranch Community Development District.

Respectfully submitted this 5th day of June, 2018.

Hobe Sound Ranch, LTD

By:

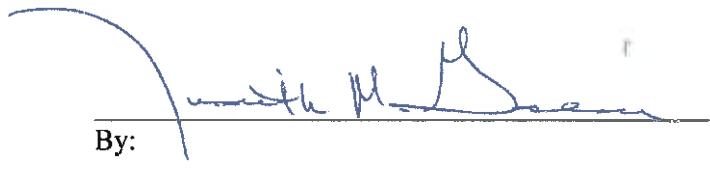


EXHIBIT 1

LOCATION MAP HARMONY RANCH COMMUNITY DEVELOPMENT DISTRICT

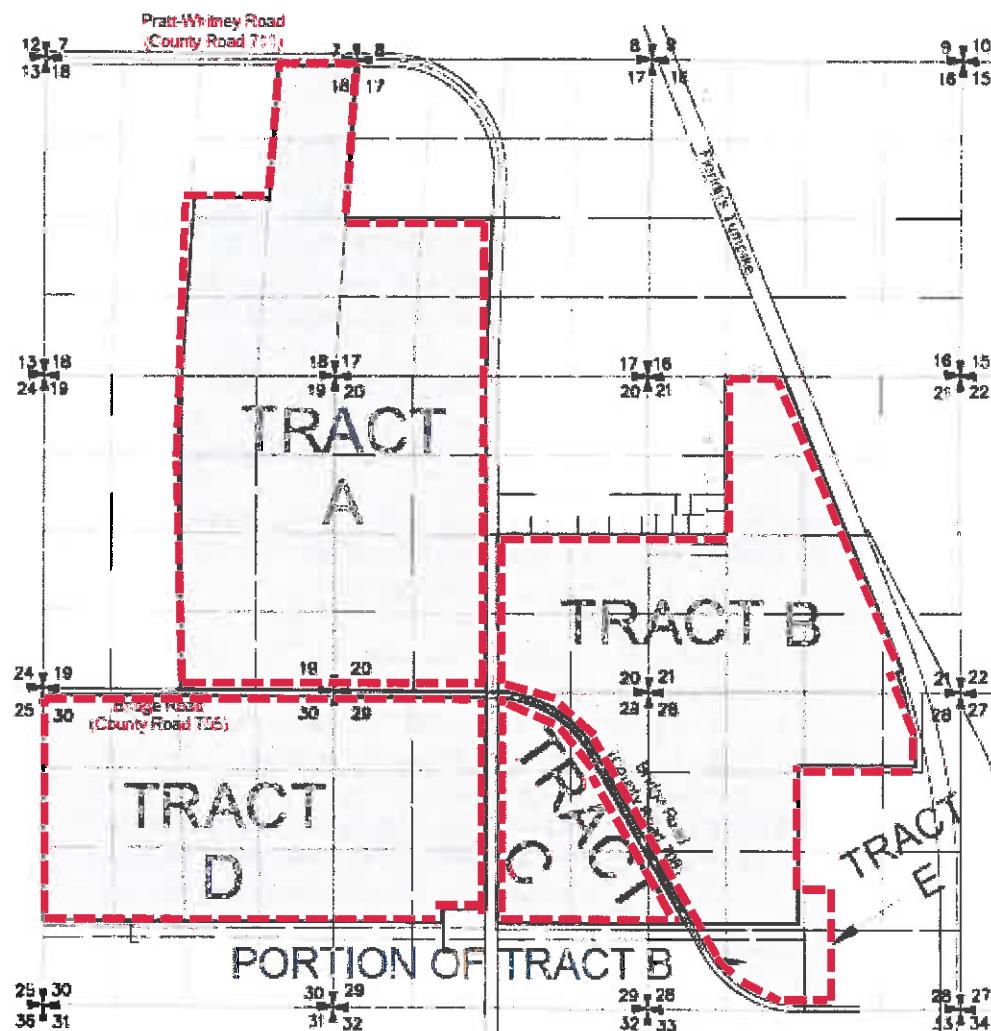


EXHIBIT 2

**LEGAL DESCRIPTION
HARMONY RANCH COMMUNITY DEVELOPMENT DISTRICT**

LEGAL DESCRIPTION TRACT "A"
TOWNSHIP 39 SOUTH RANGE 41 EAST

SECTION 17: ALL OF TRACTS 11, 12, 13 AND 14 OF THE SUBDIVISION ENTITLED "TROPICAL FRUIT FARMS" ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA, (NOW MARTIN COUNTY) IN PLAT BOOK 3, PAGES 5 AND 6, LESS THE RIGHT-OF-WAY FOR STATE ROAD 711 (PRATT-WHITNEY ROAD) IN TRACTS 11 AND 14.

