



Other



Ancillary Records

[Screen Reader](#) [Web Site Map](#)



For your reference, auxiliary supporting records are provided here that may be of interest to you due to their historical &/or on-going significance in the establishment, maturation, and continuance of the Harmony Community Development District (HCDD or District).

If there is a public record that you are interested in but do not see on the website, please contact our [Records Officer](#) (contact details are in panel along right-side of page). If you find a record on this website that is not screen-readable, contact the site [Administrator](#) for immediate remediation and a copy that is fully ADA Compliant

Harmony CDD Records Library:

Although routinely updated District Records over seven (7) years old are not listed directly on any webpage, they are always available upon request by a resident or other member of the general public. If you would like to review anything from our library, please contact us at your convenience. The types of records generated most frequently by the District are those that fall into one of the following generic categories.

[Budgets](#) [Assessments](#) [Audits](#) [Agendas](#) [Minutes](#) [Resolutions](#) [Invoices](#)

If you are seeking a type of record not listed here, let us know so that we can assimilate it for you. We look forward to being of service. *Welcome to Harmony!*

Establishment Ordinances:

- [Ordinance #00-05](#) [0.85 MB] — Defines the Harmony CDD boundary & acreage, effective March 6, 2000
- [Ordinance #00-16](#) [0.56 MB] — Amends 00-05 for Special Powers of District, effective September 14, 2000
- [Ordinance #01-35](#) [0.31 MB] — Amends 00-05 & 00-16 to revise District boundary, effective October 1, 2001
- [Ordinance #05-02](#) [1.28 MB] — Amends 00-05, 00-16, & 01-35 to expand acreage, effective January 10, 2005
- [Ordinance #19-54](#) [0.96 MB] — Authorizes Golf Carts on County Roads within Boundary of Harmony District

Osceola County is responsible for ADA 'Compliance' of Ordinance records. Harmony CDD's Ordinances are ADA Compliant & [NVDA screen-readable](#).

Engineering Reports:

- [March 2000](#) [0.93 MB] — Description of Birchwood DRI and Harmony District
- [August 2000](#) [0.86 MB] — Revision One to Birchwood DRI & Harmony District
- [September 2000](#) [1.34 MB] — Revision Two to Birchwood DRI & District Detail
- [August 2001](#) [11.6 MB] — Revision Three to Details of Birchwood DRI & District
- [July 2004](#) [0.36 MB] — Renaming of DRI to Harmony and Revisions to District
- [June 2012](#) [0.66 MB] — Description of Revisions to Harmony DRI and District

HCDD Reports are ADA 'Compliant', and [NVDA screen-readable](#). If you need another format, please contact our [Records Officer](#).

Bond Documents:

- [Series 2001 CIR' Bonds](#), (part 1) [8.73 MB] {retired by Series 2014}
 - [Series 2001 CIR' Bonds](#), (part 2) [3.51 MB] {retired by Series 2014}
 - [Series 2004 CIR' Bonds](#) [1.08 MB] {retired by Series 2015}
 - [Series 2014 CIR' Refunding Bonds](#) [4.82 MB] {retires Series 2001}
 - [Series 2015 CIR' Refunding Bonds](#) [5.93 MB] {retires Series 2004}
- *CIR = **C**apital **I**mprovement **R**evenue

HCDD Bonds are ADA 'Compliant', & [NVDA screen-readable](#). For an alternate format, please contact our [Records Officer](#).

Developer Plans:

- [The Lakes at Harmony](#): [10.8 MB] — See [29 October 2015 Workshop Minutes](#) for Detailed Developer Discussion of — Development Plans for 55+ Retirement Community – Neighborhoods I/J/K/L

Debt Blending:

- [Assessment Evaluation](#): [0.34 MB] — Presentation by Real Estate Econometrics, Inc at [25 August 2016 Public Hearing](#) — Assessments Impact of 2014 Bond Debt-Blending – Parcel Pairs H-2/F & A-2/M

CDD Anatomy:

- [Organization Chart](#): [0.18 MB] — Hierarchical reporting structure of personnel serving the Harmony community

Field Services:

- [Employee Policy Manual](#) – Current Edition (v19.10b) [0.94 MB]

Fiscal Year 2020 Meetings

Time & Location: 6:00 p.m. at the Creative Inspiration Journey School, 2030 Old Hickory Tree Rd, St. Cloud

 October 31, 2019 (Happy Halloween)
 November 21, 2019 (Third Thursday)
 December 19, 2019 (Third Thursday)
 January 30, 2020
 February 27, 2020
 March 26, 2020
 April 30, 2020
 May 28, 2020
 June 25, 2020
 July 30, 2020
 August 27, 2020
 September 24, 2020

Field Maintenance Issues

For questions/concerns regarding field issues that require attention, contact Field Operations Manager:

Gerhard van der Snel
 Harmony Field Services
 7360 Five Oaks Drive,
 Harmony, FL 34773
 voice/text: [407-301-2235](tel:407-301-2235)
GerhardHarmony@gmail.com

Registered Agent's Office

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 Young Qualls, P.A.
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District Manager's Office

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Public Records Requests

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Contact Privacy Notice:

Under Florida law, email addresses are public records. If you do not want your email address released in response to public records requests, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Infrastructure Services

