



STAFF REPORT

Toledo Blade Medical Office Complex

From: Noah Fossick, Planner I
 Alison Christie, AICP, Planner III

Thru: Nicole Galehouse, AICP, Planning & Zoning Manager

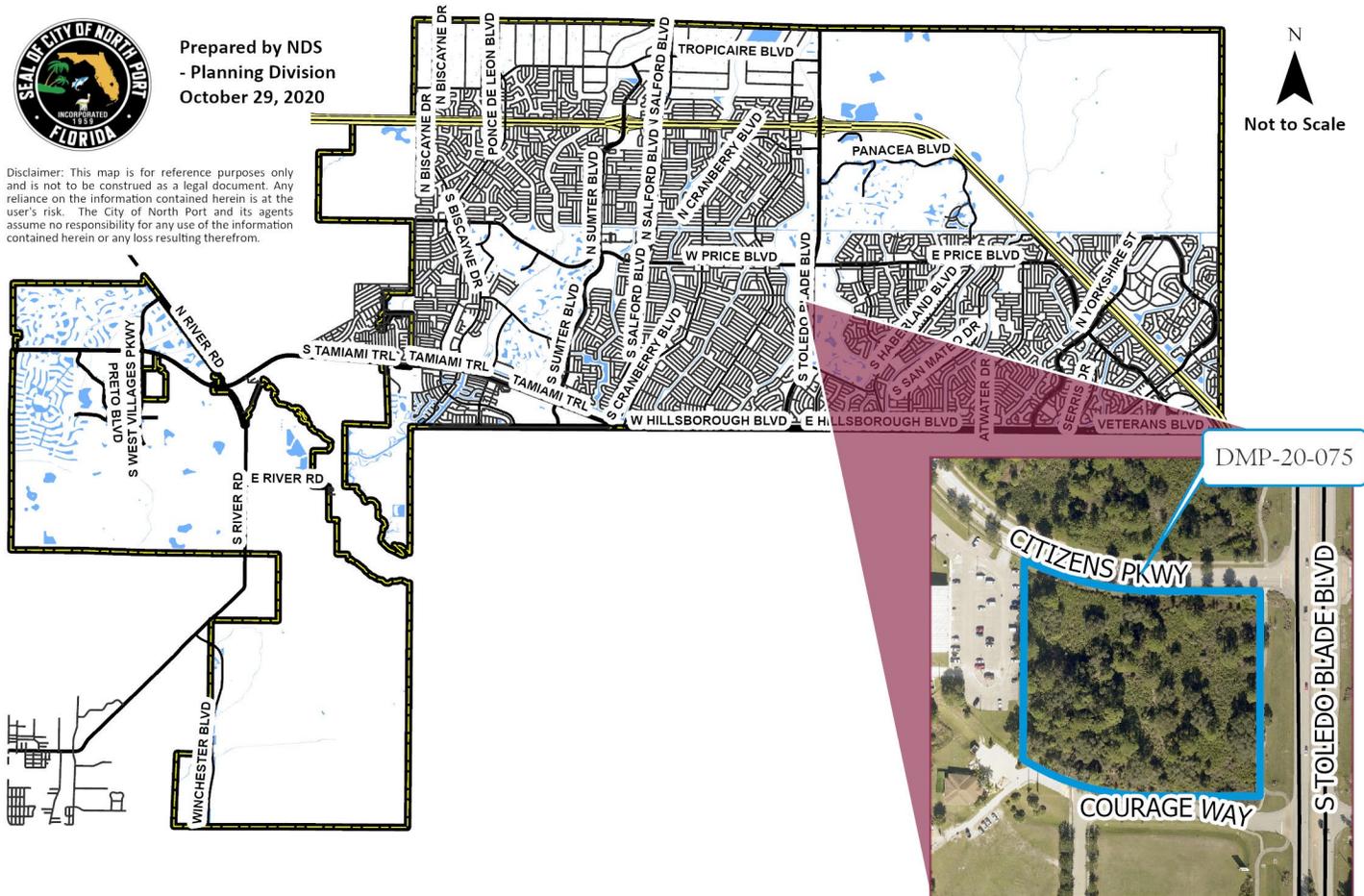
Thru: Jason Yarborough, ICMA-CM, Assistant City Manager

Date: November 4, 2020



Prepared by NDS
 - Planning Division
 October 29, 2020

Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting therefrom.



PROJECT: Toledo Blade Medical Office Complex

REQUEST: Approval of Development Master Plan Application to develop three (3) medical office buildings

APPLICANT: Jay Bunnell of MPG Toledo Blade, LLC. on behalf of American Momentum Bank (**Exhibit A-1, Affidavit**)

OWNERS: American Momentum Bank (**Exhibit A-2, Warranty Deed**)

LOCATION: At the southwest corner of the intersection of S. Toledo Blade Boulevard and Citizens Parkway

PROPERTY SIZE: ± 3.95 acres

I. BACKGROUND

James Bunnell, Manager of MPG Toledo Blade, LLC. on behalf of American Momentum Bank has formally submitted to the City of North Port a Development Master Plan application to construct three (3) medical office buildings including one at 13,500 square feet, one with 7,700 square feet, and one with 7,400 square feet totaling 28,600 square feet. The development is proposed on a ±3.95 acre parcel located on the southwest corner of the South Toledo Blade Boulevard and Citizens Parkway intersection. The parcel is located within the Midway Activity Center (AC #5) and has a Future Land Use of Activity Center. Medical clinics and laboratories are permitted uses in Midway.

II. NEIGHBORHOOD MEETING

Pursuant to Section 53-5.E. of the Unified Land Development Code, the applicant held a neighborhood meeting on June 22, 2020 at 1:30 PM by digital media communications. The public notice, meeting agenda, and meeting minutes are attached as **Exhibit C**.

III. STAFF REVIEW

The following staff reviews are required for all Development Master Plan submittals prior to hearings held by the Planning and Zoning Advisory Board and City Commission:

- Pre-Application meeting with the Staff Development Review (SDR) team
- Formal Submittal/Resubmittal to be reviewed and approved by the SDR
- Review for consistency with the Comprehensive Plan and the Unified Land Development Code (See Section IV)
- Fiscal Impact Analysis (See Section IV)

Staff Development Review	
NDS/Planning & Zoning	Meets Requirements
NDS/Building-Arborist	Meets Requirements
NDS/Building-Structural	No Objection
Fire & Rescue	Meets Requirements
PW/Solid Waste	Meets Requirements with Conditions
PW/Stormwater & Environmental	Meets Requirements with Conditions
PW/Engineering-Infrastructure	No Objection
Utilities	Meets Requirements with Conditions
Finance	No Objection
Parks and Recreation	No Objection

The conditions from PW/Stormwater & Environmental, PW/Solid Waste, and Utilities will be required for future submittals and are listed in Section VI of this staff report.

IV. DATA & ANALYSIS

Staff has reviewed the proposed Development Master Plan for consistency with the City's Comprehensive Plan and Unified Land Development Code (ULDC).

COMPREHENSIVE PLAN

Future Land Use Element, Goal 1

Ensure that the character and location of land uses maximize the potential for economic benefit and the enjoyment of natural and man-made resources by citizens while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.

Staff Findings: The proposed project is located on South Toledo Blade Boulevard on the east side of the City. The property is zoned Planned Community Development (PCD) and is surrounded by PCD zoning. It has an Activity Center future land use designation similar to adjacent properties, except those to the south which have a Low Density Residential future land use. The PCD zoning allows for surrounding properties to be developed into compatible uses such as office and commercial uses including professional services, personal services, retail sales, and more. The Midway Activity Center is designed to mix uses and allow for the development of economic resources to increase the tax base in the community. The proposed development would allow three buildings for medical offices. The parcel is also located within one thousand (1000) feet of the Sarasota Memorial North Port ER & Care Center at 2345 Bobcat Village Center Road and within a 1/2 mile of several primary care facilities and medical offices. The proposed development would complement the nearby hospital and medical uses and would benefit these nearby institutions through co-location. A more detailed explanation of the fiscal impact can be found in **Exhibit D** of this staff report.

Staff concludes that the proposed Development Master Plan is consistent with Goal 1.

Future Land Use Element, Goal 2

To promote an intensive mixture of employment, goods and services, and residential uses in Activity Centers, to promote a wide variety of residential and employment alternatives; to achieve the highest standards of quality in the urban environment; and to provide a balanced and healthy tax base.

Staff Findings: The proposed development would construct 28,600 square feet of commercial medical use. This proposed development would expand the employment opportunities in the medical field. The construction of new medical office use buildings would expand and provide additional services and employment opportunities to the community. Moreover, the new buildings, being nonresidential, would promote a balanced and healthy tax base for the City.

Staff concludes that the proposed Development Master Plan is consistent with Goal 2.

Future Land Use Element, Policy 2.5.3

Midway Activity Center will serve the entire City with a mixture of land uses.

Staff Findings: The proposed development would provide additional medical services to the City for the benefit all residents. Furthermore, the proposed development is centrally located on a main arterial of the City adjacent to residential neighborhoods, which allows for ease of access to the medical services that would be provided. It is in close proximity to other medical uses, which is convenient for the community and contributes to the mix of uses already present in this activity center including retail, light manufacturing, restaurants, and residential uses.

Staff concludes that the proposed Development Master Plan is consistent with Policy 2.5.3.

ULDC

Chapter 53—Zoning Regulations, Part 1.—General Provisions, Section 53-7-Development Master Plan Submission

A development master plan (DMP) is required on this site pursuant to ULDC Sec. 53-6 as its zoned Planned Community Development (PCD) and is located within an activity center. ULDC Sec. 53-7 outlines the submission requirements for the DMP along with the submittal and approval process.

Staff Findings: A complete application packet was submitted to the Planning & Zoning Division of Neighborhood Development Services in accordance with ULDC Sec. 53-7.C. on March 4, 2020. The Planning & Zoning Division reviewed and processed the application in accordance with ULDC Sec. 53-7.D. and E.

Staff concludes that the proposed Development Master Plan is consistent with this section.

Chapter 55—Activity Center Design Regulations, Article V.—Midway (Activity Center #5)

Activity Center #5—Midway is generally intended to utilize the Activity Center regulations to provide for commercial, residential densities, hotels, and industrial uses.