SECTION 18: ALL OF TRACTS 1, 8 , 9, 16 THE SOUTH 331.62 FEET OF TRACT 7, LESS THE WEST 53.57 FEET THEREOF; TRACT 10, LESS THE WEST 53.57 FEET THEREOF; AND TRACT 15, LESS THE WEST 53.57 FEET THEREOF; OF THE SUBDIVISION ENTITLED "TROPICAL FRUIT FARMS" ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA, (NOW MARTIN COUNTY)IN PLAT BOOK 3, PAGES 5 AND 6, LESS THE RIGHT-OF-WAY FOR STATE ROAD 711 (PRATT-WHITNEY ROAD) IN TRACT 1.

SECTION 19: ALL OF TRACTS 1, 8, 9, 16, TRACT 2, LESS THE WEST 53.57 FEET THEREOF; TRACT 7, LESS THE WEST 53.57 FEET THEREOF; TRACT 10, LESS THE WEST 53.57 FEET THEREOF; TRACT 15, LESS THE WEST 53.57 FEET THEREOF; OF THE SUBDIVISION ENTITLED "TROPICAL FRUIT FARMS" ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA, (NOW MARTIN COUNTY) IN PLAT BOOK 3, PAGES 5 AND 6, LESS THE RIGHT-OF-WAY FOR STATE ROAD 708 IN TRACT 16 AND TRACT 15.

SECTION 20: ALL OF TRACTS 3, 4, 5, 6, 11, 12, 13 AND 14 OF THE SUBDIVISION ENTITLED "TROPICAL FRUIT FARMS" ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA, (NOW MARTIN COUNTY) IN PLAT BOOK 3, PAGES 5 AND 6, LESS THE RIGHT-OF-WAY FOR STATE ROAD 708 IN TRACTS 13 AND 14, AND LESS THE RIGHT-OF-WAY FOR STATE ROAD 711 (PRATT-WHITNEY ROAD) IN TRACTS 3, 6, 11 AND 14.

SECTION 29: THAT PORTION OF TRACTS 3 AND 4 LYING NORTH OF STATE ROAD 708 AND WEST OF STATE ROAD 711 (PRATT-WHITNEY) OF THE SUBDIVISION ENTITLED "TROPICAL FRUIT FARMS" ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA, (NOW MARTIN COUNTY) IN PLAT BOOK 3, PAGES 5 AND 6.

SECTION 30: THAT PORTION OF TRACT 2, LESS THE WEST 53.57 FEET THEREOF; LYING NORTH OF STATE ROAD 708 OF THE SUBDIVISION ENTITLED "TROPICAL FRUIT FARMS" ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA, (NOW MARTIN COUNTY) IN PLAT BOOK 3, PAGES 5 AND 6.

CONTAINING: 1024.86± ACRES.

LEGAL DESCRIPTION TRACT "B"
TOWNSHIP 39 SOUTH, RANGE 41 EAST

SECTION 21 TRACTS 3 AND 6, OF THE SUBDIVISION ENTITLED "TROPICAL FRUIT FARMS", ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 5 AND 6, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, (NOW MARTIN COUNTY) EXCEPTING THE RIGHT-OF-WAY FOR THE FLORIDA STATE TURNPIKE.

TOGETHER WITH:
TOWNSHIP 39 SOUTH, RANGE 41 EAST

SECTION 20 TRACTS 9 AND 16 OF THE SUBDIVISION ENTITLED "TROPICAL FRUIT FARMS" ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICIAL RECORDS OF PALM BEACH COUNTY FLORIDA, (NOW MARTIN COUNTY) IN PLAT BOOK 3, PAGES 5 AND 6. TRACTS 10 AND 15 OF SAID SUBDIVISION ENTITLED "TROPICAL FRUIT FARMS", LESS THE RIGHT-OF-WAY FOR STATE ROAD #711 (PRATT- WHITNEY ROAD).

SECTION 21 TRACTS 11, 12, 13, 14 OF THE SUBDIVISION ENTITLED "TROPICAL FRUIT FARMS" ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA, (NOW MARTIN COUNTY) IN PLAT BOOK 3, PAGES 5 AND 6. THOSE PORTIONS OF TRACTS 2, 7, 10, 15 AND 16 OF SAID SUBDIVISION ENTITLED "TROPICAL FRUIT FARMS", LYING WEST OF THE RIGHT-OF-WAY FOR THE FLORIDA STATE TURNPIKE.

