

**ORDINANCE NO. 2026 - \_\_\_\_**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA, AMENDING ORDINANCE NO. 2023-08; AS AMENDED BY ORDINANCE NO. 2024-01; AMENDING THE ORMOND STATION COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; AMENDING AND EXPANDING THE BOUNDARIES OF THE DISTRICT TO INCLUDE A 21.24 ACRE PARCEL AND A 14.39 ACRE PARCEL; PROVIDING FOR FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Ormond Station Community Development District, a unit of special-purpose local government in the State of Florida ("District"), has petitioned the County Commission of Flagler County, Florida, a political subdivision of the State of Florida, ("Commission") to amend the boundaries of the District; and

**WHEREAS**, the District was initially established on May 12, 2023 through the adoption of Ordinance No. 2023-08 and contained approximately 39.83 acres; and

**WHEREAS**, the District boundaries were amended to contain an additional approximately 27.894 acres on February 19, 2024 through the adoption of Ordinance No. 2024-01; and

**WHEREAS**, the Commission, after proper published notice has conducted a public hearing on the petition and determined the following with respect to the factors to be considered in Section 190.005(1)(e) Florida Statutes, as required by Section 190.046(1)(b), Florida Statutes:

1. The petition is complete and meets the requirements of Section 190.005, Florida Statutes, and all statements contained within the petition are true and correct.
2. Amendment of the District is not inconsistent with any applicable element or portion of the local comprehensive plan of Flagler County, Florida, or the State Comprehensive Plan.
3. The area of land within the amended District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community.
4. The amended District is the best alternative available for delivering community development services and facilities to the area that will be serviced by the District.
5. The community development services and facilities of the amended District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities.

6. The area that will be served by the amended District is amenable to separate special-district government.

**WHEREAS**, it is the policy of this State, as provided for in Section 190.002(2)(c), Florida Statutes, that the exercise by any independent district of its powers as set forth by uniform general law comply with all applicable governmental laws, rules, regulations, and policies governing planning and permitting of the development to be serviced by the district, to ensure that neither the establishment nor operation of such district is a development order under Chapter 380, Florida Statutes, and that the district so established does not have any zoning or permitting powers governing development; and

**WHEREAS**, Section 190.004(3), Florida Statutes, provides that all governmental planning, environmental, and land development laws, regulations, and ordinances apply to all development of the land within a community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Local Government Comprehensive Planning and Land Development Regulation Act. A district shall take no action which is inconsistent with applicable comprehensive plans, ordinances, or regulations of the applicable general-purpose government.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY COMMISSION OF FLAGLER COUNTY, FLORIDA:**

**Section 1: RECITALS**

The above Recitals are incorporated herein as Findings of Fact.

**Section 2: AUTHORITY FOR ORDINANCE**

This Ordinance is adopted pursuant to Sections 190.005(2) and 190.046(1)(b), Florida Statutes, and other applicable provisions of law governing county ordinances.

**Section 3: ENLARGEMENT OF THE ORMOND STATION COMMUNITY DEVELOPMENT DISTRICT**

The Ormond Station Community Development District is hereby enlarged and increased to encompass the boundaries of the real property described in Exhibit "A" attached hereto and incorporated by reference herein.

**Section 4: CONFLICT AND SEVERABILITY**

In the event this Ordinance conflicts with any other ordinance of Flagler County, Florida or other applicable law, the more restrictive shall apply. If any phrase or portion of this Ordinance is held invalid or unconstitutional by any court of

competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion.

**Section 5: EFFECTIVE DATE**

This Ordinance shall become effective upon filing with the Florida Department of State.

**PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA THIS 13TH DAY OF JULY, 2026.**

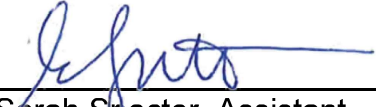
**FLAGLER COUNTY BOARD OF  
COUNTY COMMISSIONERS**

By: \_\_\_\_\_  
Leann Pennington, Chair

**ATTEST:**

**Approved as to Form:**

By: \_\_\_\_\_  
Tom Bexley, Clerk of the  
Circuit Court and Comptroller

  
\_\_\_\_\_  
Sarah Spector, Assistant  
County Attorney

## **EXHIBIT “A”**

*[Legal description on following pages.]*

**LEGAL DESCRIPTION:**

A PARCEL OF LAND SITUATED IN SECTION 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 74 HUNTINGTON VILLAS PHASE 1A, AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN MAP BOOK 38, PAGES 51 THROUGH 54 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 39°17'40" WEST, A DISTANCE OF 39.35 FEET; THENCE NORTH 26°36'04" WEST, A DISTANCE OF 29.07 FEET; THENCE NORTH 38°03'35" EAST, A DISTANCE OF 42.54 FEET; THENCE NORTH 12°39'36" EAST, A DISTANCE OF 81.68 FEET; THENCE NORTH 11°32'21" WEST, A DISTANCE OF 94.28 FEET; THENCE NORTH 27°35'12" WEST, A DISTANCE OF 93.79 FEET; THENCE NORTH 1°23'58" EAST, A DISTANCE OF 69.35 FEET; THENCE NORTH 3°23'17" WEST, A DISTANCE OF 100.13 FEET; THENCE NORTH 13°10'49" WEST, A DISTANCE OF 57.27 FEET; THENCE NORTH 19°56'59" WEST, A DISTANCE OF 110.72 FEET; THENCE NORTH 18°37'54" WEST, A DISTANCE OF 70.82 FEET; THENCE NORTH 19°48'08" WEST, A DISTANCE OF 189.05 FEET; TO THE SOUTHERLY RIGHT OF WAY LINE OF AIRPORT ROAD (HAVING A RIGHT OF WAY WIDTH OF 100 FEET), AS SHOWN ON THE PLAT OF AIRPORT ROAD / HUNTER'S RIDGE BOULEVARD EXTENSION AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGES 38 AND 39 OF SAID PUBLIC RECORDS; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID AIRPORT ROAD THROUGH THE FOLLOWING THREE (3) COURSES: 1) THENCE NORTH 76°56'00" EAST, A DISTANCE OF 248.40 FEET; 2) THENCE NORTH 76°55'56" EAST, A DISTANCE OF 430.60 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1500.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 75°37'03" EAST, 68.82 FEET; 3) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°37'45", AN ARC LENGTH OF 68.83 FEET TO THE WEST LINE OF THE 236.00 FOOT WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1335, PAGE 502 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 1°00'28" EAST, ALONG THE WEST LINE OF SAID EASEMENT, A DISTANCE OF 1068.09 FEET; THENCE DEPARTING THE WEST LINE OF SAID EASEMENT, SOUTH 88°48'28" WEST, A DISTANCE OF 1.20 FEET TO THE NORTHEAST CORNER OF AFOREMENTIONED HUNTINGTON VILLAS PHASE 1; THENCE ALONG THE NORTH LINE OF SAID HUNTINGTON VILLAS PHASE 1, THROUGH THE FOLLOWING ELEVEN (11) COURSES: 1) SOUTH 52°58'48" WEST, A DISTANCE OF 16.63 FEET; 2) THENCE SOUTH 53°02'14" WEST, A DISTANCE OF 47.26 FEET; 3) THENCE SOUTH 58°39'32" WEST, A DISTANCE OF 34.27 FEET; 4) THENCE SOUTH 63°47'39" WEST, A DISTANCE OF 26.83 FEET; 5) THENCE SOUTH 73°20'01" WEST, A DISTANCE OF 34.36 FEET; 6) THENCE SOUTH 74°31'48" WEST, A DISTANCE OF 39.23 FEET; 7) THENCE NORTH 78°20'51" WEST, A DISTANCE OF 32.00 FEET; 8) THENCE NORTH 76°52'54" WEST, A DISTANCE OF 50.00 FEET; 9) THENCE NORTH 84°41'55" WEST, A DISTANCE OF 32.53 FEET; 10) THENCE NORTH 23°52'11" WEST, A DISTANCE OF 147.86 FEET; 11) THENCE SOUTH 65°56'21" WEST, A DISTANCE OF 219.55 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN: 14.391 ACRES, MORE OR LESS.

**TOGETHER WITH THE LEGAL DESCRIPTION ON THE FOLLOWING PAGE:**

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN, SECTION 21, TOWNSHIP 14 SOUTH, RANGE 31 EAST, CITY OF ORMOND BEACH, FLAGLER COUNTY, FLORIDA;

BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE RUN SOUTH 88°05'52" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 21 FOR A DISTANCE OF 1325.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 21 RUN SOUTH 88°05'52" WEST FOR A DISTANCE OF 1320.34 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 21; THENCE RUN SOUTH 88°05'07" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 21 FOR A DISTANCE OF 471.20 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF AIRPORT ROAD (PARCEL C), A 100.00 FOOT WIDTH RIGHT-OF-WAY ACCORDING TO MAP BOOK 38, PAGES 55 AND 56 OF THE PUBLIC RECORDS OF SAID FLAGLER COUNTY, FLORIDA ALSO BEING A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1050.00 FEET, A CHORD BEARING OF NORTH 47°56'39" EAST AND A CHORD DISTANCE OF 823.86 FEET; THENCE RUN THE FOLLOWING BEARINGS AND DISTANCES ALONG SAID EASTERLY RIGHT-OF-WAY LINE: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 46°11'49" FOR A DISTANCE OF 846.60 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 71°02'33" EAST FOR A DISTANCE OF 336.88 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2550.00 FEET, WITH A CHORD BEARING OF NORTH 64°29'33" EAST AND A CHORD DISTANCE OF 581.76 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°06'00" FOR A DISTANCE OF 583.03 FEET TO A POINT ON A NON TANGENT LINE; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE RUN SOUTH 21°28'08" EAST FOR A DISTANCE OF 915.80 FEET TO THE POINT OF BEGINNING.

CONTAINS 21.23 ACRES MORE OR LESS.

**AMENDED**  
**SECOND PETITION TO  
AMEND THE BOUNDARIES  
OF THE ORMOND  
STATION COMMUNITY  
DEVELOPMENT DISTRICT**

Submitted by: Jere Earlywine, Esq.  
Florida Bar No. 155527  
[Jere.Earlywine@KutakRock.com](mailto:Jere.Earlywine@KutakRock.com)  
KUTAK ROCK LLP  
107 West College Avenue  
Tallahassee, Florida 32301  
Ph: (850) 528-6152

**BEFORE THE COUNTY COMMISSION OF FLAGLER COUNTY, FLORIDA**

**SECOND PETITION TO AMEND THE BOUNDARIES OF  
ORMOND STATION COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Ormond Station Community Development District, a unit of special-purpose local government established pursuant to the provisions of Chapter 190, Florida Statutes, and Ordinance Nos. 2023-08 and 2024-01, and located entirely within the boundaries of Flagler County, Florida (“District”), hereby petitions the Board of County Commissioners of Flagler County, Florida, pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, Florida Statutes, and specifically Sections 190.046 and 190.005, Florida Statutes, to adopt an amendment to Ordinance Nos. 2023-08 and 2024-01 to add approximately 35.621 acres to the District. In support of this petition, the District states:

1. Location and Size. The District is located entirely within Flagler County, Florida (“County”). **Exhibit 1** is a depiction of the proposed overall District’s boundaries. D.R. Horton, Inc., the developer of the lands within the existing and proposed District’s boundaries, intends to purchase the areas depicted in **Exhibit 1** in a series of takedowns. It is the intent of the Developer and the District to add each takedown area as expansion parcels to the District. **Exhibit 2** depicts the general location of the existing District and the current Expansion Parcel (identified herein). The District currently covers approximately 67.729 acres of land and is located north of Airport Road, and northwest of the Flagler County/Volusia County lines. The current metes and bounds description of the external boundary of the District is set forth in **Exhibit 3**. The metes and bounds of the lands to be added to the District (“Expansion Parcels”) which comprise approximately 35.621 acres are set forth in **Exhibit 4**. Subsequent to the proposed amendment of the District,

the District will encompass approximately 103.35 acres in total. **Exhibit 5** contains the metes and bounds description of the District boundary, as amended (“Amended District”).

2. Excluded Parcels. There are no parcels within the external boundary of the Expansion Parcel which are to be excluded.

3. Landowner Consent. Petitioner has obtained written consent to amend the boundary of the District from the owners of one hundred percent of property subject to the proposed amendment. Documentation of this consent is contained in **Exhibit 6**. The favorable action by the Board of Supervisors of the District, as reflected in Resolution 2025-10 at **Exhibit 7**, constitutes consent for all other lands pursuant to Section 190.046(1)(f), Florida Statutes.

4. Board Members. The five persons designated by the Ordinance as the original Board of Supervisors met and scheduled an election of the landowners as required by Section 190.006, Florida Statutes. The current members of the Board of Supervisors of the District are Matt Stolz, John Valantasis, Lou Avelli and Sydney Kendrick with one set vacant.

5. Major Water and Wastewater Facilities. **Exhibit 8** shows the existing and proposed major trunk water mains and sewer connections serving the lands within and around the proposed District.

6. Future Land Uses. The designation of future general distribution, location, and extent of the public and private land uses proposed for the Amended District by the future land use plan elements of the local government comprehensive plan are shown on **Exhibit 9**. Amendment of the District in the manner proposed is consistent with the adopted local government comprehensive plan.

7. District Facilities and Services. **Exhibit 10** describes the type of facilities District presently expects to finance, construct, acquire and/or install, as well as the anticipated owner and entity responsible for maintenance. The estimated costs of constructing the infrastructure serving lands within the Amended District are also identified in **Exhibit 10**. These improvements have been constructed. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

8. Statement of Estimated Regulatory Costs. **Exhibit 11** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

9. Agent Authorization. **Exhibit 12** is an authorization of agent authorizing Jere Earlywine to act as the District's agents in all matters related to the Petition. Copies of all correspondence should be sent to:

Jere Earlywine, Esq.  
[Jere.Earlywine@KutakRock.com](mailto:Jere.Earlywine@KutakRock.com)  
KUTAK ROCK LLP  
107 West College Avenue  
Tallahassee, Florida 32301  
Ph: (850) 528-6152

10. Chapter 190, Florida Statutes Requirements Are Met. This petition to amend the boundary of the District should be granted for the following reasons:

a. Amendment of the District's boundary and all land uses and services planned within the Amended District are not inconsistent with applicable elements or portions of the adopted state comprehensive plan or the effective local government comprehensive plan.

b. The area of land within the Amended District is part of a planned community. The Amended District will continue to be of sufficient size and sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. Existence of the Amended District will prevent the general body of taxpayers in the County from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the Amended District. The Amended District is the best alternative for delivering community development services and facilities to the Amended District without imposing an additional burden on the general population of the County. Amendment of the District to include such lands within a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the Amended District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities.

e. The area to be served by the Amended District is amenable to separate special-district government.

WHEREFORE, the District respectfully requests that the Board of County Commissioners of Flagler County:

a. Schedule a public hearing in accordance with the requirements of Section 190.046(1)(f), Florida Statutes; and

b. Grant the petition and amend Ordinance Nos. 2023-08 and 2024-01 to amend the boundaries of the District pursuant to Chapter 190, Florida Statutes.

RESPECTFULLY SUBMITTED, this 14 day of May, 2026.

KUTAK ROCK LLP



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Jere Earlywine, Esq.

