

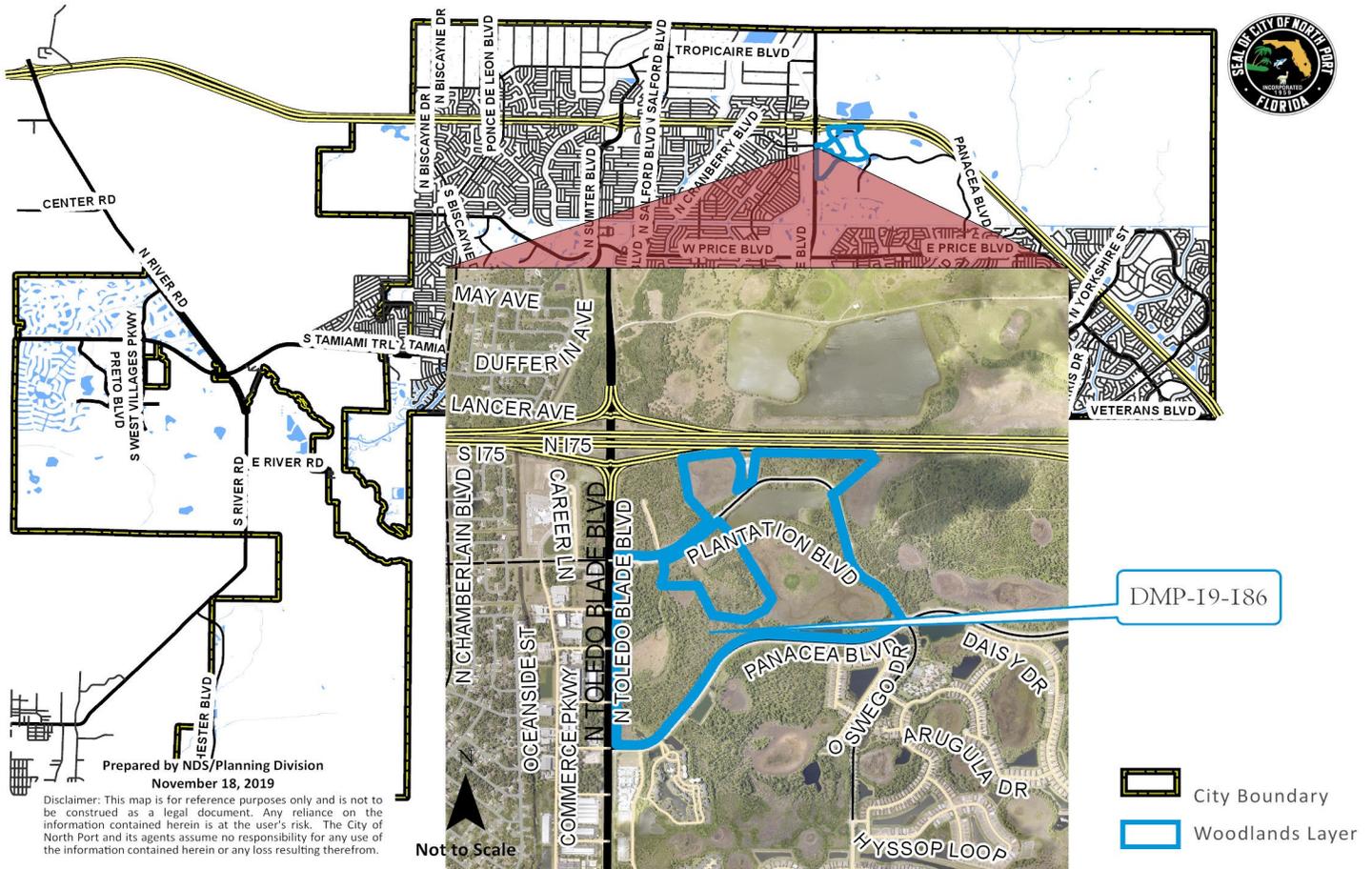


# STAFF REPORT

## The Woodlands Phase 1 (DMP-19-186)

### Development Master Plan

**From:** Alison Christie, Senior Planner  
**Thru:** Nicole Galehouse, AICP, Planning Division Manager  
**Thru:** Frank Miles, MPA, Director, Neighborhood Development Services  
**Date:** November 26, 2019



**PROJECT:** The Woodlands—Phase 1, DMP-19-186

**REQUEST:** Approval of Development Master Plan Application to develop a parcel within the Panacea DRI Activity Center to consist of a combination of 288,510 square feet of Light Industrial, Flex Warehouse, and Office Space.

**APPLICANT:** Todd Mathes, on behalf of Panacea Gulf Coast Investments LLC, Buffalo-North Port Assoc LLC, and Huntington National Real Estate Investments LLC, Will Ridge Associates LLC  
**(Exhibit A-1, Affidavit)**

**OWNERS:** Panacea Gulf Coast Investments, LLC, Buffalo-NorthPort Assoc LLC, Huntington National Real Estate Investments LLC, and Will-Ridge Associates LLC  
**(Exhibit A-2, Warranty Deed)**

**LOCATION:** North of Panacea Blvd., south of Plantation Blvd., east of Plantation Blvd., and west of Toledo Blade Blvd.

**PROPERTY SIZE:** ± 47.71 acres

# I. BACKGROUND

Todd Mathes, on behalf of Panacea Gulf Coast Investments LLC, Buffalo-NorthPort Assoc LLC, Huntington National Real Estate Investments LLC, and Will-Ridge Associates LLC, property owners, formally submitted to the City of North Port a Development Master Plan application to develop a parcel within the Panacea Activity Center (AC #4) and the Panacea DRI to consist of 288,510 square feet of light industrial, flex warehouse, and office space (**Exhibit B**). The site contains ± 47.71 acres and is located between Plantation Boulevard to the north and Panacea Blvd to the south and Toledo Blade Boulevard directly to the west. This property has a future land use designation of 'Activity Center' and is zoned 'Planned Community Development'. The project has access to Toledo Blade Boulevard to the west and Plantation Boulevard to the north.

# 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 the two waivers related to parking. A description of the modifications from the ULDC are outlined below:

## WAIVER #1

### **ULDC Sec. 25-17.B.—Minimum off-street parking requirements**

***B. The following minimum off-street parking requirements are applicable to all zoning districts:***

***Professional or business office—1 for each 250 square feet of floor area.***

***Wholesale, warehouse, or storage uses—1 for each 1,500 square feet of floor area.***

The waiver request is to allow a 1 for each 1,000 square feet of floor area parking calculation for the entire project.

Staff Response: The project is designed to accommodate light industrial/flex warehouse/office uses in the entirety of its 288,510 square feet of building. In order to appeal to end users, the space is not further broken down into more specific uses. The requested parking calculation of 1 per 1,000 square feet is proposed as it lies between the parking calculations used for wholesale, warehouse, and storage uses and office uses, which have very different calculations. This requested waiver is a compromise to allow the project not to further specify specific square footages per use, but still provide adequate parking for end users.

**Staff supports this waiver request.**

## WAIVER #2

### **ULDC Sec. 55-8—Parking requirements**

**Parking regulations for all uses are found in Chapter 25 of this code and the Urban Design Standards Pattern Book.**

### **Urban Design Standards Pattern Book—Site Design p.10**

**To promote the site connectivity and a “main street” feel a maximum of**

**one row of parking or a zero lot line will be allowed at building front, which shall orient to the street.**

The waiver request is to allow for two rows of parking along Toledo Blade Boulevard, to which the front of the building is facing.

Staff Response: This is a large light industrial/flex space project along Toledo Blade Boulevard in the Panacea Activity Center. In combination with the Spanish Mediterranean design standards of the building, the two rows of parking will not take away from the intent of the Urban Design Standards or “main street” feel.

**Staff supports this waiver request.**

### III. NEIGHBORHOOD MEETING

Pursuant to Section 53-5.E. of the ULDC, the applicant held a neighborhood meeting on November 14, 2019 at the Shannon Staub Library, room #159 in the City of North Port. The public notice, meeting agenda, and meeting minutes are attached as **Exhibit C**.

### IV. STAFF REVIEW

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

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

Staff Development Review	
NDS/Planning	Meets requirements with conditions
NDS/Building-Arborist	No objection
NDS/Building-Structural	No objection
Fire & Rescue	No objection
PW/Solid Waste	Meets requirements
PW/Stormwater & Environmental	No objection
PW/Engineering-Infrastructure	No objection
Utilities	Meets requirements with conditions
Finance	No objection

## V. DATA & ANALYSIS

### COMPREHENSIVE PLAN

#### **Future Land Use Element, Goal 1**

The first goal of the Future Land Use Element is to properly locate land uses so as to 'maximize the economic benefit and enjoyment of natural and man-made resources' while 'minimizing the threat to health, safety and welfare.' Staff Findings: The proposed project is located in the Panacea Activity Center (AC#4) just south of Plantation Boulevard and just east of Toledo Blade Boulevard close to I-75. The project contains two outparcels for future development along with 288,510 square feet of light industrial/flex warehouse/office space. Overall, the City is experiencing a demand for industrial space, and this project would benefit the City's tax base while also bringing more jobs. The location of the site close to I-75 and fronting Toledo Blade Boulevard makes it convenient while also minimizing the potential impacts to neighboring residential areas.

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

#### **Future Land Use Element Objective 1**

Objective 1 encourages the use of innovative land development regulations while using sound planning principles and maintaining the community character.

Staff Findings: The proposed project sets forth a high standard of development, bringing to the City light industrial and warehouse space that is greatly needed while still meeting the design standards of the Panacea Activity Center. This contributes to the City's economy while maintaining community character and meeting aesthetic requirements.

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

#### **Future Land Use Element Goal 2**

The Comprehensive Plan requires that Activity Centers promote an intensive mixture of employment, goods and services, to achieve the highest standards of quality in the urban environment, and to provide a balanced and healthy tax base.

Staff Findings: This project is located in the Panacea Activity Center (AC#4) and proposes a mix of light industrial, flex warehouse, and office uses. These uses, in addition to residential, are necessary to provide an adequate mixture of uses to the nearby residents and the City as a whole. The proposed 288,510 square feet will also bring more jobs to the City and contribute greatly to the City's tax base.

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

### **Future Land Use Element Policy 2.4.1**

The Panacea Activity Center (AC#4) was established to provide a large concentrated area of a mixture of residential, commercial, office, medical, industrial, recreational, and cultural facilities at a scale which serves the entire City, and the regional market. The area of the Activity Center within the Panacea DRI shall be developed consistent with their Development Order.

Staff Findings: This project is located within both the Panacea DRI and Activity Center. It proposes to use 288,510 square feet of the total 871,200 square feet of light industrial allowed in the DRI per Map H of their approved Development Order. This large amount of industrial space will greatly contribute to the intent of this Activity Center in creating a large concentrated area of a mixture of uses, and its location on Toledo Blade Boulevard close to I-75 allows it to serve the City and the regional market.

***Staff concludes that the proposed Development Master Plan is consistent with Policy 2.4.1***

### **Future Land Use Element Objective 3**

The economic base shall be increased and diversified relative to the City's economic tax base through planning and development activities which attract new business and industries while encouraging the expansion of existing businesses and industries.

Staff Findings: The City does not currently have much space for light industrial uses, and this project proposes to bring a significant amount to the Panacea Activity Center. The location is close to major roadways which allows the project to better serve the City as a whole as well as the regional economy. Diversifying the tax base by including these light industrial and office uses is important in ensuring the City continues to be financially sustainable. It also meets the intent of the Panacea DRI and Activity Center as these areas of the City were created to serve this need.

***Staff concludes that the proposed Development Master Plan is consistent with Objective 3.***

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

ULDC

A DMP is required on this site pursuant to ULDC Sec. 53-6 as it is located within an Activity Center. ULDC Sec. 53-7 outlines the submission requirements for the Development Master Plan along with the submittal and approval process.

Staff Findings: A complete application packet was submitted to the Planning Division of Neighborhood Development Services in accordance with ULDC Sec. 53-7.C on July 26, 2019. The Planning Division reviewed and processed the application in accordance with ULDC Sec. 53-7.D. and E.

**COMPREHENSIVE  
PLAN**

**Staff concludes that the proposed Development Master Plan complies with the ULDC.**

**Chapter 55 — Activity Center Design Regulations, Section 55-4 — General**

Properties in Activity Centers are required to comply with the Urban Design Standards Pattern Book, both in terms of the general requirements for all properties and the individual requirements of each Activity Center.

Staff Findings and Conclusion: This project is required to meet the Urban Design Standards of the Panacea Activity Center (AC#4) detailed in the Pattern Book. Compliance of these regulations will be enforced with the Urban Design Standards Review done concurrently with the Major Site and Development Plan after the Development Master Plan is approved. Sample building elevations are submitted with the Development Master Plan and these comply with the design standards of the Panacea Activity Center.

**Staff concludes that the proposed Development Master Plan complies with the ULDC.**

**FISCAL IMPACT  
ANALYSIS**

Staff performed a fiscal impact analysis of the proposed Woodlands—Phase 1 Development Master Plan using the City's Fiscal Analysis Model (NP FAM). The model assesses operating revenue and expenses to the City from new developments. The model employs a modified per capita, "average cost" approach to determining fiscal impacts (**Exhibit D**).

Staff Findings and Conclusion: The model estimates that the project operates at a deficit through the first 5-year period, then becomes positive in years 6-10 and continues to increase over time. The total surplus over years 1-30 is \$697,214. This surplus does not take into account the two future outparcels that are a part of this development as the timing and details of these is uncertain. The model estimates a total of 551 jobs created as a result of this project, 367 directly and 184 indirectly. In addition, this analysis is just phase 1 of this development, with more phases possible in the future. If the future phases are developed with industrial and commercial uses as well, this will result in a greater financial benefit for the City including a larger surplus and more jobs created.

**VI. PUBLIC HEARING SCHEDULE**

**PUBLIC HEARING  
SCHEDULE**

<p><b>Planning &amp; Zoning Advisory Board Public Hearing</b></p>	<p>December 5, 2019 9:00 AM or as soon thereafter</p>
<p><b>City Commission Public Hearing</b></p>	<p>December 10, 2019 10:00 AM or as soon thereafter</p>

## VII. CONDITIONS & SAFEGUARDS

The **Development Master Plan** was approved by staff with the following conditions:

1. 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.
2. 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.
3. Irrigation systems shall be designed and constructed to meet reuse standards.
4. 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.
5. A developer agreement shall be negotiated with the utility department and approved by the Utility Director and City Staff prior to DEP or DOH permits being signed and released.

