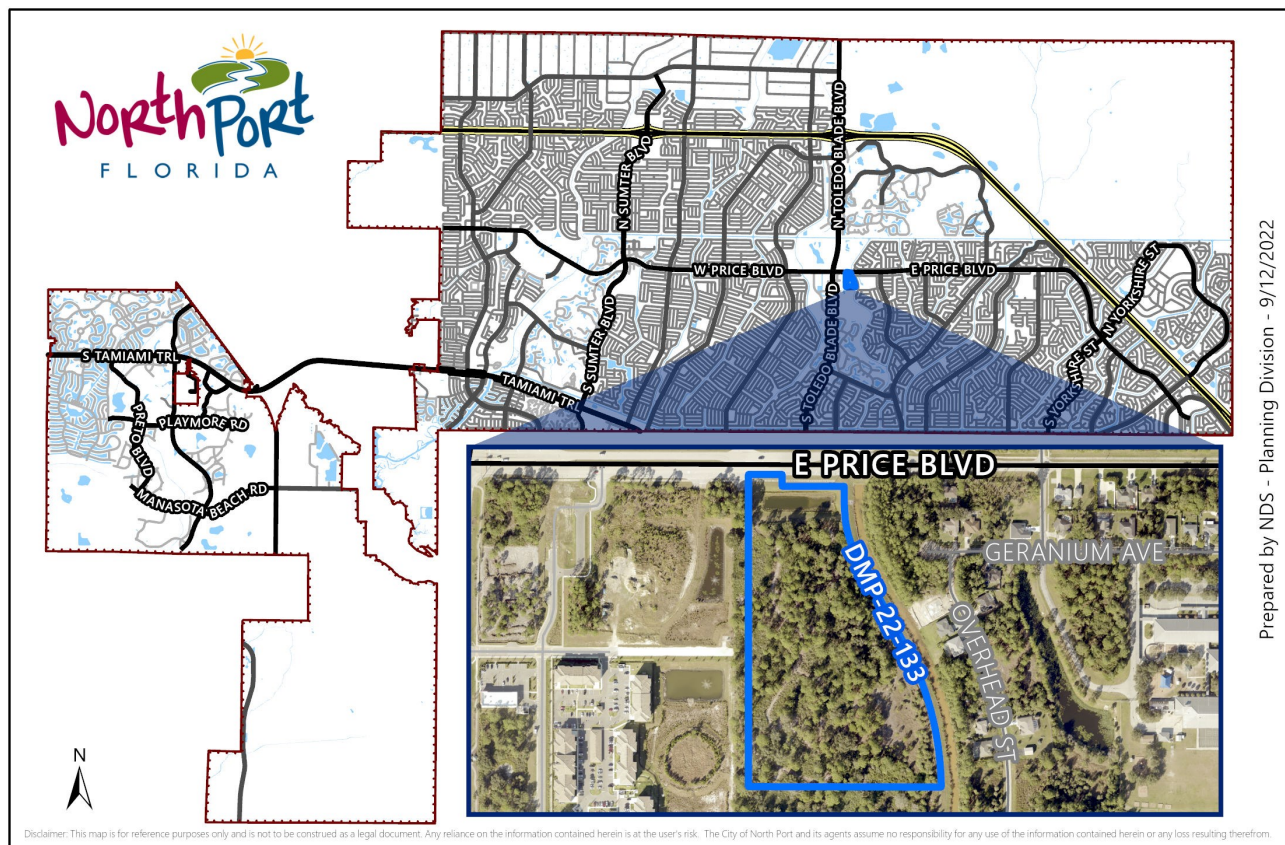




STAFF REPORT

Acadia Behavioral Health Hospital Development Master Plan

- From:** Carl Bengé, AICP, Planner III
- Thru:** Lori Barnes, AICP, CPM, Planning and Zoning Division Manager
- Thru:** Alaina Ray, AICP, Neighborhood Development Services Director
- Thru:** Jason Yarborough, ICMA-CM, Assistant City Manager
- Thru:** A. Jerome Fletcher II, ICMA-CM, MPA, City Manager
- Date:** February 2, 2023



Prepared by NDS - Planning Division - 9/12/2022

PROJECT: Acadia Behavioral Health Hospital, DMP-22-133

REQUEST: Consideration of Development Master Plan Application for 2-story, 144 bed behavioral health hospital

APPLICANT: Adam Crunk (**Exhibit A, Affidavit**)

OWNERS: American Momentum Bank (**Exhibit B, Warranty Deed**)

LOCATION: Located off of E Price Blvd and west of S Toledo Blade Blvd (PID 1118-01-0010)

PROPERTY SIZE: ± 14.49 acres

I. BACKGROUND

Adam Crunk, on behalf of American Momentum Bank, has formally submitted a Development Master Plan application to the City of North Port to develop a ± 14.49 acre vacant site into a 144 bed behavioral health hospital. The facility will be constructed in two phases. The first phase will include 120 beds and the second, an additional 24 beds. The development is located on E Price Blvd, west of S Toledo Blade Boulevard. The subject parcel is zoned Planned Community Development (PCD) with a Future Land Use of Activity Center—located in Activity Center Five.

II. REQUESTED MODIFICATIONS

Pursuant to ULDC Sec.53-118-Modifications of regulations., the Commission may approve waivers to regulations during the Development Master Plan hearing process. The applicant is requesting **one** waiver from the ULDC. The requested modification is outlined below:

WAIVER #1

ULDC Sec. 53-240.M.(3)(b)

See Sec. 53-240.—Special structures.

The maximum fence height is 8 feet, unless otherwise modified in the Development Master Plan:

The waiver request is to permit a 14-foot tall fence in lieu of the code required 8-foot max height.

Staff Response:

The applicant is requesting an increase in fence height no greater than 14-feet. The hospital has a focus on maintaining their patients privacy and the added height would increase that privacy while also reducing possible distractions. The fence would only be placed around the outside recreational areas. Comp Plan Future Land Use Policy 9.27 states potential incompatibilities shall be mitigated through site and architectural designs. The increased fence height will help buffer the outside environment from the activities of the hospital, and allow fewer outside influences into the hospital's outside areas.

