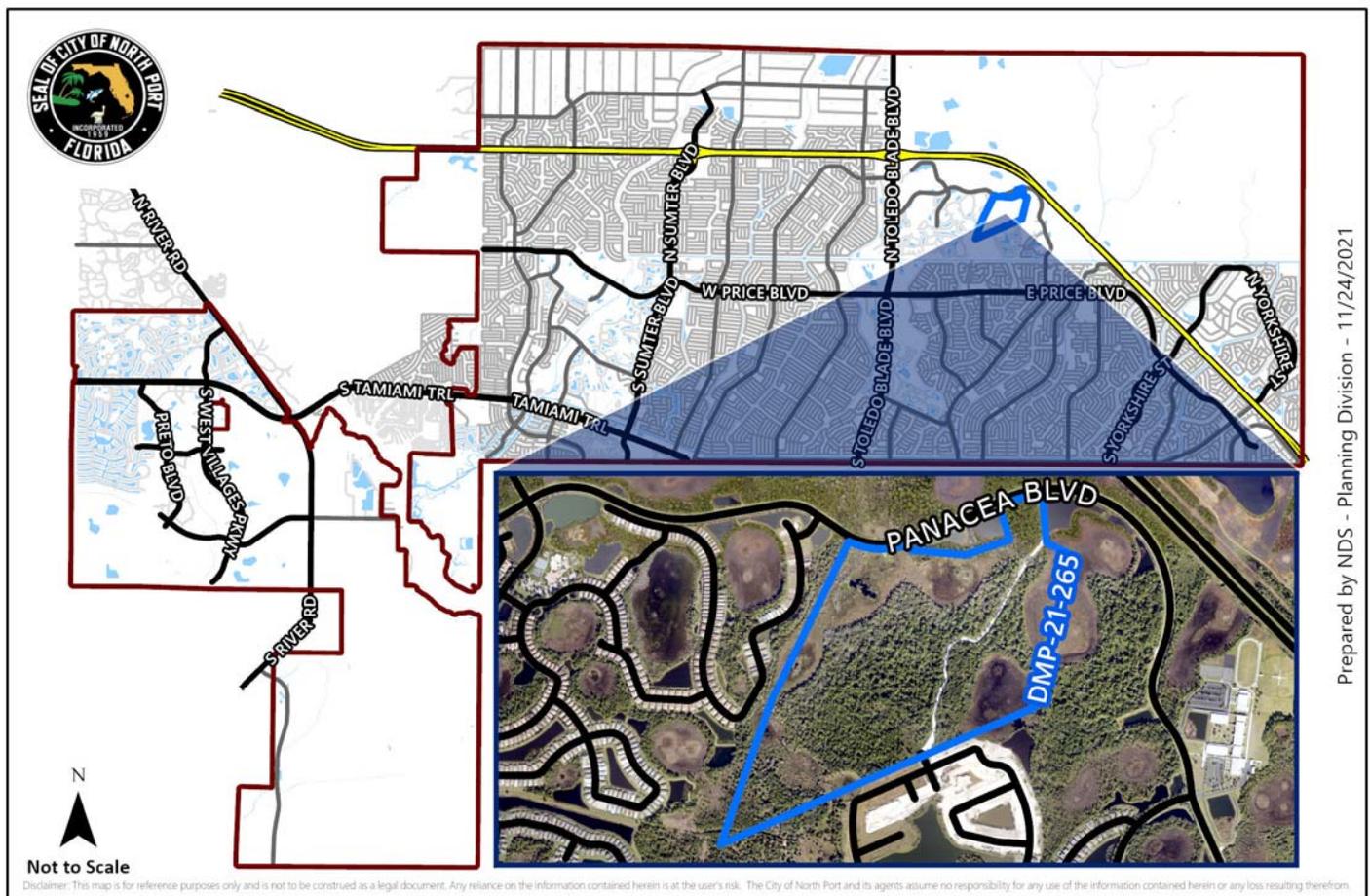




STAFF REPORT

Woodlands Parcel E Development Master Plan

From: Noah Fossick, Planner II
Thru: Alison Christie, AICP, Interim Planning & Zoning Manager
Thru: Alaina Ray, AICP, Neighborhood Development Services Director
Thru: A. Jerome Fletcher II, City Manager
Date: December 22, 2021



PROJECT: Woodlands Parcel E, DMP-21-265
REQUEST: Consideration of Development Master Plan Application for a 255-unit single-family development
APPLICANT: Michael Woolery, Centex Homes (**Exhibit A-1, Affidavit**)
OWNERS: Buffalo-Northport Associates II LLC and Heyward Development LLC (**Exhibit A-2, Warranty Deed**)
LOCATION: Located to the east of the Cypress Falls Phase 2D plat and north of the Cedar Grove Phase 2A plat
PROPERTY SIZE: ± 181.69 acres

I. BACKGROUND

Mike Woolery, on behalf of Heyward Development, LLC and Buffalo-Northport Associates II, LLC has formally submitted a Development Master Plan application to the City of North Port to develop a ± 181.69 acre site into a 255-unit single-family residential neighborhood. The development is located south of Panacea Boulevard, east of the Cypress Falls 2D Plat, and north of the Cedar Grove 2A Plat. The subject parcels are zoned Planned Community Development and have a Future Land Use of Medium Density Residential and Recreation Open Space. The subject site is located in the Panacea Development of Regional Impact (DRI). The proposed site is located partially in both the Residential Development and Open Space/Land-Preserve Pods. The proposed low-density residential land use as shown within this project is permitted within the Residential Development pod. No development is proposed within the Open Space/Land-Preserve Pods and Recreation Open Space Future Land Use.

II. REQUESTED WAIVERS

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 **six** waivers from the ULDC. The requested modifications are outlined below:

WAIVER #1

ULDC Sec. 37-50.A
See Sec. 37-50.—Lighting.

This waiver request is to allow for an average of 0.4 foot candles for sidewalk areas adjacent to roadways.

Staff Response:

ULDC Section 37-50. A. states that the minimum average maintained illuminance for local/private roadways, is 0.4 footcandles. For sidewalks, illumination requirements range from 0.9 footcandles to a maximum of 10.0 footcandles, except for sidewalks along home frontages. Home front sidewalks require a minimum illumination of 0.5 footcandles and a maximum of 5.0 footcandles. The proposed waiver is to allow for an average of 0.4 footcandles for sidewalks and areas adjacent to roadways. The proposal would match the lighting requirements of sidewalks with the lighting standards for the adjacent roadway.

The ULDC lighting standards were adopted in 1990 and have not been updated since. Staff has concluded that this section of the Code requires updates which will be addressed in the ULDC rewrite. Additionally, these same lighting standards have been applied to the neighboring subdivisions of Cypress Falls and Cedar Grove, as well as in Wellen Park neighborhoods and have proven to be more than sufficient.

Staff believes that this proposed lighting standard will adequately provide for pedestrian safety and visibility as this request is not without precedent within the City of North Port.

Staff has no objection to this waiver request.

WAIVER #2

ULDC Sec. 53-106.B

See Sec. 53-106.—Minimum Lot Requirements.

This waiver request is to allow for a minimum lot area of 4,600 square feet for single-family detached lots and 3,450 for single-family attached lots.

Staff Response:

ULDC Section 53-106.B. states that single-family detached and duplex lots within the PCD zoning district must have a minimum lot area of 7,500 square feet (sq ft). These smaller lot sizes add variety to the City's housing stock and meet the current consumer preferences that align with smaller lots. Additionally, offering lots of a smaller size allows for the clustering of housing which allows for the preservation of open space (wetlands) within the larger project area while allowing the developer to provide the number of units necessary for the project to be fiscally feasible. The current future land use is Medium Density Residential, which is matched by the Residential Two-Family District (RTF). The RTF District allows for a minimum area of 4,375 sq ft, which is comparable to the requested lot sizes in the waiver request.

Staff has no objection to this waiver request.

WAIVER #3

ULDC Sec. 53-106.B

See Sec. 53-106.—Minimum Lot Requirements.

This waiver request is to allow for a minimum lot frontage of 40-feet for single-family detached and 30-feet for single-family attached lots.

Staff Response:

ULDC Section 53-106.B. states that single-family detached lots and duplexes within the PCD zoning district shall have a minimum frontage of 50-feet. The current future land use is Medium Density Residential, which is equated to the zoning of RTF. The minimum lot width for RTF is 35 feet. Thus, the proposed waiver would be consistent with the existing regulations for Medium Density Residential. Moreover, this pattern of development is consistent with previous residential development projects in both the Woodlands/Panacea area and Wellen Park. The reduced lot frontage would further be consistent with the request for a reduced lot area to allow for the clustering of housing that contributes to preservation of the land, improved housing diversity, and improved density. Maximizing the land use would also contribute to an increase in the City's tax base.

Staff has no objection to this waiver request.

WAIVER #4

ULDC Sec. 53-107.A. & B.

See Sec. 53-107.—Maximum Lot Coverage.

This waiver request is to allow for a maximum lot coverage of 55%, where the maximum lot coverage is 50%.

Staff Response:

ULDC Section 53-107.A. states that residential lots within Activity Centers have a maximum lot coverage of 50%, while the applicant is proposing 55% lot coverages. The objective of maximum lot coverage requirements is to limit the amount of impervious materials constructed within the neighborhood area, however a small increase of 5% will not dramatically alter runoff. Furthermore, increasing the maximum lot coverage will help increase density which will limit the development impacts of the surrounding wetlands.

Staff has no objection to this waiver request.

WAIVER #5

ULDC Sec. 37-31.

See Sec. 37-31.—Rights-of-Way

This waiver request is to allow for a 50-foot right-of-way for local guttered streets as opposed to the 60-feet.

Staff Response:

ULDC Section 37-31. states that local guttered roadways have a minimum right-of-way width of 60 feet and the applicant is proposing to decrease of this requirement to allow for a 50-foot right-of-way. This right-of-way width has previously been used and supported by City staff in the neighboring subdivisions of Cypress Falls and Cedar Grove and has proven to be sufficiently wide enough. A smaller right-of-way will further reduce the amount of impervious surfaces within the future neighborhood which may reduce negative stormwater runoff threats. A 50-foot right-of-way is also sufficiently wide enough for emergency vehicles to access the neighborhood in a potential emergency event. Additionally, as these are private roadways, traffic counts will be lower than on public roadways, making a smaller right-of-way width more feasible.

Staff has no objection to this waiver request.

WAIVER #6

ULDC Sec. 37-41.

See Sec. 37-41.—Bike paths, bike lanes and bike racks.

This waiver request is to allow for a 10-foot multi-modal path to be constructed on one side of the entrance roads in lieu of the bike lanes to minimize wetland impacts on the entrance roads.

Staff Response:

ULDC Section 37-41.A. states that bike lanes will be required along all arterial and collector roadways and along all local roadways that intersect an arterial or collector roadway. The applicant is proposing that a 10-foot multi-modal path be able to satisfy this requirement. The access to Panacea Boulevard is constrained by an existing pond and by a proposed pond. Moreover, the local road will run close to two existing wetlands and a proposed pond. As the site is constrained by existing and required physical features, providing the requiring bike lanes would further constrain site design. The additional bike lanes may encroach into the existing wetlands, thus, the 10-foot multi-modal path may help to reduce the impact to the existing wetlands. The proposed 10-foot multi-use path would provide the same amenity as the bike lanes and may eliminate many of the constraints that the bike lanes would impose. Lastly, the multi-use path will connect to internal sidewalks within the neighborhood that can also be utilized by cyclists for fitness and leisure purposes.

Staff has no objection to this waiver request.

WAIVER #7

ULDC Sec. 45-20.

See Sec. 45-20.—Street tree requirements.

This waiver request is to allow street trees to be counted towards the minimum tree canopy requirements.

Staff Response:

The ULDC does not allow street trees to count towards the tree canopy coverage requirements. The applicant is requesting a waiver to allow the street trees to count towards these requirements, as the site is constrained by wetlands that are largely tree-less. Additionally, the West Villages Pattern Book permits street trees to be counted towards the canopy coverage requirements in the Wellen Park area.

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 November 15, 2021, at 6:30 PM at the Shannon Staub Public Library. 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
NDS/Building-Arborist	No Objection
NDS/Building-Structural	No Objection
Parks & Recreation	No Objection
PW/Engineering-Infrastructure	No Objection
PW/Engineering-Stormwater	Meets Requirements with Conditions
PW/Environmental	Meets Requirements with Conditions
PW/Solid Waste	Meets Requirements
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 NDS/Planning have been addressed with Final Plans. Conditions from Fire/Rescue, PW/Engineering-Stormwater, 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).

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 a continuation of the existing Cedar Grove development and contributes to the character of the existing neighborhood. The project is also located in proximity to schools—Woodlands Middle School, Imagine School, and Suncoast Technical College, the North Port Park of Commerce, the commercial node in Activity Center 5, and I-75. The project will bridge the gap between the Cypress Falls and Cedar Grove

communities and create a corridor of residential communities on Panacea Blvd from Snover Waterway to west of Plantation Blvd. Additionally, the project preserves sensitive wetlands with minimal disturbances.

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

Future Land Use Element, Policy 4.2

Encourage the development of neighborhoods that provide safe vehicular and non-vehicular access and mobility, as well as convenient walkability and connectivity to parks, civic areas, schools, Activity Centers, and adjacent neighborhoods.

Staff Findings: The project is proposing to construct internal sidewalks as well as a 10-foot wide multi-modal pathway within the development which will encourage residential mobility and promote more healthy lifestyles. The project site is also located within the Panacea DRI, providing future residents close access to the commercial areas it may provide. The site is also within proximity to community assets such as the Suncoast Technical College and Woodlands Middle School, creating an ideal environment for a vibrant neighborhood.

Staff concludes that the proposed Development Master Plan is consistent with Future Land Use Policy 4.2.

Future Land Use Element, Policy 4.19

Encourage and support site and building design features that promote neighborhood gathering points and stimulate social relationships.

Staff Findings: This project is proposing to construct a 1.2-acre recreational site. This addition has the potential to serve as a community gathering site for residents to foster new relationships. The applicant is also proposing enhanced landscape areas throughout the development with park benches to encourage pedestrian activity as well as resident interaction. Additionally, the project's proximity to other nearby existing residential neighborhoods can also provide future residents a chance to create a broader sense of community.

Staff concludes that the proposed Development Master Plan is consistent with Future Land Use Policy 4.19.

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.A. as it is located in 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 September 8, 2021. The Planning & Zoning Division reviewed 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 53-Zoning Regulations, Part 1.-General Provisions, Section 53-102.-Intent.

It is the intent of the Planned Community Development (PCD) zoning district to provide for an area for coordinated development of industrial, commercial, service, residential, and government uses.

Staff Findings: This Development Master Plan is proposing 255 new single-family residences to be constructed within the Panacea DRI. This new development has the opportunity to help create a stronger mix of land uses within the DRI by complimenting the new non-residential developments within the Benderson Flex-Industrial development and North Port Park of Commerce. This development will contribute to addressing the current housing demand. The proposed 255 new residences are allowed per the entitlements of the Panacea DRI.

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 Development Master Plan. The results of the fiscal analysis are just a rough estimate based on the assumptions staff made and input into the City's fiscal analysis model (NPFAM).

The model assesses operating revenue and expenses to the City from new developments. It employs a modified per capita, "average cost" approach to determine fiscal impacts (**Exhibit D**).

Staff Findings:
Using the above assumptions, the model estimates that the project will operate at a surplus of \$112,903.00 through the first 5-year period, and continue to increase over time. The total surplus over years 1-30 is \$2,720,075.00. This indicates the project overall would be an economic benefit to the City.

VI. PUBLIC HEARING SCHEDULE

PUBLIC HEARING SCHEDULE

Planning & Zoning Advisory Board Public Hearing	January 6, 2021 9:00 AM or as soon thereafter
City Commission Public Hearing	January 25, 2021 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. The Florida bonneted bat survey should be submitted prior to start of construction.
2. 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.
3. 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.
4. Irrigation systems shall be designed and constructed to meet reuse standards.
5. Prior to utility site construction the Development Order, Department of Environmental Protection Permit and Development of Health Permit shall be posted at the project site and provided at the preconstruction meeting.
6. 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.
7. The stormwater management system design and floodplain impact/compensation analysis must meet all state and local regulations in the later infrastructure (INF) application.
8. All proposed projects or developments must comply with the Florida Fire Prevention Code (FFPC), 7th Edition (NFPA 1 – Fire Code, 2018 Edition with State of Florida Amendments) and the City of North Port Unified Land Development Code (ULDC), Chapters 25, 37 and 60 as outlined prior to formal submittal.
9. Emergency Access Plans (EAP) for Fire Apparatus Access must be submitted for review and approval prior to commencement of all new construction as outlined in Florida Fire Prevention Code (FFPC), 7th Edition (NFPA-1 Fire Code, 2018 Edition), § 1:18.1.3 and § 60-10(A-C) of the City of North Port's Unified Land Development Code (ULDC).
10. Emergency Access from Cedar Grove Phases 2A and 2B out through Panacea Boulevard shall be maintained as previously agreed and approved upon by the Developer, the City of North and North Port Fire Rescue.
11. Per § 60-11 A(4) of the City of North Port's Unified Land Development Code (ULDC), the Engineer of Record must submit drawings clearly indicating vehicle stacking and turning radii of all roads, entrances, cul-de-sacs and parking lots.
12. Per § 60-11 A(3) of the City of North Port's Unified Land Development Code (ULDC), the Engineer of Record must submit drawings to all gated entrance driveways to accommodate pre-entry vehicular stacking of not less than three (3) cars, provide a turn-around area, and be designed such that emergency vehicles do not have to leave the travel-way to negotiate any roads, turns or gates.

