

ORDINANCE NO. 2013-38

AN ORDINANCE OF THE CITY OF VENICE, FLORIDA, ESTABLISHING THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT; ESTABLISHING THE BOUNDARIES OF THAT DISTRICT; APPOINTING THE INITIAL BOARD OF SUPERVISORS; PROVIDING FOR POWERS OF THE BOARD; CONSENTING TO EXERCISE OF CERTAIN SPECIAL POWERS BY THE BOARD; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on September 16, 2013, Lake Awesome Land Partners, LLC, submitted a petition to the city for the creation of a community development district to be known as the Toscana Isles Community Development District ("District"), in accordance with Section 190.005(2), Florida Statutes; and

WHEREAS, the petition which is attached hereto as Exhibit "A" and made a part hereof contains the information required in Section 190.005(9)(a), Florida Statutes; and

WHEREAS, a public hearing on the petition was conducted by the city council on November 26, 2013, at city hall in accordance with the requirements of Sections 190.005(2)(b) and 190.005(1)(d), Florida Statutes; and

WHEREAS, the city council has reviewed the six factors set forth in Section 190.005(1)(e) and the record of the public hearing held on November 26, 2013, in making its determination as to whether to grant or deny the establishment of the Toscana Isles Community Development District; and

WHEREAS, the city council has determined that:

1. All statements contained within the petition have been found to be true and correct.
2. The establishment of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or of the effective local government comprehensive plan.
3. The land within the proposed District is of sufficient size, sufficiently compact and sufficiently contiguous to be developable as one functional interrelated community.
4. The establishment of the District is the best alternative available for delivering the community development services and facilities to the lands within the District boundaries.

5. The proposed services and facilities to be provided by the District are not incompatible with the capacity and uses of existing local and regional community services and facilities.
6. The area identified in the Petition is amenable to be included in the proposed District; and

WHEREAS, the city council has determined that the establishment of the Toscana Isles Community Development District would be consistent with the criteria for community development districts as set forth in the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA, as follows:

SECTION 1. The Whereas clauses above are ratified and confirmed as true and correct.

SECTION 2. In accordance with the provisions of Chapter 190, Florida Statutes, the city council of the City of Venice, Florida hereby establishes a community development district as follows:

Establishment and name: There is hereby established a Community Development District to be known as TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT.

Legal description: The legal description for the Community Development District is attached hereto and incorporated herein by reference in attachment to the Petition which is attached as Exhibit "A" to this Ordinance. In addition, a map depicting the land area to be serviced by the District is a part of the Petition.

Board of Supervisors: The initial Board of Supervisors are as follows. Their terms, powers and duties are as described in Chapter 190, Florida Statutes:

- (a) John Peshkin
- (b) Daniel Peshkin
- (c) Samantha Peshkin
- (d) Brian Watson
- (e) Alexander Hays

SECTION 3. The Board of Supervisors of the District shall have such powers as set forth in Sections 190.011 and 190.012(1), Florida Statutes.

SECTION 4. The City Council consents to the exercise of special powers and grants the Board of Supervisors the special powers as set forth in Section 190.012(2)(d), Florida Statutes.

SECTION 5. Any individuals who purchase property in the District should be advised of the existence of the District, as well as the costs associated with owning property within the District.

SECTION 6. All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

SECTION 7. If for any reason a provision of this ordinance or the application thereof to any person, group or persons, or circumstances are held invalid, the invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of the ordinance are severable.

SECTION 8. Effective date. This ordinance shall take effect immediately upon its adoption, as required by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA THIS 10TH DAY OF DECEMBER, 2013.

First Reading: November 26, 2013

Final Reading: December 10, 2013

Adoption: December 10, 2013

John W. Holic, Mayor

ATTEST:

Lori Stelzer, MMC, City Clerk

(SEAL)

Approved as to form:

City Attorney, David Persson

EXHIBIT "A"
to Ordinance No. 2013-38

PETITION BY

LAKE AWESOME LAND PARTNERS, LLC

**FOR THE
ESTABLISHMENT OF THE**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

IN

THE CITY OF VENICE, FLORIDA

**ORIGINAL: SEPTEMBER 27, 2013
REVISION 1: OCTOBER 10, 2013
REVISION 2: OCTOBER 18, 2013**

PETITION FOR ESTABLISHMENT OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

TABLE OF CONTENTS

	Petition for establishment of the Toscana Isles Community Development District
Exhibit 1A	Parcel map and legal description of the Toscana Isles Community Development District
Exhibit 1B	Location map of the Toscana Isles Community Development District - Residential Development Only
Exhibit 2	Consent of Landowners and Contract Purchasers to the Establishment of the Toscana Isles Community Development District
Exhibit 3	Map of the Toscana Isles Community Development District showing current major trunk water mains and sewer interceptors and outfalls
Exhibit 4A	Estimated infrastructure construction time table
Exhibit 4B	Construction cost estimates
Exhibit 5	Future land use map and existing zoning map
Exhibit 6	Statement of Estimated Regulatory Costs
Exhibit 7	Proposed form of ordinance to establish the Toscana Isles Community Development District Intentionally omitted

**PETITION FOR ESTABLISHMENT OF THE TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

IN RE: AN ORDINANCE TO ESTABLISH)
THE TOSCANA ISLES)
COMMUNITY DEVELOPMENT DISTRICT)

5. Exhibit 3 is the map of the District showing existing major trunk water mains and sewer interceptors and outfalls.

6. The proposed timetable for the construction of District improvements is shown in Exhibit 4A. The estimated cost of constructing the proposed public improvements is shown in Exhibit 4B. The information presented in both exhibits are good faith estimates and are not binding on the Petitioner or the District and are subject to change.

7. The future general distribution, location and extent of public and private land uses within the District are consistent with the currently-approved zoning of Planned Unit Development (PUD). The proposed uses are also consistent with the future land use plan element of the City of Venice Comprehensive Plan. The future land use map and an existing zoning map are shown as Exhibit 5. The land within the proposed District is anticipated to be developed with a total of 1,044 residential dwelling units, although development plans are preliminary and subject to change. The Petitioner intends that the District will finance clearing and earthwork, storm sewer, sanitary sewer, water mains, irrigation, entry, walls, buffers and landscape (collectively, the "Public Improvements"). Upon completion, the sanitary sewer will be dedicated either to the Curry Creek Improvement District, a dependant special district of Sarasota County or to the City of Venice for ownership, operation and maintenance, and the water main will be dedicated to the City of Venice for ownership, operation and maintenance.

8. Exhibit 6 is a Statement of Estimated Regulatory Costs prepared in accordance with the requirements of Section 120.541, Florida Statutes.

9. ~~Exhibit 7 is a proposed form of ordinance to establish the Toscana Isles Community Development District.~~ Intentionally omitted

10. The landowners listed in Exhibit 2 own 100% of the real property to be included in the proposed District. Copies of all correspondence and official notices should be sent to: (1) Jeffery A. Boone, Esq., c/o Boone, Boone, Boone, Koda & Frook, P.A., 1001 Avenida del Circo, Venice, Florida 34285, Ph. (941) 488-6716; and also, (2) Craig A. Wrathell, c/o Wrathell, Hunt and Associates, LLC, 6131 Lyons Road, Suite 100, Coconut Creek, Florida, 33073, Ph. (954) 426-2105.

11. The property within the proposed District is amenable to operating as an independent special district for the following reasons:

(a) Establishment of the District and all land uses and services planned within the proposed District are consistent with applicable elements or portions of the effective City of Venice Comprehensive Land Use Plan, as amended.

(b) The land within the boundaries of the proposed District is of sufficient size and is sufficiently compact and contiguous to be developed as one functional interrelated community.

(c) The community development services of the District will be compatible with the capacity and use of existing local and regional community development services and facilities.

(d) The proposed District will be the best alternative available for delivering community development services to the area to be served because (i) the District provides a governmental entity responsible for delivering those services and facilities in a manner that does not financially impact persons residing outside the District, (ii) the Act authorizes a community development district to acquire infrastructure improvements previously constructed by qualified developers within the District or allows for a community development district to, in the first instance, construct such infrastructure improvements, (iii) the timing for the establishment of the proposed District and the issuance of special assessment bonds is compatible with the timing for the construction and acquisition of such infrastructure improvements which results in direct benefit to the landowners and their assigns within the District, (iv) establishment of a community development district in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources as well as providing the opportunity for new growth to pay for itself, and (v) establishment of the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of many of the District services and facilities.

12. Petitioner seeks authorization from the City to allot it the power to establish certain security facilities and respectfully requests the City Council of the City of Venice, Florida to consent to the District's exercise of the some of the powers set forth in Section 190.012 (2)(d), Florida Statutes, including perimeter walls and buffers, but excluding guardhouses, and gates, electronic intrusion-detection systems, and patrol cars. In accordance with Section 190.012 (2)(d), Florida Statutes, the Petitioner shall not exercise any police power, and also shall not contract with any local general-purpose government agencies for an increased level of such services within the district boundaries.

13. The Petitioner undertakes on behalf of the District that the District will provide full disclosure of information relating to the public financing and maintenance of improvements to real property to be undertaken by the District as required by Section 190.009 and Section 190.048, Florida Statutes, as amended.

[Remainder of page intentionally left blank]

WHEREFORE, Petitioner respectfully requests the City Council of the City of Venice, Florida to:

Hold a public hearing as required by Section 190.005(2)(b), Florida Statutes to consider the establishment of the Toscana Isles Community Development District;

Adopt an ordinance pursuant to Chapter 190, Florida Statutes, granting this Petition and establishing the Toscana Isles Community Development District;

Consent to the exercise of special powers and grant the Board of Supervisors of the Toscana Isles Community Development District the special powers as set forth in Section 190.012(2)(d), Florida Statutes.

Respectfully submitted this 10th day of October, 2013.

Lake Awesome Land Partners, LLC,
a Florida Limited Liability Company, as Petitioner

By: **Vanguard Realtors, LLC,**
a Florida Limited Liability Company, as its
Manager

By: _____

John R. Peshkin
as its Manager

Subscribed and sworn to before me this 10th day of October 2013, by John R. Peshkin, the Manager of Vanguard Realtors, LLC, a Florida Limited Liability Company, which is the Manager of Lake Awesome Land Partners, LLC, a Florida Limited Liability Company, who personally appeared before me, produced driver's license or is personally known to me.



Notary: _____

Print Name: Sharon M. Bell

Notary Public, State of Florida

My Commission Expires: 6/15/2014

AFFIDAVIT OF PETITIONER

STATE OF FLORIDA)
COUNTY OF SARASOTA)

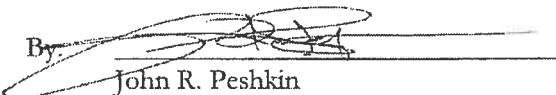
On this 10th day of October, 2013, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, John R. Peshkin, who, after being duly sworn, deposes and says:

1. Affiant, John R. Peshkin, an individual, is the Manager of Vanguard Realtors, LLC, a Florida Limited Liability Company, which is the Manager of Lake Awesome Land Partners, LLC, a Florida Limited Liability Company;
2. Affiant, hereby swears and affirms as individual and as the Manager of Vanguard Realtors, LLC, that all information contained in the petition to establish the Toscana Isles Community Development District is true and correct to the best knowledge and belief of the Affiant.

FURTHER, AFFIANT SAYETH NOT.