SECTION 28 TRACTS 2, 3, 4, 6 AND 11 OF THE SUBDIVISION ENTITLED "TROPICAL FRUIT FARMS" ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICIAL RECORDS OF PALM BEACH COUNTY, (NOW MARTIN COUNTY) IN PLAT BOOK 3, PAGES 5 AND 6. THE WEST ½ OF TRACT 1 OF SAID SUBDIVISION ENTITLED "TROPICAL FRUIT FARMS". LESS THE RIGHT-OF-WAY FOR THE FLORIDA STATE TURNPIKE. THOSE PORTIONS OF TRACTS 5, 12, 13, AND 14 OF SAID SUBDIVISION ENTITLED "TROPICAL FRUIT FARMS" LYING EAST OF STATE ROAD #708 (HOBE SOUND GRADE). (PC# 28-39-41-000-001-0002.0-7 and 28-39-41-000-003-0000.0-7)

SECTION 29 THOSE PORTIONS OF TRACTS 1 AND 8 OF THE SUBDIVISION ENTITLED "TROPICAL FRUIT FARMS" ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICIAL RECORDS OF PALM BEACH COUNTY, (NOW MARTIN COUNTY) IN PLAT BOOK 3, PAGES 5 AND 6, LYING EAST OF THE RIGHT-OF-WAY FOR STATE ROAD #708 (HOBE SOUND GRADE). THAT PORTION OF TRACT 2 OF SAID SUBDIVISION ENTITLED "TROPICAL FRUIT FARMS" LYING NORTH OF STATE ROAD #708 (HOBE SOUND GRADE) AND EAST OF THE RIGHT-OF-WAY FOR STATE ROAD #711 (PRATT WHITNEY ROAD). (PC# 29-39-41-000-001-0001.0-7)

LESS AND EXCEPT

A STRIP OF LAND 100.00 FEET IN WIDTH LYING IN SECTIONS 21 AND 28, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA. THE SOUTH AND EAST LINES OF SAID STRIP DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER (1/4) CORNER OF SAID SECTION 28; THENCE, SOUTH 00°26'25" WEST ALONG THE WEST LINE OF SAID SECTION 28 A DISTANCE OF 21.91 FEET TO THE CENTERLINE OF STATE ROAD 708 (BRIDGE ROAD) AS RECORDED IN PLAT BOOK 8, PAGE 96, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS; THENCE, SOUTH 29°43'47" EAST ALONG SAID CENTERLINE A DISTANCE OF 1496.98 FEET; THENCE, NORTH 89°58'29" EAST A DISTANCE OF 57.56 FEET TO THE INTERSECTION OF THE EASTERLY LINE OF SAID STATE ROAD 708 (BRIDGE ROAD) AND THE POINT OF BEGINNING; THENCE, CONTINUE NORTH 89°58'29" EAST A DISTANCE OF 1,837.18 FEET TO THE EAST LINE OF THE WEST HALF (1/2) OF SAID SECTION 28; THENCE, NORTH 00°07'22" EAST A DISTANCE OF 2660.64 FEET TO THE SOUTHWEST CORNER OF TRACT 2 ACCORDING TO THE PLAT OF TROPICAL FRUIT FARMS" AS RECORDED IN PLAT BOOK 3, PAGES 5 AND 6, PALM BEACH COUNTY, FLORIDA (NOW MARTIN COUNTY, FLORIDA) PUBLIC RECORDS; THENCE, SOUTH 89°51'19" EAST ALONG THE SOUTH LINE OF SAID TRACT 2

AND THE SOUTH LINE OF TRACT I ACCORDING TO SAID PLAT OF "TROPICAL FRUIT FARMS" A DISTANCE OF 1,989.93 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF (1/2) OF SAID TRACT I; THENCE, NORTH 00°02'21" EAST ALONG THE EAST LINE OF THE WEST (1/2) OF SAID TRACT I A DISTANCE OF 554.11 FEET TO THE WEST LINE OF THE FLORIDA STATE TURNPIKE AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 11,309.16 FEET, A CENTRAL ANGLE OF 06°01'13" AND A CHORD BEARING AND DISTANCE OF NORTH 16°28'12" WEST, 1,187.77 FEET; THENCE, ALONG THE ARC OF SAID CURVE AND SAID WEST LINE OF THE FLORIDA STATE TURNPIKE A DISTANCE OF 1,188.32 FEET TO THE END OF SAID STRIP; FROM THE END OF THE EAST LINE OF SAID STRIP, BEAR SOUTH 70°31'11" WEST A DISTANCE OF 100.00 FEET TO THE END OF THE WEST LINE OF SAID STRIP. THE NORTH AND WEST LINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED TO CREATE POINTS OF INTERSECTION. THE NORTH LINE OF SAID STRIP SHALL BE LENGTHENED TO BEGIN AT THE EAST LINE OF SAID STATE ROAD 708 (BRIDGE ROAD).

CONTAINING: 844.12± ACRES.

LEGAL DESCRIPTION TRACT "C"
TOWNSHIP 39 SOUTH, RANGE 41 EAST

SECTION 28 THAT PORTION OF TRACTS 12, 13 AND 14 OF THE SUBDIVISION ENTITLED "TROPICAL FRUIT FARMS" ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA, (NOW MARTIN COUNTY) IN PLAT BOOK 3, PAGES 5 AND 6, LYING WEST OF STATE ROAD 708 (HOBE SOUND GRADE), LESS THOSE LANDS LYING SOUTH OF THE NORTH LINE OF THE FLORIDA POWER AND LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 706, PAGE 350 PUBLIC RECORDS MARTIN COUNTY, FLORIDA.