VIII. RECOMMENDED ACTION

1. **APPROVAL WITH WAIVERS AND CONDITIONS** of Petition DMP-21-265, Woodlands Parcel E.

IX. ALTERNATIVE ACTIONS

1. **APPROVAL WITH NO WAIVER** of Petition DMP 21-265, Woodlands Parcel E.
2. **DENIAL** of Petition DMP-21-265, Woodlands Parcel E, with new findings to support the decision.

X. EXHIBITS

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

Exhibit A-1

AFFIDAVIT

I (the undersigned), Strickland Smith, Vice President of Heidt Design, LLC 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 16 day of July, 2021

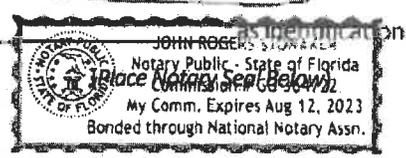
[Signature]
Signature of Applicant or Authorized Agent

Strickland T. Smith, Vice President
Print Name and Title

STATE OF Florida COUNTY OF Hillsborough

The foregoing instrument was acknowledged by me this 16 day of July, 2021 by Strickland T. Smith, Heidt Design LLC who is personally known to me or has produced

[Signature]
Signature - Notary Public



AFFIDAVIT

AUTHORIZATION FOR AGENT/APPLICANT

James R. Schier, Manager of Blackrock Investors VIII, LLC
I, Manager of Buffalo-Northport Associates II, LLC, property owner, hereby authorize Strickland T. Smith, Heidt Design, LLC to act as Agent on our behalf to apply for this application on the property described as (legal description) Woodlands Parcel E (Parcel ID #1113002200)

[Signature]
Owner

7/26/21
Date

STATE OF Florida COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 26 day of July, 2021 by James R. Schier who is personally known to me or has produced as identification.

[Signature]
Signature - Notary Public

(Place Notary Seal Below)



Exhibit A-1

AFFIDAVIT

I (the undersigned), Michael Woolery, Vice President of Land Acquisitions, Centex Homes 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 16 day of July, 2021

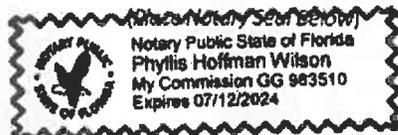
[Signature of Michael Woolery]
Signature of Applicant or Authorized Agent

Michael Woolery, Vice President of Land Acquisitions
Print Name and Title

STATE OF Florida COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 16 day of July, 2021, by Michael Woolery who is personally known to me or has produced as identification.

[Signature of Notary Public]
Signature - Notary Public



AFFIDAVIT

AUTHORIZATION FOR AGENT/APPLICANT

James R. Schier, Manager of Blackrock Investors VIII, LLC
I, Manager of Buffalo-Northport Associates II, LLC, property owner, hereby authorize Michael Woolery, Vice President of Land Acquisitions, Centex Homes to act as Agent on our behalf to apply for this application on the property described as (legal description) Woodlands Parcel E (Parcel ID #1113002200)

[Signature of James R. Schier]
Owner

7/26/21
Date

STATE OF Florida COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 26 day of July, 2021, by James R. Schier who is personally known to me or has produced as identification.

[Signature of Michele Zink]
Signature - Notary Public

(Place Notary Seal Below)



Exhibit A-1
AFFIDAVIT

I (the undersigned), Michael Woolery, Vice President of Land Acquisitions, Centex Homes 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 16 day of July, 2021

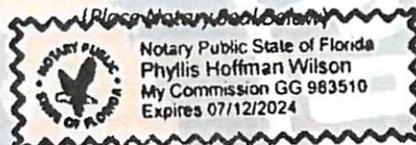
Michael Woolery
Signature of Applicant or Authorized Agent

Michael Woolery, Vice President of Land Acquisitions
Print Name and Title

STATE OF Florida COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 16 day of July, 2021, by Michael Woolery who is personally known to me or has produced _____ as identification.

Phyllis Hoffman Wilson
Signature - Notary Public



AFFIDAVIT
AUTHORIZATION FOR AGENT/APPLICANT

I, Stephen C. Scalione, Manager of Heyward Development, LLC, property owner, hereby authorize Michael Woolery, Vice President of Land Acquisitions, Centex Homes to act as Agent on our behalf to apply for this application on the property described as (legal description) Woodlands Parcel E (Parcel ID #1113001300)

Owner *STEPHEN C. SCALIONE, MANAGER* Date *JULY 26, 2021*

STATE OF FLORIDA COUNTY OF MANATEE

The foregoing instrument was acknowledged by me this 26 day of JULY, 2021, by *STEPHEN C. SCALIONE* who is personally known to me or has produced _____ as identification.

Cheryl L. Owen
Signature - Notary Public

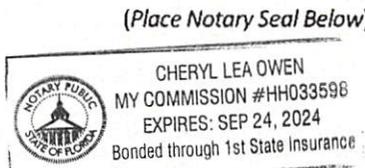


Exhibit A-1
AFFIDAVIT

I (the undersigned), Strickland Smith, Vice President of Heidt Design, LLC 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 16 day of July, 2021

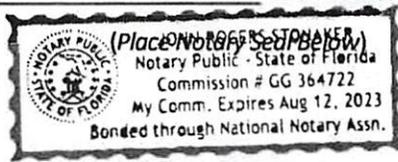
[Signature]
Signature of Applicant or Authorized Agent

Strickland T. Smith, Vice President
Print Name and Title

STATE OF Florida COUNTY OF Hillsborough

The foregoing instrument was acknowledged by me this 16 day of July, 2021, by Strickland T. Smith who is personally known to me or has produced _____ as identification.

[Signature]
Signature - Notary Public



**AFFIDAVIT
AUTHORIZATION FOR AGENT/APPLICANT**

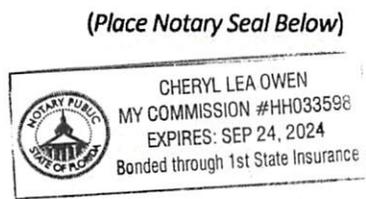
I, Stephen C. Scalione, Manager of Heyward Development, LLC, property owner, hereby authorize Strickland T. Smith, Heidt Design, LLC to act as Agent on our behalf to apply for this application on the property described as (legal description) Woodlands Parcel E (Parcel ID #1113001300)

[Signature] STEPHEN C. SCALIONE, MANAGER Date JULY 26, 2021

STATE OF FLORIDA COUNTY OF MANATEE

The foregoing instrument was acknowledged by me this 26 day of JULY, 2021, by STEPHEN C. SCALIONE who is personally known to me or has produced _____ as identification.

[Signature]
Signature - Notary Public



TAX DEED

STATE OF FLORIDA
COUNTY OF SARASOTA

Tax Deed File Number: **19-0106 TD**

The following Tax Sale Certificate Number **6037.000** issued on **June 1, 2017** was filed in the Office of the Tax Collector of this County, and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs, and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the **20TH** day of **JUNE, 2019**, offered for sale as required by law for cash to the highest bidder and was sold to:

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2019083020 1 PG(S)
June 20, 2019 01:19:36 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$5,202.40


HEYWARD DEVELOPMENT, LLC

Address: **7978 COOPER CREEK BLVD , UNIVERSITY PARK, FL 34201**

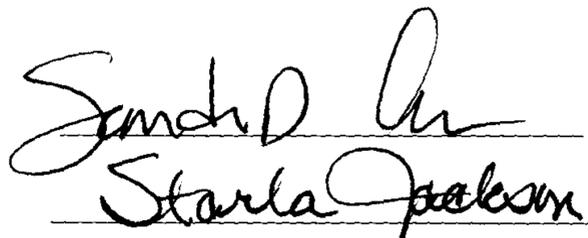
being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, this **20TH** day of **JUNE, 2019** the County of Sarasota, State of Florida, in consideration of the sum of (\$743,118.43) **Seven Hundred Forty-Three Thousand One Hundred Eighteen and 43/100** Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands situated in the County and State and described as follows:

1113-00-1300 PORTION OF PINE RUN TRACT DESC IN ORI 2005281701 LYING WITHIN WOODLANDS COMMUNITY DEVELOPMENT DISTRICT AS DESC IN ORI 2007164391, CONTAINING 97 C-AC M/L

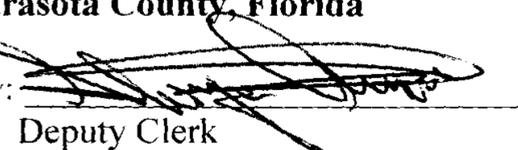
NAME IN WHICH THE PROPERTY IS ASSESSED:
WOODLANDS PINE RUN LLC

Witness:


Starla Jackson



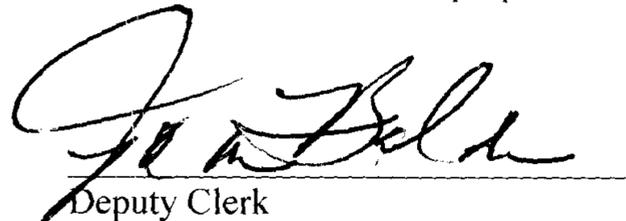
KAREN E. RUSHING
Clerk of Circuit Court
Sarasota County, Florida

By: 
Deputy Clerk

STATE OF FLORIDA
COUNTY OF SARASOTA

On this **20TH** day of **JUNE, 2019**, before me, **Joan Bolden**, personally appeared **Sherifa Armistead**, a Deputy Clerk known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act, and deed for the use, and purposes therein mentioned. Witness my hand, and official seal date aforesaid.

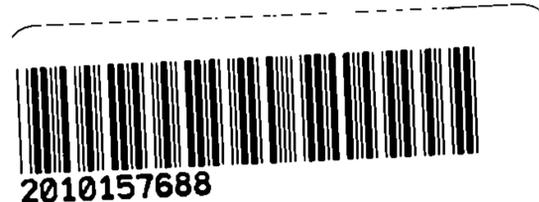



Deputy Clerk

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2010157688 19 PGS
2010 DEC 29 11:57 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CEAGLETO Receipt#1346928
Doc Stamp-Deed: 350.00

ew
This Document Prepared by and Return to:
Alicia H. Gayton, Esq.
8441 Cooper Creek Blvd.
University Park, Florida 34201

Sarasota County Parcel ID Numbers:
1114-00-2000; 1094-00-3200; 1094-00-3010
1111-00-3050; 1111-00-2100; 1094-00-3300
1113-00-2200; 1113-00-1300; 1113-00-2100
1113-00-1200; 1114-00-3100; 1094-00-3360
1115-00-1350; 1115-00-1800



SPECIAL WARRANTY DEED

THIS INDENTURE, made this 28 day of December, 2010, between **BUFFALO-NORTHPORT ASSOCIATES, LLC**, a Florida limited liability company, as tenant in common with an undivided 55% interest, and **PGCI II, LLC**, a Florida limited liability company, as tenant in common with an undivided 45% interest, both of whose address is 8441 Cooper Creek Blvd., University Park, Florida 34201 (collectively "GRANTOR"), and **BUFFALO-NORTHPORT ASSOCIATES II, LLC**, a Florida limited liability company, whose address is c/o E. John Wagner II, Williams, Parker, Harrison Dietz & Getzen, 200 S. Orange Avenue, Sarasota, Florida 34236 ("GRANTEE").

WITNESSETH: That GRANTOR, for consideration in the sum of FIFTY THOUSAND AND 00/100 DOLLARS (\$50,000.00), has granted, bargained and sold to GRANTEE and GRANTEE'S heirs, successors and assigns forever, all of GRANTOR'S right, title and interest in and to the following described land, situate, lying and being in the County of SARASOTA, State of FLORIDA, to wit:

SEE ATTACHED EXHIBIT "A" - LEGAL DESCRIPTION.

SUBJECT TO easements, restrictions and reservations of record, and any unpaid real property taxes and assessments.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. TO HAVE AND TO HOLD, the same in fee simple forever. AND GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said land in fee simple; that GRANTOR has good right and lawful authority to sell and convey said land; that GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under GRANTOR.

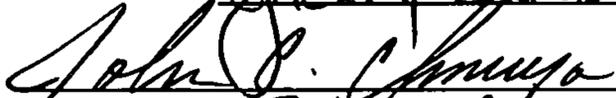
[REMAINDER OF PAGE INTENTIONALLY BLANK]
Signature Page to follow

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand and seal the day and year first above written.

BUFFALO-NORTHPORT ASSOCIATES, LLC, a Florida limited liability company


Print Name: Sherry Keklak

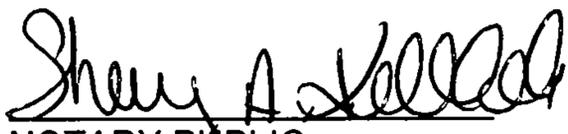

By: David H. Baldauf
Its: MANAGER


Print Name: John C. Chmura

STATE OF NEW YORK
COUNTY OF ERIE

The foregoing Special Warranty Deed was acknowledged before me on the 23 day of December, 2010, by David H. Baldauf as Manager on behalf of **BUFFALO-NORTHPORT ASSOCIATES, LLC** who is personally known to me. as

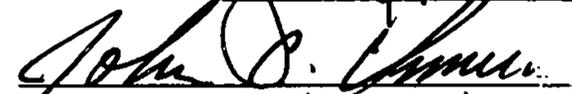
(SEAL) SHERRY A. KEKLAK
Notary Public, State of New York
Registration No. 01KE6018498
Qualified in Erie County
My Commission Expires January 11, 20 11


NOTARY PUBLIC

PGCI II, LLC, a Florida limited liability company


Print Name: Sherry Keklak


By: David H. Baldauf
Its: MANAGER


Print Name: John C. Chmura

STATE OF NEW YORK
COUNTY OF ERIE

The foregoing Special Warranty Deed was acknowledged before me on the 20 day of December, 2010, by David H. Baldauf as Manager on behalf of **PGCI II, LLC** who is personally known to me.

(SEAL) SHERRY A. KEKLAK
Notary Public, State of New York
Registration No. 01KE6018498
Qualified in Erie County
My Commission Expires January 11, 20 11

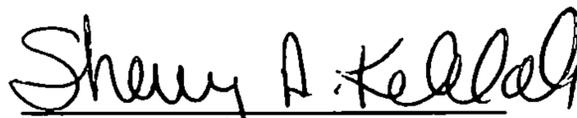

NOTARY PUBLIC

EXHIBIT A**CYPRESS FALLS
PHASE 2****PARCEL "B"**

DESCRIPTION: A parcel of land lying in Sections 7 and 18, Township 39 South, Range 22 East, Sarasota County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 18, Township 39 South, Range 22 East, run thence along the South boundary of Section 17, Township 39 South, Range 22 East, Sarasota County, Florida, also being the South boundary of LAKESIDE PLANTATION, according to the plat thereof recorded in Plat Book 41, Pages 17 through 171, Inclusive, of the Public Records of Sarasota County, Florida, as monumented, S.89°42'45"E., 1240.05 feet to the Southeast corner of said LAKESIDE PLANTATION, also being POINT "G" of said plat; thence along the East boundary of said LAKESIDE PLANTATION, as monumented, N.00°16'52"E., 1554.64 feet to Northeast corner of said LAKESIDE PLANTATION, also being POINT "F" of said plat; thence along the Northerly boundary of said LAKESIDE PLANTATION, as monumented, the following four (4) courses: 1) N.75°28'28"W., 2441.86 feet to POINT "E" of said plat; 2) N.89°42'50"W., 681.55 feet to the Northwest corner of PLANTATION BOULEVARD, according to said LAKESIDE PLANTATION, for a POINT OF BEGINNING; 3) continue N.89°42'50"W., 1899.25 feet to POINT "D" of said plat; thence N.08°31'42"E., 142.59 feet to POINT "C" of said plat; thence N.32°15'00"E., 318.00 feet; thence N.05°30'00"E., 50.00 feet; thence N.33°00'00"W., 50.00 feet; thence N.16°30'00"E., 240.00 feet; thence N.21°00'00"W., 240.00 feet; thence N.41°15'00"E., 483.00 feet; thence N.65°30'00"E., 1152.07 feet; thence N.05°00'00"E., 1046.38 feet; thence S.85°22'25"E., 214.54 feet to a point of curvature; thence Easterly, 232.96 feet along the arc of a curve to the left having a radius of 1208.55 feet and a central angle of 11°02'39" (chord bearing N.89°06'16"E., 232.60 feet); thence N.06°25'04"W., 140.00 feet to a point on a curve; thence Easterly, 462.60 feet along the arc of said curve to the left having a radius of 1068.55 feet and a central angle of 24°48'16" (chord bearing N.71°10'48"E., 458.99 feet) to a point of tangency; thence N.58°46'40"E., 254.63 feet to a point of curvature; thence Easterly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.76°13'20"E., 35.36 feet) to a point of tangency; thence S.31°13'20"E., 26.07 feet to a point of curvature; thence Southerly, 621.69 feet along the arc of a curve to the right having a radius of 450.00 feet and a central angle of 79°09'24" (chord bearing S.08°21'22"W., 573.42 feet) to a point of reverse curvature; thence Southwesterly, 325.82 feet along the arc of a curve to the left having a radius of 1250.00 feet and a central angle of 14°56'04" (chord bearing S.40°28'02"W., 324.90 feet) to a point of tangency; thence S.33°00'00"W., 738.32 feet to a point of curvature; thence Southerly, 485.28 feet along the arc of a curve to the left having a radius of

850.00 feet and a central angle of $32^{\circ}42'41''$ (chord bearing $S.16^{\circ}38'40''W.$, 478.72 feet) to a point of tangency; thence $S.00^{\circ}17'19''W.$, 1331.06 feet to the POINT OF BEGINNING.

