

WILLIAMS PARKER
HARRISON DIETZ & GETZEN
ATTORNEYS AT LAW
EST. 1925

Charles D. Bailey, III
Attorney at Law
cbailey@williamsbauer.com
T: (941) 552-5551
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October 25, 2019

Via Email and FedEx Overnight Delivery

Nicole Galehouse, AICP
Planning Division Manager
City of North Port
4970 City Hall Blvd.
North Port, FL 34286

Re: Community Development District Application; Central Parc Community Development District; Sabal Trace Development Partners, LLC

Dear Nicole:

This firm, along with Hopping Green & Sams, is filing this Community Development District Application on behalf of Sabal Trace Development Partners, LLC, to establish the Central Parc Community Development District.

Enclosed are the following:

1. One (1) original and five (5) copies of the Community Development District Application packet, including the Checklist of Required Submittal Items;
2. One (1) original and five (5) copies of the Petition to Establish a Community Development District;
3. A check in the amount of \$2,280.00 representing the required filing fee; and
4. A flash drive containing a complete copy of this submittal.

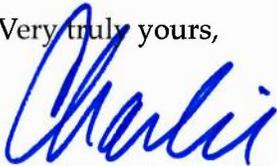
In an effort to assist you with the processing of this Application, also enclosed are drafts of a proposed Notice of Local Public Hearing for advertising the City Commission meeting and a proposed Ordinance establishing the Central Parc Community Development District.

Once you have had the chance to perform an initial review of the enclosed, I would ask that you please contact me to let me know if there is anything further we can

provide and to discuss the anticipated timing of the City Commission meeting.

We look forward to working with you on this as we process it to the City Commission for consideration. Thank you. As always, we appreciate your help.

Very truly yours,



Charles D. Bailey, III

For the Firm

Enclosures (as stated)

cc: Amber Slayton, Esq. (via email)
Mark Gerenger, Sabal Trace Development Partners, LLC (via email)
Michael C. Eckert, Esq., Hopping Green & Sams (via email)
Michelle K. Rigoni, Esq., Hopping Green & Sams (via email)
Jessica Mahoney, Esq., Feldman and Mahoney (via email)
Peter Van Buskirk, P.E., Kimley-Horn (via email)
Todd Wodraska, Special District Services, Inc. (via email)

5294653.v1

DATE RECEIVED - DATE STAMP



City of North Port
Neighborhood Development Services
4970 City Hall Boulevard, North Port, FL 34286
Phone: (941) 429-7156 Fax: (941) 429-7164
Web www.cityofnorthport.com

COMMUNITY DEVELOPMENT DISTRICT APPLICATION

Upon making any application to the City for any reason, the applicant agrees to comply with all the requirements of the Unified Land Development Code.

This section to be completed by staff

Date Application Received: _____ Accepted by: _____ Project Type: **CDD** - _____ - _____

Name of Applicant: Sabal Trace Development Partners, LLC, c/o Mark Gerenger

Name of Corporation/LLC (if Applicable): See above

Street Address: 301 Platt Street, Unit 368

City: Tampa State: FL Zip Code: 33606

Phone: 407-616-3248 E-mail: markgerenger@gnpdev.com

Proposed Name of District: Central Parc Community Development District

Size of Community Development District:

Up to 2,500 Acres

2,500 Acres or More

All information provided on this application is true and correct to the best of my knowledge.


Signature of Applicant,
as Manager of Sabal Trace
Development Partners, LLC

Mark Gerenger
Print Applicant Name

10/22/19
Date



City of North Port
Neighborhood Development Services
4970 City Hall Boulevard, North Port, FL 34286
Phone: (941) 429-7156 Fax: (941) 429-7164
Web www.cityofnorthport.com

Community Development District Fees

Name of Applicant: Sabal Trace Development Partners, LLC, c/o Mark Gerenger

Name of Corporation/LLC (If Applicable):

See above

Phone: 407-616-3248

E-mail: markgerenger@gnpdev.com

Name of Proposed District: Central Parc Community Development District

Community Development District Fees – Creation of a CDD

Fees		
Up to 2,500 Acres	\$ 2,280.00	\$2,280.00
2,500 Acres or more	\$15,000.00	n/a

-All fees should be made payable to the City of North Port. Fees must be paid prior to the processing of the submittal.

-Other billable fees will be assessed and will be required to be paid by the applicant as stated on the billable fee agreement.

Please contact Planning Staff if you have any questions, 941.429.7156

AFFIDAVIT

I (the undersigned), Mark Gerenger, Manager of Sabal Trace Development Partners, 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 22nd day of October, 2019

M L R G
Signature of Applicant or Authorized Agent

Mark Gerenger, Manager
Print Name and Title

STATE OF Florida

COUNTY OF Osceola

The foregoing instrument was acknowledged by me this 22nd day of October, 2019, by Mark Gerenger, as Manager of Sabal Trace Development Partners, LLC who is personally known to me or has produced n/a as identification.

Dee H Kirby
Signature - Notary Public



**AFFIDAVIT
AUTHORIZATION FOR AGENT/APPLICANT**

I, Mark Gerenger, as Manager of Sabal Trace Development Partners, LLC, property owner, hereby authorize Michael C. Eckert, Esq. and Charles D. Bailey, III, Esq.* to act as Agent on our behalf to apply for this application on the property described in (legal description) Exhibit "2" of the Application

M L R G
Owner

10/22/19
Date

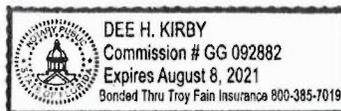
STATE OF Florida

COUNTY OF Osceola

The foregoing instrument was acknowledged by me this 22nd day of October, 2019, by Mark Gerenger, as Manager of Sabal Trace Development Partners, LLC who is personally known to me or has produced n/a as identification.

Dee H Kirby
Signature - Notary Public

(Place Notary Seal Below)



Revised 8-30-19 (Reviewed by CAO)

*Addresses for whom are contained in Exhibit "10" of the Application

Checklist of Required Submittal Items:

COMMUNITY DEVELOPMENT DISTRICT

Please collate six (6) packets of each of the following for distribution to reviewers:

Item 1: Application

Application form Provided by the City.

Item 2: Affidavit *Included in Application packet*

Affidavit must be attached to the completed application.

Item 3: Property Description: *See Exhibits "1" and "2" of Petition*

A metes and bounds description of the external boundaries of the district. Any real property within the external boundaries of the district which is to be excluded from the district shall be specifically described, and the last known address of all owners of such real property shall be listed. The petition shall also address the impact of the proposed district on any real property within the external boundaries of the district which is to be excluded from the district.

Item 4: Ownership Documentation *See Exhibit "3" of Petition*

Written consent to the establishment of the district by all landowners whose real property is to be included in the district or documentation demonstrating that the petitioner has control by deed, trust agreement, contract, or option of 100 percent of the real property to be included in the district, and when real property to be included in the district is owned by a governmental entity and subject to a ground lease as described in s. 190.003(14), the written consent by such governmental entity.

Item 5: Board of Supervisors *See Paragraph 4 of Petition*

A designation of five persons to be the initial members of the board of supervisors, who shall serve in that office until replaced by elected members as provided in s. 190.006.

Item 6: Map of Proposed District *See Paragraph 8 and Exhibit "6" of Petition*

A map of the proposed district showing current major trunk water mains and sewer interceptors and outfalls if in existence.

Item 7: Proposed Timetable *See Paragraph 9 and Exhibit "8" of Petition*

Based upon available data, the proposed timetable for construction of the district services and the estimated cost of constructing the proposed services. These estimates shall be submitted in good faith but are not binding and may be subject to change.

Item 8: Future Plans: *See Exhibit "5" of Petition*

A designation of the future general distribution, location, and extent of public and private uses of land proposed for the area within the district by the future land use plan element of the effective local government comprehensive plan of which all mandatory elements have been adopted by the applicable general-purpose local government in compliance with the Community Planning Act.

Item 9: Statement of Regulatory Costs: *See Exhibit "9" of Petition*

A statement of estimated regulatory costs in accordance with the requirements of s. 120.541.

Item 10: Fee Sheet and Payment *Fee Sheet included in Application packet. Payment check is enclosed.*

Item 11: Digital files: *Flash drive is enclosed*

The entire submittal package, in PDF format, submitted on a Flash Drive. Previously we have used CD's/DVD's, we are currently transitioning to flash storage.

Please submit all project related spatial information in either CAD .dwg, GIS Shapefile or File Geodatabase format on the disk as well. The data must have coordinates in at least 4 corners of the petition area. The Coordinate system must be: A Projected Coordinate System, State Plane, NAD 1983 StatePlane Florida West FIPS 0902 (US Feet).

PETITION TO ESTABLISH CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT

Submitted by:

Charles D. Bailey, III
Williams Parker Harrison Dietz & Getzen
200 South Orange Avenue
Sarasota, Florida 34236
Telephone: (941) 552-5551

and

Michael C. Eckert
Michelle K. Rigoni
Hopping Green & Sams PA
119 S. Monroe Street, Suite 300
Tallahassee, Florida 32301
Telephone: (850) 222-7500

Attorneys for Petitioner

**BEFORE THE CITY COMMISSION OF
THE CITY OF NORTH PORT, FLORIDA**

PETITION TO ESTABLISH A COMMUNITY DEVELOPMENT DISTRICT

Petitioner, Sabal Trace Development Partners, LLC (hereafter “Petitioner”), hereby petitions the City Commission of the City of North Port, Florida, pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, *Florida Statutes* (2019), to establish the Central Parc Community Development District (hereafter “District”) with respect to the land described herein. In support of this petition, Petitioner states:

1. LOCATION AND SIZE. The proposed District is located entirely within the City of North Port, Florida (hereafter “City”). **Exhibit 1** depicts the general location of the project. The proposed District covers approximately 207.561 acres of land. The site is located in the area generally located south of Appomattox Drive, north of Tamiami Trail, east of North Port Boulevard, west of South Sumter Boulevard. The metes and bounds description and a corresponding sketch of the external boundaries of the District are set forth in **Exhibit 2**.