## VIII. RECOMMENDED ACTION

Staff recommends:

**APPROVAL WITH WAIVERS AND CONDITIONS** of Petition DMP-19-186, The Woodlands—Phase 1.

## IX. ALTERNATE ACTIONS

1. **DENIAL** of Petition DMP-19-186, The Woodlands—Phase 1.
2. **APPROVAL WITH CONDITIONS** of Petition DMP-19-186, The Woodlands—Phase 1 without the requested waivers or with different waivers.

## X. EXHIBITS

<b>Exhibits:</b>	A-1. Affidavit
	A-2. Warranty Deed
	B. The Woodlands—Phase 1 Development Master Plan, with elevations
	C. Neighborhood Meeting
	D. Fiscal Impact Analysis

AFFIDAVIT

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

Sworn and subscribed before me this 24<sup>th</sup> day of July, 2019

[Signature]  
Signature of Applicant or Authorized Agent

Clint Cuffle, Agent  
Print Name and Title

STATE OF Florida COUNTY OF Manatee

The foregoing instrument was acknowledged by me this 24<sup>th</sup> day of July, 2019, by \_\_\_\_\_ who is personally known to me or has produced \_\_\_\_\_ as identification, and who did/did not take an oath.

[Signature]  
Signature - Notary Public



AFFIDAVIT  
AUTHORIZATION FOR AGENT/APPLICANT

I (we), Buffalo-Northport Assoc LLC, Will-Ridge Associates LLC, property owner(s),

hereby authorize Clint Cuffle, WRA Engineering to act as Agent/Applicant on our behalf Todd Mathes, Benderson Development to apply for this petition on the property described as (legal description) attached

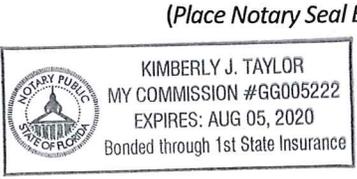
[Signature]  
David H. Baldauf, Manager  
Buffalo-Northport Assoc LLC  
Will-Ridge Associates LLC  
Signature of Owner

\_\_\_\_\_  
Date

STATE OF Florida COUNTY OF Manatee

The foregoing instrument was acknowledged by me this 16<sup>th</sup> day of July, 2019, by David H. Baldauf who is personally known to me or has produced \_\_\_\_\_ as identification, and who did not take an oath.

[Signature]  
Signature - Notary Public



**AFFIDAVIT**

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

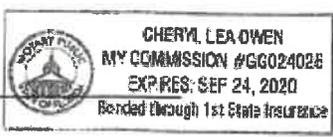
Sworn and subscribed before me this 25<sup>th</sup> day of September, 2019

[Signature] Signature of Applicant or Authorized Agent  
Clint Cuffle, Manager Print Name and Title

STATE OF Florida COUNTY OF Manatee

The foregoing instrument was acknowledged by me this 25<sup>th</sup> day of September, 2019, by Clint Cuffle who is personally known to me or has produced \_\_\_\_\_ as identification, and who did/did not take an oath.

[Signature]  
Signature - Notary Public



(Place Notary Seal Below)

**AFFIDAVIT  
AUTHORIZATION FOR AGENT/APPLICANT**

James R. Schier, Manager of Panacea Gulf Coast Investments, LLC & Huntington National Real Estate Investments, LLC  
I (we), \_\_\_\_\_, property owner(s), hereby authorize Clint Cuffle, WRA Engineering to act as Agent/Applicant on our behalf Todd Mathes, Benderson Development to apply for this petition on the property described as (legal description) attached

[Signature] Signature of Owner  
9/30/19 Date

STATE OF Florida COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 30<sup>th</sup> day of September, 2019, by James R. Schier who is personally known to me or has produced \_\_\_\_\_ as identification, and who did not take an oath.

[Signature]  
Signature - Notary Public Kathryn A. Pignatelli



(Place Notary Seal Below)

**AFFIDAVIT**

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

Sworn and subscribed before me this 25th day of September, 2019

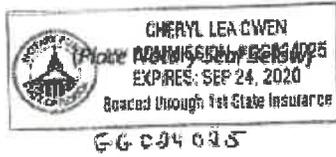
*Todd Mathes*  
Signature of Applicant or Authorized Agent

Todd Mathes, Director of Development  
Print Name and Title

STATE OF Florida COUNTY OF Manatee

The foregoing instrument was acknowledged by me this 25th day of September, 2019, by Todd Mathes who is personally known to me or has produced \_\_\_\_\_ as identification, and who did/did not take an oath.

*Cheryl L. Owen*  
Signature - Notary Public



**AFFIDAVIT  
AUTHORIZATION FOR AGENT/APPLICANT**

James R. Schier, Manager of Panacea Gulf Coast Investments, LLC & I (we), Huntington National Real Estate Investments, LLC, property owner(s),

hereby authorize Clint Cuffle, WRA Engineering to act as Agent/Applicant on our behalf Todd Mathes, Benderson Development to apply for this petition on the property described as (legal description) attached

*James R. Schier*  
Signature of Owner

9/30/19  
Date

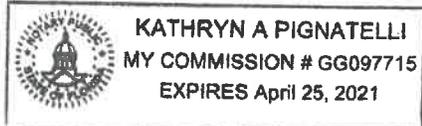
STATE OF Florida COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 30th day of September, 2019, by James R. Schier who is personally known to me or has produced \_\_\_\_\_ as identification, and who did

not take an oath.

(Place Notary Seal Below)

*Kathryn A. Pignatelli*  
Signature - Notary Public Kathryn A. Pignatelli



RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2003215255 3 PGS  
2003 OCT 23 02:58 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
FMILLER Receipt#391290  
Doc Stamp-Deed: 0.70

✓ This Document Prepared by and Return to:  
James R. Schier  
Panacea Gulf Coast Investments, L.L.C.  
8210 Lakewood Ranch Blvd.  
Bradenton, FL 34202  
Parcel ID Number: \_\_\_\_\_  
Grantee TIN: 51-0469318



**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 20 day of October, 2003, between PANACEA GULF COAST INVESTMENTS, L.L.C., a Florida limited liability company, whose address is 8210 Lakewood Ranch Blvd., Bradenton, FL 34202 ("GRANTOR"), and HUNTINGTON NATIONAL REAL ESTATE INVESTMENTS, LLC, a Florida limited liability company, whose address is 8210 Lakewood Ranch Blvd., Bradenton, FL 34202 ("GRANTEE").

WITNESSETH: That the GRANTOR, in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, an UNDIVIDED 45% INTEREST as tenant in common 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 real property taxes and assessments for the year 2003 and subsequent years, which are not yet due and payable.

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 the GRANTOR hereby covenant with said 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 will defend the same against the lawful claims of all persons claiming by, through or under GRANTOR.

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

James R. Schier  
Witness Printed Name: James R. Schier

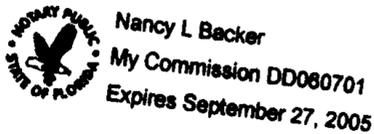
Nancy L. Backer  
Witness Printed Name: NANCY L. BACKER

PANACEA GULF COAST INVESTMENTS, L.L.C.

By: Patrick K. Neal  
Patrick K. Neal, Manager

STATE OF FLORIDA )  
COUNTY OF MANATEE ) SS:

The foregoing instrument was acknowledged before me this 20 day of OCTOBER, 2003 by Patrick K. Neal, Manager of Panacea Gulf Coast Investments, L.L.C., a Florida limited liability company, on behalf of the company. He is personally known to me..



Nancy L. Backer  
Printed Name: NANCY L. BACKER  
Notary Public  
My Commission Expires: 9/27/05

**EXHIBIT A**

INSTRUMENT # 2003215255  
3 PGS

LOTS 9, 10, 11, 12, AND 13 OF THE LAKESIDE MARKETPLACE SUBDIVISION AS RECORDED IN PLAT BOOK 42 PAGE 7 THUR 7C OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TOGETHER WITH A PORTION OF TRACT 3 OF THE LAKESIDE MARKETPLACE SUBDIVISION AS RECORDED IN PLAT BOOK 42 PAGE 7 THUR 7C OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 22 EAST; THENCE S 89° 42'41" E, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 100.00 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF TOLEDO BLADE BOULEVARD (200' WIDE PUBLIC RIGHT-OF-WAY) AS DESCRIBED IN F.D.O.T. RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 1353, PAGE 876, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N 00° 31'41" E, ALONG SAID EASTERLY RIGHT-OF-WAY, SAID LINE BEING PARALLEL WITH AND 100 FEET EASTERLY OF THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 2302.49 FEET FOR A POINT OF BEGINNING;

THENCE CONTINUE N 00° 31'41" E, ALONG SAID EASTERLY RIGHT-OF-WAY, SAID LINE BEING PARALLEL WITH AND 100 FEET EASTERLY OF THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 1234.24 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90° 00'13", A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE S 89° 28'06" E A DISTANCE OF 115.23 FEET TO THE NORTHWEST CORNER OF LOT 13 AS RECORDED IN THE FIRST ADDITION TO LAKESIDE PLANTATION PLAT BOOK 41, PAGE 2 IN THE PUBLIC RECORDS OF SARASOTA COUNTY FLORIDA; THENCE S 45° 31'54" W ALONG THE NORTH LINE OF SAID LOT 13 A DISTANCE OF 141.43 FEET; THENCE S 00° 31'54" W ALONG WEST LINE OF LOTS 13, 12, 11, 10 AND 9 OF SAID FIRST ADDITION TO LAKESIDE PLANTATION A DISTANCE OF 762.47 FEET TO THE SOUTHWEST CORNER OF LOT 9; THENCE S 89° 28'06" E ALONG THE SOUTH LINE OF SAID LOT 199.11 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE S 00° 31'54" W ALONG THE EAST LINE OF TRACT 3 AS RECORDED IN THE FIRST ADDITION TO LAKESIDE PLANTATION A DISTANCE OF 400.00 FEET TO THE NORTH LINE OF LAKESIDE PLANTATION AS RECORDED IN PLAT BOOK 41 PAGE 17 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.; THENCE N 89° 28'06" W ALONG SAID NORTH LINE A DISTANCE OF 239.26 FEET TO THE POINT OF BEGINNING.

Together with:

The lands described on Page 2.

**EXHIBIT A (Continued)**

INSTRUMENT # 2003215255

3 PGS

THAT CERTAIN PARCEL OF LAND LYING IN SECTIONS 7 AND 18, TOWNSHIP 39 SOUTH, RANGE 22 EAST, SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 22 EAST; THENCE S 89°42'41" E, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 100.00 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF TOLEDO BLADE BOULEVARD (200' WIDE PUBLIC RIGHT-OF-WAY) AS DESCRIBED IN F.D.O.T. RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 1353, PAGE 876, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N 00°31'41" E, ALONG SAID EASTERLY RIGHT-OF-WAY, SAID LINE BEING PARALLEL WITH AND 100 FEET EASTERLY OF THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 5135.10 FEET FOR A POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) CALLS: N 00°31'41" E, A DISTANCE OF 1552.13 FEET; THENCE N 02°58'55" E, A DISTANCE OF 350.32 FEET; THENCE N 03°29'35" E, A DISTANCE OF 502.52 FEET; THENCE N 19°39'17" E, A DISTANCE OF 141.55 FEET; THENCE N 57°54'31" E, A DISTANCE OF 141.11 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF INTERSTATE 75 (STATE ROAD 93) AS PER F.D.O.T. RIGHT-OF-WAY MAP, SECTION 17075-2401(2402); THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID INTERSTATE 75 THE FOLLOWING FIVE (5) CALLS: N 77°02'08" E, A DISTANCE OF 227.86 FEET; THENCE N 80°01'20" E, A DISTANCE OF 680.07 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 3180.05 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°37'40", A DISTANCE OF 534.37 FEET TO A POINT OF TANGENCY; THENCE N 89°39'00" E, A DISTANCE OF 899.24 FEET; THENCE S 89°12'15" E, A DISTANCE OF 1096.91 FEET; THENCE S 00°47'45" W, LEAVING SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 80.00 FEET; THENCE S 89°12'15" E, A DISTANCE OF 50.00 FEET; THENCE S 48°27'28" W, A DISTANCE OF 703.45 FEET; THENCE S 62°02'55" W, A DISTANCE OF 100.00 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE WESTERLY, WHOSE RADIUS POINT LIES S 62°02'55" W, A DISTANCE OF 326.82 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13°28'48" A DISTANCE OF 76.89 FEET TO A POINT OF TANGENCY; THENCE S 14°28'17" E, A DISTANCE OF 860.48 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 617.45 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 48°40'46" A DISTANCE OF 524.59 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 614.78 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 31°55'43" A DISTANCE OF 342.59 FEET TO A POINT OF TANGENCY; THENCE S 31°13'20" E, A DISTANCE OF 340.18 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 93°24'42" A DISTANCE OF 57.06 FEET TO A POINT OF TANGENCY; THENCE S 58°46'41" W, A DISTANCE OF 242.51 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 948.55 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 34°33'16" A DISTANCE OF 572.06 FEET TO A POINT OF TANGENCY; THENCE N 86°40'03" W, A DISTANCE OF 1081.70 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 916.68 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 64°02'21" A DISTANCE OF 1024.57 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 4305.80 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 05°16'39" A DISTANCE OF 396.61 FEET TO A POINT OF NON-TANGENCY; THENCE N 55°26'32" W, A DISTANCE OF 283.05 FEET; THENCE N 10°00'13" W, A DISTANCE OF 225.23 FEET; THENCE N 23°00'34" E, A DISTANCE OF 80.46 FEET; THENCE N 02°39'36" E, A DISTANCE OF 183.12 FEET; THENCE N 89°28'19" W, A DISTANCE OF 927.64 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF SAID TOLEDO BLADE BOULEVARD AND THE POINT OF BEGINNING. BEING AND LYING IN SECTIONS 7 AND 18, TOWNSHIP 39 SOUTH, RANGE 22 EAST, SARASOTA COUNTY, FLORIDA.

CONTAINING 223.27 ACRES (9,725,486 SQUARE FEET).

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2003215256 3 PGS  
2003 OCT 23 03:00 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
FMILLER Receipt#391291  
Doc Stamp-Deed: 0.70

This Document Prepared by and Return to:  
Alicia H. Gayton, Esq.  
8441 Cooper Creek Blvd.  
University Park, Florida 34201  
Parcel ID Number: 1094-00-3000  
Grantee TIN: 51-0472263



**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 21<sup>st</sup> day of October, 2003, between WILL-RIDGE ASSOCIATES, LLC., a New York limited liability company, whose address is 570 Delaware Avenue, Buffalo, New York, 14202 ("GRANTOR"), and BUFFALO-NORTHPORT ASSOCIATES, LLC., a Florida limited liability company, whose address is 570 Delaware Avenue, Buffalo, New York, 14202 ("GRANTEE").