Staff Findings: This property is located within Activity Center #5—Midway that provides for a mix of commercial, industrial, and residential uses. Medical uses, including medical clinics, dental clinics, and laboratories are permitted by right in Midway. There are additional design standards required of developments in Midway that must be adhered to. The attached elevations are only conceptual in nature and will have to be adjusted to fit the architectural standards and style for Midway. This will be done with the required Urban Design Standards Review, which is completed concurrently with the future Major Site and Development plan.

Staff concludes that the proposed Development Master Plan is consistent with this section.

FISCAL IMPACT ANALYSIS

Staff performed a fiscal impact analysis of the proposed Toledo Blade Medical Office Complex Development Master Plan using the City's Fiscal Analysis Model. The model assesses operating revenue and expenses to the City from new developments. The model employs a modified per capita, "average cost" approach to determining fiscal impacts **(Exhibit D)**.

Staff Findings: The model estimates that the project will operate at a surplus of \$154,373 through the first 5-year period, and continues to increase over time. The total surplus over years 1-30 is \$2,041,583. This indicates the project overall would be an economic benefit to the City.

III. NET OPERATING SURPLUS/DEFICIT	Years 1 - 5	Years 6 - 10	Years 11 - 15	Years 16 - 20	Years 21 - 25	Years 26 - 30	Years 1 - 30
	\$154,373	\$258,498	\$317,455	\$380,143	\$437,836	\$493,279	\$2,041,583

V. PUBLIC HEARING SCHEDULE

PUBLIC HEARING SCHEDULE	Planning & Zoning Advisory Board	
	Public Hearing	November 19, 2020 9:00 AM or as soon thereafter
	City Commission	
	Public Hearing	December 8, 2020 10:00 AM or as soon thereafter

VI. CONDITIONS & SAFEGUARDS

The **Development Master Plan** was approved by staff with the following conditions to be met with future submittals:

1. The discharge to Toledo Blade cannot exceed the amount permitted in the ERP 44031797.003 drainage analysis for Toledo Blade Boulevard.
2. Catch basins/manhole in the inverted drive aisle should be avoided in the later Major Site Development (MAS) design.
3. Before FDEP permits will be signed, North Port Utilities requires the following:
 - A. Four complete sets of DEP permit applications (water and sewer) and four sets of construction plans, both sets of items shall be signed and sealed by the engineer of record.
 - B. One engineer certified (sealed) estimate for the cost of utility construction.
 - C. A check for the Utility Construction Inspection Fee. The fee shall be 6.5% of the utility construction costs for projects \$0 to \$2 million, plus 2.5% of utility construction cost over \$2 million. The minimum fee is \$250.00.
4. Prior to commencement of utility site construction, three copies of shop drawings plus any copies required by the applicant shall be submitted to the Utility Department for review and approval.

5. Irrigation systems shall be designed and constructed to meet reuse standards. This does not mean reuse is available but it must be installed at City standards so when reuse becomes available nothing needs to be changed out, i.e. the color of piping.

6. Provide the Utility Department with floor plans and plumbing riser drawings for each building so meter sizes and capacity fees can be calculated. Meter and capacity fees shall be paid prior to issuance of the building permit.

7. Prior to utility site construction the Development Order, Department of Environmental Protection permit and Department of Health permit shall be posted at the project site and provided at the preconstruction meeting.

8. A developer agreement shall be negotiated with the Utility Department and approved by the Utility Director and City Staff prior to DEP or DOH permits being signed and released.

VII. RECOMMENDED ACTION

1. **APPROVAL WITH CONDITIONS** of Petition DMP 20-075, Toledo Blade Medical Office Complex.

VIII. ALTERNATIVE ACTIONS

1. **APPROVAL** of Petition DMP 20-075, Toledo Blade Medical Office Complex without the conditions or amended conditions.
2. **DENIAL** of Petition DMP 20-075, Toledo Blade Medical Office Complex with findings to support this action.

IX. EXHIBITS

Exhibits
A-1. Affidavit
A-2. Warranty Deed
B-1. Development Master Plan
B-2. Elevations
C. Neighborhood Meeting Documents
D. Fiscal Impact Analysis

AFFIDAVIT

I (the undersigned), James E. Bunnell being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner(s) of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and true to the best of my (our) knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that I am authorized to sign the application by the owner or owners. I (we) authorize City staff to visit the site as necessary for proper review of this petition. *If there are any special conditions such as locked gates, restricted hours, guard dogs, etc., please provide the name and telephone number of the individual who can allow access.*

Sworn and subscribed before me this 4th day of March, 2020

[Signature]
Signature of Applicant or Authorized Agent

James E. Bunnell, Manager
Print Name and Title

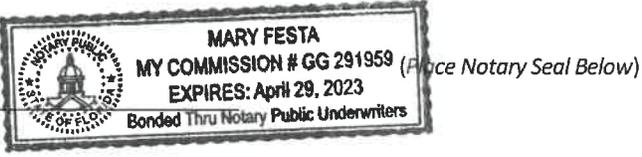
STATE OF Florida

COUNTY OF Lee

The foregoing instrument was acknowledged by me this 4th day of March, 2020, by James E. Bunnell, Manager of MPG Toledo Blade, LLC who is personally known to me or has produced

N/A as identification, and who did/did not take an oath.

[Signature]
Signature - Notary Public



**AFFIDAVIT
AUTHORIZATION FOR AGENT/APPLICANT**

I (we), American Momentum Bank, property owner(s), hereby authorize James E. Bunnell, Manager of MPG Toledo Blade, LLC to act as Agent/Applicant on our behalf to apply for this petition on the property described as (legal description) 1501 S. Toledo Blade Blvd., North Port, FL 34288; Parcel ID: 0985-02-0010

Signature of Owner Date

STATE OF _____ COUNTY OF _____

The foregoing instrument was acknowledged by me this _____ day of _____, 2020, by James E. Bunnell, Manager of MPG Toledo Blade, LLC who is personally known to me or has produced

_____ as identification, and who did not take an oath. (Place Notary Seal Below)

Signature - Notary Public

AFFIDAVIT

I (the undersigned), Steven Sonberg, Project Manager, Banks Engineering being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner(s) of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and true to the best of my (our) knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that I am authorized to sign the application by the owner or owners. I (we) authorize City staff to visit the site as necessary for proper review of this petition. *If there are any special conditions such as locked gates, restricted hours, guard dogs, etc., please provide the name and telephone number of the individual who can allow access.*

Sworn and subscribed before me this 17th day of March, 2020

[Signature]
Signature of Applicant or Authorized Agent

Steven Sonberg, Project Manager
Print Name and Title

STATE OF Florida

COUNTY OF Charlotte

The foregoing instrument was acknowledged by me this 17th day of March, 2020, by Steven Sonberg who is personally known to me or has produced

N/A as identification, and who did/did not take an oath.

[Signature]
Signature - Notary Public



**AFFIDAVIT
AUTHORIZATION FOR AGENT/APPLICANT**

I (we), Mark Brenckman, Vice President of American Momentum Bank, property owner(s), hereby authorize Steven Sonberg, Project Manager, Banks Engineering to act as Agent/Applicant on our behalf to apply for this petition on the property described as (legal description) 1501 S. Toledo Blade Blvd., North Port, FL 34288; Property ID: 0985-02-0010

[Signature]
Signature of Owner

February 14, 2020
Date

STATE OF TEXAS

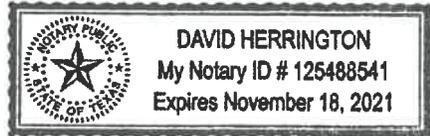
COUNTY OF BRAZOS

The foregoing instrument was acknowledged by me this 14th day of February, 2020, by Mark Brenckman who is personally known to me or has produced

[Signature] as identification, and who did not take an oath.

[Signature]
Signature - Notary Public

(Place Notary Seal Below)



Prepared without benefit of title examination by:
Michael T. Hankin, Esq.
Hankin & Hankin
6841 Energy Court
Lakewood Ranch, Florida 34240

5/26/2015 12:00 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 1864679

Doc Stamp-Deed: \$0.70

WARRANTY DEED

THIS WARRANTY DEED is made this 21 day of May, 2015, by BRAZOS IX LLC, a Florida limited liability company, whose post office address is 4830 West Kennedy Boulevard, Suite 200, Tampa, Florida 33609, hereinafter called Grantor, to AMERICAN MOMENTUM BANK, whose post office address is 4830 West Kennedy Boulevard, Suite 200, Tampa, Florida 33609, hereinafter called Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Sarasota County, State of Florida, viz:

SEE ATTACHED EXHIBITS A and B

SUBJECT TO taxes for the current and subsequent years.
SUBJECT TO valid easements, restrictions and reservations of record.

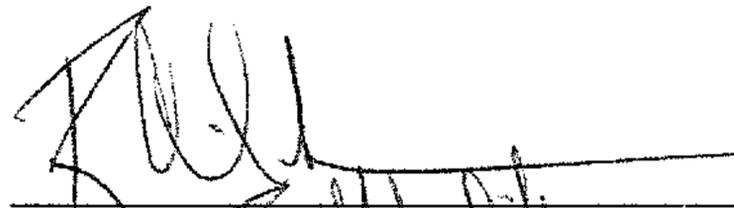
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE and to HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

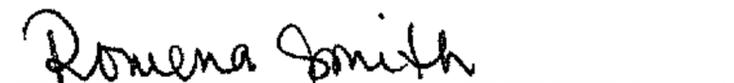
IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:


Print Name: Michael T. Hankin

BRAZOS IX LLC, a Florida limited liability company

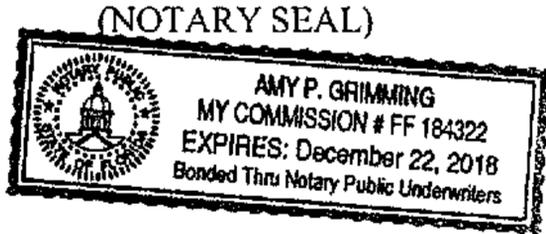
BY: AMERICAN MOMENTUM BANK,
Sole Member and Manager


Print Name: ROWENA SMITH

BY: 
WILLIAM FALZONE, Executive Vice President

STATE OF FLORIDA
COUNTY OF Hillsborough

THE FOREGOING INSTRUMENT was acknowledged before me on this 21 day of May, 2015 by WILLIAM FALZONE as Executive Vice President of AMERICAN MOMENTUM BANK, the sole Manager and Member of BRAZOS IX LLC, a Florida limited liability company, who is personally known to me: or who has produced a driver's license as identification: .