SECTION 29 TRACT 16 AND THAT PORTION OF TRACTS 1, 8 AND 9, LYING WEST OF STATE ROAD 708 (HOBE SOUND GRADE), AND THAT PORTION OF TRACTS 7, 10, AND 15, LYING EAST OF STATE ROAD 711 (PRATT-WHITNEY ROAD), AND THAT PORTION OF TRACT 2, LYING SOUTH OF STATE ROAD 708 (HOBE SOUND GRADE) AND EAST OF STATE ROAD 711 (PRATT-WHITNEY ROAD). LESS THOSE LANDS LYING SOUTH OF THE NORTH LINE OF THE FLORIDA POWER AND LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 706, PAGE 350 PUBLIC RECORDS MARTIN COUNTY, FLORIDA.

LESS AND EXCEPT:
THE SOUTH 1420.00 FEET OF SAID SECTION 28, LYING WESTERLY OF STATE ROAD 708 (BRIDGE ROAD) AS RECORDED IN PLAT BOOK 3, PAGE 6, MARTIN COUNTY, FLORIDA PUBLIC RECORDS.

ALSO LESS AND EXCEPT:
THE SOUTH 1420.00 FEET OF SAID SECTION 29, LYING EAST OF STATE ROAD 711 (PRATT-WHITNEY ROAD) AS RECORDED IN PLAT BOOK 9, PAGE 9, MARTIN COUNTY, FLORIDA PUBLIC RECORDS.

CONTAINING: 178.81± ACRES.

LEGAL DESCRIPTION TRACT "D"
TOWNSHIP 39 SOUTH, RANGE 41 EAST

SECTION 29 TRACTS 3, 4, 5, 6, 11, 12, 13 AND 14, OF THE SUBDIVISION ENTITLED "TROPICAL FRUIT FARMS" ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA, (NOW MARTIN COUNTY) IN PLAT BOOK 3, PAGES 5 AND 6, LYING SOUTH OF STATE ROAD 708 (HOBE SOUND GRADE) AND WEST OF STATE ROAD 711(PRATT AND WHITNEY ROAD), LESS THOSE LANDS LYING WITHIN FLORIDA POWER AND LIGHT SUBSTATION AS RECORDED IN OFFICIAL RECORDS BOOK 919, PAGE 310 PUBLIC RECORDS MARTIN COUNTY, FLORIDA AND LESS THOSE LANDS LYING SOUTH OF THE NORTH LINE OF THE FLORIDA POWER AND LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 706, PAGE 350 PUBLIC RECORDS MARTIN COUNTY, FLORIDA.

SECTION 30 ALL OF TRACTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 AND 16, OF THE SUBDIVISION ENTITLED "TROPICAL FRUIT FARMS" ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA, (NOW MARTIN COUNTY) IN PLAT BOOK 3, PAGES 5 AND 6 LESS THE RIGHT-OF-WAY FOR STATE ROAD 708, IN TRACTS 1, 2, 3 AND 4. ALSO LESS THOSE LANDS LYING SOUTH OF THE NORTH LINE OF THE FLORIDA POWER AND LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 706, PAGE 350 PUBLIC RECORDS MARTIN COUNTY, FLORIDA.

LESS AND EXCEPT:

SECTION 30: THAT PORTION OF TRACT 2, LESS THE WEST 53.57 FEET THEREOF; LYING NORTH OF STATE ROAD 708 OF THE SUBDIVISION ENTITLED "TROPICAL FRUIT FARMS" ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA, (NOW MARTIN COUNTY) IN PLAT BOOK 3, PAGES 5 AND 6

ALSO LESS AND EXCEPT:

ANY PART OF TRACTS 3, AND 4, AND THE WEST 53.57 FEET OF TRACT 2, IN SECTION 30, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PALM BEACH (NOW MARTIN) COUNTY, FLORIDA IN PLAT BOOK 3, PAGES 5 AND 6, THAT LIES NORTHERLY OF STATE (NOW COUNTY) ROAD 708.

ALSO LESS AND EXCEPT:

THE SOUTH 1420.00 FEET OF SAID SECTION 29, LYING WEST OF STATE ROAD 711 (PRATT-WHITNEY ROAD) AS RECORDED IN PLAT BOOK 9 PAGE 5 MARTIN COUNTY, FLORIDA PUBLIC RECORDS.

ALSO LESS AND EXCEPT:

THE SOUTH 1420.00 FEET OF SAID SECTION 30

CONTAINING: 649.41± ACRES.