2. EXCLUDED PARCELS. There are no parcels within the external boundaries of the proposed District which are to be excluded from the District.

3. LANDOWNER CONSENT. Petitioner has obtained written consent to establish the District from the Landowners of one hundred percent (100%) of the real property located within the District in accordance with section 190.005, *Florida Statutes* (2019). Documentation of this consent is contained in **Exhibit 3**.

4. INITIAL BOARD MEMBERS. The five persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows:

Mark R. Gerenger
52 Riley Road, Unit 155
Celebration, FL 34747

Dee Kirby
6343 Laurel Court
Macclenny, FL 32063

Kim B. Fields
521 NE Spanish Trail
Boca Raton, FL 33432

Richard J. Dowling
301 W. Platt Street, Suite 368
Tampa, FL 33606

Michael A. Graves
1875 W. Main Street
Bartow, FL 33830

All of the above-listed persons are residents of the State of Florida and citizens of the United States of America.

5. NAME. The proposed name of the District is the Central Parc Community Development District.

6. EXISTING LAND USES. The existing land uses within and abutting the proposed District are depicted on **Exhibit 4**. The lands within the proposed District are presently undeveloped, but historically included a golf course which is no longer in operation.

7. FUTURE LAND USES. The future general distribution, location, and extent of the public and private land uses proposed within the District are generally depicted on **Exhibit 5**.

8. MAJOR WATER AND WASTEWATER FACILITIES. There are currently no existing trunk water mains or sewer interceptors in the proposed District. The major trunk water mains and sewer interceptors and outfalls in the immediate vicinity of the District are depicted in **Composite Exhibit 6**. There is a reclaimed water main within the District. **Composite Exhibit 6** also includes a Sanitary Sewer Main Map and Potable & Reclaimed Water Main Map for the proposed development. **Composite Exhibit 6** also shows the pre-development drainage patterns and outfalls for the lands to be included within the proposed District.

9. DISTRICT FACILITIES AND SERVICES. **Exhibit 7** describes the type of facilities Petitioner presently expects the District to finance, construct, acquire and/or install, as well as the anticipated owner and entity responsible for maintenance. These facilities will serve the development within the District. The estimated costs of constructing the infrastructure serving land within the proposed District are included in **Exhibit 8**. At present, these improvements are estimated to be made, acquired, constructed, and/or installed in three (3) phases from 2020-2021, 2021-2022 and 2022-2024. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

10. STATEMENT OF ESTIMATED REGULATORY COSTS. **Exhibit 9** is the statement of estimated regulatory costs (“SERC”) prepared in accordance with the requirements of section 120.541, *Florida Statutes* (2019). The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

11. AUTHORIZED AGENT. The Petitioner is authorized to do business in Florida. The authorized agents for the Petitioner are Michael C. Eckert and Charles D. Bailey, III. See **Exhibit 10**. Copies of all correspondence and official notices should also be sent to:

Michael C. Eckert
Hopping Green & Sams PA
119 S. Monroe Street, Suite 300
Tallahassee, FL 32301
MichaelE@hgslaw.com

Charles D. Bailey, III
Williams Parker Harrison Dietz & Getzen
200 South Orange Avenue
Sarasota, FL 34236
Cbailey@williamsparker.com

12. This petition to establish the Central Parc Community Development District should be granted for the following reasons:

a. Establishment of the District and all of the land uses, and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the City Comprehensive Plan.

b. The area of land within the proposed District is part of a planned community. It is of a sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The establishment of the District will prevent the general body of taxpayers in the City from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the District. The District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District's services and facilities.

e. The area to be served by the proposed District is amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the City Commission of the City of North Port, Florida to:

a. schedule a public hearing in accordance with the requirements of section 190.005(2)(b), *Florida Statutes* (2019);

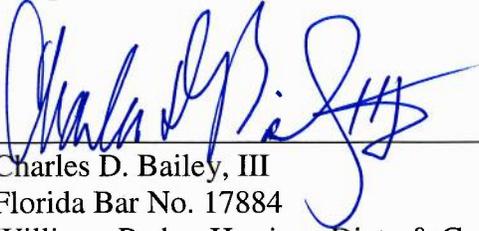
b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, *Florida Statutes* (2019); and

c. consent to the District exercise of certain additional powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities for parks and facilities for indoor and outdoor recreational, cultural, and educational uses, and for security, all as authorized and described by sections 190.012 (2)(a) and 190.012(2)(d), *Florida Statutes* (2019).

RESPECTFULLY SUBMITTED this 18th day of October, 2019.

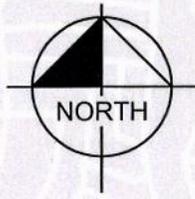
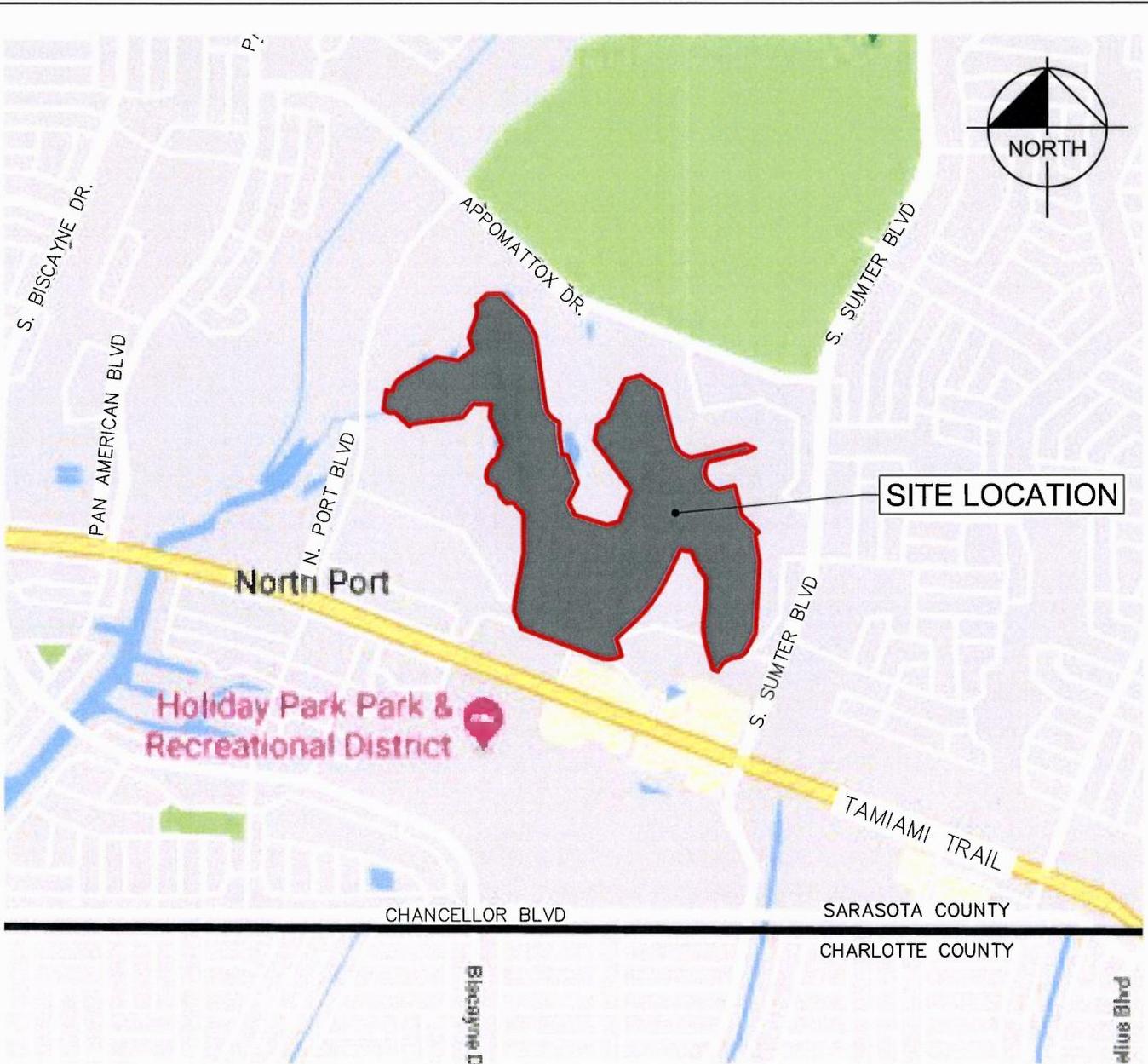
BY: 

Michael C. Eckert
Florida Bar No. 080314
Michelle K. Rigoni
Florida Bar No. 124758
Hopping Green & Sams PA
119 S. Monroe Street, Suite 300
Tallahassee, Florida 32301
Telephone: (850) 222-7500

BY: 

Charles D. Bailey, III
Florida Bar No. 17884
Williams Parker Harrison Dietz & Getzen
200 South Orange Avenue
Sarasota, Florida 34236
Telephone: (941) 552-5551

Drawing name: K:_Civl\148860000 - Sabal Trace\CAD\Exhibits\2019-06-26 Prepared for Central Parc a CDD\01 - Local - jp.dwg 01 Oct 02, 2019 10:11am by: Jonathan.Hart
 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reason of and improper reliance on this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE LOCATION

LEGEND

CDD BOUNDARY

SCALE	1" = 2000'
DESIGNED BY	JO
DRAWN BY	GB
CHECKED BY	JO

Kimley»Horn
 © 2019 KIMLEY-HORN AND ASSOCIATES, INC.
 1412 JACKSON STREET, SUITE 2, FORT MYERS, FL 33901
 PHONE: 239-271-2850 FAX: 941-379-4352
 WWW.KIMLEY-HORN.COM CA 00005896

DATE	10/2/2019
PROJECT NO.	148860000

LOCATION MAP
CENTRAL PARC AT NORTH PORT SARASOTA COUNTY, FLORIDA

EXHIBIT 1

CENTRAL PARC CDD

PARCEL I

A PORTION OF SECTIONS 28, 29, 32 AND 33, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, PER PLAT THEREOF RECORDED IN PLAT BOOK 19 AT PAGES 32 AND 32-A THROUGH 32-C IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;