Lake Awesome Land Partners, LLC,
a Florida Limited Liability Company, as Petitioner

By: **Vanguard Realtors, LLC,**
a Florida Limited Liability Company, as its
Manager

By: 
John R. Peshkin
as its Manager

Subscribed and sworn to before me this 10th day of October 2013, by John R. Peshkin, the Manager of Vanguard Realtors, LLC, a Florida Limited Liability Company, which is the Manager of Lake Awesome Land Partners, LLC, a Florida Limited Liability Company, who personally appeared before me, produced driver's license or is personally known to me.



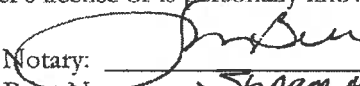
Notary: 
Print Name: Sharon M Bell
Notary Public, State of Florida
My Commission Expires: 6/15/2014

EXHIBIT 1A

**PARCEL MAP AND LEGAL DESCRIPTION OF THE TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

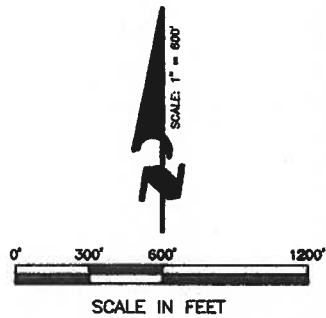
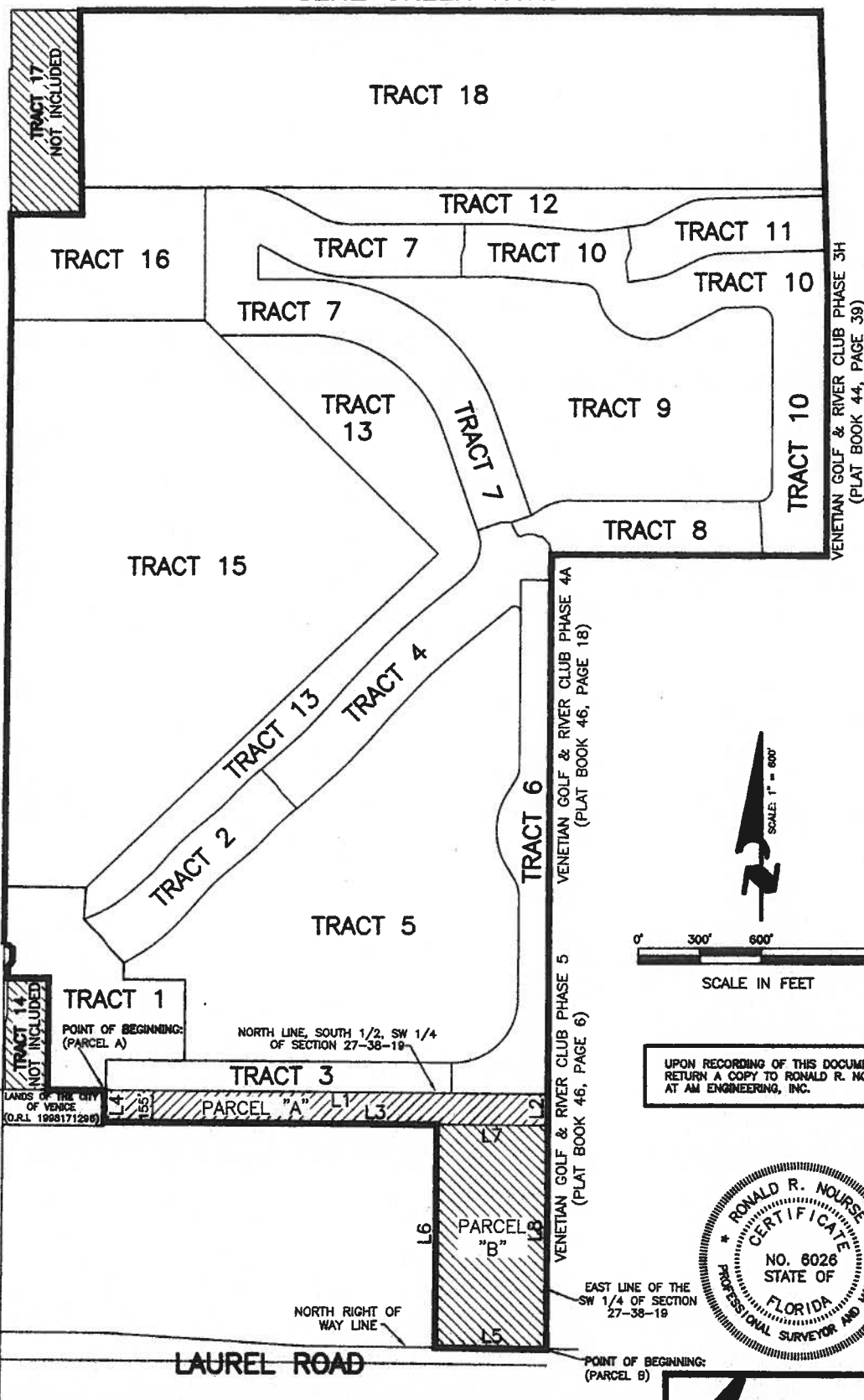
EXHIBIT "1A" SKETCH

(SHEET 1 OF 2)

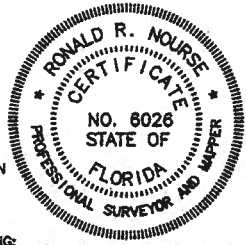
(NOT A FIELD SURVEY)
IN SECTIONS 22 & 27, TOWNSHIP 38 SOUTH, RANGE 19 EAST
SARASOTA COUNTY, FLORIDA

GENE GREEN ROAD

KNIGHTS TRAIL ROAD



UPON RECORDING OF THIS DOCUMENT,
RETURN A COPY TO RONALD R. NOURSE
AT AM ENGINEERING, INC.



PREPARED FOR: LALP LOTS, LLC.

REVISIONS:

DRAWN BY: RRM DATE: 07/03/2013 BOOK: N/A DESK: SURVEY-CD DWG: VAN01SL2.DWG JOB: VAN0-0015

AM ENGINEERING, INC.
CONSULTING ENGINEERS
& SURVEYORS, L.B. 4334
8340 CONSUMER COURT
SARASOTA, FLORIDA 34240
PHONE (841) 377-8178
FAX 378-3788

EXHIBIT "1A" DESCRIPTION

(SHEET 2 OF 2)

(NOT A FIELD SURVEY)

IN SECTIONS 22 & 27, TOWNSHIP 38 SOUTH, RANGE 19 EAST
SARASOTA COUNTY, FLORIDA

LEGAL DESCRIPTION

NEW COMMUNITY DEVELOPMENT DISTRICT

TRACTS 1 THROUGH 13, INCLUSIVE, AND TRACTS 15, 16, AND 18, TOSCANA ISLES AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 48 PAGES 6, 6A THROUGH 6K, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TOGETHER WITH PARCEL "A"

THAT PART OF SECTION 27, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LANDS OF THE CITY OF VENICE AS RECORDED IN OFFICIAL RECORDS INSTRUMENT #1998171296 PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. SAID CORNER LYING ON THE NORTH LINE OF THE SOUTH 1/2 OF SOUTHWEST 1/4 OF SAID SECTION 27; THENCE ALONG SAID NORTH LINE, N.89°09'01"E., 2173.18 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 27; THENCE ALONG LAST SAID EAST LINE, S.00°55'45"E., 155.00 FEET TO A POINT LYING ON A LINE 155.00 FEET SOUTH OF AND PARALLEL WITH THE SAID NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27; THENCE ALONG SAID PARALLEL LINE, S.89°09'01"W., 2173.85 FEET TO THE EAST LINE OF SAID LANDS OF THE CITY OF VENICE; THENCE ALONG LAST SAID EAST LINE, N.00°40'45"W., 155.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 336,894.95 SQUARE FEET MORE OR LESS.

TOGETHER WITH PARCEL "B"

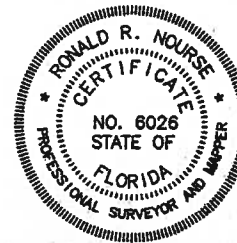
THAT PART OF SECTION 27, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST LINE OF OF THE SOUTHWEST 1/4 OF SAID SECTION 27 WITH THE NORTH RIGHT OF WAY LINE OF LAUREL ROAD RIGHT OF WAY PARCEL #1 AS SHOWN AND DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2004171672, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, S.89°15'44"W., 547.00 FEET TO A POINT LYING ON A LINE 10.57 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LICENSE AGREEMENT PARCEL AS RECORDED IN OFFICIAL RECORDS INSTRUMENT #1998109098 OF SAID PUBLIC RECORDS; THENCE ALONG LAST SAID PARALLEL LINE, N.00°55'45"W., 1092.60 FEET TO A POINT LYING ON A LINE 155.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE ALONG LAST SAID PARALLEL LINE, N.89°09'01"E., 547.00 FEET TO THE SAID EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 27; THENCE ALONG THE LAST SAID EAST LINE, S.00°55'45"E., 1093.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 597,943.11 SQUARE FEET OR 13.727 ACRES MORE OR LESS.

LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	N.89°09'01"E.	2173.18'
L2	S.00°55'45"E.	155.00'
L3	S.89°09'01"W.	2173.85'
L4	N.00°40'45"W.	155.00'
L5	S.89°15'44"W.	547.00'
L6	N.00°55'45"W.	1092.60'
L7	N.89°09'01"E.	547.00'
L8	S.00°55'45"E.	1093.67'

BY: *Ronald A. Nourse* 10/09/2013
RONALD R. NOURSE, P.S.M., FLORIDA CERTIFICATE NO. 6026 DATE
LICENSED AND REGISTERED PROFESSIONAL SURVEYOR AND MAPPER
(NOT VALID UNLESS ACCOMPANIED BY SHEET 1
OF 2 AND SIGNED IN INK WITH EMBOSSED SEAL)



UPON RECORDING OF THIS DOCUMENT,
RETURN A COPY TO RONALD R. NOURSE
AT AM ENGINEERING, INC.

PREPARED FOR:

LALP LOTS, LLC.