LEGAL DESCRIPTION TRACT "E"
TOWNSHIP 39 SOUTH, RANGE 41 EAST

THE WEST 440 FEET OF THE SOUTH 1980 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE EAST ONE-HALF OF LOT 1, ALL OF LOTS 7,8,9,10,15 AND 16, OF THE SUBDIVISION ENTITLED "TROPICAL FRUIT FARMS" ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA, (NOW MARTIN COUNTY) IN PLAT BOOK 3, PAGES 5 AND 6, LYING WEST OF THE SUNSHINE STATE PARKWAY.

CONTAINING: 20.00± ACRES

TOTAL FOR ALL TRACTS: 2717.20± ACRES

EXHIBIT 3

**AFFIDAVIT OF OWNERSHIP AND CONSENT
TO THE CREATION OF THE
HARMONY RANCH COMMUNITY DEVELOPMENT DISTRICT**

On this 5th day of June 2018, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Judith Galui, who, after being duly sworn, deposes and says:

;

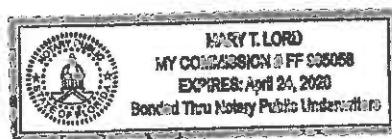
1. Affiant, Judith Galui, an individual, is Vice-President of the general partner of Hobe Sound Ranch, LTD;
2. Hobe Sound Ranch is of the owner of the following described property, to wit:
 - See Exhibit 2 (the "Property")
3. Affiant, Judith Galui, hereby represents that she has full authority to execute all documents and instruments on behalf of the Hobe Sound Ranch, LTD to enact an Rule to establish the Harmony Ranch Community Development District (the "Proposed CDD").
4. The property represents a portion of the real property to be included in the Proposed CDD.
5. Affiant, Judith Galui, on behalf of the Hobe Sound Ranch, LTD, the owners of the property in the capacity described above, hereby consents to the establishment of the proposed Hobe Sound Ranch Community Development District.

FURTHER, AFFIANT SAYETH NOT.



Judith Galui
Hobe Sound Ranch, LTD

Subscribed and sworn to before me this 5th day of June, 2018,
Judith Galui, who personally appeared before me, and is personally known.



Notary: Mary T. Lord
Print Name: Mary T. Lord
Notary Public, State of Florida

EXHIBIT 4

ESTIMATED INFRASTRUCTURE CONSTRUCTION TIME TABLE*
HARMONY RANCH COMMUNITY DEVELOPMENT DISTRICT

IMPROVEMENT	ESTIMATED START DATE	ESTIMATED COMPLETION DATE
Storm Water Management System	January 2019	December 2020
Roadways	June 2020	June 2021
Lake Plantings	June 2021	December 2021

*Subject to Change

EXHIBIT 5

CONSTRUCTION COSTS ESTIMATES*
HARMONY RANCH COMMUNITY DEVELOPMENT DISTRICT

Storm Water Management System	\$ 3,578,900
Roadways	\$ 525,300
Lake Plantings	\$ 1,000,000
Total	\$ 5,104,200

