

ORDINANCE NO. 2021-20

AN ORDINANCE OF THE CITY OF VENICE, FLORIDA, ESTABLISHING THE RUSTIC OAKS 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 May 19, 2021, JEN TAMPA 1, LLC, submitted a petition to establish the Rustic Oaks Community Development District ("Petition") 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, public hearings on the Petition were conducted by the city council on June 22, 2021, and July 13, 2021, 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 hearings held on June 22, 2021, and July 13, 2021, in making its determination as to whether to grant or deny the establishment of the Rustic Oaks 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 Rustic Oaks 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 RUSTIC OAKS 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) Chad O'Brien
- (b) Julie Kline
- (c) Mark O'Brien
- (d) Padraic O'Brien
- (e) Matt O'Brien

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)(a) and (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 13TH DAY OF JULY 2021.

First Reading: June 22, 2021

Final Reading: July 13, 2021

Adoption: July 13, 2021

Ron Feinsod, Mayor

ATTEST:

Lori Stelzer, MMC, City Clerk

(SEAL)

I, Lori Stelzer, MMC, City Clerk of the City of Venice, Florida, a municipal corporation in Sarasota County, Florida, do hereby certify that the foregoing is a full and complete, true and correct copy of an Ordinance duly adopted by the City of Venice Council, a meeting thereof duly convened and held on the 13th day of July 2021, a quorum being present.

WITNESS my hand and the official seal of said City this 13th day of July 2021.

Lori Stelzer, MMC, City Clerk

Approved as to form:

Kelly Fernandez, City Attorney

**Petition to Establish
Rustic Oaks
Community Development District**

(City of Venice, FL)

May 19, 2021

**Submitted by:
Jackson R. Boone, Esq.
Boone, Boone & Boone, P.A.
P.O. BOX 1596
1001 Avenida Del Circo
Venice, FL 34285
(941) 488-6716
jackson.boone@boone-law.com**

PETITION TO ESTABLISH RUSTIC OAKS COMMUNITY DEVELOPMENT DISTRICT

Petitioner, **JEN TAMPA 1, LLC**, a Florida limited liability company, (the “Petitioner”), hereby petitions the City Council of the City of Venice, Florida, (hereinafter referred to as the “City”), pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, (the “Act”), to adopt an ordinance to establish a Uniform Community Development District in accordance with the Act, (the “District”), on the property described herein. In support of the Petition, Petitioner states:

1. Petitioner is **JEN TAMPA 1, LLC**, a Florida limited liability company, with its principal place of business at 3001 W. Bay Villa Ave, Tampa, Florida, 33611.

2. The proposed District is located within the municipal boundaries of the City of Venice and covers approximately 302.796 acres. A project location map showing the location and external boundaries of the District is attached hereto as Exhibit “1”.

3. A metes and bounds legal description of the external boundaries of the District is attached hereto as Exhibit “2”. There is no real property within the external boundaries of the District which is to be excluded from the District. (Section 190.005(2)(a) and (1)(a)1, Florida Statutes).

4. Attached hereto as Exhibit “3” and made a part hereof is the written consent to the establishment of the District by the owner of 100% of the real property within the boundaries of the District and served by the District. (Section 190.005(2)(a) and (1)(a)2, Florida Statutes).

5. The five (5) persons designated to serve as the initial members of the Board of Supervisors of the District, who shall serve until replaced by elected members, are attached as Exhibit “4” attached hereto. All of the initial members of the Board of Supervisors of the

District are residents of the State of Florida and citizens of the United States. (Section 190.005(2)(a) and (1)(a)3, Florida Statutes).

6. The proposed name of the District is RUSTIC OAKS COMMUNITY DEVELOPMENT DISTRICT. The District Charter is a uniform charter created expressly in uniform general law in Sections 190.006 – 190.041, Florida Statutes. (Section 190.005(2)(a) and (1)(a)4, Florida Statutes).

7. A map of the current major trunk water mains, sewer inceptors, and outfalls on the property to be serviced by the District is attached hereto as Exhibit “5”. (Section 190.005(2)(a) and (1)(a)5, Florida Statutes).

8. The proposed timetable for construction, District infrastructure and associated good faith estimates of the costs to construct the District infrastructure, services and facilities are attached as Exhibit “6”. The information presented is a good faith estimate and is not binding on the Petitioner or the District, and is subject to change to conform with actual and approved development plans and permits. (Section 190.005(2)(a) and (1)(a)6, Florida Statutes).

9. The proposed District is in conformity with the applicable elements of the City of Venice Comprehensive Plan and consistent with the currently-approved zoning of Planned Unit Development (PUD). A copy of the City of Venice Comprehensive Plan Future Land Use Map and existing Zoning Map is attached hereto as Exhibit “7”. (Section 190.005(2)(a) and (1)(a)7, Florida Statutes).

10. The Statement of Estimated Regulatory Costs prepared in accordance with the requirements of Section 120.541, Florida Statutes, is attached hereto as Exhibit “8”. (Section 190.005(2)(a) and (1)(a)8, Florida Statutes).

11. The factors to be considered by the City that support the granting of this Petition are as follows (Section 190.005(2)(c) and (1)(e), Florida Statutes):

- A. The Petitioner hereby affirms and certifies that all of the statements contained herein are true and correct. (Section 190.005(1)(e)1, Florida Statutes).
- B. 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 Venice Comprehensive Plan, as amended. (Section 190.005(1)(e)2, Florida Statutes).
- C. The land within the boundaries of the proposed District is approximately 302.796 acres and is of sufficient size and sufficiently compact and contiguous to be developed as one functional interrelated community. (Section 190.005(1)(e)3, Florida Statutes).
- D. The proposed District will be the best alternative available for delivering community development services and facilities to the area to be served. The District will provide an efficient, effective and timely vehicle for the delivery of community development services and facilities, in excess of the level of such services and facilities that would otherwise be provided, and in a manner responsive to the development needs of the area. Establishment of the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District community development services and facilities. (Section 190.005(1)(e)4, Florida Statutes).

E. The community development services and facilities of the District will be compatible with the capacity and uses of existing local and regional community development services and facilities. The community development services and facilities to be provided will be supplemental to those existing and will be consistent with the City of Venice Comprehensive Plan. (Section 190.005(1)(e)5, Florida Statutes).