Amy P. Grimmig
(Type, print or stamp name)

I am a Notary Public of the State of Florida,
and my commission expires on 12/22/18.

EXHIBIT "A"

Parcel 9

Plat of NORTH PORT RESTAURANTS, according to the plat thereof, as recorded in Plat Book 46, Pages 47 and 47A, of the Public Records of Sarasota County, Florida.

LESS AND EXCEPT THE FOLLOWING EIGHT PARCELS:

1) A PORTION OF "CITIZENS PARKWAY SE", PER PLAT THEREOF RECORDED IN PLAT BOOK 47, PAGE 2, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF CITIZENS PARKWAY, ON THE SOUTH LINE OF PRICE BLVD. (O.R. 1939, PAGE 699); THENCE SOUTH, ALONG THE WEST LINE OF SAID CITIZENS PARKWAY, A DISTANCE OF 18.00 FEET; THENCE EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST LINE OF SAID CITIZENS PARKWAY; THENCE NORTH, ALONG SAID EAST LINE, A DISTANCE OF 18.00 FEET TO THE SOUTH LINE OF SAID PRICE BLVD.; THENCE WEST, ALONG SAID SOUTH LINE OF PRICE BLVD., A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

2) A PORTION OF TRACT "A", "TWIN LAKES OFFICE PARK", PER PLAT THEREOF RECORDED IN PLAT BOOK 46, PAGE 50, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF AFORESAID TRACT "A", ON THE SOUTH LINE OF PRICE BLVD. (OR. 1939, PAGE 699); THENCE EAST, ALONG THE NORTH LINE OF SAID TRACT "A" AND THE SOUTH LINE OF PRICE BLVD., A DISTANCE OF 125.82 FEET TO A CORNER OF TRACT "A", THENCE SOUTH, ALONG THE EAST LINE OF TRACT "A" AND THE WEST LINE OF PRICE BLVD., A DISTANCE OF 45.00 FEET TO A CORNER OF TRACT "A"; THENCE EAST, ALONG THE NORTH LINE OF TRACT "A" AND THE SOUTH LINE OF PRICE BLVD., A DISTANCE OF 233.50 FEET TO THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH, ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 65.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 07°39'44", A CHORD BEARING OF S.03°49'52"E. AND A CHORD LENGTH OF 60.13 FEET; THENCE ALONG THE ARC OF SAID CURVE AND THE EAST LINE OF SAID TRACT "A", AN ARC LENGTH OF 60.18 FEET; THENCE WEST, A DISTANCE OF 363.34 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "A"; THENCE NORTH, ALONG SAID WEST LINE, A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING.

3) A PORTION OF LOT 1, "MAXFIELD OFFICE PARK PHASE II" PER PLAT THEREOF RECORDED IN PLAT BOOK 47, PAGE 13, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF AFORESAID LOT 1, ON THE SOUTH LINE OF PRICE BLVD. (O. R. 1939, PG. 699), THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 18.00 FEET; THENCE WEST, A DISTANCE OF 577.59 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE N.00°42'09"E., ALONG SAID WEST LINE, A DISTANCE OF 18.00 FEET TO A CORNER OF SAID LOT 1; THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 1 AND THE SOUTH LINE OF PRICE BLVD., A DISTANCE OF 465.18 FEET TO THE POINT OF BEGINNING.

4) A PORTION OF "CITIZENS PARKWAY SW", PER PLAT THEREOF RECORDED IN PLAT BOOK 47, PAGE 1, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF CITIZENS PARKWAY, ON THE SOUTH LINE OF PRICE BLVD. (O.R. 1939, PAGE 699); THENCE SOUTH, ALONG THE WEST LINE OF SAID CITIZENS PARKWAY, A DISTANCE OF 18.00 FEET; THENCE EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST LINE OF SAID CITIZENS PARKWAY; THENCE NORTH, ALONG SAID EAST LINE, A DISTANCE OF 18.00 FEET TO A POINT ON THE SOUTH LINE OF SAID PRICE BLVD.; THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

5) A PORTION OF TRACT "A", "PRICE COMMERCE PARK", PER PLAT THEREOF RECORDED IN PLAT BOOK 46, PAGE 45, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF AFORESAID TRACT "A", ON THE SOUTH LINE OF PRICE BLVD. (O.R. 1939, PAGE 699); THENCE SOUTH, ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 18.00 FEET; THENCE WEST, A DISTANCE OF 562.75 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "A"; THENCE NORTH, ALONG SAID WEST LINE, A DISTANCE OF 18.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT "A"; THENCE EAST, ALONG THE NORTH LINE OF SAID TRACT "A" AND THE SOUTH LINE OF PRICE BLVD., A DISTANCE OF 562.75 FEET TO THE POINT OF BEGINNING.

6) A PORTION OF "CITIZENS PARKWAY NW", PER PLAT THEREOF RECORDED IN PLAT BOOK 47, PAGE 4, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF CITIZENS PARKWAY, ON THE NORTH LINE OF PRICE BLVD. (O.R. 1939, PAGE 699); THENCE NORTH, ALONG THE WEST LINE OF SAID CITIZENS PARKWAY, A DISTANCE OF 18.00 FEET; THENCE EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST LINE OF SAID CITIZENS PARKWAY; THENCE SOUTH, ALONG SAID EAST LINE, A DISTANCE OF 18.00 FEET TO THE NORTH LINE OF SAID PRICE BLVD.; THENCE WEST, ALONG SAID NORTH LINE OF PRICE BLVD., A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

7) A PORTION OF TRACT "A", "NORTH PORT PROFESSIONAL PARK SOUTH", PER PLAT THEREOF RECORDED IN PLAT BOOK 46, PAGE 41, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF AFORESAID TRACT "A", THENCE WEST, ALONG THE SOUTH LINE OF SAID TRACT "A" AND THE NORTH LINE OF PRICE BLVD. (O.R. 1939, PAGE 699), A DISTANCE OF 574.53 FEET TO A CORNER OF SAID TRACT "A"; THENCE N.00°44'09"E, ALONG THE EAST LINE OF PRICE BLVD. AND THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 45.00 FEET TO A CORNER OF SAID TRACT "A", THENCE WEST, ALONG THE SOUTH LINE OF SAID TRACT "A" AND THE NORTH LINE OF PRICE BLVD., A DISTANCE OF 254.00 FEET TO A CORNER OF SAID TRACT "A, THENCE N.00°44'09"E., ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 24.95 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 750.00 FEET, A CENTRAL ANGLE OF 01°20'37", A CHORD BEARING OF N.00°03'51"E. AND A CHORD LENGTH OF 17.59 FEET; THENCE ALONG THE ARC OF SAID CURVE AND THE WEST LINE OF SAID TRACT "A", AN ARC LENGTH OF 17.59 FEET; THENCE S.89°18'51"E, A DISTANCE OF 600.08 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1350.00 FEET, A CENTRAL ANGLE OF 00°46'07" A CHORD BEARING OF S.00°21'06"W. AND A CHORD LENGTH OF 18.11 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 18.11 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.00°44'09"W., A DISTANCE OF 44.24 FEET; THENCE EAST, A DISTANCE OF 228.25 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "A", THENCE SOUTH, ALONG SAID EAST LINE, A DISTANCE OF 18.00 FEET TO THE POINT OF BEGINNING.

8) A PORTION OF TRACT "A", "NORTH PORT TOWN CENTER SOUTH", PER PLAT THEREOF RECORDED IN PLAT BOOK 46, PAGE 43, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF AFORESAID TRACT "A", ON THE NORTH LINE OF PRICE BLVD. (OR. 1939, PG. 699); THENCE NORTH, ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 18.00 FEET; THENCE EAST, A DISTANCE OF 985.99 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "A"; THENCE S.00°07'29"W., ALONG SAID EAST LINE, A DISTANCE OF 18.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE WEST, ALONG THE SOUTH LINE OF SAID TRACT "A" AND THE NORTH LINE OF SAID PRICE BLVD., A DISTANCE OF 985.95 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

(A) Any and all fixtures, machinery, equipment and other articles of real, personal or mixed property, belonging to the Grantor ("Grantor"), at any time now or hereafter installed in, attached to or situated in or upon the real property described in Exhibit "A" hereto ("Real Property"), or the buildings and improvements now or hereafter erected thereon, or used or intended to be used in connection with the Real Property, or in the operation of the buildings and improvements, plant, business or dwelling situate thereon, whether or not such real, personal or mixed property is or shall be affixed thereto, and all replacements, substitutions and proceeds of the foregoing (all of the foregoing herein called the "Service Equipment"), including without limitation: (i) all appliances, furniture and furnishings; all articles of interior decoration, floor, wall and window coverings; all office, restaurant, bar, kitchen and laundry fixtures, utensils, appliances and equipment; all supplies, tools and accessories; all storm and screen windows, shutters, doors, decorations, awnings, shades, blinds, signs, trees, shrubbery and other plantings; (ii) all building service fixtures, machinery and equipment of any kind whatsoever; all lighting, heating, ventilating, air conditioning, refrigerating, sprinkling, plumbing, security, irrigating, cleaning, incinerating, waste disposal, communications, alarm, fire prevention and extinguishing systems, fixtures, apparatus, machinery and equipment; all elevators, escalators, lifts, cranes, hoists and platforms; all pipes, conduits, pumps, boilers, tanks, motors, engines, furnaces and compressors; all dynamos, transformers and generators; (iii) all building materials, building machinery and building equipment delivered on site to the Real Property during the course of, or in connection with, any construction or repair or renovation of the buildings and improvements; (iv) all parts, fittings, accessories, accessions, substitutions and replacements therefor and thereof. Any and all leases, subleases, tenancies, licenses, occupancy agreements or agreements to lease all or any portion of the Real Property, improvements, Service Equipment or all or any other portion of the Real Property and all extensions, renewals, amendments, modifications and replacements thereof, and any options, rights of first refusal or guarantees relating thereto (collectively, the "Leases"); all rents, income, receipts, revenues, security deposits, escrow accounts, reserves, issues, profits, awards and payments of any kind payable under the Leases or otherwise arising from the Real Property, improvements, Service Equipment or all or any other portion of the Real Property including, without limitation, minimum rents, additional rents, percentage rents, parking, maintenance and deficiency rents (collectively, the "Rents"); all of the following personal property (collectively referred to as the "Contracts"): all accounts, general intangibles and contract rights (including any right to payment thereunder, whether or not earned by performance) of any nature relating to the Real Property, improvements, Service Equipment or all or any other portion of the Real Property or the use, occupancy, maintenance, construction, repair or operation hereof; all management agreements, franchise agreements, utility agreements and deposits, building service contracts, maintenance contracts, construction contracts and architect's agreements; all maps, plans, surveys and specifications; all warranties and guaranties; all permits, licenses and approvals; and all insurance policies, books of account and other documents, of whatever kind or character, relating to the use, construction upon, occupancy, leasing, sale or operation of the Real Property, improvements, Service Equipment or all or any other portion of the Real Property;