*Subject to Change

EXHIBIT 6

PUBLIC AND PRIVATE USE MAP HARMONY RANCH COMMUNITY DEVELOPMENT DISTRICT

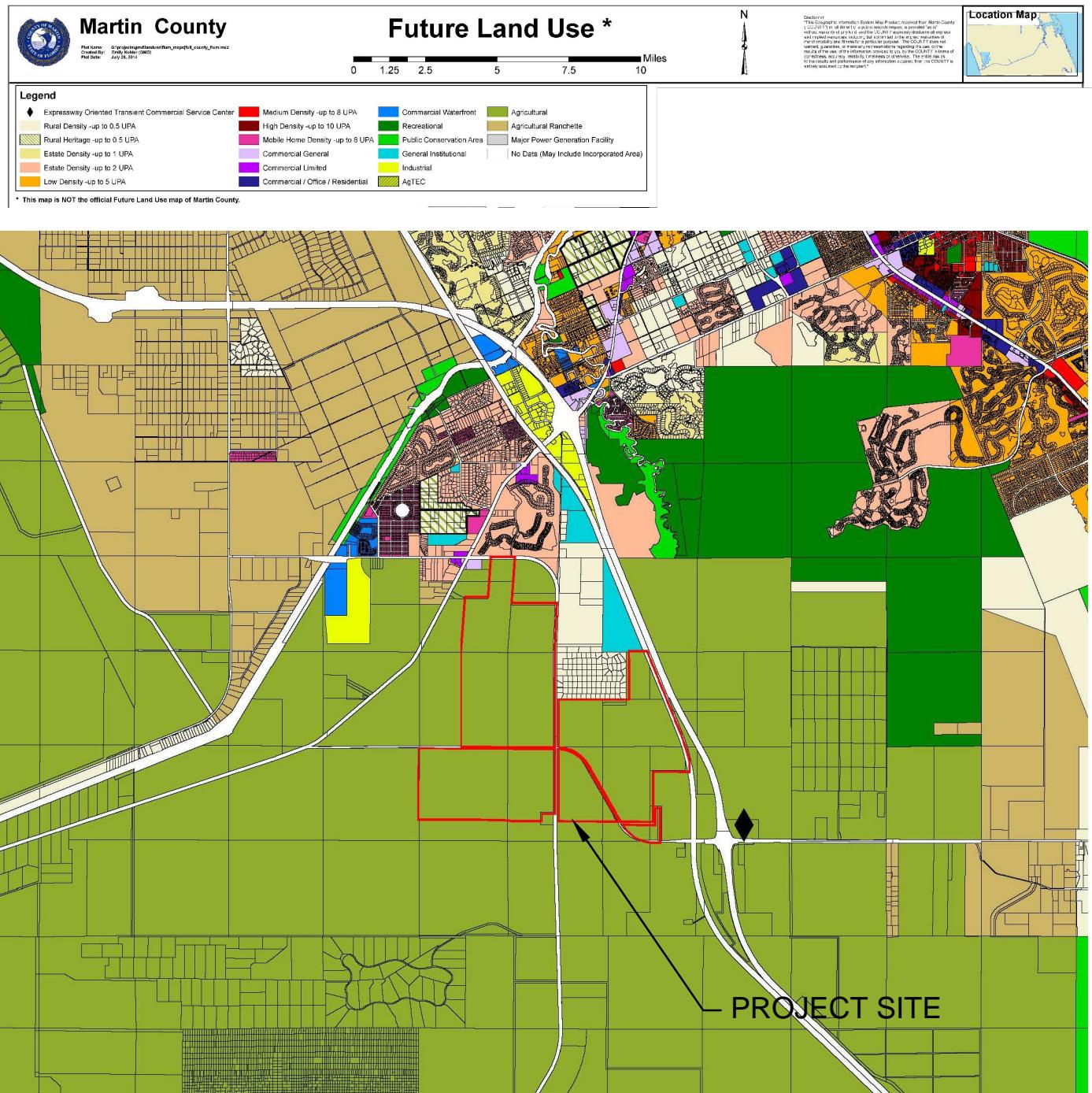
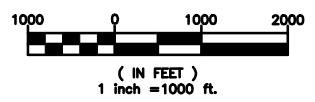
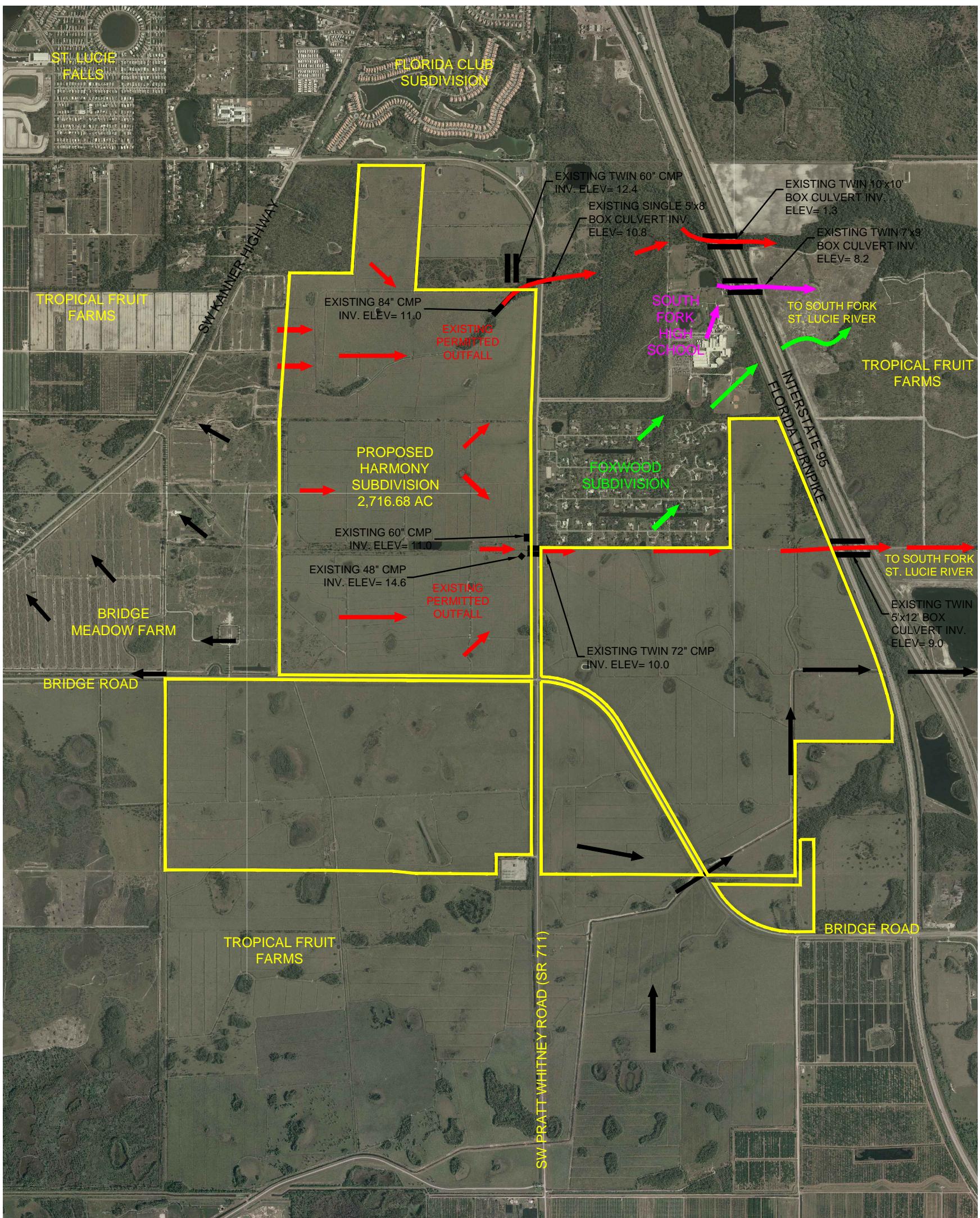