F. The area that will be served by the District is amenable to separate special-district government. The area is being developed as a functional interrelated community, the developers of the area are responsible for providing community development services and facilities. (Section 190.005(1)(e)6, Florida Statutes).

12. 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.

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

A. Schedule a public hearing to consider this Petition pursuant to the uniform procedures set forth in Section 190.005(2), Florida Statutes.

B. Grant the Petition and adopt an Ordinance to establish the District and include matters provided for in Section 190.005(1)(f), Florida Statutes, pursuant to Section 190.005(2), Florida Statutes. The Petitioner respectfully requests the Ordinance to include the following:

The District and the District Board of Supervisors may exercise, subject to the regulatory

jurisdiction and permitting authority of all applicable governmental bodies, agencies and special districts having authority with respect to any area included in the Petition and Chapter 190, Florida Statutes, all of the general powers set forth in Section 190.011, Florida Statutes, and all of the special powers set forth in Section 190.012, Florida Statutes, including specifically the special powers set forth in Section 190.012(2)(a) and (2)(d), Florida Statutes.

[SIGNATURES ON FOLLOWING PAGE]

Respectfully submitted the 19th day of May, 2021.

PETITIONER:

JEN TAMPA 1, LLC, a Florida limited liability company

By: _____

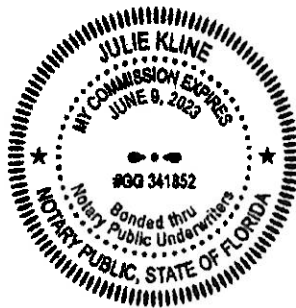
Print Name: Matt O'Brien

Its: Manager

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of May, 2021, by Matt O'Brien, as the Manager of **JEN TAMPA 1, LLC**, a Florida limited liability company, and acknowledged to me that as such officer of the corporation, being authorized to do so, executed the foregoing instrument for the purposes therein contained in the name of such corporation as such officer who ☒ is personally know or ☐ has produced a driver's license as identification.

[Notary Seal]

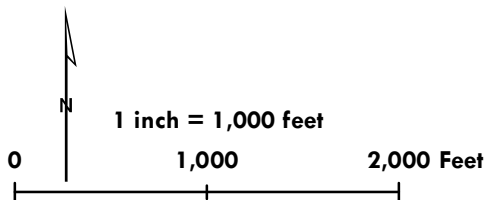
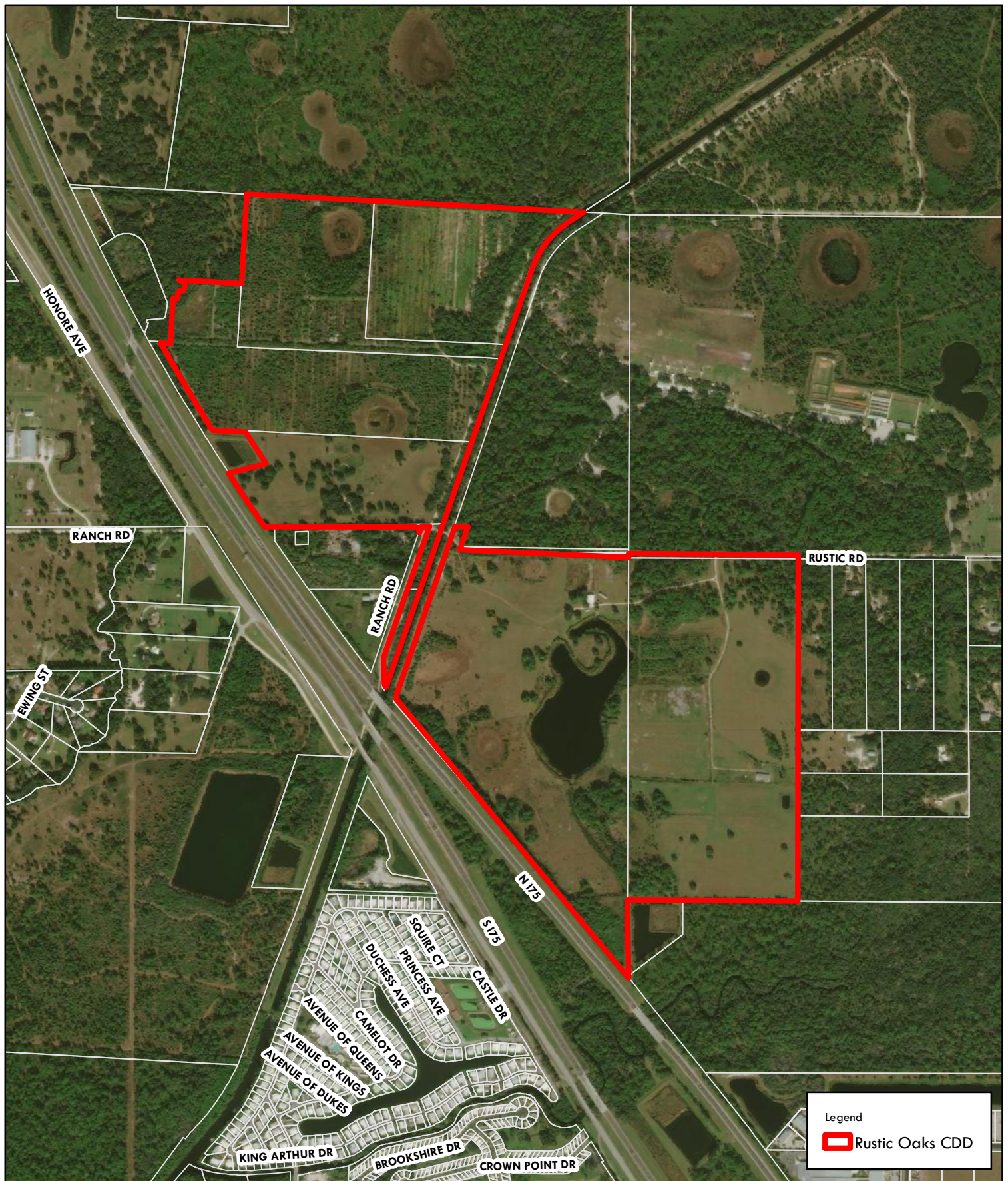