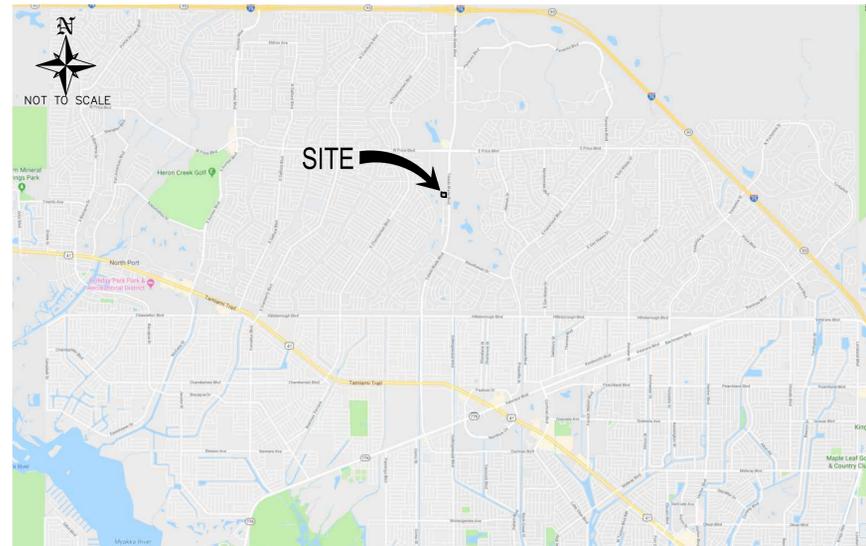
(B) Any and all estates, rights, tenements, hereditaments, privileges, easements, reversions, remainders and appurtenances of any kind benefiting or appurtenant to the Real Property, improvements or all or any other portion of the Real Property; all means of access to and from the Real Property, improvements or all or any other portion of the Real Property, whether public or private; all streets, alleys, passages, ways, water courses, water and mineral rights relating to the Real Property, improvements or all or any other portion of the Real Property; all rights of Grantor as declarant or unit owner under any declaration of condominium or association applicable to the Real Property, improvements or all or any other portion of the Real Property including, without limitation, all development rights and special declarant rights; and all other claims or demands of Grantor, either at law or in equity, in possession or expectancy of, in, or to the Real Property, improvements or all or any other

portion of the Real Property (all of the foregoing described in this subsection B herein called the "Appurtenances"); and

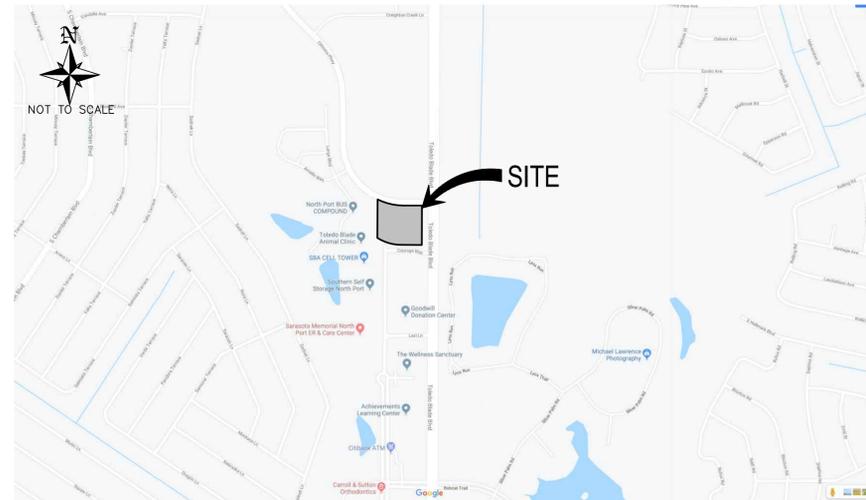
(C) Any and all "proceeds" of any of the above-described Real Property, improvements, Service Equipment, Leases, Rents, Contracts and Appurtenances, which term "proceeds" shall have the meaning given to it in the Uniform Commercial Code, as amended, (the "Code") of the State of Florida (collectively, the "Proceeds") and shall additionally include whatever is received upon the use, lease, sale, exchange, transfer, collection or other utilization or any disposition or conversion of any of the Real Property, improvements, Service Equipment, Leases, Rents, Contracts and Appurtenances, voluntary or involuntary, whether cash or non-cash, including proceeds of insurance and condemnation awards, rental or lease payments, accounts, chattel paper, instruments, documents, contract rights, general intangibles, equipment and inventory.

1501 S. TOLEDO BLADE BLVD.

DEVELOPMENT MASTER PLANS



GENERAL LOCATION MAP



LOCATION MAP
SECTION 25, TOWNSHIP 39 SOUTH, RANGE 21 EAST
SARASOTA COUNTY, FLORIDA

SITE INFORMATION

PROJECT AREA: 3.95 ACRES
PARCEL STRAP NO.: 0985020010
PARCEL ADDRESS: 1501 S. TOLEDO BLADE BLVD.
 NORTH PORT, FL. 34288
CURRENT ZONING: ZONING: PCD
PROPOSED USE: MEDICAL OFFICE

PREPARED FOR:
MPG TOLEDO BLADE, LLC
 6321 DANIELS PARKWAY, SUITE 200
 FORT MYERS, FLORIDA 33912
 PHONE: 239-936-3089

UTILITY SERVICE PROVIDERS

WATER:
 CITY OF NORTH PORT
 UTILITIES ADMINISTRATION OFFICE
 6644 WEST PRICE BLVD.
 NORTH PORT, FL 34291
 PHONE: (941) 240-8000

SEWER:
 CITY OF NORTH PORT
 UTILITIES ADMINISTRATION OFFICE
 6644 WEST PRICE BLVD.
 NORTH PORT, FL 34291
 PHONE: (941) 240-8000

ELECTRIC:
 FLORIDA POWER AND LIGHT
 2245 MURPHY CT.
 NORTH PORT, FL 34289
 PHONE: (800) 375-8490

PHONE:
 VERIZON
 1701 RINGLING BLVD.
 SARASOTA, FL 34236
 PHONE: (941) 952-5404

CABLE:
 COMCAST
 22266 EDGEWATER DRIVE
 PORT CHARLOTTE, FL 33980
 PHONE: (941) 625-6000

FIRE PROTECTION:
 CITY OF NORTH PORT
 4980 CITY CENTER BLVD.
 NORTH PORT, FL 34286
 PHONE: (941) 240-8150

SOLID WASTE DISPOSAL:
 SOLID WASTE DISPOSAL
 1100 NORTH CHAMBERLAIN BLVD.
 NORTH PORT, FL 34286
 PHONE: (941) 240-8050

PROJECT CONTACTS

CIVIL ENGINEER:
 BANKS ENGINEERING
 SHANE C. COOPER, P.E. PROJECT MANAGER
 4161 TAMiami TRAIL - BLDG 5 UNIT 501
 PORT CHARLOTTE, FLORIDA 33952
 PHONE: (941) 625-1165

SURVEYOR:
 BANKS ENGINEERING
 RICHARD M. RITZ, RLS
 4161 TAMiami TRAIL - BLDG 5 UNIT 501
 PORT CHARLOTTE, FLORIDA 33952
 PHONE: (941) 625-1165

ENVIRONMENTAL:
 IAN VINCENT & ASSOCIATES
 IAN M. VINCENT
 4050 ROCK CREEK DRIVE
 PORT CHARLOTTE, FL 33948
 PHONE: (941) 457-6272

ARCHITECT:
 INDIGO ARCHITECTURE, INC.
 4575 VIA ROYALE, SUITE 205
 FORT MYERS, FL 33919

LANDSCAPE ARCHITECT:
 JOHN T. SWEN, P.A.
 P.O. BOX 494466
 PORT CHARLOTTE, FL 33949
 PHONE: (941) 626-7365

TRAFFIC ENGINEER:
 BANKS ENGINEERING
 SHANE C. COOPER, P.E. PROJECT MANAGER
 4161 TAMiami TRAIL - BLDG 5 UNIT 501
 PORT CHARLOTTE, FLORIDA 33952
 PHONE: (941) 625-1165