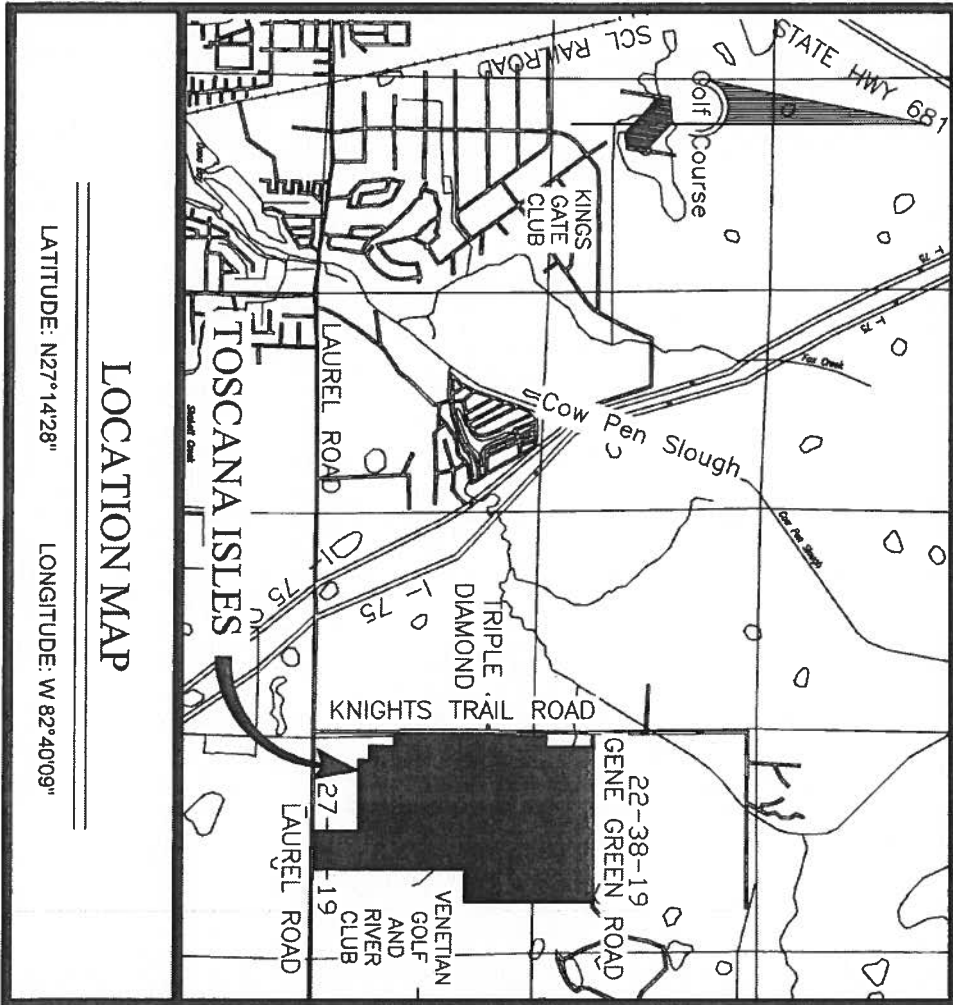
REVISIONS:

AM ENGINEERING, INC.
CONSULTING ENGINEERS
& SURVEYORS, L.B. 4334
8340 CONSUMER COURT
SARASOTA, FLORIDA 34240
PHONE (941) 377-9178
FAX 378-3785

DRAWN BY: RRM DATE: 07/03/2013 BOOK: N/A DISK: SURVEY-CD DWG: WNO1SL2.DWG JOB: WNO-0016

EXHIBIT 1B

**LOCATION MAP OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT
DISTRICT - RESIDENTIAL DEVELOPMENT ONLY**



FOR RESIDENTIAL AREAS ONLY

EXHIBIT 2

CONSENT OF LANDOWNERS AND CONTRACT PURCHASERS TO THE ESTABLISHMENT OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

The land described in Exhibit 1 to this Petition comprises 100% of the real property proposed to be included within the boundaries of the Toscana Isles Community Development District. Such land is depicted graphically in Exhibit 1 to this Petition and the specific parcels to be included within the boundaries of the proposed Toscana Isles Community Development District are as follows:

Exhibit Number	Tract Number/Parcel Designation	Parcel ID Number	Owner/Contract Purchaser
2A	1	0375-12-0001	LALP Lots I, LLC - Owner
2A	2	0375-12-0002	LALP Lots I, LLC - Owner
2A	3	0375-12-0003	LALP Lots I, LLC - Owner
2A	5	0375-11-0002	LALP Lots I, LLC - Owner
2A	9	0375-02-0001	LALP Lots I, LLC - Owner
2A	12	0366-13-0004	LALP Lots I, LLC - Owner
2A	13	0375-03-0001	LALP Lots I, LLC - Owner
2B	4	0375-06-0001	LALP Lots IV, LLC - Owner
2C	6	0375-11-0001	LALP Lots VI, LLC - Owner
2D	7	0366-13-0007	LALP Lots VII, LLC - Owner
2E	8	0375-02-0002	LALP Lots VIII, LLC - Owner
2F	10	0375-02-0003	LALP Lots X, LLC - Owner
2G	11	0366-13-0005	LALP Lots XI, LLC - Owner
2H	Parcel "A"	0376-00-3020	LALP Lots OB, LLC - Owner
2I	Parcel "B"	Legal Description	OB Waterford, LLC - Owner
2J	16	0366-13-0003	Caribbean Bay Mortgage Lender, LLC - Owner
2K	15	0375-04-0001	Caribbean Bay Mortgage Lender, LLC - Owner
2L	18	0366-13-0001	Caribbean Bay Mortgage Lender, LLC - Owner
2M	16	0366-13-0003	Lake Awesome Land Partners, LLC - Contract Purchaser
2N	15	0375-04-0001	Lake Awesome Land Partners, LLC - Contract Purchaser
2O	18	0366-13-0001	Lake Awesome Land Partners, LLC - Contract Purchaser
2P	Parcel "B"	Legal Description	LALP Lots OB, LLC - Contract Purchaser

EXHIBIT 2A

**AFFIDAVIT OF OWNERSHIP AND CONSENT
TO THE ESTABLISHMENT OF THE
TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT**

STATE OF FLORIDA)
COUNTY OF SARASOTA)

On this 13th day of August, 2013, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, John R. Peshkin who, after being duly sworn, deposes and says:

1. Affiant, John R. Peshkin, an individual, is the Manager of Vanguard Realtors, LLC, a Florida limited liability company, which is the Manager of LALP Lots I, LLC, a Florida limited liability company;
2. LALP Lots I, LLC is the owner of the following described property (the "Property"), located in Sarasota County, Florida:

0375-12-0001, 0375-12-0002, 0375-12-0003, 0375-11-0002,
0375-02-0001, 0366-13-0004 and 0375-03-0001

3. Affiant, John R. Peshkin, hereby represents that he/she has full authority to execute all documents and instruments on behalf of the LALP Lots I, LLC, relating to the Petition before the City Council of the City of Venice, Sarasota County, Florida, to enact an ordinance to establish the Toscana Isles Community Development District (the "Proposed CDD").
4. The Property described above represents a portion of the real property to be included in the Proposed CDD.
5. Affiant, John R. Peshkin, on behalf of LALP Lots I, LLC, as the sole owner of the Property in the capacity described above, hereby consents to the establishment of the Proposed CDD.

FURTHER, AFFIANT SAYETH NOT.

LALP LOTS I, LLC,
a Florida limited liability company

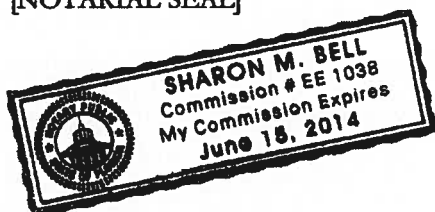
By: **Vanguard Realtors, LLC,**
a Florida limited liability company
Its Manager

By: 

John R. Peshkin
As its Manager

Subscribed and sworn to before me this 31 day of Sept, 2013, by John R. Peshkin, the Manager of Vanguard Realtors, LLC, a Florida limited liability company, which is the Manager of LALP Lots I, LLC, a Florida limited liability company, who personally appeared before me, produced driver's license or is personally known to me.

[NOTARIAL SEAL]



Notary: [Signature]
Print Name: Sharon M. Bell
Notary Public, State of Florida
My Commission Expires: _____

EXHIBIT 2B

**AFFIDAVIT OF OWNERSHIP AND CONSENT
TO THE ESTABLISHMENT OF THE
TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT**

STATE OF FLORIDA)
COUNTY OF SARASOTA)

On this 12th day of August, 2013, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, John R. Peshkin who, after being duly sworn, deposes and says:

1. Affiant, John R. Peshkin, an individual, is the Manager of Vanguard Realtors, LLC, a Florida limited liability company, which is the Manager of LALP Lots IV, LLC, a Florida limited liability company;
2. LALP Lots IV, LLC is the owner of the following described property (the "Property"), located in Sarasota County, Florida:

0375-06-0001

3. Affiant, John R. Peshkin, hereby represents that he/she has full authority to execute all documents and instruments on behalf of the LALP Lots IV, LLC, relating to the Petition before the City Council of the City of Venice, Sarasota County, Florida, to enact an ordinance to establish the Toscana Isles Community Development District (the "Proposed CDD").
4. The Property described above represents a portion of the real property to be included in the Proposed CDD.
5. Affiant, John R. Peshkin, on behalf of LALP Lots IV, LLC, as the sole owner of the Property in the capacity described above, hereby consents to the establishment of the Proposed CDD.

FURTHER, AFFIANT SAYETH NOT.

LALP LOTS IV, LLC,
a Florida limited liability company

By: **Vanguard Realtors, LLC,**
a Florida limited liability company
Its Manager

By: 
John R. Peshkin
As its Manager

Subscribed and sworn to before me this 13th day of August, 2013, by John R. Peshkin, the Manager of Vanguard Realtors, LLC, a Florida limited liability company, which is the Manager of LALP Lots IV, LLC, a Florida limited liability company, who personally appeared before me, produced driver's license or is personally known to me.

[NOTARIAL SEAL]



Notary: [Signature]

Print Name: Sharon M. Bell

Notary Public, State of Florida

My Commission Expires: _____

EXHIBIT 2C

AFFIDAVIT OF OWNERSHIP AND CONSENT TO THE ESTABLISHMENT OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA)
COUNTY OF SARASOTA)

On this 13th day of August, 2013, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, John R. Peshkin who, after being duly sworn, deposes and says:

1. Affiant, John R. Peshkin, an individual, is the Manager of Vanguard Realtors, LLC, a Florida limited liability company, which is the Manager of LALP Lots VI, LLC, a Florida limited liability company;
2. LALP Lots VI, LLC is the owner of the following described property (the "Property"), located in Sarasota County, Florida:

0375-11-0001

3. Affiant, John R. Peshkin, hereby represents that he/she has full authority to execute all documents and instruments on behalf of the LALP Lots VI, LLC, relating to the Petition before the City Council of the City of Venice, Sarasota County, Florida, to enact an ordinance to establish the Toscana Isles Community Development District (the "Proposed CDD").
4. The Property described above represents a portion of the real property to be included in the Proposed CDD.
5. Affiant, John R. Peshkin, on behalf of LALP Lots VI, LLC, as the sole owner of the Property in the capacity described above, hereby consents to the establishment of the Proposed CDD.

FURTHER, AFFIANT SAYETH NOT.

LALP LOTS VI, LLC,
a Florida limited liability company

By: **Vanguard Realtors, LLC,**
a Florida limited liability company
Its Manager

By: 
John R. Peshkin
As its Manager

Subscribed and sworn to before me this 13th day of August, 2013, by John R. Peshkin, the Manager of Vanguard Realtors, LLC, a Florida limited liability company, which is the Manager of LALP Lots VI, LLC, a Florida limited liability company, who personally appeared before me, produced driver's license or is personally known to me.

[NOTARIAL SEAL]



Notary: Sharon M. Bell

Print Name: Sharon M. Bell

Notary Public, State of Florida

My Commission Expires: _____

EXHIBIT 2D

AFFIDAVIT OF OWNERSHIP AND CONSENT TO THE ESTABLISHMENT OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA)
COUNTY OF SARASOTA)

On this 13th day of August, 2013, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, John R. Peshkin who, after being duly sworn, deposes and says:

1. Affiant, John R. Peshkin, an individual, is the Manager of Vanguard Realtors, LLC, a Florida limited liability company, which is the Manager of LALP Lots VII, LLC, a Florida limited liability company;
2. LALP Lots VII, LLC is the owner of the following described property (the "Property"), located in Sarasota County, Florida:

0366-13-0007

3. Affiant, John R. Peshkin, hereby represents that he/she has full authority to execute all documents and instruments on behalf of the LALP Lots VII, LLC, relating to the Petition before the City Council of the City of Venice, Sarasota County, Florida, to enact an ordinance to establish the Toscana Isles Community Development District (the "Proposed CDD").
4. The Property described above represents a portion of the real property to be included in the Proposed CDD.
5. Affiant, John R. Peshkin, on behalf of LALP Lots VII, LLC, as the sole owner of the Property in the capacity described above, hereby consents to the establishment of the Proposed CDD.