WITNESSETH: That the GRANTOR, in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, an UNDIVIDED 55% INTEREST as tenant in common 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 real property taxes and assessments for the year 2003 and subsequent years, which are not yet due and payable.

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 the GRANTOR hereby covenant with said 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 will defend the same against the lawful claims of all persons claiming by, through or under GRANTOR.

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

Blaine S. Schwartz  
Witness Printed Name: Blaine S. Schwartz

Larae L. Taylor  
Witness Printed Name: Larae L. Taylor

WILL-RIDGE ASSOCIATES, LLC  
By: David H. Baldauf  
David H. Baldauf, Manager

STATE OF NEW YORK )  
COUNTY OF ERIE ) SS:

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of October, 2003 by David H. Baldauf, Manager of Will-Ridge Associates, LLC, a New York limited liability company, on behalf of the company. He is personally known to me..

**LARAE L. TAYLOR**  
NOTARY PUBLIC, STATE OF NEW YORK  
Reg. No. 01TA6094409  
QUALIFIED IN GENESEE COUNTY  
My Commission Expires June 16, 2007

Larae L. Taylor  
Printed Name: \_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

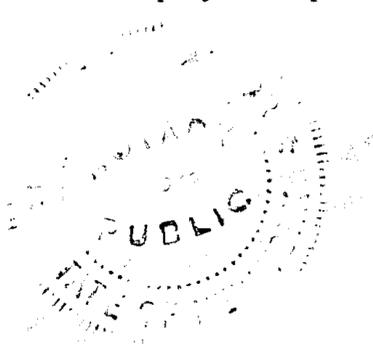


EXHIBIT "A" Pg. 1 of 2

THAT CERTAIN PARCEL OF LAND LYING IN SECTIONS 7, 8, 9, 16, 17 AND 18, TOWNSHIP 39 SOUTH, RANGE 22 EAST, SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 22 EAST; THENCE S 89°42'41" E, ALONG THE SOUTH LINE OF SAID SECTIONS 18 AND 17, A DISTANCE OF 6522.16 FEET TO THE SOUTHEAST CORNER OF LAKE SIDE PLANTATION SUBDIVISION AS RECORDED IN PLAT BOOK 41, PAGE 17, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA FOR A POINT OF BEGINNING;

THENCE N 00°17'19" E, ALONG THE EAST LINE OF SAID LAKE SIDE PLANTATION, A DISTANCE OF 1554.59 FEET; THENCE ALONG THE NORTH LINE OF SAID LAKE SIDE PLANTATION THE FOLLOWING FOUR (4) COURSES: N 75°28'32" W, A DISTANCE OF 2441.83 FEET; THENCE N 89°42'41" W, A DISTANCE OF 2581.30 FEET; THENCE N 08°31'51" E, A DISTANCE OF 142.59 FEET; THENCE N 89°28'06" W, A DISTANCE OF 725.59 FEET TO THE SOUTHEAST CORNER OF FIRST ADDITION TO LAKE SIDE PLANTATION AS RECORDED IN PLAT BOOK 41, PAGE 2, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE EASTERN LINE OF SAID FIRST ADDITION TO LAKE SIDE PLANTATION, THE FOLLOWING THIRTEEN (13) COURSES: N 16°07'12" E, A DISTANCE OF 40.82 FEET; THENCE N 51°21'39" E, A DISTANCE OF 101.05 FEET; THENCE N 70°46'45" E, A DISTANCE OF 157.46 FEET; THENCE N 79°32'29" E, A DISTANCE OF 65.57 FEET; THENCE N 85°38'04" E, A DISTANCE OF 380.15 FEET; THENCE N 08°11'22" W, A DISTANCE OF 476.82 FEET; THENCE N 06°28'20" W, A DISTANCE OF 117.56 FEET; THENCE N 32°08'49" W, A DISTANCE OF 167.90 FEET; THENCE S 82°44'41" W, A DISTANCE OF 166.91 FEET; THENCE N 49°04'31" W, A DISTANCE OF 457.45 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF PANACEA BOULEVARD, A 100 FOOT WIDE RIGHT-OF-WAY; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING SIX (6) COURSES: N 40°55'30" E, A DISTANCE OF 258.31 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 4305.80 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 11°37'54" A DISTANCE OF 874.12 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 916.68 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64°02'21" A DISTANCE OF 1024.57 FEET TO A POINT OF TANGENCY; THENCE S 86°40'03" E, A DISTANCE OF 1081.70 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 948.55 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°33'16" A DISTANCE OF 572.06 FEET TO A POINT OF TANGENCY; THENCE N 58°46'41" E, A DISTANCE OF 242.51 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 35.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 93°24'42" A DISTANCE OF 57.06 FEET TO A POINT OF TANGENCY; THENCE N 31°13'20" W, A DISTANCE OF 340.18 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 614.78 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 31°55'43" A DISTANCE OF 342.59 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 617.45 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 48°40'46" A DISTANCE OF 524.59 FEET TO A POINT OF TANGENCY; THENCE N 14°28'17" W, A DISTANCE OF 860.48 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 326.82 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13°28'48" A DISTANCE OF 76.89 FEET TO A POINT OF NON-TANGENCY; THENCE N 62°02'55" E, A DISTANCE OF 100.00 FEET; THENCE N 48°27'28" E, A DISTANCE OF 703.45 FEET; THENCE MAP, SECTION 17075-2401(2402); THENCE S 89°12'15" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY OF INTERSTATE 75 (STATE ROAD 93) AS PER F.D.O.T. RIGHT-OF-WAY CONCAVE SOUTHERLY, HAVING A RADIUS OF 9073.33 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 5°43'34" A DISTANCE OF 906.78 FEET TO A POINT OF NON-TANGENCY; THENCE S 15°23'12" W, LEAVING SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 80.98 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHERLY WHOSE RADIUS POINT LIES S 06°26'32" W, A DISTANCE OF 8993.32 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°19'20" A DISTANCE OF 50.59 FEET TO A POINT OF NON-TANGENCY; THENCE N 15°23'12" E, A DISTANCE OF 80.91 FEET TO THE INTERSECTION WITH SAID SOUTHERLY RIGHT-OF-WAY, SAID POINT LYING ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT LIES S 06°50'28" W, A DISTANCE OF 9073.33 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 16°35'25" A DISTANCE OF 2627.24 FEET TO A POINT OF NON-TANGENCY; THENCE S 37°20'55" W, A DISTANCE OF 541.29 FEET; THENCE S 08°39'06" W, A DISTANCE OF 214.50 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE WESTERLY, WHOSE RADIUS POINT LIES S 02°59'19" E, A DISTANCE OF 750.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 162°45'18" A DISTANCE OF 2130.46 FEET TO A POINT OF NON-TANGENCY; THENCE N 69°45'59" E, A DISTANCE OF 142.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2000.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 08°07'02" A DISTANCE OF 283.34 FEET TO A POINT OF TANGENCY; THENCE N 61°38'57" E, A DISTANCE OF 142.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1420.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 08°07'02" A DISTANCE OF 276.35 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1120.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 25°17'43" A DISTANCE OF 494.47 FEET TO A POINT OF TANGENCY; THENCE S 08°40'19" E, A DISTANCE OF 202.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1000.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 15°44'13" A DISTANCE OF 274.66 FEET TO A POINT OF TANGENCY; THENCE S 24°24'32" E, A DISTANCE OF 870.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 620.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 75°52'26" A DISTANCE OF 821.03 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 51°18'02" A DISTANCE OF 447.68 FEET TO A POINT OF TANGENCY; THENCE S 00°09'52" W, A DISTANCE OF 20.52 FEET; THENCE N 89°42'41" W, A DISTANCE OF 5557.69 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTIONS 7, 8, 9, 16, 17 AND 18, TOWNSHIP 39 SOUTH, RANGE 22 EAST, SARASOTA COUNTY, FLORIDA.

CONTAINING 1,360.94 ACRES (59,282,552 SQUARE FEET).

INSTRUMENT # 2003215255

3 PGS

## EXHIBIT "A" Pg. 2 of 2

INSTRUMENT # 2003215256  
3 PGS

THAT CERTAIN PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 22 EAST, SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 22 EAST; THENCE S 89°42'41" E, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 100.00 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF TOLEDO BLADE BOULEVARD (200' WIDE PUBLIC RIGHT-OF-WAY) AS DESCRIBED IN F.D.O.T. RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 1353, PAGE 876, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N 00°31'41" E, ALONG SAID EASTERLY RIGHT-OF-WAY, SAID LINE BEING PARALLEL WITH AND 100 FEET EASTERLY OF THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 3661.73 FEET FOR A POINT OF BEGINNING;

THENCE CONTINUE N 00°31'41" E, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 1473.36 FEET; THENCE S 89°28'19" E, LEAVING SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 927.64 FEET; THENCE S 02°39'36" W, A DISTANCE OF 183.12 FEET; THENCE S 23°00'34" W, A DISTANCE OF 80.46 FEET; THENCE S 10°00'13" E, A DISTANCE OF 225.23 FEET; THENCE S 55°26'32" E, A DISTANCE OF 282.99 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT LIES N 55°25'45" W, A DISTANCE OF 4305.80 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°21'15" A DISTANCE OF 477.51 FEET TO A POINT OF TANGENCY; THENCE S 40°55'30" W, A DISTANCE OF 258.31 FEET; THENCE S 49°55'29" E, A DISTANCE OF 10.06 FEET; THENCE S 40°55'29" W, A DISTANCE OF 124.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 450.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°36'25", A DISTANCE OF 389.61 FEET TO A POINT OF TANGENCY; THENCE N 89°28'06" W, A DISTANCE OF 293.88 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF SAID TOLEDO BLADE BOULEVARD AND THE POINT OF BEGINNING. BEING AND LYING IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 22 EAST, SARASOTA COUNTY, FLORIDA.

CONTAINING 29.92 ACRES (1,303,472 SQUARE FEET).

# DEVELOPMENT MASTER PLAN FOR THE WOODLANDS - PHASE 1

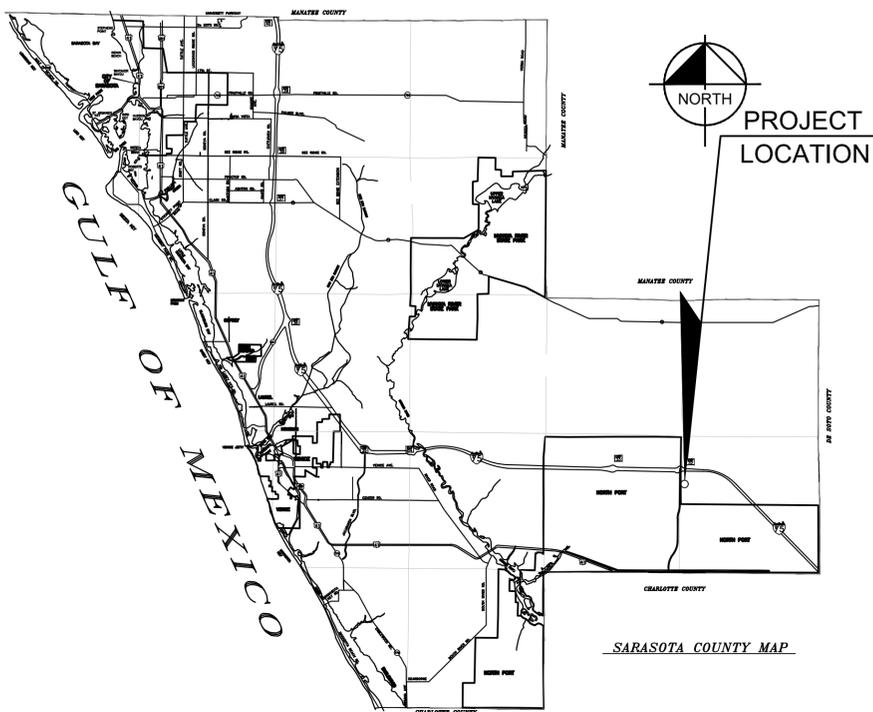
CITY OF NORTH PORT, FLORIDA  
SECTION 7, TOWNSHIP 39S, RANGE 22E.  
PID # 1094 - 00 - 3400 & # 1115 - 00 - 1000

PREPARED FOR

**BENDERSON DEVELOPMENT COMPANY, LLC**  
7978 COOPER CREEK BLVD  
UNIVERSITY PARK, FL 34201

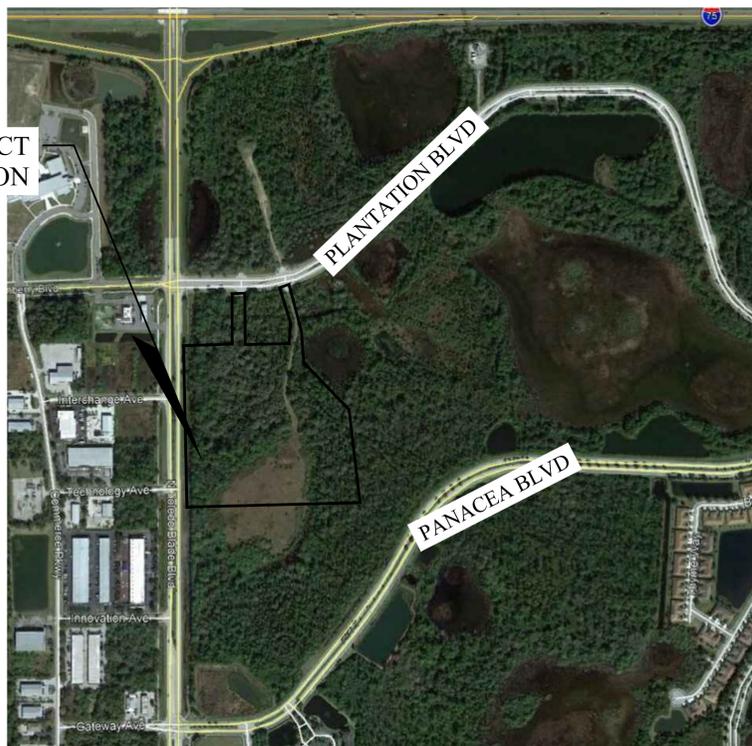


PROJECT LOCATION



SARASOTA COUNTY MAP

LOCATION MAP



PROJECT LOCATION

VICINITY MAP

PREPARED BY



**Engineering ~ Environmental  
Water Resource ~ Survey**  
7978 Cooper Creek Blvd., Suite 102  
University Park, Florida 34201  
Phone: 941.275.9721  
[www.wraengineering.com](http://www.wraengineering.com)

Sheet List Table	
Sheet Number	Sheet Title
G-000	COVER SHEET
C-100	OVERALL PRELIMINARY DEVELOPMENT PLAN
C-101	PRELIMINARY DEVELOPMENT PLAN
C-102	PRELIMINARY DEVELOPMENT PLAN
C-103	PRELIMINARY DEVELOPMENT PLAN
C-201	PRELIMINARY ENGINEERING INTENT
C-202	PRELIMINARY ENGINEERING INTENT
C-203	PRELIMINARY ENGINEERING INTENT

GENERAL NOTES:

AT LEAST 72 HOURS IN ADVANCE OF BEGINNING CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL CONTACT THE LOCAL MAINTENANCE FDOT ENGINEER'S OFFICE TO SECURE GENERAL USE PERMITS AND/OR OTHER PERMITS AS REQUIRED FOR WORKING WITHIN THE DEPARTMENT'S RIGHT-OF-WAY.