BANKS ENGINEERING

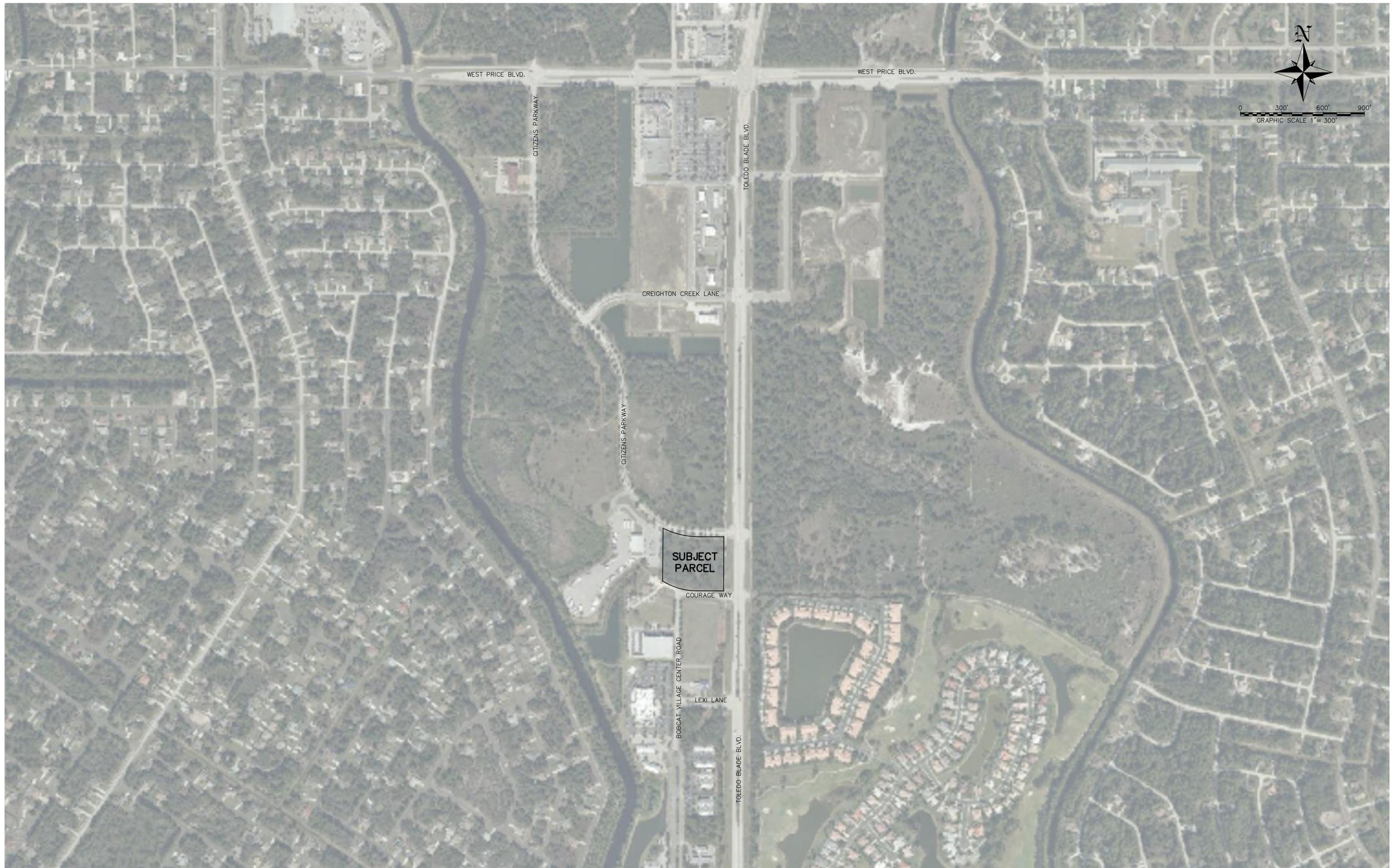
Professional Engineers, Planners, & Land Surveyors
 Serving The State Of Florida

4161 TAMiami TRAIL - BLDG 5 UNIT 501
 PORT CHARLOTTE, FLORIDA 33952
 PHONE: (941) 625-1165 FAX: (941) 625-1149
 ENGINEERING LICENSE # EB 6469
 SURVEY LICENSE # LB 6690
 WWW.BANKSENG.COM

INDEX OF SHEETS

SHEET	TITLE
1	COVER SHEET
2	AERIAL
3	EXISTING CONDITIONS MAP
4	DEVELOPMENT MASTER PLAN
5	CONCEPTUAL DRAINAGE AND UTILITY PLAN

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88			
NO.	DATE	REVISION DESCRIPTION	BY



PREPARED FOR:
MPG TOLEDO BLADE, LLC
 6321 DANIELS PARKWAY, SUITE 200
 FORT MYERS, FLORIDA 33912
 PHONE: 239-936-3089

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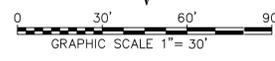
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SHANE C. COOPER, P.E.
 FL LIC. NO. 53998

AERIAL
1501 S. TOLEDO BLADE BLVD.
 SARASOTA COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
11-22-19	4386	AERIAL	SRS	GAE	SCC	1"=300'	2



CURVE TABLE (MEASURED)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1579.19'	266.19'	263.85'	N.76°40'04"W	267°56'
C2	460.00'	255.63'	252.36'	N.73°44'43"W	31°50'27"

CURVE TABLE (PLAT)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1579.19'	266.19'	263.85'	N.76°40'04"W	267°56'
C2	460.00'	255.63'	252.36'	N.73°44'43"W	31°50'27"

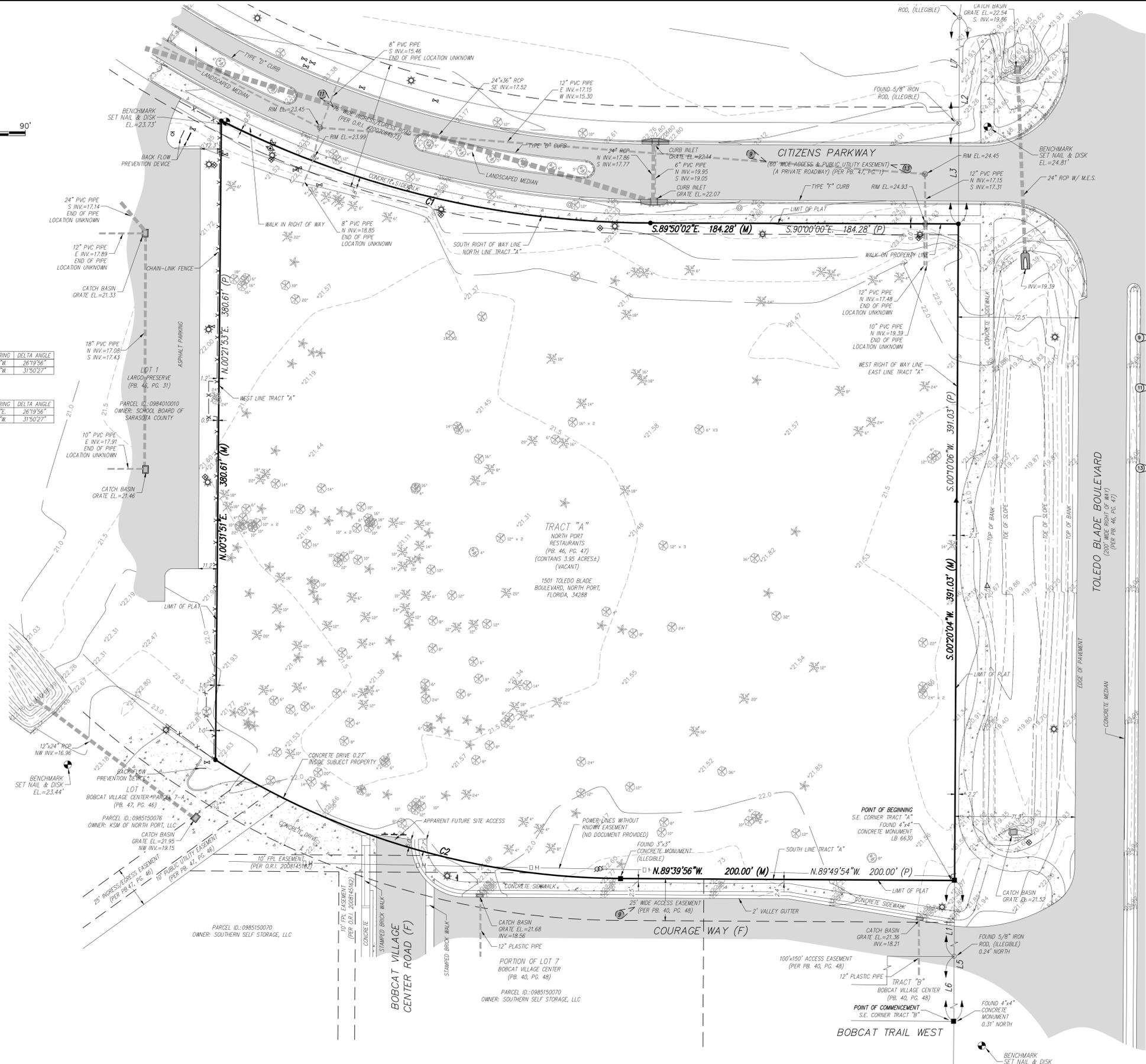
LINE TABLE (MEASURED)

LINE	BEARING	DISTANCE
L1	S.00°20'04"W	150.00'
L2	S.00°20'04"W	2776.23'
L3	S.00°20'04"W	60.00'
L4	N.00°20'04"E	2112.22'
L5	S.00°20'04"W	1962.22'
L7	S.00°20'04"W	2716.23'

LINE TABLE (PLAT)

LINE	BEARING	DISTANCE
L1	S.00°10'06"W	150.00'
L2	S.00°10'06"W	2776.23'
L3	S.00°10'06"W	60.00'
L4	S.00°10'06"W	2112.22'
L5	S.00°10'06"W	1962.22'
L7	S.00°10'06"W	2716.23'

- LEGEND**
- SET CAPPED IRON ROD #86690
 - SECTION
 - R/W RIGHT-OF-WAY
 - R/CP REINFORCED CONCRETE PIPE
 - M.E.S. METERED END SECTION
 - O.R.I. OFFICIAL RECORDS INSTRUMENT
 - ID. IDENTIFICATION
 - PG. PAGE
 - P.B. PLAT BOOK
 - (F) FIELD DATA
 - (M) MEASURED DATA
 - (P) PLAT DATA
 - P.L.S. PROFESSIONAL LAND SURVEYOR
 - L.B. LICENSED BUSINESS
 - R.L.S. REGISTERED LAND SURVEYOR
 - ☐ CATCH BASIN
 - SEWER MANHOLE
 - ⊕ FIRE HYDRANT
 - ⊕ FIRE DEPARTMENT CONNECTION
 - ▲ GAS LINE MARKER
 - ▲ WOOD UTILITY POLE
 - ▲ PHONE RISER
 - ▲ LIGHT POLE
 - SEWER CLEANOUT
 - SIGN
 - MAIL BOX
 - WATER METER
 - WATER GATE VALVE
 - ELECTRIC SERVICE BOX
 - OVERHEAD UTILITIES
 - Ⓜ INDICATES LOCATION SHOWN ON SURVEY



OF A PARCEL OF LAND LYING IN
SECTION 25, TOWNSHIP 39 SOUTH, RANGE 21 EAST,
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