Staff has no objection to this waiver request.

III. NEIGHBORHOOD MEETING

Pursuant to Section 53-5.E. of the Unified Land Development Code, the applicant held a neighborhood meeting on September 13, 2022, at 6:00 PM at the Morgan Family Community Center located at 6207 West Price Boulevard North Port, Florida. The meeting documents, including public notice, are attached as **Exhibit C**.

IV. STAFF REVIEW

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

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 SDR
- Review for consistency with the Comprehensive Plan and the Unified Land Development Code (See Section V)
- Fiscal Impact Analysis (See Section V)

The conditions from Fire & Rescue, Planning, PW/Engineering-Stormwater, PW-PZ/Environmental, and North Port Utilities will be required with future submittals and are listed in Section VI of this staff report.

V. DATA & ANALYSIS

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

V. DATA & ANALYSIS (CONTINUED)

COMPREHENSIVE PLAN

Future Land Use 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 hospital use is allowed under ULDC Sec. 53-103. The subject property is 14.49 acres; however, only 9.56 acres of the site will be disrupted for development of the proposed project. The development is proposing to use only around 65% of the total acreage. Open space found within the 65% will be over and above the required 30% open space per code to retain it's natural resources.

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

COMPREHENSIVE PLAN

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: Medical facilities are typically well-maintained over time. Hospital uses, such as the one being proposed will also help diversify the tax base within the city. The behavioral health hospital would expand the mixture of employment opportunities within the W. Price Blvd and Toledo Blade Blvd area.

Staff concludes that the proposed Development Master Plan is consistent with Future Land Use Element Goal 2.

COMPREHENSIVE PLAN

Economic Development Element, Objective 1.1

Objective 1.1: Attraction, Retention, and Expansion of Targeted Businesses - The City shall plan, design, and implement programs, projects, and activities that support and assist in the expansion of existing businesses in the City and the recruitment of new businesses.

Staff Findings: The proposed hospital will provide additional professional employment opportunities in the activity center in which it is located (AC-4). The Economic Development Element of the City's Comprehensive Plan, Policy 5.1.4, encourages development of public or private hospital facilities. This facility will also support that policy.

Staff concludes that the proposed Development Master Plan is

V. DATA & ANALYSIS (CONTINUED)

consistent with Economic Development Element Objective 1.1.

COMPREHENSIVE PLAN

Economic Development Element, Policy 4.1.2

Policy 4.1.2: The City encourages the location of business and industry in Activity Center(s) and other areas designated for future infrastructure improvements in the City's Capital Improvements Program.

Staff Findings: The proposed project is located in AC-4 on E. Price Blvd near the intersection of Price and Toledo Blade. The DMP includes the development of a currently undeveloped frontage road along the parcel and the remainder of the undeveloped portion of Sundown Ln in an effort to complete the local street network. The access road will provide better accessibility to the area.

Staff concludes that the proposed Development Master Plan is consistent with Economic Development Element Policy 4.1.2.

ULDC

Chapter 53-Zoning Regulations, Part 1.-General Provisions, Section 53-102.-Intent.

The purpose of the PCD Planned Community Development District is to provide an area for coordinated development of industrial, commercial, service, residential and government uses within a park-like setting. The establishment of this district provides a mechanism to attract major employers to the City, which can contribute to the diversification of the economic base in a manner consistent with the City's adopted Comprehensive Plan. The PCD District provides for a variety of uses where project components and land use relationships are physically and functionally integrated. This concept incorporates a wide range of traditional industrial uses with a variety of non-industrial activities which may support or otherwise relate to the commerce/industrial activities which may support or otherwise relate to the commerce/industrial economic base of the City. Generally, PCD land uses include manufacturing, wholesaling and warehousing, construction services, transportation activities, retail trade and service, residential and government uses. It is the intent of these regulations to facilitate the harmonious interaction of land uses not individually provided for in other industrial, commercial, service, residential or government use districts through grouping of similar uses. These regulations are designed to protect adjacent properties from the potentially adverse impacts associated with mixed-use development and to promote efficient and economic land use among functionally integrated activities. This intent is achieved through coordinated application of standards, which regulate location, open space, ground coverage, height, lighting, signage, landscape, buffer and other physical design elements.

V. DATA & ANALYSIS (CONTINUED)

Staff Findings: The proposed project is a 2-story, 144 bed behavioral health hospital which is consistent with and complementary to the uses adjacent to the subject parcel.

Generally, PCD allows a variety of land uses, including manufacturing, wholesaling and warehousing, construction services, transportation activities, retail trade and service, residential, and government uses.

It is the intent of the PCD zoning district is to facilitate the harmonious interaction of land uses not individually provided for in other industrial, commercial, service, residential or government use districts through grouping of similar uses. The proposed project would increase the variety of the services provided within the area.

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

ULDC

Chapter 53-Zoning Regulations, Part 1.-General Provisions, Section 53-103.-Permitted principal uses and structures.

In a PCD District, any use permitted either by right or as a special exception in any Residential District (RSF) except Residential Manufactured Home (RMH) district, the (CG) Commercial General District, (GU) Government Use District, (ILW) Light Industrial Warehousing District, (OPI) Office, Professional and Institutional District shall be permitted; provided, however, that the proposed use shall be consistent with the City's Comprehensive Plan, the standards and criteria set forth further below regulating development in PCD Districts and the default zoning district and permitted uses are declared in the proposed Development Master Plan, provided that the uses are specifically listed.

Staff Findings: The project is proposing a 2-story, 144 bed behavioral health hospital , which is allowed within the PCD zoning. The proposed project is consistent with the Comprehensive Plan's Future Land Use Goal 1, Goal 2, and Economic Development Objective 1.1, and Policy 4.1.2 as previously highlighted. The proposed project is consistent with the standards and criteria set within Article VIII—PCD Planned Community Development District of the ULDC.

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

ULDC

Chapter 53-Zoning Regulations, Part 1.-General Provisions, Section 53-113.-General development regulations.