Containing 87.039 acres, more or less.

LESS AND EXCEPT:

CYPRESS FALLS PHASE 1B

DESCRIPTION: A parcel of land lying in Section 18, Township 39 South, Range 22 East, Sarasota County, Florida and being more particularly described as follows:

Commence at the Northeast corner of said Section 18, run thence along the North boundary of the Northeast 1/4 of said Section 18, $N.88^{\circ}39'50''W.$, 945.28 feet to a point on a curve; thence Southerly, 586.25 feet along the arc of a curve to the right having a radius of 450.00 feet and a central angle of $74^{\circ}38'39''$ (chord bearing $S.10^{\circ}36'44''W.$, 545.66 feet) to a point of reverse curvature; thence Southwesterly, 325.82 feet along the arc of a curve to the left having a radius of 1250.00 feet and a central angle of $14^{\circ}56'04''$ (chord bearing $S.40^{\circ}28'02''W.$, 324.90 feet) to a point of tangency; thence $S.33^{\circ}00'00''W.$, 50.00 feet to the POINT OF BEGINNING; thence continue, $S.33^{\circ}00'00''W.$, 688.32 feet to a point of curvature; thence Southerly, 485.28 feet along the arc of a curve to the left having a radius of 850.00 feet and a central angle of $32^{\circ}42'41''$ (chord bearing $S.16^{\circ}38'40''W.$, 478.72 feet) to a point of tangency; thence $S.00^{\circ}17'19''W.$, 50.00 feet; thence $S.88^{\circ}06'35''W.$, 364.56 feet; thence $N.49^{\circ}59'46''W.$, 552.58 feet; thence $N.65^{\circ}30'00''E.$, 438.83 feet; thence $S.68^{\circ}01'04''E.$, 172.69 feet; thence $S.23^{\circ}13'56''E.$, 99.76 feet to a point on a curve; thence Northeasterly, 40.84 feet along the arc of a curve to the left having a radius of 78.00 feet and a central angle of $30^{\circ}00'00''$ (chord bearing $N.48^{\circ}00'00''E.$, 40.38 feet) to a point of tangency; thence $N.33^{\circ}00'00''E.$, 919.23 feet; thence $S.57^{\circ}00'00''E.$, 162.00 feet to a point of curvature; thence Easterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of $90^{\circ}00'00''$ (chord bearing $N.78^{\circ}00'00''E.$, 35.36 feet) to the POINT OF BEGINNING.

Containing 10.213 acres, more or less.

LESS AND EXCEPT:

CYPRESS FALLS PHASE 1E

DESCRIPTION: A parcel of land lying in Sections 7 and 18, Township 39 South, Range 22 East, Sarasota County, Florida and being more particularly described as follows:

Commence at the Northeast corner of said Section 18, run thence along the North boundary of the Northeast 1/4 of said Section 18, N.88°39'50"W., 945.28 feet to a point on a curve, said point also being the **POINT OF BEGINNING**; thence Southerly, 586.25 feet along the arc of a curve to the right having a radius of 450.00 feet and a central angle of 74°38'39" (chord bearing S.10°36'44"W., 545.66 feet) to a point of reverse curvature; thence Southwesterly, 325.82 feet along the arc of a curve to the left having a radius of 1250.00 feet and a central angle of 14°56'04" (chord bearing S.40°28'02"W., 324.90 feet) to a point of tangency; thence S.33°00'00"W., 50.00 feet to a point of curvature; thence Westerly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.78°00'00"W., 35.36 feet) to a point of tangency; thence N.57°00'00"W., 162.00 feet; thence S.33°00'00"W., 919.23 feet to a point of curvature; thence Southwesterly, 40.84 feet along the arc of a curve to the right having a radius of 78.00 feet and a central angle of 30°00'00" (chord bearing S.48°00'00"W., 40.38 feet); thence N.23°13'56"W., 99.76 feet; thence N.68°01'04"W., 172.69 feet; thence N.05°00'00"E., 1046.38 feet; thence S.85°22'25"E., 214.54 feet to a point of curvature; thence Easterly, 232.96 feet along the arc of a curve to the left having a radius of 1208.55 feet and a central angle of 11°02'39" (chord bearing N.89°06'16"E., 232.60 feet); thence N.06°25'04"W., 140.00 feet to a point on a curve; thence Easterly, 462.60 feet along the arc of said curve to the left having a radius of 1068.55 feet and a central angle of 24°48'16" (chord bearing N.71°10'48"E., 458.99 feet) to a point of tangency; thence N.58°46'40"E., 254.63 feet to a point of curvature; thence Easterly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.76°13'20"E., 35.36 feet) to a point of tangency; thence S.31°13'20"E., 26.07 feet to a point of curvature; thence Southeasterly, 35.44 feet along the arc of a curve to the right having a radius of 450.00 feet and a central angle of 04°30'45" (chord bearing S.28°57'58"E., 35.43 feet) to the **POINT OF BEGINNING**.

Containing 21.838 acres, more or less.

Containing a net acreage of 54.988 acres, more or less.

TOGETHER WITH:

PARCEL "C"

DESCRIPTION: A parcel of land lying in Sections 7, 8, 17, and 18, Township 39 South, Range 22 East, Sarasota County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 18, Township 39 South, Range 22 East, run thence along the South boundary of aforesaid Section 17, also being the South boundary of LAKESIDE PLANTATION, according to the plat

thereof recorded in Plat Book 41, Pages 17 through 171, inclusive, of the Public Records of Sarasota County, Florida, as monumented, S.89°42'45"E., 1240.05 feet to the Southeast corner of said LAKESIDE PLANTATION, also being POINT "G" of said plat; thence along the East boundary of said LAKESIDE PLANTATION, as monumented, N.00°16'52"E., 1554.64 feet to the Northeast corner of said LAKESIDE PLANTATION, also being POINT "F" of said plat, for a POINT OF BEGINNING; thence along the Northerly boundary of said LAKESIDE PLANTATION, as monumented, the following two (2) courses: 1) N.75°28'28"W., 2441.86 feet to POINT "E" of said plat; 2) N.89°42'50"W., 581.55 feet to the Northeast corner of PLANTATION BOULEVARD, according to said LAKESIDE PLANTATION; thence N.00°17'19"E., 614.83 feet; thence S.89°42'41"E., 25.00 feet; thence N.34°29'00"E., 87.56 feet; thence N.49°55'00"E., 52.85 feet; thence N.65°21'00"E., 52.85 feet; thence N.80°47'00"E., 48.71 feet; thence S.89°42'06"E., 58.41 feet; thence N.00°17'54"E., 131.68 feet; thence N.09°00'23"W., 40.61 feet; thence N.28°37'18"W., 30.65 feet; thence N.50°36'31"W., 16.39 feet; thence N.86°29'01"W., 85.62 feet; thence N.37°31'19"W., 76.11 feet; thence N.76°01'45"W., 35.24 feet; thence N.36°56'24"W., 113.02 feet; thence N.00°17'19"E., 207.06 feet to a point of curvature; thence Northerly, 47.20 feet along the arc of a curve to the right having a radius of 750.00 feet and a central angle of 03°36'20" (chord bearing N.02°05'29"E., 47.19 feet); thence N.53°41'02"E., 108.27 feet; thence N.74°14'09"E., 42.99 feet; thence N.56°11'41"E., 74.72 feet; thence N.17°02'45"E., 75.14 feet; thence N.16°30'24"W., 77.52 feet to a point of curvature; thence Northerly, 27.07 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 77°33'00" (chord bearing N.22°16'06"E., 25.05 feet) to a point of tangency; thence N.61°02'36"E., 49.61 feet; thence N.13°30'00"W., 77.77 feet; thence N.14°00'00"E., 73.87 feet; thence N.35°30'00"E., 64.55 feet; thence N.57°00'00"E., 70.74 feet; thence N.82°30'00"E., 85.97 feet; thence S.88°21'23"E., 52.67 feet; thence N.32°59'11"E., 67.74 feet; thence N.17°55'00"E., 62.11 feet; thence N.23°39'00"E., 92.64 feet; thence N.57°00'00"W., 135.01 feet to a point of curvature; thence Westerly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.78°00'00"W., 35.36 feet); thence N.33°00'00"E., 180.00 feet to a point of curvature; thence Northeasterly, 299.75 feet along the arc of a curve to the right having a radius of 1150.00 feet and a central angle of 14°56'04" (chord bearing N.40°28'02"E., 298.90 feet) to a point of reverse curvature; thence Northeasterly, 425.09 feet along the arc of a curve to the left having a radius of 550.00 feet and a central angle of 44°17'02" (chord bearing N.25°47'33"E., 414.59 feet); thence S.86°20'58"E., 131.70 feet; thence N.29°41'38"E., 30.36 feet; thence N.20°59'08"E., 44.80 feet; thence N.23°23'14"W., 123.88 feet; thence N.62°36'17"W., 25.79 feet; thence S.78°10'41"W., 106.81 feet to a point on a curve; thence Northerly, 170.03 feet along the arc of said curve to the left having a radius of 550.00 feet and a central angle of 17°42'44" (chord bearing N.22°21'58"W., 169.35 feet) to a point of tangency; thence N.31°13'20"W., 26.07 feet to a point of curvature; thence Northerly, 39.27 feet along the arc of a curve

to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.13°46'40"E., 35.36 feet) to a point of tangency; thence N.58°46'40"E., 15.36 feet to a point of curvature; thence Easterly, 730.99 feet along the arc of a curve to the right having a radius of 741.26 feet and a central angle of 56°30'08" (chord bearing N.87°01'44"E., 701.73 feet) to a point of tangency; thence S.64°43'12"E., 359.67 feet to a point of curvature; thence Easterly, 953.18 feet along the arc of a curve to the left having a radius of 1560.00 feet and a central angle of 35°00'31" (chord bearing S.82°13'28"E., 938.43 feet) to a point of tangency; thence N.80°16'17"E., 861.81 feet to a point of curvature; thence Easterly, 356.58 feet along the arc of a curve to the right having a radius of 465.00 feet and a central angle of 43°56'11" (chord bearing S.77°45'38"E., 347.90 feet) to a point of tangency; thence S.55°47'32"E., 153.39 feet to a point of cusp; thence Westerly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.79°12'28"W., 35.36 feet) to a point of tangency; thence S.34°12'28"W., 58.08 feet to a point of curvature; thence Southwesterly, 103.74 feet along the arc of a curve to the right having a radius of 225.00 feet and a central angle of 26°25'06" (chord bearing S.47°25'01"W., 102.83 feet); thence S.12°06'15"E., 208.05 feet; thence N.69°51'47"E., 114.78 feet; thence N.26°38'53"E., 37.40 feet; thence N.46°59'18"E., 41.88 feet; thence N.55°18'42"E., 37.05 feet; thence N.32°11'57"E., 40.04 feet; thence N.41°07'05"E., 55.16 feet; thence N.00°27'23"W., 32.07 feet; thence S.55°47'32"E., 82.02 feet to a point of curvature; thence Southeasterly, 124.63 feet along the arc of a curve to the left having a radius of 870.00 feet and a central angle of 08°12'28" (chord bearing S.59°53'46"E., 124.52 feet); thence S.26°00'00"W., 2025.54 feet; thence S.19°30'00"W., 1772.13 feet to the POINT OF BEGINNING.

Containing 271.949 acres, more or less.

LESS AND EXCEPT:

CYPRESS FALLS PHASE 1A

DESCRIPTION: A parcel of land lying in Sections 17 and 18, Township 39 South, Range 22 East, Sarasota County, Florida and being more particularly described as follows:

Commence at the Northeast corner of said Section 18, run thence along the North boundary of the Northeast 1/4 of said Section 18, N.88°39'50"W., 834.76 feet to a point on a curve; thence Southerly, 239.40 feet along the arc of a curve to the right having a radius of 550.00 feet and a central angle of 24°56'20" (chord bearing S.08°49'08"E., 237.51 feet) to the POINT OF BEGINNING; thence S.86°20'58"E., 454.21 feet; thence S.00°47'00"W., 424.01 feet; thence S.85°53'01"E., 63.78 feet; thence S.79°08'59"E., 63.78 feet; thence S.72°27'12"E., 63.77 feet; thence S.89°07'36"E., 43.45 feet; thence S.50°00'00"E., 290.00 feet; thence S.56°59'30"E., 190.00 feet; thence

S.10°00'00"E., 330.25 feet; thence S.20°00'00"E., 560.42 feet; thence S.05°00'27"W., 134.28 feet; thence S.03°00'00"W., 154.00 feet; thence N.87°00'00"W., 70.50 feet; thence S.03°00'00"W., 110.00 feet; thence S.35°39'04"W., 135.66 feet; thence N.46°24'39"W., 580.36 feet; thence S.88°51'05"W., 397.30 feet; thence N.80°23'00"W., 124.00 feet to a point on a curve; thence Southerly, 12.80 feet along the arc of a curve to the right having a radius of 125.00 feet and a central angle of 05°51'59" (chord bearing S.12°32'59"W., 12.79 feet) to a point of compound curvature; thence Southerly, 31.31 feet along the arc of a curve to the right having a radius of 875.00 feet and a central angle of 02°03'01" (chord bearing S.16°30'29"W., 31.31 feet); thence N.72°28'00"W., 248.97 feet; thence N.89°42'41"W., 842.38; thence N.00°17'19"E., 60.85 feet to a point of curvature; thence Northerly, 47.20 feet along the arc of a curve to the right having a radius of 750.00 feet and a central angle of 03°36'20" (chord bearing N.02°05'29"E., 47.19 feet); thence N.53°41'02"E., 108.27 feet; thence N.74°14'09"E., 42.99 feet; thence N.56°11'41"E., 74.72 feet; thence N.17°02'45"E., 75.14 feet; thence N.16°30'24"W., 77.52 feet to a point of curvature; thence Northerly, 27.07 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 77°33'00" (chord bearing N.22°16'06"E., 25.05 feet) to a point of tangency; thence N.61°02'36"E., 49.61 feet; thence N.13°30'00"W., 77.77 feet; thence N.14°00'00"E., 73.87 feet; thence N.35°30'00"E., 64.55 feet; thence N.57°00'00"E., 70.74 feet; thence N.82°30'00"E., 85.97 feet; thence S.88°21'23"E., 52.67 feet; thence N.32°59'11"E., 67.74 feet; thence N.17°55'00"E., 62.11 feet; thence N.23°39'00"E., 92.64 feet; thence N.57°00'00"W., 135.01 feet to a point of curvature; thence Westerly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.78°00'00"W., 35.36 feet) to a point of cusp; thence N.33°00'00"E., 180.00 feet to a point of curvature; thence Northeasterly, 299.75 feet along the arc of a curve to the right having a radius of 1150.00 feet and a central angle of 14°56'04" (chord bearing N.40°28'02"E., 298.90 feet) to a point of reverse curvature; thence Northeasterly, 425.09 feet along the arc of a curve to the left having a radius of 550.00 feet and a central angle of 44°17'02" (chord bearing N.25°47'33"E., 414.59 feet) to the POINT OF BEGINNING.

Containing 56.437 acres, more or less.