Notary Public

Printed Name: Julie Kline

My Commission Expires: June 9, 2023

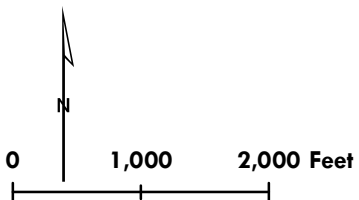
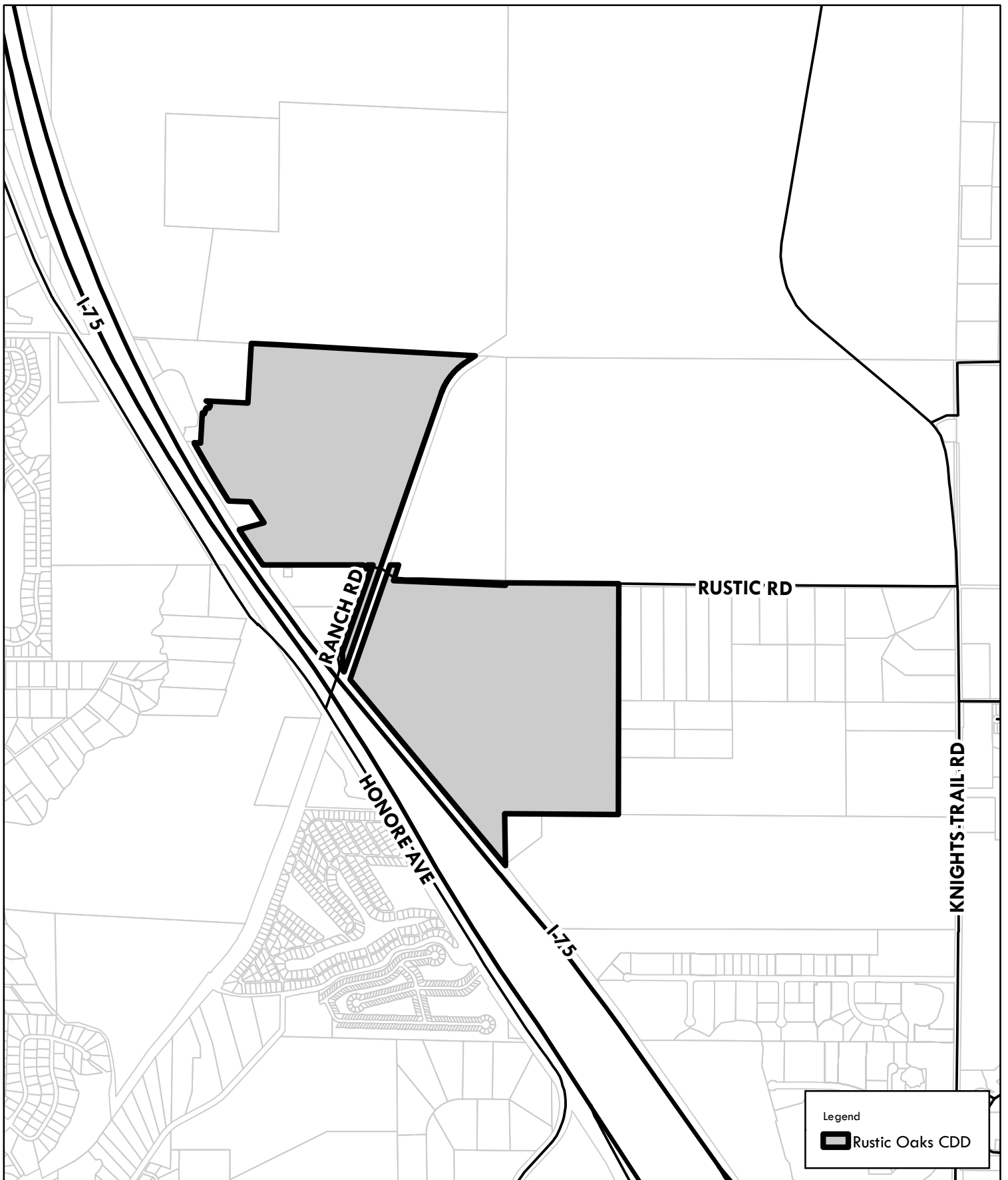
EXHIBIT “1”
PROJECT LOCATION MAP