The following Planned Community Development (PCD) District

V. DATA & ANALYSIS (CONTINUED)

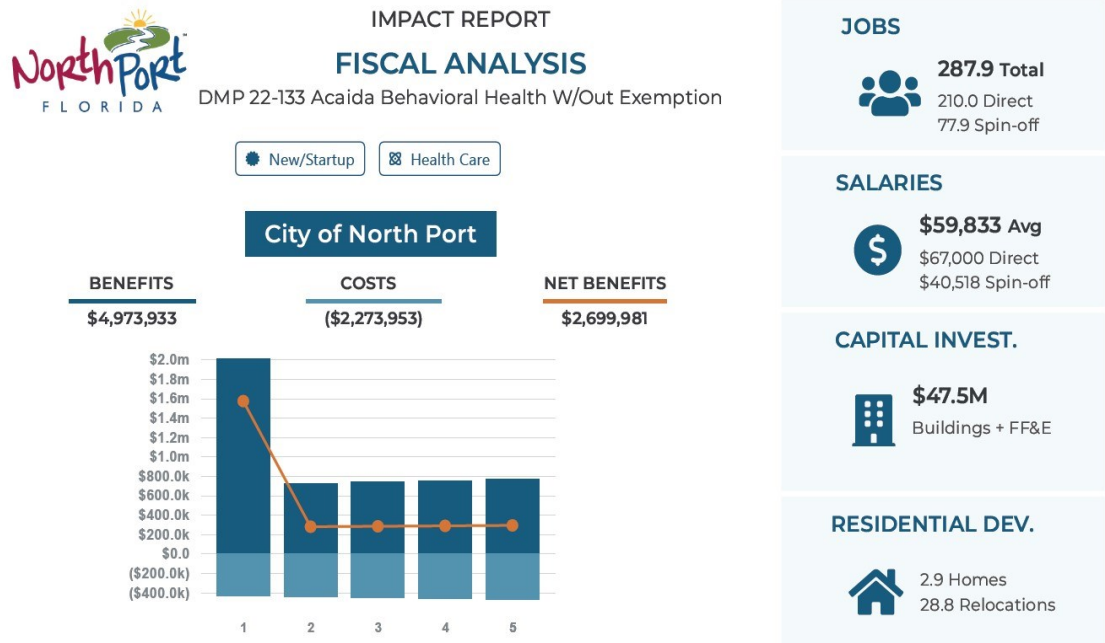
regulations shall govern the general development pattern of the PCD District, unless otherwise modified in the Development Master Plan, as well as existing and proposed physical and environmental site characteristics

Staff Findings: The proposed project incorporates all applicable provisions of this section, including buffer areas and providing open space.

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

FISCAL IMPACT ANALYSIS

Staff performed a fiscal impact analysis for the proposed DMP using data from the applicant and assumptions based on current market trends. Over the course of five years staff forecasts a net benefit of \$2,699,980. However, this development could qualify for an Ad Valorem Tax exemption which would lower the net benefits to \$1,994,306, a 26.14% decrease in benefits (**Exhibit D**).



VI. PUBLIC HEARING SCHEDULE

PUBLIC HEARING SCHEDULE

Planning & Zoning Advisory Board Public Hearing	February 2, 2023 9:00 AM or as soon thereafter
City Commission Public Hearing	February 28, 2023 6:00 PM or as soon thereafter

VII. CONDITIONS & SAFEGUARDS

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

1. Per § 60-7 (B) of the ULDC, the fire line to the building shall extend to one foot above finished floor (1' AFF) or one foot above finished grade (1' AFG) interior of the building. This requirement shall be called out on all civil drawings for reference.
2. The Fire Department Connection (FDC) placement must meet the ULDC, Chapter 60-8 and shall not be located no further than ten (10) feet from the curb line.
3. The ULDC and North Port Utilities require a double detector check valve assembly for all fire lines. Please amend sheets C7.0 (Overall Utility Plan) and C7.1 Utility Plan to reflect this requirement and the Post Indicator Valve Assembly.
4. Per Urban Design Standards Pattern Book, page 20, parking in the front of a building will be limited to one row. The remainder of required parking shall be located to the rear, side, or internal.
5. Per ULDC Sec. 55-4.B.(3), all new construction, renovation, or redevelopment shall incorporate the public art in accordance with Chapter 59. All public art shall be approved by City Staff and/or City Commission.
 - A. The City Staff and/or City Commission shall approve the art piece and final placement prior to the issuance of the development order.
6. Detailed treatment and attenuation calculations, floodplain impact and compensation analysis and stormwater conveyance capacity analysis will be required in the later MAS application. The preliminary drainage report dated November 10, 2022 is not approved with this DMP and will require revisions in the later MAS application.
7. NOTICE: Site assessment activities (e.g. surveys, geotechnical) performed with the use of machinery/equipment which includes removal of trees, underbrush, or understory vegetation requires a land clearing/underbrush permit issued by the City of North Port Building Department. Except for the hand clearing of understory vegetation, removal of trees or understory vegetation without an appropriate land clearing/underbrush permit from the City of North Port Building Department may constitute violation(s) not limited to FWC rules, ULDC Chapter 58 Archeological Resource Protection Regulations, and ULDC Chapter 45 Tree Protection Regulations (adopted Feb. 22, 2022). Hand clearing of understory vegetation shall not occur in a wetland or watercourse buffer. Definitions of "tree" and "understory vegetation" are included in ULDC Chapter 45 Tree Protection Regulations (adopted Feb. 22, 2022 ord. no. 2021-46).
8. Provide a copy of the approved Environmental Resource Permit (ERP). Also provide an approved permit under Section 404 of the Clean Water Act (CWA) issued by either a U.S. Army Corps of Engineers(USACE) or Florida Department of Environmental Protection (FDEP), depending on the location of the project. The permits will authorize wetland impacts and indicate how wetland mitigation will be achieved. This permit plus documentation of required wetland mitigation must be provided prior to construction that impacts the wetland. This permit is typically provided preferably before scheduling the preconstruction meeting with the City.
9. A 15% gopher tortoise survey was done in October 2021 and 2 gopher tortoise burrows were located
 - A. All gopher tortoise burrows found on-site must be avoided with the required 25 ft radius.