THENCE S.21°12'00"W. A DISTANCE OF 80.00 FEET TO THE NORTHWESTERLY CORNER OF LOT 60, BLOCK ONE IN THE AFORESAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE;

THENCE CONTINUE S.21°12'00"W., ALONG THE WESTERLY BOUNDARY LINE OF SAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, A DISTANCE OF 233.67 FEET TO THE POINT OF BEGINNING;

THENCE S.13°38'52"E., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 674.01 FEET TO THE POINT OF CURVATURE OF A 275.00 FOOT RADIUS CURVE TO THE LEFT, WITH THE CENTER POINT OF SAID CURVE BEARING N.76°21'08"E.;

THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID WESTERLY BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 65°22'48" A DISTANCE OF 313.80 FEET TO A POINT ON THE ARC OF SAID CURVE;

THENCE LEAVING THE ARC OF SAID CURVE, N.76°21'08"E., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 707.14 FEET;

THENCE S.67°08'07"E., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 128.83 FEET;

THENCE S.62°59'35"W., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 101.03 FEET;

THENCE S.76°21'08"W., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 511.42 FEET TO A POINT ON THE ARC OF A NON-TANGENT 225.00 FOOT RADIUS CURVE TO THE LEFT, WITH THE CENTER POINT BEARING S.52°35'23"E.;

THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 113°47'29", A DISTANCE OF 446.86 FEET TO A POINT ON THE ARC OF SAID CURVE; THENCE LEAVING THE ARC OF SAID CURVE, N.76°21'08"E., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 213.08 FEET;

THENCE S.13°38'52"E., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 330.63 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID SECTION 28, TOWNSHIP 39 SOUTH, RANGE 21 EAST BEARING S.89°31'55"E., A DISTANCE OF 802.10 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 28 WHICH IS COMMON TO THE SOUTHEAST CORNER OF SECTION 29, THE NORTHEAST CORNER OF SECTION 32 AND THE NORTHWEST CORNER OF SECTION 33 ALL IN SAID TOWNSHIP 39 SOUTH, RANGE 21 EAST;

THENCE CONTINUE S.13°38'52"E. ALONG SAID WESTERLY BOUNDARY OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE A DISTANCE OF 58.18 FEET;

THENCE S.44°30'00"E., ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 300.40 FEET TO THE SOUTHEASTERLY CORNER OF LOT 18, BLOCK ONE, AFORESAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE WHICH IS THE MOST NORTHERLY CORNER OF

NORTH PORT CHARLOTTE COUNTRY CLUB UNIT THREE, PER PLAT THEREOF RECORDED IN PLAT BOOK 33, PAGES 50 AND 50A, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT THREE THE FOLLOWING 4 COURSES, S.45°30'00"W. A DISTANCE OF 60.00 FEET;

CENTRAL PARC CDD

THENCE S. 09°08'12"E. A DISTANCE OF 331.05 FEET;
THENCE S.02°52'43"W. A DISTANCE OF 931.00 FEET;
THENCE S.27°52'00"W. A DISTANCE OF 252.17 FEET TO THE POINT OF CURVATURE OF A
156.17 FOOT RADIUS CURVE TO THE RIGHT, WITH THE CENTER POINT OF SAID CURVE
BEARING N.62°08'00"W.;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL
ANGLE OF 57°12'10", A DISTANCE OF 155.92 FEET TO A POINT OF REVERSE CURVATURE
WITH A 275.00 FOOT RADIUS CURVE TO THE LEFT, WITH THE CENTER POINT OF SAID
CURVE BEARING S.04°55'50"E.;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY
BOUNDARY THROUGH A CENTRAL ANGLE OF 64°25'44" A DISTANCE OF 309.24 FEET TO
THE SOUTHWEST CORNER OF AFORESAID NORTH PORT CHARLOTTE COUNTRY CLUB
UNIT THREE WHICH IS ON THE NORTHERLY RIGHT-OF-WAY LINE OF GREENWOOD
AVENUE (100 FEET WIDE) AS PLATTED IN NORTH PORT CHARLOTTE COUNTRY CLUB UNIT
TWO, PER PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGES 37 AND 37A THROUGH
37C, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;

THENCE N.69°21'34"W., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF
68.97 FEET TO THE SOUTHEAST CORNER OF BLOCK 3 IN SAID NORTH PORT CHARLOTTE
COUNTRY CLUB UNIT TWO;

THENCE ALONG THE BOUNDARY OF SAID BLOCK 3 THE FOLLOWING 12 COURSES,
N.15°29'25"W. A DISTANCE OF 361.35 FEET TO THE POINT OF CURVATURE OF A 685.00
FOOT RADIUS CURVE TO THE RIGHT WITH THE CENTER POINT BEARING N.74°30'35"E.;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF
21°28'36", A DISTANCE OF 256.76 FEET TO A POINT OF TANGENCY;

THENCE N.05°59'11"E., A DISTANCE OF 117.89 FEET TO THE POINT OF CURVATURE OF A
3,000.00 FOOT RADIUS CURVE TO THE LEFT WITH THE CENTER POINT BEARING
S.84°00'49"E.;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE
05°55'49", A DISTANCE OF 310.51 FEET TO A POINT OF TANGENCY;

THENCE N.00°03'22"E. A DISTANCE OF 132.71 FEET TO A POINT ON THE ARC OF A 1,260.00
FOOT RADIUS NON-TANGENT CURVE WITH THE CENTER POINT BEARING N.53°46'43"E.;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL
ANGLE OF 17°18'44", A DISTANCE OF 380.72 FEET;

THENCE LEAVING THE ARC OF SAID CURVE N.79°14'40"W. A DISTANCE OF 148.65 FEET;

THENCE S.25°37'28"W. A DISTANCE OF 76.15 FEET TO A POINT ON THE EAST LINE OF
SECTION 32, TOWNSHIP 39 SOUTH, RANGE 21 EAST BEARING S.00°31'18"E. A DISTANCE OF
576.55 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 32 AS REFERENCED ON
THE AFORESAID RECORDED PLAT;

THENCE CONTINUE S.25°37'28"W. A DISTANCE OF 352.40 FEET TO THE POINT OF
CURVATURE OF A 1,800.00 FOOT RADIUS CURVE TO THE RIGHT, WITH A CENTER POINT
BEARING N.64°22'32"W.;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL
ANGLE OF 21°25'11", A DISTANCE OF 672.92 FEET TO A POINT OF TANGENCY;

THENCE S.47°02'39"W. A DISTANCE OF 314.34 FEET;

THENCE S.19°12'49" E. A DISTANCE OF 229.37 FEET TO THE SOUTHWEST CORNER OF
AFORESAID BLOCK 3 ON THE NORTHERLY RIGHT-OF-WAY LINE OF GREENWOOD AVENUE
AS SHOWN ON SAID RECORDED PLAT OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT
TWO;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF GREENWOOD AVENUE AS
DESCRIBED IN OFFICIAL RECORDS BOOK 1697, PAGES 929 AND 930, PUBLIC RECORDS OF
SARASOTA COUNTY, FLORIDA THE FOLLOWING 3 COURSES S.70°47'11"W. A DISTANCE OF
69.44 FEET TO THE POINT OF CURVATURE OF A 350.00 FOOT RADIUS CURVE TO THE
RIGHT WITH THE CENTER POINT BEARING N.19°12'49"W.;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF
39°53'10" A DISTANCE OF 243.65 FEET TO A POINT OF TANGENCY;

THENCE N.69°19'39"W. A DISTANCE OF 1041.94 FEET;

CENTRAL PARC CDD

THENCE LEAVING THE RIGHT-OF-WAY OF GREENWOOD AVENUE N.22°14'25"W. A DISTANCE OF 232.52 FEET;
THENCE N.05°09'40"E. A DISTANCE OF 133.96 FEET;
THENCE N.09°47'12"E. A DISTANCE OF 637.41 FEET;
THENCE N.00°27'44"W. A DISTANCE OF 252.77 FEET;
THENCE N.00°07'11"W. A DISTANCE OF 230.00 FEET;
THENCE N.42°58'51 "W. A DISTANCE OF 196.78 FEET;
THENCE S.89°14'59"W. A DISTANCE OF 85.60 FEET;
THENCE N.42°12'50"W. A DISTANCE OF 109.58 FEET;
THENCE N.23°18'07"W. A DISTANCE OF 150.51 FEET;
THENCE N.65°05'38"W. A DISTANCE OF 109.88 FEET;
THENCE N.20°00'36"W. A DISTANCE OF 69.50 FEET;
THENCE N.05°33'24"E. A DISTANCE OF 92.98 FEET;
THENCE N.31°38'55"E. A DISTANCE OF 122.29 FEET;
THENCE N.51°57'16"E. A DISTANCE OF 77.05 FEET;
THENCE N.14°47'40"E. A DISTANCE OF 125.91 FEET;
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THENCE S.82°22'06"W. A DISTANCE OF 608.57 FEET;
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THENCE N.45°48'39"W. A DISTANCE OF 249.21 FEET;
THENCE S.89°59'18"W. A DISTANCE OF 69.98 FEET;
THENCE N.62°19'34"W. A DISTANCE OF 87.07 FEET TO A POINT ON THE ARC OF A 3,136.58 FOOT RADIUS CURVE WITH THE CENTER POINT BEARING S.84°15'00"E. ;
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°29'49", A DISTANCE OF 246. 18 FEET;
THENCE S.79°45'11"E., RADIAL TO THE LAST CURVE, A DISTANCE OF 76.60 FEET TO A POINT ON THE ARC OF A 290.00 FOOT RADIUS CURVE WITH THE CENTER POINT BEARING S.79°45'11"E. ;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°34'49", A DISTANCE OF 250.95 FEET;
THENCE N.59°49'38"E. A DISTANCE OF 476.48 FEET;
THENCE S.81°06'29"E. A DISTANCE OF 281.17 FEET;
THENCE N.52°22'52"E. A DISTANCE OF 236.57 FEET;
THENCE N.18°50'44"W. A DISTANCE OF 162.44 FEET;
THENCE N.18°59'48"E. A DISTANCE OF 266.03 FEET TO THE POINT OF CURVATURE OF A 230.00 FOOT RADIUS CURVE TO THE LEFT, WITH THE CENTER POINT BEARING N.71°00'12"W. ;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°18'09", A DISTANCE OF 161.78 FEET;
THENCE LEAVING SAID CURVE N.45°26'23"E. A DISTANCE OF 203.80 FEET;
THENCE N.89°59'57"E. A DISTANCE OF 190.00 FEET;
THENCE S.45°34'34"E. A DISTANCE OF 423.96 FEET;
THENCE S.27°44'18"E. A DISTANCE OF 270.11 FEET;
THENCE S.07°51'12"E. A DISTANCE OF 878.24 FEET TO THE POINT OF CURVATURE OF A 290.00 FOOT RADIUS CURVE TO THE LEFT, WITH THE CENTER POINT BEARING N.82°09'11"E. ;
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THENCE LEAVING SAID CURVE S.00°00'00"E. A DISTANCE OF 150.00 FEET;
THENCE S.08°00'44"E. A DISTANCE OF 265.03 FEET;
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CENTRAL PARC CDD