Florida Bar No. 155527

[Jere.Earlywine@KutakRock.com](mailto:Jere.Earlywine@KutakRock.com)

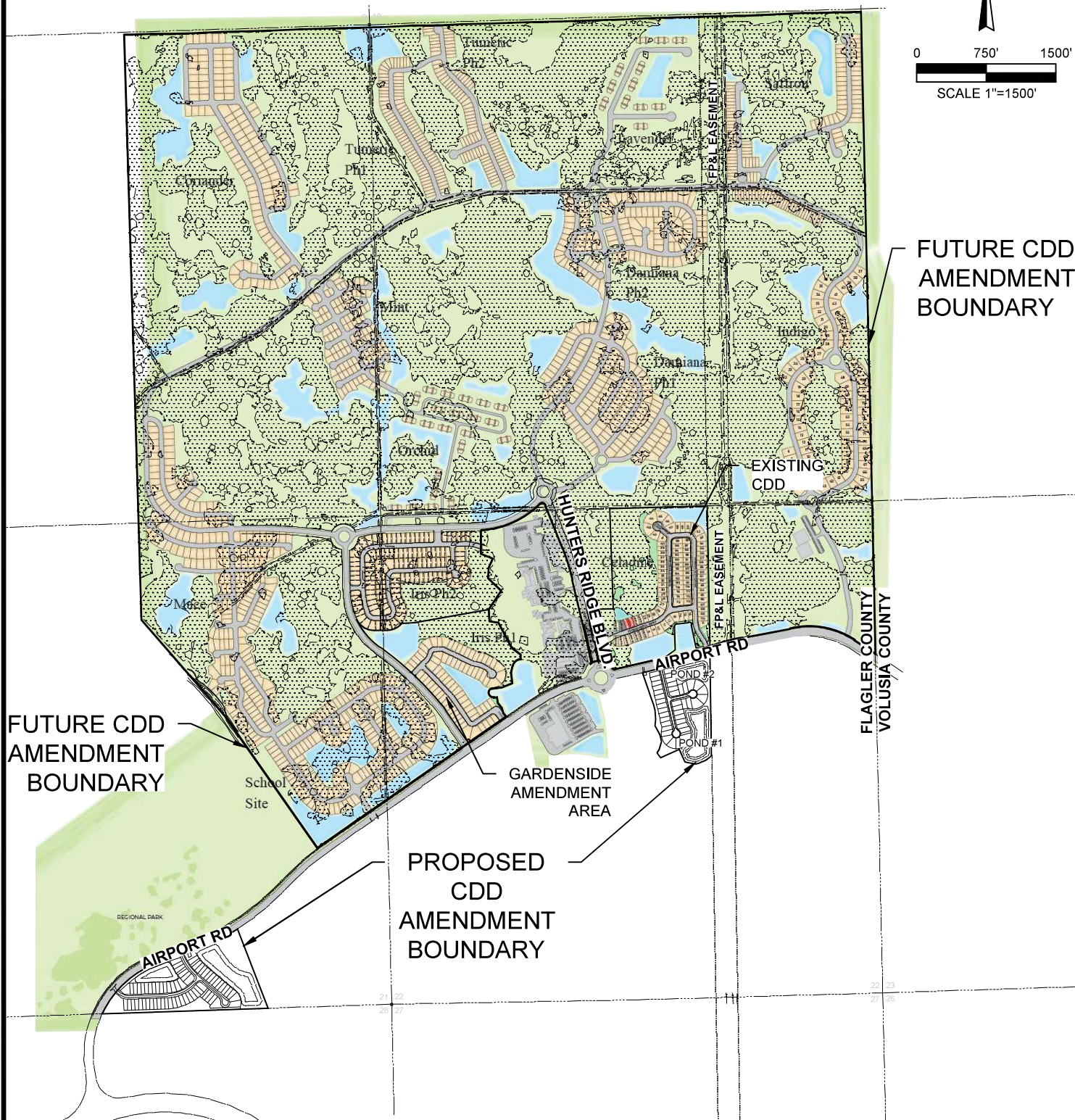
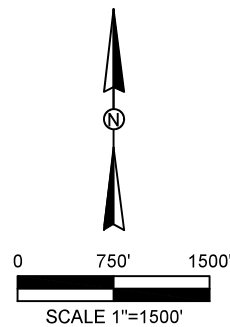
KUTAK ROCK LLP

107 West College Avenue

Tallahassee, Florida 32301

Ph: (850) 528-6152

# EXHIBIT 1



**MADDEN**  
**MOORHEAD & STOKES, LLC**  
**CIVIL ENGINEERS**

431 E. HORATIO AVE, SUITE 260 MAITLAND, FL 32751 (407) 629-8330  
 CERTIFICATE OF AUTHORIZATION NO. CA-0007723

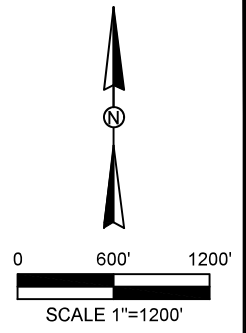
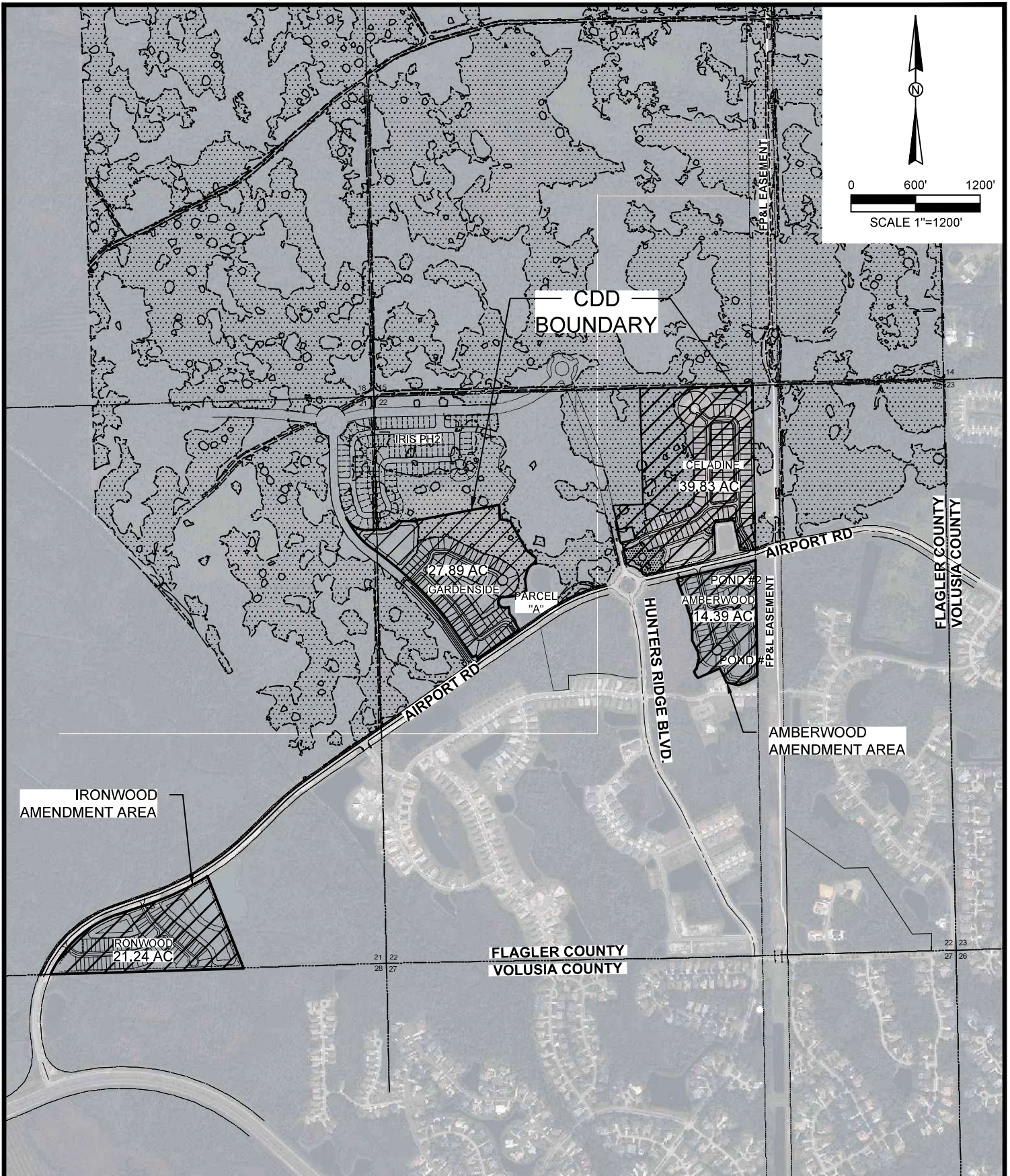
|                              |            |
|------------------------------|------------|
| JOB NUMBER:                  | 23MMS0031  |
| SEC: 21,22 TWP: 14S RNG: 31E |            |
| DRAWN BY:                    | JFV        |
| APPROVED BY:                 | DAR        |
| DATE:                        | 00/04/25   |
| SCALE:                       | 1" = 1500' |

**ORMOND STATION CDD**

**COMMUNITY MAP**

**8A**

# EXHIBIT 2



CDD  
BOUNDARY

IRIS PH2

27.89 AC  
GARDENSIDE

PARCEL  
"A"

CELADINE  
39.83 AC

POND #2  
AMBERWOOD  
14.39 AC  
POND #1

IRONWOOD  
AMENDMENT AREA

IRONWOOD  
21.24 AC

AMBERWOOD  
AMENDMENT AREA

FLAGLER COUNTY  
VOLUSIA COUNTY

FLAGLER COUNTY  
VOLUSIA COUNTY

HUNTERS RIDGE BLVD.

AIRPORT RD

FP&L EASEMENT



**MADDEN**  
**MOORHEAD & STOKES, LLC**  
**CIVIL ENGINEERS**

431 E. HORATIO AVE, SUITE 260 MAITLAND, FL 32751 (407) 629-8330  
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

|                              |            |
|------------------------------|------------|
| JOB NUMBER:                  | 23MMS0031  |
| SEC: 21,22 TWP: 14S RNG: 31E |            |
| DRAWN BY:                    | JFV        |
| APPROVED BY:                 | DAR        |
| DATE:                        | 07/07/25   |
| SCALE:                       | 1" = 1200' |

|                             |   |
|-----------------------------|---|
| ORMOND STATION CDD          |   |
| MAP OF DISTRICT<br>BOUNDARY | 2 |

# EXHIBIT 3

**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING WITHIN SECTION 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE ALONG THE WEST LINE OF SAID SECTION 22 RUN NORTH 01°17'59" WEST A DISTANCE OF 5262.99 FEET TO THE NORTHWEST CORNER OF SAID SECTION 22; THENCE ALONG THE NORTH LINE OF SAID SECTION 22 RUN NORTH 88°15'41" EAST A DISTANCE OF 2473.29 FEET TO THE NORTHWEST CORNER OF CONSERVATION TRACT "A", RECORDED IN OFFICIAL RECORDS BOOK 2694, PAGE 1482 AND THE NORTHWEST CORNER OF TRACT "B", RECORDED IN OFFICIAL RECORDS BOOK 2706, PAGE 145 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID CONSERVATION TRACT, THE NORTH LINE OF SAID SECTION 22, AND THE NORTH LINE OF SAID TRACT "B" CONTINUE NORTH 88°15'41" EAST A DISTANCE OF 1048.02 FEET TO THE INTERSECTION OF SAID NORTH LINE OF SECTION 22 AND THE WEST LINE OF THAT CERTAIN 236.00 FOOT WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1319, PAGE 1953 AND DEED BOOK 38, PAGE 50 BOTH BEING RECORDED IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE AND THE EAST LINE OF SAID TRACT "B" RUN SOUTH 01°00'05" EAST A DISTANCE OF 1521.83 FEET TO THE INTERSECTION OF SAID WEST LINE WITH THE NORTHERLY RIGHT-OF-WAY OF AIRPORT ROAD (A 100.00 FOOT WIDE PRIVATE RIGHT-OF-WAY) PER MAP BOOK 37, PAGES 38-39 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, SAID POINT OF INTERSECTION ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1400.00 FEET, A CENTRAL ANGLE OF 02°40'58", AND A CHORD DISTANCE OF 65.55 FEET WHICH BEARS SOUTH 74°35'44" WEST; THENCE ALONG ARC OF SAID CURVE, SAID NORTH RIGHT-OF-WAY LINE AND THE SOUTH LINE OF AFORESAID TRACT "B" RUN FOR A LENGTH OF 65.56 FEET TO THE SOUTHEAST CORNER OF TRACT 5 (DRAINAGE EASEMENT) PER SAID RIGHT-OF-WAY MAP BOOK AND OFFICIAL RECORDS BOOK 1730, PAGE 1056 AS RECORDED IN THE OFFICIAL RECORDS OF FLAGLER COUNTY, FLORIDA, AND A POINT OF NON-TANGENCY WITH A LINE; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, ALONG THE EASTERLY, NORTHERLY, AND WESTERLY LINES OF SAID TRACT 5 (DRAINAGE EASEMENT) AND SAID SOUTH LINE OF TRACT "B" RUN THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: (1) NORTH 84°20'38" WEST A DISTANCE OF 82.69 FEET; (2) THENCE NORTH 12°19'05" WEST A DISTANCE OF 254.77 FEET TO THE BEGINNING OF A CURVE TO THE LEFT CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 84°28'08", AND A CHORD DISTANCE OF 40.33 FEET WHICH BEARS NORTH 54°33'04" WEST; (3) THENCE ALONG THE ARC OF SAID CURVE RUN A LENGTH OF 44.23 TO A POINT OF TANGENCY WITH A LINE; (4) THENCE ALONG SAID TANGENT LINE RUN SOUTH 83°12'57" WEST A DISTANCE OF 125.15 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 85°47'29", AND A CHORD DISTANCE OF 40.84 WHICH BEARS SOUTH 40°19'20" WEST; (5) THENCE ALONG THE ARC OF SAID CURVE RUN A LENGTH OF 44.92 FEET TO A POINT OF TANGENCY WITH A LINE; (6) THENCE ALONG SAID TANGENT LINE RUN SOUTH 02°34'18" EAST A DISTANCE OF 249.48 FEET; (7) THENCE RUN SOUTH 53°07'43" WEST A DISTANCE OF 138.20 FEET TO AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF AIRPORT ROAD AND AFORESAID SOUTH LINE OF TRACT "B"; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID SOUTH LINE OF TRACT "B" RUN SOUTH 76°55'49" WEST A DISTANCE OF 554.87 FEET TO THE SOUTH-MOST CORNER OF CONSERVATION TRACT "B", RECORDED IN AFORESAID OFFICIAL RECORDS BOOK 2694, PAGE 1482 AND THE BEGINNING OF A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 67°58'32", AND A CHORD DISTANCE OF 27.95 FEET WHICH BEARS NORTH 69°04'55" EAST; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID CONSERVATION TRACT "B", SOUTH LINE OF AFORESAID TRACT "B", AND AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF AIRPORT ROAD RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) ALONG THE ARC OF SAID CURVE RUN A LENGTH OF 29.66 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 49°00'36", AND A CHORD DISTANCE OF 145.17 FEET WHICH BEARS SOUTH 59°35'57" EAST; (2) THENCE ALONG THE ARC OF SAID CURVE RUN A LENGTH OF 149.69 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 71°02'04", AND A CHORD DISTANCE OF 29.05 FEET WHICH BEARS SOUTH 48°35'13" EAST; (3) THENCE ALONG THE ARC OF SAID CURVE RUN A LENGTH OF 30.99 FEET TO A POINT OF TANGENCY WITH A LINE AND A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HUNTER'S RIDGE BOULEVARD PER AFORESAID MAP BOOK 37, PAGES 38-39; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND AFORESAID SOUTHWESTERLY LINE OF CONSERVATION TRACT "B", AND SAID SOUTH LINE OF TRACT "B" RUN NORTH 13°04'11" WEST A DISTANCE OF 205.77 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE ALONG THE WEST LINE OF SAID TRACT "B" RUN NORTH 76°55'49" EAST A DISTANCE OF 130.00 FEET TO THE SOUTHWEST CORNER OF AFORESAID CONSERVATION TRACT "A"; THENCE ALONG THE WEST LINE OF SAID CONSERVATION TRACT "A" AND SAID WEST LINE OF TRACT "B" RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: (1) NORTH 13°04'11" WEST A DISTANCE OF 120.00 FEET; (2) THENCE RUN SOUTH 76°55'49" A DISTANCE OF 130.00 FEET; (3) THENCE RUN NORTH 13°04'11" WEST A DISTANCE OF 231.38 FEET; (4) THENCE RUN NORTH 88°15'41" EAST A DISTANCE OF 281.00 FEET; (5) THENCE RUN NORTH 01°44'19" WEST A DISTANCE OF 1076.91 FEET RETURNING TO THE POINT OF BEGINNING. CONTAINING 1,735,215 SQUARE FEET OR 39.835 ACRES, MORE OR LESS.