RUSTIC OAKS CDD

Project Location Map – Aerial



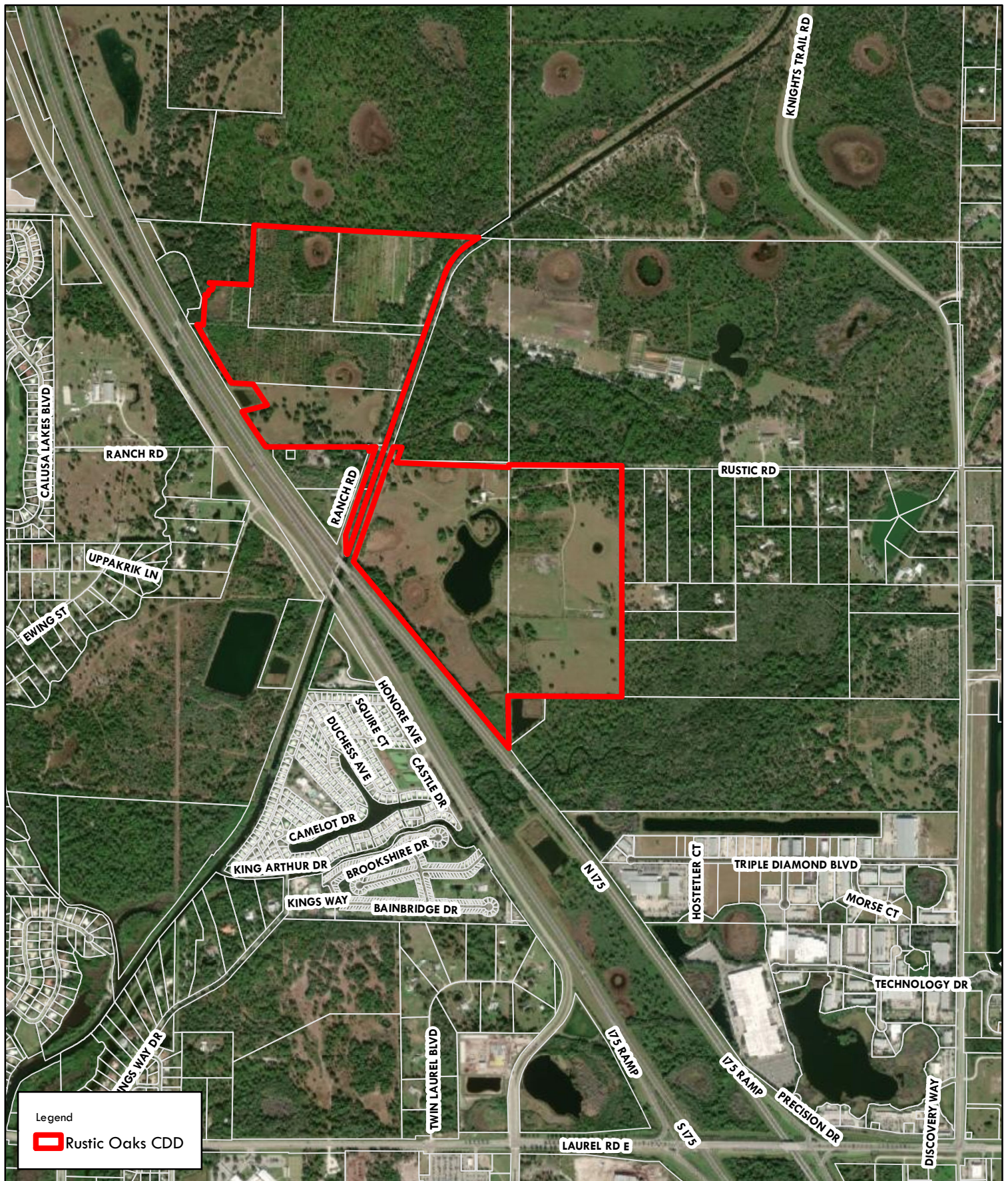


RUSTIC OAKS CDD

Location Map

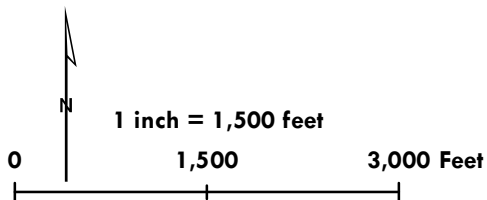


3010 W. Azeele Street Suite 150
Birmingham, AL 35208
Page 13 of 58 Ord. No. 2021-20



Legend

 Rustic Oaks CDD



RUSTIC OAKS CDD

Project Location Map – Vicinity

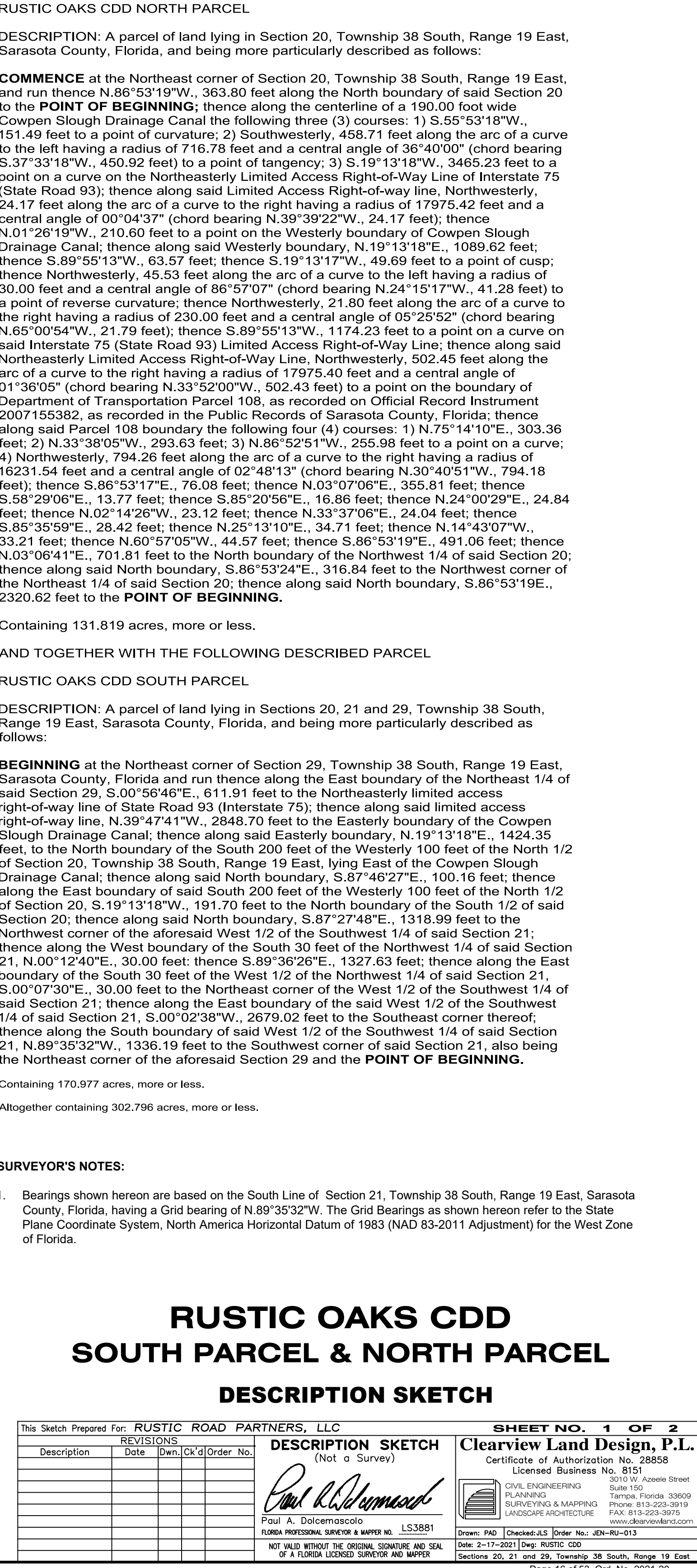
 **Clearview**
LAND DESIGN, P.L.