- SCHEDULE BII EXCEPTIONS:**
(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AMERICAN LAND TITLE ASSOCIATION COMMITMENT NUMBER: 19080540, DATED JULY 11, 2019 @ 11:00 PM, PROVIDED BY CLIENT)
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR MATTERS, IF ANY CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT DOES NOT CONTAIN ANY EASEMENTS
 - FACTS WHICH WOULD BE DISCLOSED BY AN ACCURATE AND COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED.
 - RIGHTS OR CLAIMS OF PARTIES IN POSSESSION. DOES NOT CONTAIN ANY EASEMENTS
 - CONSTRUCTION, MECHANIC'S, CONTRACTORS' OR MATERIALMEN'S LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD. DOES NOT CONTAIN ANY EASEMENTS
 - EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
 - GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2019 AND SUBSEQUENT YEARS. DOES NOT CONTAIN ANY EASEMENTS
 - ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CH. 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. DOES NOT CONTAIN ANY EASEMENTS
 - RIGHTS OF TENANTS AND/OR PARTIES IN POSSESSION, AND ANY PARTIES CLAIMING, BY THROUGH OR UNDER SAID TENANTS OR PARTIES IN POSSESSION, AS TO ANY UNRECORDED LEASES OR RENTAL AGREEMENTS.
 - EASEMENTS, DEDICATIONS, RESTRICTIONS, RESERVATIONS, SETBACK(S) AND OTHER MATTERS AS STATED AND SHOWN ON THE PLAT OF NORTH PORT RESTAURANTS RECORDED IN PLAT BOOK 46, PAGE 47 AND 47A. SHOWN HEREON
 - WATER AND WASTE WATER SYSTEM STANDARD DEVELOPMENT AGREEMENT RECORDED IN INSTRUMENT# 2007064873. NO PLOTTABLE EASEMENTS
 - TERMS AND CONDITIONS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NORTH PORT ACTIVITY CENTER FIVE ASSOCIATION, INC., AND ALL EXHIBITS ATTACHED THERETO, RECORDED IN INSTRUMENT # 200711720 AND AMENDMENTS RECORDED IN INSTRUMENT # 2014037095 AND 2014047545 AND AFFECTED BY ACKNOWLEDGMENT OF OBLIGATIONS AND DECLARATION OF ACCEPTANCE OF OBLIGATIONS RECORDED IN INSTRUMENT# 2012067159 AND INSTRUMENT# 2015063997, AND ALL AMENDMENTS THERETO, THE DECLARATION ESTABLISHES AND PROVIDES WITHOUT LIMITATION FOR EASEMENTS, LIENS, CHARGES, AND ASSESSMENTS AGAINST THE INSURED LAND.
 - ANY LOSS OR DAMAGE ARISING FROM ASSESSMENTS RESULTING FROM THE PROVISIONS CONTAINED IN FLORIDA STATUTE SECTION 720.3085, NOTWITHSTANDING ASSURANCE TO THE CONTRARY IN ANY ALTA PUD ENDORSEMENT FORM 5.1 OR FLORIDA FORM 9 ENDORSEMENT WHICH MAY BE ATTACHED TO THIS COMMITMENT/POLICY.
 - CROSS EASEMENT AGREEMENT BY AND BETWEEN PRICE CROSSING, LLC, A NEVADA LIMITED LIABILITY COMPANY AND DENNIS J. FULLENKAMP, AS TRUSTEE RECORDED IN INSTRUMENT# 2002065380 AND AMENDMENTS RECORDED IN OFFICIAL RECORDS BOOK 2004002625 AND INSTRUMENT# 2008092860. SHOWN HEREON
 - TERMS AND CONDITIONS OF DECLARATION OF NEIGHBORHOODS NORTH PORT ACTIVITY CENTER FIVE ASSOCIATION, INC., RECORDED IN INSTRUMENT# 2014026981. DOES NOT CONTAIN ANY EASEMENTS

DESCRIPTION:
(PREPARED BY THIS FIRM)

TRACT "A", NORTH PORT RESTAURANTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGES 47 AND 47A OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 25, TOWNSHIP 39 SOUTH, RANGE 21 EAST, AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT "B", BOBCAT VILLAGE CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 48 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY OF TOLEDO BLADE BOULEVARD (200' WIDE) (PER PLAT BOOK 46, PAGE 47, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA); THENCE N.00°20'04"E, FOR 2112.22 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A", NORTH PORT RESTAURANTS AND THE POINT OF BEGINNING;

THENCE N.89°39'56"W, ALONG THE SOUTH LINE OF SAID TRACT "A" FOR 200.00 FEET; TO THE BEGINNING OF CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET, DELTA ANGLE OF 31°50'27", CHORD BEARING N.73°44'43"W, AND A CHORD DISTANCE OF 252.36 FEET; THENCE ALONG SAID CURVE AND THE SOUTH LINE OF SAID TRACT "A", FOR 255.63 FEET TO THE WEST LINE OF SAID TRACT "A"; THENCE N.00°31'51"E, ALONG THE WEST LINE OF SAID TRACT "A" FOR 380.61 FEET TO THE SOUTH LINE OF CITIZENS PARKWAY (60' WIDE) (PER PLAT BOOK 47, PAGE 1, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA); THENCE ALONG SAID SOUTH LINE OF SAID TRACT "A"; AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 579.19 FEET, DELTA ANGLE OF 267°56', CHORD BEARING S.76°40'04"E, AND A CHORD DISTANCE OF 266.19 FEET; THENCE ALONG SAID SOUTH LINE OF CITIZENS PARKWAY ALSO BEING THE NORTH LINE OF SAID TRACT "A" AND THE ARC OF SAID CURVE, FOR 266.19 FEET; THENCE S.89°50'02"E, ALONG SAID SOUTH LINE OF CITIZENS PARKWAY ALSO BEING THE NORTH LINE OF SAID TRACT "A" FOR 184.28 FEET TO THE WEST RIGHT OF WAY LINE OF SAID TOLEDO BLADE BOULEVARD; THENCE S.00°20'04"W, ALONG SAID WEST RIGHT OF WAY OF TOLEDO BLADE BOULEVARD ALSO BEING THE EAST LINE OF SAID TRACT "A" FOR 391.03 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AMERICAN LAND TITLE ASSOCIATION COMMITMENT NUMBER: 19080540, DATED JULY 11, 2019 @ 11:00 PM, AS:

PLAT OF NORTH PORT RESTAURANTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGES 47 AND 47A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

- NOTES:**
- THIS SURVEY PLAT IS PREPARED AS A BOUNDARY SURVEY AND IS NOT INTENDED TO DELINEATE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS, OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
- THIS SURVEY IS BASED ON THE DESCRIPTION AS SHOWN IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AMERICAN LAND TITLE ASSOCIATION COMMITMENT NUMBER: 19080540, DATED JULY 11, 2019 @ 11:00 PM, PROVIDED BY CLIENT; DEED INFORMATION, AS RECORDED IN INSTRUMENT NO. 2015063896, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THE PLAT OF NORTH PORT RESTAURANTS, AS RECORDED IN PLAT BOOK 46, PAGES 47 AND 47A OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; FIELD DATA; AND EXISTING FOUND BOUNDARY MONUMENTS.
- BEARINGS ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT - EPOCH 2010) AND WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK, SITE CODE "PNTA", WHEREIN THE WEST RIGHT OF WAY LINE OF TOLEDO BLADE BOULEVARD BEARS S.00°20'04"W.
- UNDERGROUND IMPROVEMENTS, IF ANY, NOT LOCATED AT THIS TIME UNLESS SHOWN HEREON. ABOVE GROUND IMPROVEMENTS OTHER THAN THOSE SHOWN HEREON WERE NOT LOCATED.
- PER NO. 3 OF TABLE "A": THE SUBJECT PARCEL AS SHOWN HEREON IS LOCATED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP 12151C0396, EFFECTIVE NOVEMBER 04, 2018; THE SUBJECT PARCEL LIES WITHIN FLOOD ZONE FLOOD ZONE X (UNSHADED) (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- FLOOD ZONE DETERMINATION AS SHOWN HEREIN IS FOR INFORMATIONAL PURPOSES ONLY. FEMA RELATED INFORMATION SHOULD BE VERIFIED WITH FEMA OR THE APPROPRIATE GOVERNING AUTHORITY BEFORE USE.
- PER NO. 4 OF TABLE "A": SUBJECT PROPERTY CONTAINS 3.95 ACRES MORE OR LESS.
- PER NO. 6(b) OF TABLE "A": NO ZONING REPORT WAS PROVIDED BY CLIENT.
- PER NO. 7(a) OF TABLE "A": NO EXISTING BUILDING ON SUBJECT PROPERTY AT TIME OF SURVEY.
- PER NO. 9 OF TABLE "A": NO PARKING SPACES ON SUBJECT PROPERTY AT TIME OF SURVEY.
- PER NO. 16 OF TABLE "A": NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- PER NO. 17 OF TABLE "A": NO INFORMATION OF PROPOSED CHANGES TO STREET RIGHT OF WAY LINE MADE AVAILABLE BY THE CONTROLLING JURISDICTION; NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- BEARINGS AND DISTANCES AS SHOWN ON THE PARCEL BOUNDARY ARE MEASURED UNLESS OTHERWISE INDICATED.
- ALL DISTANCES AS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- LAST DATE OF FIELD WORK: 08-29-2019
- NOTES:**
- ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM. THE CONVERSION FACTOR FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN THIS LOCATION IS -1.125' FT
 - CONTRACTOR TO FIELD VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