**TOGETHER WITH THE LEGAL DESCRIPTION ON THE FOLLOWING PAGE:**

|                                                                                                                                                                                                                                                                                    |                                                                                                                                                   |                                  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--|
|  <p><b>MADDEN</b><br/>MOORHEAD &amp; STOKES, LLC<br/>CIVIL ENGINEERS</p> <p>431 E. HORATIO AVE, SUITE 260 MAITLAND, FL 32751 (407) 629-8330<br/>CERTIFICATE OF AUTHORIZATION NO. CA-0007723</p> | <p>JOB NUMBER: 23003</p> <p>SEC: 22 TWP: 14S RNG: 31E</p> <p>DRAWN BY: JFV</p> <p>APPROVED BY: DAR</p> <p>DATE: 02/02/2023</p> <p>SCALE: NONE</p> | <p><b>ORMOND STATION CDD</b></p> |  |
|                                                                                                                                                                                                                                                                                    |                                                                                                                                                   |                                  |  |

**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING WITHIN SECTIONS 21 AND 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST PER ORB 2706, PAGE 145; THENCE ALONG THE WEST LINE OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, RUN SOUTH 01°17'59" EAST A DISTANCE OF 1234.10 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 87°57'48" EAST A DISTANCE OF 47.92 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE LEFT, CONCAVE NORTHWEST, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 45°52'03", AND A CHORD DISTANCE OF 163.66 FEET WHICH BEARS NORTH 65°01'49" EAST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 168.11 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, CONCAVE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 46°19'57", AND A CHORD DISTANCE OF 19.67 FEET WHICH BEARS NORTH 65°16'01" EAST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 20.22 FEET TO A POINT OF NON-TANGENCY WITH A LINE; THENCE ALONG SAID NON-TANGENT LINE RUN NORTH 88°26'13" EAST A DISTANCE OF 122.30 FEET; THENCE RUN NORTH 79°47'28" EAST A DISTANCE OF 818.86 FEET; THENCE RUN SOUTH 02°52'51" EAST A DISTANCE OF 132.06 FEET; THENCE RUN SOUTH 81°35'20" EAST A DISTANCE OF 97.94 FEET; THENCE RUN SOUTH 28°07'37" EAST A DISTANCE OF 308.12 FEET; THENCE RUN SOUTH 52°37'35" EAST A DISTANCE OF 114.25 FEET; THENCE RUN SOUTH 00°00'01" EAST A DISTANCE OF 54.82 FEET TO A POINT ON THE EAST LINE OF PARCEL "A", WATER MANAGEMENT DRAINAGE PER THE PLAT OF AIRPORT ROAD EXTENSION, RECORDED IN MAP BOOK 38, PAGE 55 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, ALSO BEING A POINT OF NON-TANGENCY WITH A CURVE TO THE LEFT, CONCAVE SOUTHEAST, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 68°32'35", AND A CHORD DISTANCE OF 112.62 FEET WHICH BEARS SOUTH 48°16'31" WEST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 119.63 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE CONTINUING ON SAID EAST LINE OF PARCEL "A" RUN THE FOLLOWING TEN (10) COURSES AND DISTANCES: (1) THENCE ALONG SAID TANGENT LINE RUN SOUTH 14°00'13" WEST A DISTANCE OF 72.69 FEET; (2) THENCE RUN SOUTH 08°34'52" EAST A DISTANCE OF 106.86 FEET; (3) THENCE RUN SOUTH 67°22'46" WEST A DISTANCE OF 125.21 FEET; (4) THENCE RUN SOUTH 82°46'06" WEST A DISTANCE OF 105.68 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE LEFT, CONCAVE EAST, HAVING A RADIUS OF 50.64 FEET, A CENTRAL ANGLE OF 185°59'33", AND A CHORD DISTANCE OF 101.14 FEET WHICH BEARS SOUTH 10°03'20" EAST; (5) THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 164.39 FEET TO A POINT OF TANGENCY WITH A LINE; (6) THENCE ALONG SAID TANGENT LINE RUN NORTH 76°56'54" EAST A DISTANCE OF 37.65 FEET; (7) THENCE RUN SOUTH 09°38'51" EAST A DISTANCE OF 62.54 FEET; (8) THENCE RUN SOUTH 38°38'34" EAST A DISTANCE OF 71.65 FEET; (9) THENCE RUN SOUTH 15°39'37" EAST A DISTANCE OF 59.54 FEET; (10) THENCE RUN SOUTH 34°50'47" EAST A DISTANCE OF 43.53 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF AIRPORT ROAD (A 100.00 FOOT WIDE PUBLIC RIGHT-OF-WAY) PER AFORESAID PLAT OF AIRPORT ROAD EXTENSION; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE RUN SOUTH 55°09'15" WEST A DISTANCE OF 466.36 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE RUN NORTH 34°50'46" WEST A DISTANCE OF 32.00 FEET; THENCE RUN SOUTH 55°09'14" WEST A DISTANCE OF 32.00 FEET; THENCE RUN NORTH 34°50'46" WEST A DISTANCE OF 395.85 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE LEFT, CONCAVE SOUTHWEST, HAVING A RADIUS OF 1,040.00 FEET, A CENTRAL ANGLE OF 04°30'51", AND A CHORD DISTANCE OF 81.92 FEET WHICH BEARS NORTH 37°06'11" WEST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 81.94 FEET TO A POINT OF CONTINUED CURVATURE WITH A CURVE TO THE LEFT, CONCAVE SOUTHWEST, HAVING A RADIUS OF 3,425.00 FEET, A CENTRAL ANGLE OF 15°03'28", AND A CHORD DISTANCE OF 897.53 FEET WHICH BEARS NORTH 46°53'21" WEST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 900.12 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, CONCAVE NORTHEAST, HAVING A RADIUS OF 742.50 FEET, A CENTRAL ANGLE OF 30°05'13", AND A CHORD DISTANCE OF 385.43 FEET WHICH BEARS NORTH 39°59'43" WEST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 389.90 FEET TO A POINT OF CUSP WITH A CURVE TO THE LEFT, CONCAVE NORTHEAST, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 65°03'28", AND A CHORD DISTANCE OF 225.84 FEET WHICH BEARS SOUTH 59°34'13" EAST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 238.45 FEET TO A POINT OF NON-TANGENCY WITH A LINE; THENCE ALONG SAID NON-TANGENT LINE RUN NORTH 87°57'48" EAST A DISTANCE OF 84.93 FEET RETURNING TO THE POINT OF BEGINNING.

CONTAINING 1,215,065 SQUARE FEET OR 27.894 ACRES, MORE OR LESS.

FOR A TOTAL ACREAGE OF 67.729 ACRES, MORE OR LESS.



**MADDEN**  
**MOORHEAD & STOKES, LLC**  
**CIVIL ENGINEERS**

431 E. HORATIO AVE, SUITE 260 MAITLAND, FL 32751 (407) 629-8330  
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

JOB NUMBER: 23003

SEC: 21,22 TWP: 14S RNG: 31E

DRAWN BY: JFV

APPROVED BY: DAR

DATE: 09/15/23

SCALE: NONE

**ORMOND STATION CDD**

**LEGAL  
DESCRIPTION**

**4**

# EXHIBIT 4

## LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN SECTION 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 74 HUNTINGTON VILLAS PHASE 1A, AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN MAP BOOK 38, PAGES 51 THROUGH 54 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 39°17'40" WEST, A DISTANCE OF 39.35 FEET; THENCE NORTH 26°36'04" WEST, A DISTANCE OF 29.07 FEET; THENCE NORTH 38°03'35" EAST, A DISTANCE OF 42.54 FEET; THENCE NORTH 12°39'36" EAST, A DISTANCE OF 81.68 FEET; THENCE NORTH 11°32'21" WEST, A DISTANCE OF 94.28 FEET; THENCE NORTH 27°35'12" WEST, A DISTANCE OF 93.79 FEET; THENCE NORTH 1°23'58" EAST, A DISTANCE OF 69.35 FEET; THENCE NORTH 3°23'17" WEST, A DISTANCE OF 100.13 FEET; THENCE NORTH 13°10'49" WEST, A DISTANCE OF 57.27 FEET; THENCE NORTH 19°56'59" WEST, A DISTANCE OF 110.72 FEET; THENCE NORTH 18°37'54" WEST, A DISTANCE OF 70.82 FEET; THENCE NORTH 19°48'08" WEST, A DISTANCE OF 189.05 FEET; TO THE SOUTHERLY RIGHT OF WAY LINE OF AIRPORT ROAD (HAVING A RIGHT OF WAY WIDTH OF 100 FEET), AS SHOWN ON THE PLAT OF AIRPORT ROAD / HUNTER'S RIDGE BOULEVARD EXTENSION AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGES 38 AND 39 OF SAID PUBLIC RECORDS; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID AIRPORT ROAD THROUGH THE FOLLOWING THREE (3) COURSES: 1) THENCE NORTH 76°56'00" EAST, A DISTANCE OF 248.40 FEET; 2) THENCE NORTH 76°55'56" EAST, A DISTANCE OF 430.60 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1500.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 75°37'03" EAST, 68.82 FEET; 3) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°37'45", AN ARC LENGTH OF 68.83 FEET TO THE WEST LINE OF THE 236.00 FOOT WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1335, PAGE 502 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 1°00'28" EAST, ALONG THE WEST LINE OF SAID EASEMENT, A DISTANCE OF 1068.09 FEET; THENCE DEPARTING THE WEST LINE OF SAID EASEMENT, SOUTH 88°48'28" WEST, A DISTANCE OF 1.20 FEET TO THE NORTHEAST CORNER OF AFOREMENTIONED HUNTINGTON VILLAS PHASE 1; THENCE ALONG THE NORTH LINE OF SAID HUNTINGTON VILLAS PHASE 1, THROUGH THE FOLLOWING ELEVEN (11) COURSES: 1) SOUTH 52°58'48" WEST, A DISTANCE OF 16.63 FEET; 2) THENCE SOUTH 53°02'14" WEST, A DISTANCE OF 47.26 FEET; 3) THENCE SOUTH 58°39'32" WEST, A DISTANCE OF 34.27 FEET; 4) THENCE SOUTH 63°47'39" WEST, A DISTANCE OF 26.83 FEET; 5) THENCE SOUTH 73°20'01" WEST, A DISTANCE OF 34.36 FEET; 6) THENCE SOUTH 74°31'48" WEST, A DISTANCE OF 39.23 FEET; 7) THENCE NORTH 78°20'51" WEST, A DISTANCE OF 32.00 FEET; 8) THENCE NORTH 76°52'54" WEST, A DISTANCE OF 50.00 FEET; 9) THENCE NORTH 84°41'55" WEST, A DISTANCE OF 32.53 FEET; 10) THENCE NORTH 23°52'11" WEST, A DISTANCE OF 147.86 FEET; 11) THENCE SOUTH 65°56'21" WEST, A DISTANCE OF 219.55 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN: 14.391 ACRES, MORE OR LESS.

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN, SECTION 21, TOWNSHIP 14 SOUTH, RANGE 31 EAST, CITY OF ORMOND BEACH, FLAGLER COUNTY, FLORIDA;

BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE RUN SOUTH 88°05'52" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 21 FOR A DISTANCE OF 1325.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 21 RUN SOUTH 88°05'52" WEST FOR A DISTANCE OF 1320.34 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 21; THENCE RUN SOUTH 88°05'07" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 21 FOR A DISTANCE OF 471.20 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF AIRPORT ROAD (PARCEL C), A 100.00 FOOT WIDTH RIGHT-OF-WAY ACCORDING TO MAP BOOK 38, PAGES 55 AND 56 OF THE PUBLIC RECORDS OF SAID FLAGLER COUNTY, FLORIDA ALSO BEING A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1050.00 FEET, A CHORD BEARING OF NORTH 47°56'39" EAST AND A CHORD DISTANCE OF 823.86 FEET; THENCE RUN THE FOLLOWING BEARINGS AND DISTANCES ALONG SAID EASTERLY RIGHT-OF-WAY LINE: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 46°11'49" FOR A DISTANCE OF 846.60 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 71°02'33" EAST FOR A DISTANCE OF 336.88 FEET TO A POINT OF CURVATURE OF A CURVE CONVEX NORTHWESTERLY HAVING A RADIUS OF 2550.00 FEET, WITH A CHORD BEARING OF NORTH 64°29'33" EAST AND A CHORD DISTANCE OF 581.76 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°06'00" FOR A DISTANCE OF 583.03 FEET TO A POINT ON A NON TANGENT LINE; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE RUN SOUTH 21°28'08" EAST FOR A DISTANCE OF 915.80 FEET TO THE POINT OF BEGINNING.

CONTAINS 21.23 ACRES MORE OR LESS.

# EXHIBIT 5

**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING WITHIN SECTION 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE ALONG THE WEST LINE OF SAID SECTION 22 RUN NORTH 01°17'59" WEST A DISTANCE OF 5262.99 FEET TO THE NORTHWEST CORNER OF SAID SECTION 22; THENCE ALONG THE NORTH LINE OF SAID SECTION 22 RUN NORTH 88°15'41" EAST A DISTANCE OF 2473.29 FEET TO THE NORTHWEST CORNER OF CONSERVATION TRACT "A", RECORDED IN OFFICIAL RECORDS BOOK 2694, PAGE 1482 AND THE NORTHWEST CORNER OF TRACT "B", RECORDED IN OFFICIAL RECORDS BOOK 2706, PAGE 145 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID CONSERVATION TRACT, THE NORTH LINE OF SAID SECTION 22, AND THE NORTH LINE OF SAID TRACT "B" CONTINUE NORTH 88°15'41" EAST A DISTANCE OF 1048.02 FEET TO THE INTERSECTION OF SAID NORTH LINE OF SECTION 22 AND THE WEST LINE OF THAT CERTAIN 236.00 FOOT WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1319, PAGE 1953 AND DEED BOOK 38, PAGE 50 BOTH BEING RECORDED IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE AND THE EAST LINE OF SAID TRACT "B" RUN SOUTH 01°00'05" EAST A DISTANCE OF 1521.83 FEET TO THE INTERSECTION OF SAID WEST LINE WITH THE NORTHERLY RIGHT-OF-WAY OF AIRPORT ROAD (A 100.00 FOOT WIDE PRIVATE RIGHT-OF-WAY) PER MAP BOOK 37, PAGES 38-39 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, SAID POINT OF INTERSECTION ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1400.00 FEET, A CENTRAL ANGLE OF 02°40'58", AND A CHORD DISTANCE OF 65.55 FEET WHICH BEARS SOUTH 74°35'44" WEST; THENCE ALONG ARC OF SAID CURVE, SAID NORTH RIGHT-OF-WAY LINE AND THE SOUTH LINE OF AFORESAID TRACT "B" RUN FOR A LENGTH OF 65.56 FEET TO THE SOUTHEAST CORNER OF TRACT 5 (DRAINAGE EASEMENT) PER SAID RIGHT-OF-WAY MAP BOOK AND OFFICIAL RECORDS BOOK 1730, PAGE 1056 AS RECORDED IN THE OFFICIAL RECORDS OF FLAGLER COUNTY, FLORIDA, AND A POINT OF NON-TANGENCY WITH A LINE; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, ALONG THE EASTERLY, NORTHERLY, AND WESTERLY LINES OF SAID TRACT 5 (DRAINAGE EASEMENT) AND SAID SOUTH LINE OF TRACT "B" RUN THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: (1) NORTH 84°20'38" WEST A DISTANCE OF 82.69 FEET; (2) THENCE NORTH 12°19'05" WEST A DISTANCE OF 254.77 FEET TO THE BEGINNING OF A CURVE TO THE LEFT CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 84°28'08", AND A CHORD DISTANCE OF 40.33 FEET WHICH BEARS NORTH 54°33'04" WEST; (3) THENCE ALONG THE ARC OF SAID CURVE RUN A LENGTH OF 44.23 TO A POINT OF TANGENCY WITH A LINE; (4) THENCE ALONG SAID TANGENT LINE RUN SOUTH 83°12'57" WEST A DISTANCE OF 125.15 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 85°47'29", AND A CHORD DISTANCE OF 40.84 WHICH BEARS SOUTH 40°19'20" WEST; (5) THENCE ALONG THE ARC OF SAID CURVE RUN A LENGTH OF 44.92 FEET TO A POINT OF TANGENCY WITH A LINE; (6) THENCE ALONG SAID TANGENT LINE RUN SOUTH 02°34'18" EAST A DISTANCE OF 249.48 FEET; (7) THENCE RUN SOUTH 53°07'43" WEST A DISTANCE OF 138.20 FEET TO AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF AIRPORT ROAD AND AFORESAID SOUTH LINE OF TRACT "B"; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID SOUTH LINE OF TRACT "B" RUN SOUTH 76°55'49" WEST A DISTANCE OF 554.87 FEET TO THE SOUTH-MOST CORNER OF CONSERVATION TRACT "B", RECORDED IN AFORESAID OFFICIAL RECORDS BOOK 2694, PAGE 1482 AND THE BEGINNING OF A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 67°58'32", AND A CHORD DISTANCE OF 27.95 FEET WHICH BEARS NORTH 69°04'55" EAST; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID CONSERVATION TRACT "B", SOUTH LINE OF AFORESAID TRACT "B", AND AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF AIRPORT ROAD RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) ALONG THE ARC OF SAID CURVE RUN A LENGTH OF 29.66 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 49°00'36", AND A CHORD DISTANCE OF 145.17 FEET WHICH BEARS SOUTH 59°35'57" EAST; (2) THENCE ALONG THE ARC OF SAID CURVE RUN A LENGTH OF 149.69 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 71°02'04", AND A CHORD DISTANCE OF 29.05 FEET WHICH BEARS SOUTH 48°35'13" EAST; (3) THENCE ALONG THE ARC OF SAID CURVE RUN A LENGTH OF 30.99 FEET TO A POINT OF TANGENCY WITH A LINE AND A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HUNTER'S RIDGE BOULEVARD PER AFORESAID MAP BOOK 37, PAGES 38-39; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND AFORESAID SOUTHWESTERLY LINE OF CONSERVATION TRACT "B", AND SAID SOUTH LINE OF TRACT "B" RUN NORTH 13°04'11" WEST A DISTANCE OF 205.77 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE ALONG THE WEST LINE OF SAID TRACT "B" RUN NORTH 76°55'49" EAST A DISTANCE OF 130.00 FEET TO THE SOUTHWEST CORNER OF AFORESAID CONSERVATION TRACT "A"; THENCE ALONG THE WEST LINE OF SAID CONSERVATION TRACT "A" AND SAID WEST LINE OF TRACT "B" RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: (1) NORTH 13°04'11" WEST A DISTANCE OF 120.00 FEET; (2) THENCE RUN SOUTH 76°55'49" A DISTANCE OF 130.00 FEET; (3) THENCE RUN NORTH 13°04'11" WEST A DISTANCE OF 231.38 FEET; (4) THENCE RUN NORTH 88°15'41" EAST A DISTANCE OF 281.00 FEET; (5) THENCE RUN NORTH 01°44'19" WEST A DISTANCE OF 1076.91 FEET RETURNING TO THE POINT OF BEGINNING. CONTAINING 1,735,215 SQUARE FEET OR 39.835 ACRES, MORE OR LESS.