EXHIBIT 7
MAJOR OUTFALLS
HARMONY RANCH COMMUNITY DEVELOPMENT DISTRICT



Applicant
Harmony Ranch Development Company
8340 SE Fazio Drive
Hobe Sound, FL 33455
772-220-9717

Planner/Agent
Cuozzo Design Group
819 SW Federal Highway, Suite 106
Stuart, FL 34994
772-221-2128

HARMONY RANCH CDD


THE
MILCOR
GROUP,
INC.
CIVIL ENGINEERS
10975 SE FEDERAL HIGHWAY
HOBE SOUND, FL 33455
PH: (772)223-8850
FAX: (772) 223-8851
WWW.THEMILCORGROUP.COM
CERTIFICATE OF AUTHORIZATION: 28246

MAP I
CONCEPTUAL
DRAINAGE
PLAN

EXHIBIT 8

**HARMONY RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Statement of Estimated Regulatory Costs

Prepared by

Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410

(561) 630-4922

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs (“SERC”) supports the petition to establish the Harmony Ranch Community Development District (“District”). The District comprises approximately 2,717 acres of land located in the unincorporated area of Martin County, Florida. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), F.S. (governing District establishment) as follows:

"That the process of establishing such a district pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant."

1.2 Overview of Harmony Ranch Community Development District

The District is designed to provide public infrastructure, services, and facilities along with their operations and maintenance to a planned residential development containing approximately 129 single family residential dwelling units within the boundaries of the District.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S. (2018), defines the elements a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule directly or indirectly (1) is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; (2) is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after implementation of the rule; or (3) is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

(c) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the

requirements of the Rule. As used in this paragraph, “transactional costs” are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting.

(d) An analysis of the impact on small businesses, as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities, as defined by Section 120.52, F.S.

(e) Any additional information that the agency determines may be useful.

(f) In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under paragraph (1) (a) and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed Rule.

2.0 An economic analysis of potential impacts on growth, business competitiveness or increased regulatory costs, in excess of \$1 million within the next 5 years.

It is unlikely the establishment of the District will meet any of the adverse triggers referenced in Section 120.541(2)(a). The basis for this determination is that this Petition to establish the District is for the sole purpose of providing public infrastructure for the development of the Harmony Ranch Project, which has already been vetted by the County during the review process. Additional support of this determination is provided in the discussions in Section 3.0 through Section 6.0 herein.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the Rule, together with a general description of the types of individuals likely to be affected by the Rule.

The Harmony Ranch Community Development District serves land that comprises a 2,717 acre residential development to be made up of an estimated 129 residential dwelling units. The estimated population of the District is 387 (3 per household). The property owners in the District will be individuals that may operate industrial, manufacturing and other retail and non-retail related businesses outside the boundaries of the District.

4.0 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

There is no state agency promulgating any rule relating to this project that is anticipated to affect state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Rule

Because the results of adopting the Rule is establishment of a local special purpose government, there will be no enforcing responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs herein.

State Governmental Entities

There will be only modest costs to various State governmental entities to implement and enforce the proposed establishment of the District. The District, as established on the proposed land, will encompass in excess of 2,500 acres, therefore, the Florida Land and Water Adjudicatory Commission is the establishing entity under 190.005(1), F.S. The modest costs to various State entities to implement and enforce the proposed Rule relate strictly to the receipt and processing of various reports that the District is required to file with the State and its various entities. Appendix A lists the reporting requirements. The costs to those State agencies that will receive and process the District's reports are very small, because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to Section 189.064, F.S., the District must pay an annual fee to the State of Florida Department of Economic Development, which offsets such costs.