THENCE S.20°34'37"E. A DISTANCE OF 373.99 FEET;
THENCE S.25°20'41"W. A DISTANCE OF 276.53 FEET;
THENCE S.25°53'48"E. A DISTANCE OF 179.85 FEET;
THENCE S.72°42'22"E. A DISTANCE OF 432.37 FEET;
THENCE N.73°47'42"E. A DISTANCE OF 159.34 FEET;
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THENCE N.24°42'09"E, A DISTANCE OF 550.36 FEET;
THENCE N.75°57'50"E. A DISTANCE OF 206.16 FEET;
THENCE S.54°34'16"E. A DISTANCE OF 317.41 FEET TO THE POINT OF BEGINNING.

CONTINING 9,019,275 SQUARE FEET, OR 207.054 ACRES, MORE OR LESS

TOGETHER WITH;

PARCEL IV:

A PORTION OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

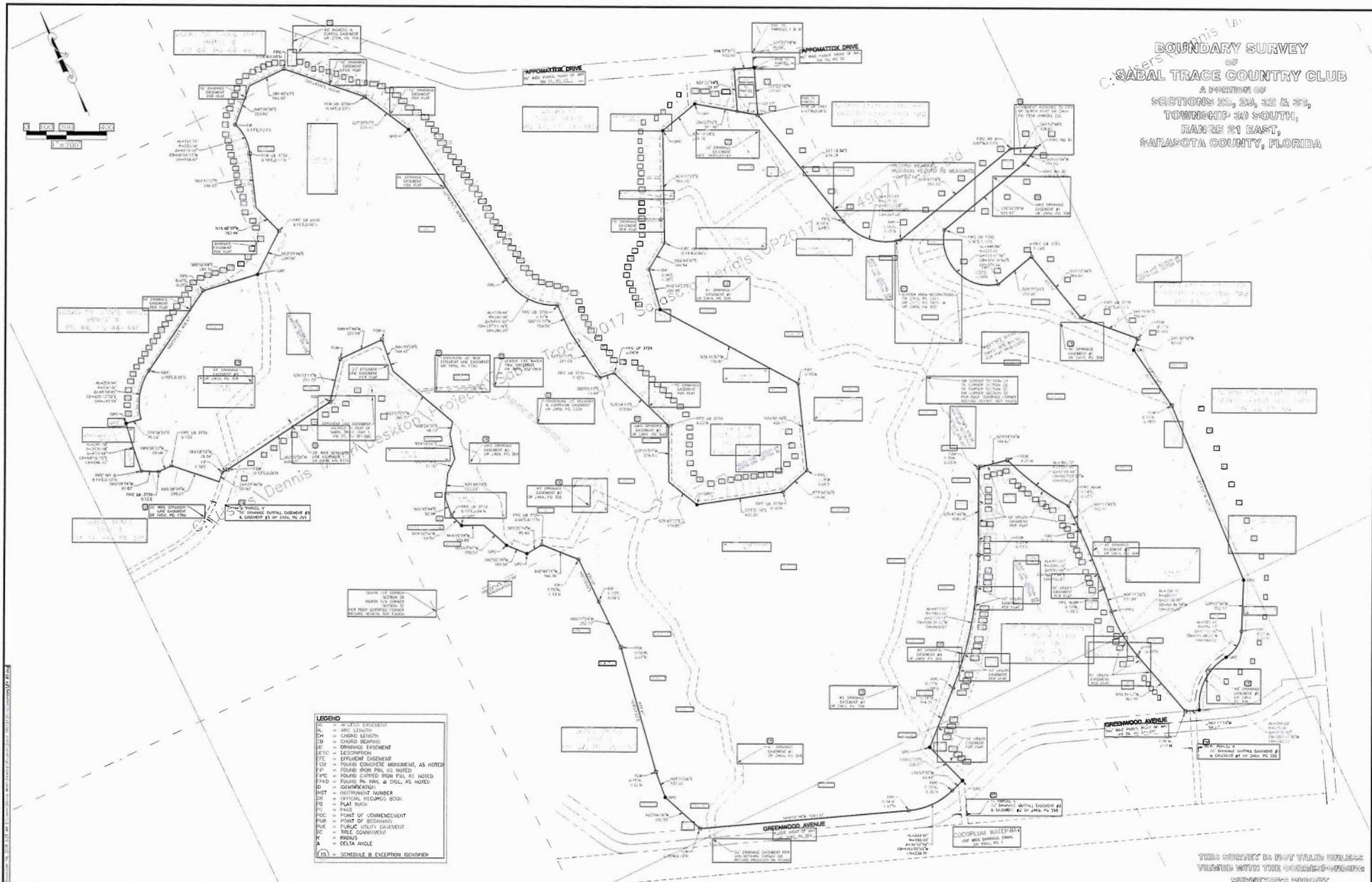
COMMENCING AT THE NORTHWEST CORNER OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, PER PLAT THEREOF RECORDED IN PLAT BOOK 19, AT PAGES 32 AND 32-A THROUGH 32-C IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S.21°12'00"W. A DISTANCE OF 80.00 FEET TO THE NORTHWESTERLY CORNER OF LOT 60, BLOCK ONE IN THE AFORESAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, SAID NORTHWESTERLY COMER ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF APPOMATTOX BOULEVARD AS PLATTED IN THE FIFTY-SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, AS RECORDED IN PLAT BOOK 2 L AT PAGES 13, 13-A THROUGH 13-NN IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND THE POINT OF BEGINNING;
THENCE CONTINUE S. 21°12'00"W. A DISTANCE OF 233.67 FEET TO THE NORTHERLY BOUNDARY OF SABAL TRACE COUNTRY CLUB;
THENCE N.54°34'16"W., A DISTANCE OF 103.17 FEET;
THENCE LEAVING SAID NORTHERLY BOUNDARY N.21°12'00"E., A DISTANCE OF 208.31 FEET TO THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF APPOMATTOX BOULEVARD;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S.68°48'00"E. A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 22,100 SQUARE FEET, OR 0.507 ACRES, MORE OR LESS.

HAVING A COMBINED TOTAL AREA OF 9,041,375 SQUARE FEET, OR 207.561 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE WHERE THE WEST LINE OF BLOCK 1, NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE BEARS S.13°28'34"E.

BOUNDARY SURVEY
 OF
SABAL TRACE COUNTRY CLUB
 A PORTION OF
 SECTIONS 22, 23, 24 & 25,
 TOWNSHIP 30 SOUTH,
 RANGE 21 EAST,
 SARASOTA COUNTY, FLORIDA



LEGEND

PC	PLANNED CENTERLINE
CH	CHANGING ELEVATION
CB	CHANGING BEARING
BE	BEARING EASEMENT
DE	DESCRIPTION
EFE	EASEMENT EASEMENT
FCM	FOUNDED CONCRETE MONUMENT, AS NOTED
FF	FOUNDED IRON PILE, AS NOTED
FFP	FOUNDED CIPPED IRON PILE, AS NOTED
FFB	FOUNDED IRON BAR, AS NOTED
D	IDENTIFICATION NUMBER
IR	IRREGULAR RECORD BOOK
IRB	IRREGULAR RECORD BOOK
PC	POINT OF COMMENCEMENT
PCB	POINT OF BEGINNING
PUC	PUBLIC UTILITY EASEMENT
M	WIRE COMMUNICATION
A	DELLA ANGLE
(S)	SCHEDULE B EXCEPTION IDENTIFIER

THIS SURVEY IS NOT VALID UNLESS VIEWED WITH THE CORRESPONDING PLANNING REPORT.

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;"> RWA ENGINEERING </td> <td style="width: 50%; text-align: center;"> 19503 S West Village Parkway, Suite A5 Venice, Florida 34293 Phone: (239) 597-0575 Fax: (239) 597-0578 LB No.: 6962 </td> </tr> </table>	RWA ENGINEERING	19503 S West Village Parkway, Suite A5 Venice, Florida 34293 Phone: (239) 597-0575 Fax: (239) 597-0578 LB No.: 6962	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">CLIENT</td> <td style="width: 70%;">SABAL TRACE DEVELOPMENT PARTNERS, LLC</td> </tr> <tr> <td>TITLE</td> <td>MAP OF BOUNDARY SURVEY</td> </tr> </table>	CLIENT	SABAL TRACE DEVELOPMENT PARTNERS, LLC	TITLE	MAP OF BOUNDARY SURVEY	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">PROJECT</td> <td style="width: 50%;">SABAL TRACE COUNTRY CLUB</td> </tr> <tr> <td>DATE</td> <td>12/10/2010</td> </tr> <tr> <td>SCALE</td> <td>AS SHOWN</td> </tr> </table>	PROJECT	SABAL TRACE COUNTRY CLUB	DATE	12/10/2010	SCALE	AS SHOWN
RWA ENGINEERING	19503 S West Village Parkway, Suite A5 Venice, Florida 34293 Phone: (239) 597-0575 Fax: (239) 597-0578 LB No.: 6962													
CLIENT	SABAL TRACE DEVELOPMENT PARTNERS, LLC													
TITLE	MAP OF BOUNDARY SURVEY													
PROJECT	SABAL TRACE COUNTRY CLUB													
DATE	12/10/2010													
SCALE	AS SHOWN													

**CONSENT AND JOINDER TO ESTABLISHMENT
OF A COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described in **Exhibit A** attached hereto and made a part hereof (“Property”).