**TOGETHER WITH THE LEGAL DESCRIPTION ON THE FOLLOWING PAGE:**

|                                                                                                                                                                                                                                                                                    |                                                                                                                                                   |                          |  |                          |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--|--------------------------|--|
|  <p><b>MADDEN</b><br/>MOORHEAD &amp; STOKES, LLC<br/>CIVIL ENGINEERS</p> <p>431 E. HORATIO AVE, SUITE 260 MAITLAND, FL 32751 (407) 629-8330<br/>CERTIFICATE OF AUTHORIZATION NO. CA-0007723</p> | <p>JOB NUMBER: 23003</p> <p>SEC: 22 TWP: 14S RNG: 31E</p> <p>DRAWN BY: JFV</p> <p>APPROVED BY: DAR</p> <p>DATE: 02/02/2023</p> <p>SCALE: NONE</p> | ORMOND STATION CDD       |  |                          |  |
|                                                                                                                                                                                                                                                                                    |                                                                                                                                                   |                          |  | <p>LEGAL DESCRIPTION</p> |  |
|                                                                                                                                                                                                                                                                                    |                                                                                                                                                   | <p>LEGAL DESCRIPTION</p> |  |                          |  |
|                                                                                                                                                                                                                                                                                    |                                                                                                                                                   |                          |  |                          |  |
|                                                                                                                                                                                                                                                                                    |                                                                                                                                                   |                          |  | <p>LEGAL DESCRIPTION</p> |  |

**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING WITHIN SECTIONS 21 AND 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST PER ORB 2706, PAGE 145; THENCE ALONG THE WEST LINE OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, RUN SOUTH 01°17'59" EAST A DISTANCE OF 1234.10 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 87°57'48" EAST A DISTANCE OF 47.92 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE LEFT, CONCAVE NORTHWEST, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 45°52'03", AND A CHORD DISTANCE OF 163.66 FEET WHICH BEARS NORTH 65°01'49" EAST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 168.11 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, CONCAVE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 46°19'57", AND A CHORD DISTANCE OF 19.67 FEET WHICH BEARS NORTH 65°16'01" EAST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 20.22 FEET TO A POINT OF NON-TANGENCY WITH A LINE; THENCE ALONG SAID NON-TANGENT LINE RUN NORTH 88°26'13" EAST A DISTANCE OF 122.30 FEET; THENCE RUN NORTH 79°47'28" EAST A DISTANCE OF 818.86 FEET; THENCE RUN SOUTH 02°52'51" EAST A DISTANCE OF 132.06 FEET; THENCE RUN SOUTH 81°35'20" EAST A DISTANCE OF 97.94 FEET; THENCE RUN SOUTH 28°07'37" EAST A DISTANCE OF 308.12 FEET; THENCE RUN SOUTH 52°37'35" EAST A DISTANCE OF 114.25 FEET; THENCE RUN SOUTH 00°00'01" EAST A DISTANCE OF 54.82 FEET TO A POINT ON THE EAST LINE OF PARCEL "A", WATER MANAGEMENT DRAINAGE PER THE PLAT OF AIRPORT ROAD EXTENSION, RECORDED IN MAP BOOK 38, PAGE 55 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, ALSO BEING A POINT OF NON-TANGENCY WITH A CURVE TO THE LEFT, CONCAVE SOUTHEAST, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 68°32'35", AND A CHORD DISTANCE OF 112.62 FEET WHICH BEARS SOUTH 48°16'31" WEST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 119.63 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE CONTINUING ON SAID EAST LINE OF PARCEL "A" RUN THE FOLLOWING TEN (10) COURSES AND DISTANCES: (1) THENCE ALONG SAID TANGENT LINE RUN SOUTH 14°00'13" WEST A DISTANCE OF 72.69 FEET; (2) THENCE RUN SOUTH 08°34'52" EAST A DISTANCE OF 106.86 FEET; (3) THENCE RUN SOUTH 67°22'46" WEST A DISTANCE OF 125.21 FEET; (4) THENCE RUN SOUTH 82°46'06" WEST A DISTANCE OF 105.68 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE LEFT, CONCAVE EAST, HAVING A RADIUS OF 50.64 FEET, A CENTRAL ANGLE OF 185°59'33", AND A CHORD DISTANCE OF 101.14 FEET WHICH BEARS SOUTH 10°03'20" EAST; (5) THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 164.39 FEET TO A POINT OF TANGENCY WITH A LINE; (6) THENCE ALONG SAID TANGENT LINE RUN NORTH 76°56'54" EAST A DISTANCE OF 37.65 FEET; (7) THENCE RUN SOUTH 09°38'51" EAST A DISTANCE OF 62.54 FEET; (8) THENCE RUN SOUTH 38°38'34" EAST A DISTANCE OF 71.65 FEET; (9) THENCE RUN SOUTH 15°39'37" EAST A DISTANCE OF 59.54 FEET; (10) THENCE RUN SOUTH 34°50'47" EAST A DISTANCE OF 43.53 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF AIRPORT ROAD (A 100.00 FOOT WIDE PUBLIC RIGHT-OF-WAY) PER AFORESAID PLAT OF AIRPORT ROAD EXTENSION; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE RUN SOUTH 55°09'15" WEST A DISTANCE OF 466.36 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE RUN NORTH 34°50'46" WEST A DISTANCE OF 32.00 FEET; THENCE RUN SOUTH 55°09'14" WEST A DISTANCE OF 32.00 FEET; THENCE RUN NORTH 34°50'46" WEST A DISTANCE OF 395.85 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE LEFT, CONCAVE SOUTHWEST, HAVING A RADIUS OF 1,040.00 FEET, A CENTRAL ANGLE OF 04°30'51", AND A CHORD DISTANCE OF 81.92 FEET WHICH BEARS NORTH 37°06'11" WEST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 81.94 FEET TO A POINT OF CONTINUED CURVATURE WITH A CURVE TO THE LEFT, CONCAVE SOUTHWEST, HAVING A RADIUS OF 3,425.00 FEET, A CENTRAL ANGLE OF 15°03'28", AND A CHORD DISTANCE OF 897.53 FEET WHICH BEARS NORTH 46°53'21" WEST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 900.12 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, CONCAVE NORTHEAST, HAVING A RADIUS OF 742.50 FEET, A CENTRAL ANGLE OF 30°05'13", AND A CHORD DISTANCE OF 385.43 FEET WHICH BEARS NORTH 39°59'43" WEST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 389.90 FEET TO A POINT OF CUSP WITH A CURVE TO THE LEFT, CONCAVE NORTHEAST, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 65°03'28", AND A CHORD DISTANCE OF 225.84 FEET WHICH BEARS SOUTH 59°34'13" EAST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 238.45 FEET TO A POINT OF NON-TANGENCY WITH A LINE; THENCE ALONG SAID NON-TANGENT LINE RUN NORTH 87°57'48" EAST A DISTANCE OF 84.93 FEET RETURNING TO THE POINT OF BEGINNING.

CONTAINING 1,215,065 SQUARE FEET OR 27.894 ACRES, MORE OR LESS.

**TOGETHER WITH THE LEGAL DESCRIPTION ON THE FOLLOWING PAGE:**



**MADDEN**  
**MOORHEAD & STOKES, LLC**  
**CIVIL ENGINEERS**

431 E. HORATIO AVE, SUITE 260 MAITLAND, FL 32751 (407) 629-8330  
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

|                              |          |
|------------------------------|----------|
| JOB NUMBER:                  | 23003    |
| SEC: 21,22 TWP: 14S RNG: 31E |          |
| DRAWN BY:                    | JFV      |
| APPROVED BY:                 | DAR      |
| DATE:                        | 09/15/23 |
| SCALE:                       | NONE     |

**ORMOND STATION CDD**

**LEGAL  
DESCRIPTION**

**4**

**LEGAL DESCRIPTION:**

A PARCEL OF LAND SITUATED IN SECTION 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 74 HUNTINGTON VILLAS PHASE 1A, AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN MAP BOOK 38, PAGES 51 THROUGH 54 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 39°17'40" WEST, A DISTANCE OF 39.35 FEET; THENCE NORTH 26°36'04" WEST, A DISTANCE OF 29.07 FEET; THENCE NORTH 38°03'35" EAST, A DISTANCE OF 42.54 FEET; THENCE NORTH 12°39'36" EAST, A DISTANCE OF 81.68 FEET; THENCE NORTH 11°32'21" WEST, A DISTANCE OF 94.28 FEET; THENCE NORTH 27°35'12" WEST, A DISTANCE OF 93.79 FEET; THENCE NORTH 1°23'58" EAST, A DISTANCE OF 69.35 FEET; THENCE NORTH 3°23'17" WEST, A DISTANCE OF 100.13 FEET; THENCE NORTH 13°10'49" WEST, A DISTANCE OF 57.27 FEET; THENCE NORTH 19°56'59" WEST, A DISTANCE OF 110.72 FEET; THENCE NORTH 18°37'54" WEST, A DISTANCE OF 70.82 FEET; THENCE NORTH 19°48'08" WEST, A DISTANCE OF 189.05 FEET; TO THE SOUTHERLY RIGHT OF WAY LINE OF AIRPORT ROAD (HAVING A RIGHT OF WAY WIDTH OF 100 FEET), AS SHOWN ON THE PLAT OF AIRPORT ROAD / HUNTER'S RIDGE BOULEVARD EXTENSION AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGES 38 AND 39 OF SAID PUBLIC RECORDS; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID AIRPORT ROAD THROUGH THE FOLLOWING THREE (3) COURSES: 1) THENCE NORTH 76°56'00" EAST, A DISTANCE OF 248.40 FEET; 2) THENCE NORTH 76°55'56" EAST, A DISTANCE OF 430.60 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1500.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 75°37'03" EAST, 68.82 FEET; 3) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°37'45", AN ARC LENGTH OF 68.83 FEET TO THE WEST LINE OF THE 236.00 FOOT WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1335, PAGE 502 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 1°00'28" EAST, ALONG THE WEST LINE OF SAID EASEMENT, A DISTANCE OF 1068.09 FEET; THENCE DEPARTING THE WEST LINE OF SAID EASEMENT, SOUTH 88°48'28" WEST, A DISTANCE OF 1.20 FEET TO THE NORTHEAST CORNER OF AFOREMENTIONED HUNTINGTON VILLAS PHASE 1; THENCE ALONG THE NORTH LINE OF SAID HUNTINGTON VILLAS PHASE 1, THROUGH THE FOLLOWING ELEVEN (11) COURSES: 1) SOUTH 52°58'48" WEST, A DISTANCE OF 16.63 FEET; 2) THENCE SOUTH 53°02'14" WEST, A DISTANCE OF 47.26 FEET; 3) THENCE SOUTH 58°39'32" WEST, A DISTANCE OF 34.27 FEET; 4) THENCE SOUTH 63°47'39" WEST, A DISTANCE OF 26.83 FEET; 5) THENCE SOUTH 73°20'01" WEST, A DISTANCE OF 34.36 FEET; 6) THENCE SOUTH 74°31'48" WEST, A DISTANCE OF 39.23 FEET; 7) THENCE NORTH 78°20'51" WEST, A DISTANCE OF 32.00 FEET; 8) THENCE NORTH 76°52'54" WEST, A DISTANCE OF 50.00 FEET; 9) THENCE NORTH 84°41'55" WEST, A DISTANCE OF 32.53 FEET; 10) THENCE NORTH 23°52'11" WEST, A DISTANCE OF 147.86 FEET; 11) THENCE SOUTH 65°56'21" WEST, A DISTANCE OF 219.55 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN: 14.391 ACRES, MORE OR LESS.

**TOGETHER WITH THE LEGAL DESCRIPTION ON THE FOLLOWING PAGE:**

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN, SECTION 21, TOWNSHIP 14 SOUTH, RANGE 31 EAST, CITY OF ORMOND BEACH, FLAGLER COUNTY, FLORIDA;

BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE RUN SOUTH 88°05'52" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 21 FOR A DISTANCE OF 1325.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 21 RUN SOUTH 88°05'52" WEST FOR A DISTANCE OF 1320.34 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 21; THENCE RUN SOUTH 88°05'07" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 21 FOR A DISTANCE OF 471.20 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF AIRPORT ROAD (PARCEL C), A 100.00 FOOT WIDTH RIGHT-OF-WAY ACCORDING TO MAP BOOK 38, PAGES 55 AND 56 OF THE PUBLIC RECORDS OF SAID FLAGLER COUNTY, FLORIDA ALSO BEING A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1050.00 FEET, A CHORD BEARING OF NORTH 47°56'39" EAST AND A CHORD DISTANCE OF 823.86 FEET; THENCE RUN THE FOLLOWING BEARINGS AND DISTANCES ALONG SAID EASTERLY RIGHT-OF-WAY LINE: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 46°11'49" FOR A DISTANCE OF 846.60 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 71°02'33" EAST FOR A DISTANCE OF 336.88 FEET TO A POINT OF CURVATURE OF A CURVE CONVEX NORTHWESTERLY HAVING A RADIUS OF 2550.00 FEET, WITH A CHORD BEARING OF NORTH 64°29'33" EAST AND A CHORD DISTANCE OF 581.76 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°06'00" FOR A DISTANCE OF 583.03 FEET TO A POINT ON A NON TANGENT LINE; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE RUN SOUTH 21°28'08" EAST FOR A DISTANCE OF 915.80 FEET TO THE POINT OF BEGINNING.

CONTAINS 21.23 ACRES MORE OR LESS.

**FOR A TOTAL ACREAGE OF 103.35 ACRES, MORE OR LESS.**

# EXHIBIT 6

This instrument was prepared by:

Jere Earlywine, Esq.  
KUTAK ROCK LLP  
107 West College Avenue  
Tallahassee, Florida 32301

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**CONSENT AND JOINDER OF LANDOWNER FOR THE  
AMENDMENT OF THE BOUNDARIES OF THE  
ORMOND STATION COMMUNITY DEVELOPMENT DISTRICT  
[EXPANSION PARCEL]**

The undersigned is the owner of certain lands which are more fully described as the "Expansion Parcel" in **Exhibit A** attached hereto and made a part hereof ("Property"). The undersigned understands and acknowledges that the Board of Supervisors of the Ormond Station Community Development District ("Petitioner" or "District") intends to submit a petition amending the boundaries of the District in accordance with the provisions of Chapter 190, Florida Statutes.

As the owner of lands that are intended to constitute lands to be added to the District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005 and Section 190.046, Florida Statutes, Petitioner is required to include the written consent to the amendment of the boundaries of the District of one hundred percent (100%) of the owners of the lands to be added to the District.

The undersigned hereby requests and consents to addition of the Property to the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the petition process for the amendment of the boundaries of the District. The undersigned further acknowledges that the consent will remain in full force and effect for three years from the date hereof. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, consent to amendment of the boundaries of the District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

*[signatures on following page]*

Executed this 31 day of March, 2026.

WITNESS

D.R. HORTON, INC.