FURTHER, AFFIANT SAYETH NOT.

LALP LOTS VII, LLC,
a Florida limited liability company

By: **Vanguard Realtors, LLC,**
a Florida limited liability company
Its Manager

By: 
John R. Peshkin
As its Manager

Subscribed and sworn to before me this 13th day of August, 2013, by John R. Peshkin, the Manager of Vanguard Realtors, LLC, a Florida limited liability company, which is the Manager of LALP Lots VII, LLC, a Florida limited liability company, who personally appeared before me, produced driver's license or is personally known to me.

[NOTARIAL SEAL]

Notary: [Signature]
Print Name: Sharon M. Bell
Notary Public, State of Florida
My Commission Expires: _____



EXHIBIT 2E

AFFIDAVIT OF OWNERSHIP AND CONSENT TO THE ESTABLISHMENT OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA)
COUNTY OF SARASOTA)

On this 13th day of August, 2013, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, John R. Peshkin who, after being duly sworn, deposes and says:

1. Affiant, John R. Peshkin, an individual, is the Manager of Vanguard Realtors, LLC, a Florida limited liability company, which is the Manager of LALP Lots VIII, LLC, a Florida limited liability company;
2. LALP Lots VIII, LLC is the owner of the following described property (the "Property"), located in Sarasota County, Florida:

0375-02-0002

3. Affiant, John R. Peshkin, hereby represents that he/she has full authority to execute all documents and instruments on behalf of the LALP Lots VIII, LLC, relating to the Petition before the City Council of the City of Venice, Sarasota County, Florida, to enact an ordinance to establish the Toscana Isles Community Development District (the "Proposed CDD").
4. The Property described above represents a portion of the real property to be included in the Proposed CDD.
5. Affiant, John R. Peshkin, on behalf of LALP Lots VIII, LLC, as the sole owner of the Property in the capacity described above, hereby consents to the establishment of the Proposed CDD.

FURTHER, AFFIANT SAYETH NOT.

LALP LOTS VIII, LLC,
a Florida limited liability company

By: **Vanguard Realtors, LLC,**
a Florida limited liability company
Its Manager

By. 
John R. Peshkin
As its Manager

Subscribed and sworn to before me this 13th day of August, 2013, by John R. Peshkin, the Manager of Vanguard Realtors, LLC, a Florida limited liability company, which is the Manager of LALP Lots VIII, LLC, a Florida limited liability company, who personally appeared before me, produced driver's license or is personally known to me.

[NOTARIAL SEAL]

Notary: [Signature]

Print Name: Sharon M. Bell

Notary Public, State of Florida

My Commission Expires: _____



EXHIBIT 2F

AFFIDAVIT OF OWNERSHIP AND CONSENT TO THE ESTABLISHMENT OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA)
COUNTY OF SARASOTA)

On this 13th day of August, 2013, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, John R. Peshkin who, after being duly sworn, deposes and says:

1. Affiant, John R. Peshkin, an individual, is the Manager of Vanguard Realtors, LLC, a Florida limited liability company, which is the Manager of LALP Lots X, LLC, a Florida limited liability company;
2. LALP Lots X, LLC is the owner of the following described property (the "Property"), located in Sarasota County, Florida:

0375-02-0003

3. Affiant, John R. Peshkin, hereby represents that he/she has full authority to execute all documents and instruments on behalf of the LALP Lots X, LLC, relating to the Petition before the City Council of the City of Venice, Sarasota County, Florida, to enact an ordinance to establish the Toscana Isles Community Development District (the "Proposed CDD").
4. The Property described above represents a portion of the real property to be included in the Proposed CDD.
5. Affiant, John R. Peshkin, on behalf of LALP Lots X, LLC, as the sole owner of the Property in the capacity described above, hereby consents to the establishment of the Proposed CDD.

FURTHER, AFFIANT SAYETH NOT.

LALP LOTS X, LLC,
a Florida limited liability company

By: **Vanguard Realtors, LLC,**
a Florida limited liability company
Its Manager

By: 
John R. Peshkin
As its Manager

Subscribed and sworn to before me this 13th day of August, 2013, by John R. Peshkin, the Manager of Vanguard Realtors, LLC, a Florida limited liability company, which is the Manager of LALP Lots X, LLC, a Florida limited liability company, who personally appeared before me, produced driver's license or is personally known to me.

[NOTARIAL SEAL]

Notary: [Signature]

Print Name: Sharon M. Bell

Notary Public, State of Florida

My Commission Expires: _____



EXHIBIT 2G

AFFIDAVIT OF OWNERSHIP AND CONSENT TO THE ESTABLISHMENT OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA)
COUNTY OF SARASOTA)

On this 13th day of August, 2013, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, John R. Peshkin who, after being duly sworn, deposes and says:

1. Affiant, John R. Peshkin, an individual, is the Manager of Vanguard Realtors, LLC, a Florida limited liability company, which is the Manager of LALP Lots XI, LLC, a Florida limited liability company;
2. LALP Lots XI, LLC is the owner of the following described property (the "Property"), located in Sarasota County, Florida:

0366-13-0005

3. Affiant, John R. Peshkin, hereby represents that he/she has full authority to execute all documents and instruments on behalf of the LALP Lots XI, LLC, relating to the Petition before the City Council of the City of Venice, Sarasota County, Florida, to enact an ordinance to establish the Toscana Isles Community Development District (the "Proposed CDD").
4. The Property described above represents a portion of the real property to be included in the Proposed CDD.
5. Affiant, John R. Peshkin, on behalf of LALP Lots XI, LLC, as the sole owner of the Property in the capacity described above, hereby consents to the establishment of the Proposed CDD.

FURTHER, AFFIANT SAYETH NOT.

LALP LOTS XI, LLC,
a Florida limited liability company

By: **Vanguard Realtors, LLC,**
a Florida limited liability company
Its Manager

By: 
John R. Peshkin
As its Manager

Subscribed and sworn to before me this 13th day of August, 2013, by John R. Peshkin, the Manager of Vanguard Realtors, LLC, a Florida limited liability company, which is the Manager of LALP Lots XI, LLC, a Florida limited liability company, who personally appeared before me, produced driver's license or is personally known to me.

[NOTARIAL SEAL]

Notary: [Signature]
Print Name: Sharon M. Bell
Notary Public, State of Florida
My Commission Expires: _____



EXHIBIT 2H

AFFIDAVIT OF OWNERSHIP AND CONSENT TO THE ESTABLISHMENT OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA)
COUNTY OF SARASOTA)

On this 13th day of August, 2013, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, John R. Peshkin who, after being duly sworn, deposes and says:

1. Affiant, John R. Peshkin, an individual, is the Manager of Vanguard Realtors, LLC, a Florida limited liability company, which is the Manager of LALP Lots OB, LLC, a Florida limited liability company;
2. LALP Lots OB, LLC is the owner of the following described property (the "Property"), located in Sarasota County, Florida:

0376-00-3020

3. Affiant, John R. Peshkin, hereby represents that he/she has full authority to execute all documents and instruments on behalf of the LALP Lots OB, LLC, relating to the Petition before the City Council of the City of Venice, Sarasota County, Florida, to enact an ordinance to establish the Toscana Isles Community Development District (the "Proposed CDD").
4. The Property described above represents a portion of the real property to be included in the Proposed CDD.
5. Affiant, John R. Peshkin, on behalf of LALP Lots OB, LLC, as the sole owner of the Property in the capacity described above, hereby consents to the establishment of the Proposed CDD.

FURTHER, AFFIANT SAYETH NOT.

LALP LOTS OB, LLC,
a Florida limited liability company

By: **Vanguard Realtors, LLC,**
a Florida limited liability company
Its Manager

By: 
John R. Peshkin
As its Manager

Subscribed and sworn to before me this 13th day of August, 2013, by John R. Peshkin, the Manager of Vanguard Realtors, LLC, a Florida limited liability company, which is the Manager of LALP Lots OB, LLC, a Florida limited liability company, who personally appeared before me, produced driver's license or is personally known to me.

[NOTARIAL SEAL]

Notary: S. Bell
Print Name: SHARON M. BELL
Notary Public, State of Florida
My Commission Expires: _____



EXHIBIT 2I

AFFIDAVIT OF OWNERSHIP AND CONSENT TO THE ESTABLISHMENT OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA
COUNTY OF MANATEE

On this 17th day of September, 2013, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Mark Collier who, after being duly sworn, deposes and says:

1. Affiant, Mark Collier, an individual, is the Vice President of IB SPE Management, Inc., the Manager of OB Waterford, LLC, a Florida limited liability company.
2. OB Waterford, LLC is the owner of the following described property (the "Property"), located in Sarasota County, Florida:

THAT PART OF SECTION 27, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27 WITH THE NORTH RIGHT OF WAY LINE OF LAUREL ROAD RIGHT OF WAY PARCEL #1 AS SHOWN AND DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2004171672, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, S.89°15'44"W., 547.00 FEET TO A POINT LYING ON A LINE 10.57 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LICENSE AGREEMENT PARCEL AS RECORDED IN OFFICIAL RECORDS INSTRUMENT #1998109098 OF SAID PUBLIC RECORDS; THENCE ALONG LAST SAID PARALLEL LINE, N.00°55'45"W., 1,092.60 FEET TO A POINT LYING ON A LINE 155.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE ALONG THE LAST SAID PARALLEL LINE N.89°09'01"E., 547.00 FEET TO THE SAID EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 27; THENCE ALONG THE LAST SAID EAST LINE, S.00°55'45"E., 1,093.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 597,943.11 SQUARE FEET OR 13.727 ACRES MORE OR LESS.

3. Affiant, Mark Collier, hereby represents that he/she has full authority to execute all documents and instruments on behalf of IB SPE Management, Inc., the Manager of OB Waterford, LLC, relating to the Petition before the City Council of the City of Venice, Sarasota County, Florida, to enact an ordinance to establish the Toscana Isles Community Development District (the "Proposed CDD").
4. The Property described above represents a portion of the real property to be included in the Proposed CDD.
5. Affiant, Mark Collier, on behalf of IB SPE Management, Inc., the Manager of OB Waterford, LLC, as the sole owner of the Property in the capacity described above, hereby consents to the establishment of the Proposed CDD.

FURTHER, AFFLIANT SAYETH NOT.

OB Waterford, LLC
By: IB SPE Management, Inc.,
As its Managing Member

 UP
By: Mark Collier
As its: Vice President

Subscribed and sworn to before me this 17th day of September 2013, by Mark Collier, as Vice President of IB SPE Management, Inc., on behalf of the corporation, as Manager of OB Waterford, LLC, a Florida limited liability company, on behalf of the company, who personally appeared before me, produced driver's license or is personally known to me.