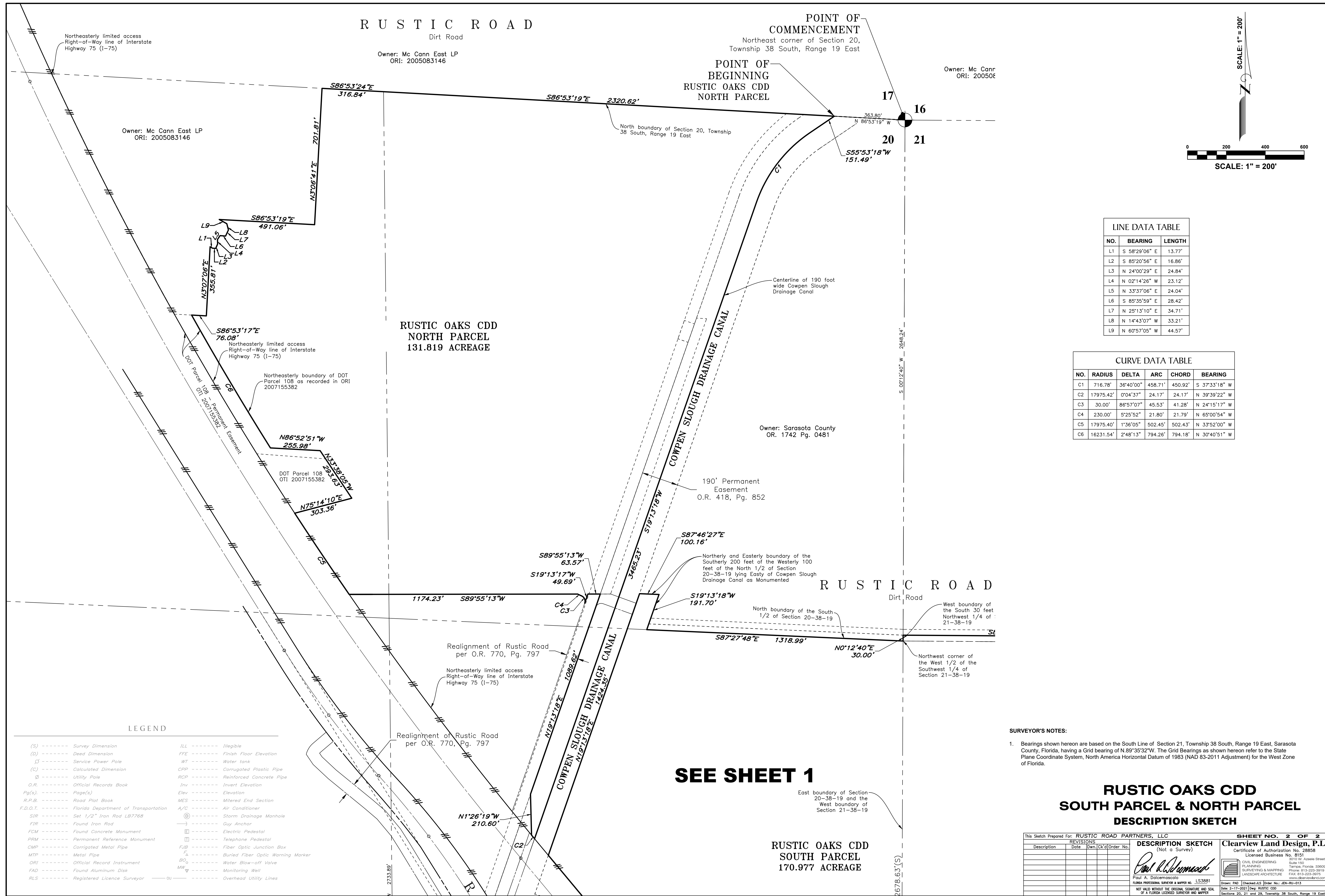
3010 W. Azele Street Suite 150

Page 14 of 58 Ord. No. 2023-20

EXHIBIT “2”

METES AND BOUNDS LEGAL DESCRIPTION





RUSTIC OAKS CDD NORTH PARCEL

DESCRIPTION: A parcel of land lying in Section 20, Township 38 South, Range 19 East, Sarasota County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of Section 20, Township 38 South, Range 19 East, and run thence N.86°53'19"W., 363.80 feet along the North boundary of said Section 20 to the **POINT OF BEGINNING**; thence along the centerline of a 190.00 foot wide Cowpen Slough Drainage Canal the following three (3) courses: 1) S.55°53'18"W., 151.49 feet to a point of curvature; 2) Southwesterly, 458.71 feet along the arc of a curve to the left having a radius of 716.78 feet and a central angle of 36°40'00" (chord bearing S.37°33'18"W., 450.92 feet) to a point of tangency; 3) S.19°13'18"W., 3465.23 feet to a point on a curve on the Northeasterly Limited Access Right-of-Way Line of Interstate 75 (State Road 93); thence along said Limited Access Right-of-way line, Northwesterly, 24.17 feet along the arc of a curve to the right having a radius of 17975.42 feet and a central angle of 00°04'37" (chord bearing N.39°39'22"W., 24.17 feet); thence N.01°26'19"W., 210.60 feet to a point on the Westerly boundary of Cowpen Slough Drainage Canal; thence along said Westerly boundary, N.19°13'18"E., 1089.62 feet; thence S.89°55'13"W., 63.57 feet; thence S.19°13'17"W., 49.69 feet to a point of cusp; thence Northwesterly, 45.53 feet along the arc of a curve to the left having a radius of 30.00 feet and a central angle of 86°57'07" (chord bearing N.24°15'17"W., 41.28 feet) to a point of reverse curvature; thence Northwesterly, 21.80 feet along the arc of a curve to the right having a radius of 230.00 feet and a central angle of 05°25'52" (chord bearing N.65°00'54"W., 21.79 feet); thence S.89°55'13"W., 1174.23 feet to a point on a curve on said Interstate 75 (State Road 93) Limited Access Right-of-Way Line; thence along said Northeasterly Limited Access Right-of-Way Line, Northwesterly, 502.45 feet along the arc of a curve to the right having a radius of 17975.40 feet and a central angle of 01°36'05" (chord bearing N.33°52'00"W., 502.43 feet) to a point on the boundary of Department of Transportation Parcel 108, as recorded on Official Record Instrument 2007155382, as recorded in the Public Records of Sarasota County, Florida; thence along said Parcel 108 boundary the following four (4) courses: 1) N.75°14'10"E., 303.36 feet; 2) N.33°38'05"W., 293.63 feet; 3) N.86°52'51"W., 255.98 feet to a point on a curve; 4) Northwesterly, 794.26 feet along the arc of a curve to the right having a radius of 16231.54 feet and a central angle of 02°48'13" (chord bearing N.30°40'51"W., 794.18 feet); thence S.86°53'17"E., 76.08 feet; thence N.03°07'06"E., 355.81 feet; thence S.58°29'06"E., 13.77 feet; thence S.85°20'56"E., 16.86 feet; thence N.24°00'29"E., 24.84 feet; thence N.02°14'26"W., 23.12 feet; thence N.33°37'06"E., 24.04 feet; thence S.85°35'59"E., 28.42 feet; thence N.25°13'10"E., 34.71 feet; thence N.14°43'07"W., 33.21 feet; thence N.60°57'05"W., 44.57 feet; thence S.86°53'19"E., 491.06 feet; thence N.03°06'41"E., 701.81 feet to the North boundary of the Northwest 1/4 of said Section 20; thence along said North boundary, S.86°53'24"E., 316.84 feet to the Northwest corner of the Northeast 1/4 of said Section 20; thence along said North boundary, S.86°53'19"E., 2320.62 feet to the **POINT OF BEGINNING**.