By: [Signature]  
Name: KATHRYN FARR  
Address: 10192 DOWDEN RD  
ORLANDO, FL 32832

[Signature]  
By: Matthew Stolz  
Name: DR Horton, Inc  
As: Assistant Secretary

By: [Signature]  
Name: CHRISTINE M. HURST  
Address: 10192 DOWDEN RD  
ORLANDO, FL 32832

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30<sup>th</sup> day of MARCH, 2026, by Matthew Stolz, as Assistant Secretary of DR Horton, on its behalf. He ☒ is personally known to me or ☐ produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public, State of Florida

EXHIBIT A: Legal Description



**EXHIBIT A:**  
Legal Description

A PARCEL OF LAND SITUATED IN SECTION 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 74 HUNTINGTON VILLAS PHASE 1A, AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN MAP BOOK 38, PAGES 51 THROUGH 54 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 39°17'40" WEST, A DISTANCE OF 39.35 FEET; THENCE NORTH 26°36'04" WEST, A DISTANCE OF 29.07 FEET; THENCE NORTH 38°03'35" EAST, A DISTANCE OF 42.54 FEET; THENCE NORTH 12°39'36" EAST, A DISTANCE OF 81.68 FEET; THENCE NORTH 11°32'21" WEST, A DISTANCE OF 94.28 FEET; THENCE NORTH 27°35'12" WEST, A DISTANCE OF 93.79 FEET; THENCE NORTH 1°23'58" EAST, A DISTANCE OF 69.35 FEET; THENCE NORTH 3°23'17" WEST, A DISTANCE OF 100.13 FEET; THENCE NORTH 13°10'49" WEST, A DISTANCE OF 57.27 FEET; THENCE NORTH 19°56'59" WEST, A DISTANCE OF 110.72 FEET; THENCE NORTH 18°37'54" WEST, A DISTANCE OF 70.82 FEET; THENCE NORTH 19°48'08" WEST, A DISTANCE OF 189.05 FEET; TO THE SOUTHERLY RIGHT OF WAY LINE OF AIRPORT ROAD (HAVING A RIGHT OF WAY WIDTH OF 100 FEET), AS SHOWN ON THE PLAT OF AIRPORT ROAD / HUNTER'S RIDGE BOULEVARD EXTENSION AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGES 38 AND 39 OF SAID PUBLIC RECORDS; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID AIRPORT ROAD THROUGH THE FOLLOWING THREE (3) COURSES: 1) THENCE NORTH 76°56'00" EAST, A DISTANCE OF 248.40 FEET; 2) THENCE NORTH 76°55'56" EAST, A DISTANCE OF 430.60 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1500.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 75°37'03" EAST, 68.82 FEET; 3) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°37'45", AN ARC LENGTH OF 68.83 FEET TO THE WEST LINE OF THE 236.00 FOOT WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1335, PAGE 502 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 1°00'28" EAST, ALONG THE WEST LINE OF SAID EASEMENT, A DISTANCE OF 1068.09 FEET; THENCE DEPARTING THE WEST LINE OF SAID EASEMENT, SOUTH 88°48'28" WEST, A DISTANCE OF 1.20 FEET TO THE NORTHEAST CORNER OF AFOREMENTIONED HUNTINGTON VILLAS PHASE 1; THENCE ALONG THE NORTH LINE OF SAID HUNTINGTON VILLAS PHASE 1, THROUGH THE FOLLOWING ELEVEN (11) COURSES: 1) SOUTH 52°58'48" WEST, A DISTANCE OF 16.63 FEET; 2) THENCE SOUTH 53°02'14" WEST, A DISTANCE OF 47.26 FEET; 3) THENCE SOUTH 58°39'32" WEST, A DISTANCE OF 34.27 FEET; 4) THENCE SOUTH 63°47'39" WEST, A DISTANCE OF 26.83 FEET; 5) THENCE SOUTH 73°20'01" WEST, A DISTANCE OF 34.36 FEET; 6) THENCE SOUTH 74°31'48" WEST, A DISTANCE OF 39.23 FEET; 7) THENCE NORTH 78°20'51" WEST, A DISTANCE OF 32.00 FEET; 8) THENCE NORTH 76°52'54" WEST, A DISTANCE OF 50.00 FEET; 9) THENCE NORTH 84°41'55" WEST, A DISTANCE OF 32.53 FEET; 10) THENCE NORTH 23°52'11" WEST, A DISTANCE OF 147.86 FEET; 11) THENCE SOUTH 65°56'21" WEST, A DISTANCE OF 219.55 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN: 14.391 ACRES, MORE OR LESS.

This instrument was prepared by:

Jere Earlywine, Esq.  
KUTAK ROCK LLP  
107 West College Avenue  
Tallahassee, Florida 32301

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**CONSENT AND JOINDER OF LANDOWNER FOR THE  
AMENDMENT OF THE BOUNDARIES OF THE  
ORMOND STATION COMMUNITY DEVELOPMENT DISTRICT  
[EXPANSION PARCEL]**

The undersigned is the owner of certain lands which are more fully described as the "Expansion Parcel" in **Exhibit A** attached hereto and made a part hereof ("Property"). The undersigned understands and acknowledges that the Board of Supervisors of the Ormond Station Community Development District ("Petitioner" or "District") intends to submit a petition amending the boundaries of the District in accordance with the provisions of Chapter 190, Florida Statutes.

As the owner of lands that are intended to constitute lands to be added to the District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005 and Section 190.046, Florida Statutes, Petitioner is required to include the written consent to the amendment of the boundaries of the District of one hundred percent (100%) of the owners of the lands to be added to the District.

The undersigned hereby requests and consents to addition of the Property to the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the petition process for the amendment of the boundaries of the District. The undersigned further acknowledges that the consent will remain in full force and effect for three years from the date hereof. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, consent to amendment of the boundaries of the District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

*[signatures on following page]*

Executed this 9<sup>th</sup> day of MAY, 2026

**WITNESS**

By: Esther Gruber  
Name: Esther Gruber  
Address: 2120 Oran Rd  
Toms River NJ 08755

By: Rafael Hakimi  
Name: Rafael Hakimi  
Address: 25 Commonwealth Dr.  
Lakewood NJ 08701

**OWNER**

**SKYWAY HR ACQUISITIONS LLC**  
a New Jersey limited liability company

By: **ORMOND HOLDINGS LLC**  
a New Jersey limited liability company, its  
sole Member and sole manager

By: Yitzchok Sprung  
Name: Yitzchok Sprung  
As: Member

STATE OF ~~FLORIDA~~ New Jersey  
COUNTY OF Ocean

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9 day of MAY, 2026, by Yitzchok Sprung, as Owner of SKYWAY HR Acquisitions LLC on its behalf. He ☒ is personally known to me or ☐ produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public, State of ~~Florida~~ New Jersey

**EXHIBIT A:** Legal Description

BEN ROTH  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
ID #50093772  
MY COMMISSION EXPIRES NOV. 14 2028

**EXHIBIT A:**  
Legal Description

A PARCEL OF LAND LYING IN, SECTION 21, TOWNSHIP 14 SOUTH, RANGE 31 EAST, CITY OF ORMOND BEACH, FLAGLER COUNTY, FLORIDA;

BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE RUN SOUTH 88°05'52" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 21 FOR A DISTANCE OF 1325.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 21 RUN SOUTH 88°05'52" WEST FOR A DISTANCE OF 1320.34 FEET TO THE SOUTH

1/4 CORNER OF SAID SECTION 21; THENCE RUN SOUTH 88°05'07" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 21 FOR A DISTANCE OF 471.20 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF AIRPORT ROAD (PARCEL C), A 100.00 FOOT WIDTH RIGHT-OF-WAY ACCORDING TO MAP BOOK 38, PAGES 55 AND 56 OF THE PUBLIC RECORDS OF SAID FLAGLER COUNTY, FLORIDA ALSO BEING A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHEASTERLY

HAVING A RADIUS OF 1050.00 FEET, A CHORD BEARING OF NORTH 47°56'39" EAST AND A CHORD DISTANCE OF 823.86 FEET; THENCE RUN THE FOLLOWING BEARINGS AND DISTANCES ALONG SAID EASTERLY RIGHT-OF-WAY LINE: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 46°11'49" FOR A DISTANCE OF 846.60 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 71°02'33" EAST FOR A DISTANCE OF 336.88 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2550.00 FEET, WITH A CHORD BEARING OF NORTH 64°29'33" EAST AND A CHORD DISTANCE OF 581.76 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°06'00" FOR A DISTANCE OF 583.03 FEET TO A POINT ON A NON TANGENT LINE; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE RUN SOUTH 21°28'08" EAST FOR A DISTANCE OF 915.80 FEET TO THE POINT OF BEGINNING.

CONTAINS 21.23 ACRES MORE OR LESS.

# EXHIBIT 7

## RESOLUTION 2025-10

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ORMOND STATION COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO REQUEST THE PASSAGE OF AN ORDINANCE BY THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA, AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THAT PROCESS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Ormond Station Community Development District ("**District**") is a 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**"); and

**WHEREAS**, pursuant to the Uniform Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

**WHEREAS**, the District desires to amend its boundaries to be consistent with the legal description set forth in **Exhibit A** ("**Boundary Amendment**"); and

**WHEREAS**, the Boundary Amendment is in the best interest of the District, and the area of land within the amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

**WHEREAS**, the Boundary Amendment of the District's boundaries will allow the District to continue to be the best alternative available for delivering community development services and facilities to the lands within the District, as amended; and

**WHEREAS**, Boundary Amendment is not inconsistent with either the State or local comprehensive plan and will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

**WHEREAS**, the area of land that will lie in the amended boundaries of the District will continue to be amenable to separate special district government; and

**WHEREAS**, in order to seek a Boundary Amendment ordinance pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the process; and

**WHEREAS**, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors ("**Board**"); and

**WHEREAS**, the Developer has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

**WHEREAS**, the District hereby desires to request a Boundary Amendment in accordance with Chapter 190, *Florida Statutes*, by taking such actions as are necessary in furtherance of the same.

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

**1. RECITALS.** The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**2. AUTHORIZATION FOR BOUNDARY AMENDMENT.** Pursuant to Chapter 190, *Florida Statutes*, the Board hereby authorizes the Chairman and District Staff to proceed in an expeditious manner with the preparation and filing of any documentation necessary to seek the amendment of the District's boundaries as described in **Exhibit A**. The Board further authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the Boundary Amendment.

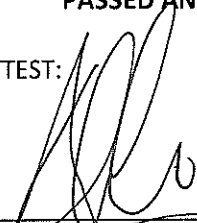
**3. AUTHORIZATION FOR AGENT.** The Board hereby authorizes the District Chairman, District Manager and District Counsel to act as agents of the District with regard to any and all matters pertaining to the petition to amend the boundaries of the District. District Staff, in consultation with the District Chairman, is further authorized to revise **Exhibit A** in order to address any further boundary adjustments as may be identified by the District Engineer. The District Manager shall ensure that the final versions of **Exhibit A** as confirmed by the Chairman are attached hereto.

**4. EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

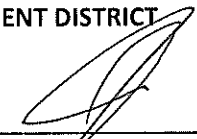
[CONTINUED ON NEXT PAGE]

**PASSED AND ADOPTED** this 28th day of August, 2025.

ATTEST:

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

**ORMOND STATION COMMUNITY  
DEVELOPMENT DISTRICT**

  
\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Legal Description of District Boundaries, as Amended

**Exhibit A:**

Legal Description of District Boundaries, as Amended

**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING WITHIN SECTION 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE ALONG THE WEST LINE OF SAID SECTION 22 RUN NORTH 01°17'59" WEST A DISTANCE OF 5262.99 FEET TO THE NORTHWEST CORNER OF SAID SECTION 22; THENCE ALONG THE NORTH LINE OF SAID SECTION 22 RUN NORTH 88°15'41" EAST A DISTANCE OF 2473.29 FEET TO THE NORTHWEST CORNER OF CONSERVATION TRACT "A", RECORDED IN OFFICIAL RECORDS BOOK 2694, PAGE 1482 AND THE NORTHWEST CORNER OF TRACT "B", RECORDED IN OFFICIAL RECORDS BOOK 2706, PAGE 145 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID CONSERVATION TRACT, THE NORTH LINE OF SAID SECTION 22, AND THE NORTH LINE OF SAID TRACT "B" CONTINUE NORTH 88°15'41" EAST A DISTANCE OF 1048.02 FEET TO THE INTERSECTION OF SAID NORTH LINE OF SECTION 22 AND THE WEST LINE OF THAT CERTAIN 236.00 FOOT WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1319, PAGE 1953 AND DEED BOOK 38, PAGE 50 BOTH BEING RECORDED IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE AND THE EAST LINE OF SAID TRACT "B" RUN SOUTH 01°00'05" EAST A DISTANCE OF 1521.83 FEET TO THE INTERSECTION OF SAID WEST LINE WITH THE NORTHERLY RIGHT-OF-WAY OF AIRPORT ROAD (A 100.00 FOOT WIDE PRIVATE RIGHT-OF-WAY) PER MAP BOOK 37, PAGES 38-39 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, SAID POINT OF INTERSECTION ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1400.00 FEET, A CENTRAL ANGLE OF 02°40'58", AND A CHORD DISTANCE OF 65.55 FEET WHICH BEARS SOUTH 74°35'44" WEST; THENCE ALONG ARC OF SAID CURVE, SAID NORTH RIGHT-OF-WAY LINE AND THE SOUTH LINE OF AFORESAID TRACT "B" RUN FOR A LENGTH OF 65.56 FEET TO THE SOUTHEAST CORNER OF TRACT 5 (DRAINAGE EASEMENT) PER SAID RIGHT-OF-WAY MAP BOOK AND OFFICIAL RECORDS BOOK 1730, PAGE 1056 AS RECORDED IN THE OFFICIAL RECORDS OF FLAGLER COUNTY, FLORIDA, AND A POINT OF NON-TANGENCY WITH A LINE; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, ALONG THE EASTERLY, NORTHERLY, AND WESTERLY LINES OF SAID TRACT 5 (DRAINAGE EASEMENT) AND SAID SOUTH LINE OF TRACT "B" RUN THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: (1) NORTH 84°20'38" WEST A DISTANCE OF 82.69 FEET; (2) THENCE NORTH 12°19'05" WEST A DISTANCE OF 254.77 FEET TO THE BEGINNING OF A CURVE TO THE LEFT CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 84°28'08", AND A CHORD DISTANCE OF 40.33 FEET WHICH BEARS NORTH 54°33'04" WEST; (3) THENCE ALONG THE ARC OF SAID CURVE RUN A LENGTH OF 44.23 TO A POINT OF TANGENCY WITH A LINE; (4) THENCE ALONG SAID TANGENT LINE RUN SOUTH 83°12'57" WEST A DISTANCE OF 125.15 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 85°47'29", AND A CHORD DISTANCE OF 40.84 WHICH BEARS SOUTH 40°19'20" WEST; (5) THENCE ALONG THE ARC OF SAID CURVE RUN A LENGTH OF 44.92 FEET TO A POINT OF TANGENCY WITH A LINE; (6) THENCE ALONG SAID TANGENT LINE RUN SOUTH 02°34'18" EAST A DISTANCE OF 249.48 FEET; (7) THENCE RUN SOUTH 53°07'43" WEST A DISTANCE OF 138.20 FEET TO AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF AIRPORT ROAD AND AFORESAID SOUTH LINE OF TRACT "B"; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID SOUTH LINE OF TRACT "B" RUN SOUTH 76°55'49" WEST A DISTANCE OF 554.87 FEET TO THE SOUTH-MOST CORNER OF CONSERVATION TRACT "B", RECORDED IN AFORESAID OFFICIAL RECORDS BOOK 2694, PAGE 1482 AND THE BEGINNING OF A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 67°58'32", AND A CHORD DISTANCE OF 27.95 FEET WHICH BEARS NORTH 69°04'55" EAST; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID CONSERVATION TRACT "B", SOUTH LINE OF AFORESAID TRACT "B", AND AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF AIRPORT ROAD RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) ALONG THE ARC OF SAID CURVE RUN A LENGTH OF 29.66 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 49°00'36", AND A CHORD DISTANCE OF 145.17 FEET WHICH BEARS SOUTH 59°35'57" EAST; (2) THENCE ALONG THE ARC OF SAID CURVE RUN A LENGTH OF 149.69 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 71°02'04", AND A CHORD DISTANCE OF 29.05 FEET WHICH BEARS SOUTH 48°35'13" EAST; (3) THENCE ALONG THE ARC OF SAID CURVE RUN A LENGTH OF 30.99 FEET TO A POINT OF TANGENCY WITH A LINE AND A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HUNTER'S RIDGE BOULEVARD PER AFORESAID MAP BOOK 37, PAGES 38-39; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND AFORESAID SOUTHWESTERLY LINE OF CONSERVATION TRACT "B", AND SAID SOUTH LINE OF TRACT "B" RUN NORTH 13°04'11" WEST A DISTANCE OF 205.77 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE ALONG THE WEST LINE OF SAID TRACT "B" RUN NORTH 76°55'49" EAST A DISTANCE OF 130.00 FEET TO THE SOUTHWEST CORNER OF AFORESAID CONSERVATION TRACT "A"; THENCE ALONG THE WEST LINE OF SAID CONSERVATION TRACT "A" AND SAID WEST LINE OF TRACT "B" RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: (1) NORTH 13°04'11" WEST A DISTANCE OF 120.00 FEET; (2) THENCE RUN SOUTH 76°55'49" A DISTANCE OF 130.00 FEET; (3) THENCE RUN NORTH 13°04'11" WEST A DISTANCE OF 231.38 FEET; (4) THENCE RUN NORTH 88°15'41" EAST A DISTANCE OF 281.00 FEET; (5) THENCE RUN NORTH 01°44'19" WEST A DISTANCE OF 1076.91 FEET RETURNING TO THE POINT OF BEGINNING. CONTAINING 1,735,215 SQUARE FEET OR 39.835 ACRES, MORE OR LESS.