LESS AND EXCEPT:

CYPRESS FALLS PHASE 1C

DESCRIPTION: A parcel of land lying in Sections 17 and 18, Township 39 South, Range 22 East, Sarasota County, Florida and being more particularly described as follows:

Commence at the Northeast corner of said Section 18, run thence along the East boundary of the Northeast 1/4 of said Section 18, S.00°02'59"W., 224.81 feet to

S.10°00'00"E., 330.25 feet; thence S.20°00'00"E., 560.42 feet; thence S.05°00'27"W., 134.28 feet; thence S.03°00'00"W., 154.00 feet; thence N.87°00'00"W., 70.50 feet; thence S.03°00'00"W., 110.00 feet; thence S.35°39'04"W., 135.66 feet; thence N.46°24'39"W., 580.36 feet; thence S.88°51'05"W., 397.30 feet; thence N.80°23'00"W., 124.00 feet to a point on a curve; thence Southerly, 12.80 feet along the arc of a curve to the right having a radius of 125.00 feet and a central angle of 05°51'59" (chord bearing S.12°32'59"W., 12.79 feet) to a point of compound curvature; thence Southerly, 31.31 feet along the arc of a curve to the right having a radius of 875.00 feet and a central angle of 02°03'01" (chord bearing S.16°30'29"W., 31.31 feet); thence N.72°28'00"W., 248.97 feet; thence N.89°42'41"W., 842.38; thence N.00°17'19"E., 60.85 feet to a point of curvature; thence Northerly, 47.20 feet along the arc of a curve to the right having a radius of 750.00 feet and a central angle of 03°36'20" (chord bearing N.02°05'29"E., 47.19 feet); thence N.53°41'02"E., 108.27 feet; thence N.74°14'09"E., 42.99 feet; thence N.56°11'41"E., 74.72 feet; thence N.17°02'45"E., 75.14 feet; thence N.16°30'24"W., 77.52 feet to a point of curvature; thence Northerly, 27.07 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 77°33'00" (chord bearing N.22°16'06"E., 25.05 feet) to a point of tangency; thence N.61°02'36"E., 49.61 feet; thence N.13°30'00"W., 77.77 feet; thence N.14°00'00"E., 73.87 feet; thence N.35°30'00"E., 64.55 feet; thence N.57°00'00"E., 70.74 feet; thence N.82°30'00"E., 85.97 feet; thence S.88°21'23"E., 52.67 feet; thence N.32°59'11"E., 67.74 feet; thence N.17°55'00"E., 62.11 feet; thence N.23°39'00"E., 92.64 feet; thence N.57°00'00"W., 135.01 feet to a point of curvature; thence Westerly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.78°00'00"W., 35.36 feet) to a point of cusp; thence N.33°00'00"E., 180.00 feet to a point of curvature; thence Northeasterly, 299.75 feet along the arc of a curve to the right having a radius of 1150.00 feet and a central angle of 14°56'04" (chord bearing N.40°28'02"E., 298.90 feet) to a point of reverse curvature; thence Northeasterly, 425.09 feet along the arc of a curve to the left having a radius of 550.00 feet and a central angle of 44°17'02" (chord bearing N.25°47'33"E., 414.59 feet) to the POINT OF BEGINNING.

Containing 56.437 acres, more or less.

LESS AND EXCEPT:

CYPRESS FALLS PHASE 1C

DESCRIPTION: A parcel of land lying in Sections 17 and 18, Township 39 South, Range 22 East, Sarasota County, Florida and being more particularly described as follows:

Commence at the Northeast corner of said Section 18, run thence along the East boundary of the Northeast 1/4 of said Section 18, S.00°02'59"W., 224.81 feet to

the POINT OF BEGINNING; thence N.86°47'12"E., 97.06 feet; thence S.51°51'13"E., 433.53 feet; thence S.27°50'41"E., 711.67 feet; thence S.82°30'00"E., 400.00 feet to a point on a curve; thence Southerly, 17.58 feet along the arc of a curve to the right having a radius of 3022.00 feet and a central angle of 00°20'00" (chord bearing S.07°40'00"W., 17.58 feet); thence S.82°10'00"E., 290.00 feet; thence S.12°50'00"W., 439.78 feet; thence S.12°10'00"E., 633.73 feet; thence S.61°00'00"E., 278.24 feet; thence S.19°30'00"W., 961.28 feet; thence N.48°15'24"W., 1311.79 feet; thence N.46°24'39"W., 132.26 feet; thence N.35°39'04"E., 135.66 feet; thence N.03°00'00"E., 110.00 feet; thence S.87°00'00"E., 70.50 feet; thence N.03°00'00"E., 154.00 feet; thence N.05°00'27"E., 134.28 feet; thence N.20°00'00"W., 560.42 feet; thence N.10°00'00"W., 330.25 feet; thence N.56°59'30"W., 190.00 feet; thence N.50°00'00"W., 290.00 feet; thence N.89°07'36"W., 43.45 feet; thence N.72°27'12"W., 63.77 feet; thence N.79°08'59"W., 63.78 feet; thence N.85°53'01"W., 63.78 feet; thence N.00°47'00"E., 424.01 feet; thence N.86°47'12"E., 345.18 feet to the POINT OF BEGINNING.

Containing 56.402 acres, more or less.

LESS AND EXCEPT:

CYPRESS FALLS PHASE 1D

DESCRIPTION: A parcel of land lying in Sections 17 and 18, Township 39 South, Range 22 East, Sarasota County, Florida and being more particularly described as follows:

Commence at the Northeast corner of said Section 18, run thence along the East boundary of the Northeast 1/4 of said Section 18, S.00°02'59"W., 2029.41 feet to the POINT OF BEGINNING; thence S.46°24'39"E., 95.34 feet; thence S.28°21'37"W., 305.00 feet; thence S.83°24'00"W., 57.33 feet; thence S.80°32'00"W., 57.33 feet; thence N.80°53'10"W., 49.03 feet; thence S.59°28'00"W., 171.00 feet; thence N.31°18'25"W., 31.73 feet; thence S.57°55'10"W., 65.06 feet; thence S.63°35'00"W., 57.33 feet; thence S.60°43'00"W., 57.33 feet; thence S.57°51'00"W., 57.33 feet; thence S.54°59'00"W., 57.33 feet; thence S.51°59'30"W., 62.33 feet; thence S.48°52'30"W., 62.33 feet; thence S.45°53'00"W., 57.33 feet; thence S.43°01'00"W., 57.33 feet; thence S.40°01'30"W., 62.33 feet; thence S.37°00'15"W., 56.36 feet; thence S.66°50'53"W., 35.05 feet; thence S.88°30'33"W., 49.61 feet; thence WEST, 517.65 feet; thence N.00°17'19"E., 43.48 feet; thence WEST, 170.78 feet to a point of curvature; thence Southwesterly, 39.14 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 89°42'41" (chord bearing S.45°08'40"W., 35.27 feet); thence N.00°17'19"E., 277.43 feet; thence S.89°42'41"E., 25.00 feet; thence N.34°29'00"E., 87.56 feet; thence N.49°55'00"E., 52.85 feet; thence

N.65°21'00"E., 52.85 feet; thence N.80°47'00"E., 48.71 feet; thence S.89°42'06"E., 58.41 feet; thence N.00°17'54"E., 131.68 feet; thence N.09°00'23"W., 40.61 feet; thence N.28°37'18"W., 30.65 feet; thence N.50°36'31"W., 16.39 feet; thence N.86°29'01"W., 85.62 feet; thence N.37°31'19"W., 76.11 feet; thence N.76°01'45"W., 35.24 feet; thence N.36°56'24"W., 113.02 feet; thence N.00°17'19"E., 146.21 feet; thence S.89°42'41"E., 842.38 feet; thence S.72°28'00"E., 248.97 feet to a point on a curve; thence Northerly, 31.31 feet along the arc of a curve to the left having a radius of 875.00 feet and a central angle of 02°03'01" (chord bearing N.16°30'29"E., 31.31 feet) to a point of compound curvature; thence Northerly, 12.80 feet along the arc of a curve to the left having a radius of 125.00 feet and a central angle of 05°51'59" (chord bearing N.12°32'59"E., 12.79 feet); thence S.80°23'00"E., 124.00 feet; thence N.88°51'05"E., 397.30 feet; thence S.46°24'39"E., 114.91 feet to the POINT OF BEGINNING.

Containing 26.832 acres, more or less.

Containing a net acreage of 132.278 acres, more or less.

Containing an overall acreage of 187.266 acres, more or less.

TOGETHER WITH:

**BANYAN POINTE PHASE I
(PLAT)**

DESCRIPTION: A parcel of land lying in Sections 7 and 8, Township 39 South, Range 22 East, Sarasota County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of said Section 8, run thence along the West boundary of said Section 8, S.01°04'09"W., 2676.00 feet to a point on a curve on the Southerly limited access right-of-way line of INTERSTATE 75 (State Road No. 93, per Florida Department of Transportation Right-of-Way Map Section 17075-2401(2402)), said point also being the **POINT OF BEGINNING**; thence along said Southerly limited access right-of-way line of INTERSTATE 75, Easterly, 525.96 feet along the arc of a curve to the right having a radius of 9073.33 feet and a central angle of 03°19'17" (chord bearing S.86°52'38"E., 525.89 feet); thence S.04°47'00"W., 217.00 feet to a point on a curve; thence Easterly, 35.66 feet along the arc of a curve to the right having a radius of 8856.32 feet and a central angle of 00°13'50" (chord bearing S.85°06'05"E., 35.66 feet); thence S.05°00'50"W., 50.00 feet; thence S.14°12'00"W., 95.32 feet; thence S.13°36'00"W., 53.79 feet; thence S.13°00'00"W., 53.79 feet; thence S.12°24'00"W., 53.79 feet; thence S.11°48'00"W., 53.79 feet; thence S.11°12'00"W., 53.79 feet; thence S.10°36'00"W., 53.79 feet; thence S.10°00'00"W., 53.79 feet; thence S.09°24'00"W., 53.79 feet; thence S.08°48'00"W., 53.79 feet; thence S.08°12'00"W., 53.79 feet; thence S.07°36'00"W., 53.79 feet; thence S.07°00'00"W., 53.79 feet; thence S.06°24'00"W., 53.79 feet; thence S.05°48'00"W., 53.79 feet; thence S.05°12'00"W., 53.79 feet; thence S.04°36'00"W., 53.79 feet; thence S.04°00'00"W., 53.79 feet; thence S.03°24'00"W., 53.79 feet; thence S.02°48'00"W., 97.87 feet; thence S.12°15'00"W., 50.00 feet; thence N.77°45'00"W., 21.70 feet; thence S.12°15'00"W., 115.00 feet; thence S.77°45'00"E., 364.00 feet; thence S.04°51'11"W., 698.04 feet; thence N.85°08'49"W., 391.41 feet; thence N.50°00'00"W., 259.81 feet; thence S.85°00'00"W., 320.44 feet; thence N.58°15'02"W., 256.39 feet; thence N.45°00'00"W., 918.00 feet; thence N.74°00'00"W., 178.19 feet to a point on a curve; thence Westerly, 185.82 feet along the arc of a curve to the right having a radius of 620.00 feet and a central angle of 17°10'19" (chord bearing S.81°24'50"W., 185.12 feet) to a point of reverse curvature; thence Westerly, 205.29 feet along the arc of a curve to the left having a radius of 880.00 feet and a central angle of 13°21'59" (chord bearing S.83°19'00"W., 204.83 feet); thence S.30°43'06"W., 69.29 feet to a point on a curve, on the Easterly right-of-way line of PLANTATION BOULEVARD, as recorded in Official Records Instrument No. ____, Page ____, of the Public Records of Sarasota County, Florida; thence along said Easterly right-of-way line of PLANTATION BOULEVARD, the following two (2) courses: 1) Northerly, 30.75 feet along the arc of a curve to the right having a radius of 528.00 feet and a central angle of 03°20'13" (chord bearing N.15°57'01"W., 30.75 feet) to a point of tangency; 2) N.14°16'54"W., 308.37 feet; thence S.59°16'54"E., 70.84 feet to a point on a curve; thence Easterly, 232.72 feet along the arc of a curve to the right having a radius of 1120.00 feet and a central angle of 11°54'19" (chord bearing N.82°24'02"E., 232.30 feet); thence N.27°00'00"W., 315.83 feet; thence N.33°00'00"E., 1062.45 feet to a point on the aforesaid Southerly limited access right-of-way line of INTERSTATE 75; thence along said Southerly limited access right-of-way line of INTERSTATE 75, the following two (2) courses: 1) S.89°12'21"E., 1013.46 feet to a point of curvature; 2) Easterly, 105.78 feet along the arc of a curve to the right having a radius of 9073.33 feet and a central angle of 00°40'05" (chord bearing S.88°52'19"E., 105.78 feet) to the **POINT OF BEGINNING**.

Containing 89.621 acres, more or less.

**BANYAN POINTE PHASE 2
(PLAT)**

DESCRIPTION: A parcel of land lying in Section 8, Township 39 South, Range 22 East, Sarasota County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of said Section 8, run thence along the West boundary of said Section 8, S.01°04'09"W., 2676.00 feet to a point on a curve on the Southerly limited access right-of-way line of INTERSTATE 75 (State Road No. 93, per Florida Department of Transportation Right-of-Way Map Section 17075-2401(2402)), said point also being on the Northerly boundary of BANYAN POINTE PHASE 1, according to the plat thereof as recorded in Plat Book __, Pages __ and __ through __, inclusive, of the Public Records of Sarasota County, Florida; thence along said Southerly limited access right-of-way line of INTERSTATE 75, the following two (2) courses: 1) along said Northerly boundary of BANYAN POINTE PHASE 1, Easterly, 525.96 feet along the arc of a curve to the right having a radius of 9073.33 feet and a central angle of 03°19'17" (chord bearing S.86°52'38"E., 525.89 feet) to the Northeast corner of said BANYAN POINTE PHASE 1, said point also being the POINT OF BEGINNING; 2) continue Easterly, 315.49 feet along the arc of said curve to the right having the same radius of 9073.33 feet and a central angle of 01°59'32" (chord bearing S.84°13'14"E., 315.47 feet) to the Northwest corner of the Billboard Parcel, as recorded in Official Records Instrument No. 2005250212, of the Public Records of Sarasota County, Florida; thence along the Westerly, Southerly and Easterly boundaries of said Billboard Parcel, in respective order, the following three (3) courses: 1) S.15°23'06"W., 80.92 feet to a point on a curve; 2) Easterly, 50.56 feet along the arc of a curve to the right having a radius of 8993.33 feet and a central angle of 00°19'20" (chord bearing S.83°08'26"E., 50.56 feet); 3) N.15°23'06"E., 80.85 feet to a point on a curve on the aforesaid Southerly limited access right-of-way line of INTERSTATE 75; thence along said Southerly limited access right-of-way line of INTERSTATE 75, Easterly, 1710.98 feet along the arc of said curve to the right having a radius of 9073.33 feet and a central angle of 10°48'16" (chord bearing S.77°30'11"E., 1708.45 feet); thence S.18°13'22"W., 910.12 feet; thence S.55°00'00"W., 1016.24 feet; thence S.09°43'43"E., 405.44 feet; thence N.78°00'00"W., 340.00 feet; thence S.51°25'43"W., 303.45 feet; thence N.85°08'49"W., 332.41 feet to the Southeast corner of the aforesaid BANYAN POINTE PHASE 1; thence along the Easterly boundary of said BANYAN POINTE PHASE 1, the following twenty-eight (28) courses: 1) N.04°51'11"E., 698.04 feet; 2) N.77°45'00"W., 364.00 feet; 3) N.12°15'00"E., 115.00 feet; 4) S.77°45'00"E., 21.70 feet; 5) N.12°15'00"E., 50.00 feet; 6) N.02°48'00"E., 97.87 feet; 7) N.03°24'00"E., 53.79 feet; 8) N.04°00'00"E., 53.79 feet; 9) N.04°36'00"E., 53.79 feet; 10) N.05°12'00"E., 53.79 feet; 11) N.05°48'00"E., 53.79 feet; 12) N.06°24'00"E., 53.79 feet; 13) N.07°00'00"E., 53.79 feet; 14) N.07°36'00"E., 53.79 feet; 15) N.08°12'00"E., 53.79 feet; 16) N.08°48'00"E., 53.79 feet; 17) N.09°24'00"E., 53.79 feet; 18) N.10°00'00"E., 53.79 feet; 19) N.10°36'00"E., 53.79 feet; 20) N.11°12'00"E., 53.79 feet; 21) N.11°48'00"E., 53.79 feet; 22) N.12°24'00"E., 53.79 feet; 23) N.13°00'00"E., 53.79 feet; 24) N.13°36'00"E., 53.79 feet; 25) N.14°12'00"E., 95.32 feet; 26) N.05°00'50"E., 50.00 feet to a point on a curve; 27) Westerly, 35.66 feet along the arc of a curve to the left having a radius of 8856.32 feet and a central angle of 00°13'50" (chord bearing N.85°06'05"W., 35.66 feet); 28) N.04°47'00"E., 217.00 feet to the POINT OF BEGINNING.

Containing 77.614 acres, more or less.