FLORIDA DEPARTMENT OF TRANSPORTATION, FISCAL YEAR 2017/2018 DESIGN STANDARDS AND REVISED INDEX OF DRAWINGS AS AMENDED HEREIN, AND 2016 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS AMENDED BY CONTRACT DOCUMENTS.

FOR DESIGN STANDARDS CLINK ON THE "DESIGN STANDARDS" LINK AT THE FOLLOWING WEB SITE: <http://www.dot.state.fl.us/dsgn/>

FOR THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION CLICK ON THE "SPECIFICATIONS" LINK AT THE FOLLOWING WEB SITE: <http://www.dot.state.fl.us/programmanagement/>

CALL 48 HOURS BEFORE YOU DIG



IT'S THE LAW!  
DIAL 811

Know what's below.  
Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

**LEGAL DESCRIPTION**  
TRACT "G" AND TRACT "H" AS PER THE PLAT OF PANACEA COMMERCIAL PARK PHASE 1, AS RECORDED IN PLAT BOOK 44 PAGE 16 OF THE PUBLIC RECORDS OF SARASOTA COUNTY FLORIDA; TOGETHER WITH THAT CERTAIN PARCEL OF LAND, LYING IN SECTIONS 7 AND 18, TOWNSHIP 39 SOUTH, RANGE 22 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 22 EAST; THENCE S 89°42'15" E, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 100.00' TO THE EASTERLY RIGHT-OF-WAY OF TOLEDO BLADE BOULEVARD PER F.D.O.T RESOLUTION RECORDED IN O.R. BOOK 1353, PAGE 876, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N 00°31'46" E, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 3686.64' TO THE POINT OF BEGINNING. THENCE CONTINUE N 00°31'46" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 2322.02' TO THE SOUTHWEST CORNER OF TRACT E AS PER THE PLAT OF PANACEA COMMERCIAL PARK PHASE 1, AS RECORDED IN PLAT BOOK 44 PAGE 16 OF THE PUBLIC RECORDS OF SARASOTA COUNTY FLORIDA; THENCE S 89°59'52" E ALONG THE SOUTH LINE OF SAID TRACT E AND ALONG THE SOUTH LINE OF LOT 17 A DISTANCE OF 304.88' TO THE SOUTHEAST CORNER OF LOT 17; THENCE N 00°00'06" E ALONG THE EAST LINE OF LOT 17 AND THE WEST LINE OF TRACT G A DISTANCE OF 324.48' TO THE SOUTHERLY PLATTED RIGHT OF WAY LINE OF PLANTATION BOULEVARD; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE COURSES (1) S 89°59'54" E A DISTANCE OF 30.00'; (2) THENCE N 00°00'06" E A DISTANCE OF 10.00'; (3) THENCE S 89°59'54" E A DISTANCE OF 30.00' TO THE NORTHWEST CORNER OF LOT 16; THENCE S 00°00'06" W ALONG THE WEST LINE OF SAID LOT 16 A DISTANCE OF 334.48' TO THE SOUTHWEST CORNER OF SAID LOT 16; THENCE S 89°59'52" E ALONG THE SOUTH LINE OF SAID LOT 16 A DISTANCE OF 207.76' TO THE SOUTHEAST CORNER OF LOT 16;  
THENCE ALONG THE EASTERLY LINE OF SAID LOT 16 THE FOLLOWING (6) COURSES (1) N 00°00'06" E A DISTANCE OF 34.63'; (2) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 104.96', WITH A RADIUS OF 235.00', WITH A CHORD BEARING OF N 12°47'47" E, WITH A CHORD LENGTH OF 104.09', WITH A DELTA ANGLE OF 25°35'23"; (3) THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 73.69', WITH A RADIUS OF 165.00', WITH A CHORD BEARING OF N 12°47'47" E, WITH A CHORD LENGTH OF 73.08', WITH A DELTA ANGLE OF 25°35'23"; (4) THENCE N 00°00'06" E A DISTANCE OF 37.51'; (5) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 37.89', WITH A RADIUS OF 165.00', WITH A CHORD BEARING OF N 06°34'40" W, WITH A CHORD LENGTH OF 37.81', WITH A DELTA ANGLE OF 13°09'32"; (6) THENCE N 13°06'26" W A DISTANCE OF 71.90' TO THE SOUTHERLY PLATTED RIGHT OF WAY LINE OF PLANTATION BOULEVARD; THENCE ALONG THE SOUTHERLY PLATTED RIGHT OF WAY LINE OF PLANTATION BOULEVARD WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 60.01', WITH A RADIUS OF 891.25', WITH A CHORD BEARING OF N 76°31'52" E, WITH A CHORD LENGTH OF 60.00', WITH A DELTA ANGLE OF 03°51'29", TO THE NORTHEAST CORNER OF TRACT H; THENCE ALONG THE EASTERLY LINE OF TRACT H THE FOLLOWING (6) COURSES (1) S 13°06'26" E A DISTANCE OF 72.23'; (2) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 51.67', WITH A RADIUS OF 225.00', WITH A CHORD BEARING OF S 06°34'40" E, WITH A CHORD LENGTH OF 51.56', WITH A DELTA ANGLE OF 13°09'32"; (3) THENCE S 00°00'06" W A DISTANCE OF 37.51'; (4) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 100.49', WITH A RADIUS OF 225.00', WITH A CHORD BEARING OF S 12°47'47" W, WITH A CHORD LENGTH OF 99.66', WITH A DELTA ANGLE OF 25°35'23"; (5) THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 78.16', WITH A RADIUS OF 175.00', WITH A CHORD BEARING OF S 12°47'47" W, WITH A CHORD LENGTH OF 77.51', WITH A DELTA ANGLE OF 25°35'23"; (6) THENCE S 00°00'06" W A DISTANCE OF 34.63' TO THE SOUTHEAST CORNER OF TRACT H; THENCE S 18°44'31" E A DISTANCE OF 95.23'; THENCE S 45°15'24" E A DISTANCE OF 283.42'; THENCE S 07°32'35" W A DISTANCE OF 208.12'; THENCE S 22°15'58" E A DISTANCE OF 237.48'; THENCE S 02°39'36" W A DISTANCE OF 349.78'; THENCE S 23°00'34" W A DISTANCE OF 80.46'; THENCE S 10°00'13" E A DISTANCE OF 225.23'; THENCE S 55°26'32" E A DISTANCE OF 282.76' TO THE NORTHERLY RIGHT OF WAY LINE OF PANACEA BOULEVARD AS RECORDED IN THE OFFICIAL RECORDS OF SARASOTA COUNTY, FLORIDA. INSTRUMENT # 2005275738; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 477.60', WITH A RADIUS OF 4305.80', WITH A CHORD BEARING OF S 37°44'43" W, WITH A CHORD LENGTH OF 477.35', WITH A DELTA ANGLE OF 06°21'19"; THENCE S 40°55'22" W A DISTANCE OF 258.23'; THENCE S 49°04'38" E A DISTANCE OF 10.00'; THENCE S 40°55'22" W A DISTANCE OF 124.19'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 389.61', WITH A RADIUS OF 450.00', WITH A CHORD BEARING OF S 65°43'34" W, WITH A CHORD LENGTH OF 377.56', WITH A DELTA ANGLE OF 49°36'26"; THENCE N 89°28'13" W A DISTANCE OF 268.88'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 39.26', WITH A RADIUS OF 25.00', WITH A CHORD BEARING OF N 44°27'47" W, WITH A CHORD LENGTH OF 35.35', WITH A DELTA ANGLE OF 89°59'11", TO THE POINT OF BEGINNING, HAVING AN AREA OF 2078405.37 SQUARE FEET, 47.714 ACRES

NO.	DATE	DESCRIPTION
6		
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4		
3	11-20-19	ADDED ENGINEERING INTENT PLAN SHEETS
2	10-10-19	MODIFICATIONS PER CITY COMMENTS
1	11-18-19	MODIFICATIONS PER CITY COMMENTS
BY		

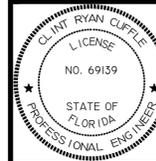
Engineering ~ Environmental  
**Water Resource ~ Survey**  
 4260 W. Linebaugh Ave.  
 Tampa, Florida 33624  
 www.wraengineering.com  
 CA 00007652 LB 88274  
 Phone: 813.265.3130 941.275.9721

WRA

COVER SHEET

THE WOODLANDS

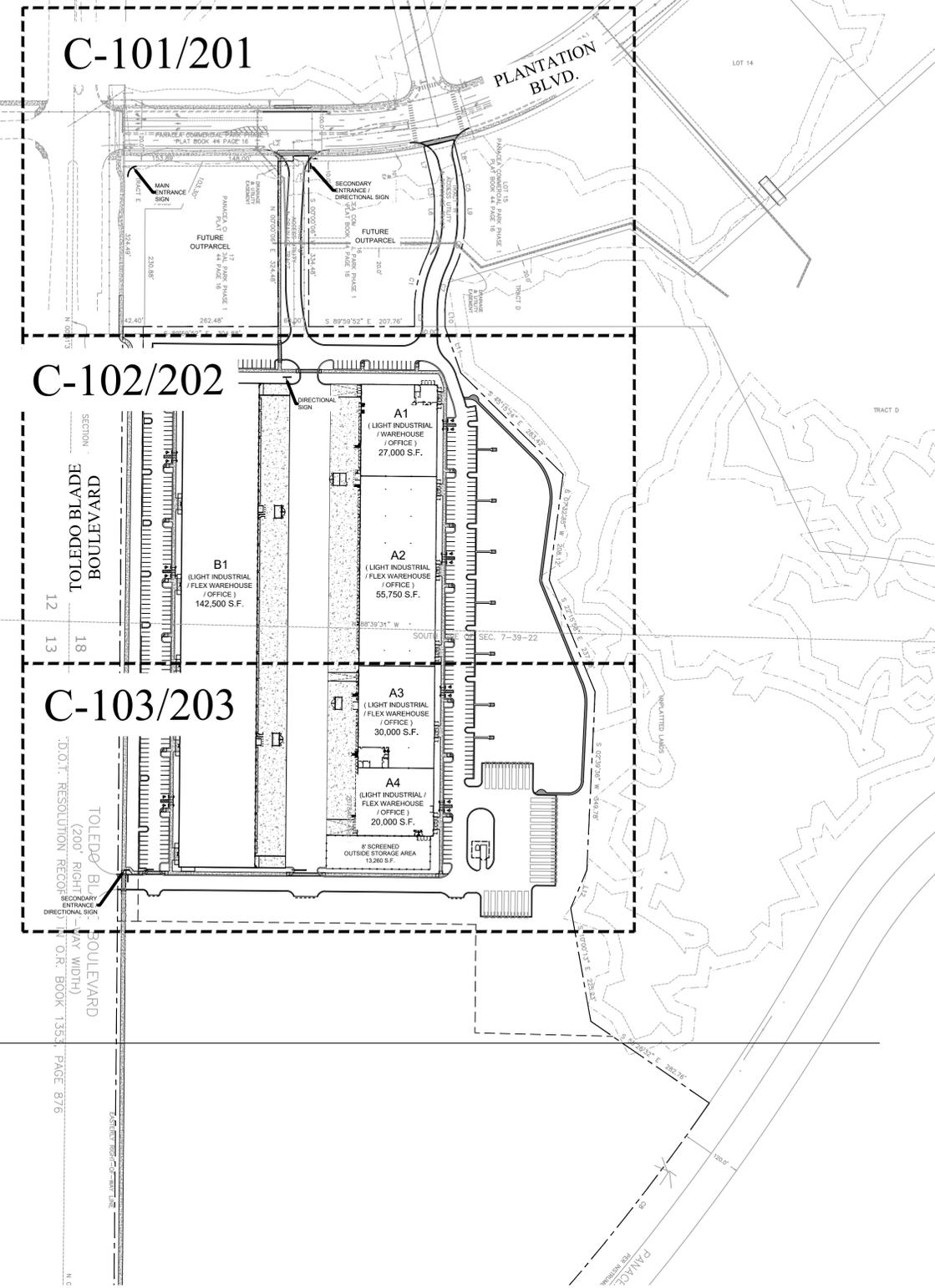
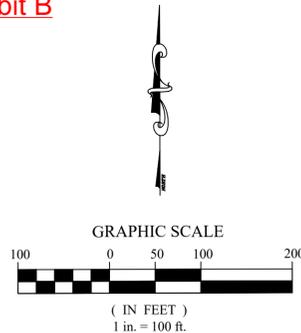
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JOB #: 1703 SEC. 7  
TWN: 39S  
RNG: 22E  
DRAWN: ELK  
APPROVED: CRC



CLINT RYAN CUFFE  
LICENSE  
NO. 69139  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER

G-000

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**SITE DATA - POST CONSTRUCTION**

LAND USE	ACRES	SF	%
TOTAL SITE AREA	= 47.71	2,078,405	100.0%
IMPERVIOUS	= 23.33	1,016,145	48.9%
BUILDING(S)	= 6.32	275,250	13.2%
PAVEMENT (W/CURB)	= 16.55	720,880	34.7%
CONCRETE (SIDEWALK/DUMPSTER/OTHER)	= 0.46	20,015	1.0%
PONDS	= 2.07	90,169	4.3%
PERVIOUS	= 22.32	972,091	46.80%