VII. CONDITIONS & SAFEGUARDS (CONTINUED)

- B. If gopher tortoises are proposed to be relocated, an FWC relocation permit for the relocation is needed, and a copy of the survey and permit provided to the City prior to issuing a Notice to Proceed (NTP). FWC guidelines require a 100% gopher tortoise survey before conducting capture and relocation activities.
 - C. On completion of the relocation actions, submit a summary After Action report to the City that identifies the total number of tortoises relocated to the designated property. The summary After Action Report will be required prior to issuing a Notice to Proceed (NTP).
 - D. If site construction/land clearing does not commence within 90 days from the date of the most recent 100% gopher tortoise survey or start of capture activities, a new gopher tortoise burrow survey must be completed to ensure gopher tortoises have not moved in and, if found, a valid permit must be obtained, amended, or acted on to capture and relocate all tortoises prior to commencing any site clearing.
 - E. Immediately following relocation the gopher tortoise agent shall evaluate the need for installation of a well-constructed silt fence to prevent gopher tortoise re-entry.
 - F. In the case where zero (0) gopher tortoise burrows are located during an initial limited or 100% gopher tortoise survey an additional 100% gopher tortoise survey may be required within 90 days of issuing a Notice to Proceed (NTP) and within 90 days of issuing a land clear permit.
10. Before FDEP permits will be signed, North Port Utilities requires the following:
- 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.
 - One engineer certified (sealed) estimate for the cost of utility construction.
 - 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.
11. 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.
12. Irrigation systems shall be designed and constructed to meet reuse standards.
13. 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 utility site construction the Development Order,
14. Department of Environmental Protection Permit and Development of Health Permit shall be posted at the project site and provided at the preconstruction meeting.
15. 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.

VIII. RECOMMENDED MOTION

The Planning & Zoning Division recommends that the Planning & Zoning Advisory Board recommend City Commission approve of DMP-22-133 and motion as follows:

I move to recommend City Commission approve Petition DMP-22-133 with the modification and conditions as presented, and find that, based on competent substantial evidence, the proposed development master plan complies with the City of North Port Comprehensive Plan Future Land Use Goal 1, Goal 2, and Economic Development Objective 1.1, and Policy 4.1.2 and Section 53-102, 53-103, & 53-113 of the Unified Land Development Code.

IX. ALTERNATIVE MOTION

1. **APPROVAL WITH OR WITHOUT WAIVERS AND/OR CONDITIONS** of Petition DMP-22-133, Acadia Behavioral Health Hospital.

I move to recommend City Commission approve of Petition DMP-22-133 with [no] waivers and [without] conditions [any combination of #1-#15] and find that, based on competent substantial evidence, the development master plan complies with the North Port Comprehensive Plan and the Unified Land Development Code.

2. **DENIAL** of petition DMP-22-133

I move to recommend City Commission deny petition DMP-22-133 and find that, based on competent substantial evidence, the development master plan does not comply with the North Port Comprehensive Plan and the Unified Land Development Code.

X. EXHIBITS

Exhibits
A. Affidavit
B. Warranty Deed
C. Neighborhood Meeting Documents
D. Fiscal Analysis

AFFIDAVIT

I (the undersigned), Adam Crunk, PE being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner of the property described and which is the subject matter of the proposed application; 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 accurate to the best of my knowledge and belief. I understand this application must be complete and accurate before the application can be processed or hearing can be advertised, and that I am authorized to sign the application by the owner or owners. I authorize City of North Port staff and agents to visit the site as necessary for proper review of this application. *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 12th day of November, 2021.

[Signature]
Signature of Applicant or Authorized Agent

Adam Crunk, PE Principal/Member of Crunk Engineering LLC
Print Name and Title

STATE OF TN

COUNTY OF Williamson

The foregoing instrument was acknowledged by me this 12th day of November, 2021, by

TN Drivers License who is personally known to me or has produced as identification

[Signature]
Signature - Notary Public

(Place Notary Seal Below)



AFFIDAVIT

AUTHORIZATION FOR AGENT/APPLICANT

I, American Momentum Bank property owner, hereby authorize CRUNK Engineering, LLC to act as Agent on our behalf to apply

for this application on the property described as (legal description) 501 PRICE BLVD

North Port Florida 34288 Parcel 1118-01-0010

C. Michael Collins 11-10-2021
Owner American Momentum Bank Date

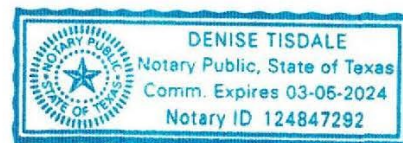
STATE OF Texas COUNTY OF Midland

The foregoing instrument was acknowledged by me this 10 day of November, 2021, by

C. Michael Collins who is personally known to me or has produced as identification.

[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 12:05 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 1864685

Doc Stamp-Deed: \$0.70

WARRANTY DEED

THIS WARRANTY DEED is made this 21 day of May, 2015, by BRAZOS XIII 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.

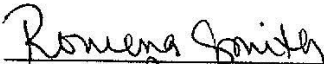
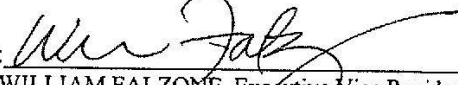
TO HAVE and to HOLD, the same in fee simple forever.

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:

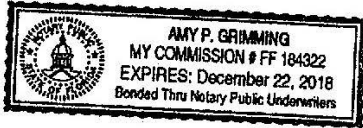

Print Name: Michael T. Hankin BY: AMERICAN MOMENTUM BANK,
Sole Member and Manager



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 XIII LLC, a Florida limited liability company, who is personally known to me: or who has produced a driver's license as identification: _____.

(NOTARY SEAL)





Amy P. Grimling
(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 13

Plat of TWIN LAKES OFFICE PARK, according to the plat thereof, as recorded in Plat Book 46, Pages 50 and 50A, 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 thereof; 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.