[NOTARIAL SEAL]

Notary: Sandra A. Hettel
Print Name: Sandra A. Hettel
Notary Public, State of Florida
My Commission Expires: 10/8/16



SANDRA A. HETTEL
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE841444
Expires 10/8/2016

EXHIBIT 2J

**AFFIDAVIT OF OWNERSHIP AND CONSENT
TO THE ESTABLISHMENT OF THE
TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT**

STATE OF PENNSYLVANIA
COUNTY OF LUZERNE

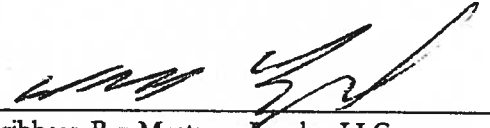
On this 17th day of September, 2013, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, William M. Lezinski who, after being duly sworn, deposes and says:

1. Affiant, William M. Lezinski, an individual, is the authorized signatory of Caribbean Bay Mortgage Lender, LLC a Florida limited liability company
2. Caribbean Bay Mortgage Lender, LLC is the owner of the following described property (the "Property"), located in Sarasota County, Florida:

0366-13-0003

3. Affiant, William M. Lezinski, hereby represents that he/she has full authority to execute all documents and instruments on behalf of Caribbean Bay Mortgage Lender, LLC, relating to the Petition before the City Council of the City of Venice, Sarasota County, Florida, to enact an ordinance to establish the Toscana Isles Community Development District (the "Proposed CDD").
4. The Property described above represents a portion of the real property to be included in the Proposed CDD.
5. Affiant, William M. Lezinski, on behalf of the Caribbean Bay Mortgage Lender, LLC, as the sole owner of the Property in the capacity described above, hereby consents to the establishment of the Proposed CDD.

FURTHER, AFFIANT SAYETH NOT.


Caribbean Bay Mortgage Lender, LLC
a Florida limited liability company

William M. Lezinski, authorized signatory

Subscribed and sworn to before me this 17th day of September 2013, by William M. Lezinski, the authorized signatory, of Caribbean Bay Mortgage Lender, LLC, a Florida limited liability company, who personally appeared before me, produced driver's license or is personally known to me.

[NOTARIAL SEAL]

Notary: Damita Jo Truchon
Print Name: Damita Jo Truchon
Notary Public, State of Pennsylvania
My Commission Expires: 10.6.15

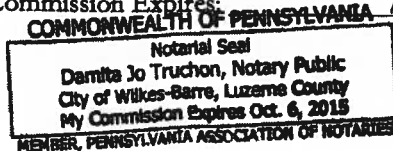


EXHIBIT 2K

**AFFIDAVIT OF OWNERSHIP AND CONSENT
TO THE ESTABLISHMENT OF THE
TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT**

STATE OF PENNSYLVANIA
COUNTY OF LUZERNE

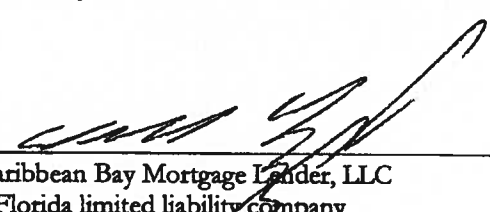
On this 17th day of September, 2013, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, William M. Lezinski who, after being duly sworn, deposes and says:

1. Affiant, William M. Lezinski, an individual, is the authorized signatory of Caribbean Bay Mortgage Lender, LLC a Florida limited liability company
2. Caribbean Bay Mortgage Lender, LLC is the owner of the following described property (the "Property"), located in Sarasota County, Florida:

0375-04-0001

3. Affiant, William M. Lezinski, hereby represents that he/she has full authority to execute all documents and instruments on behalf of Caribbean Bay Mortgage Lender, LLC, relating to the Petition before the City Council of the City of Venice, Sarasota County, Florida, to enact an ordinance to establish the Toscana Isles Community Development District (the "Proposed CDD").
4. The Property described above represents a portion of the real property to be included in the Proposed CDD.
5. Affiant, William M. Lezinski, on behalf of the Caribbean Bay Mortgage Lender, LLC, as the sole owner of the Property in the capacity described above, hereby consents to the establishment of the Proposed CDD.

FURTHER, AFFIANT SAYETH NOT.


Caribbean Bay Mortgage Lender, LLC
a Florida limited liability company

William M. Lezinski, authorized signatory

Subscribed and sworn to before me this 17th day of September 2013, by William M. Lezinski, the authorized signatory, of Caribbean Bay Mortgage Lender, LLC, a Florida limited liability company, who personally appeared before me, produced driver's license or is personally known to me.

[NOTARIAL SEAL]

Notary: Danita Jo Truchon
Print Name: Danita Jo Truchon
Notary Public, State of Pennsylvania
My Commission Expires: 10-6-15

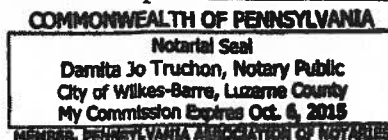


EXHIBIT 2L

**AFFIDAVIT OF OWNERSHIP AND CONSENT
TO THE ESTABLISHMENT OF THE
TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT**

STATE OF PENNSYLVANIA
COUNTY OF LUZERNE

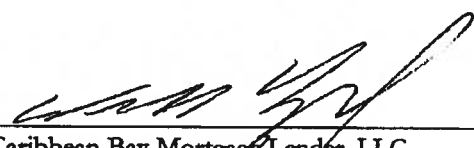
On this 17TH day of September, 2013, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, William M. Lezinski who, after being duly sworn, deposes and says:

1. Affiant, William M. Lezinski, an individual, is the authorized signatory of Caribbean Bay Mortgage Lender, LLC a Florida limited liability company
2. Caribbean Bay Mortgage Lender, LLC is the owner of the following described property (the "Property"), located in Sarasota County, Florida:

0366-13-0001

3. Affiant, William M. Lezinski, hereby represents that he/she has full authority to execute all documents and instruments on behalf of Caribbean Bay Mortgage Lender, LLC, relating to the Petition before the City Council of the City of Venice, Sarasota County, Florida, to enact an ordinance to establish the Toscana Isles Community Development District (the "Proposed CDD").
4. The Property described above represents a portion of the real property to be included in the Proposed CDD.
5. Affiant, William M. Lezinski, on behalf of the Caribbean Bay Mortgage Lender, LLC, as the sole owner of the Property in the capacity described above, hereby consents to the establishment of the Proposed CDD.

FURTHER, AFFIANT SAYETH NOT.


Caribbean Bay Mortgage Lender, LLC
a Florida limited liability company

William M. Lezinski, authorized signatory

Subscribed and sworn to before me this 17th day of September 2013, by William M. Lezinski, the authorized signatory, of Caribbean Bay Mortgage Lender, LLC, a Florida limited liability company, who personally appeared before me, produced driver's license or is personally known to me.

[NOTARIAL SEAL]

Notary: Damita Jo Truchon
Print Name: Damita Jo Truchon
Notary Public, State of Pennsylvania
My Commission Expires: 10-6-2015

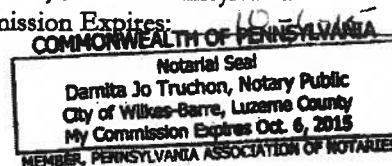


EXHIBIT 2M

AFFIDAVIT OF CONSENT TO THE ESTABLISHMENT OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA)
COUNTY OF SARASOTA)

On this 31st day of Aug, 2013, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, John R. Peshkin who, after being duly sworn, deposes and says:

1. Affiant, John R. Peshkin, an individual, is the Manager of Vanguard Realtors, LLC, a Florida limited liability company, which is the Manager of Lake Awesome Land Partners, LLC, a Florida limited liability company;
2. Lake Awesome Land Partners, LLC is the Buyer, pursuant to the Option Agreement providing an exclusive right to purchase from Caribbean Bay Mortgage Lender, LLC, a Florida limited liability company, the Owner, the following described property (the "Property"), located in Sarasota County, Florida:

0366-13-0003

3. Affiant, John R. Peshkin, hereby represents that he/she has full authority to execute all documents and instruments on behalf of Lake Awesome Land Partners, LLC, relating to the Petition before the City Council of the City of Venice, Sarasota County, Florida, to enact an ordinance to establish the Toscana Isles Community Development District (the "Proposed CDD").
4. The Property described above represents a portion of the real property to be included in the Proposed CDD.
5. Affiant, John R. Peshkin, on behalf of Lake Awesome Land Partners, LLC, as the sole Buyer of the Option over the Property in the capacity described above, hereby consents to the establishment of the Proposed CDD.

FURTHER, AFFIANT SAYETH NOT.

Lake Awesome Land Partners, LLC,
a Florida limited liability company

By: **Vanguard Realtors, LLC,**
a Florida limited liability company
Its Manager

By: 
John R. Peshkin
As its Manager

Subscribed and sworn to before me this 31 day of Aug, 2013, by John R. Peshkin, the Manager of Vanguard Realtors, LLC, a Florida limited liability company, which is the Manager of Lake Awesome Land Partners, LLC, a Florida limited liability company, who personally appeared before me, produced driver's license or is personally known to me.



Notary: [Signature]
Print Name: David Ford-Coates
Notary Public, State of Florida
My Commission Expires: 9/10/16

EXHIBIT 2N

AFFIDAVIT OF CONSENT TO THE ESTABLISHMENT OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA)
COUNTY OF SARASOTA)

On this 31 day of ~~August~~ August, 2013, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, John R. Peshkin who, after being duly sworn, deposes and says:

1. Affiant, John R. Peshkin, an individual, is the Manager of Vanguard Realtors, LLC, a Florida limited liability company, which is the Manager of Lake Awesome Land Partners, LLC, a Florida limited liability company;
2. Lake Awesome Land Partners, LLC is the Buyer, pursuant to the Option Agreement providing an exclusive right to purchase from Caribbean Bay Mortgage Lender, LLC, a Florida limited liability company, the Owner, the following described property (the "Property"), located in Sarasota County, Florida:

0375-04-0001

3. Affiant, John R. Peshkin, hereby represents that he/she has full authority to execute all documents and instruments on behalf of Lake Awesome Land Partners, LLC, relating to the Petition before the City Council of the City of Venice, Sarasota County, Florida, to enact an ordinance to establish the Toscana Isles Community Development District (the "Proposed CDD").
4. The Property described above represents a portion of the real property to be included in the Proposed CDD.
5. Affiant, John R. Peshkin, on behalf of Lake Awesome Land Partners, LLC, as the sole Buyer of the Option over the Property in the capacity described above, hereby consents to the establishment of the Proposed CDD.

FURTHER, AFFIANT SAYETH NOT.

Lake Awesome Land Partners, LLC,
a Florida limited liability company

By: **Vanguard Realtors, LLC,**
a Florida limited liability company
Its Manager

By: 
John R. Peshkin
As its Manager

Subscribed and sworn to before me this 31 day of August, 2013, by John R. Peshkin, the Manager of Vanguard Realtors, LLC, a Florida limited liability company, which is the Manager of Lake Awesome Land Partners, LLC, a Florida limited liability company, who personally appeared before me, produced driver's license or is personally known to me.



Notary: [Signature]
Print Name: David Ford-Coates
Notary Public, State of Florida
My Commission Expires: 9/10/16

EXHIBIT 20

AFFIDAVIT OF CONSENT TO THE ESTABLISHMENT OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA)
COUNTY OF SARASOTA)

On this 31st day of AUGUST, 2013, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, John R. Peshkin who, after being duly sworn, deposes and says:

1. Affiant, John R. Peshkin, an individual, is the Manager of Vanguard Realtors, LLC, a Florida limited liability company, which is the Manager of Lake Awesome Land Partners, LLC, a Florida limited liability company;
2. Lake Awesome Land Partners, LLC is the Buyer, pursuant to the Option Agreement providing an exclusive right to purchase from Caribbean Bay Mortgage Lender, LLC, a Florida limited liability company, the Owner, the following described property (the "Property"), located in Sarasota County, Florida:

0366-13-0001

3. Affiant, John R. Peshkin, hereby represents that he/she has full authority to execute all documents and instruments on behalf of Lake Awesome Land Partners, LLC, relating to the Petition before the City Council of the City of Venice, Sarasota County, Florida, to enact an ordinance to establish the Toscana Isles Community Development District (the "Proposed CDD").
4. The Property described above represents a portion of the real property to be included in the Proposed CDD.
5. Affiant, John R. Peshkin, on behalf of Lake Awesome Land Partners, LLC, as the sole Buyer of the Option over the Property in the capacity described above, hereby consents to the establishment of the Proposed CDD.