Containing 131.819 acres, more or less.

AND TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL

RUSTIC OAKS CDD SOUTH PARCEL

DESCRIPTION: A parcel of land lying in Sections 20, 21 and 29, Township 38 South, Range 19 East, Sarasota County, Florida, and being more particularly described as follows:

BEGINNING at the Northeast corner of Section 29, Township 38 South, Range 19 East, Sarasota County, Florida and run thence along the East boundary of the Northeast 1/4 of said Section 29, S.00°56'46"E., 611.91 feet to the Northeasterly limited access right-of-way line of State Road 93 (Interstate 75); thence along said limited access right-of-way line, N.39°47'41"W., 2848.70 feet to the Easterly boundary of the Cowpen Slough Drainage Canal; thence along said Easterly boundary, N.19°13'18"E., 1424.35 feet, to the North boundary of the South 200 feet of the Westerly 100 feet of the North 1/2 of Section 20, Township 38 South, Range 19 East, lying East of the Cowpen Slough Drainage Canal; thence along said North boundary, S.87°46'27"E., 100.16 feet; thence along the East boundary of said South 200 feet of the Westerly 100 feet of the North 1/2 of Section 20, S.19°13'18"W., 191.70 feet to the North boundary of the South 1/2 of said Section 20; thence along said North boundary, S.87°27'48"E., 1318.99 feet to the Northwest corner of the aforesaid West 1/2 of the Southwest 1/4 of said Section 21; thence along the West boundary of the South 30 feet of the Northwest 1/4 of said Section 21, N.00°12'40"E., 30.00 feet; thence S.89°36'26"E., 1327.63 feet; thence along the East boundary of the South 30 feet of the West 1/2 of the Northwest 1/4 of said Section 21, S.00°07'30"E., 30.00 feet to the Northeast corner of the West 1/2 of the Southwest 1/4 of said Section 21; thence along the East boundary of the said West 1/2 of the Southwest 1/4 of said Section 21, S.00°02'38"W., 2679.02 feet to the Southeast corner thereof; thence along the South boundary of said West 1/2 of the Southwest 1/4 of said Section 21, N.89°35'32"W., 1336.19 feet to the Southwest corner of said Section 21, also being the Northeast corner of the aforesaid Section 29 and the **POINT OF BEGINNING**.

Containing 170.977 acres, more or less.

Altogether containing 302.796 acres, more or less.

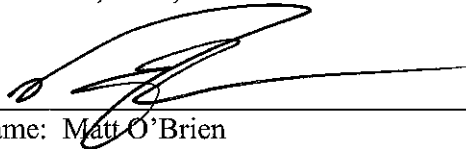
EXHIBIT “3”
CONSENT OF PROPERTY OWNERS

**RUSTIC OAKS
COMMUNITY DEVELOPMENT DISTRICT**

CONSENT OF PROPERTY OWNERS

The undersigned, as owner of the property more fully described in the attached Exhibit "A", does hereby consent to the establishment of the Rustic Oaks Community Development District and agrees to subject its property to the rules, regulations, ordinances, taxes and special assessments imposed by the Rustic Oaks Community Development District, all of which shall run with and bind the property.

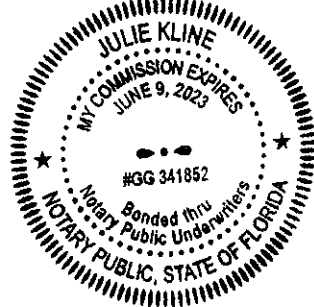
JEN TAMPA 1, LLC, a Florida limited liability company

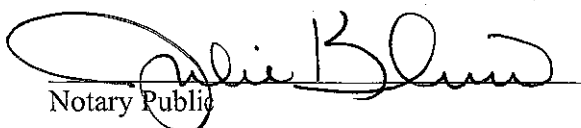
By: 
Print Name: Matt O'Brien
Its: Manager

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of MARCH, 2021, by Matt O'Brien, as Manager of **JEN TAMPA 1, LLC**, a Florida limited liability company, and acknowledged to me that as such officer of the corporation, being authorized to do so, executed the foregoing instrument for the purposes therein contained in the name of such corporation as such officer who ☒ is personally know or ☐ has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: Julie Kline