The undersigned, Mark Gerenger, as member of Sabal Trace Development Partners, LLC, a Florida limited liability company (“Petitioner”), intends to submit an application to establish a Community Development District in accordance with the provisions of Chapter 190, *Florida Statutes*.

As the owner of lands which are intended to constitute the Community Development District, the Petitioner understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, the Petitioner is required to include the written consent to the establishment of the Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Community Development District.

The Petitioner hereby consents to the establishment of the Community Development District which will include the Property within the lands to be a part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Community Development District.

The Petitioner acknowledges that the consent will remain in full force and effect until the Community Development District is established or three years from the date hereof, which ever shall first occur. The Petitioner further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain a consent to establishment of the Community Development District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the person executing this instrument.

[signatures of following page]

Executed this 22nd day of July, 2019.

Witnessed:

Sabal Trace Development Partners, LLC,
a Florida limited liability company

[Signature]
Print Name: Dwayne K Ellis

[Signature]
By: Mark Gerenger
Its: Manager

[Signature]
Print Name: Joshua Pardue

STATE OF FLORIDA
COUNTY OF Hillsborough

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared Mark Gerenger, member and an authorized representative of Sabal Trace Development Partners, LLC, a Florida limited liability company, who executed the foregoing instrument, acknowledged before me that he executed the same on behalf of the foregoing entity and was identified in the manner indicated below.

Witness my hand and official seal this 22nd day of July, 2019.

[Signature]
Notary Public



Personally known: ✓
Produced Identification: n/a
Type of Identification: _____

Exhibit A: Property Description

CENTRAL PARC CDD

PARCEL I

A PORTION OF SECTIONS 28, 29, 32 AND 33, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, PER PLAT THEREOF RECORDED IN PLAT BOOK 19 AT PAGES 32 AND 32-A THROUGH 32-C IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;

THENCE S.21°12'00"W. A DISTANCE OF 80.00 FEET TO THE NORTHWESTERLY CORNER OF LOT 60, BLOCK ONE IN THE AFORESAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE;

THENCE CONTINUE S.21°12'00"W., ALONG THE WESTERLY BOUNDARY LINE OF SAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, A DISTANCE OF 233.67 FEET TO THE POINT OF BEGINNING;

THENCE S.13°38'52"E., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 674.01 FEET TO THE POINT OF CURVATURE OF A 275.00 FOOT RADIUS CURVE TO THE LEFT, WITH THE CENTER POINT OF SAID CURVE BEARING N.76°21'08"E.;

THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID WESTERLY BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 65°22'48" A DISTANCE OF 313.80 FEET TO A POINT ON THE ARC OF SAID CURVE;

THENCE LEAVING THE ARC OF SAID CURVE, N.76°21'08"E., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 707.14 FEET;

THENCE S.67°08'07"E., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 128.83 FEET;

THENCE S.62°59'35"W., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 101.03 FEET;

THENCE S.76°21'08"W., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 511.42 FEET TO A POINT ON THE ARC OF A NON-TANGENT 225.00 FOOT RADIUS CURVE TO THE LEFT, WITH THE CENTER POINT BEARING S.52°35'23"E.;

THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 113°47'29", A DISTANCE OF 446.86 FEET TO A POINT ON THE ARC OF SAID CURVE; THENCE LEAVING THE ARC OF SAID CURVE, N.76°21'08"E., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 213.08 FEET;

THENCE S.13°38'52"E., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 330.63 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID SECTION 28, TOWNSHIP 39 SOUTH, RANGE 21 EAST BEARING S.89°31'55"E., A DISTANCE OF 802.10 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 28 WHICH IS COMMON TO THE SOUTHEAST CORNER OF SECTION 29, THE NORTHEAST CORNER OF SECTION 32 AND THE NORTHWEST CORNER OF SECTION 33 ALL IN SAID TOWNSHIP 39 SOUTH, RANGE 21 EAST;

THENCE CONTINUE S.13°38'52"E. ALONG SAID WESTERLY BOUNDARY OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE A DISTANCE OF 58.18 FEET;

THENCE S.44°30'00"E., ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 300.40 FEET TO THE SOUTHEASTERLY CORNER OF LOT 18, BLOCK ONE, AFORESAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE WHICH IS THE MOST NORTHERLY CORNER OF

NORTH PORT CHARLOTTE COUNTRY CLUB UNIT THREE, PER PLAT THEREOF RECORDED IN PLAT BOOK 33, PAGES 50 AND 50A, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT THREE THE FOLLOWING 4 COURSES, S.45°30'00"W. A DISTANCE OF 60.00 FEET;

CENTRAL PARC CDD

THENCE S. 09°08'12"E. A DISTANCE OF 331.05 FEET;
THENCE S.02°52'43"W. A DISTANCE OF 931.00 FEET;
THENCE S.27°52'00"W. A DISTANCE OF 252.17 FEET TO THE POINT OF CURVATURE OF A 156.17 FOOT RADIUS CURVE TO THE RIGHT, WITH THE CENTER POINT OF SAID CURVE BEARING N.62°08'00"W.;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°12'10", A DISTANCE OF 155.92 FEET TO A POINT OF REVERSE CURVATURE WITH A 275.00 FOOT RADIUS CURVE TO THE LEFT, WITH THE CENTER POINT OF SAID CURVE BEARING S.04°55'50"E.;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY BOUNDARY THROUGH A CENTRAL ANGLE OF 64°25'44" A DISTANCE OF 309.24 FEET TO THE SOUTHWEST CORNER OF AFORESAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT THREE WHICH IS ON THE NORTHERLY RIGHT-OF-WAY LINE OF GREENWOOD AVENUE (100 FEET WIDE) AS PLATTED IN NORTH PORT CHARLOTTE COUNTRY CLUB UNIT TWO, PER PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGES 37 AND 37A THROUGH 37C, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;

THENCE N.69°21'34"W., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 68.97 FEET TO THE SOUTHEAST CORNER OF BLOCK 3 IN SAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT TWO;

THENCE ALONG THE BOUNDARY OF SAID BLOCK 3 THE FOLLOWING 12 COURSES,
N.15°29'25"W. A DISTANCE OF 361.35 FEET TO THE POINT OF CURVATURE OF A 685.00 FOOT RADIUS CURVE TO THE RIGHT WITH THE CENTER POINT BEARING N.74°30'35"E.;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°28'36", A DISTANCE OF 256.76 FEET TO A POINT OF TANGENCY;

THENCE N.05°59'11"E., A DISTANCE OF 117.89 FEET TO THE POINT OF CURVATURE OF A 3,000.00 FOOT RADIUS CURVE TO THE LEFT WITH THE CENTER POINT BEARING S.84°00'49"E.;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 05°55'49", A DISTANCE OF 310.51 FEET TO A POINT OF TANGENCY;

THENCE N.00°03'22"E. A DISTANCE OF 132.71 FEET TO A POINT ON THE ARC OF A 1,260.00 FOOT RADIUS NON-TANGENT CURVE WITH THE CENTER POINT BEARING N.53°46'43"E.;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°18'44", A DISTANCE OF 380.72 FEET;

THENCE LEAVING THE ARC OF SAID CURVE N.79°14'40"W. A DISTANCE OF 148.65 FEET;

THENCE S.25°37'28"W. A DISTANCE OF 76.15 FEET TO A POINT ON THE EAST LINE OF SECTION 32, TOWNSHIP 39 SOUTH, RANGE 21 EAST BEARING S.00°31'18"E. A DISTANCE OF 576.55 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 32 AS REFERENCED ON THE AFORESAID RECORDED PLAT;

THENCE CONTINUE S.25°37'28"W. A DISTANCE OF 352.40 FEET TO THE POINT OF CURVATURE OF A 1,800.00 FOOT RADIUS CURVE TO THE RIGHT, WITH A CENTER POINT BEARING N.64°22'32"W.;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°25'11", A DISTANCE OF 672.92 FEET TO A POINT OF TANGENCY;

THENCE S.47°02'39"W. A DISTANCE OF 314.34 FEET;

THENCE S.19°12'49" E. A DISTANCE OF 229.37 FEET TO THE SOUTHWEST CORNER OF AFORESAID BLOCK 3 ON THE NORTHERLY RIGHT-OF-WAY LINE OF GREENWOOD AVENUE AS SHOWN ON SAID RECORDED PLAT OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT TWO;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF GREENWOOD AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 1697, PAGES 929 AND 930, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA THE FOLLOWING 3 COURSES S.70°47'11"W. A DISTANCE OF 69.44 FEET TO THE POINT OF CURVATURE OF A 350.00 FOOT RADIUS CURVE TO THE RIGHT WITH THE CENTER POINT BEARING N.19°12'49"W.;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°53'10" A DISTANCE OF 243.65 FEET TO A POINT OF TANGENCY;

THENCE N.69°19'39"W. A DISTANCE OF 1041.94 FEET;