**BUILDING SUMMARY AND PARKING CALCULATIONS**

USE	BUILDING NUMBER	SF	REQUIRED PARKING RATIO PER WAIVERS (SF)	REQUIRED SPACES
LIGHT INDUSTRIAL / FLEX WAREHOUSE / OFFICE	A1	142,500	1 SPACE/ 1,000	143
LIGHT INDUSTRIAL / FLEX WAREHOUSE / OFFICE	B1	27,000	1 SPACE/ 1,000	27
LIGHT INDUSTRIAL / FLEX WAREHOUSE / OFFICE	B2	55,750	1 SPACE/ 1,000	56
LIGHT INDUSTRIAL / FLEX WAREHOUSE / OFFICE	B3	30,000	1 SPACE/ 1,000	30
LIGHT INDUSTRIAL / FLEX WAREHOUSE / OFFICE	B4	20,000	1 SPACE/ 1,000	20
SCREENED OUTSIDE STORAGE AREA	B4	13,260	1 SPACE/ 1,000	13
<b>TOTAL SF</b>		<b>288,510</b>		
<b>TOTAL REQUIRED</b>				<b>289</b>
<b>TOTAL PROVIDED</b>				<b>365</b>
<b>REQUIRED HANDICAP</b>				<b>14</b>
<b>PROVIDED HANDICAP</b>				<b>18</b>

**PERIMETER LANDSCAPE BUFFERING**

LOCATION	EXISTING ZONING / USE	BUFFER (TYPE)
NORTH	PCD / ROW	N/A
EAST	PCD / VACANT	N/A
WEST	PCD / ROW	40'
SOUTH	PCD / ROW	N/A

**PROPERTY DEVELOPMENT REGULATIONS**

EXIST. ZONING DESIGNATION: PCD  
EXISTING LAND USE: ACTIVITY CENTER 4, PANACEA  
PROPOSED LAND USE: ACTIVITY CENTER USES

ADDRESS: PLANTATION BLVD, NORTH PORT, FL. 34289

	REQUIRED (FT)	PROVIDED (FT)
MAXIMUM BUILDING HEIGHT	50	50
		13.2%
MAXIMUM LOT COVERAGE	35%	BUILDING AREA/LOT AREA 275,250 / 2,078,405
<b>MINIMUM BUILDING SETBACKS</b>		
FRONT YARD (WEST)	25	40
SIDE YARD (SOUTH)	15	50
REAR YARD (EAST)	10	50
SIDE YARD (NORTH)	15	20

**DMP WAIVERS**

- A WAIVER IS REQUESTED FROM SECTION 25-17 MINIMUM OFF-STREET PARKING REQUIREMENTS, IN WHICH OFFICE IS TO BE PARKED AT 1 SPACE PER 250 SF, LIGHT INDUSTRIAL / FLEX WAREHOUSE IS TO BE PARKED AT 1 SPACE PER 1,500 SF:  
  
A WAIVER IS REQUESTED FROM THE ABOVE REQUIREMENT TO ALLOW PARKING RATIO AS A BLEND BETWEEN THE TWO USES FOR A TOTAL REQUIRED PARKING AMOUNT OF 1 SPACE PER 1,000 SF OF BUILDING AREA.
- A WAIVER IS REQUESTED FROM ULDC SECTION 55-8, PARKING REQUIREMENTS AND URBAN DESIGN STANDARDS PATTERN BOOK PG 10, IN WHICH NO MORE THAN ONE ROW OF PARKING CAN BE PLACED ALONG THE MAJOR ROADWAY AND IN THIS CASE, IT IS TOLEDO BLVD:  
  
A WAIVER IS REQUESTED FROM THE ABOVE REQUIREMENT TO ALLOW TWO ROWS OF PARKING BEFORE THE BUILDING. THE PARKING IS BUFFERED BY 40' FROM THE ROW TO ALLOW FOR ADEQUATE SEPARATION FOR THE PARKING AREA.

**GENERAL NOTES**

- TRUNCATED DUMES SHALL BE INSTALLED AT ALL PEDESTRIAN CROSSINGS AND HANDICAP PARKING.
- THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X AND AE PER F.I.R.M. PANEL #12115C0384F. (EFF DATE 11/04/2015)
- PROPOSED AND EXISTING ELEVATIONS ARE BASED ON NGVD OF 1929.
- THIS SITE IS NOT LOCATED IN A FLOODWAY OR COASTAL ZONE.
- THIS SITE DOES NOT EXHIBIT FRESHWATER OR SALTWATER INUNDATION.
- THIS PROJECT WILL NOT CAUSE ADVERSE IMPACTS TO GROUND AND/OR SURFACE WATERS.
- THIS SITE CAN BE USED SAFELY FOR BUILDING PURPOSES WITHOUT UNDUE DANGER FROM FLOOD OR ADVERSE SOIL OR FOUNDATION CONDITIONS CONTINGENT UPON SOIL BORINGS AND DESIGN FOR EACH STRUCTURE BY THE BUILDING ARCHITECT TO ACCOMMODATE SUBSOIL CONDITIONS. THIS STATEMENT DOES NOT INCLUDE SINKHOLES.
- IRRIGATION SOURCE WILL BE BY SURFACE WATER POND AND WELL.
- FIRE STRIPING SHALL CONFORM TO CONDITION 14 UNDER THE FIRE & RESCUE COMMENTS OF THE APPROVED DO.
- FREESTANDING AND MONUMENT SIGNS SHALL BE SETBACK A MINIMUM OF 10 FT FROM THE ROW LINE.
- STAND ALONE BUILDING PERMITS ARE REQUIRED ON THE PRIMARY STRUCTURE, SIGNS, WALLS, FENCES, DUMPSTER CORRALS, STREET LIGHTING, IRRIGATION SYSTEMS, LIFT STATIONS AND ANY OTHER ACCESSORY STRUCTURES.
- GROUND LEVEL EXTERIOR MECHANICAL UNITS SHALL ENCLOSED WITHIN A MASONRY WALL WITH LANDSCAPING OR ELSE MOVED TO THE ROOF OF THE BUILDINGS.
- THE ENTIRE REAR OF THE BUILDINGS WILL BE DESIGNATED AS LOADING ZONES WITH FULL 4' HIGH DOCK HIGH LOADING DOCKS.
- IF REQUIRED, BENCH, TRASH CAN AND BIKE RACK LOCATIONS TO BE COORDINATED WITH CITY STAFF DURING APPROVAL OF INDIVIDUAL BUILDING PERMITS. SEE TYPICAL EXAMPLES THIS SHEET.
- IMPACT FEES ARE BASED ON LAND USE TYPE. THEY ARE CALCULATED BASED ON THE CITY IMPACT FEE ORDINANCE IN EFFECT WHEN THE BUILDING APPLICATION IS SUBMITTED TO THE BUILDING DEPARTMENT. THEY ARE DUE PRIOR TO THE ISSUANCE OF THE TEMPORARY CERTIFICATE OF OCCUPANCY, THE CERTIFICATE OF COMPLETION FOR A SHELL BUILDING, OR THE PERMANENT CERTIFICATE OF OCCUPANCY.
- STORMWATER ANALYSIS WILL BE SUBMITTED DURING THE MAS PER SUANT TO ULDC SEC. 53-70(15)
- THERE IS CURRENTLY 871,200 SF OF LIGHT INDUSTRIAL USE AVAILABLE WITHIN THE ACTIVITY CENTER #4 OF THE PANACEA DRI. THIS PROJECT PROPOSES TO USE 228,510 SF OF THE ALLOWABLE LIGHT INDUSTRIAL SQUARE FOOTAGE SO THE REMAINING SQUARE FOOTAGE WOULD BE 642,690 SF.

**FDC FIRE LANE NOTES**

- PLACEMENT OF FIRE DEPARTMENT CONNECTIONS (FDC'S) AND FDC FIRE LANES SHALL BE DETERMINED ON SITE WITH THE FIRE MARSHAL PRIOR TO INSTALLATION. THERE SHALL BE NO FDC'S PLACED NEXT TO BUILDINGS - MINIMUM DISTANCE IS 40 FEET AWAY FROM BUILDINGS.
- FDC FIRE LANES ARE REQUIRED AROUND ALL FDC'S.
- FDC FIRE LANES SHALL HAVE A MINIMUM WIDTH OF 15 FEET (7 1/2 FEET ON EACH SIDE OF THE FDC), AND SHALL BE COMPLETELY OUTLINED WITH YELLOW TRAFFIC PAINT, BY A STRIPE OF EIGHT (8") INCHES MINIMUM WIDTH, ALSO DIAGONAL STRIPING A MINIMUM OF FOUR (4") INCHES WIDE, AT LEAST FOUR FEET (4') ON CENTER, TO THE CURB LINE.
- AT FDC FIRE LANES THE CURB, OR THE LINE OF THE CURB, SHALL BE PAINTED YELLOW FOR THE ENTIRE LENGTH OF THE FDC FIRE LANE. WITHIN THE STRIPES SHALL BE THE WORDS "FDC - NO PARKING" IN BLOCK LETTERS OF NO LESS THAN TWELVE INCHES IN HEIGHT WITH A MINIMUM THREE INCH STROKE.
- AT FDC FIRE LANES ALL PAVEMENT LETTERING SHALL BE 90 MIL THERMOPLASTIC.
- ALL FDC'S SHALL HAVE A SIGN POSTED 18 TO 24 INCHES ABOVE THE APPLIANCE AND UP TO FOUR (4) FEET DIRECTLY BEHIND THE FDC WITH THE LETTERS "FDC" IN SIX (6") INCH RED LETTERS ON A WHITE BACKGROUND. IN COMPLEXES WITH MORE THAN ONE FDC, THE ADDRESS OF THE BUILDING THAT THE FDC SERVICES SHALL BE INCLUDED ON THE SIGN.



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**THE WOODLANDS**  
**PRELIMINARY DEVELOPMENT PLAN**  
 ISSUED FOR: PERMITTING  
 JOB # 1703 - SEC. 7  
 TOWN: 305  
 RANG: 22E  
 DESIGNED: ELR  
 DRAWN: ELR  
 APPROVED: ERC  
 REVISIONS  
 NO. DATE DESCRIPTION  
 1 11-20-19 MODIFICATIONS PER CITY'S MAS COMMENTS  
 2  
 3  
 4  
 5  
 6

**Engineering ~ Environmental**  
**Water Resource ~ Survey**  
 WRA  
 4266 W. Litchfield Ave.  
 Tampa, Florida 33624  
 www.wraengineering.com  
 CA 00007652 LB 8274  
 Phone: 813.265.3130 941.275.9721

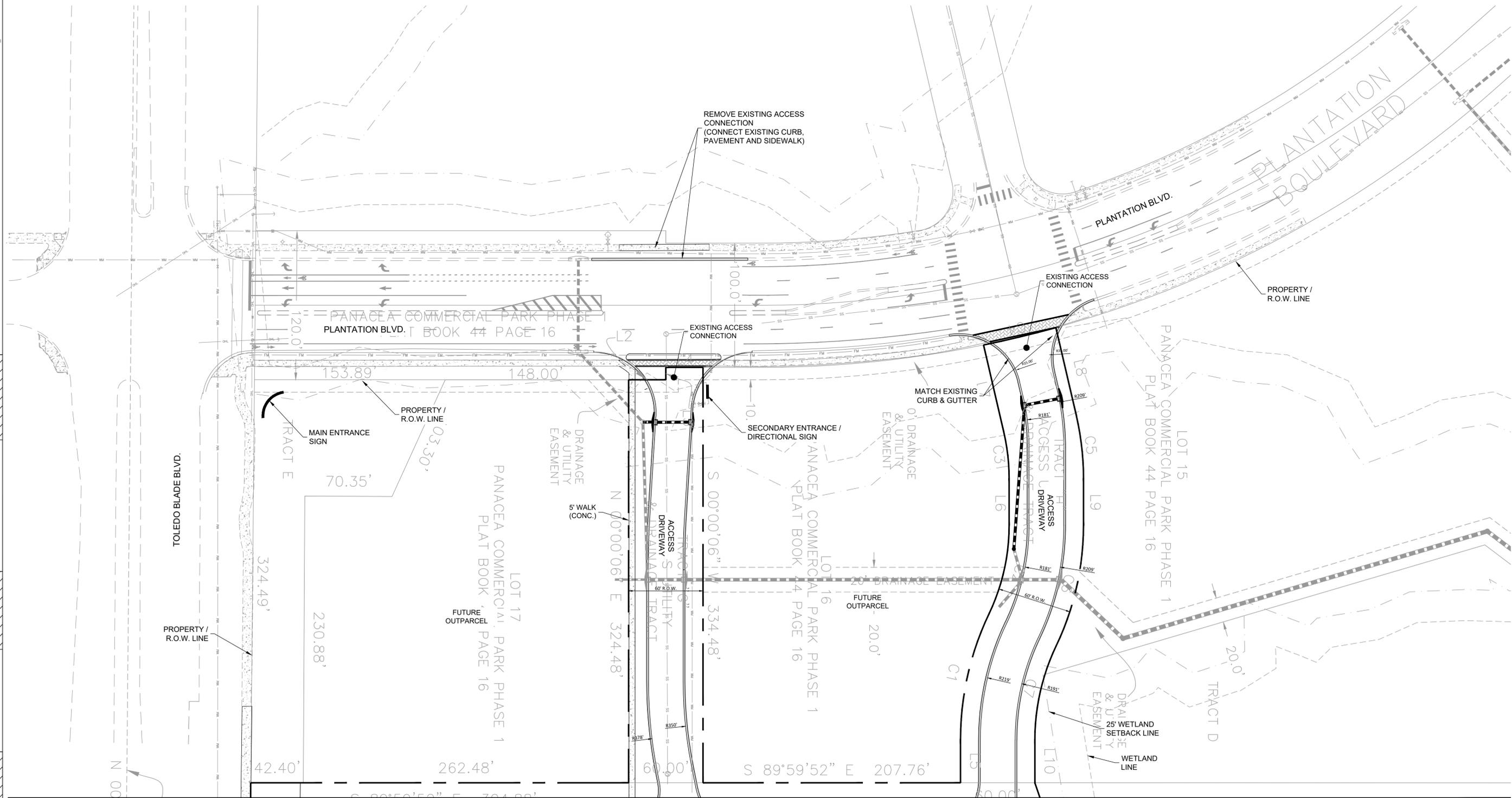
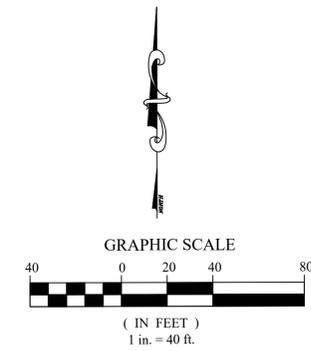
CLIVE RYAN CUFFLE  
 LICENSE  
 NO. 69139  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER

Datum: NAVD 88

C-100

PROJECT SPECIFIC SITE NOTES:

1. PER FLORIDA STATE STATUTE 316.0745, ALL TRAFFIC CONTROL SIGNING AND MARKINGS ON PRIVATE PROPERTY OPENED TO THE GENERAL PUBLIC SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITION SECTION 711, PAGES 1-13. ALL PAVEMENT MARKINGS AND DIMENSIONS INCLUDING STOP BARS, DIRECTIONAL ARROWS, CROSSWALK LINES AND HANDICAP STRIPING SHALL BE SLIP RESISTANT THERMOPLASTIC PAINT.
2. PARKING STALL STRIPING MAY BE REGULAR PAINT IN COMPLIANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITION SECTION 710.
3. ALL CROSSWALKS SHOWN ON SITE TO BE CONSTRUCTED PER 2019 FDOT INDEX #711-001 DIMENSIONS. CONTRACTOR TO COORDINATE WITH OWNER / DEVELOPER ANY SPECIALIZED CROSSWALK STYLES FOR THE SITE INCLUDING DECORATIVE PAVERS OR STAMPED CONCRETE AND MUST MEET COUNTY SPECIFICATIONS AND APPROVAL.
4. ALL CURB CUTS AND CURB RAMPS (CR) PER FDOT INDEX #522-002. RAMPS WITHIN PAVEMENT WALKWAYS INCLUDING STOREFRONT, TO HAVE CONCRETE (EXPOSED AGGREGATE) TRUNCATED DOMES FOR ADA DETECTABLE WARNING SURFACE. RAMPS WITHIN PARKING LOT AND STANDARD CONCRETE WALKWAYS MAY USE AN ADA APPROVED DETECTABLE WARNING SURFACE MAT.
5. PAVEMENT SECTIONS, SPECIFICATIONS AND ROADWAY DETAILS TO BE PROVIDED WITH CONSTRUCTION PLANS.