**TOGETHER WITH THE LEGAL DESCRIPTION ON THE FOLLOWING PAGE:**

|                                                                                                                                                                                                                                                                                    |                                                                                                                                                   |                                                                  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|--|
|  <p><b>MADDEN</b><br/>MOORHEAD &amp; STOKES, LLC<br/>CIVIL ENGINEERS</p> <p>431 E. HORATIO AVE, SUITE 260 MAITLAND, FL 32751 (407) 629-8330<br/>CERTIFICATE OF AUTHORIZATION NO. CA-0007723</p> | <p>JOB NUMBER: 23003</p> <p>SEC: 22 TWP: 14S RNG: 31E</p> <p>DRAWN BY: JFV</p> <p>APPROVED BY: DAR</p> <p>DATE: 02/02/2023</p> <p>SCALE: NONE</p> | <p><b>ORMOND STATION CDD</b></p> <p><b>LEGAL DESCRIPTION</b></p> |  |
|                                                                                                                                                                                                                                                                                    |                                                                                                                                                   |                                                                  |  |
|                                                                                                                                                                                                                                                                                    |                                                                                                                                                   |                                                                  |  |
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|                                                                                                                                                                                                                                                                                    |                                                                                                                                                   |                                                                  |  |

**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING WITHIN SECTIONS 21 AND 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST PER ORB 2706, PAGE 145; THENCE ALONG THE WEST LINE OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, RUN SOUTH 01°17'59" EAST A DISTANCE OF 1234.10 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 87°57'48" EAST A DISTANCE OF 47.92 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE LEFT, CONCAVE NORTHWEST, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 45°52'03", AND A CHORD DISTANCE OF 163.66 FEET WHICH BEARS NORTH 65°01'49" EAST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 168.11 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, CONCAVE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 46°19'57", AND A CHORD DISTANCE OF 19.67 FEET WHICH BEARS NORTH 65°16'01" EAST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 20.22 FEET TO A POINT OF NON-TANGENCY WITH A LINE; THENCE ALONG SAID NON-TANGENT LINE RUN NORTH 88°26'13" EAST A DISTANCE OF 122.30 FEET; THENCE RUN NORTH 79°47'28" EAST A DISTANCE OF 818.86 FEET; THENCE RUN SOUTH 02°52'51" EAST A DISTANCE OF 132.06 FEET; THENCE RUN SOUTH 81°35'20" EAST A DISTANCE OF 97.94 FEET; THENCE RUN SOUTH 28°07'37" EAST A DISTANCE OF 308.12 FEET; THENCE RUN SOUTH 52°37'35" EAST A DISTANCE OF 114.25 FEET; THENCE RUN SOUTH 00°00'01" EAST A DISTANCE OF 54.82 FEET TO A POINT ON THE EAST LINE OF PARCEL "A", WATER MANAGEMENT DRAINAGE PER THE PLAT OF AIRPORT ROAD EXTENSION, RECORDED IN MAP BOOK 38, PAGE 55 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, ALSO BEING A POINT OF NON-TANGENCY WITH A CURVE TO THE LEFT, CONCAVE SOUTHEAST, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 68°32'35", AND A CHORD DISTANCE OF 112.62 FEET WHICH BEARS SOUTH 48°16'31" WEST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 119.63 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE CONTINUING ON SAID EAST LINE OF PARCEL "A" RUN THE FOLLOWING TEN (10) COURSES AND DISTANCES: (1) THENCE ALONG SAID TANGENT LINE RUN SOUTH 14°00'13" WEST A DISTANCE OF 72.69 FEET; (2) THENCE RUN SOUTH 08°34'52" EAST A DISTANCE OF 106.86 FEET; (3) THENCE RUN SOUTH 67°22'46" WEST A DISTANCE OF 125.21 FEET; (4) THENCE RUN SOUTH 82°46'06" WEST A DISTANCE OF 105.68 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE LEFT, CONCAVE EAST, HAVING A RADIUS OF 50.64 FEET, A CENTRAL ANGLE OF 185°59'33", AND A CHORD DISTANCE OF 101.14 FEET WHICH BEARS SOUTH 10°03'20" EAST; (5) THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 164.39 FEET TO A POINT OF TANGENCY WITH A LINE; (6) THENCE ALONG SAID TANGENT LINE RUN NORTH 76°56'54" EAST A DISTANCE OF 37.65 FEET; (7) THENCE RUN SOUTH 09°38'51" EAST A DISTANCE OF 62.54 FEET; (8) THENCE RUN SOUTH 38°38'34" EAST A DISTANCE OF 71.65 FEET; (9) THENCE RUN SOUTH 15°39'37" EAST A DISTANCE OF 59.54 FEET; (10) THENCE RUN SOUTH 34°50'47" EAST A DISTANCE OF 43.53 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF AIRPORT ROAD (A 100.00 FOOT WIDE PUBLIC RIGHT-OF-WAY) PER AFORESAID PLAT OF AIRPORT ROAD EXTENSION; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE RUN SOUTH 55°09'15" WEST A DISTANCE OF 466.36 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE RUN NORTH 34°50'46" WEST A DISTANCE OF 32.00 FEET; THENCE RUN SOUTH 55°09'14" WEST A DISTANCE OF 32.00 FEET; THENCE RUN NORTH 34°50'46" WEST A DISTANCE OF 395.85 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE LEFT, CONCAVE SOUTHWEST, HAVING A RADIUS OF 1,040.00 FEET, A CENTRAL ANGLE OF 04°30'51", AND A CHORD DISTANCE OF 81.92 FEET WHICH BEARS NORTH 37°06'11" WEST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 81.94 FEET TO A POINT OF CONTINUED CURVATURE WITH A CURVE TO THE LEFT, CONCAVE SOUTHWEST, HAVING A RADIUS OF 3,425.00 FEET, A CENTRAL ANGLE OF 15°03'28", AND A CHORD DISTANCE OF 897.53 FEET WHICH BEARS NORTH 46°53'21" WEST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 900.12 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, CONCAVE NORTHEAST, HAVING A RADIUS OF 742.50 FEET, A CENTRAL ANGLE OF 30°05'13", AND A CHORD DISTANCE OF 385.43 FEET WHICH BEARS NORTH 39°59'43" WEST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 389.90 FEET TO A POINT OF CUSP WITH A CURVE TO THE LEFT, CONCAVE NORTHEAST, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 65°03'28", AND A CHORD DISTANCE OF 225.84 FEET WHICH BEARS SOUTH 59°34'13" EAST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 238.45 FEET TO A POINT OF NON-TANGENCY WITH A LINE; THENCE ALONG SAID NON-TANGENT LINE RUN NORTH 87°57'48" EAST A DISTANCE OF 84.93 FEET RETURNING TO THE POINT OF BEGINNING.

CONTAINING 1,215,065 SQUARE FEET OR 27.894 ACRES, MORE OR LESS.

**TOGETHER WITH THE LEGAL DESCRIPTION ON THE FOLLOWING PAGE:**



**MADDEN**  
**MOORHEAD & STOKES, LLC**  
**CIVIL ENGINEERS**

431 E. HORATIO AVE, SUITE 260 MAITLAND, FL 32751 (407) 629-8330  
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

|                              |          |
|------------------------------|----------|
| JOB NUMBER:                  | 23003    |
| SEC: 21,22 TWP: 14S RNG: 31E |          |
| DRAWN BY:                    | JFV      |
| APPROVED BY:                 | DAR      |
| DATE:                        | 09/15/23 |
| SCALE:                       | NONE     |

**ORMOND STATION CDD**

**LEGAL  
DESCRIPTION**

**4**

**LEGAL DESCRIPTION:**

A PARCEL OF LAND SITUATED IN SECTION 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 74 HUNTINGTON VILLAS PHASE 1A, AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN MAP BOOK 38, PAGES 51 THROUGH 54 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 39°17'40" WEST, A DISTANCE OF 39.35 FEET; THENCE NORTH 26°36'04" WEST, A DISTANCE OF 29.07 FEET; THENCE NORTH 38°03'35" EAST, A DISTANCE OF 42.54 FEET; THENCE NORTH 12°39'36" EAST, A DISTANCE OF 81.68 FEET; THENCE NORTH 11°32'21" WEST, A DISTANCE OF 94.28 FEET; THENCE NORTH 27°35'12" WEST, A DISTANCE OF 93.79 FEET; THENCE NORTH 1°23'58" EAST, A DISTANCE OF 69.35 FEET; THENCE NORTH 3°23'17" WEST, A DISTANCE OF 100.13 FEET; THENCE NORTH 13°10'49" WEST, A DISTANCE OF 57.27 FEET; THENCE NORTH 19°56'59" WEST, A DISTANCE OF 110.72 FEET; THENCE NORTH 18°37'54" WEST, A DISTANCE OF 70.82 FEET; THENCE NORTH 19°48'08" WEST, A DISTANCE OF 189.05 FEET; TO THE SOUTHERLY RIGHT OF WAY LINE OF AIRPORT ROAD (HAVING A RIGHT OF WAY WIDTH OF 100 FEET), AS SHOWN ON THE PLAT OF AIRPORT ROAD / HUNTER'S RIDGE BOULEVARD EXTENSION AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGES 38 AND 39 OF SAID PUBLIC RECORDS; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID AIRPORT ROAD THROUGH THE FOLLOWING THREE (3) COURSES: 1) THENCE NORTH 76°56'00" EAST, A DISTANCE OF 248.40 FEET; 2) THENCE NORTH 76°55'56" EAST, A DISTANCE OF 430.60 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1500.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 75°37'03" EAST, 68.82 FEET; 3) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°37'45", AN ARC LENGTH OF 68.83 FEET TO THE WEST LINE OF THE 236.00 FOOT WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1335, PAGE 502 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 1°00'28" EAST, ALONG THE WEST LINE OF SAID EASEMENT, A DISTANCE OF 1068.09 FEET; THENCE DEPARTING THE WEST LINE OF SAID EASEMENT, SOUTH 88°48'28" WEST, A DISTANCE OF 1.20 FEET TO THE NORTHEAST CORNER OF AFOREMENTIONED HUNTINGTON VILLAS PHASE 1; THENCE ALONG THE NORTH LINE OF SAID HUNTINGTON VILLAS PHASE 1, THROUGH THE FOLLOWING ELEVEN (11) COURSES: 1) SOUTH 52°58'48" WEST, A DISTANCE OF 16.63 FEET; 2) THENCE SOUTH 53°02'14" WEST, A DISTANCE OF 47.26 FEET; 3) THENCE SOUTH 58°39'32" WEST, A DISTANCE OF 34.27 FEET; 4) THENCE SOUTH 63°47'39" WEST, A DISTANCE OF 26.83 FEET; 5) THENCE SOUTH 73°20'01" WEST, A DISTANCE OF 34.36 FEET; 6) THENCE SOUTH 74°31'48" WEST, A DISTANCE OF 39.23 FEET; 7) THENCE NORTH 78°20'51" WEST, A DISTANCE OF 32.00 FEET; 8) THENCE NORTH 76°52'54" WEST, A DISTANCE OF 50.00 FEET; 9) THENCE NORTH 84°41'55" WEST, A DISTANCE OF 32.53 FEET; 10) THENCE NORTH 23°52'11" WEST, A DISTANCE OF 147.86 FEET; 11) THENCE SOUTH 65°56'21" WEST, A DISTANCE OF 219.55 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN: 14.391 ACRES, MORE OR LESS.

**TOGETHER WITH THE LEGAL DESCRIPTION ON THE FOLLOWING PAGE:**

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN, SECTION 21, TOWNSHIP 14 SOUTH, RANGE 31 EAST, CITY OF ORMOND BEACH, FLAGLER COUNTY, FLORIDA;

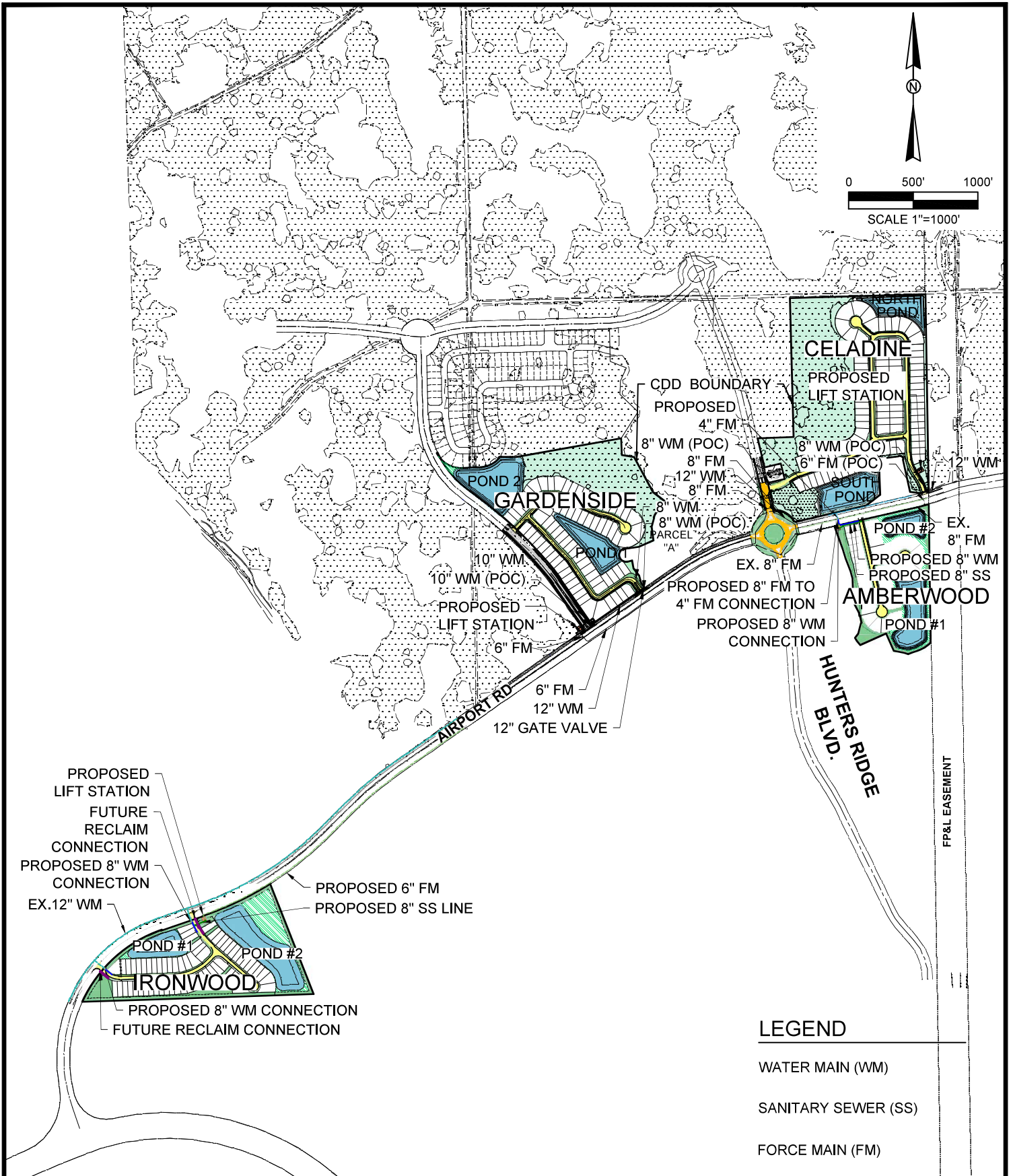
BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE RUN SOUTH 88°05'52" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 21 FOR A DISTANCE OF 1325.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 21 RUN SOUTH 88°05'52" WEST FOR A DISTANCE OF 1320.34 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 21; THENCE RUN SOUTH 88°05'07" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 21 FOR A DISTANCE OF 471.20 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF AIRPORT ROAD (PARCEL C), A 100.00 FOOT WIDTH RIGHT-OF-WAY ACCORDING TO MAP BOOK 38, PAGES 55 AND 56 OF THE PUBLIC RECORDS OF SAID FLAGLER COUNTY, FLORIDA ALSO BEING A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1050.00 FEET, A CHORD BEARING OF NORTH 47°56'39" EAST AND A CHORD DISTANCE OF 823.86 FEET; THENCE RUN THE FOLLOWING BEARINGS AND DISTANCES ALONG SAID EASTERLY RIGHT-OF-WAY LINE: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 46°11'49" FOR A DISTANCE OF 846.60 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 71°02'33" EAST FOR A DISTANCE OF 336.88 FEET TO A POINT OF CURVATURE OF A CURVE CONVEX NORTHWESTERLY HAVING A RADIUS OF 2550.00 FEET, WITH A CHORD BEARING OF NORTH 64°29'33" EAST AND A CHORD DISTANCE OF 581.76 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°06'00" FOR A DISTANCE OF 583.03 FEET TO A POINT ON A NON TANGENT LINE; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE RUN SOUTH 21°28'08" EAST FOR A DISTANCE OF 915.80 FEET TO THE POINT OF BEGINNING.

CONTAINS 21.23 ACRES MORE OR LESS.