PREPARED FOR:
MPG TOLEDO BLADE, LLC
6321 DANIELS PARKWAY, SUITE 200
FORT MYERS, FLORIDA 33912
PHONE: 239-936-3089

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88

NO.	DATE	REVISION DESCRIPTION	BY

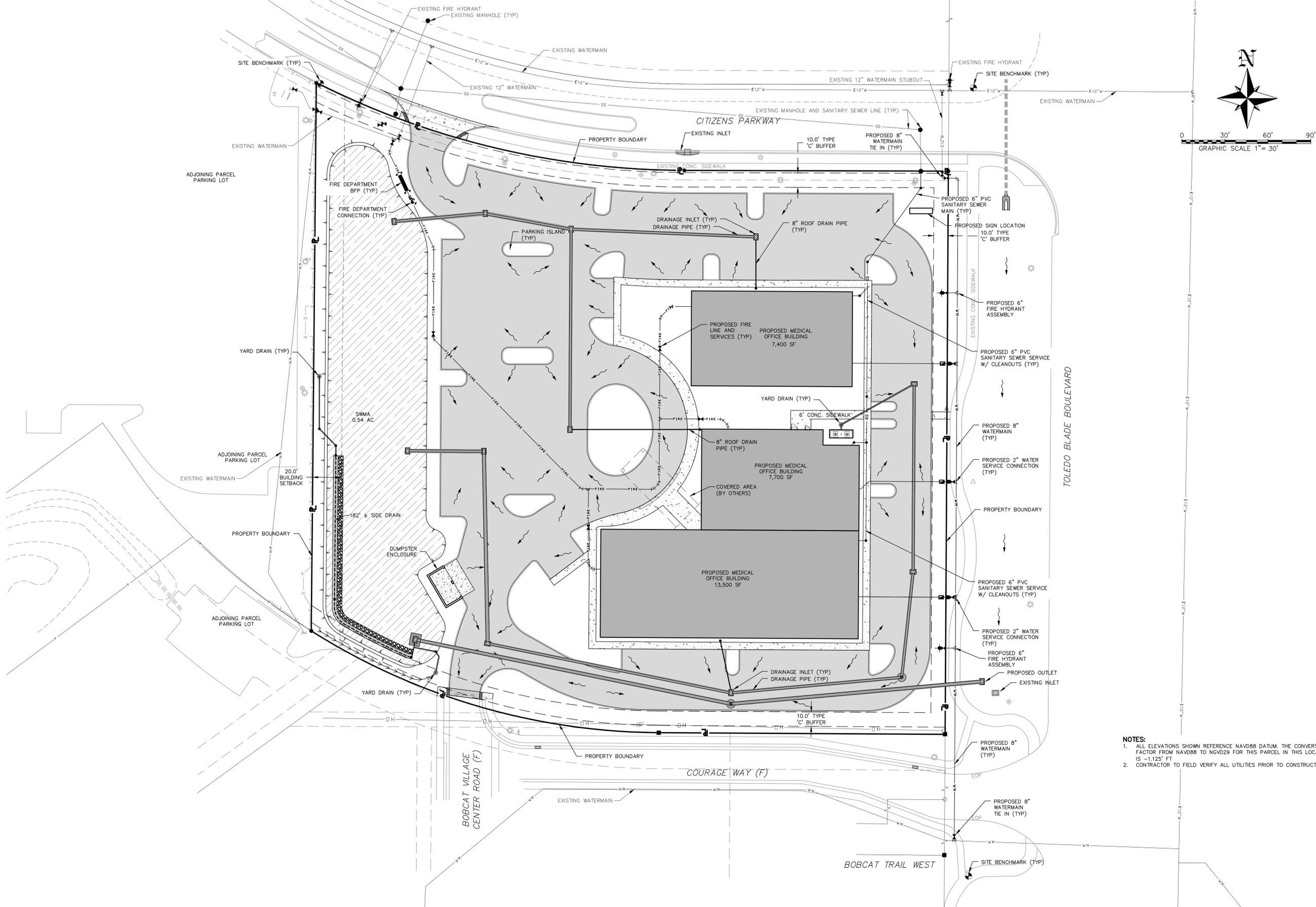
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Professional Engineers, Planners, & Land Surveyors
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4161 TAMiami TRAIL - BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952
PHONE: (941) 625-1165 FAX: (941) 625-1149
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

SHANE C. COOPER, P.E.
FL LIC. NO. 53998

EXISTING CONDITIONS MAP
1501 S. TOLEDO BLVD.
SARASOTA COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
11-22-19	4386	EX-COND	SRS	GAE	SCC	1"=30'	3



NOTES:
 1. ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM. THE CONVERSION FACTOR FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN THIS LOCATION IS -1.125' FT
 2. CONTRACTOR TO FIELD VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

PREPARED FOR:
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 6321 DANIELS PARKWAY, SUITE 200
 FORT MYERS, FLORIDA 33912
 PHONE: 239-936-3089

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SHANE C. COOPER, P.E.
 FL LIC. NO. 53998

CONCEPTUAL DRAINAGE AND UTILITY PLAN
1501 S. TOLEDO BLADE BLVD.
 SARASOTA COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
11-22-19	4386	CON-DR	SRS	GAE	SCC	1"=30'	5

S:\AR\1501S\1501S\ENGINEERING\DEVELOPMENT\MASTER PLAN SET\1501 - 05 - CONCEPTUAL DRAINAGE AND UTILITY PLAN\11-22-2019 8:39 AM DWG1.DWG

1501 S. TOLEDO BLADE BLVD.



FRONT ELEVATION

SCALE: NTS



LEFT SIDE ELEVATION

SCALE: NTS

DATE: 11-05-2020
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INDIGO architecture inc.
- ALL RIGHT RESERVED

NAME:
PROJECT
NUMBER:
ADDRESS: 1501 S. TOLEDO BLADE BLVD
NORTH PORT, FL

4575 Via Royale, Suite 205 Fort Myers, Florida 33919
t. 239.245.7195
rick@INDIGOarchitectureinc.com
License No. AA26002613



REAR ELEVATION

SCALE: NTS



RIGHT SIDE ELEVATION

SCALE: NTS



Professional Engineers, Planners & Land Surveyors

1501 S. Toledo Blade Neighborhood Meeting Minutes

Call to order

A Neighborhood meeting was held virtually via Microsoft Teams on Monday, June 22, 2020 at 1:30 P.M. per request by the City of North Port. Steven Sonberg, Project Manager, directed the virtual meeting. These minutes were taken to satisfy ULDC SEC. 33-10.V.

Presentation

Attendees were made aware that the meeting was being recorded for documentation purposes.

- Discussion of location intended use and current use of property.
- Review which department the design will comply with in regard to parking, landscape, utilities, stormwater and traffic.
- Show the Development Master Site Plan and point out the entrance/exits, the building layout, retention pond, required parking and standard utilities.

Resident Input

Questions included, what will the buildings be used for, how many stories will the buildings be, if there is a proposal to use existing vacant buildings in the area versus a new build, who is developing the project and if there are tenants currently in place for the buildings.

All questions and comments were answered and/or addressed by Steven Sonberg.

Adjournment

Contact information for Banks Engineering was given and residents were encouraged to contact Steven Sonberg with any further questions or comments.

Steven R. Sonberg

Date of approval

TOLEDO BLADE MEDICAL OFFICE COMPLEX

DATE: MONDAY, JUNE 22, 2020

TIME: 1:30 PM EST

NEIGHBORHOOD MEETING

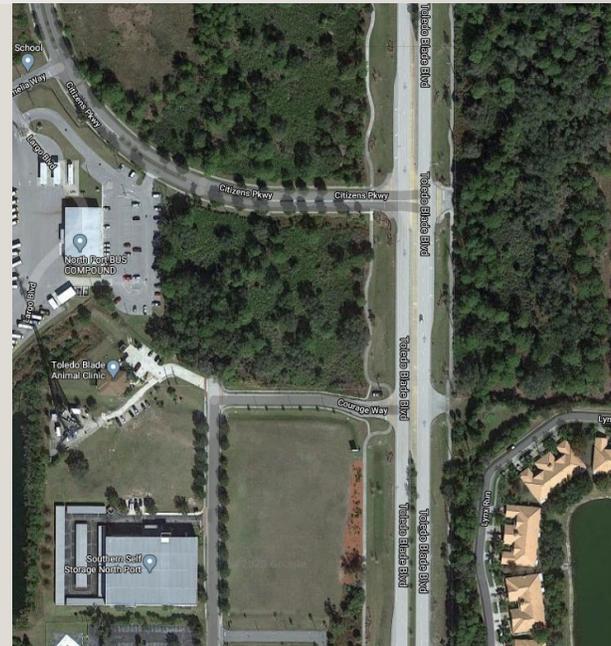
Steven R. Sonberg, PSM, EI

Project Manager



TOLEDO BLADE MEDICAL OFFICE COMPLEX 3.95 AC. +/-

- 1501 S TOLEDO BLADE BLVD,
SARASOTA COUNTY 34286.
- 3-MEDICAL OFFICES 13,500, 7,700 AND
7,400 SF.
- ZONED PLANNED COMMUNITY
DEVELOPMENT – (PCD)
- CURRENT USE – VACANT
- ACTIVITY CENTER #5
 - URBAN DESIGN STANDARD REVIEW



SITE DESIGN TOPICS



Zoning

PCD – Commercial
Activity Center #5 -
UDSR



Parking:

Will meet the requirements of CoNP ULDC for general parking, ADA parking requirements



Landscaping:

Will comply with ULDC for CoNP Landscaping Regulations



Utilities:

Water and Sewer will be coordinated and approved by the CoNP



Stormwater

On-site dry detention – Permitted through SWFWMD



Traffic

Two ingress/egress connections are proposed off Citizens Parkway and Courage Way

(TIS) completed – No adverse impacts to the surrounding roadway

OPEN FORUM:

- CONCERNS?
- COMMENTS?
- QUESTIONS?

CONCLUSION:

Thank you for joining us today!

Please contact our office with any further questions or concerns.



4161 Tamiami Trail
Building 5, Unit 501
Port Charlotte, Florida 33952
(941) 625-1165
(941) 625-1149 FAX

NEIGHBORHOOD WORKSHOP

Date: Monday, June 22, 2020
Time: 1:30 PM (Eastern Time Zone)
Via: Microsoft Teams Meeting
Re: Proposed Development Master Plan



Digitally signed
by SHANE C
COOPER
Date:
2020.11.04
10:46:43 -05'00'

A neighborhood workshop will be held to discuss a request to the City of North Port for a Development Master Plan Approval of commercial medical buildings on a parcel located at the southwest corner of S. Toledo Blade Boulevard and Citizens Parkway. The site address is 1501 S. Toledo Blade Boulevard, North Port, Florida 34288. The subject property is currently vacant and zoned Planned Community Development (PCD). The neighborhood workshop will be held on Monday, June 22, 2020 at 1:30 PM (Eastern Time Zone) via a Microsoft Teams Meeting. You may connect by visiting <https://bit.ly/3h6E2bg> or calling (866) 633-5703 and entering conference ID: 270 247 646#. This is not a public hearing. The purpose of the meeting is to inform neighboring residents of the nature of the proposal, discuss the concept plan, and to seek comments. If you have questions, please contact Banks Engineering @ (941) 625-1165.