My Commission Expires: June 9, 2023

f:/16979

Exhibit A

RUSTIC OAKS CDD NORTH PARCEL

DESCRIPTION: A parcel of land lying in Section 20, Township 38 South, Range 19 East, Sarasota County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of Section 20, Township 38 South, Range 19 East, and run thence N.86°53'19"W., 363.80 feet along the North boundary of said Section 20 to the **POINT OF BEGINNING**; thence along the centerline of a 190.00 foot wide Cowpen Slough Drainage Canal the following three (3) courses: 1) S.55°53'18"W., 151.49 feet to a point of curvature; 2) Southwesterly, 458.71 feet along the arc of a curve to the left having a radius of 716.78 feet and a central angle of 36°40'00" (chord bearing S.37°33'18"W., 450.92 feet) to a point of tangency; 3) S.19°13'18"W., 3465.23 feet to a point on a curve on the Northeasterly Limited Access Right-of-Way Line of Interstate 75 (State Road 93); thence along said Limited Access Right-of-way line, Northwesterly, 24.17 feet along the arc of a curve to the right having a radius of 17975.42 feet and a central angle of 00°04'37" (chord bearing N.39°39'22"W., 24.17 feet); thence N.01°26'19"W., 210.60 feet to a point on the Westerly boundary of Cowpen Slough Drainage Canal; thence along said Westerly boundary, N.19°13'18"E., 1089.62 feet; thence S.89°55'13"W., 63.57 feet; thence S.19°13'17"W., 49.69 feet to a point of cusp; thence Northwesterly, 45.53 feet along the arc of a curve to the left having a radius of 30.00 feet and a central angle of 86°57'07" (chord bearing N.24°15'17"W., 41.28 feet) to a point of reverse curvature; thence Northwesterly, 21.80 feet along the arc of a curve to the right having a radius of 230.00 feet and a central angle of 05°25'52" (chord bearing N.65°00'54"W., 21.79 feet); thence S.89°55'13"W., 1174.23 feet to a point on a curve on said Interstate 75 (State Road 93) Limited Access Right-of-Way Line; thence along said Northeasterly Limited Access Right-of-Way Line, Northwesterly, 502.45 feet along the arc of a curve to the right having a radius of 17975.40 feet and a central angle of 01°36'05" (chord bearing N.33°52'00"W., 502.43 feet) to a point on the boundary of Department of Transportation Parcel 108, as recorded on Official Record Instrument 2007155382, as recorded in the Public Records of Sarasota County, Florida; thence along said Parcel 108 boundary the following four (4) courses: 1) N.75°14'10"E., 303.36 feet; 2) N.33°38'05"W., 293.63 feet; 3) N.86°52'51"W., 255.98 feet to a point on a curve; 4) Northwesterly, 794.26 feet along the arc of a curve to the right having a radius of 16231.54 feet and a central angle of 02°48'13" (chord bearing N.30°40'51"W., 794.18 feet); thence S.86°53'17"E., 76.08 feet; thence N.03°07'06"E., 355.81 feet; thence S.58°29'06"E., 13.77 feet; thence S.85°20'56"E., 16.86 feet; thence N.24°00'29"E., 24.84 feet; thence N.02°14'26"W., 23.12 feet; thence N.33°37'06"E., 24.04 feet; thence S.85°35'59"E., 28.42 feet; thence N.25°13'10"E., 34.71 feet; thence N.14°43'07"W., 33.21 feet; thence N.60°57'05"W., 44.57 feet; thence S.86°53'19"E., 491.06 feet; thence N.03°06'41"E., 701.81 feet to the North boundary of the Northwest 1/4 of said Section 20; thence along said North boundary, S.86°53'24"E., 316.84 feet to the Northwest corner of the Northeast 1/4 of said Section 20; thence along said North boundary, S.86°53'19"E., 2320.62 feet to the **POINT OF BEGINNING**.

Containing 131.819 acres, more or less.

AND TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL

RUSTIC OAKS CDD SOUTH PARCEL

DESCRIPTION: A parcel of land lying in Sections 20, 21 and 29, Township 38 South, Range 19 East, Sarasota County, Florida, and being more particularly described as follows:

BEGINNING at the Northeast corner of Section 29, Township 38 South, Range 19 East, Sarasota County, Florida and run thence along the East boundary of the Northeast 1/4 of said Section 29, S.00°56'46"E., 611.91 feet to the Northeasterly limited access right-of-way line of State Road 93 (Interstate 75); thence along said limited access right-of-way line, N.39°47'41"W., 2848.70 feet to the Easterly boundary of the Cowpen Slough Drainage Canal; thence along said Easterly boundary, N.19°13'18"E., 1424.35 feet, to the North boundary of the South 200 feet of the Westerly 100 feet of the North 1/2 of Section 20, Township 38 South, Range 19 East, lying East of the Cowpen Slough Drainage Canal; thence along said North boundary, S.87°46'27"E., 100.16 feet; thence along the East boundary of said South 200 feet of the Westerly 100 feet of the North 1/2 of Section 20, S.19°13'18"W., 191.70 feet to the North boundary of the South 1/2 of said Section 20; thence along said North boundary, S.87°27'48"E., 1318.99 feet to the Northwest corner of the aforesaid West 1/2 of the Southwest 1/4 of said Section 21; thence along the West boundary of the South 30 feet of the Northwest 1/4 of said Section 21, N.00°12'40"E., 30.00 feet; thence S.89°36'26"E., 1327.63 feet; thence along the East boundary of the South 30 feet of the West 1/2 of the Northwest 1/4 of said Section 21, S.00°07'30"E., 30.00 feet to the Northeast corner of the West 1/2 of the Southwest 1/4 of said Section 21; thence along the East boundary of the said West 1/2 of the Southwest 1/4 of said Section 21, S.00°02'38"W., 2679.02 feet to the Southeast corner thereof; thence along the South boundary of said West 1/2 of the Southwest 1/4 of said Section 21, N.89°35'32"W., 1336.19 feet to the Southwest corner of said Section 21, also being the Northeast corner of the aforesaid Section 29 and the **POINT OF BEGINNING**.

Containing 170.977 acres, more or less.

Altogether containing 302.796 acres, more or less.

11/16/2020 4:30 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2588324

Consideration: \$23,400,000.00
Documentary Stamps: \$163,800.00
Recording Fees: \$112.00

Prepared by and return to:

Doc Stamp-Deed: \$163,800.00

G. MATTHEW BROCKWAY



2033 Main Street, Suite 600
Sarasota, Florida 34237
Tel: (941) 366-8100

Sarasota County PID Nos. 0361001001, 0361001002, 0361001003, 0361001004, 0362001002, 0362001007, 0362001010, 0364040001, and 0364040002

SPECIAL WARRANTY DEED

GRANTOR: RUSTIC ROAD PARTNERS, LLC, a Florida limited liability company
1515 Ringling Blvd., Suite 890
Sarasota, FL 34236

GRANTEE: JEN TAMPA 1, LLC, a Florida limited liability company
3001 West Bay Villa Ave.
Tampa, FL 33611

Grantor, for good and valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, conveys, and sells to Grantee, and Grantee's successors and assigns forever, the real property lying in Sarasota County, Florida, identified and described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

SUBJECT TO public streets and highways, governmental and zoning ordinances and regulations, real estate taxes and assessments for the year 2021 and thereafter, which are not yet due and payable, and all instruments, conditions, restrictions, reservations, easements, limitations, and other matters of record, if any, all without re-imposing the same.