**PINE RUN
PARCEL "E"**

DESCRIPTION: A parcel of land lying in Sections 8, and 17, Township 39 South, Range 22 East, Sarasota County, Florida, and being more particularly described as follows:

COMMENCE at Northeast corner of said Section 17, Township 39 South, Range 22 East, run thence along the East boundary of said Section 17, S.00°05'45"W., 402.07 feet for a **POINT OF BEGINNING**; thence S.13°33'52"W., 1806.94 feet; thence S.66°30'00"W., 3960.00 feet to the Northeast corner of LAKESIDE PLANTATION (POINT "F", per plat), according to the plat thereof recorded in Plat Book 41, Pages 17 through 171, inclusive, of the Public Records of Sarasota County, Florida; thence N.19°30'00"E., 1772.13 feet; thence N.26°00'00"E., 2025.54 feet to a point on a curve on the proposed Southerly right-of-way line of PANACEA BOULEVARD; thence Easterly, 702.03 feet along the arc of a curve to the left having a radius of 870.00 feet and a central angle of 46°14'01" (chord bearing S.87°07'01"E., 683.14 feet) to the Southwesterly corner of Easement Agreement recorded in Official Records Instrument 2001021252, and Right of Way Agreement recorded in Official Records Instrument 2001021253, both of the Public Records of Sarasota County, Florida; thence S.20°14'01"E., 68.92 feet; thence S.85°00'00"E., 641.16 feet; thence N.71°00'00"E., 540.00 feet; thence N.17°06'14"W., 397.13 to a point on a curve on aforesaid proposed Southerly right-of-way line of PANACEA BOULEVARD, also being the Southerly boundary of aforesaid Easement Agreement and Right of Way Agreement; thence Easterly, 516.81 feet along the arc of a curve to the right having a radius of 1300.00 feet and a central angle of 22°46'40" (chord bearing N.73°28'22"E., 513.41 feet); thence S.05°08'18"E., 563.01 feet; thence S.64°23'25"E., 326.73 feet to the **POINT OF BEGINNING**.

Containing 181.690 acres, more or less.

OAK MEADOWS

DESCRIPTION: A parcel of land lying in Sections 16, and 17, Township 39 South, Range 22 East, Sarasota County, Florida, and being more particularly described as follows:

COMMENCE at Northeast corner of said Section 17, Township 39 South, Range 22 East, run thence along the East boundary of said Section 17, S.00°05'45"W., 402.07 feet for a **POINT OF BEGINNING**; thence S.64°23'25"E., 703.46 feet; thence N.71°30'00"E., 390.00 feet to a point on a curve on the Westerly boundary of that parcel of land described in Easement Agreement recorded in Official Records Instrument No. 2001021252 and in Right of Way Agreement recorded in Official Records Instrument No. 2001021253, both of the Public Records of Sarasota County, Florida, also being the proposed Westerly right-of-way line of PANACEA BOULEVARD; thence along said Westerly boundary and proposed Westerly right-of-way line the following three (3) courses: 1) Southerly, 842.73 feet along the arc of a curve to the right having a radius of 1300.00 feet and a central angle of 37°08'31" (chord bearing S.00°04'16"W., 828.05 feet) to a point of tangency; 2) S.18°38'31"W., 328.77 feet to a point of curvature; 3) Southerly, 418.15 feet along the arc of a curve to the left having a radius of 620.00 feet and a central angle of 38°38'31" (chord bearing S.00°40'44"E., 410.27 feet); thence S.68°37'00"W., 444.38 feet; thence S.21°23'00"E., 189.53 feet; thence S.67°46'06"E., 44.90 feet; thence N.48°20'14"E., 43.59 feet; thence S.46°05'52"E., 30.29 feet; thence S.87°46'06"E., 42.59 feet; thence N.48°49'34"E., 37.41 feet; thence S.79°40'49"E., 24.46 feet; thence N.41°31'51"E., 56.20 feet; thence S.64°39'24"E., 27.10 feet; thence N.43°27'15"E., 49.74 feet; thence N.68°42'37"E., 55.76 feet; thence S.62°23'50"E., 72.29 feet; thence N.41°52'35"E., 26.73 feet; thence N.18°57'05"E., 75.08 feet; thence N.16°19'00"E., 2.22 feet to aforesaid Westerly boundary of Easement and Right of Way Agreement and proposed Westerly right-of-way line of PANACEA BOULEVARD; thence along said Westerly boundary and proposed Westerly right-of-way line, S.33°58'02"E., 105.37 feet; thence S.56°00'00"W., 1466.12 feet; thence N.34°00'00"W., 360.00 feet; thence N.07°00'00"E., 475.00 feet; thence N.23°30'00"W., 320.00 feet; thence N.13°33'52"E., 1806.94 feet to the **POINT OF BEGINNING**.

Containing 63.270 acres, more or less.

**CEDAR GROVE
PHASE 2**

DESCRIPTION: A parcel of land lying in Sections 16, and 17, Township 39 South, Range 22 East, Sarasota County, Florida, and being more particularly described as follows:

BEGINNING at Southeast corner of said Section 17, Township 39 South, Range 22 East, run thence along the South boundary of said Section 17, also being the North boundary of FORTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof recorded in Plat Book 21, Pages 1 through 1TT, inclusive, of the Public Records of Sarasota County, Florida, N.89°42'45"W., 4054.82 feet to the Southeast corner of LAKESIDE PLANTATION, also being POINT "G", according to the plat thereof recorded in Plat Book 41, Pages 17 through 17I, of the Public Records of Sarasota County, Florida; thence along the East boundary of said LAKESIDE PLANTATION, as found monumented, N.00°16'52"E., 1554.64 feet to the Northeast corner of said LAKESIDE PLANTATION, also being POINT "F" of said plat of LAKESIDE PLANTATION; thence N.66°30'00"E., 3960.00 feet; thence S.23°30'00"E., 320.00 feet; thence S.07°00'00"W., 475.00 feet; thence S.34°00'00"E., 360.00 feet; thence N.56°00'00"E., 1466.12 feet; thence S.33°58'02"E., 112.86 feet to a point of curvature; thence Southerly, 412.12 feet along the arc of a curve to the right having a radius of 1000.00 feet and a central angle of 23°36'46" (chord bearing S.22°09'39"E., 409.21 feet); thence S.79°38'43"W., 62.83 feet; thence S.19°41'49"W., 34.01 feet to a point of curvature; thence Westerly, 46.32 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 106°10'00" (chord bearing S.72°46'49"W., 39.98 feet); thence N.82°42'59"W., 55.54 feet; thence S.11°18'24"E., 72.22 feet; thence S.47°55'06"W., 53.31 feet; thence S.18°43'00"E., 187.09 feet to a point on a curve; thence Easterly, 100.18 feet along the arc of a curve to the right having a radius of 1050.00 feet and a central angle of 05°28'00" (chord bearing N.74°01'00"E., 100.14 feet) to a point of tangency; thence N.76°45'00"E., 82.50 feet to a point on a curve; thence Southerly, 268.14 feet along the arc of a curve to the left having a radius of 1120.00 feet and a central angle of 13°43'03" (chord bearing S.17°33'00"E., 267.50 feet) to a point of tangency; thence S.24°24'32"E., 310.10 feet; thence S.65°35'28"W., 45.33 feet; thence S.08°47'19"W., 136.78 feet; thence S.09°08'31"W., 53.62 feet to a point of curvature; thence Southwesterly, 21.41 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 49°03'55" (chord bearing S.33°40'28"W., 20.76 feet) to a point of tangency; thence S.58°12'25"W., 36.96 feet to a point of curvature; thence Southerly, 104.12 feet along the arc of a curve to the left having a radius of 45.00 feet and a central angle of 132°34'16" (chord bearing S.08°04'43"E., 82.40 feet) to a point of tangency; thence S.74°21'51"E., 31.22 feet; thence S.15°38'09"W., 25.00 feet; thence S.74°21'51"E., 20.00 feet; thence N.15°38'09"E., 25.00 feet; thence S.74°21'51"E., 33.67 feet to a point of curvature; thence Southeasterly, 22.84 feet along the arc of a curve to the right

having a radius of 25.00 feet and a central angle of 52°20'57" (chord bearing S.48°11'23"E., 22.06 feet) to a point of tangency; thence S.22°00'54"E., 39.45 feet to a point of curvature; thence Southeasterly, 70.25 feet along the arc of a curve to the left having a radius of 50.00 feet and a central angle of 80°29'55" (chord bearing S.62°15'52"E., 64.61 feet) to a point of tangency; thence N.77°29'11"E., 17.61 feet; thence N.79°46'12"E., 101.28 feet; thence S.24°24'32"E., 113.15 feet to a point of curvature; thence Southerly, 662.12 feet along the arc of a curve to the right having a radius of 500.00 feet and a central angle of 75°52'26" (chord bearing S.13°31'41"W., 614.79 feet) to a point of tangency; thence S.51°27'54"W., 16.21 feet to a point of curvature; thence Southwesterly, 299.59 feet along the arc of a curve to the left having a radius of 620.00 feet and a central angle of 27°41'11" (chord bearing S.37°37'19"W., 296.69 feet); thence N.76°26'00"W., 57.03 feet; thence S.25°34'00"W., 48.83 feet; thence S.45°34'00"W., 58.19 feet; thence S.65°34'00"W., 46.40 feet; thence S.75°37'00"W., 54.24 feet; thence S.80°55'00"W., 59.27 feet; thence S.86°13'00"W., 59.27 feet; thence N.88°12'30"W., 28.39 feet; thence S.60°05'32"W., 49.84 feet; thence S.00°17'27"W., 125.58 feet to a point on the South boundary of aforesaid Section 16, also being aforesaid North boundary of FORTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION; thence along said South boundary of Section 16, and said North boundary of FORTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, N.89°42'33"W., 1033.20 feet to the POINT OF BEGINNING.

Containing 306.045 acres, more or less.

LESS AND EXCEPT:

CEDAR GROVE PHASE 1A

DESCRIPTION: A parcel of land lying in Sections 16 and 17, Township 39 South, Range 22 East, Sarasota County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 17, said point also being on the North boundary of FORTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof as recorded in Plat Book 21, Pages 1 and 1A through 1TT, inclusive, of the Public Records of Sarasota County, Florida, and said point also being the POINT OF BEGINNING, run thence along the South boundary of said Section 17 and said North boundary of FORTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, N.89°42'45"W., 654.05 feet; thence N.00°18'00"E., 485.01 feet; thence N.34°00'00"E., 348.42 feet; thence N.15°00'00"E., 1393.81 feet; thence N.56°00'00"E., 1407.45 feet; thence S.33°58'02"E., 112.86 feet to a point of curvature; thence Southerly, 412.12 feet along the arc of a curve to the right having a radius of 1000.00 feet and a central angle of 23°36'46" (chord bearing S.22°09'39"E., 409.21 feet); thence S.79°38'43"W., 62.83 feet; thence S.19°41'49"W., 34.01 feet to a point of

curvature; thence Westerly, 46.32 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 106°10'00" (chord bearing S.72°46'49"W., 39.98 feet); thence N.82°42'59"W., 55.54 feet; thence S.11°18'24"E., 72.22 feet; thence S.47°55'06"W., 53.31 feet; thence S.18°43'00"E., 187.09 feet to a point on a curve; thence Easterly, 100.18 feet along the arc of a curve to the right having a radius of 1050.00 feet and a central angle of 05°28'00" (chord bearing N.74°01'00"E., 100.14 feet) to a point of tangency; thence N.76°45'00"E., 82.50 feet to a point on a curve; thence Southerly, 268.14 feet along the arc of a curve to the left having a radius of 1120.00 feet and a central angle of 13°43'03" (chord bearing S.17°33'00"E., 267.50 feet) to a point of tangency; thence S.24°24'32"E., 310.10 feet; thence S.65°35'28"W., 45.33 feet; thence S.08°47'19"W., 136.78 feet; thence S.09°08'31"W., 53.62 feet to a point of curvature; thence Southwesterly, 21.41 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 49°03'55" (chord bearing S.33°40'28"W., 20.76 feet) to a point of tangency; thence S.58°12'25"W., 36.96 feet to a point of curvature; thence Southerly, 104.12 feet along the arc of a curve to the left having a radius of 45.00 feet and a central angle of 132°34'16" (chord bearing S.08°04'43"E., 82.40 feet) to a point of tangency; thence S.74°21'51"E., 31.22 feet; thence S.15°38'09"W., 25.00 feet; thence S.74°21'51"E., 20.00 feet; thence N.15°38'09"E., 25.00 feet; thence S.74°21'51"E., 33.67 feet to a point of curvature; thence Southeasterly, 22.84 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 52°20'57" (chord bearing S.48°11'23"E., 22.06 feet) to a point of tangency; thence S.22°00'54"E., 39.45 feet to a point of curvature; thence Southeasterly, 70.25 feet along the arc of a curve to the left having a radius of 50.00 feet and a central angle of 80°29'55" (chord bearing S.62°15'52"E., 64.61 feet) to a point of tangency; thence N.77°29'11"E., 17.61 feet; thence N.79°46'12"E., 101.28 feet; thence S.24°24'32"E., 113.15 feet to a point of curvature; thence Southerly, 662.12 feet along the arc of a curve to the right having a radius of 500.00 feet and a central angle of 75°52'26" (chord bearing S.13°31'41"W., 614.79 feet) to a point of tangency; thence S.51°27'54"W., 16.21 feet to a point of curvature; thence Southwesterly, 299.59 feet along the arc of a curve to the left having a radius of 620.00 feet and a central angle of 27°41'11" (chord bearing S.37°37'19"W., 296.69 feet); thence N.76°26'00"W., 57.03 feet; thence S.25°34'00"W., 48.83 feet; thence S.45°34'00"W., 58.19 feet; thence S.65°34'00"W., 46.40 feet; thence S.75°37'00"W., 54.24 feet; thence S.80°55'00"W., 59.27 feet; thence S.86°13'00"W., 59.27 feet; thence N.88°12'30"W., 28.39 feet; thence S.60°05'32"W., 49.84 feet; thence S.00°17'27"W., 125.58 feet to a point on the South boundary of the aforesaid Section 16 and the aforesaid North boundary of FORTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION; thence along said South boundary of Section 16 and said North boundary of FORTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, N.89°42'33"W., 1033.20 feet to the POINT OF BEGINNING.

Containing 106.533 acres, more or less.

LESS AND EXCEPT:**CEDAR GROVE PHASE 1B**

DESCRIPTION: A parcel of land lying in Section 17, Township 39 South, Range 22 East, Sarasota County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 17, said point also being on the North boundary of FORTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof as recorded in Plat Book 21, Pages 1 and 1A through 1TT, inclusive, of the Public Records of Sarasota County, Florida, run thence along the South boundary of said Section 17 and said North boundary of FORTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, the following two (2) courses: 1) N.89°42'45"W., 654.05 feet to the POINT OF BEGINNING; 2) continue N.89°42'45"W., 1500.00 feet; thence N.15°00'00"W., 697.05 feet; thence N.33°00'00"W., 427.28 feet to a point on a curve; thence Northeasterly, 164.66 feet along the arc of a curve to the right having a radius of 825.00 feet and a central angle of 11°26'08" (chord bearing N.62°43'04"E., 164.39 feet) to a point of reverse curvature; thence Northerly, 40.36 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 92°29'59" (chord bearing N.22°11'08"E., 36.12 feet); thence N.65°56'08"E., 50.00 feet to a point on a curve; thence Northerly, 98.44 feet along the arc of a curve to the right having a radius of 1575.00 feet and a central angle of 03°34'52" (chord bearing N.22°16'26"W., 98.42 feet); thence N.69°31'00"E., 115.00 feet; thence N.84°59'21"E., 1659.50 feet; thence S.13°02'30"W., 65.05 feet; thence S.14°59'40"W., 68.70 feet; thence S.75°00'00"E., 165.00 feet; thence S.15°00'00"W., 192.70 feet to a point of curvature; thence Southeasterly, 40.59 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 93°01'05" (chord bearing S.31°30'33"E., 36.27 feet) to a point of tangency; thence S.78°01'05"E., 155.59 feet; thence S.15°00'00"W., 257.75 feet; thence S.34°00'00"W., 348.42 feet; thence S.00°18'00"W., 485.01 feet to the POINT OF BEGINNING.

Containing 55.480 acres, more or less.

Containing a total net acreage of 144.032 acres, more or less.