MATCHLINE - SEE SHEET C-101

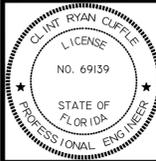
REVISIONS	
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Engineering ~ Environmental  
Water Resource ~ Survey  
www.wraengineering.com  
4566 W. Lighthouse Ave.  
Tampa, Florida 33624  
CA 00007652 LB 8274  
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SITE DEVELOPMENT PLAN

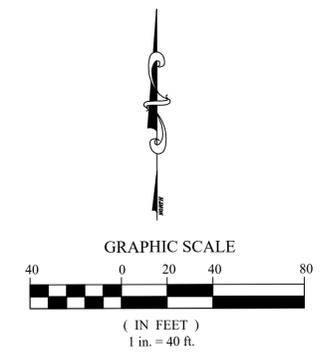
THE WOODLANDS



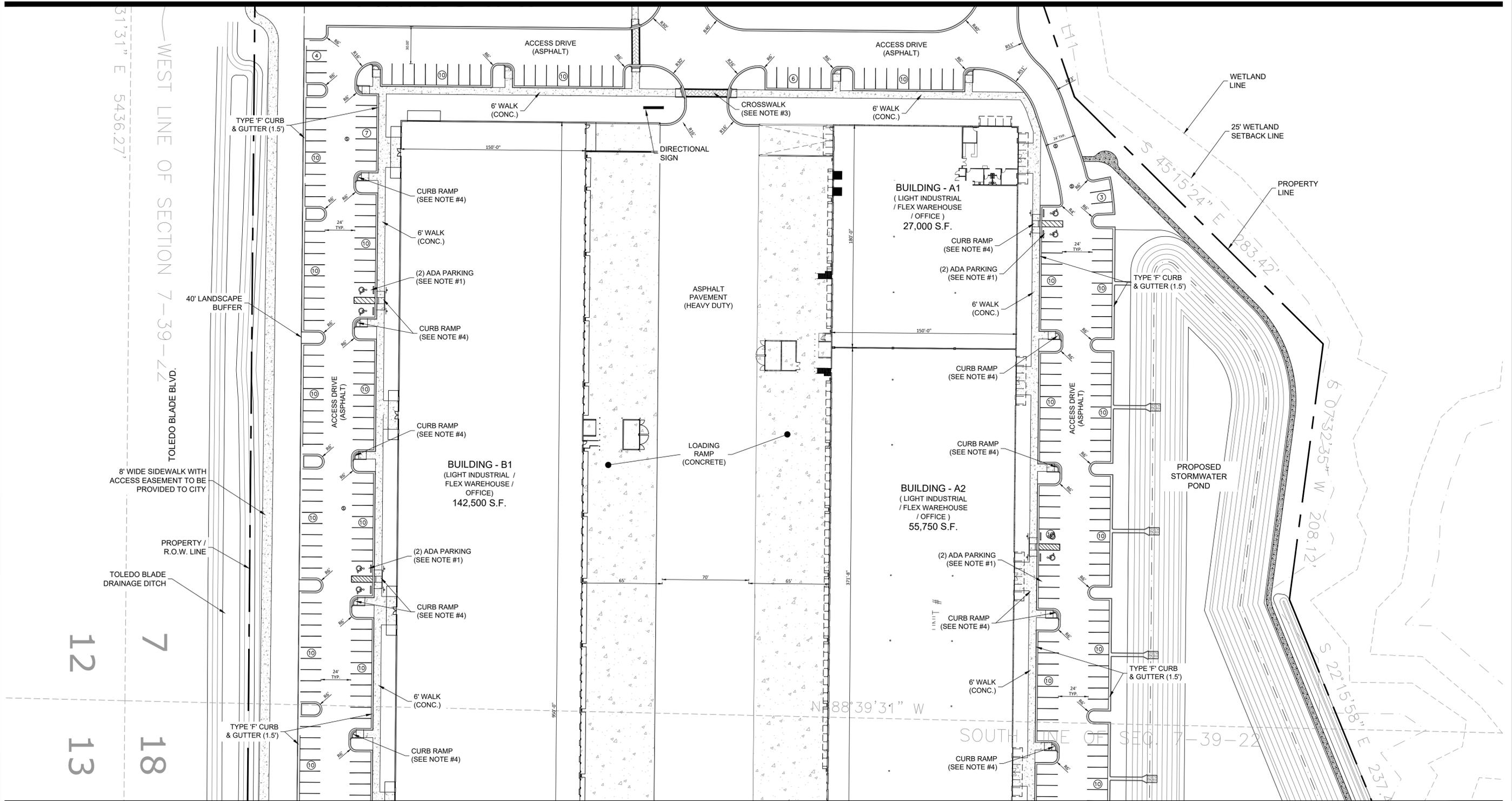
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MATCHLINE - SEE SHEET C-101



MATCHLINE - SEE SHEET C-103

2019 WRA  
 PLOT DATE: 1/20/2019 11:53:59 AM  
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NO.	DATE	DESCRIPTION
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2	10-10-19	MODIFICATIONS PER CITY COMMENTS
3	11-20-19	ADDED ENGINEERING INTENT PLAN SHEETS
4	11-20-19	ADDED ENGINEERING INTENT PLAN SHEETS
5		
6		

**Engineering ~ Environmental**  
**Water Resource ~ Survey**  
 WRA  
 4266 W. Littlefield Ave.  
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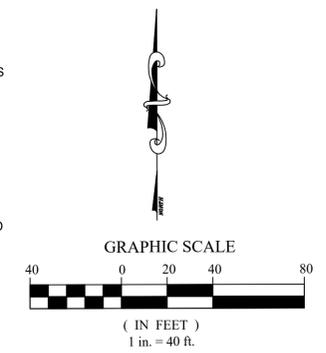
**SITE DEVELOPMENT PLAN**  
 THE WOODLANDS  
 ISSUED FOR: PERMITTING  
 JOB # 1703 - SEC. 7  
 TOWN: 305  
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 DESIGNED: ELR  
 DRAWN: ELR  
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CLIVE RYAN CUFFLE  
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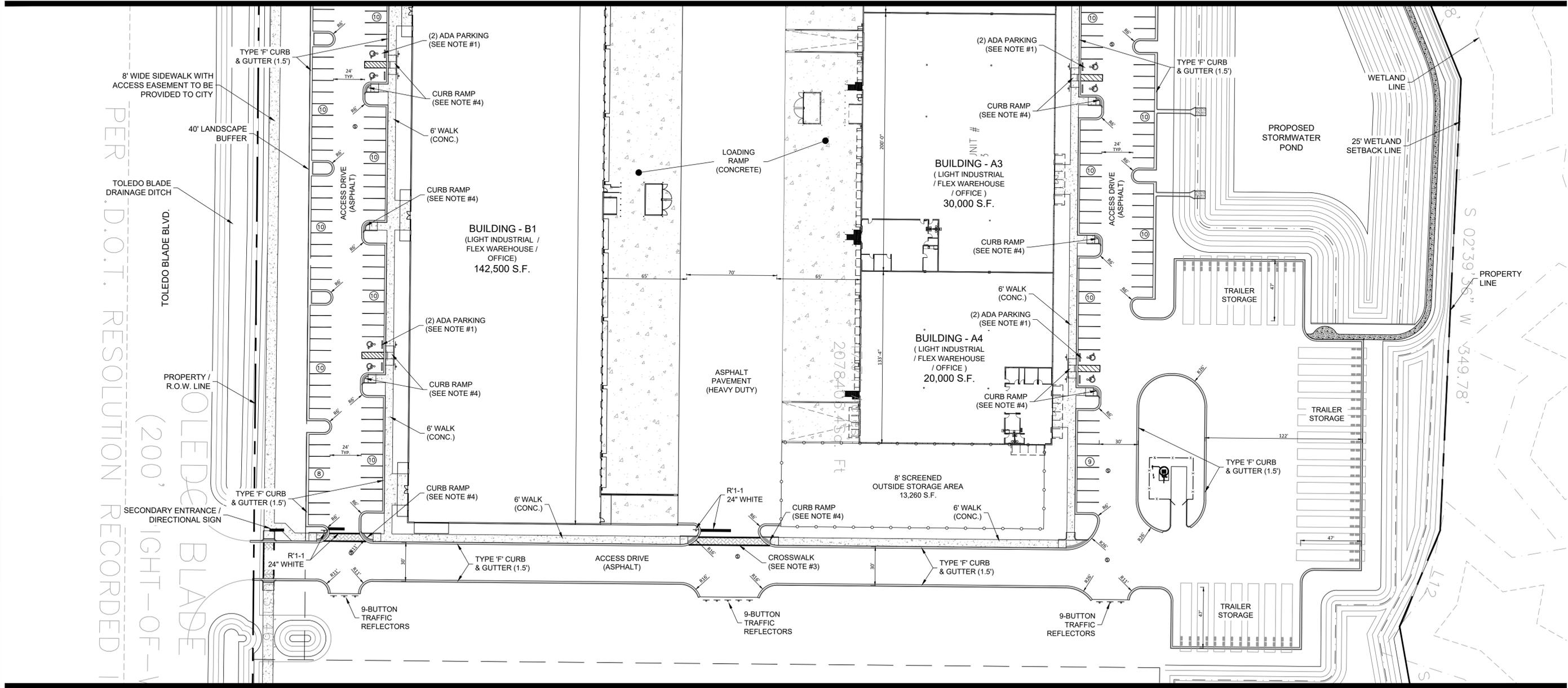
Datum: NAVD 88

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5. PAVEMENT SECTIONS, SPECIFICATIONS AND ROADWAY DETAILS TO BE PROVIDED WITH CONSTRUCTION PLANS.



MATCHLINE - SEE SHEET C-102



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NO.	DATE	DESCRIPTION
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2	10-10-19	MODIFICATIONS PER CITY COMMENTS
3	11-20-19	ADDED ENGINEERING INTENT PLAN SHEETS
4		
5		
6		

**Engineering ~ Environmental**  
**Water Resource ~ Survey**  
 WRA  
 4266 W. Lichfield Ave.  
 Tampa, Florida 33624  
 www.wraengineering.com  
 CA 00007652 LB 8274  
 Phone: 813.265.3130 941.275.9721



**SITE DEVELOPMENT PLAN**  
 THE WOODLANDS

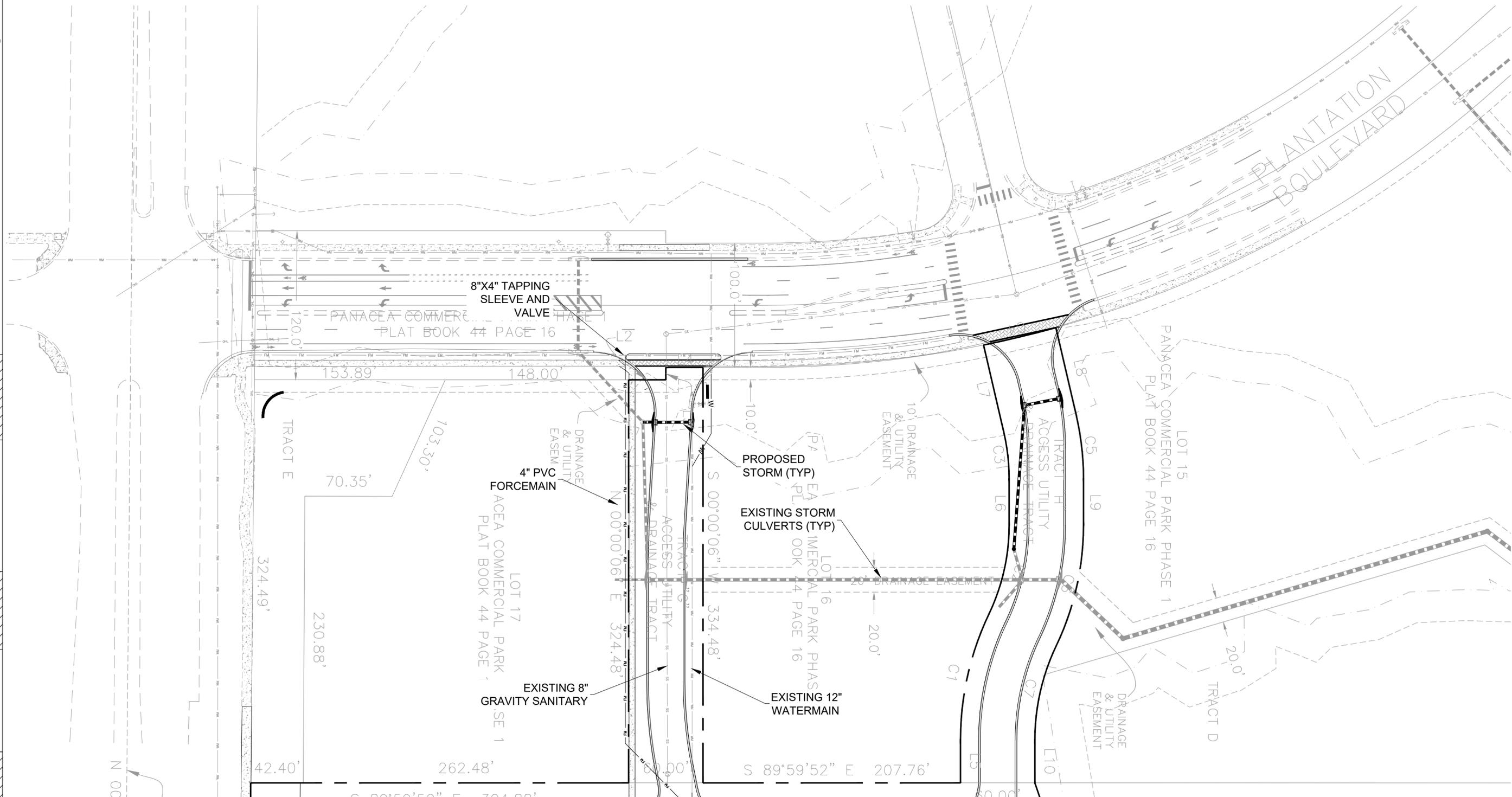
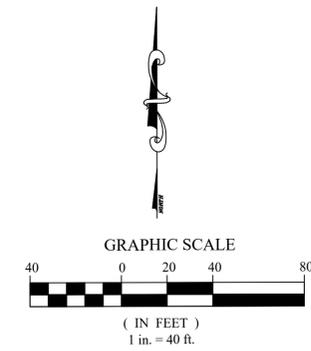
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 JOB # 1703 - SEC. 7  
 TWIN-305  
 RING-22E  
 DESIGNED: ELR  
 DRAWN: ELR  
 APPROVED: ERC