STENGEL-HILL ARCHITECTURE	MEETING NOTES
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Meeting:	Neighborhood Meeting	Attendees:	MEETING PRESENTERS
Meeting #:	AHC2113_MN_2022-09-13		Dr. Jeffrey Woods Acadia Healthcare Charles Hill Stengel Hill Architecture Adam Crunk Crunk Engineering
Project:	New Behavioral Health Hospital Acadia Healthcare Company North Port, Florida		
Project #:	AHC2113		COMMUNITY MEMBERS
Date/Time:	09.13.2022 / 6:00-8:00 PM EDT		Robert Foltz Amnesty Drive
Location:	Morgan Family Community Center 6207 West Price Boulevard North Port, FL 34291		
Author:	Charles A. Hill, AIA		
Attachments:	Facility Rental Checklist	Copy:	Webb Embry Acadia Healthcare Garrett Smith Acadia Healthcare

The following Meeting Notes reflect discussions during a meeting held on/at the aforementioned date, time, and location. Please forward any revisions to these Meeting Notes to the Architect in writing within one week of receipt. **Bold** text indicates items for which action is required.

Item #	Item	Action/Date
1.01	The Meeting Presenters - Dr. Jeffrey Woods, Charles Hill, and Adam Crunk - set up a presentation in Meeting Room A/B within the Morgan Family Community Center in North Port, Florida to review the scope of the proposed New Behavioral Health Hospital Project for Acadia Healthcare Company at 501 East Price Boulevard, North Port, Florida, 34288. The room and presentation were available for Community Members at 6:00 pm EDT.	-
1.02	No Community Members attended until ~7:30 pm when Robert Foltz (residing on Amnesty Drive northeast of the Project Site across East Price Boulevard) arrived. Dr. Jeffrey Woods, Charles Hill, and Adam Crunk presented the proposed project scope to Mr. Foltz. Mr. Foltz asked one question (paraphrased): "Would it not be better to co-locate this facility on the campus of the proposed new North Port Sarasota Memorial Hospital adjacent to I-75?". Dr. Jeffrey Woods responded (paraphrased) that the proposed New Behavioral Health Hospital is not affiliated with Sarasota Memorial Hospital and will be receiving patients from all regional Acute Care Hospitals, thus it is better to be centrally located as opposed to being located on an unaffiliated Acute Care Hospital campus. After the presentation, Mr. Foltz stated that his questions and concerns had been answered to his satisfaction and departed at ~7:50 pm. No other Community Members attended.	-
1.03	At ~8:00 pm, Dr. Jeffrey Woods, Charles Hill, and Adam Crunk concluded the meeting and secured the room. See attached Facility Rental Checklist documenting times in and out for the Meeting Presenters.	-

END OF MEETING NOTES

AHC2113_MN_2022-09-13

613 WEST MAIN STREET LOUISVILLE, KENTUCKY 40202
tel: 502.893.1875 fax: 502.893.1876 www.stengelhill.com



Facility Rental Checklist



Renter/Organization Name Brad Lipsy Reservation Date 9/13/22
 Reservation Purpose Neighborhood Development project meeting Room(s) Reserved Meeting Room A/B
 Reservation Time: In 6:00 Out 8:00
 Actual Time: In 5:50 Out 7:50
 A/V: YES NO (If yes review A/V with renter) Setup Provided: YES NO

Walkthrough

Room(s) clean, clear and free of damage? IN: Yes No OUT: Yes No

Comments: _____

Hallways/Common areas clean, clear, and free of damage? IN: Yes No OUT: Yes No

Comments: _____

Kitchen clean, clear, and free of damage? IN: Yes No OUT: Yes No

Comments: N/A

Reminders:

- Exits and A/C handlers/intake vents cannot be blocked
- All city equipment must be set up and broken down by staff, ask for assistance if needed
- No open flames or city deemed fire hazards
- The use of fog/bubble machines are not permitted
- Place all garbage, trash, and debris in trash bins provides
- No tape or tacks on walls
- No affixing decorations to stage, dividers, or ceiling
- Room must be cleaned and vacated in accordance with the time out listed on the agreement/receipt. If use of the facility is outside of the times outlined the renter shall be subject to appropriate overtime rates and charges. This may include room fees, staff charges and other fees deemed necessary.

Renter's Signature: In [Signature] Out [Signature]

Staff Signature: In [Signature] Out [Signature]

Additional Comments _____

Fiscal Analysis - Impact Report



DMP 22-133 Acaida Behavioral Health W/Out Exemption

Project Type: New/Startup
Industry: Health Care
Prepared By: City of North Port

Purpose & Limitations

This report presents the results of an economic and fiscal analysis undertaken by City of North Port using Impact Dashboard, a customized web application developed by Impact DataSource, LLC.

Impact Dashboard utilizes estimates, assumptions, and other information developed by Impact DataSource from its independent research effort detailed in a custom user guide prepared for City of North Port.

This report, generated by the Impact Dashboard application, has been prepared by City of North Port to assist economic development stakeholders in making an evaluation of the economic and fiscal impact of business activity in the community. This report does not purport to contain all of the information that may be needed to conclude such an evaluation. This report is based on a variety of assumptions and contains forward-looking statements concerning the results of operations of the subject firm. City of North Port made reasonable efforts to ensure that the project-specific data entered into Impact Dashboard reflects realistic estimates of future activity. Estimates of future activity involve known and unknown risks and uncertainties that could cause actual results, performance, or events to differ materially from those expressed or implied in this report.

City of North Port and Impact DataSource make no representation or warranty as to the accuracy or completeness of the information contained herein, and expressly disclaim any and all liability based on or relating to any information contained in, or errors or omissions from, this information or based on or relating to the use of this information.

Introduction

This report presents the results of an economic impact analysis performed using Impact Dashboard, a model developed by Impact DataSource. The report estimates the impact that a potential project will have on the local economy and estimates the costs and benefits for local taxing districts over a 5-year period.

Economic Impact Overview

The table below summarizes the economic impact of the project over the first 5 years in terms of job creation, salaries paid to workers, and taxable sales.