THE WOODLANDS PARCEL E

Prepared For:
CENTEX HOMES

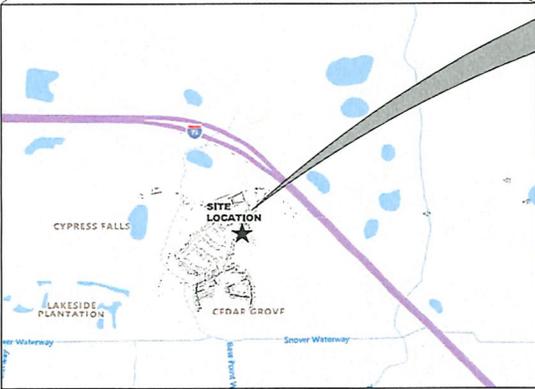
24311 WALDEN CENTER DR. SUITE 300
BONITA SPRINGS, FL 34134
Phone: (239) 495-4800



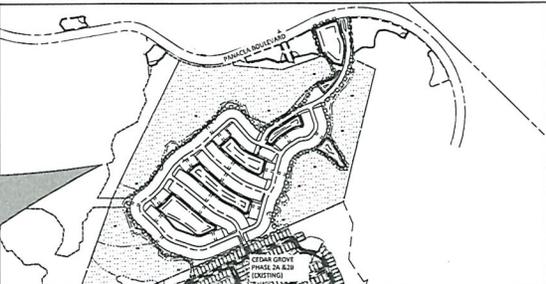
HEIDT DESIGN
Civil Engineering • Planning & GIS
Transportation Engineering
Ecological Services • Landscape Architecture
Engineering Business Certificate of Authorization No. 28782
Landscape Architecture Certificate of Authorization No. LC76000405

DEVELOPMENT MASTER PLAN

SECTION 17 TOWNSHIP 39 SOUTH, RANGE 22 EAST
CITY OF NORTHPORT, FLORIDA



LOCATION MAP
(NOT TO SCALE)



SITE MAP
(NOT TO SCALE)

OWNER/DEVELOPER:

CENTEX HOMES
24311 WALDEN CENTER DR.
SUITE 300
BONITA SPRINGS, FL 34134
(239) 495-4800

CIVIL ENGINEER:

HEIDT DESIGN, LLC
STRICKLAND T. SMITH, P.E.
5904-A HAMPTON OAKS PARKWAY
TAMPA, FLORIDA 33610
(813) 253-5311

GEOTECHNICAL ENGINEER:

YPC CONSULTING GROUP
YEN-PO CHIU, P.E.
5931 COUNTRY LAKES DRIVE
FORT MEYERS, FLORIDA 33905
(239) 693-7700

SURVEYOR:

GEOPoint SURVEYING, INC.
DAVID WILLIAMS, P.S.M.
213 HOBBS STREET
TAMPA, FL 33619
(813) 248-8888

Sheet List Table	
Sheet Number	Sheet Title
C-100	COVER
C-101	GENERAL NOTES
C-102	EXISTING CONDITIONS
C-103	AERIAL SITE PLAN
C-104	MASTER SITE PLAN

- PROPOSED WAIVERS:**
1. WAIVER FROM THE LIGHTING REQUIREMENTS OF SECTION 37-50 - LIGHTING, A. (6) OF THE ULDC ALLOWING FOR AN AVERAGE OF 0.40 FC FOR SIDEWALK AREAS ADJACENT TO ROADWAYS.
 2. WAIVER FROM THE MINIMUM LOT AREA REQUIREMENT OF 7500 SF IN SECTION 53-106B(2) OF THE ULDC AND ALLOWING FOR A MINIMUM LOT AREA OF 4500 SF FOR SINGLE FAMILY DETACHED LOTS AND 3,450 FOR SINGLE FAMILY ATTACHED LOTS.
 3. WAIVER FROM THE MINIMUM LOT FRONTAGE OF 50 LF IN SECTION 53-106B(2)(A) AND ALLOWING FOR A MINIMUM LOT FRONTAGE OF 40 LF FOR SINGLE FAMILY DETACHED AND 30 LF FOR SINGLE FAMILY ATTACHED.
 4. WAIVER FROM ULDC SECTION 53-107 A(4) AND B. (1) REQUIRING A MAXIMUM LOT COVERAGE OF 50% TO ALLOW A MAXIMUM LOT COVERAGE OF 55%.
 5. WAIVER FROM ULDC SECTION 37-31, RIGHTS-OF-WAY, REQUIRING A 60' RIGHT-OF-WAY FOR LOCAL, GUTTERED STREETS REQUESTING AN ALLOWANCE FOR A 50' RIGHT-OF-WAY FOR LOCAL GUTTERED STREETS.
 6. WAIVER FROM ULDC SECTION 37-41, BIKE PATHS AND BIKE RACK, A. REQUIRING BIKE LANES ON LOCAL ROADWAYS INTERSECTING COLLECTOR ROADS ALLOWING FOR A 10 FT MULTI-MODAL PATHWAY TO BE CONSTRUCTED ON ONE SIDE OF THE ENTRANCE ROAD IN LIEU OF THE BIKE LANES.
 7. WAIVER FROM ULDC SECTION 45-20.8 TO ALLOW THE USE OF STREET TREES AS CREDIT TOWARDS THE 35% CANOPY COVERAGE REQUIREMENT.

CENTEX HOMES

THE WOODLANDS
PARCEL E

PLAN REVISIONS		PLAN REVISIONS	
NO.	DATE	DATE	DESCRIPTION
2	12/29/2021		ADDED #7 TO PROPOSED WAIVERS
1	12/15/2021		C-102, C-103, C-104
1	10/13/2021		C-101
	08/19/2021		REVIEW SUBMITTAL
	DATE		DESCRIPTION

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HEIDT DESIGN
Civil Engineering • Planning & GIS
Transportation Engineering
Ecological Services • Landscape Architecture

ELEVATIONS BASED ON:	
NORTH AMERICAN VERTICAL DATUM 1988	
CONVERSION: NAVD 88 TO NGVD 29 = -1.10	
ADDRESS CONTROL NUMBER	
TAXER COMMITTEE	
SEWER COMMITMENT	
SR#7500	
WATER DEP	
SEWER DEP	
FOUR	
PERMIT / FILE NUMBERS	

STATE OF FLORIDA PROFESSIONAL ENGINEER	
Strickland T. Smith, State of Florida, Professional Engineer, License No. 50652	
This form has been digitally signed and sealed by Strickland T. Smith, P.E. on the date indicated here.	
Printed copies of this document are not considered signed and sealed and the signature must be verified for any electronic copies.	
Strickland T. Smith 2021-12-20 15:24:16	
STRICKLAND T. SMITH	
DATE:	
LICENSE NO. 50652	
FILE:	COVER-GR1
PROJECT NO:	CHC-WD-1027
GRADING & DRAINAGE	
DESIGN BY:	WODRICH
DRAWN BY:	WODRICH
UTILITIES	
DESIGN BY:	WODRICH
DRAWN BY:	WODRICH
COVER	
C-100	

Exhibit B-2

Building Elevations



Exhibit B-2



Exhibit B-2



Exhibit C

Cedar Grove Phase 3 Neighborhood Meeting Minutes November 16, 2021

- I. Introductions
 - A. Strickland Smith, P.E. – Heidt Design, LLC
 - B. Chris Pereira, Land Planning & Entitlement Manager – Pulte Group
 - C. Tammy Lyday, Senior Scientist/Manager – ECT
 - D. Shelby Horton, Project Coordinator – Heidt Design, LLC
 - E. Rose Wallace, Manager DRE/HOA/Golf Course Operations – Pulte Group

2. Location Map
 - A. Discussed Cedar Grove Phase 3 location in relation to other surrounding communities.

3. Cedar Grove Phase 3 Project Information
 - A. Part of overall DRI approved in the late 80s called Panacea.
 - B. Wetlands around the edge of the project will be preserved. Minor wetland impacts.
 - C. North side of the community and the connection to Cedar Grove existing neighborhoods will be gated.
 - D. All Cedar Grove residents will be given access through the gate.
 - E. Outside residents won't be able to use the gates.
 - F. Amenity center proposed. The intent is to design a pool and park at the amenity center.

Questions and Answers:

Q: Our amenities are being used by new residents since the pool at other areas is not ready. When will this amenity center be completed?

A: The amenity center will be completed within the next year. Pulte is paying a cost share and paying for residents. Building permits have been issued so 12 months is a fair estimate. It could be done before.

Exhibit C

Q: Why are we sticking with the same community name?

A: It's another phase and extension of the existing community. There is nothing in there that will take away from your community. The gates are accessible by all residents. They will have their own amenities.

Q: Where are the entrances?

A: At the top of this map is the entrance at Panacea which will be gated. The other entrance/exit is on Martin Oak. It will be questionable on which entrance people will use. Access is required for existing homes to use these entrances.

Q: Why is there optional gates? How would we access the gates?

A: Gates can be barcoded stickers on car windows or some gates use a remote/clicker for access. The type of gate is unknown at this time.

Q: What are the grey areas on the map?

A: Those are the wetlands that will be preserved.

Q: Is there a general idea of the size of homes and price range?

A: Homes will likely be very similar to the existing Cedar Grove community but still working through that.

Q: What are the lot sizes in Phase 2?

A: Most are 50s.

Q: Are you planning to have a place for a school bus stop or extra parking for parents at the school bus stop?

A: It's hard to say where the school board will put the bus stop.

Q: School bus access is a big issue. Right now it's right down the street for me. Real sharp turn and congested. There is no place to park for the parents. People driving on lawns. There should a safe turn around school bus. You should plan a place for people to park at the school bus stop. Can you build something for school buses?

A (provided by other meeting attendee): The school board are the people you need to talk to.

4. Conceptual Site Plan

A. The orange lots are 50' lots and the yellow lots are 60' lots.

B. There were wetland impacts in the past. One of the mitigation requirements was to put some of the remaining wetlands into conservation area easements.

C. There is no connection between Cypress Phase 2D.

Exhibit C

Questions and Answers:

Q: Is there a fire truck access?

A: There are two entrances the fire trucks can use. The city required the connection of Phase 2B to put a second entrance. The code for municipalities does not require a fire truck access only.

Q: Is the second entrance gated and will there be anything at the gate?

A: Yes, there will be a gate and fence that will be landscaped. The entire community is wooded in by trees.

Q: Where is the irrigation water coming from, CDD?

A: This community will have its own irrigation distribution system.

Q: In Cypress Falls Phase 2E the ponds spill into the wetland area right now.

A: Ponds discharge into wetlands at the south and on the right.

Q: Is there anything being planned by Phase 3?

A: Benderson owns the land and could potentially develop.

Q: Are these lakes man made?

A: Everything in blue are man made ponds.

Q: Where do the cows go?

A: The cows are moved around by the rancher.

Q: Did Benderson sell and have to buy back part of the property?

A: Benderson used the area as an easement.

5. Preliminary Schedule

A. November 16, 2021 – Neighborhood Meeting for Development Master Plan (DMP)

B. Early December 2021 – Planning and Zoning Advisory Board Hearing

C. December 2021 – City Commission Hearing

D. Summer 2022 – Permitting Approval / Land Development Breaks Ground

E. Summer 2023 – Models Open for Sales

Questions and Answers:

Q: Do we get noticed for the other hearings?

A: No, you can look at the commission schedule or call Heidt Design.

Exhibit C

Q: What is the difference between hearings?

A: Planning and Zoning gives their input to the city commission. Ultimately the commission must approve. After the city commission approves the community the construction plans process starts.

Q: Where do we talk about parking?

A: The public can go to any hearings and speak. Or you can email comments and concerns. These comments will be recorded.

Q: Is Phase 2C moving ahead?

A: Yes, it's moving ahead and we can talk after about specific phases.

Q: I thought they were done at the same time as Phase 2A and 2B?

A: Yes, they were originally started together in the process but we decided we were quite ready for 2C at that time.

Q: I live in 1B, when you started Phase 2A and 2B we had lots of construction coming from Martin Oak. I have to give you credit a lot of construction is going on the dirt road. I ride my bike a lot in the area. Thank you for making a good attempt to move the trucks to the other dirt road. You guys presented yourself well tonight and I thank you.

Q: I would have to disagree. Construction trucks are speeding 40 or 45 miles an hour with kids and women along the street.

A (answer by other attendee): You have to give them some credit. Drivers will make mistakes and speed. Pulte can't control the speed of the drivers.

Q: For the construction access, is there a sign with an arrow to show the construction guys were to go?

A (answer by other attendee): Drivers don't want to go that way, they may not know about the other exit but when they realize there is another exit/entrance they will take that in the future.

Exhibit C

Woodland's Parcel E Neighborhood Notice
Certificate of Mailing

Data Sources: City of North Port Property Appraiser, Downloaded 10-21-2021

From: Heidt Design
5904-A Hampton Oaks Parkway
Tampa, FL 33610

Page 1 of 17

ANDREWS RICHARD C
ANDREWS WENDY E
39-40 WESLEYAN CRT
ANCASTER, ON L9G 5C7

BARBARA C EHRENZWEIG REVOCABLE TRUST
EHRENZWEIG BARBARA C (TTEE)
2488 DAISY DR
NORTH PORT, FL 34289

ABEL MICHAEL E
ABEL EMMA L
2470 DAISY DR
NORTH PORT, FL 34289-4289

BARNES GARY T
BARNES MARIE A
2484 DAISY DR
NORTH PORT, FL 34289

ALEXANDER WILLIAM L
ALEXANDER GERALDINE A
2501 DAISY DR
NORTH PORT, FL 34289-5241

BENJAMIN TRAVIS W
1735 SCARLETT AVE
NORTH PORT, FL 34289-9477

ALW PROPERTY LLC
2512 DAISY DR
NORTH PORT, FL 34289

BERTRAM MELISSA
418 CRESTLINE DR
DECATUR, IL 62526

ARCHAMBAULT BONNIE M
2419 DAISY DR
NORTH PORT, FL 34289

BETRUS JONATHAN D
BETRUS SUZANNE M
2408 DAISY DR
NORTH PORT, FL 34289

ARNOLD AUGUST G
ARNOLD JAN A
2521 DAISY DR
NORTH PORT, FL 34289

BIXLER SCOTT W
134 PUTNAM DR
ERIE, PA 16511

ARNOW SURVIVORS TRUST
ARNOW ELLA JANE (TTEE)
2459 DAISY DR
NORTH PORT, FL 34289-4289

BOENDER THOMAS LEE
BOENDER KAREN ANN
2543 BRASSICA DR
NORTH PORT, FL 34289



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Exhibit C

Woodland's Parcel E Neighborhood Notice

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5904-A Hampton Oaks Parkway

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BOUCHER JEREMIAH
BOUCHER ADRIANA
2185 GABEL OAK DR
NORTH PORT, FL 34289

BUCY LEWIS T JR
BUCY CINDY
8692 GAUPHIN PLACE
NASHVILLE, TN 37211

BRANSON JAMES C
BRANSON DONNA S
1692 HYSSOP LOOP
NORTH PORT, FL 34289

BUFFALO-NORTHPORT ASSOCIATES II LLC
C/O BENDERSON DEVELOPMENT
570 DELAWARE AVE
BUFFALO, NY 14202

BRANSON JAMES CARLYLE
BRANSON DONNA SUE
2519 BRASSICA DR
NORTH PORT, FL 34289

BUMP MAUREEN G (E LIFE EST)
2841 ARUGULA DR
NORTH PORT, FL 34289

BROWN BRYCE N
BROWN PATRICIA A
2412 DAISY DR
NORTH PORT, FL 34289

BURKE MICHAEL WAYNE
BURKE CYNTHIA ANN
2604 BRASSICA DR
NORTH PORT, FL 34289

BROWN JOHN
BROWN KIM
2547 BRASSICA DR
NORTH PORT, FL 34289

BURNOSKY SHEILA K (E LIFE EST)
2399 DAISY DR
NORTH PORT, FL 34289

BROWN KENNETH W
BROWN CAROL
2392 DAISY DR
NORTH PORT, FL 34289

CAPASSO FRANK V
CAPASSO SUSAN E
32 FINLEY AVE
NEW CITY, NY 10956

BROWN LARRY
BROWN BETTE
2471 BRASSICA DR
NORTH PORT, FL 34289

CASSATA ELAINE M
2583 BRASSICA DR
NORTH PORT, FL 34289

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CASTILLEJO TONYA A PETERS
CASTILLEJO ALBERT R
2432 MARTON OAK BLVD
NORTH PORT, FL 34289

CONSTANCE ANN OPRITZA FAMILY TRUST
NUMBER ONE
9264 SHARROTT RD UNIT 403
POLAND, OH 44514

CENTEX HOMES
24311 WALDEN CENTER DR STE 300
BONITA SPRINGS, FL 34134

COPPOLA JAMES B
1687 SCARLETT AVE
NORTH PORT, FL 34289-9475

CENTEX HOMES
24311 WALDEN CENTER RD
BONITA SPRINGS, FL 34134

COUILLARD JAMES F
2531 BRASSICA DR
NORTH PORT, FL 34289

CENTEX HOMES
301 CATTLEMEN RD STE 108
SARASOTA, FL 34232

COVIELLO & SORKIN TRUST
COVIELLO JOSEPH A (CO-TTEE)
SORKIN JUDITH (CO-TTEE)
1727 SCARLETT AVE
NORTH PORT, FL 34289-9477

CHAMPLIN RODMAN L III
CHAMPLIN KATHY
108 HARRISON AVE APT 6
NEWPORT, RI 2840

CRAPSER ELISE
CRAPSER TRACY
1696 HYSSOP LOOP
NORTH PORT, FL 34289

CHERYL D ROACH REVOCABLE TRUST
ROACH CHERYL D (TTEE)
1712 HYSSOP LOOP
NORTH PORT, FL 34289

DARMSTAEDTER JAMES G
DARMSTAEDTER MARIANNE
2615 BRASSICA DR
NORTH PORT, FL 34289

CISTO LAURIE A
CISTO RICHARD A
1703 HYSSOP LOOP
NORTH PORT, FL 34289

DAVIDSON THOMAS
2517 DAISY DR
NORTH PORT, FL 34289

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DEBORAH K BORASCH REVOCABLE TRUST
BORASCH DEBORAH K (TTEE)
2857 ARUGULA DR
NORTH PORT, FL 34289