FURTHER, AFFIANT SAYETH NOT.

Lake Awesome Land Partners, LLC,
a Florida limited liability company

By: **Vanguard Realtors, LLC,**
a Florida limited liability company
Its Manager

By: 
John R. Peshkin
As its Manager

Subscribed and sworn to before me this 3rd day of Aug, 2013, by John R. Peshkin, the Manager of Vanguard Realtors, LLC, a Florida limited liability company, which is the Manager of Lake Awesome Land Partners, LLC, a Florida limited liability company, who personally appeared before me, produced driver's license or is personally known to me.



Notary: [Signature]
Print Name: David Ford-Coates
Notary Public, State of Florida
My Commission Expires: 9/10/16

EXHIBIT 2P

AFFIDAVIT OF CONSENT TO THE ESTABLISHMENT OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA)
COUNTY OF SARASOTA)

On this 31st day of AUGUST, 2013, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, John R. Peshkin who, after being duly sworn, deposes and says:

1. Affiant, John R. Peshkin, an individual, is the Manager of Vanguard Realtors, LLC, a Florida limited liability company, which is the Manager of LALP Lots OB, LLC, a Florida limited liability company;
2. LALP Lots OB, LLC is the Buyer, pursuant to the Purchase and Sale Agreement providing an exclusive right to purchase from OB Waterford, LLC, a Florida limited liability company, the Owner, the following described property (the "Property"), located in Sarasota County, Florida:

THAT PART OF SECTION 27, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27 WITH THE NORTH RIGHT OF WAY LINE OF LAUREL ROAD RIGHT OF WAY PARCEL #1 AS SHOWN AND DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2004171672, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, S.89°15'44"W., 547.00 FEET TO A POINT LYING ON A LINE 10.57 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LICENSE AGREEMENT PARCEL AS RECORDED IN OFFICIAL RECORDS INSTRUMENT #1998109098 OF SAID PUBLIC RECORDS; THENCE ALONG LAST SAID PARALLEL LINE, N.00°55'45"W., 1,092.60 FEET TO A POINT LYING ON A LINE 155.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE ALONG THE LAST SAID PARALLEL LINE N.89°09'01"E., 547.00 FEET TO THE SAID EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 27; THENCE ALONG THE LAST SAID EAST LINE, S.00°55'45"E., 1,093.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 597,943.11 SQUARE FEET OR 13.727 ACRES MORE OR LESS.

SUBJECT TO OTHER EASEMENTS, RESTRICTIONS AND/OR RIGHTS OF WAY OF RECORD, IF ANY.

3. Affiant, John R. Peshkin, hereby represents that he/she has full authority to execute all documents and instruments on behalf of LALP Lots OB, LLC, relating to the Petition before the City Council of the City of Venice, Sarasota County, Florida, to enact an ordinance to establish the Toscana Isles Community Development District (the "Proposed CDD").
4. The Property described above represents a portion of the real property to be included in the Proposed CDD.
5. Affiant, John R. Peshkin, on behalf of LALP Lots OB, LLC, as the sole Buyer of the Purchase and Sale Agreement over the Property in the capacity described above, hereby consents to the establishment of the Proposed CDD.

FURTHER, AFFIANT SAYETH NOT.

LALP LOTS OB, LLC,
a Florida limited liability company

By: **Vanguard Realtors, LLC,**
a Florida limited liability company
Its Manager



John R. Peshkin
As its Manager

Subscribed and sworn to before me this 31st day of Aug, 2013, by John R. Peshkin, the Manager of Vanguard Realtors, LLC, a Florida limited liability company, which is the Manager of LALP Lots OB, LLC, a Florida limited liability company, who personally appeared before me, produced driver's license or is personally known to me.



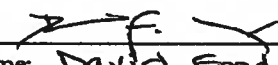
Notary: 
Print Name: David Ford-Coates
Notary Public, State of Florida
My Commission Expires: 9/10/16

EXHIBIT 3

**MAP OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT
SHOWING CURRENT MAJOR TRUNK WATER MAINS AND SEWER
INTERCEPTORS AND OUTFALLS**

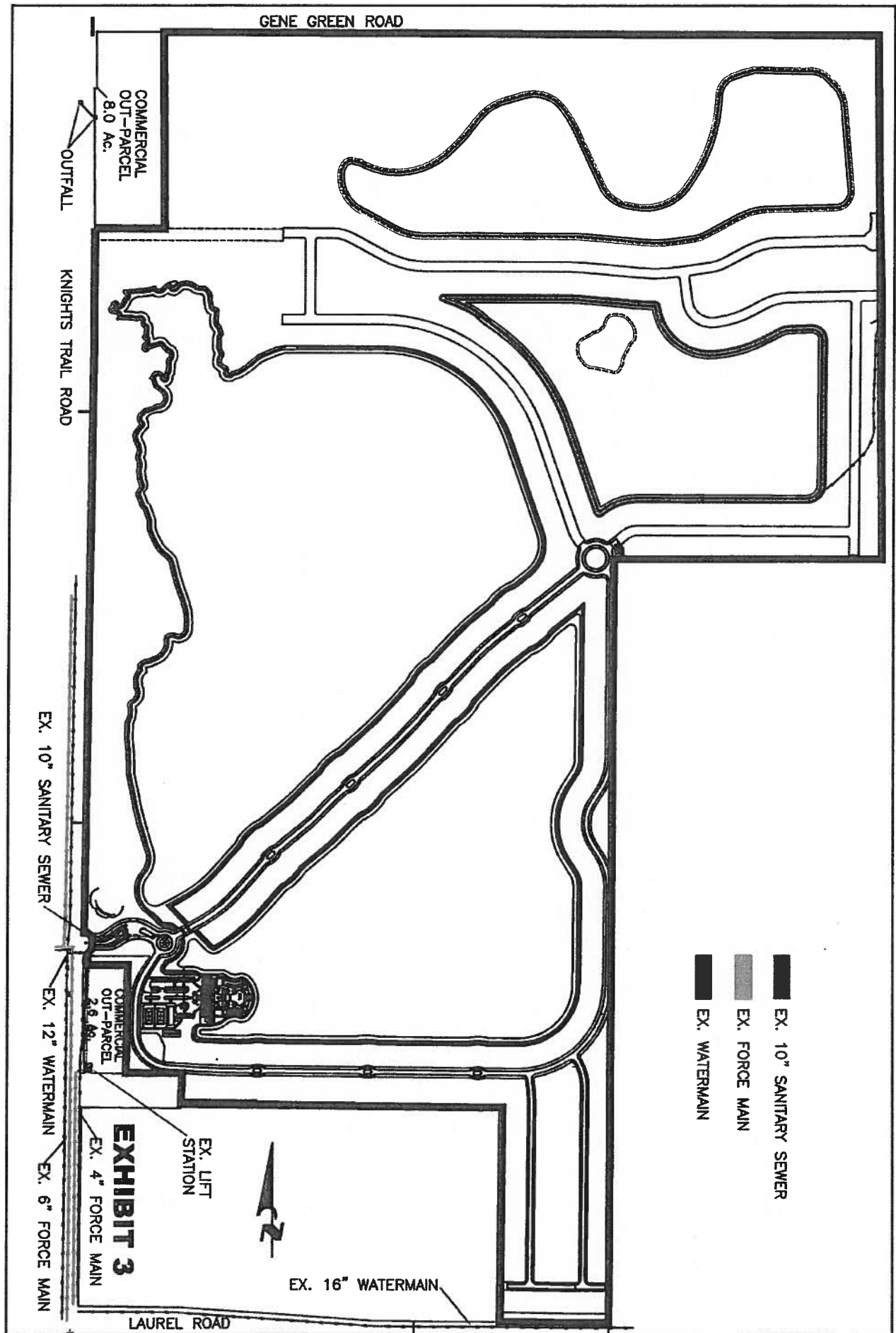


EXHIBIT 4A

ESTIMATED INFRASTRUCTURE CONSTRUCTION TIME TABLE

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

Phase 1

Improvement	Start Date	Completion Date
Clearing and Earthwork	Oct-13	Dec-14
Storm Sewer	Jan-14	Dec-14
Sanitary Sewer	Apr-14	Sep-14
Water Main	Apr-14	Sep-14
Irrigation	Oct-14	Mar-15
Entry, Walls, Buffers & Landscape	Jul-14	Mar-15

Phase 2

Improvement	Start Date	Completion Date
Clearing and Earthwork	Apr-16	Dec-19
Storm Sewer	Apr-16	Dec-19
Sanitary Sewer	Apr-16	Dec-19
Water Main	Apr-16	Dec-19
Irrigation	Oct-16	Dec-19
Entry, Walls, Buffers & Landscape	Jul-16	Sep-19

Phase 3

Improvement	Start Date	Completion Date
Clearing and Earthwork	Apr-16	Dec-22
Storm Sewer	Apr-16	Dec-22
Sanitary Sewer	Apr-16	Dec-22
Water Main	Apr-16	Dec-22
Irrigation	Oct-16	Dec-22
Entry, Walls, Buffers & Landscape	Jul-16	Dec-22

EXHIBIT 4B

CONSTRUCTION COST ESTIMATES

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

Phase 1

Improvement	Cost
Clearing and Earthwork	\$1,704,708.00
Storm Sewer	\$1,880,132.00
Sanitary Sewer	\$1,136,122.00
Water Main	\$643,557.00
Irrigation	\$435,872.00
Entry, Walls, Buffers & Landscape	\$2,190,266.00
Sub-Total Phase 1	\$7,990,657.00