SUMMARY OF ECONOMIC IMPACT OVER 5 YEARS IN CITY OF NORTH PORT			
IMPACT	DIRECT	SPIN-OFF	TOTAL
Jobs	210.0	77.9	287.9
Annual Salaries/Wages	\$14,070,000	\$3,157,042	\$17,227,042
Salaries/Wages over 5 Years	\$73,220,845	\$16,429,374	\$89,650,219
Taxable Sales/Purchases in City of North Port	\$24,465,106	\$2,053,672	\$26,518,777

Totals may not sum due to rounding

The Project may result in new residents moving to the community and potentially new residential properties being constructed as summarized below.

SUMMARY OF POPULATION IMPACT OVER 5 YEARS IN CITY OF NORTH PORT			
IMPACT	DIRECT	SPIN-OFF	TOTAL
Workers who will move to City of North Port	21.0	7.8	28.8
New residents in City of North Port	54.6	20.3	74.9
New residential properties constructed in City of North Port	2.1	0.8	2.9
New students to attend local school district	10.5	3.9	14.4

Totals may not sum due to rounding

The new taxable property to be supported by the Project over the next 5 years is summarized in the following table.

SUMMARY OF TAXABLE PROPERTY OVER THE FIRST 5 YEARS IN CITY OF NORTH PORT						
YR.	NEW RESIDENTIAL PROPERTY	LAND	BUILDINGS...	FF&E	NON-RESIDENTIAL PROPERTY	TOTAL PROPERTY
1	\$565,327	\$0	\$36,000,000	\$2,500,000	\$38,500,000	\$39,065,327
2	\$576,634	\$0	\$36,720,000	\$2,250,000	\$38,970,000	\$39,546,634
3	\$588,166	\$0	\$37,454,400	\$2,000,000	\$39,454,400	\$40,042,566
4	\$599,930	\$0	\$38,203,488	\$1,750,000	\$39,953,488	\$40,553,418
5	\$611,928	\$0	\$38,967,558	\$1,500,000	\$40,467,558	\$41,079,486

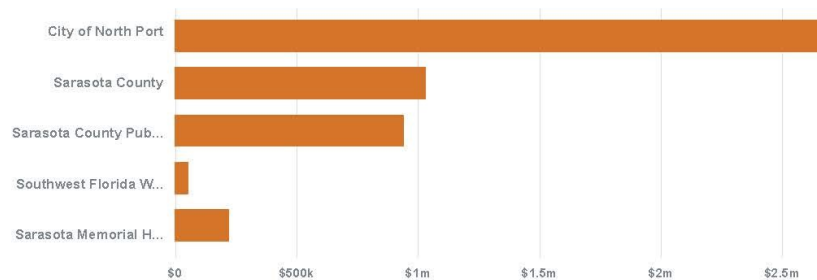
Fiscal Impact Overview

The Project will generate additional benefits and costs, a summary of which is provided below. The source of specific benefits and costs are provided in greater detail for each taxing district on subsequent pages.

FISCAL NET BENEFITS OVER THE NEXT 5 YEARS				
	BENEFITS	COSTS	NET BENEFITS	PRESENT VALUE*
City of North Port	\$4,973,933	(\$2,273,953)	\$2,699,981	\$2,448,293
Sarasota County	\$2,906,396	(\$1,873,571)	\$1,032,825	\$899,365
Sarasota County Public Schools	\$2,427,236	(\$1,486,283)	\$940,954	\$817,390
Southwest Florida WMD	\$53,890	\$0	\$53,890	\$46,604
Sarasota Memorial Hospital	\$221,514	\$0	\$221,514	\$191,565
Total	\$10,582,970	(\$5,633,807)	\$4,949,164	\$4,403,217

*The Present Value of Net Benefits expresses the future stream of net benefits received over several years as a single value in today's dollars. Today's dollar and a dollar to be received at differing times in the future are not comparable because of the time value of money. The time value of money is the interest rate or each taxing entity's discount rate. This analysis uses a discount rate of 5.0% to make the dollars comparable.

Net Benefits Over the Next 5 Years

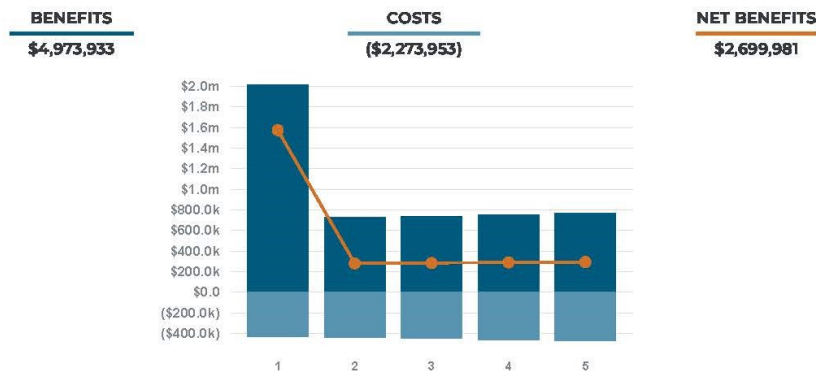


City of North Port Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by City of North Port over the next 5 years of the Project.