CENTRAL PARC CDD

THENCE LEAVING THE RIGHT-OF-WAY OF GREENWOOD AVENUE N.22°14'25"W. A DISTANCE OF 232.52 FEET;
THENCE N.05°09'40"E. A DISTANCE OF 133.96 FEET;
THENCE N.09°47'12"E. A DISTANCE OF 637.41 FEET;
THENCE N.00°27'44"W. A DISTANCE OF 252.77 FEET;
THENCE N.00°07'11"W. A DISTANCE OF 230.00 FEET;
THENCE N.42°58'51 "W. A DISTANCE OF 196.78 FEET;
THENCE S.89°14'59"W. A DISTANCE OF 85.60 FEET;
THENCE N.42°12'50"W. A DISTANCE OF 109.58 FEET;
THENCE N.23°18'07"W. A DISTANCE OF 150.51 FEET;
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THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°29'49", A DISTANCE OF 246. 18 FEET;
THENCE S.79°45'11"E., RADIAL TO THE LAST CURVE, A DISTANCE OF 76.60 FEET TO A POINT ON THE ARC OF A 290.00 FOOT RADIUS CURVE WITH THE CENTER POINT BEARING S.79°45'11"E. ;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°34'49", A DISTANCE OF 250.95 FEET;
THENCE N.59°49'38"E. A DISTANCE OF 476.48 FEET;
THENCE S.81°06'29"E. A DISTANCE OF 281.17 FEET;
THENCE N.52°22'52"E. A DISTANCE OF 236.57 FEET;
THENCE N.18°50'44"W. A DISTANCE OF 162.44 FEET;
THENCE N.18°59'48"E. A DISTANCE OF 266.03 FEET TO THE POINT OF CURVATURE OF A 230.00 FOOT RADIUS CURVE TO THE LEFT, WITH THE CENTER POINT BEARING N.71°00'12"W. ;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°18'09", A DISTANCE OF 161.78 FEET;
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THENCE S.45°34'34"E. A DISTANCE OF 423.96 FEET;
THENCE S.27°44'18"E. A DISTANCE OF 270.11 FEET;
THENCE S.07°51'12"E. A DISTANCE OF 878.24 FEET TO THE POINT OF CURVATURE OF A 290.00 FOOT RADIUS CURVE TO THE LEFT, WITH THE CENTER POINT BEARING N.82°09'11"E. ;
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CENTRAL PARC CDD

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PARCEL IV:

A PORTION OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, PER PLAT THEREOF RECORDED IN PLAT BOOK 19, AT PAGES 32 AND 32-A THROUGH 32-C IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S.21°12'00"W. A DISTANCE OF 80.00 FEET TO THE NORTHWESTERLY CORNER OF LOT 60, BLOCK ONE IN THE AFORESAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, SAID NORTHWESTERLY COMER ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF APPOMATTOX BOULEVARD AS PLATTED IN THE FIFTY-SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, AS RECORDED IN PLAT BOOK 2 L AT PAGES 13, 13-A THROUGH 13-NN IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND THE POINT OF BEGINNING;
THENCE CONTINUE S. 21°12'00"W. A DISTANCE OF 233.67 FEET TO THE NORTHERLY BOUNDARY OF SABAL TRACE COUNTRY CLUB;
THENCE N.54°34'16"W., A DISTANCE OF 103.17 FEET;
THENCE LEAVING SAID NORTHERLY BOUNDARY N.21°12'00"E., A DISTANCE OF 208.31 FEET TO THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF APPOMATTOX BOULEVARD;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S.68°48'00"E. A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 22,100 SQUARE FEET, OR 0.507 ACRES, MORE OR LESS.

HAVING A COMBINED TOTAL AREA OF 9,041,375 SQUARE FEET, OR 207.561 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE WHERE THE WEST LINE OF BLOCK 1, NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE BEARS S.13°28'34"E.

Drawing name: K:_Civil\148860000 - Sobal Trace\CAD\Exhibits\CDD_exhibits\04 - Existing Land Uses Map.dwg 04 Sep 2019 4:35pm by: Jonathan.Hart

This document, together with the concepts and design presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of any improper reference on this document without written authorization and adoption by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

- ACTIVITYCENTER (TDR RECEIVING ZONE-EXCEPT AC 3)
- COMMERCIAL
- INDUSTRIAL
- PROFESSIONAL OFFICE/INSTITUTIONAL
- UTILITY INDUSTRIAL CORRIDOR
- VILLAGE
- AGRICULTURAL, ESTATES
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- PUBLIC
- CONSERVATION (TDR Sending Zone)
- RECREATION OPEN SPACE (TDR Sending Zone)
- NONE
- Future Annexation Overlay
- Water Features and Canals

North Port Roads

- Primary Arterial
- Arterial
- Collector

Future Roads

- ARTERIAL
- COLLECTOR

- Existing Land Use (Built)
- Historic_Sites
- Bobcat Village Non-Residential Area
- Commercial Recreation
- Deep Injection Well
- Government Use
- Inactive Privately-Owned Landfill
- School
- Town Center

LEGEND

- CDD BOUNDARY

Map Source: City of North Port, Florida

SCALE	1" = 2000'
DESIGNED BY	JO
DRAWN BY	GB
CHECKED BY	JO

Kimley»Horn

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
 1412 JACKSON STREET, SUITE 2, FORT MYERS, FL 33901
 PHONE: 239-271-2650 FAX: 941-379-4352
 WWW.KIMLEY-HORN.COM CA 0000696

DATE	9/10/2019
PROJECT NO.	148860000

EXISTING LAND USE MAP
CENTRAL PARC AT NORTH PORT SARASOTA COUNTY, FLORIDA

EXHIBIT 4

Drawing name: K:_Civil\148860000 - Sabal Trace\CAD\Exhibits\CDD_exhibits\05 -Future Land Use Map.dwg 05 Sep 19 5:21pm by: Jonathan.Hart



LEGEND

- ACTIVITYCENTER (TDR RECEIVING ZONE-EXCEPT AC 3)
- COMMERCIAL
- INDUSTRIAL
- PROFESSIONAL OFFICE/INSTITUTIONAL
- UTILITY INDUSTRIAL CORRIDOR
- VILLAGE
- AGRICULTURAL, ESTATES
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- PUBLIC
- CONSERVATION (TDR Sending Zone)
- RECREATION OPEN SPACE (TDR Sending Zone)
- NONE
- Future Annexation Overlay
- Water Features and Canals

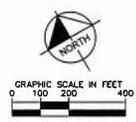
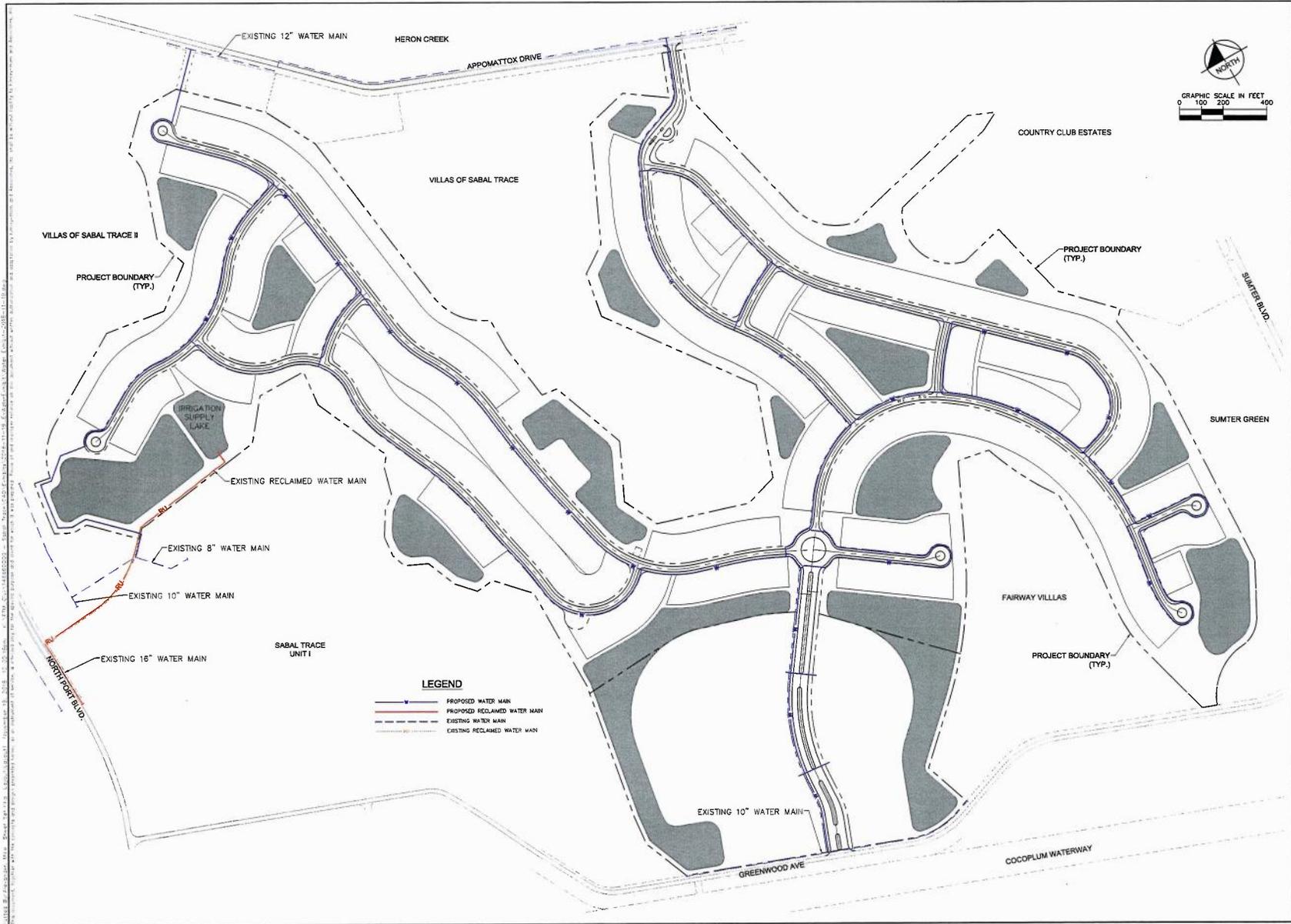
SARASOTA COUNTY
CHARLOTTE COUNTY