Phase 2

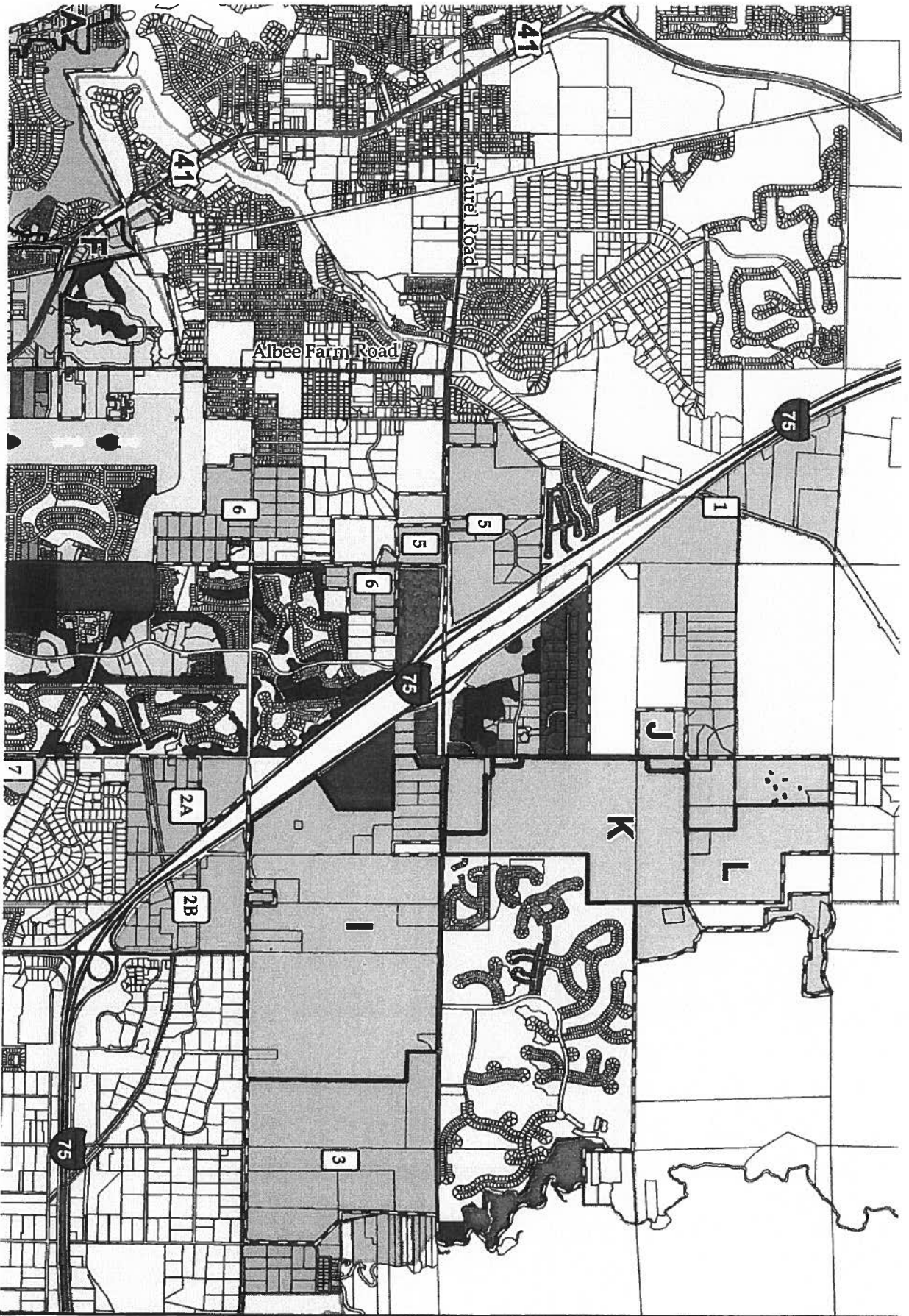
Improvement	Cost
Clearing and Earthwork	\$1,374,921.00
Storm Sewer	\$1,293,652.00
Sanitary Sewer	\$973,492.00
Water Main	\$588,082.00
Irrigation	\$353,121.00
Entry, Walls, Buffers & Landscape	\$507,673.00
Sub-Total Phase 2	\$5,090,941.00

Phase 3

Improvement	Cost
Clearing and Earthwork	\$2,298,231.00
Storm Sewer	\$2,368,495.00
Sanitary Sewer	\$1,574,339.00
Water Main	\$919,134.00
Irrigation	\$588,800.00
Entry, Walls, Buffers & Landscape	\$2,013,387.00
Sub-Total Phase 3	\$9,762,386.00
Contingencies	\$2,621,016.00
Total	<u>\$25,465,000.00</u>

EXHIBIT 5

**FUTURE LAND USE MAP AND EXISTING ZONING MAP
TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT**



FUTURE LAND USE MAP

EXHIBIT 5

Boundaries & Features

-  CITY OF VENICE LIMITS, 2010
-  POTENTIAL VOLUNTARY ANNEXATION AREAS
-  POTENTIAL COORDINATION AREAS
-  PARCEL BOUNDARIES
-  MAJOR ROADS
-  PLANNING AREAS

Future Land Use

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- MIXED USE RESIDENTIAL
- COMMERCIAL
- INSTITUTIONAL-PROFESSIONAL
- AIRPORT OPERATIONS
- INDUSTRIAL
- INDUSTRIAL-COMMERCIAL
- GOVERNMENT USE
- RECREATION & OPEN SPACE
- CONSERVATION
- MARINE PARK
- GREENWAY/RIVER BUFFER
- WATERWAYS



Source: City of Venice Planning & Zoning Department, 2010.
Adopted 10/26/10 | ORD. No. 2010-21 | AMD No. City of Venice 10-18R

Planning Areas

Specific future land use designations apply to the following planning areas:

- A - TARPON CENTER/ESPLANADE*
- B - HERITAGE PARK*
- C - SOUTHERN GATEWAY
- D - ISLAND PROFESSIONAL*
- E - CITY CENTER*
- F - NORTHERN GATEWAY*
- G - SEABOARD
- H - EASTERN GATEWAY
- I - SOUTH LAUREL*
- J - SHAKETT CREEK
- K - KNIGHTS TRAIL
- L - GENE GREEN

* These areas have been identified as Energy Conservation Areas.

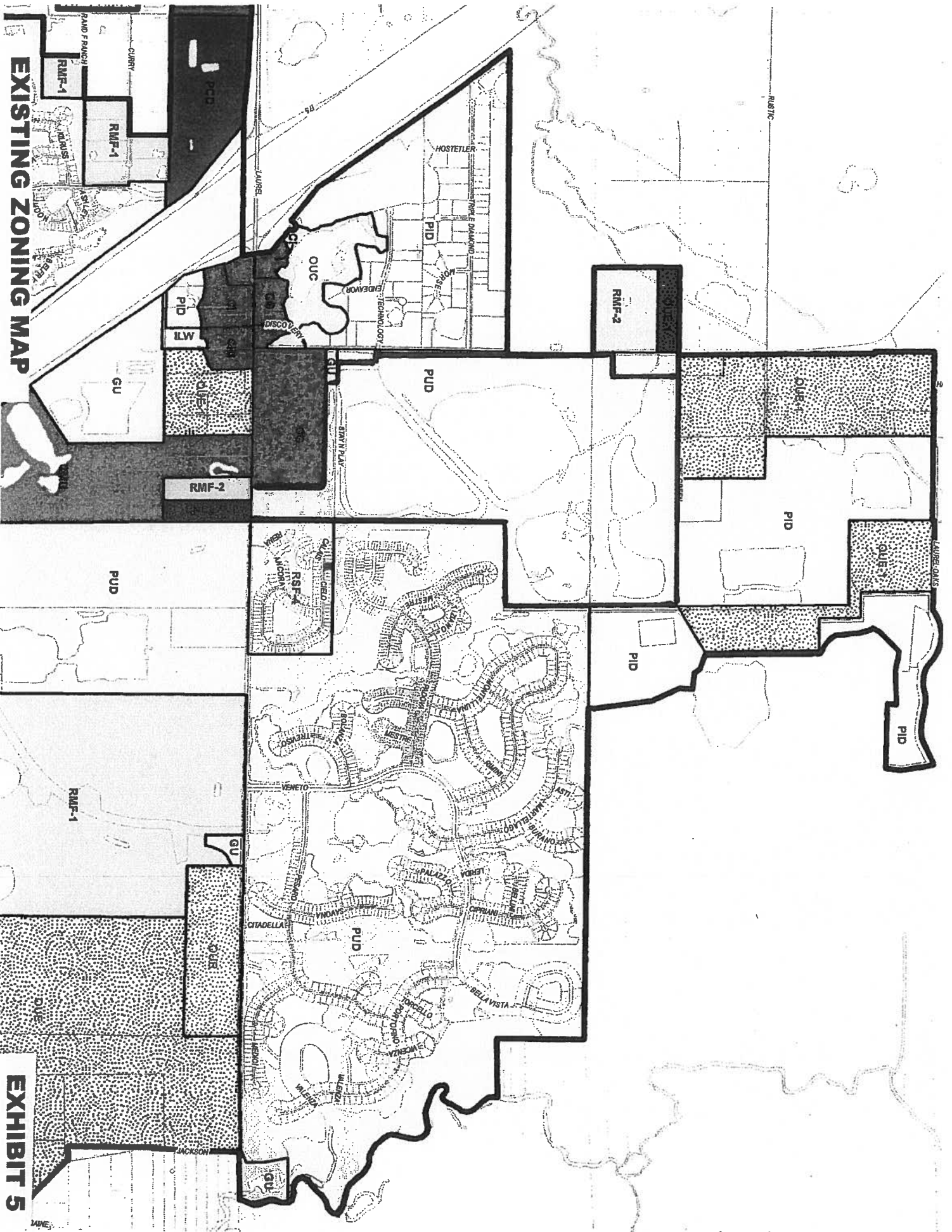
JPA/ILSBA Areas

The following areas have been designated as Potential Voluntary Annexation Areas under the Joint Planning & Intertical Service Boundary Agreement between the City of Venice and Sarasota County:

- 1 - RUSTIC RD
- 2a - AUBURN RD TO I-75
- 2b - I-75/JCARANDA BLVD
- 3 - BORDER RD TO MYAKKA RIVER
- 4 - SOUTH VENICE AVE
- 5 - LAUREL RD MIXED USE
- 6 - PINEBROOK RD
- 7 - AUBURN RD
- 8 - GULF COAST BLVD

Map FLUM-1

City of Venice 2030 Future Land Use Map



EXISTING ZONING MAP

EXHIBIT 5

EXHIBIT 6

STATEMENT OF ESTIMATED REGULATORY COSTS

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

TOSCANA ISLES

COMMUNITY DEVELOPMENT DISTRICT

Statement of Estimated Regulatory Costs

Original: September 12, 2013

Revision 1: October 10, 2013

Revision 2: October 18, 2013



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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 Toscana Isles Community Development District ("District"). The proposed District will comprise approximately 417.7 +/- acres of land located within the City of Venice, Sarasota County, Florida (the "City") and is projected to contain approximately 1,044 residential dwelling units. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing District establishment) as follows:

"That the process of establishing such a district pursuant to uniform general law 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 Toscana Isles Community Development District

The District is designed to provide public infrastructure, services, and facilities along with operations and maintenance of same to a master planned residential development currently anticipated to contain a total of 1,044 residential dwelling units, all within the boundaries of the District.

A Community Development District ("CDD") is an independent unit of special purpose local government authorized by Chapter 190, F.S., to plan, finance, construct, operate and maintain community-wide infrastructure in large, planned community developments. CDDs provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), F.S.

A CDD is not a substitute for the local, general purpose government unit, i.e., the City or County in which the CDD lies. A CDD does not have the permitting, zoning or policing powers possessed by general purpose governments. A CDD is an alternative means of financing, construction, operating and maintaining community infrastructure for developments, such as Toscana Isles.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S. (2013), 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 the 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 rule, 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 or local revenues.
- (d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "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, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.
- (e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (City of Venice with Census 2010 population of 20,748 is not defined as a small City for the purposes of this requirement.)
- (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 paragraph (1)(a) and 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)(a), F.S.

2.0 An economic analysis showing whether the ordinance 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 ordinance;**
- 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 the implementation of the ordinance; 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 ordinance.**

The ordinance establishing the District is anticipated to not have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. Any increases in regulatory costs, principally the anticipated increases in transactional costs as a result of imposition of special assessments by the District will be the direct result of facilities and services provided by the District to the landowners within the District, however, as property ownership in the District is voluntary and all additional costs will be disclosed to prospective buyers prior to sale, such increases should be considered voluntary, self-imposed and offset by benefits received from the infrastructure and services provided by the District.

2.1 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 ordinance.