DIANE SALERNO REVOCABLE TRUST
SALERNO DIANE (TTEE)
1636 HYSSOP LOOP
NORTH PORT, FL 34289

DEBRA AND RAYMOND KASZNIAK JOINT
TENANCY TRUST
KASZNIAK DEBRA A (TTEE)
KASZNIAK RAYMOND A (TTEE)
2467 DAISY DR
NORTH PORT, FL 34289-4289

DIAZ ANGEL E
DIAZ MIRIAM
2551 BRASSICA DR
NORTH PORT, FL 34289

DECKER GAYLE
DECKER JEFF
121 HILLCREST DR
DURYE, PA 18642

DICHARD PETER CHARLES
DICHARD CHERYL LYNNE
2580 BRASSICA DR
NORTH PORT, FL 34289

DECKER VERONICA A
DECKER BRUCE D
128 PARKCREST DR
DURYE, PA 18642

DICKEY JOHN CARLSON
2539 BRASSICA DR
NORTH PORT, FL 34289

DI PAOLA TRUST
DIPAOLA ROSARIO (TTEE)
DIPAOLA KAREN (TTEE)
2451 DAISY DR
NORTH PORT, FL 34289

DIVELBLISS ERSEL DAVID
DIVELBLISS EDNA L
1704 HYSSOP LOOP
NORTH PORT, FL 34289

DI SANTO RICHARD R (E LIFE EST)
DI SANTO JOAN A (E LIFE EST)
2528 DAISY DR
NORTH PORT, FL 34289

DOBLER DAVID A
DOBLER FRANCES D
1707 SCARLETT AVE
NORTH PORT, FL 34289-9477

DOMKE GARY J
DOMKE LORRAINE M
1743 SCARLETT AVE
NORTH PORT, FL 34289-9477

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DOUGHTY DENNIS D
DOUGHTY DEBORAH R
1675 SCARLETT AVE
NORTH PORT, FL 34289

ENTIS JEFFREY
ENTIS SHARI
2865 ARUGULA DR
NORTH PORT, FL 34289

DREW KATHLEEN A
2520 DAISY DR
NORTH PORT, FL 34289

ESTRADA PAULA
2492 DAISY DR
NORTH PORT, FL 34289

DUNCAN CONNIE JO
2424 DAISY DR
NORTH PORT, FL 34289

FANNON MARTIN G
FANNON DEBORAH A
2480 DAISY DR
NORTH PORT, FL 34289

DUNCAN SUSAN
2500 DAISY DR
NORTH PORT, FL 34289-3428

FARABAUGH CYNDIE L
FARABAUGH JOHN G
2451 BRASSICA DR
NORTH PORT, FL 34289

EDWARD R & JOYCE A SELZER FAMILY TRUST
PO BOX 3418
CUYAHOGA FALLS, OH 44223

FAVILLA ROBERT ANTHONY
FAVILLA MARIJANE
2828 ARUGULA DR
NORTH PORT, FL 34289-4289

ELIZABETH NAPOLI REVOCABLE TRUST
NAPOLI ELIZABETH (TTEE)
2856 ARUGULA DR
NORTH PORT, FL 34289

FIORIELLO DOMINICK
3244 FORSYTH ST
PORT CHARLOTTE, FL 33948

EMERSON JAMES NORMAN
2435 DAISY DR
NORTH PORT, FL 34289

FLYNN MARK W
FLYNN DENISE H
1679 SCARLETT AVE
NORTH PORT, FL 34289

EMPIRE NATIONAL ADVERTISING GROUP LLC
C/O BENDERSON DEVELOPMENT
570 DELAWARE AVE
BUFFALO, NY 14202

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FORD MICHAEL H
FORD ROBIN R
1661 HYSSOP LOOP
NORTH PORT, FL 34289

GEMAR TIMOTHY A
GEMAR COLLEEN M
2470 BRASSICA DR
NORTH PORT, FL 34289

FORD ROBERT PAUL
FORD KARYN JOYCE
1205 STEPHEN COURT
INDIANOLA, IA 50125

GIESEMAN ROBERT JAMES
GIESEMAN MARY E
472 GREBNER RD
METAMORA, IL 61548

GAGLIANO JOSEPH V
GAGLIANO LORENE E
46 WINDING LN
ISLANDIA, NY 11749

GISCHEL DAVID R
GISCHEL LAUREEN H
2456 MARTON OAK BLVD
NORTH PORT, FL 34289

GALL MARCIA K (E LIFE EST)
GALL RONALD H (E LIFE EST)
2485 DAISY DR
NORTH PORT, FL 34289-4289

GOODMAN STANLEY E
GOODMAN MAY
2423 DAISY DR
NORTH PORT, FL 34289

GANZ ALLEN JOSEPH
GANZ PAM LOUISE
2479 BRASSICA DR
NORTH PORT, FL 34289

GORDON H RIPLEY AND JANE E RIPLEY
REVOCABLE TRUST OF 20
RIPLEY GORDON H (TTEE)
RIPLEY JANE E (TTEE)
1676 HYSSOP LOOP
NORTH PORT, FL 34289

GATES DOUGLAS R
GATES GAIL H
1688 HYSSOP LOOP
NORTH PORT, FL 34289

GRAB MARY LOUISE
GRAB GEORGE PAUL
400 PRIMROSE DR
GREENSBURG, PA 15601

GAZDA SUSAN J
2424 MARTON OAK BLVD
NORTH PORT, FL 34289

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GRIESER MARY G
HOEGER CHRISTOPHER J
2431 DAISY DR
NORTH PORT, FL 34289-4289

HIEBER LIVING TRUST
HIEBER MICHAEL L (TTEE)
HIEBER PEGGY H (TTEE)
1620 HYSSOP LOOP
NORTH PORT, FL 34289

GROSS DAVID
GROSS MARILYN A
2467 BRASSICA DR
NORTH PORT, FL 34289

HILL KENNETH BUFORD (E LIFE EST)
HILL BARBARA JEAN (E LIFE EST)
39505 VILLAGE RUN DR
NORTHVILLE, MI 48168

HALLWORTH DENNIS P
HALLWORTH CYNTHIA J
2478 DAISY DR
NORTH PORT, FL 34289-2308

HOCH FAMILY REVOCABLE LIVING TRI
HOCH ANASTASIA J (TTEE)
HOCH TODD A (TTEE)
2423 MARTON OAK BLVD
NORTH PORT, FL 34289

HAYDEN FRANK K
HAYDEN MARLENE
2545 DAISY DR
NORTH PORT, FL 34289

HOPPE DENNIS RICKY
HOPPE PEGGY
7266 BEVERLY DR
SOUTH HAVEN, MI 49090

HELM RAYMOND
HELM HALA
1086 OLD DOGWOOD TRL
LONDON, TN 37774

HOTCHKIN SHANE
HOTCHKIN MERCI
2391 MARTON OAK BLVD
NORTH PORT, FL 34289

HEUER PATRICIA M
HEUER DENNIS M
2555 BRASSICA DR
NORTH PORT, FL 34289

HOUSER YVONNE CRISWELL
2591 BRASSICA DR
NORTH PORT, FL 34289

HEYWARD DEVELOPMENT LLC
7978 COOPER CREEK BLVD
UNIVERSITY PARK, FL 34201

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HUDSON FAMILY TRUST
HUDSON JOEL J (CO-TTEE)
HUDSON KAREN K (CO-TTEE)
2443 DAISY DR
NORTH PORT, FL 34289-5239

JAMROGA WALTER JR
JAMROGA LORE E
2407 DAISY DR
NORTH PORT, FL 34289

HUNTINGTON NATIONAL REAL ESTATE
INVESTMENTS LLC
WILL-RIDGE ASSOCIATES LLC
C/O BENDERSON DEVELOPMENT
570 DELAWARE AVE
BUFFALO, NY 14202

JANAJREH IZZAT M
JANAJREH TIFFANY MARIE
2511 BRASSICA DR
NORTH PORT, FL 34289

HUNTINGTON NATIONAL REAL ESTATE
INVESTMENTS LLC
5800 LAKEWOOD RANCH BLVD N
LAKEWOOD RANCH, FL 34240-8479

JEAN ANN CAPORASO TRUST
CAPORASO JEAN ANN (TTEE)
2504 DAISY DR
NORTH PORT, FL 34289

HYLAND JO ANN
2840 ARUGULA DR
NORTH PORT, FL 34289

JOHN AND ROSEMARY RIDAL LIVING TRUST
RIDAL JOHN (CO-TTEE)
RIDAL ROSEMARY (CO-TTEE)
2549 DAISY DR
NORTH PORT, FL 34289

INCOGNITO THOMAS C
INCOGNITO KATHLEEN
2849 ARUGULA DR
NORTH PORT, FL 34289-4289

JOHN H CHICKOS AND JANE A CHICKOS TRUST
CHICKOS JOHN H (CO-TTEE)
CHICKOS JANE A (CO-TTEE)
2820 ARUGULA DR
NORTH PORT, FL 34289-4289

IRISH GERALD ARTHUR
IRISH CAROL L
2832 ARUGULA DR
NORTH PORT, FL 34289

JOHNSON MARK JEROME
JOHNSON JO ANN
9013 E SUPERIOR ST
DULUTH, MN 55804-2706

JOHNSON VALERIE
2447 DAISY DR
NORTH PORT, FL 34289

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KAREN M SANDERS REVOCABLE TRUST
1624 HYSSOP LOOP
NORTH PORT, FL 34289

KENICE A VAN DEN ENG REVOCABLE LIVING TRUST
VAN DEN ENG KENICE A (TTEE)
2405 DAISY DR
NORTH PORT, FL 34289

KENNEDY WILLIAM C
KENNEDY JAYNE M
2387 DAISY DR
NORTH PORT, FL 34289-5237

KINNER WILLIAM J
KINNER LINDA J
987 STERLING RIDGE DR
RENSSELAER, NY 12144

KINSEY BRIAN D
KINSEY JANET S
2415 DAISY DR
NORTH PORT, FL 34289

KULP RUSSELL CHARLES
KULP ELLEN CAROL
2575 BRASSICA DR
NORTH PORT, FL 34289

LABELLA MARY F
LABELLA JOHN P
1644 HYSSOP LOOP
NORTH PORT, FL 34289

LARRY AND PATRICIA BINGGELI REVOCABLE TRUST
BINGGELI LARRY (TTEE)
BINGGELI PATRICIA (TTEE)
2475 BRASSICA DR
NORTH PORT, FL 34289

LEDOUX DAVID
2392 MARTON OAK BLVD
NORTH PORT, FL 34289

LEE HELEN R
2391 DAISY DR
NORTH PORT, FL 34289

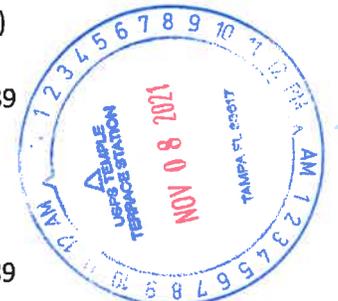
LEFEBVRE PAUL J
LEFEBVRE DENISE M
1709 HYSSOP LOOP
NORTH PORT, FL 34289

LEO J PIETILA AND EILEEN P PIETILA REVOCABLE LIVING TRU
PIETILA LEO J (TTEE)
PIETILA EILEEN P (TTEE)
1667 HYSSOP LOOP
NORTH PORT, FL 34289

LESAC LEGACY TRUST
LESAC AMELIA (F/B/O)
1680 HYSSOP LOOP
NORTH PORT, FL 34289

LEVESQUE MURIEL R
1673 HYSSOP LOOP
NORTH PORT, FL 34289

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LK1 LLC
5431 COLFAX TER
PORT CHARLOTTE, FL 33981

MANSKE ROBERT
MANSKE LYNN M
38 DEERWOOD CT
N MANKATO, MN 56003

LONCAREVIC STEPHEN A
LONCAREVIC JOYCE M
1664 HYSSOP LOOP
NORTH PORT, FL 34289

MARSHALL MICHAEL R
MARSHALL SUSAN N
1637 HYSSOP LOOP
NORTH PORT, FL 34289

LORA J RICHICHI REVOCABLE TRUST
RICHICHI LORA J (TTEE)
2420 DAISY DR
NORTH PORT, FL 34289-4289

MARTELL JULIE A
WALTERS PETER L
2375 DAISY DR
NORTH PORT, FL 34289

LOUDERMILK LAND TRUST # 1
1707 COPPERFIELD DR
MORTON, IL 61550

MAURER GEORGE T
MAURER ELAINE M
1643 HYSSOP LOOP
NORTH PORT, FL 34289

LYNCH FAMILY REVOCABLE TRUST
LYNCH THOMAS K (F/B/O)
LYNCH SUSAN L (F/B/O)
1684 HYSSOP LOOP
NORTH PORT, FL 34289

MAYO LIVING TRUST
MAYO ROBERT W (TTEE)
MAYO JANICE E (TTEE)
1649 HYSSOP LOOP
NORTH PORT, FL 34289

MAHONEY SANDRA GAYLE
2509 DAISY DR
NORTH PORT, FL 34289

MCCANN DONALD S JR
MCCANN PAMELA J
1628 HYSSOP LOOP
NORTH PORT, FL 34289

MANGIONE DAVID P
MANGIONE CATHERINE A
2379 DAISY DR
NORTH PORT, FL 34289

MEDEIROS GENE J
MEDEIROS ROSA A
2408 MARTON OAK BLVD
NORTH PORT, FL 34289

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MEDEIROS JOSHUA
CRUZ FLOR YARELI ARANO
2407 MARTON OAK BLVD
NORTH PORT, FL 34289

MOORE JOHN F
MOORE MARTINA
MOORE DOROTHEA J
637 GILFORD ST UNIT 13A
FALMOUTH, MA 02540

METZ ANDREW
METZ KATE SUSAN
2376 MARTON OAK BLVD
NORTH PORT, FL 34289

MOYER KENNETH J
MOYER MIRIAM
1699 SCARLETT AVE
NORTH PORT, FL 34289-9475

MICALLEF PAUL
MICALLEF GERALDINE MARIE
MICALLEF MATTHEW E
2525 DAISY DR
NORTH PORT, FL 34289

MULDER SCOTT PHILIP
DELORME-MULDER DENISE MARY
1671 SCARLETT AVE
NORTH PORT, FL 34289

MILLER DAVID S
MILLER ELAINE G
2853 ARUGULA DR
NORTH PORT, FL 34289

MYERS RICHARD C
MYERS ANTOINETTE C
24 ASCOT LN
MANCHESTER TOWNSHIP, NJ 08759

MILLER ROBERT R
MILLER CATHERINE L
2497 DAISY DR
NORTH PORT, FL 34289-4289

NANCY D WALDMAN REVOCABLE TRUST
WALDMAN NANCY D (TTEE)
2386 DAISY DR
NORTH PORT, FL 34289

MINDY FREILICH REVOCABLE TRUST
FREILICH MINDY (TTEE)
2494 DAISY DR
NORTH PORT, FL 34289-4289

NAUGHTON JOHN J
2483 BRASSICA DR
NORTH PORT, FL 34289

MONTANEZ RICHARD A
MONTANEZ CAITLIN M
2173 GABEL OAK DR
NORTH PORT, FL 34289

NENSTIEL LARRY GEORGE
NENSTIEL CHERILYNN LOREE
2455 BRASSICA DR
NORTH PORT, FL 34289

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O BRIEN FAMILY IRREVOCABLE TRUST
OBRIEN DENNIS F (F/B/O)
OBRIEN ANNE M (F/B/O)
1672 HYSSOP LOOP
NORTH PORT, FL 34289

PANACEA GULF COAST INVESTMENTS LLC
BUFFALO-NORTHPORT ASSOC LLC
C/O BENDERSON DEVELOPMENT
570 DELAWARE AVE
BUFFALO, NY 14202