LEGEND

- North Port Roads
- Primary Arterial
- Arterial
- Collector
- Future Roads
- ARTERIAL
- COLLECTOR
- Historic_Sites
- Bobcat Village Non-Residential Area
- Commercial Recreation
- Deep Injection Well
- Government Use
- Inactive Privately-Owned Landfill
- School
- Town Center
- CDD BOUNDARY

Map Source: City of North Port, Florida

SCALE 1"=2000' DESIGNED BY JO DRAWN BY GB CHECKED BY JO	<p>© 2019 KIMLEY-HORN AND ASSOCIATES, INC. 1412 JACKSON STREET, SUITE 2, FORT MYERS, FL 33901 PHONE: 239-271-2850 FAX: 941-379-4352 WWW.KIMLEY-HORN.COM CA 00005696</p>	DATE 9/10/2019 PROJECT NO. 148860000	FUTURE LAND USE MAP CENTRAL PARC AT NORTH PORT SARASOTA COUNTY, FLORIDA	EXHIBIT 5
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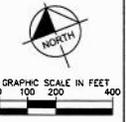
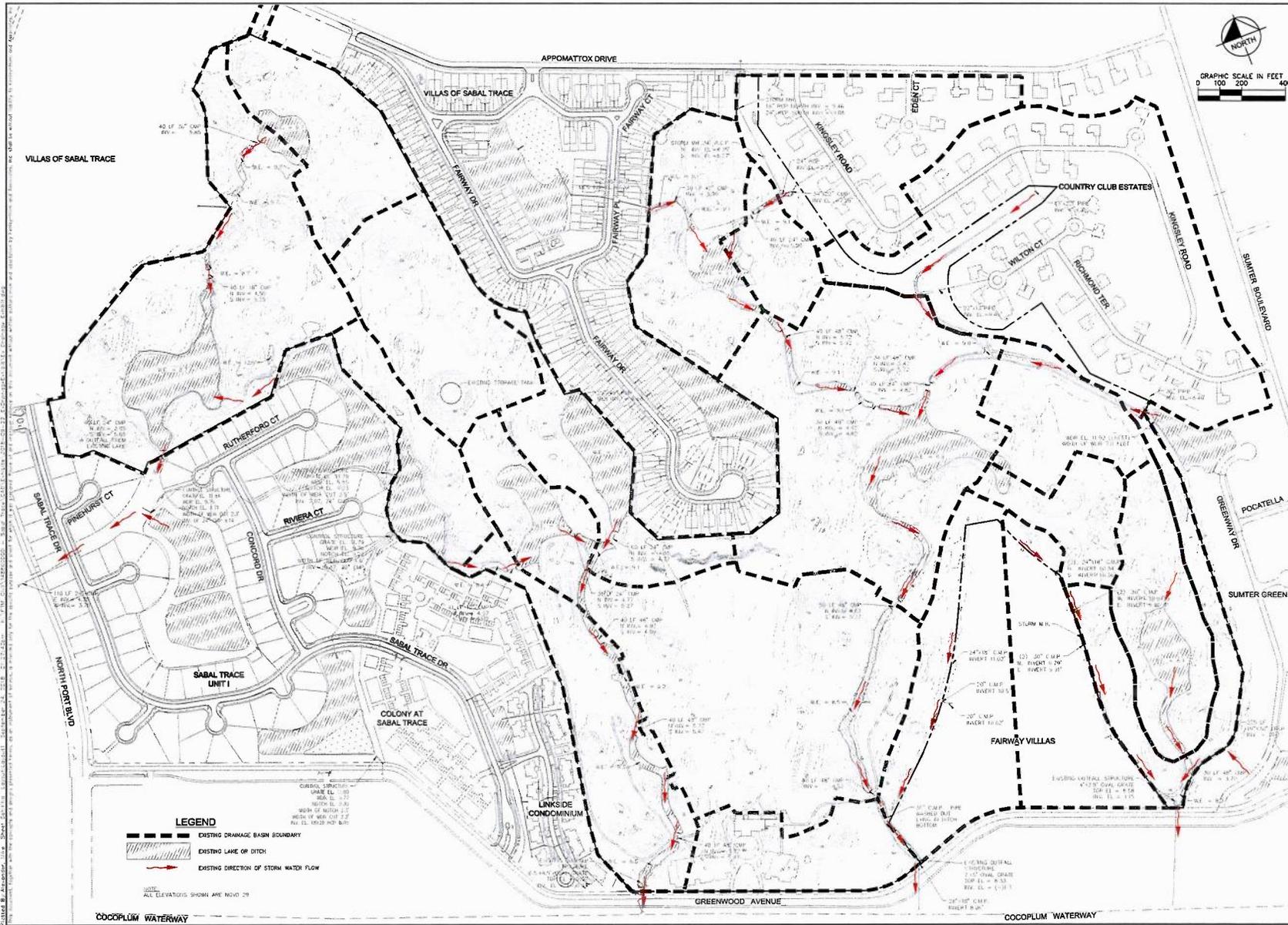


LEGEND

	PROPOSED WATER MAIN
	PROPOSED RECLAIMED WATER MAIN
	EXISTING WATER MAIN
	EXISTING RECLAIMED WATER MAIN

ALL RIGHTS RESERVED. THIS PLAN IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC.

CONCEPTUAL NORTH PORT PREPARED FOR SABAL TRACE DEVELOPMENTS PARTNERS, LLC	CONCEPTUAL POTABLE & RECLAIMED WATER MAIN PLAN				
EX-U1	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DATE</td> <td style="width: 50%;">BY</td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	DATE	BY		
DATE	BY				



LEGEND

--- EXISTING DRAINAGE BASIN BOUNDARY

--- EXISTING LAKE OR DITCH

--- EXISTING DIRECTION OF STORM WATER FLOW

NOTE: ALL ELEVATIONS SHOWN ARE NAVD 29

PLANNED BY: A. Anderson, LLC. DESIGN: S. Kimley-Horn & Associates, Inc. DATE: 11/11/2010. PROJECT: COCOPULUM WATERWAY, NORTH PORT, FLORIDA.

<p>THE SPRINGS AT NORTH PORT PREPARED FOR SABAL TRACE DEVELOPMENTS PARTNERS, LLC NORTH PORT, FLORIDA</p>		<p>DATE: 11/11/2010 DRAWN BY: S. Kimley-Horn CHECKED BY: S. Kimley-Horn PROJECT NO.: 10-0001 SHEET NO.: 11-01</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION	DATE			
NO.	DESCRIPTION	DATE							
<p>EXISTING DRAINAGE PATTERNS</p>		<p>Kimley»Horn 6000 W. US HWY 90, SUITE 200 NORTH PORT, FLORIDA 34891 TEL: 888-366-2652 WWW.KIMLEY-HORN.COM</p>							

Exhibit 7

PROPOSED FACILITIES AND SERVICES

CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT

Facility	Financed By	Ownership	Operation and Maintenance
Potable Water	CDD	CITY	CITY
Sanitary Sewer	CDD	CITY	CITY
Internal Roadways	CDD	CDD	CDD
Offsite Roadways	CDD	CITY	CITY
Street Lights	CDD (lease)	FPL	FPL
Storm Water and Surface Water Management (including Berms)	CDD	CDD	CDD
Conservation and Mitigation	CDD	CDD	CDD
Streetscape, Landscape, Gates, Walls and Fencing	CDD	CDD	CDD
Parks and Paths	CDD	CDD	CDD

Key:

CDD = Central Parc Community Development District

CITY = City of North Port

FPL = Florida Power & Light

Exhibit 8

**ESTIMATED CONSTRUCTION COSTS OF PROPOSED INFRASTRUCTURE PLAN
CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT**

<u>Facility</u>	<u>Estimated Costs</u>
Potable Water	\$ 998,000
Sanitary Sewer	\$ 2,323,000
Internal Roadways	\$ 2,144,000
Offsite Roadways	\$ 104,000
Storm Water and Surface Water Management (including Berms)	\$ 5,730,000
Conservation and Mitigation, Streetscape, Landscape, Gates, Walls, and Fencing	\$ 6,859,000
Parks and Paths	\$ 150,000
Miscellaneous (surveying, drawings, testing, conduit, etc.)	<u>\$ 328,000</u>
	SUBTOTAL: \$18,636,000
Professional Fees and Contingency (10%)	<u>\$ 1,863,600</u>
	TOTAL: \$20,499,600

EXHIBIT 9

**PETITION TO ESTABLISH CENTRAL PARC
COMMUNITY DEVELOPMENT
DISTRICT**

Statement of Estimated Regulatory Costs

Prepared by

Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410
(561) 630-4922

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs (“SERC”) supports the petition to establish the Central Parc Community Development District (“District”). The District comprises approximately 207.561 acres of land located in the City of North Port, Sarasota County, Florida. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2) (d), F.S. (governing District establishment), as follows:

"That the process of establishing such a district pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant (emphasis added)."

1.2 Overview of the Central Parc Community Development District

The District is designed to provide public infrastructure, services, and facilities along with their operations and maintenance to a master planned residential development containing approximately 600 residential units, 130,000 square feet of commercial space, and a 300-bed senior living facility within the boundaries of the District.

Residential Unit Type	Unit Count
Villa	272
Single Family	228
Multi-Family (Located in Mixed-Use)	100
Total Units	600

Commercial Unit Type	Square Footage
Medical Office	30,000
Neighborhood Commercial	20,000
Retail Storage (Mini-Storage)	80,000
Total Square Footage	130,000

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S. (2019), defines the elements a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule directly or indirectly (1) is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after

the implementation of the rule; (2) is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after implementation of the rule; or (3) is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this paragraph, “transactional costs” are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting.

(e) An analysis of the impact on small businesses, as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities, as defined by Section 120.52, F.S.

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under Section 120.541 (1) (a), F.S. and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

“Note: the references to “rule” in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an “ordinance” under Section 190.005(2), Florida Statutes.”

2.0 An economic analysis of potential impacts on growth, business competitiveness or increased regulatory costs, in excess of \$1 million within the next 5 years.

It is unlikely the establishment of the District will meet any of the adverse triggers referenced in Section 120.541(2)(a). The basis for this determination is that this Petition to establish the District is for the sole purpose of providing public infrastructure for the development of the Project, which has already been vetted by the City during the review process. Additional support of this determination is provided in the discussions in Section 3.0 through Section 6.0 herein.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.