**FOR A TOTAL ACREAGE OF 103.35 ACRES, MORE OR LESS.**

# EXHIBIT 8



**MADDEN**  
**MOORHEAD & STOKES, LLC**  
**CIVIL ENGINEERS**

431 E. HORATIO AVE, SUITE 260 MAITLAND, FL 32751 (407) 629-8330  
 CERTIFICATE OF AUTHORIZATION NO. CA-0007723

|                              |           |
|------------------------------|-----------|
| JOB NUMBER:                  | 23MMS0031 |
| SEC: 21,22 TWP: 14S RNG: 31E |           |
| DRAWN BY:                    | JFV       |
| APPROVED BY:                 | DAR       |
| DATE:                        | 07/07/25  |
| SCALE:                       | 1" = 300' |

**ORMOND STATION CDD**

**EXISTING UTILITY  
 MAP**

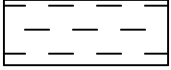
**3**

# EXHIBIT 9

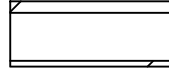
# LEGEND



MUL (MIXED USE: LOW INTENSITY)



CONSERVATION



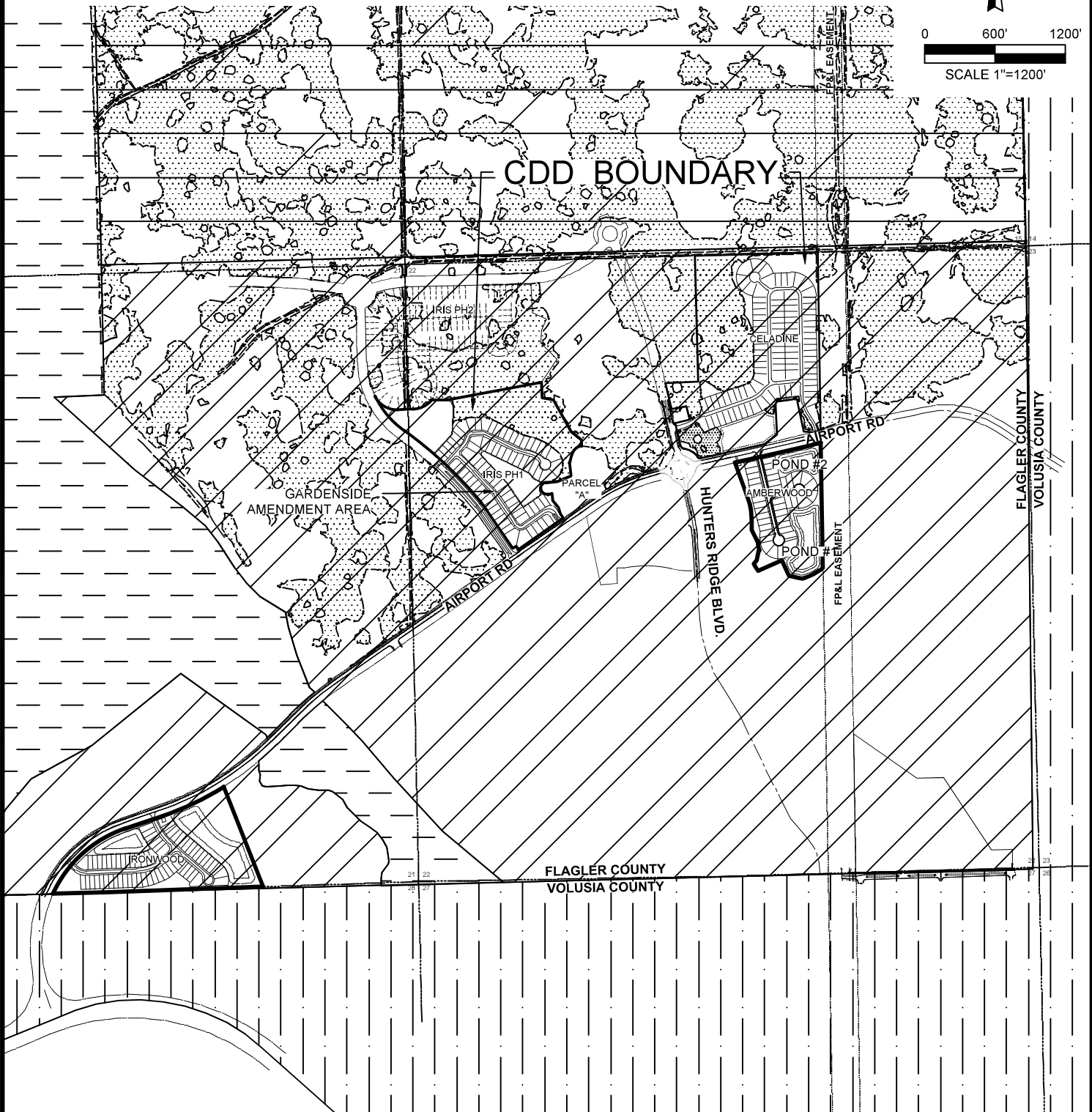
AG-TIMBER (AGRICULTURE & TIMBERLANDS)



INCORPORATED



0 600' 1200'  
SCALE 1"=1200'



**MADDEN**  
MOORHEAD & STOKES, LLC  
CIVIL ENGINEERS

431 E. HORATIO AVE, SUITE 260 MAITLAND, FL 32751 (407) 629-8330  
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

JOB NUMBER: 23MMS0031

SEC: 21,22 TWP: 14S RNG: 31E

DRAWN BY: JFV

APPROVED BY: DAR

DATE: 07/07/25

SCALE: 1" = 1000'

**ORMOND STATION CDD**

**FUTURE LAND USE  
MAP**

**8**

# EXHIBIT 10

### Estimate of Total Probable Costs - Amberwood at Ormond Station CDD

| Item                                                                                                                                                                                                                                                                                            | Description                                                                   | Total Estimated Cost |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|----------------------|
| 1                                                                                                                                                                                                                                                                                               | Earthwork, Stormwater Management Ponds & Erosion Control                      | \$455,000            |
| 2                                                                                                                                                                                                                                                                                               | Roads                                                                         | \$220,000            |
| 3                                                                                                                                                                                                                                                                                               | Storm Drainage                                                                | \$180,000            |
| 4                                                                                                                                                                                                                                                                                               | Potable Water                                                                 | \$105,980            |
| 5                                                                                                                                                                                                                                                                                               | Sanitary Sewer                                                                | \$203,300            |
| 6                                                                                                                                                                                                                                                                                               | Reclaimed Water                                                               | \$80,000             |
| 7                                                                                                                                                                                                                                                                                               | Landscaping & Irrigation                                                      | \$80,000             |
| 8                                                                                                                                                                                                                                                                                               | Hardscape Features                                                            | \$150,000            |
| 9                                                                                                                                                                                                                                                                                               | Offsite Roadway and Utility Improvements                                      | \$5,000              |
| 10                                                                                                                                                                                                                                                                                              | Professional Fees - Engineering Design, Permitting, Surveying, Testing & Insp | \$120,000            |
|                                                                                                                                                                                                                                                                                                 | Sub-Total                                                                     | \$1,599,280          |
|                                                                                                                                                                                                                                                                                                 | Contingency                                                                   | \$159,928            |
|                                                                                                                                                                                                                                                                                                 | Total                                                                         | \$1,759,208          |
| This estimate of probable cost is based on construction plans and current contractor pay applications.                                                                                                                                                                                          |                                                                               |                      |
| Due to material cost fluctuations and differences in contractor bids at the time the project may be constructed, the final cost may be more or less than this estimate. Changes in the scope of work or final construction plans may also result in changes to the estimated construction cost. |                                                                               |                      |



**MADDEN**  
**MOORHEAD & STOKES, LLC**  
**CIVIL ENGINEERS**

431 E. HORATIO AVE, SUITE 260 MAITLAND, FL 32751 (407) 629-8330  
 CERTIFICATE OF AUTHORIZATION NO. CA-0007723

JOB NUMBER: 23MMS0031

SEC: 21,22 TWP: 14S RNG:31E

DRAWN BY: JFV

APPROVED BY: DAR

DATE: 07/07/25

SCALE: NONE

**ORMOND STATION CDD**

**ENGINEERS ESTIMATE  
 OF PROBABLE  
 COST-AMBERWOOD**

**6A**

### Estimate of Total Probable Costs - Ironwood at Ormond Station CDD

| Item                                                                                                                                                                                                                                                                                            | Description                                                                   | Total Estimated Cost |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|----------------------|
| 1                                                                                                                                                                                                                                                                                               | Earthwork, Stormwater Management Ponds & Erosion Control                      | \$620,000            |
| 2                                                                                                                                                                                                                                                                                               | Public Roads                                                                  | \$346,500            |
| 3                                                                                                                                                                                                                                                                                               | Storm Drainage                                                                | \$283,500            |
| 4                                                                                                                                                                                                                                                                                               | Potable Water                                                                 | \$154,980            |
| 5                                                                                                                                                                                                                                                                                               | Sanitary Sewer                                                                | \$296,900            |
| 6                                                                                                                                                                                                                                                                                               | Reclaimed Water                                                               | \$126,000            |
| 7                                                                                                                                                                                                                                                                                               | Landscaping & Irrigation                                                      | \$126,000            |
| 8                                                                                                                                                                                                                                                                                               | Hardscape Features                                                            | \$250,000            |
| 9                                                                                                                                                                                                                                                                                               | Offsite Roadway and Utility Improvements                                      | \$703,000            |
| 10                                                                                                                                                                                                                                                                                              | Professional Fees - Engineering Design, Permitting, Surveying, Testing & Insp | \$157,500            |
|                                                                                                                                                                                                                                                                                                 | Sub-Total                                                                     | \$3,064,380          |
|                                                                                                                                                                                                                                                                                                 | Contingency                                                                   | \$306,438            |
|                                                                                                                                                                                                                                                                                                 | Total                                                                         | \$3,370,818          |
| This estimate of probable cost is based on construction plans and current contractor pay applications.                                                                                                                                                                                          |                                                                               |                      |
| Due to material cost fluctuations and differences in contractor bids at the time the project may be constructed, the final cost may be more or less than this estimate. Changes in the scope of work or final construction plans may also result in changes to the estimated construction cost. |                                                                               |                      |



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DRAWN BY: JFV

APPROVED BY: DAR

DATE: 07/07/25

SCALE: NONE

**ORMOND STATION CDD**

**ENGINEERS ESTIMATE  
 OF PROBABLE  
 COST-IRONWOOD**

**6B**

# EXHIBIT 11

# Ormond Station COMMUNITY DEVELOPMENT DISTRICT

Statement  
of  
Estimated Regulatory Costs

July 16, 2025



Provided by

***Wrathell, Hunt and Associates, LLC***  
2300 Glades Road, Suite 410W  
Boca Raton, FL 33431  
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Website: [www.whhassociates.com](http://www.whhassociates.com)

# **STATEMENT OF ESTIMATED REGULATORY COSTS**

## **1.0 Introduction**

### **1.1 Purpose and Scope**

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to amend the boundaries of the Ormond Station Community Development District ("District"). The District was established by Ordinance No. 2023-08, passed by the Board of County Commissioners of Flagler County, Florida on May 15, 2023, and previously amended by Ordinance No. 2024-01 to modify the boundaries of the District on February 19, 2024. The current size of the District is approximately 67.729 +/- acres and the District is located entirely within the Flagler County, Florida (the "County"). The petition to amend the boundaries of the District seeks to add approximately 35.621 +/- acres located in the County to the District ("Amendment Area"). After the amendment, the District will be projected to contain approximately 103.35 +/- acres and is planned to be developed with a total of 278 residential dwelling units. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing District establishment) as follows:

*"That the process of establishing such a district pursuant to uniform general law 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" (emphasis added).*

### **1.2 Overview of the Ormond Station Community Development District**

The District is designed to provide public infrastructure, services, and facilities along with operation and maintenance of the same to a master planned residential development currently anticipated to contain a total of approximately 278 residential dwelling units following the amendment of the District's boundaries.

A community development district ("CDD") is an independent unit of special purpose local government authorized by the Act to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDDs provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), F.S.

A CDD is not a substitute for the local, general purpose government unit, i.e., the City or County in which the CDD lies. A CDD does not have the permitting, zoning or policing powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating and maintaining public infrastructure for developments, such as Ormond Station.

### **1.3 Requirements for Statement of Estimated Regulatory Costs**

Section 120.541(2), F.S., 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 the implementation of the rule; or
3. Is likely to increase regulatory costs, including any Transactional Costs (as defined herein), in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) 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.

(c) 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.

(d) A good faith estimate of the Transactional Costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this SERC, "Transactional Costs" are direct costs that are readily ascertainable by the County based upon standard business practices, and may include:

1. Filing fees.
2. Expenses to obtain a license.
3. Necessary equipment.
4. Installation, utilities for, and maintenance of necessary equipment.
5. Necessary operations or procedures.
6. Accounting, financial, information management, and other administrative processes.
7. Labor, based on relevant wages, salaries, and benefits.
8. Materials and supplies.
9. Capital expenditures, including financing costs.
10. Professional and technical services, including contracted services necessary to implement and maintain compliance.
11. Monitoring and reporting.
12. Qualifying and recurring education, training, and testing.
13. Travel.
14. Insurance and surety requirements.
15. A fair and reasonable allocation of administrative costs and other overhead.
16. Reduced sales or other revenue.
17. Other items suggested by the rules ombudsman in the Executive Office of the Governor or by any interested person, business organization, or business representative

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (Flagler County, according to the Census 2020, has a population of 115,378; therefore, it is not defined as a small County for the purposes of this requirement.)

- (f) In evaluating the impacts described in paragraphs (a) and (e), the County must include, if applicable, the market impacts likely to result from compliance with the proposed rule, including:
1. Changes to customer charges for goods or services.
  2. Changes to the market value of goods or services produced, provided, or sold.

3. Changes to costs resulting from the purchase of substitute or alternative goods or services.
4. The reasonable value of time to be spent by owners, officers, operators, and managers to understand and comply with the proposed rule, including, but not limited to, time to be spent completing requiring education, training, or testing.

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

(h) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

Note: the references to "rule" in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an "ordinance" under section 190.005(2)(a), F.S.

## **2.0 An economic analysis showing whether the ordinance 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 ordinance;**
- 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 the implementation of the ordinance; 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 ordinance.**

The ordinance amending the boundaries of the District is not anticipated to have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. Any increases in regulatory costs, principally the anticipated increases in Transactional Costs as a result of imposition of special assessments by the District on the Amended Area will be the direct result of facilities and services provided by the District to the landowners within the Amendment Area. However, as property ownership in the District is voluntary and all additional costs will be disclosed to prospective buyers prior to sale, such increases should be considered voluntary, self-imposed and offset by benefits received from the infrastructure and services provided by the District.

Further, the ordinance amending the boundaries of the District is not likely to result in market impacts such as customer charges, changes to the market value of goods or services produced, provided or sold, changes to costs resulting from the purchase of substitute or alternative goods or services or incur additional time be spent by State of Florida or Flagler County governments staff to understand and comply with the proposed ordinance, including, but not limited to, time to be spent completing requiring education, training, or testing, as the proposed District will be one of many already existing CDDs in Florida and Flagler County and the marginal impact of one more CDD will be negligible if any.

## **2.1 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 ordinance.**

The sole reason for the amending of the District's boundaries is to provide public facilities and services to support the development of a new, master planned residential development. The development of the larger, approximately 103.35 +/- acres, parcel will promote local economic activity, create local value, lead to local private sector investment and is likely, at least in the short term, to support local private sector employment and/or lead to local new job creation to a degree likely similar to that of a smaller, pre-amendment, approximately 67.729 +/- acre, parcel contained within the existing District boundaries.

Amending the boundaries of the District will allow it to plan, fund, implement, operate and maintain, for the benefit of the landowners within the amended and larger District, various public facilities and services for a larger-sized development. Such facilities and services, as further described in Section 5, will allow for the development of the land within the amended District. The provision of District's infrastructure and the subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and residents of the amended and larger District. The private developer of the land in the amended and larger District will use its private funds to conduct the private land development and construction of an anticipated approximately 278 residential dwelling units the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved without amending the District's boundaries by the private sector alone, the fact that the amendment of the District's boundaries is initiated by the private developer means that the private developer considers the amendment of the District's boundaries and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the amended and larger District, which in turn will lead directly or indirectly to economic growth, likely private sector job growth and/or support private sector employment, and private sector investments.

## **2.2 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 the implementation of the ordinance.**

When assessing the question of whether the amending of the boundaries of the District is likely to directly or indirectly 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, one has to compare these factors in the presence and in the absence of the amended District boundaries in the development. When the question is phrased in this manner, it can be surmised that the amendment of the District's boundaries is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same development without the amended and larger District. Similar to a purely private solution, District contracts will be bid competitively as to achieve the lowest cost/best value for the particular infrastructure or services desired by the landowners, which will insure that contractors wishing to bid for such contracts will have to demonstrate to the District the most optimal mix of cost, productivity and innovation. Additionally, the amendment of the District's boundaries for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was a larger District. The amended and larger District, in its purchasing decisions, will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

**2.3 Likelihood of an increase in regulatory costs, including any Transactional Costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.**

The amendment of the District's boundaries will not increase any regulatory costs of the State or the County by virtue that the District has already been established and amending its size does not change the regulatory requirements that the District will be subject to after the initial review of the petition to amend its boundaries by the County and approval of such petition by the County. As described in more detail in Section 4, the District will pay a one-time filing fee to the County to offset any expenses that the County may incur in the processing of this petition to amend the District's boundaries.