Datum: NAVD 88

PROJECT SPECIFIC SITE NOTES:

1. PER FLORIDA STATE STATUTE 316.0745, ALL TRAFFIC CONTROL SIGNING AND MARKINGS ON PRIVATE PROPERTY OPENED TO THE GENERAL PUBLIC SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITION SECTION 711, PAGES 1-13. ALL PAVEMENT MARKINGS AND DIMENSIONS INCLUDING STOP BARS, DIRECTIONAL ARROWS, CROSSWALK LINES AND HANDICAP STRIPING SHALL BE SLIP RESISTANT THERMOPLASTIC PAINT.
2. PARKING STALL STRIPING MAY BE REGULAR PAINT IN COMPLIANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITION SECTION 710.
3. ALL CROSSWALKS SHOWN ON SITE TO BE CONSTRUCTED PER 2019 FDOT INDEX #711-001 DIMENSIONS. CONTRACTOR TO COORDINATE WITH OWNER / DEVELOPER ANY SPECIALIZED CROSSWALK STYLES FOR THE SITE INCLUDING DECORATIVE PAVERS OR STAMPED CONCRETE AND MUST MEET COUNTY SPECIFICATIONS AND APPROVAL.
4. ALL CURB CUTS AND CURB RAMPS (CR) PER FDOT INDEX #522-002. RAMPS WITHIN PAVEMENT WALKWAYS INCLUDING STOREFRONT, TO HAVE CONCRETE (EXPOSED AGGREGATE) TRUNCATED DOMES FOR ADA DETECTABLE WARNING SURFACE. RAMPS WITHIN PARKING LOT AND STANDARD CONCRETE WALKWAYS MAY USE AN ADA APPROVED DETECTABLE WARNING SURFACE MAT.
5. PAVEMENT SECTIONS, SPECIFICATIONS AND ROADWAY DETAILS TO BE PROVIDED WITH CONSTRUCTION PLANS.



MATCHLINE - SEE SHEET C-202

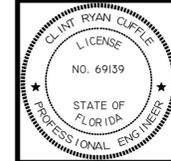
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NO.	DESCRIPTION
6	
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2	MODIFICATIONS PER CITY COMMENTS
1	MODIFICATIONS PER CITY COMMENTS

Engineering ~ Environmental  
Water Resource ~ Survey  
www.wraengineering.com  
4566 W. Lighthouse Ave.  
Tampa, Florida 33624  
CA 00007652 LB 8274  
Phone: 813.265.3130 941.275.9721



PRELIMINARY  
ENGINEERING INTENT

THE WOODLANDS

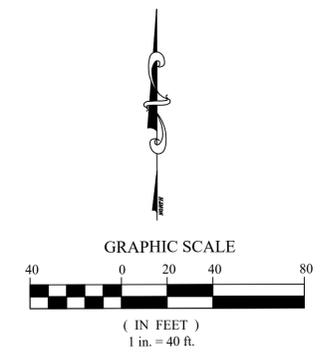


ISSUED FOR: PERMITTING  
JOB # 1703 - SEC. 7  
TWN-39S  
RNG. 22E  
DESIGNED: ELR  
DRAWN: ELR  
APPROVED: ERC

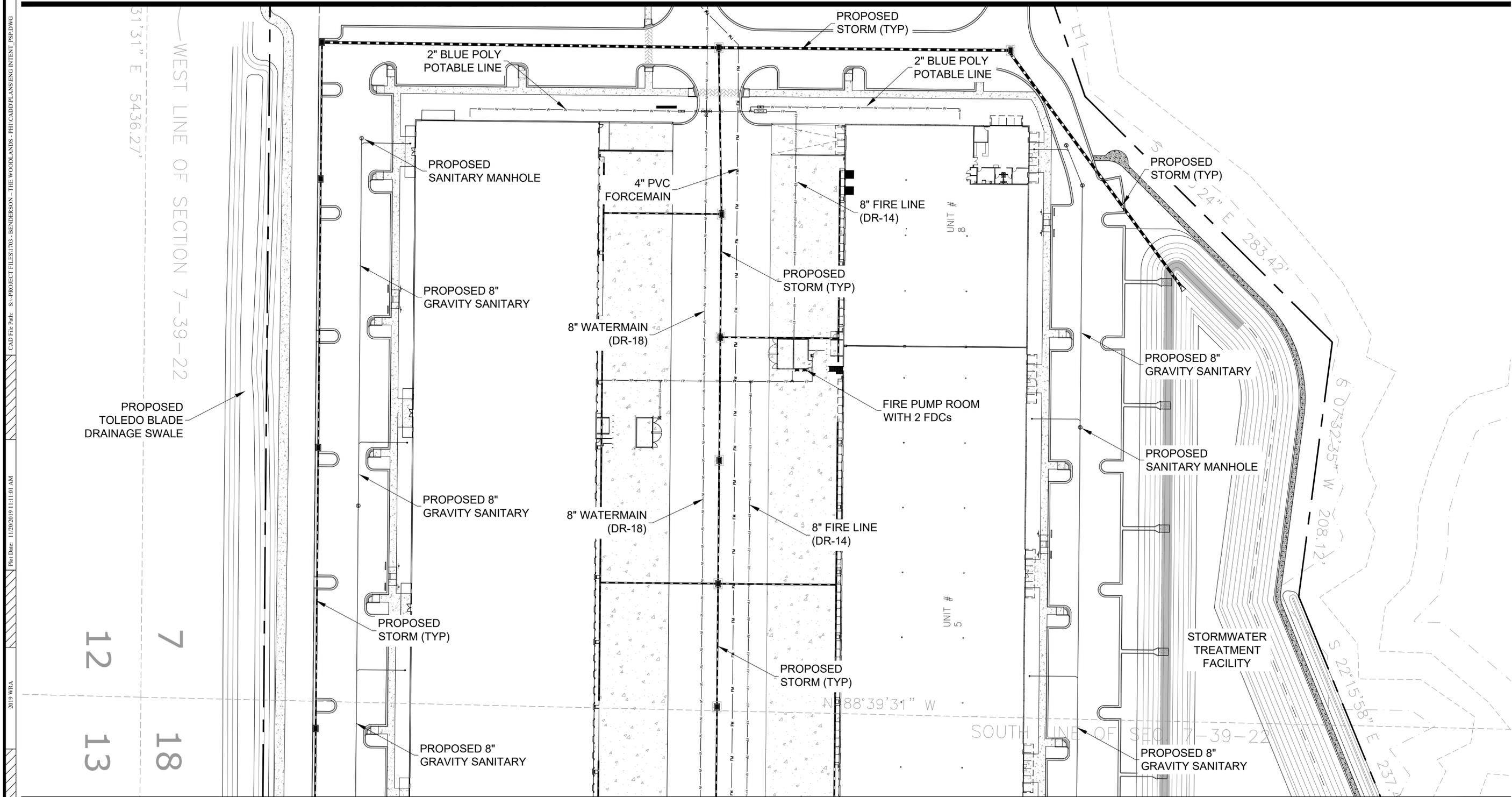
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C-201

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5. PAVEMENT SECTIONS, SPECIFICATIONS AND ROADWAY DETAILS TO BE PROVIDED WITH CONSTRUCTION PLANS.



MATCHLINE - SEE SHEET C-201



MATCHLINE - SEE SHEET C-203

2019 WRA  
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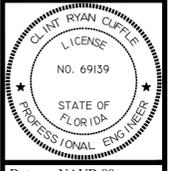
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2	10-10-19	MODIFICATIONS PER CITY COMMENTS
1	11-18-19	MODIFICATIONS PER CITY COMMENTS

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 Tampa, Florida 33624  
 CA 00007652 LB 8274  
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PRELIMINARY  
 ENGINEERING INTENT

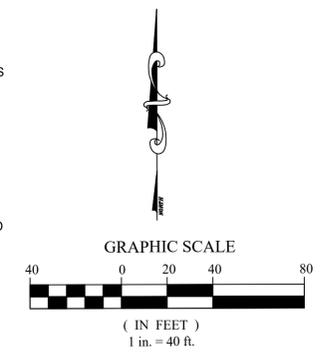
THE WOODLANDS  
 ISSUED FOR: PERMITTING  
 JOB #: 703 - SEC. 7  
 TWN. 39S  
 RANG. 22E  
 DESIGNED: ELR  
 DRAWN: ELR  
 APPROVED: ERC



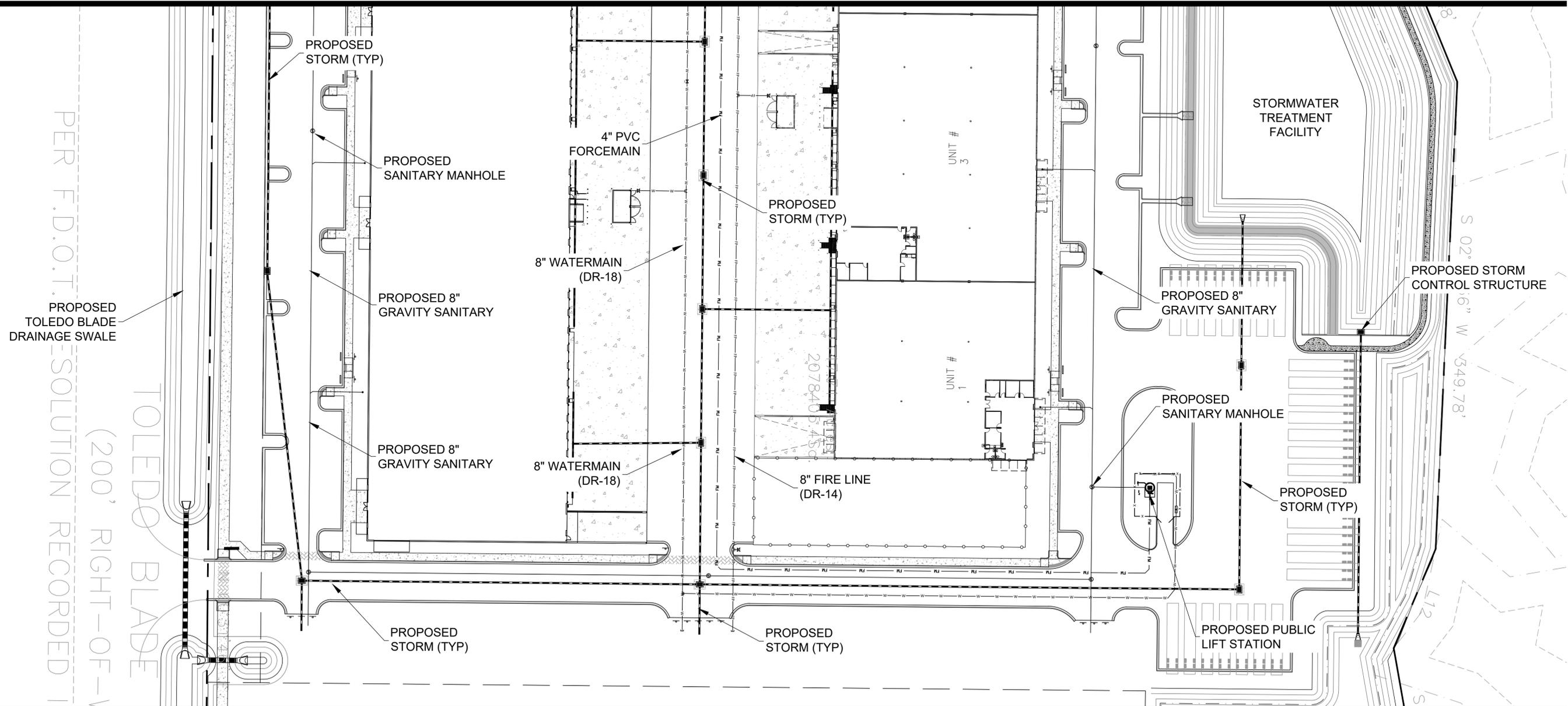
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MATCHLINE - SEE SHEET C-202



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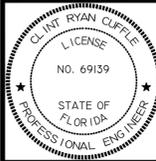
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PRELIMINARY  
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THE WOODLANDS  
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 DRAWN: ELR  
 APPROVED: ERC



Datum: NAVD 88



PROPOSED REVISION

ICI #A1428 Old World Blue	SW #7504 Kwystone Gray	SW #7506 Loggia	SW #7567 Natural Tan
			

\* the decorative lighting is subject to the Urban Design Standards Pattern Book regulations

# Woodlands Phase 1

## NORTH PORT, FLORIDA

**BENDERSON**  
DEVELOPMENT  
7978 COOPER CREEK BOULEVARD, UNIVERSITY PARK, FL 34201

PROP. #4151  
DRWG. # 4151 BLDG. 1 ELEV  
DATE 11.25.19 BY D. WATTS  
REVISION

**NEIGHBORHOOD MEETING - AGENDA**

- I. Todd Mathes with Benderson Development presentation
  - a. Discuss the proposed Development Master Plan & Major Site Development of ±47.07 acres within City of North Port's Activity Center #4 - Panacea.
  - b. Review the process to plan, permit and construct two Light Industrial Warehouse/Office buildings (±275,250 s.f.) and associated infrastructure.
- II. Citizen Input, Comments, and/or Questions
- III. Closing Summary

**NEIGHBORHOOD MEETING – Meeting Minutes Summary**

*Attendees:*

<b>Name</b>	<b>Organization</b>
Todd Mathes	Benderson Development
Raquel Alcaraz Figueroa	Neighbor/Resident
Ed Horgos	Neighbor/Resident
Richard Auen	Neighbor/Resident
J Donahue	Neighbor/Resident
Unknown	Neighbor/Resident
Cameron Cecil	Benderson Development
Daniel Martoma	City of North Port

The following participant questions and comments were the key items discussed during the Neighborhood Information Meeting held November 14, 2019 for our project The Woodlands Phase 1 (DMP-19-186 & MAS-19-276) to construct two Light Industrial Warehouse/Office buildings (±275,250 s.f.) and associated infrastructure in Activity Center #4 – Panacea.