The Central Parc Community Development District serves land that comprises a 207.561 acre development to be made up of an estimated 600 residential units, 130,000 square feet of commercial space, and a 300-bed senior living facility. The estimated population of the District is 2,100 (3 people per household, plus the 300-bed senior living facility).

4.0 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

There is no state agency promulgating any rule relating to this project that is anticipated to affect state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

Because the results of adopting the ordinance is establishment of a local special purpose government, there will be no enforcing responsibilities of any other government entity, but there will be various implementing responsibilities, which are identified with their costs herein.

State Governmental Entities

There will be only modest costs to various state governmental entities to implement and enforce the proposed establishment of the District. The District, as established on the proposed land, will encompass under 2,500 acres, therefore, the City of North Port is the establishing entity under 190.005(2), F.S. The modest costs to various state entities to implement and enforce the proposed ordinance relate strictly to the receipt and processing of various reports that the District is required to file with the state and its various entities. Appendix A lists the reporting requirements. The costs to those state agencies that will receive and process the District's reports are very small, because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.018, F.S., the District must pay an annual fee to the State of Florida Department of Economic Opportunity, which offsets such costs.

Sarasota County and the City of North Port

There will be only modest costs to the County and City for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides much of the information needed for a staff review. Third, the County and City already possesses the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Finally,

the County and City routinely process similar petitions, though for entirely different subjects, for land uses and zoning changes that are far more complex than is the petition to establish a community development district. However, the Petitioner has included a payment of \$2,280 to offset any expenses the City may incur in the processing of this Petition.

The annual costs to Sarasota County and the City of North Port, because of the establishment of the District, are also very small. The District is an independent unit of local government. The only annual costs the County and City face are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the County and City, or any monitoring expenses the County or City may incur if it establishes a monitoring program for this District.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on state or local revenues. The District is an independent unit of local government. It is designed to provide infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected.

In this regard it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other reason, are not debts of the State of Florida or any other units of local government. In accordance with state law, debts of the District are strictly its own responsibility.

5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities required to comply with the requirements of the ordinance.

The petitioner has estimated the costs for providing the capital facilities to be approximately \$20,499,600, see Exhibit 8. The District may issue special assessment bonds to fund all or a portion of the costs of these facilities. These bonds would be repaid through non-ad valorem special assessments levied on all properties in the District that may benefit from the District's infrastructure program. In addition to the levy of non-ad valorem special assessments for debt service, the District may also impose a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services.

Furthermore, locating in the District by new property owners is completely voluntary. So, ultimately, all owners and users of the affected property choose to accept the non-ad valorem special assessments by various names and user fees as a tradeoff for the benefits and facilities that the District provides.

A Community Development District ("CDD") provides property owners with the option of having higher levels of facilities and services financed through self-imposed assessments. The District is an alternative means to manage necessary development

services with related financing powers. District operation is no more costly, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a property association, City provision, or through developer equity and/or bank loans.

In considering these costs, it shall be noted that owners of the lands to be included within the District will receive three major classes of benefits.

- First, landowners in the District will receive a higher long-term sustained level of public services and amenities sooner than would otherwise be the case.
- Second, a CDD is a mechanism for assuring that the community services and amenities will be completed concurrently with development of lands within the District. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.
- Third, a CDD is the sole form of governance which allows District landowners, through landowner voting, to determine the type, quality and expense of District services they receive, provided they meet the City's overall requirements.

The cost impact on the ultimate landowners in the District is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative management mechanism. Given the low cost of capital for a CDD, the cost impact to landowners is negligible. This incremental cost of the high quality infrastructure provided by the District is likely to be fairly low.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities, as defined by Section 120.52, F.S.

Approval of the Central Parc CDD will have positive impacts on small business, as defined in Chapter 288.703 (6), F. S. These positive impacts will result because the additional population in the District will require goods and services from small businesses. These services can be provided by the small businesses that currently serve the general area. Additional opportunities will also be created for new businesses to be formed or relocate to the area. No negative impacts have been identified for small businesses, as defined.

The City had an estimated population in 2017 that is greater than 10,000; therefore the City is not defined as a “*small*” City according to Section 120.52, F.S, and there will accordingly, be no impact on a small City because of the formation of the District.

The County had an estimated population in 2017 that is greater than 75,000; therefore the County is not defined as a “*small*” County according to Section 120.52, F.S, and there will accordingly, be no impact on a small County because of the formation of the District.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Petitioner's Engineer and other professionals associated with the Petitioner.

**APPENDIX A
LIST OF REPORTING REQUIREMENTS**

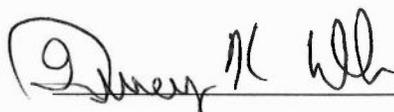
REPORT	FL. STATUTE CITATION	DUE DATE
Annual Financial Audit Reports	218.32	within 45 days of audit completion, but no later than 9 months after end of fiscal year
TRIM Compliance Report	200.068	no later than 30 days following the adoption of the property tax levy ordinance/resolution (if levying property taxes)
Form 1: Statement of Financial	112.3145	within 30 days of accepting interest the appointment, then every year thereafter by 7/1 (by "local officers" appointed to special district's board); during the qualifying period, then every year thereafter by 7/1 (by "local officers" elected to special district's board)
Public Facilities Report	189.08	within one year of special district's creation; then annual notice of any changes; and updated report every 7 years, 12 months prior to submission of local government's evaluation and appraisal report
Public Meetings Schedule	189.015	quarterly, semiannually, or annually
Bond Report	218.38	when issued
Registered Agent	189.014	within 30 days after first meeting of governing board
Proposed Budget	190.008	prior to end of current fiscal year, and at least 60 days prior to adoption
Public Depositor Report	280.17	annually by 11/30

Authorization of Agent

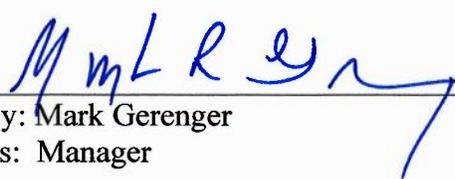
This letter shall serve as a designation of Charles D. Bailey, III, of Williams Parker Harrison Dietz & Getzen, whose address is 200 South Orange Avenue, Sarasota, Florida 34236, to act as an agent for Sabal Trace Development Partners, LLC, a Florida limited liability company, with regard to any and all matters pertaining to the Petition to the City Commission of the City of North Port, Florida to establish a community development district pursuant to Chapter 190, *Florida Statutes* ("Petition"). This authorization shall remain in effect until revoked in writing. This authorization is in addition to any prior authorizations related to the Petition.

Witnessed:

Sabal Trace Development Partners, LLC,
a Florida limited liability company



Print Name: Dwayne K Ellis



By: Mark Gerenger
Its: Manager

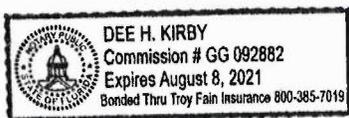


Print Name: Josh Pardue

STATE OF FLORIDA
COUNTY OF Osceola

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared Mark Gerenger, an authorized representative of Sabal Trace Development Partners, LLC, a Florida limited liability company, who executed the foregoing instrument, acknowledged before me that he executed the same on behalf of the foregoing entity and was identified in the manner indicated below.

Witness my hand and official seal in the County of Osceola and State of Florida this 7th day of October, 2019.





Notary Public

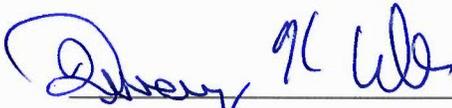
Personally known:
Produced Identification: N/A
Type of Identification: N/A

Authorization of Agent

This letter shall serve as a designation of Michael C. Eckert of Hopping Green & Sams PA, whose address is 119 S. Monroe Street, Suite 300, Tallahassee, Florida 32301, to act as agent for Sabal Trace Development Partners, LLC, a Florida limited liability company, with regard to any and all matters pertaining to the Petition to the City Commission of the City of North Port, Florida to establish a community development district pursuant to Chapter 190, *Florida Statutes*. The petition is true and correct. This authorization shall remain in effect until revoked in writing.

Witnessed:

Sabal Trace Development Partners, LLC,
a Florida limited liability company



Print Name: Dwayne K. Ellis



By: Mark Gerenger
Its: Manager



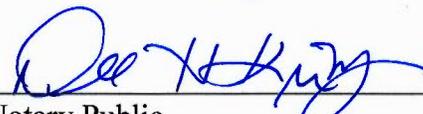
Print Name: Joshua Pardue

STATE OF FLORIDA
COUNTY OF Hillsborough

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared Mark Gerenger, an authorized representative of Sabal Trace Development Partners, LLC, a Florida limited liability company, who executed the foregoing instrument, acknowledged before me that he executed the same on behalf of the foregoing entity and was identified in the manner indicated below.

Witness my hand and official seal in the County of Hillsborough and State of Florida this 22nd day of July, 2019.





Notary Public

Personally known: ✓
Produced Identification: N/A
Type of Identification: _____

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER AND ORIGINAL DOCUMENT SECURITY SCREEN ON BACK WITH PADLOCK SECURITY ICON.

Sabal Trace Development Partners, LLC
521 NE Spanish Trail
Boca Raton, FL 33432
561-465-3140

City National Bank
9750 West Atlantic Blvd.
Coral Spring, FL 33071
63-0436/0660

001079

DATE 10/4/2019

PAY TO THE ORDER OF City of North Port

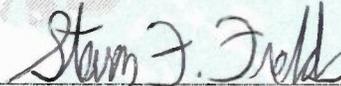
\$ ****2,280.00**

Two Thousand Two Hundred Eighty and 00/100***** DOLLARS

City of North Port

MEMO

Filing Fee
Central Parc - CDD Petition



AUTHORIZED SIGNATURE

MP

Security Features Included  Details on back.

⑈001079⑈ ⑆066004367⑆ 2704802259⑈