The amending of the District's boundaries will, however, directly increase regulatory costs to the landowners within the Amendment Area. Such increases in regulatory costs, principally the anticipated increases in Transactional Costs as a result of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners within the Amendment Area. However, as property ownership in the District is completely voluntary, all current property owners within the Amendment Area must consent to the amendment of the District's boundaries and the likelihood of additional transaction costs, and all initial prospective buyers will have such additional transaction costs disclosed to them prior to sale, as required by State law. Such costs, however, should be considered voluntary, self-imposed, and as a tradeoff for the service and facilities provided by the District. As to the anticipated amount of the Transactional Costs in the aggregate within 5 years, they are anticipated to not exceed \$5,000,000.

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

The proposed amended District will serve land that comprises an approximately 103.35 +/- acre master planned residential development currently anticipated to contain a total of approximately 278 residential dwelling units, although the development plan can change. Assuming an average density of 3.5 persons per residential dwelling unit, the estimated residential population of the proposed amended District at build out would be approximately 973 +/- and all of these residents as well as the landowners within the District will be affected by the ordinance. The County and certain state agencies will not be affected by or required to comply with the ordinance as more fully discussed hereafter.

**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 ordinance, and any anticipated effect on state or local revenues.**

There is no state agency promulgating any rule relating to this project and there is no anticipated effect of the ordinance amending the District's boundaries on state or local revenues.

**4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance**

Because the result of adopting the ordinance is the amendment of the boundaries of an existing independent local special purpose government, there will be no additional enforcing responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs herein.

### State Governmental Entities

Amending the boundaries of an already existing independent local special purpose government will result in no costs to any State governmental entities to implement and enforce the proposed amended and enlarged District.

### Flagler County, Florida

The existing District as well as the Amendment Area are both located within the Flagler County, Florida. The County and its staff may process, analyze, conduct a public hearing, and vote upon the petition to amend the boundaries of the District. These activities will absorb some resources; however, these costs incurred by the County will be modest for a number of reasons. First, the County approved ordinance establishing the District in 2023 and that petition possessed much information about the District and County staff should be generally familiar with the District. Second, review of the petition to amend the boundaries of the District does not include analysis of the project itself. Third, the petition itself provides much of the information needed for a staff review. Fourth, the County already possesses the staff needed to conduct the review without the need for new staff. Fifth, there is no capital required to review the petition. Sixth, the potential costs are offset by a filing fee included with the petition to offset any expenses the County may incur in the processing of this petition. Finally, the County already processes similar petitions, though for entirely different subjects, for land uses and zoning changes that are far more complex than the petition to amend the boundaries of a community development district.

Further, there will be no increase in the very small annual costs to County, because of the amendment of the District's boundaries. The District is an independent unit of local government. The only annual costs the County faces, which will not change with the amendment of the District's boundaries, 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 maintains a monitoring program for this District.

## **4.2 Impact on State and Local Revenues**

Adoption of the proposed ordinance will have no negative impact on state or local revenues. The District is an independent unit of local government. It 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.

Any non-ad valorem assessments levied by the District will not count against any millage caps imposed on other taxing authorities providing services to the lands within the District. It is also important to note that any debt obligations the District may incur are not debts of the State of Florida or any other unit of local government. By Florida 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, including local government entities, required to comply with the requirements of the ordinance.**

The review of the petition to amend the boundaries of the District will be funded by a payment of an application fee to the County. This payment will be made voluntarily by the Petitioner, who is the same as/affiliated with the owners of land proposed to be included within the boundaries of the District and

subject to the ordinance amending the boundaries of the District. Once the filing fee is paid, an annual Special District fee of \$175 will also be paid by the District to the State per provisions of Section 189.018, Florida Statutes. With regard to capital equipment necessary for the provision of public infrastructure and services, Table 1 below outlines the good faith estimates of same, while Table 2 below outlines the entities responsible for the ownership and maintenance of different categories of public infrastructure and services. Please note that while the Transactional Costs of the public infrastructure and services are not readily identifiable at this time, they are reasonably expected to be similar to those that would be needed under an alternative public infrastructure and services (such as those discussed in Section 7.0) or should the infrastructure and services be provided under a fully private alternative delivery mechanism in absence of a public option.

Table 1 provides an outline of the various facilities and services the proposed District may provide. Financing for these facilities is projected to be provided by the District.

Table 2 illustrates the estimated costs of construction of the capital facilities, outlined in Table 1. Total costs of construction for those facilities in the amendment area that may be provided are estimated to be approximately \$5,130,026. The District may levy non-ad valorem special assessments (by a variety of names) and may issue special assessment bonds to fund the costs of these facilities. These bonds would be repaid through non-ad valorem special assessments levied on all developable properties in the District that may benefit from the District's infrastructure program as outlined in Table 2.

Prospective future landowners in the proposed District may be required to pay non-ad valorem special assessments levied by the District to provide for facilities and secure any debt incurred through bond issuance. In addition to the levy of non-ad valorem special assessments which may be used for debt service, the District may also levy a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services. However, purchasing a property within the District or locating in the District by new residents is completely voluntary, so, ultimately, all landowners and residents of the affected property choose to accept the non-ad valorem assessments as a tradeoff for the services and facilities that the District will provide. In addition, state law requires all assessments levied by the District to be disclosed by the initial seller to all prospective purchasers of property within the District.

**Table 1**  
**ORMOND STATION**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Proposed Facilities and Services**

| <b>FACILITY</b>                                             | <b>FUNDED<br/>BY</b> | <b>OWNED<br/>BY</b>     | <b>MAINTAINED<br/>BY</b> |
|-------------------------------------------------------------|----------------------|-------------------------|--------------------------|
| Earthwork, Stormwater Management<br>Ponds & Erosion Control | CDD                  | CDD                     | CDD                      |
| Roads                                                       | CDD                  | County                  | County                   |
| Storm Drainage                                              | CDD                  | County                  | County                   |
| Potable Water                                               | CDD                  | City of<br>Ormond Beach | City of Ormond<br>Beach  |
| Sanitary Sewer                                              | CDD                  | City of<br>Ormond Beach | City of Ormond<br>Beach  |
| Landscaping & Irrigation                                    | CDD                  | CDD                     | CDD                      |
| Hardscape Features                                          | CDD                  | CDD                     | CDD                      |
| Offsite Roadway and Utility<br>Improvements                 | CDD                  | CDD                     | CDD                      |

A CDD provides the property owners with an alternative mechanism of providing public services; however, special assessments and other impositions levied by the District and collected by law represent the Transactional Costs incurred by landowners as a result of the establishment of the District. Such Transactional Costs should be considered in terms of costs likely to be incurred under alternative public and private mechanisms of service provision, such as other independent special districts, County or its dependent districts, or County management but financing with municipal service benefit units and municipal service taxing units, or private entities, all of which can be grouped into three major categories: public district, public other, and private.

With regard to the public services delivery, dependent and other independent special districts can be used to manage the provision of infrastructure and services, however, they are limited in the types of services they can provide, and likely it would be necessary to employ more than one district to provide all services needed by the development.

**Table 2**  
**ORMOND STATION COMMUNITY DEVELOPMENT**  
**DISTRICT**  
**Estimated Costs of Construction**

| <b>CATEGORY</b>                                          | <b>COST</b>        |
|----------------------------------------------------------|--------------------|
| Earthwork, Stormwater Management Ponds & Erosion Control | \$1,075,000        |
| Roads                                                    | \$566,500          |
| Storm Drainage                                           | \$463,500          |
| Potable Water                                            | \$260,960          |
| Sanitary Sewer                                           | \$500,200          |
| Reclaimed Water                                          | \$206,000          |
| Landscaping & Irrigation                                 | \$206,000          |
| Hardscape Features                                       | \$400,000          |
| Offsite Roadway and Utility Improvements                 | \$708,000          |
| Professional Fees                                        | \$277,500          |
| Contingency                                              | \$466,366          |
| <b>Total</b>                                             | <b>\$5,130,026</b> |

Other public entities, such as cities, are also capable of providing services, however, their costs in connection with the new services and infrastructure required by the new development and, transaction costs, would be borne by all taxpayers, unduly burdening existing taxpayers. Additionally, other public entities providing services would also be inconsistent with the State's policy of "growth paying for growth".

Lastly, services and improvements could be provided by private entities. However, their interests are primarily to earn short-term profits and there is no public accountability. The marginal benefits of tax-exempt financing utilizing CDDs would cause the CDD to utilize its lower Transactional Costs to enhance the quality of infrastructure and services.

In considering Transactional Costs of CDDs, it shall be noted that occupants of the lands to be included within the District will receive three major classes of benefits.

First, those residents in the District will receive a higher level of public services which in most instances will be sustained over longer periods of time than would otherwise be the case.

Second, a CDD is a mechanism for assuring that the public services will be completed concurrently with development of lands within the development. 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 local governance which is specifically established to provide District landowners with planning, construction, implementation and short and long-term maintenance of public infrastructure at sustained levels of service.

The cost impact on the ultimate landowners in the development is not the total cost for the District to

provide infrastructure services and facilities. Instead, it is the incremental costs above, if applicable, what the landowners would have paid to install infrastructure via an alternative financing mechanism.

Consequently, a CDD provides property owners with the option of having higher levels of facilities and services financed through self-imposed revenue. The District is an alternative means to manage necessary development of infrastructure and services with related financing powers. District management is no more expensive, and often less expensive, than the alternatives of various public and private sources.

## **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.**

There will be little impact on small businesses because of the amendment of the District. If anything, the impact may be positive because the District must competitively bid all of its contracts and competitively negotiate all of its contracts with consultants over statutory thresholds. This affords small businesses the opportunity to bid on District work.

Further, the ordinance amending the boundaries of the District is not likely to result in market impacts such as customer charges, changes to the market value of goods or services produced, provided or sold, changes to costs resulting from the purchase of substitute or alternative goods or services or incur additional time be spent by owners, officers, operators, and managers of small businesses to understand and comply with the proposed ordinance, including, but not limited to, time to be spent completing requiring education, training, or testing, as the proposed District will be one of many already existing CDDs in Florida and Flagler County and small businesses will be able to bid on District work, not unlike bidding on work for communities which are not CDDs, thus making the marginal impact negligible if any.

Flagler County has a population of 115,378 according to the Census 2020 conducted by the United States Census Bureau and is therefore not defined as a "small" County according to Section 120.52, F.S.

## **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.

In relation to the question of whether the Ormond Station Community Development District with amended boundaries is the best possible alternative to provide public facilities and services to the project, there are several additional factors which bear importance. As an alternative to an independent district, the County could establish a dependent Special District for the Amendment Area.

There are a number of reasons why a dependent district is not the best alternative for providing public facilities and services to the Ormond Station. First, an existing District was established specifically to serve as the Ormond Station development. It would be inefficient to have the existing Ormond Station development provided with improvements and services by a dependent Special District.

Second, unlike a CDD, this alternative would require the County to administer the project and its facilities and services. As a result, the costs for these services and facilities would not be directly and wholly

attributed to the land directly benefiting from them, as the case would be with a CDD. Administering a project of the size and complexity of the development program anticipated for the Ormond Station development is a significant and expensive undertaking.

Third, a CDD is preferable from a government accountability perspective. With a CDD, residents and landowners in the District would have a focused unit of government ultimately under their direct control. The CDD can then be more responsive to resident needs without disrupting other County responsibilities. By contrast, if the County were to establish and administer a dependent Special District for the Amendment Area, then some of the residents and landowners of the Ormond Station development would take their grievances and desires to the County Commission meetings, and some others to the CDD Board, leading to confusion as to the which party is responsible for what area.

Fourth, any debt of an independent CDD is strictly that District's responsibility. While it may be technically true that the debt of a County-established, dependent Special District is not strictly the County's responsibility, any financial problems that a dependent Special District may have may reflect on the County. This will not be the case if a CDD is established.

Another alternative to a CDD would be for a Property Owners' Association (POA) to provide the infrastructure as well as operations and maintenance of public facilities and services for that portion of the Ormond Station development that would not be within the CDD. A CDD is superior to a POA for a variety of reasons. First, unlike a POA, a CDD can obtain low cost funds from the municipal capital markets. Second, as a government entity a CDD can impose and collect its assessments along with other property taxes on the County's real estate tax bill. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Third, the proposed District is a unit of local government. This provides a higher level of transparency, oversight and accountability. Finally, it would be inefficient to have the Ormond Station development to change from getting the improvements and services by a CDD to a POA.

#### **8.0 A description of any regulatory alternatives submitted under section 120.541(1)(a), F.S., and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.**

No written proposal, statement adopting an alternative or statement of the reasons for rejecting an alternative have been submitted.

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to amend the boundaries of the Ormond Station Community Development District.

# EXHIBIT 12

## AUTHORIZATION OF AGENT

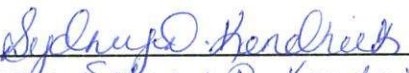
This letter shall serve as a designation of Jere Earlywine of Kutak Rock, LLP, to act as agent for Petitioner, Ormond Station Community Development District, with regard to any and all matters pertaining to the Petition to the County Commissioners of the Flagler County, Florida, to Amend the Boundaries of the Ormond Station Community Development District pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, *Florida Statutes*, Section 190.156(1), *Florida Statutes*. This authorization shall remain in effect until revoked in writing.

### WITNESSES:

### ORMOND STATION COMMUNITY DEVELOPMENT DISTRICT

  
Name: Matthew Stolz

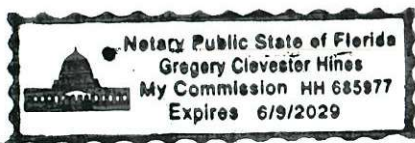
  
By: John Valantasis  
Chairman, Board of Supervisors

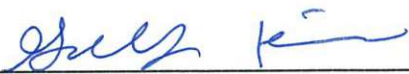
  
Name: Sydney D. Hendrick

Date: 7/14/25

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14<sup>th</sup> day of JULY, 2025, by John Valantasis, as Chairman of Ormond Station CDD, who appeared before me this day in person, and who is either personally known to me or produced \_\_\_\_\_ as identification.



  
NOTARY PUBLIC, STATE OF FLORIDA

Name: Gregory Clevesier Hines  
(Name of Notary Public, Printed, Stamped or  
Typed as Commissioned)

**NOTICE OF ADOPTION OF AN  
ORDINANCE AMENDING THE  
ORMOND STATION COMMUNITY  
DEVELOPMENT DISTRICT**

Pursuant to Section 190.005(1)(c) and Section 190.046(1)(b), Florida Statutes, the Flagler County Board of County Commissioners hereby provide notice of consideration of a petition submitted by Jere Earlywine, Esq., seeking the amendment of the Ormond Station Community Development District and possible adoption of the following Ordinance titled similar to:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA, AMENDING ORDINANCE NO. 2023-08; AS AMENDED BY ORDINANCE NO. 2024-01; AMENDING THE ORMOND CROSSING COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; AMENDING AND EXPANDING THE BOUNDARIES OF THE DISTRICT TO INCLUDE A 21.24 ACRE PARCEL AND A 14.39 ACRE PARCEL; PROVIDING FOR FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Public hearing on the above-captioned matter will be held as follows:

BOARD OF COUNTY COMMISSIONERS - Monday, July 13, 2026 at 5:30 p.m. or as soon thereafter as possible in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Blvd., Bunnell, Florida.

All affected units of general-purpose local government and the general public shall be given an opportunity to appear at the hearing and present oral or written comments on the petition. Anyone wishing to express their opinion may attend, telephone 386-313-4009 or write to: Flagler County Planning Department, 1769 E. Moody Blvd, Building 2, Bunnell, FL 32110 or email to [planningdept@flaglercounty.gov](mailto:planningdept@flaglercounty.gov). Copies of the proposal, supporting data and analysis, staff reports and other pertinent information are available for review between the hours of 8:00 a.m. and 4:30 p.m. Monday through Friday at the Flagler County Planning & Zoning Dept., 1769 East Moody Boulevard, Building 2, Bunnell, Florida 32110.

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD OF COUNTY COMMISSIONERS WITH RESPECT TO ANY MATTER CONSIDERED AT THE MEETING, A RECORD OF THE PROCEEDINGS MAY BE NEEDED AND, FOR SUCH PURPOSES, THE PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH APPEAL IS TO BE BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE PLANNING DEPARTMENT AT LEAST 48 HOURS PRIOR TO THE MEETING.