O SHEA DARREN J
O SHEA BARBARA A
2822 ARUGULA DR
NORTH PORT, FL 34289-4289

PATEL DILIP D
PATEL HARSHIKA D
1738 SCARLETT AVE
NORTH PORT, FL 34289-9476

OFSANKO GERALD (E LIFE EST)
1683 SCARLETT AVE
NORTH PORT, FL 34289

PERCENT KRISTEN M FRAZIER
2359 MARTON OAK BLVD
NORTH PORT, FL 34289

OLSON JUDITH A (E LIFE EST)
2395 DAISY DR
NORTH PORT, FL 34289

PERRY JAMES B
PERRY MARYANNE K
2587 BRASSICA DR
NORTH PORT, FL 34289

ONEIL THOMAS M
ONEIL MICHELE P
1691 HYSSOP LOOP
NORTH PORT, FL 34289

PETRAKIS JOHNNIE
PATRAKIS JACQUELINE M
2567 BRASSICA DR
NORTH PORT, FL 34289

PACKARD CAROL B
PACKARD JEROME L
3404 MILL CREEK CT
CHAMPAIGN, IL 61822

PETRIGALA DEBORAH
PETRIGALA JAMES
2513 DAISY DR
NORTH PORT, FL 34289

PALMINTERI-LIBERTI REVOCABLE TRUST
PALMINTERI JAMES PETER (CO-TTEE)
LIBERTI DIANE MICHELLE (CO-TTEE)
2505 DAISY DR
NORTH PORT, FL 34289

PFAFFENDORF FAMILY REVOCABLE TRUST
PFAFFENDORF GEORGE F (TTEE)
PFAFFENDORF GAYLE ELLEN (TTEE)
2571 BRASSICA DR
NORTH PORT, FL 34289

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PHILLIPS ALAN J
PHILLIPS MARY ELLEN
4363 TEDS LN
NEW FRANKEN, WI 54229

REITER NEIL F
REITER CYNTHIA
9615 STATE RTE 99N
MONROEVILLE, OH 44847

PISANO DOMINIC
PISANO ANNE G
1685 HYSSOP LOOP
NORTH PORT, FL 34289

RENNA NICHOLAS
1722 SCARLETT AVE
NORTH PORT, FL 34289-9476

POWELL JAMES A JR
POWELL CHRISTINA R
1731 SCARLETT AVE
NORTH PORT, FL 34289-9477

REVOCABLE TRUST U/A/D 06/07/2017
HAGSTROM ROGER W (TTEE)
HAGSTROM SANDRA L (TTEE)
2440 DAISY DR
NORTH PORT, FL 34289-4289

PRUSKI ROBERT T
PRUSKI LAURA M
2402 DAISY DR
NORTH PORT, FL 34289

RICCARDELLO GLORIA
RICCARDELLO JOSEPH R
60 ABERDEEN LANE
MANCHESTER, NJ 08759

RAGO VITO
RAGO ELIZABETH MARY
2829 ARUGULA DR
NORTH PORT, FL 34289

RICHARD LEE DAVIS REVOCABLE LIVING TRUST
DAVIS RICHARD LEE (TTEE)
2427 DAISY DR
NORTH PORT, FL 34289

RALPH J FERRARA AND KATHLEEN L FERRARA
LIVING TRUST
FERRARA RALPH J (TTEE)
FERRARA KATHLEEN L (TTEE)
2411 DAISY DR
NORTH PORT, FL 34289

RIGAMONTI DEBRA A
5506 TUDOR DR
POMPTON PLAINS, NJ 07444

REID ASHLEY
2161 GABEL OAK DR
NORTH PORT, FL 34289

RITCHIE LYNN S
2455 DAISY DR
NORTH PORT, FL 34289

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5904-A Hampton Oaks Parkway
Tampa, FL 33610
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RIVERA SAMANTHA K
2360 MARTON OAK BLVD
NORTH PORT, FL 34289

SCHEITHAUER DAVID R
GREEN SUZANNE
5760 RAVINE CREEK DR
GROVE CITY, OH 43123

ROBERT F SCHOLL AND MARY L SCHOLL TRUST
6885 DEADSTREAM RD
HONOR, MI 49640

SCHOOL BOARD OF SARASOTA CO
C/O MGR OF PROPERTY RECORDS
1960 LANDINGS BLVD
SARASOTA, FL 34231-3330

ROBIN M BLEVINS REVOCABLE TRUST
64 TWIN BROOK LN
TAUNTON, MA 02780

SEDWICK RAYMOND K
GLACKIN-SEDWICK JUDITH M
137 DORSCH DR
CRANBERRY TOWNSHIP, PA 16066

ROJEK RANDALL H
ROJEK PATRICIA JOANNE
131 STREIF RD
ELMA, NY 14059

SHERIDAN DAVID R
SHERIDAN VIVIAN T
2845 ARUGULA DR
NORTH PORT, FL 34289-5265

ROY RONALD A
ROY NANCY C
1648 HYSSOP LOOP
NORTH PORT, FL 34289

SIEGLER TIMOTHY P
SIEGLER MARTHA J
1697 HYSSOP LOOP
NORTH PORT, FL 34289

RUTH A BUTLER TRUST
BUTLER RUTH A (TTEE)
2463 DAISY DR
NORTH PORT, FL 34289-4289

SIMPSON GEORGE N
SIMPSON JANET C
2868 ARUGULA DR
NORTH PORT, FL 34289

SATTEN MARLENE E
2462 BRASSICA DR
NORTH PORT, FL 34289

SAUER JUTTA
2821 ARUGULA DR
NORTH PORT, FL 34289

SMITH DAVID R
SMITH MARJORIE A
1703 SCARLETT AVE
NORTH PORT, FL 34289-9477

U.S. POSTAGE PAID
TEMPLE TERRACE, FL
33617
NOV 08 21
AMOUNT
\$6.58
R2305H129145-04



14

Exhibit C

Woodland's Parcel E Neighborhood Notice
Certificate of Mailing
Data Sources: City of North Port Property Appraiser, Downloaded 10-21-2021

From: Heidt Design
5904-A Hampton Oaks Parkway
Tampa, FL 33610

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SMITH HARRY K JR (E LIFE EST)
REID-SMITH ANN M (E LIFE EST)
2446 MARTON OAK BLVD
NORTH PORT, FL 34289

SWANSON TIMOTHY L
SWANSON COLLEEN L
2833 ARUGULA DR
NORTH PORT, FL 34289-5265

SOLDANO IAN THOMAS
SOLDANO STEPHANIE
2642 CHARTER OAK DR
NORTH PORT, FL 34289

SWENSON SHERYL LEE
2592 BRASSICA DR
NORTH PORT, FL 34289

STEC CHARLES SR
STEC IRENE
2508 DAISY DR
NORTH PORT, FL 34289

SWIHART CARL L
SWIHART MARY
1732 SCARLETT AVE
NORTH PORT, FL 34289-9476

U.S. POSTAGE PAID
TEMPLE TERRACE, FL
33617
NOV 08 21
AMOUNT
\$6.58
R2305H129145-04

STEPHENS CAMILLE P
1747 SCARLETT AVE
NORTH PORT, FL 34289-9477

SZCZOLKA MARIE
SZCZOLKA EDWARD
1695 SCARLETT AVE
NORTH PORT, FL 34289-9475

STRASSER OPAL G
2541 DAISY DR
NORTH PORT, FL 34289

SZWECZYK JOSEPH J
CANTILLO LISA M
1739 SCARLETT AVE
NORTH PORT, FL 34289-9477



STRIPSKY ROBERT STEPHEN JR
STRIPSKY CYNTHIA ANN
1655 HYSSOP LOOP
NORTH PORT, FL 34289

TALTY COLLEEN M
COVELL JAMES PHILLIP
2537 DAISY DR
NORTH PORT, FL 34289

SULLIVAN WILLIAM
2456 DAISY DR
NORTH PORT, FL 34289-4289

THERESA R PLASKON-ANGELOU REVOCABLE
TRUST
PLASKON-ANGELOU THERESA R (TRUSTEE)
1668 HYSSOP LOOP
NORTH PORT, FL 34289



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Exhibit C

Woodland's Parcel E Neighborhood Notice

Certificate of Mailing

Data Sources: City of North Port Property Appraiser, Downloaded 10-21-2021

From: Heidt Design

5904-A Hampton Oaks Parkway

Tampa, FL 33610

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THOMAS A PERINO AND SUSAN A PERINO
LIVING TRUST
PERINO THOMAS (TTEE)
PERINO SUSAN A (TTEE)
2524 DAISY DR
NORTH PORT, FL 34289

TROMBLEY JAMES R
TROMBLEY PAMELA K
1652 HYSSOP LOOP
NORTH PORT, FL 34289

TRUST U/A/D 01/31/2008
SHARP RENEE L (TTEE)
1719 SCARLETT AVE
NORTH PORT, FL 34289-9477

TSCHEULIN FREDERICK R
TSCHEULIN CHRIS G
2489 DAISY DR
NORTH PORT, FL 34289

TUCCI GLEN S
CUMMINGS PATRICIA A
2533 DAISY DR
NORTH PORT, FL 34289

TURNER-AMBROSE SUSAN
AMBROSE DANNY
1632 HYSSOP LOOP
NORTH PORT, FL 34289

UDSTUEN MICHAEL
UDSTUEN JOANNE
2507 BRASSICA DR
NORTH PORT, FL 34289

UNDERWOOD ROBERT JERDON
UNDERWOOD SHERIESE LYNN
200 PINETREE LN
BATTLE CREEK, MI 49017

VITALE ANTHONY P
VITALE ANN MARIE
2866 ARUGULA DR
NORTH PORT, FL 34289

WAHEIBI MARLIESE
1711 SCARLETT AVE
NORTH PORT, FL 34289

WALKER LARRY D
SWINGLE JUTTA M
1971 BATELLO DR
VENICE, FL 34292

WALTON BERTHA M
2472 DAISY DR
NORTH PORT, FL 34289-4289

WATKINS DAVID D
WATKINS JODY B
2430 DAISY DR
NORTH PORT, FL 34289-4289

U.S. POSTAGE PAID
TEMPLE TERRACE, FL
33617
NOV 08 21
AMOUNT
\$6.11
R2305H129145-04



13

Exhibit C

Woodland's Parcel E Neighborhood Notice
Certificate of Mailing
Data Sources: City of North Port Property Appraiser, Downloaded 10-21-2021

From: Heidt Design
5904-A Hampton Oaks Parkway
Tampa, FL 33610
Page 17 of 17

WENDELL A HULL AND SANDRA J HULL
REVOCABLE TRUST
HULL WENDELL A (TTEE)
HULL SANDRA J (TTEE)
2529 DAISY DR
NORTH PORT, FL 34289

WORLEY ALAN J
WORLEY JANET LORRAINE
2523 BRASSICA DR
NORTH PORT, FL 34289

WHITE LIVING TRUST
WHITE STEVEN E (TTEE)
WHITE ANDREA L (TTEE)
1708 HYSSOP LOOP
NORTH PORT, FL 34289

YAGER STEVEN B
YAGER CYNTHIA L
2516 DAISY DR
NORTH PORT, FL 34289

WIDEMAN MICHAEL J
WIDEMAN M CAROL
1718 SCARLETT AVE
NORTH PORT, FL 34289-9476

WILLIS LARRY
WILLIS MYRA
2396 DAISY DR
NORTH PORT, FL 34289

WINCHESTER DAVID W
WINCHESTER DAWN M
1691 SCARLETT AVE
NORTH PORT, FL 34289-9475



0000

U.S. POSTAGE PAID
TEMPLE TERRACE, FL
33617
NOV 08, 21
AMOUNT
\$3.76
R2305H129145-04

WOODS CLINTON T
1726 SCARLETT AVE
NORTH PORT, FL 34289-9476



November 8, 2021

The Cedar Grove Phase 3 Notice of Neighborhood Meeting

Dear Property Owner,

This is to notify you that Heidt Design, on behalf of Centex Homes, filed a Development Master Plan Application with the City of North Port on September 3, 2021. The Development Master Plan Application requests approval for a 255-unit residential subdivision located on the south side of Panacea Blvd approximately 4600 LF north of Martin Oak Blvd. The project is adjacent to the north boundary of Cedar Grove 2A and 2B. See attached vicinity map.

An informational Neighborhood Meeting for nearby residents will be held:

- When: Tuesday, November 16, 2021, from 6:30 PM – 7:30 PM
- Where: Meeting Room at Shannon Staub Public Library
4675 Career Lane
North Port, FL 34289

R:\Panacea\Woodlands Parcel E\Master Plan\Submittals\Working File\MUN\Neighborhood Mtg\Notice & Mailing\prep\Notice ltr.docx

Exhibit D

**CITY OF NORTH PORT, FLORIDA
DEVELOPMENT ECONOMIC AND FISCAL IMPACT MODEL
WATERCRESS COVE
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	\$1,313,093	\$1,475,480	\$1,599,076	\$1,731,612	\$1,847,943	\$1,954,009	\$9,921,212
B. Other Taxes	\$285,946	\$285,946	\$285,946	\$285,946	\$285,946	\$285,946	\$1,715,678
C. Permits, Fees, & Special Assessments	\$330,302	\$330,302	\$330,302	\$330,302	\$330,302	\$330,302	\$1,981,810
D. Intergovernmental Revenue	\$390,339	\$390,339	\$390,339	\$390,339	\$390,339	\$390,339	\$2,342,033
E. Charges for Services	\$3,073,588	\$3,073,588	\$3,073,588	\$3,073,588	\$3,073,588	\$3,073,588	\$18,441,530
F. Fines & Forfeitures	\$5,867	\$5,867	\$5,867	\$5,867	\$5,867	\$5,867	\$35,200
G. Miscellaneous Income	\$57,420	\$57,420	\$57,420	\$57,420	\$57,420	\$57,420	\$344,521
TOTAL OPERATING REVENUE IMPACT	\$5,456,555	\$5,618,942	\$5,742,538	\$5,875,074	\$5,991,405	\$6,097,471	\$34,781,984
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	\$1,808,766	\$1,808,766	\$1,808,766	\$1,808,766	\$1,808,766	\$1,808,766	\$10,852,599
Economic Environment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Physical Environment	\$337,022	\$337,022	\$337,022	\$337,022	\$337,022	\$337,022	\$2,022,135
Human Services	\$43,187	\$43,187	\$43,187	\$43,187	\$43,187	\$43,187	\$259,125
Transportation	\$711,291	\$711,291	\$711,291	\$711,291	\$711,291	\$711,291	\$4,267,747
Public Safety	\$1,797,502	\$1,797,502	\$1,797,502	\$1,797,502	\$1,797,502	\$1,797,502	\$10,785,013
Culture/Recreation	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital	\$645,882	\$645,882	\$645,882	\$645,882	\$645,882	\$645,882	\$3,875,292
Debt & Lease	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL OPERATING EXPENDITURE IMPACT	\$5,343,652	\$5,343,652	\$5,343,652	\$5,343,652	\$5,343,652	\$5,343,652	\$32,061,910
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>
	\$112,903	\$275,290	\$398,887	\$531,422	\$647,753	\$753,819	\$2,720,075
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>
	\$1,247,438	\$1,401,706	\$1,519,122	\$1,645,031	\$1,755,546	\$1,856,309	\$9,425,152
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	\$120,214	\$0	\$0	\$0	\$0	\$0	\$120,214
Fire	\$148,323	\$0	\$0	\$0	\$0	\$0	\$148,323
Parks & Recreation	\$369,709	\$0	\$0	\$0	\$0	\$0	\$369,709
Transportation	\$1,453,177	\$0	\$0	\$0	\$0	\$0	\$1,453,177
Solid Waste	\$88,316	\$0	\$0	\$0	\$0	\$0	\$88,316
General Government	\$132,288	\$0	\$0	\$0	\$0	\$0	\$132,288
TOTAL IMPACT FEES	\$2,312,027	\$0	\$0	\$0	\$0	\$0	\$2,312,027
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	\$708,750	\$0	\$0	\$0	\$0	\$0	\$708,750
Wastewater	\$965,625	\$0	\$0	\$0	\$0	\$0	\$965,625
TOTAL CONNECTION FEES	\$1,674,375	\$0	\$0	\$0	\$0	\$0	\$1,674,375
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	\$41,018,570	\$41,018,570	\$41,018,570	\$41,018,570	\$41,018,570	\$41,018,570	
Direct Employment From Development	190	190	190	190	190	190	
Direct Earnings From Development	\$10,384,640	\$10,384,640	\$10,384,640	\$10,384,640	\$10,384,640	\$10,384,640	
Indirect Output From Development	\$17,498,522	\$17,498,522	\$17,498,522	\$17,498,522	\$17,498,522	\$17,498,522	
Indirect Employment From Development	206	206	206	206	206	206	
Indirect Earnings From Development	\$2,781,831	\$2,781,831	\$2,781,831	\$2,781,831	\$2,781,831	\$2,781,831	
Total Output From Development	\$73,358,374	\$73,358,374	\$73,358,374	\$73,358,374	\$73,358,374	\$73,358,374	
Total Employment From Development	396	396	396	396	396	396	
Total Earnings From Development	\$13,166,471	\$13,166,471	\$13,166,471	\$13,166,471	\$13,166,471	\$13,166,471	

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.