Martin County

There will be only modest costs to the County for a number of reasons. First, review of the Petition to establish the District does not include analysis of the project itself. Second, the Petition itself provides much of the information needed for a staff review. Third, the County already possesses the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the Petition. Finally, the County routinely processes similar petitions, though for entirely different subjects, for land uses and zoning changes that are far more complex than is the Petition to establish a community development district.

The annual costs to Martin County, because of the establishment of the District, are also very small. The only annual costs the County faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the County, or any monitoring expenses the County may incur if it establishes a monitoring program for this District. However, the Petitioner has included a payment of \$15,000 to offset any expenses the County may incur in the processing of this Petition, or in the monitoring of this District.

4.2 Impact on State and Local Revenues

Adoption of the proposed Rule will have no negative impact on state or local revenues. The District is designed to provide infrastructure facilities and services to serve the

development project and it has its own sources of revenue. No state or local subsidies are required or expected.

In this regard it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other reason, are not debts of the State of Florida or any other units of local government. In accordance with State law, debts of the District are strictly its own responsibility.

5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities required to comply with the requirements of the Rule.

The Petitioner has estimated the costs for providing the capital facilities to be approximately \$5,104,200 but is subject to change. The District may issue special assessment bonds to fund all or a portion of the costs of these facilities. These bonds would be repaid through non-ad valorem special assessments levied on all properties in the District that may benefit from the District's infrastructure program.

Prospective future landowners in the District may be required to pay non-ad valorem assessments levied by the District to secure the debt incurred through bond issuance. In addition to the levy of non-ad valorem special assessments for debt service, the District may also impose a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services.

Furthermore, locating in the District by new property owners is completely voluntary. So, ultimately, all owners and users of the affected property choose to accept the non-ad valorem special assessments by various names and user fees as a tradeoff for the benefits and facilities that the District provides.

A Community Development District ("CDD") provides property owners with the option of having higher levels of facilities and services financed through self-imposed assessments. The District is an alternative means to manage necessary development services with related financing powers. District management is no more expensive, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a property association, County provision, or through developer equity and/or bank loans.

In considering these costs it shall be noted that owners of the lands to be included within the District will receive three major classes of benefits.

First, landowners in the District will receive a higher long-term sustained level of public services and amenities sooner than would otherwise be the case.

Second, a CDD is a mechanism for assuring that the community services and amenities will be completed concurrently with development of lands within the District. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure

that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a CDD is the sole form of governance which allows District landowners, through landowner voting, to determine the type, quality and expense of District services they receive, provided they meet the County's overall requirements.

The cost impact on the ultimate landowners in the District is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative management mechanism. Given the low cost of capital for a CDD, the cost impact to landowners is negligible. This incremental cost of the high quality infrastructure provided by the District is likely to be fairly low.

6.0 An analysis of the impact on small businesses, as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities, as defined by Section 120.52, F.S.

Approval of the Harmony Ranch CDD will have positive impacts on small business as defined in Chapter 288.703(1), F.S. These positive impacts will result because the additional population in the District will require goods and services from small businesses. These services can be provided by the small businesses that currently serve the general area. Additional opportunities will also be created for new businesses to be formed. No negative impacts have been identified for small businesses as defined.

The County has an estimated population in 2010 that is greater than 75,000; therefore the County is not defined as a "*small*" County according to Section 120.52, F.S, and there will accordingly be no impact on a small County because of the formation of the District.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Petitioner's Engineer and other professionals associated with the Petitioner.

APPENDIX A
LIST OF REPORTING REQUIREMENTS

REPORT	FL. STATUTE CITATION	DUE DATE
Annual Financial Audit	218.39	within 45 days of audit completion, but no later than 12 months after end of fiscal year
Annual Financial Report	218.32	within 45 days of financial audit completion, but no later than 12 months after end of fiscal year; if no audit required, by 4/30
TRIM Compliance Report	200.068	no later than 30 days following the adoption of the property tax levy Rule/resolution (if levying property taxes)
Form 1: Statement of Financial Interests	112.3145	within 30 days of accepting interest the appointment, then every year thereafter by 7/1 (by “local officers” appointed to special district’s board); during the qualifying period, then every year thereafter by 7/1 (by “local officers” elected to special district’s board)
Public Facilities Report	189.08	within one year of special district’s creation; then annual notice of any changes; and updated report every 5 years, 12 months prior to submission of local government’s evaluation and appraisal report
Public Meetings Schedule	189.015	quarterly, semiannually, or annually
Bond Report	218.38	when issued
Registered Agent	189.014	within 30 days after first meeting of governing board
Proposed Budget	189.016	prior to end of current fiscal year
Public Depositor Report	280.17	annually by 11/30