NET BENEFITS OVER 5 YEARS: CITY OF NORTH PORT			
BENEFITS	PROJECT	HOUSEHOLDS	TOTAL
Sales Taxes	\$20,366	\$14,904	\$35,270
Real Property Taxes	\$705,674	\$0	\$705,674
FF&E Property Taxes	\$37,667	\$0	\$37,667
New Residential Property Taxes	\$0	\$11,082	\$11,082
Building Permits and Fees	\$141,005	\$0	\$141,005
Impact Fees	\$1,136,808	\$0	\$1,136,808
Utility Revenue	\$798,872	\$157,624	\$956,496
Utility Franchise Fees	\$79,778	\$15,732	\$95,510
Miscellaneous Taxes and User Fees	\$1,442,560	\$284,533	\$1,727,093
Communications Services Taxes	\$46,992	\$9,290	\$56,282
Utility Service Taxes	\$22,950	\$4,495	\$27,445
State Shared Revenue	\$0	\$43,601	\$43,601
Benefits Subtotal	\$4,432,672	\$541,261	\$4,973,933
COSTS	PROJECT	HOUSEHOLDS	TOTAL
Cost of Government Services	(\$1,009,792)	(\$199,128)	(\$1,208,920)
Cost of Utility Services	(\$889,579)	(\$175,454)	(\$1,065,033)
Costs Subtotal	(\$1,899,371)	(\$374,582)	(\$2,273,953)
Net Benefits	\$2,533,302	\$166,679	\$2,699,981

Annual Fiscal Net Benefits for City of North Port

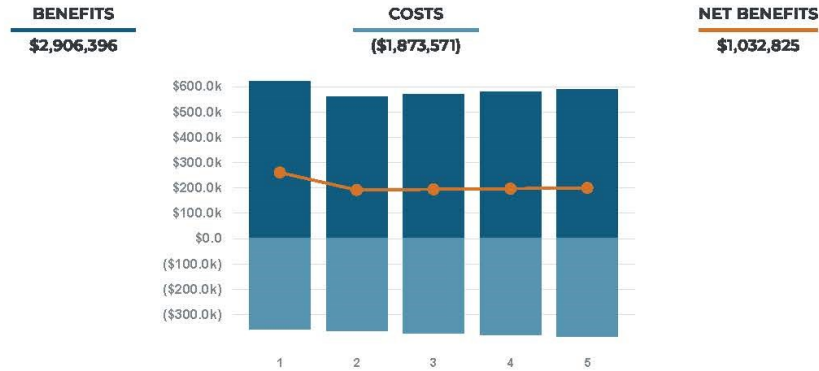


Sarasota County Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by Sarasota County over the next 5 years of the Project.

NET BENEFITS OVER 5 YEARS: SARASOTA COUNTY			
BENEFITS	PROJECT	HOUSEHOLDS	TOTAL
Sales Taxes	\$71,969	\$61,420	\$133,389
Real Property Taxes	\$654,866	\$0	\$654,866
FF&E Property Taxes	\$34,955	\$0	\$34,955
New Residential Property Taxes	\$0	\$53,271	\$53,271
Tourist Development Taxes	\$0	\$0	\$0
Building Permits and Fees	\$0	\$0	\$0
Utility Revenue	\$287,419	\$248,355	\$535,774
Utility Franchise Fees	\$36,064	\$31,301	\$67,365
Miscellaneous Taxes and User Fees	\$676,473	\$584,969	\$1,261,442
Communications Services Taxes	\$18,578	\$16,420	\$34,999
State Shared Revenue	\$0	\$130,335	\$130,335
Benefits Subtotal	\$1,780,324	\$1,126,072	\$2,906,396
COSTS	PROJECT	HOUSEHOLDS	TOTAL
Cost of Government Services	(\$622,924)	(\$539,300)	(\$1,162,224)
Cost of Utility Services	(\$381,404)	(\$329,943)	(\$711,347)
Costs Subtotal	(\$1,004,328)	(\$869,243)	(\$1,873,571)
Net Benefits	\$775,997	\$256,829	\$1,032,825

Annual Fiscal Net Benefits for Sarasota County

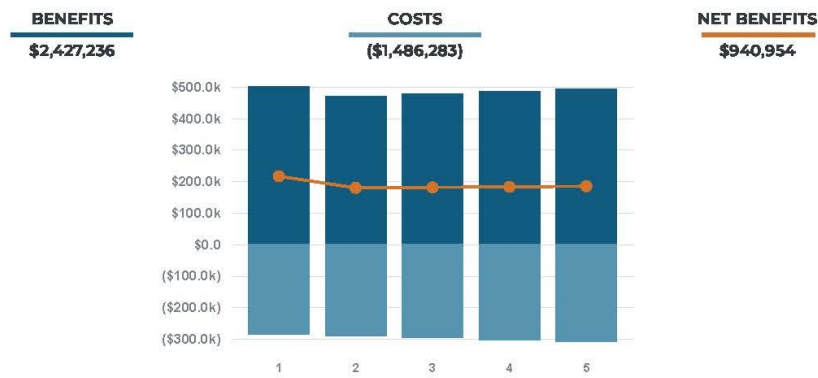


Sarasota County Public Schools Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by Sarasota County Public Schools over the next 5 years of the Project.

NET BENEFITS OVER 5 YEARS: SARASOTA COUNTY PUBLIC SCHOOLS			
BENEFITS	PROJECT	HOUSEHOLDS	TOTAL
Sales Taxes	\$38,281	\$32,670	\$70,951
Real Property Taxes	\$1,256,901	\$0	\$1,256,901
FF&E Property Taxes	\$67,090	\$0	\$67,090
New Residential Property Taxes	\$0	\$102,245	\$102,245
Addtl. State & Federal School Funding	\$0	\$930,049	\$930,049
Benefits Subtotal	\$1,362,272	\$1,064,964	\$2,427,236
COSTS	PROJECT	HOUSEHOLDS	TOTAL
Cost to Educate New Students	\$0	(\$1,486,283)	(\$1,486,283)
Costs Subtotal	\$0	(\$1,486,283)	(\$1,486,283)
Net Benefits	\$1,362,272	(\$421,318)	\$940,954

Annual Fiscal Net Benefits for Sarasota County Public Schools

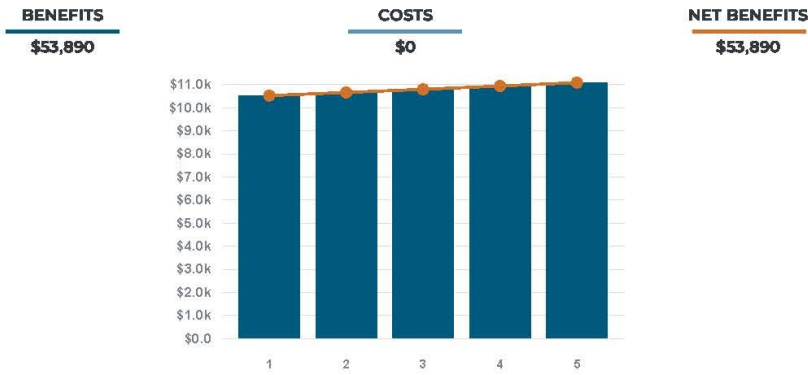


Southwest Florida WMD Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by Southwest Florida WMD over the next 5 years of the Project.