*Todd Mathes:* We call it a Flex Warehouse, it might be someone whom might be a wholesaler of granite, air-conditioning distribution company, or someone that assembles product, but it will not be industrial activity. No chemicals, or heavy noise.

*Resident/Neighbor:* The parking area here says for trailers?

- That will be for trailer storage if it is utilized, this is really where the trucks will be (4' Dock High) in the back. That is more access storage if needed.

*Resident/Neighbor:* Is there a security system where those trailers are to be?

- We have had gated complex's and ungated, and we gated. It all depends on the activity and need. If needed, we do it and if not, we don't. We are diligent about being present and maintaining the property. We don't anticipate a need to gate it, but if we are surprised by kids hanging or such then there will be gates.

*Resident/Neighbor:* You have docks in the Center?

- Yes, exactly and will be primary location where the truck activity such as load and unload. In terms of total truck activity, it depends on the tenants.

*Resident/Neighbor:* How Tall are these buildings? Are they like the machinery places down here at Plantation & Toledo Blade?

## Exhibit C

- I would say pretty similar, but I don't know how tall those buildings are. Ours will be 35' clear to the ceiling/roof deck. Fairly similar to a retail building. One story, a standard height.

*Resident/Neighbor:* How far is this? 300 yards?

- 300 feet

*Resident/Neighbor:* Do you have any idea what kind of building will be going in here (referencing/pointing to the parcel west of the proposed west drive)?

- In all likely hood this will be some sort of highway service-oriented type of use.

*Resident/Neighbor:* What is it zoned for?

- This is area is all part of the DRI, which there are commercial, industrial, warehouse uses allowed on these parcels. It could be a gas station or such. We do not have any plans for that parcel at this time.

*Resident/Neighbor:* Any idea of the height of the vegetation around here?

- There is over head power (Toledo Blade), and these trees will be installed I believe code minimum is 8-10 feet. The palms will probably have to be setback a littler further or select a shorter tree because we just found out there is over head power here. Typically, if we can get the trees far enough back, they will be Royals and our landscape designer likes to install them at 20' clear trunk.

*Resident/Neighbor:* We paid the woodland fee's when we moved in here, and its 15-20 years from when it started in 2006.

- The CDD Assessments?

Yes

- All the commercial land up front is non CDD land. The residential and the land along the highway are CDD land. These parcels are actually non CDD parcels.

*Resident/Neighbor:* What do you think about going up the other side of Plantation Blvd in the future? There is some kind of Communication Tower existing. Are there any plans for anything up this side of Plantation going up towards Panacea?

- On the corner, not today. Originally there was a commercial plat so there are parcels platted out for a hotel or other highway-oriented retail uses. I would say that is what will likely happen there, but there is nothing near

term that we have discussed or planned. This project is all we really know is happening now.

*Resident/Neighbor:* My biggest concern is that in 2013, we put in contract on a place and the City came out and said 1 of the 5-6 places for a recycling substation was going to be right opposite our fountains on Plantation. I in fact got out of the contract.

- We own much of this area here and have plans for future residential here as well. We have been selling pieces of the land to Centex as they are ready to build. We are being very sensitive about making sure that anything we do and anything that happens around us is going to work for home sales. Centex is aware of our proposed project and comfortable as well. It presents very nicely on the stormfront side. This is not an exact replica of the building, but we do have to work on revising because the City has a Spanish Mediterranean design requirement. We have to see if we can pair the two together.

*Resident/Neighbor:* When you say light industrial, like you were telling me, granite or air-conditioning or things... It's not the big machinery we are seeing in Toledo Blade and the parking across?

- No

It's not that and everything will take place inside the buildings?

- Everything is inside, there is a fenced in closure and the tenant is a wholesaler of farm products, like fence post and such, and that's what's inside there, and why we call out. It is actually screened and fenced and will look like part of the building. In terms of the industrial side of it... it is really light assembly use that would be allowed here. It will not be a heavy production.

*Resident/Neighbor:* Not giant industrial lights and things like that I suppose?

- No, we will have on building lighting, under canopy lighting, and normal parking lot lighting.

*Todd Mathes:* Processes in terms of the City, we have applications pending and they are going to have hearings. Those hearings are tentatively scheduled in the beginning of December and you will get a similar post card notice. We also have your address and certainly if you have any questions or want to follow up you certainly can reach out to Cameron or me. We are happy to get back together or send you exhibits and such.

## Exhibit C

*Resident/Neighbor:* At this time, you have submitted a request to use land... Is that where you are now?

- We have both the Development Master Plan (DMP) and Major Site Development Plan (MAS) pending before the City.

*Resident/Neighbor:* You hear industrial, but it sounds you intend for the industrial park is all enclosed?

- Yes

Is different from what we see at the end, where all that huge equipment is?

*Resident/Neighbor:* Exactly

- Because the buildings all have multiple users inside them, we don't lease space where it would disrupt another tenant or have them damage it to where can't lease out again.

*Resident/Neighbor:* There are interior controls as well to protect the tenants as well as the people around them?

- Exactly
- For example, a tenant couldn't make a boat on site, but could assemble the boat shell and the interior fit-out of the boats for sales/display.

*Resident/Neighbor:* Those wetlands can't be built on?

- Portions of them can be built on. When this area was first mastered developed there was mitigation created and a lot of the land is in conservation easement throughout the Panacea DRI. There's at least 80 acres I am aware of and probably more. There were areas that were permitted impacts. There are allowable impacts, but they are tied into the original permits.

*Resident/Neighbor:* This is the big pond?

- That is a pond to be created and to be a completely wet pond when this project is done. This project does not impact any new wetlands.

*Resident/Neighbor:* What does this word mean 'Flex Warehouse'?

- We call these buildings 'Flexible Warehouse Space'

It's not for the Walls?

- No, it describes the usage

*Resident/Neighbor:* How large are they?

## Exhibit C

- The total is approximately 275,000 sf.

*Resident/Neighbor:* Is that one tenant?

- No, will be a multi-tenant building

Do you know how many?

- That is hard to tell but tend to not shorten space less than minimum width 75-100 feet.

*Resident/Neighbor:* What about traffic flow?

- This becomes a right-in / right-out only (west drive) and this (east drive) becomes the only left out and those turn lanes get extended a bit. Also, have access to Toledo Blade.

This intersection gets backed up, especially heading north towards Tampa.

What about Panacea? How's that along Panacea? Which is about a mile and a half away from this... How's that zoned? Say from Cypress Falls Gates towards Toledo Blade?

- The only commercial/industrial parcels are along Toledo Blade, the corner over by I-75 & Toledo Blade, very narrow pieces were Plantation curves out. Everything behind it and this way is all residential. There are some pieces for multi-family uses for future apartments. The way the DRI was initially created, there are parcels (big tracts of land) which have allowable uses on the parcels, and this is the only area for that there.

*Resident/Neighbor:* Do have any idea of the size of the largest truck that would be in and out?

- It would be a WB67 Tractor Trailer (18 wheeler, 53', plus cab of 67')

***The statements and information represent our understanding of the items discussed in the above-referenced meeting.***

**Exhibit C**  
**BENDERSON**  
**DEVELOPMENT**

7978 Cooper Creek Blvd.  
University Park, FL 34201

**NOTICE OF NEIGHBORHOOD MEETING**

Date/Time/Location: 11/14/19 at 6:45 pm  
Shannon Staub Library - Meeting Room #159  
4675 Career Lane  
North Port, FL 34289  
(941) 861-1110

Applicant Contact Info: Todd M. Mathes  
Director of Development  
Benderson Development  
7978 Cooper Creek Boulevard  
University Park, FL 34201  
(941) 360-7266

---

2970 LLC  
98 ROSEDALE AVE  
HASTINGS ON HUDSON, NY 10706-3115

**BENDERSON**  
**DEVELOPMENT**

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7978 Cooper Creek Boulevard  
University Park, FL 34201  
(941) 360-7266

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A & S IMAGE CONSULTING INC  
422 3RD AVE N  
TIERRA VERDE, FL 33715

**BENDERSON**  
**DEVELOPMENT**

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7978 Cooper Creek Boulevard  
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ADDIE II LLC  
13700 LAKE POINT CT  
PORT CHARLOTTE, FL 33953-5667

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7978 Cooper Creek Boulevard  
University Park, FL 34201  
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ALLEN FAMILY TRUST AGREEMENT  
ALLEN RICHARD C (TTEE)  
ALLEN LINDA G (TTEE)  
2582 OSWEGO DR  
NORTH PORT, FL 34289



# Exhibit D

**CITY OF NORTH PORT, FLORIDA  
DEVELOPMENT ECONOMIC AND FISCAL IMPACT MODEL  
THE WOODLANDS PHASE 1  
SUMMARY OF ECONOMIC AND FISCAL IMPACTS**

<b>I. OPERATING REVENUE IMPACT</b>	<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	\$434,649	\$537,910	\$597,958	\$661,463	\$721,649	\$781,258	\$3,734,887
B. Other Taxes	\$110,031	\$122,740	\$122,740	\$122,740	\$122,740	\$122,740	\$723,729
C. Permits, Fees, & Special Assessments	\$127,099	\$141,779	\$141,779	\$141,779	\$141,779	\$141,779	\$835,992
D. Intergovernmental Revenue	\$150,201	\$167,549	\$167,549	\$167,549	\$167,549	\$167,549	\$987,946
E. Charges for Services	\$1,182,703	\$1,319,307	\$1,319,307	\$1,319,307	\$1,319,307	\$1,319,307	\$7,779,236
F. Fines & Forfeitures	\$2,257	\$2,518	\$2,518	\$2,518	\$2,518	\$2,518	\$14,849
G. Miscellaneous Income	\$22,095	\$24,647	\$24,647	\$24,647	\$24,647	\$24,647	\$145,330
<b>TOTAL OPERATING REVENUE IMPACT</b>	<b>\$2,029,034</b>	<b>\$2,316,449</b>	<b>\$2,376,497</b>	<b>\$2,440,002</b>	<b>\$2,500,188</b>	<b>\$2,559,797</b>	<b>\$14,221,968</b>
<b>II. OPERATING EXPENDITURE IMPACT</b>	<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	\$696,005	\$776,395	\$776,395	\$776,395	\$776,395	\$776,395	\$4,577,978
Economic Environment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Physical Environment	\$129,685	\$144,663	\$144,663	\$144,663	\$144,663	\$144,663	\$853,002
Human Services	\$16,618	\$18,538	\$18,538	\$18,538	\$18,538	\$18,538	\$109,307
Transportation	\$273,702	\$305,315	\$305,315	\$305,315	\$305,315	\$305,315	\$1,800,274
Public Safety	\$691,671	\$771,560	\$771,560	\$771,560	\$771,560	\$771,560	\$4,549,469
Culture/Recreation	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital	\$248,532	\$277,238	\$277,238	\$277,238	\$277,238	\$277,238	\$1,634,724
Debt & Lease	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL OPERATING EXPENDITURE IMPACT</b>	<b>\$2,056,213</b>	<b>\$2,293,708</b>	<b>\$2,293,708</b>	<b>\$2,293,708</b>	<b>\$2,293,708</b>	<b>\$2,293,708</b>	<b>\$13,524,755</b>
<b>III. NET OPERATING SURPLUS/DEFICIT</b>	<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>
	<b>-\$27,178</b>	<b>\$22,741</b>	<b>\$82,789</b>	<b>\$146,294</b>	<b>\$206,480</b>	<b>\$266,089</b>	<b>\$697,214</b>
<b>IV. AD VALOREM INCREMENTAL REVENUE</b>	<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>
	<b>\$412,917</b>	<b>\$511,015</b>	<b>\$568,060</b>	<b>\$628,390</b>	<b>\$685,567</b>	<b>\$742,195</b>	<b>\$3,548,143</b>
<b>V. TOTAL IMPACT FEES</b>	<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	\$21,057	\$0	\$0	\$0	\$0	\$0	\$21,057
Fire	\$22,460	\$0	\$0	\$0	\$0	\$0	\$22,460
Parks & Recreation	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transportation	\$342,172	\$0	\$0	\$0	\$0	\$0	\$342,172
Solid Waste	\$7,982	\$0	\$0	\$0	\$0	\$0	\$7,982
General Government	\$15,565	\$0	\$0	\$0	\$0	\$0	\$15,565
<b>TOTAL IMPACT FEES</b>	<b>\$409,236</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$409,236</b>
<b>VI. UTILITY CONNECTION FEES</b>	<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	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wastewater	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL CONNECTION FEES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>VII. SUMMARY OF ANNUAL ECONOMIC IMPACTS (Output and Earnings in Current Dollars)</b>	<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	\$79,230,627	\$79,230,627	\$79,230,627	\$79,230,627	\$79,230,627	\$79,230,627	
Direct Employment From Development	367	367	367	367	367	367	
Direct Earnings From Development	\$20,058,757	\$20,058,757	\$20,058,757	\$20,058,757	\$20,058,757	\$20,058,757	
Indirect Output From Development	\$33,799,785	\$33,799,785	\$33,799,785	\$33,799,785	\$33,799,785	\$33,799,785	
Indirect Employment From Development	184	184	184	184	184	184	
Indirect Earnings From Development	-\$1,447,483	-\$1,447,483	-\$1,447,483	-\$1,447,483	-\$1,447,483	-\$1,447,483	
Total Output From Development	\$113,030,412	\$113,030,412	\$113,030,412	\$113,030,412	\$113,030,412	\$113,030,412	
Total Employment From Development	551	551	551	551	551	551	
Total Earnings From Development	\$18,611,274	\$18,611,274	\$18,611,274	\$18,611,274	\$18,611,274	\$18,611,274	

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.