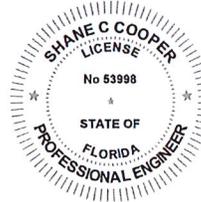
4386 – 1501 S. Toledo Blade

Neighborhood Workshop Reimbursables

\$.15 – 176 meeting notices sent to adjacent residences per City of North Port (8 ½ X11)
\$.50 – 171 local USPS postage cost
\$1.20 – 5 international USPS postage cost

= \$117.90

Meeting notice was sent out to residences on June 9, 2020



Digitally signed
by SHANE C
COOPER
Date:
2020.11.04
10:47:24 -05'00'

Exhibit C

**Sun Newspapers
Legal Advertising
23170 Harborview Rd
Port Charlotte, FL 33980**

06/10/20

Phone:(941) 206-1025 Fax:(941) 429-3111 Email:legals@yoursun.com

Acct#: 216595	Date: 06/10/20
	Ad Date: 06/12/20
	Class: 3134
	Ad ID: 3754348
	Ad Taker: MPRESCOTT
BANKS ENGINEERING INC	Sales Person: 200
4161 TAMIAMI TR BLDG 5 UNIT 501	Words: 166
PORT CHARLOTTE, FL 33952	Lines: 36
Telephone: (941) 625-1165	Agate Lines: 40
	Depth: 4.25
	Inserts: 1
	Description: Workshop

Other Charges:	\$0.00	Gross:	\$57.60
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	4.25	Amount Due:	\$57.60

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	06/12/20	06/12/20	1	\$57.60

Ad Note:

Customer Note:

A neighborhood workshop will be held to discuss a request to the City of North Port for a Development Master Plan Approval of commercial medical buildings on a parcel located at the southwest corner of S. Toledo Blade Boulevard and Citizens Parkway. The site address is 1501 S. Toledo Blade Boulevard, North Port, Florida 34288.

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Access the meeting: This virtual meeting will be broadcast live for members of the public to view online via Microsoft Teams at <https://bit.ly/3h6E2bg>. The public may listen to the audio via phone by dialing **(866) 633-5703**. When the conference ID is requested, please enter 270 247 646 and then press the # key. Publish: June 12, 2020 216595 3754348

*We Appreciate Your Business!
Thank You !*



PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA COUNTY OF
CHARLOTTE:

Before the undersigned authority personally appeared Melinda Prescott, who on oath says that she is an employee of the Sun Newspapers, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice was published in said newspaper in the issues of:

06/12/2020

as well as being posted online at www.yoursun.com and www.floridapublicnotices.com. Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Melinda Prescott
(Signature of Affiant)

Sworn and subscribed before me this 12th day of June, 2020.

Jill Kelli Di Benedetto
(Signature of Notary Public)

Personally known X OR ___ Produced Identification

A neighborhood workshop will be held to discuss a request to the City of North Port for a Development Master Plan Approval of commercial medical buildings on a parcel located at the southwest corner of S. Toledo Blade Boulevard and Citizens Parkway. The site address is 1501 S. Toledo Blade Boulevard, North Port, Florida 34288.

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Publish: June 12, 2020
216595 3754348



Exhibit D

**CITY OF NORTH PORT, FLORIDA
DEVELOPMENT ECONOMIC AND FISCAL IMPACT MODEL
1501 S. Toledo Blade DMP
SUMMARY OF ECONOMIC AND FISCAL IMPACTS**

I. OPERATING REVENUE IMPACT	<u>Years 1 - 5</u>	<u>Years 6 - 10</u>	<u>Years 11 - 15</u>	<u>Years 16 - 20</u>	<u>Years 21 - 25</u>	<u>Years 26 - 30</u>	<u>Years 1 - 30</u>
A. Ad Valorem Taxes	\$492,276	\$596,402	\$655,358	\$718,047	\$775,740	\$831,183	\$4,069,006
B. Other Taxes	\$80,506	\$80,506	\$80,506	\$80,506	\$80,506	\$80,506	\$483,035
C. Permits, Fees, & Special Assessments	\$92,994	\$92,994	\$92,994	\$92,994	\$92,994	\$92,994	\$557,963
D. Intergovernmental Revenue	\$109,897	\$109,897	\$109,897	\$109,897	\$109,897	\$109,897	\$659,381
E. Charges for Services	\$865,344	\$865,344	\$865,344	\$865,344	\$865,344	\$865,344	\$5,192,065
F. Fines & Forfeitures	\$1,652	\$1,652	\$1,652	\$1,652	\$1,652	\$1,652	\$9,910
G. Miscellaneous Income	\$16,166	\$16,166	\$16,166	\$16,166	\$16,166	\$16,166	\$96,997
TOTAL OPERATING REVENUE IMPACT	\$1,658,835	\$1,762,961	\$1,821,917	\$1,884,605	\$1,942,298	\$1,997,742	\$11,068,358
II. OPERATING EXPENDITURE IMPACT	<u>Years 1 - 5</u>	<u>Years 6 - 10</u>	<u>Years 11 - 15</u>	<u>Years 16 - 20</u>	<u>Years 21 - 25</u>	<u>Years 26 - 30</u>	<u>Years 1 - 30</u>
General Government	\$509,244	\$509,244	\$509,244	\$509,244	\$509,244	\$509,244	\$3,055,462
Economic Environment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Physical Environment	\$94,886	\$94,886	\$94,886	\$94,886	\$94,886	\$94,886	\$569,316
Human Services	\$12,159	\$12,159	\$12,159	\$12,159	\$12,159	\$12,159	\$72,954
Transportation	\$200,258	\$200,258	\$200,258	\$200,258	\$200,258	\$200,258	\$1,201,550
Public Safety	\$506,072	\$506,072	\$506,072	\$506,072	\$506,072	\$506,072	\$3,036,434
Culture/Recreation	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital	\$181,843	\$181,843	\$181,843	\$181,843	\$181,843	\$181,843	\$1,091,057
Debt & Lease	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL OPERATING EXPENDITURE IMPACT	\$1,504,462	\$1,504,462	\$1,504,462	\$1,504,462	\$1,504,462	\$1,504,462	\$9,026,775
III. NET OPERATING SURPLUS/DEFICIT	<u>Years 1 - 5</u>	<u>Years 6 - 10</u>	<u>Years 11 - 15</u>	<u>Years 16 - 20</u>	<u>Years 21 - 25</u>	<u>Years 26 - 30</u>	<u>Years 1 - 30</u>
	\$154,373	\$258,498	\$317,455	\$380,143	\$437,836	\$493,279	\$2,041,583
IV. AD VALOREM INCREMENTAL REVENUE	<u>Years 1 - 5</u>	<u>Years 6 - 10</u>	<u>Years 11 - 15</u>	<u>Years 16 - 20</u>	<u>Years 21 - 25</u>	<u>Years 26 - 30</u>	<u>Years 1 - 30</u>
	\$467,662	\$566,582	\$622,590	\$682,145	\$736,953	\$789,624	\$3,865,556
V. TOTAL IMPACT FEES	<u>Years 2 - 6</u>	<u>Years 7 - 11</u>	<u>Years 12 - 16</u>	<u>Years 17 - 21</u>	<u>Years 22 - 26</u>	<u>Years 27 - 31</u>	<u>Years 2 - 31</u>
Law Enforcement	\$9,020	\$0	\$0	\$0	\$0	\$0	\$9,020
Fire	\$11,279	\$0	\$0	\$0	\$0	\$0	\$11,279
Parks & Recreation	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transportation	\$198,856	\$0	\$0	\$0	\$0	\$0	\$198,856
Solid Waste	\$2,800	\$0	\$0	\$0	\$0	\$0	\$2,800
General Government	\$10,251	\$0	\$0	\$0	\$0	\$0	\$10,251
TOTAL IMPACT FEES	\$232,206	\$0	\$0	\$0	\$0	\$0	\$232,206
VI. UTILITY CONNECTION FEES	<u>Years 2 - 6</u>	<u>Years 7 - 11</u>	<u>Years 12 - 16</u>	<u>Years 17 - 21</u>	<u>Years 22 - 26</u>	<u>Years 27 - 31</u>	<u>Years 2 - 31</u>
Water	\$175,279	\$0	\$0	\$0	\$0	\$0	\$175,279
Wastewater	\$238,806	\$0	\$0	\$0	\$0	\$0	\$238,806
TOTAL CONNECTION FEES	\$414,084	\$0	\$0	\$0	\$0	\$0	\$414,084
VII. SUMMARY OF ANNUAL ECONOMIC IMPACTS (Output and Earnings in Current Dollars)	<u>Year 5</u>	<u>Year 10</u>	<u>Year 15</u>	<u>Year 20</u>	<u>Year 25</u>	<u>Year 30</u>	
Direct Output From Development	\$64,082,380	\$64,082,380	\$64,082,380	\$64,082,380	\$64,082,380	\$64,082,380	
Direct Employment From Development	285	285	285	285	285	285	
Direct Earnings From Development	\$15,179,144	\$15,179,144	\$15,179,144	\$15,179,144	\$15,179,144	\$15,179,144	
Indirect Output From Development	\$29,553,975	\$29,553,975	\$29,553,975	\$29,553,975	\$29,553,975	\$29,553,975	
Indirect Employment From Development	246	246	246	246	246	246	
Indirect Earnings From Development	\$6,169,188	\$6,169,188	\$6,169,188	\$6,169,188	\$6,169,188	\$6,169,188	
Total Output From Development	\$96,287,998	\$96,287,998	\$96,287,998	\$96,287,998	\$96,287,998	\$96,287,998	
Total Employment From Development	531	531	531	531	531	531	
Total Earnings From Development	\$21,348,332	\$21,348,332	\$21,348,332	\$21,348,332	\$21,348,332	\$21,348,332	

Note: If entire jurisdiction growth forecasts are used in scenario modeling, disregard indirect and total impact categories. For this case, direct impacts represent total impacts.

Note: Impact fees have been updated to reflect 100% of the 2011 Impact Fee Study.