NET BENEFITS OVER 5 YEARS: SOUTHWEST FLORIDA WMD			
BENEFITS	PROJECT	HOUSEHOLDS	TOTAL
Real Property Taxes	\$47,492	\$0	\$47,492
FF&E Property Taxes	\$2,535	\$0	\$2,535
New Residential Property Taxes	\$0	\$3,863	\$3,863
Benefits Subtotal	\$50,027	\$3,863	\$53,890
COSTS	PROJECT	HOUSEHOLDS	TOTAL
None Estimated	\$0	\$0	\$0
Costs Subtotal	\$0	\$0	\$0
Net Benefits	\$50,027	\$3,863	\$53,890

Annual Fiscal Net Benefits for Southwest Florida WMD



Sarasota Memorial Hospital Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by Sarasota Memorial Hospital over the next 5 years of the Project.

NET BENEFITS OVER 5 YEARS: SARASOTA MEMORIAL HOSPITAL			
BENEFITS	PROJECT	HOUSEHOLDS	TOTAL
Real Property Taxes	\$195,214	\$0	\$195,214
FF&E Property Taxes	\$10,420	\$0	\$10,420
New Residential Property Taxes	\$0	\$15,880	\$15,880
Benefits Subtotal	\$205,634	\$15,880	\$221,514
COSTS	PROJECT	HOUSEHOLDS	TOTAL
None Estimated	\$0	\$0	\$0
Costs Subtotal	\$0	\$0	\$0
Net Benefits	\$205,634	\$15,880	\$221,514

Annual Fiscal Net Benefits for Sarasota Memorial Hospital



Methodology

Overview of Methodology

The Impact DashBoard model combines project-specific attributes with community data, tax rates, and assumptions to estimate the economic impact of the Project and the fiscal impact for local taxing districts over a 5-year period.

The economic impact as calculated in this report can be categorized into two main types of impacts. First, the direct economic impacts are the jobs and payroll directly created by the Project. Second, this economic impact analysis calculates the spin-off or indirect and induced impacts that result from the Project. Indirect jobs and salaries are created in new or existing area firms, such as maintenance companies and service firms, that may supply goods and services for the Project. In addition, induced jobs and salaries are created in new or existing local businesses, such as retail stores, gas stations, banks, restaurants, and service companies that may supply goods and services to new workers and their families.

The economic impact estimates in this report are based on the Regional Input-Output Modeling System (RIMS II), a widely used regional input-output model developed by the U. S. Department of Commerce, Bureau of Economic Analysis. The RIMS II model is a standard tool used to estimate regional economic impacts. The economic impacts estimated using the RIMS II model are generally recognized as reasonable and plausible assuming the data input into the model is accurate or based on reasonable assumptions. Impact DataSource utilizes adjusted county-level multipliers to estimate the impact occurring at the sub-county level.

Two types of regional economic multipliers were used in this analysis: an employment multiplier and an earnings multiplier. An employment multiplier was used to estimate the number of indirect and induced jobs created or supported in the area. An earnings multiplier was used to estimate the amount of salaries to be paid to workers in these new indirect and induced jobs. The employment multiplier shows the estimated number of total jobs created for each direct job. The earnings multiplier shows the estimated amount of total salaries paid to these workers for every dollar paid to a direct worker. The multipliers used in this analysis are listed below:

622210 PSYCHIATRIC AND SUBSTANCE ABUSE HOSPITALS		CITY OF NORTH PORT
Employment Multiplier	(Type II Direct Effect)	1.371
Earnings Multiplier	(Type II Direct Effect)	1.2244

Most of the revenues estimated in this study result from calculations relying on (1) attributes of the Project, (2) assumptions to derive the value of associated taxable property or sales, and (3) local tax rates. In some cases, revenues are estimated on a per new household, per new worker, or per new school student basis.

The company or Project developer was not asked, nor could reasonably provide data for calculating some other revenues. For example, while the city will likely receive revenues from fines paid on speeding tickets given to new workers, the company does not know the propensity of its workers to speed. Therefore, some revenues are calculated using an average revenue approach.

This approach uses relies on two assumptions:

1. The taxing entity has two general revenue sources: revenues from residents and revenues from businesses.
2. The taxing entity will collect (a) about the same amount of miscellaneous taxes and user fees from each new household that results from the Project as it currently collects from existing households on average, and (b) the same amount of miscellaneous taxes and user fees from the new business (on a per worker basis) will be collected as it collects from existing businesses.

In the case of the school district, some additional state and federal revenues are estimated on a per new school student basis consistent with historical funding levels.

Additionally, this analysis sought to estimate the additional expenditures faced by local jurisdictions to provide services to new households and new businesses. A marginal cost approach was used to calculate these additional costs.

This approach relies on two assumptions:

1. The taxing entity spends money on services for two general groups: revenues from residents and revenues from businesses.
2. The taxing entity will spend slightly less than its current average cost to provide local government services (police, fire, EMS, etc.) to (a) new residents and (b) businesses on a per worker basis.

In the case of the school district, the marginal cost to educate new students was estimated based on a portion of the school's current expenditures per student and applied to the headcount of new school students resulting from the Project.

About Impact DataSource

Established in 1993, Impact DataSource is an Austin, Texas-based economic consulting firm. Impact DataSource provides high-quality economic research, specializing in economic and fiscal impact analyses. The company is highly focused on supporting economic development professionals and organizations through its consulting services and software. Impact DataSource has conducted thousands of economic impact analyses of new businesses, retention and expansion projects, developments, and activities in all industry groups throughout the U.S.

For more information on Impact DataSource, LLC and our product Impact DashBoard, please visit our website www.impactdatasource.com