The sole reason for the establishment of the District is to provide public facilities and services to support the development of a new, master-planned residential community. The development of the 417.7 +/- acre parcel will promote local economic activity, create local value, lead to local private sector investment and is likely, at least in the short term, to support local private sector employment and/or lead to local new job creation.

Establishment of the District will allow it to plan, fund, implement, operate and maintain, for the benefit of the landowners within the District, various public facilities and services. Such facilities and services, as further described in Section 5, will allow for the development of the land within the District for private use. The provision of District's infrastructure and the subsequent development of the private land will generate private economic activity, private

economic growth, private investment and employment, and job creation. The District will use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, will use private firms to operate and maintain such infrastructure/provide services to the landowners and residents of the District. The private developer of the land in the District will use its private funds to conduct the private land development and construction of an anticipated 1,044 residential dwelling units, the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved in absence of the District by private sector alone, the fact that the establishment of the District is initiated by the private landowner means that such the private landowner, who is also the developer of the site, considers the establishment and continued operation of the District as beneficial to the process of land development, which in turn will lead directly or indirectly to the economic growth, likely private sector job and/or support private sector employment, and private sector investments.

2.2 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 the implementation of the ordinance.

When assessing the question of whether the establishment of the District is likely to directly or indirectly 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, one has to compare these factors in the presence and in the absence of the District in the community. When the question is phrased in this manner, it can be surmised that the establishment of the District is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same community without the District. Similarly to a purely private solution, District contracts will be bid competitively as to achieve the lowest cost/best value for the particular infrastructure or services desired by the landowners under a "lowest responsive/responsible bid" method, which will insure that contractors wishing to bid for such contracts will have to demonstrate to the District the most optimal mix of cost, productivity and innovation. Additionally, the establishment of the District for the community is not likely to cause the award of the contracts to favor non-local providers any more than if there was no District. The District in its purchasing decisions will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

2.3 Likelihood of an increase in regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

The establishment of the District will not increase any regulatory costs of the State, Sarasota County or the City by virtue that the District will be one of many already existing similar districts within the State, Sarasota County and the City. As described in more detail in Section 4, the proposed District will pay a one-time filing fee to the City to offset any expenses that the City may incur in the processing of this petition. Similarly, the proposed District will pay annually the required Special District Filing Fee, which fee is meant to offset any State costs related to its oversight of all special districts in the State.

The establishment of the District will, however, directly increase regulatory costs to the landowners within the District. Such increases in regulatory costs, principally the anticipated increases in transactional costs as a result of likely imposition of special assessments and use fees by the District will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is completely voluntary, all current property owners must consent to the establishment of the District and the likelihood of additional transaction costs, and all initial prospective buyers must have such additional transaction costs disclosed to them prior to sale, as required by State law and City ordinance establishing the District, such increases should be considered voluntary, self-imposed, and as a tradeoff for the services and facilities provided by the District. As to the anticipated amount of the transactional costs in the aggregate within 5 years, they are anticipated to not exceed \$15,000,000.

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

The proposed District will serve land that comprises an approximately 417.7 +/- acre master planned residential development currently planned to contain 1,044 residential dwelling units, with 732 single-family dwelling units and 312 multi-family dwelling units, although the development plan can change. Assuming an average density of 2.5 persons per residential dwelling unit, the estimated population of the proposed District at build out will be approximately 2,610 +/- and all of these residents as well as the landowners within the District (which may be the same as the residents) will be affected by the ordinance. The City, the proposed District and certain state agencies will also be affected by or required to comply with the ordinance as more fully discussed hereafter.

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 ordinance, and any anticipated effect on state or local revenues.

There is no state agency promulgating any rule relating to this project and there is no anticipated effect of the ordinance establishing the District on state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

Because the result of adopting the ordinance is the establishment of an independent 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 1,000 acres, therefore, the City of Venice 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 189.412, F.S., the District must pay an annual fee to the State of Florida Department of Economic Opportunity which offsets such costs.

City of Venice, Sarasota County, Florida

The proposed land for the District is located within the City of Venice, Sarasota County, Florida and consists of less than 1,000 acres. The City and its staff may process, analyze, conduct a public hearing, and vote upon the petition to establish the District. These activities will absorb some resources, however, these costs incurred by the City will be modest 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 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. Fifth, the potential costs are offset by a filing fee included with the petition to offset any expenses the City may incur in the processing of this petition. Finally, the City already processes similar petitions though for entirely different subjects, for land uses and zoning changes that are far more complex than the petition to establish a community development district.

The annual costs to City, 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 City faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the City, or any monitoring expenses the 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 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, including local government entities, required to comply with the requirements of the ordinance.

Table 1 provides an outline of the various facilities and services the proposed District may provide. Financing for these facilities is projected to be provided by the District.

Table 1

**TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT
Proposed Facilities and Services**

FACILITY	FUNDED	MAINTAINED	OWNERSHIP
Storm Sewer	CDD/Private	CDD/HOA	CDD/HOA
Sanitary Sewer	CDD/Private	County/City	County/City
Water Main	CDD/Private	City	City
Irrigation	CDD/Private	CDD/HOA	CDD/HOA
Entry, Walls, Buffers & Landscape	CDD/Private	CDD/HOA	CDD/HOA
Roadway	Private	HOA	HOA

Table 2 illustrates the estimates of the capital facilities outlined in Table 1. The cost estimates are shown in Table 2. Total costs for those facilities, which may be provided, are estimated to be approximately \$25,465,000. District may levy non-ad valorem special assessment (by a variety of names) and may issue special assessment bonds to fund 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 as outlined in Table 2.

Prospective future landowners in the development may be required to pay non-ad valorem special assessments levied by the District to provide for facilities and secure any debt incurred

through bond issuance. In addition to the levy of non-ad valorem special assessments which may be used for debt service, the District may also levy a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services. However, locating in the District by new residents is completely voluntary, so, ultimately, all owners and users of the affected property choose to accept the non-ad valorem assessments as a tradeoff for the services and facilities that the District will provide. In addition, state law requires all assessments levied by the District to be disclosed by the initial seller to all prospective purchasers of property within the District.

Table 2

**TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT
Estimated Costs of Construction**

CATEGORY	COST
Clearing and Earthwork	\$5,377,860.00
Storm Sewer	\$5,542,279.00
Sanitary Sewer	\$3,683,953.00
Water Main	\$2,150,773.00
Irrigation	\$1,377,793.00
Entry, Walls, Buffers & Landscape	\$4,711,326.00
Roadway	\$0.00
Contingencies	\$2,621,016.00
Total Estimated Project Costs	\$25,465,000.00

A CDD provides the property owners with an alternative mechanism of providing public services, however, special assessments and other impositions levied by the District and collected by law represent the transactional costs incurred by landowners as a result of the establishment of the District. Such transactional costs should be considered in terms of costs likely to be incurred under alternative public and private mechanisms of service provision, such as other independent special districts, City or its dependent districts, or City management but financing with municipal service benefit units and municipal service taxing units, or private entities, all of which can be grouped into three major categories: public district, public other, and private.

With regard to the public services delivery, dependent and other independent special districts can be used to manage the provision of infrastructure and services, however, they are limited in the types of services they can provide, and likely it would be necessary to employ more than one district to provide all services needed by the development.

Lastly, services and improvements could be provided by private entities. However, their interests are primarily to earn short-term profits and there is no public accountability. The

marginal benefits of tax-exempt financing utilizing CDDs would cause the CDD to utilize its lower transactional costs to enhance the quality of infrastructure and services.

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

First, those residents in the District will receive a higher level of public services which in most instances will be sustained over longer periods of time than would otherwise be the case.

Second, a CDD is a mechanism for assuring that the community services will be completed concurrently with development of lands within the development. 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 local governance which is specifically established to provide District landowners with planning, construction, implementation and short and long-term maintenance of community infrastructure at sustained levels of service.

The cost impact on the ultimate landowners in the development is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above, if applicable, what the landowners would have paid to install infrastructure via an alternative financing mechanism.

Consequently, a Community Development District provides property owners with the option of having higher levels of facilities and services financed through self-imposed revenue. The District is an alternative means to manage necessary development of infrastructure and services with related financing powers. District management is no more expensive, and often less expensive, than the alternatives of various public and private sources.

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.

There will be little impact on small businesses because of the establishment of the District. If anything, the impact may be positive because the District must competitively bid all of its contracts and competitively negotiate all of its contracts with consultants. This affords small businesses the opportunity to bid on District work.

City of Venice has a population of 20,748 according to the Census 2010 conducted by the United States Census Bureau and is therefore not defined as a "small" city according to Section 120.52, F.S.

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.

In relation to the question of whether the proposed Toscana Isles Community Development District is the best possible alternative to provide community facilities and services to the project, there are several additional factors which bear importance. As an alternative to the independent CDD, the City could establish a dependent Special District for the area or establish an MSBU or MSTU. Either of these alternatives could finance the improvements contemplated in Tables 1 and 2 in a fashion similar to the proposed District.

There are a number of reasons why a dependent Special District is not the best alternative for providing community facilities and services to the Toscana Isles Community. First, unlike a CDD, this alternative would require the City to administer the project and its facilities and services. As a result, the costs for these services and facilities would not be directly and wholly attributed to the land directly benefiting from them, as the case would be with a CDD. Administering a project of the size and complexity of the development program anticipated for the Toscana Isles Community is a significant and expensive undertaking.

Second, a CDD is preferable from a government accountability perspective. With a CDD, residents and landowners in the District would have a focused unit of government ultimately under their direct control. The CDD can then be more responsive to resident needs without disrupting other City responsibilities. By contrast, if the City were to establish and administer a dependent Special District, then the residents and landowners of the Toscana Isles Community would take their grievances and desires to the City Council meetings.

Third, any debt of an independent CDD is strictly that District's responsibility. While it may be technically true that the debt of a City-established, dependent Special District is not strictly the City's responsibility, any financial problems that a dependant Special District may have may reflect on the City. This will not be the case if a Community Development District is established.

Another alternative to a CDD would be for a Property Owners' Association (POA) to provide the infrastructure as well as operations and maintenance of community facilities and services. A CDD is superior to a POA for a variety of reasons. First, unlike a POA, a CDD can obtain low cost funds from the municipal capital markets. Second, as a government entity a CDD can impose and collect its assessments along with other property taxes on the Sarasota County real estate tax bill. Therefore, the District is far more assured of obtaining its needed

funds than is a POA. Third, the proposed District is a unit of local government. This provides a higher level of transparency, oversight and accountability.

8.0 A description of any regulatory alternatives submitted under Section 120.541(1)(a), F.S., and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

No written proposal, statement adopting an alternative or statement of the reasons for rejecting an alternative have been submitted.

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to establish the Toscana Isles Community Development District.

APPENDIX A
LIST OF REPORTING REQUIREMENTS

REPORT	FL. STATUE CITATION	DATE
Annual Financial Audit	190.008/218.39	9 months after end of Fiscal Year
Annual Financial Report	190.008/218.32	45 days after the completion of the Annual Financial Audit but no more 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 Interest	112.3145	within 30 days of accepting 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	189.415	within one year of special district's creation; then annual notice of any changes; and updated report every 5 years, 12 months prior to submission of local government's evaluation and appraisal report
Public Meetings Schedule	189.417	quarterly, semiannually, or annually
Bond Report	218.38	when issued; within 120 days after delivery of bonds
Registered Agent	189.416	within 30 days after first meeting of governing board
Proposed Budget	189.418	prior to end of current fiscal year
Public Depositor Report	280.17	annually by November 30