And Grantor does hereby covenant with and warrant to the Grantee that Grantor is lawfully seized of the Property in fee simple and has good right and lawful authority to sell and convey the Property; and that Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against no others.

*[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]
[SIGNATURES ON FOLLOWING PAGE]*

[ATTACHED TO SPECIAL WARRANTY DEED]

Signed, sealed and delivered
in the presence of:

RUSTIC ROAD PARTNERS, LLC, a
Florida limited liability company



Signature of First Witness
G. Matthew Brockway

Printed Name of First Witness

By: GenMark Property Group, LLC, a
Florida limited liability company,
its Manager

By: _____

Print Name: Stephen J. Rentz



Signature of Second Witness
Brittany A. Conrad-Ringlever

Printed Name of Second Witness

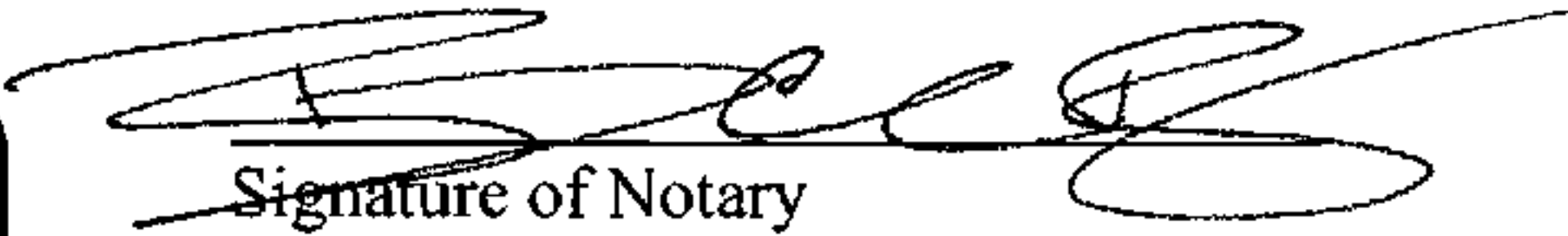
Title: Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 14th day of October, 2020, by Stephen J. Rentz, as Manager of GenMark Property Group, LLC, a Florida limited liability company, the Manager of Rustic Road Partners, LLC, a Florida limited liability company, on behalf of the same. He ☒ is personally known to me or ☐ has produced _____ as identification, and did not take an oath.



Notary Stamp



Signature of Notary

Brittany A. Conrad-Ringlever

Print Name of Notary

My Commission Expires:

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

[EXHIBIT "A" TO SPECIAL WARRANTY DEED COMMENCES ON FOLLOWING PAGE]

EXHIBIT "A" TO SPECIAL WARRANTY DEED
LEGAL DESCRIPTION OF THE PROPERTY

Parcel 1 (Sarasota County PID No. 0362001002)

PARCEL 1A: (FEE ESTATE)

A PARCEL OF LAND BEING AND LYING IN SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1154, PAGES 1217 AND 1218 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE SOUTH 89°56'36" EAST, 2607.11 FEET TO A CONCRETE MONUMENT, BEING 1200 FEET WESTERLY OF THE CENTERLINE OF COWPEN SLOUGH DRAINAGE CANAL, AS MEASURED AT RIGHT ANGLES, FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°56'36" EAST, 1271.54 FEET TO THE CENTERLINE OF SAID COWPEN SLOUGH DRAINAGE CANAL (190 FEET R/W); THENCE SOUTH 19°22'04" WEST ALONG THE CENTERLINE OF SAID COWPEN SLOUGH DRAINAGE CANAL, 1331.99 FEET TO INTERSECT THE NORTHEASTERLY RIGHT-OF-WAY LINE OF I-75 (S.R. 93), BEING A POINT ON A CONCAVE CURVE TO THE NORTHEAST, WHOSE CENTER BEARS NORTH 50°26'21" EAST, 17,975.40 FEET, HAVING A CENTRAL ANGLE OF 4°34'51"; THENCE NORTHWESTWARDLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID I-75 (S.R. 93), 1437.14 FEET, SAID POINT BEING 1200 FEET WESTERLY OF THE SAID COWPEN SLOUGH DRAINAGE CANAL, AS MEASURED AT RIGHT ANGLES; THENCE NORTH 19°23'04" EAST PARALLEL WITH AND 1200 FEET WESTERLY OF THE CENTERLINE OF SAID COWPEN SLOUGH DRAINAGE CANAL, 121.38 FEET TO THE POINT OF BEGINNING.

LESS THEREFROM: THE FOLLOWING DESCRIBED PARCEL BEING A 60 FOOT ACCESS ROAD RIGHT-OF-WAY. COMMENCE AT THE AFOREMENTIONED POINT OF BEGINNING; THENCE SOUTH 89°56'36" EAST, 1107.31 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°56'36" EAST, 63.57 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF SAID COWPEN SLOUGH DRAINAGE CANAL; THENCE SOUTH 19°22'04" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID COWPEN SLOUGH DRAINAGE CANAL, 1089.10 FEET; THENCE SOUTH 1°20'47" EAST, 210.93 FEET TO INTERSECT THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID I-75 (S.R. 93), ALSO BEING A POINT ON A CONCAVE CURVE TO THE NORTHEAST, WHOSE CENTER BEARS NORTH 50°30'55" EAST, 17,975.40 FEET, HAVING A CENTRAL ANGLE OF 0°30'09"; THENCE NORTHWESTWARDLY ALONG THE ARC OF SAID CURVE, 157.69 FEET; THENCE NORTH 19°22'04" EAST PARALLEL WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID COWPEN SLOUGH DRAINAGE CANAL, 1183.22 FEET TO THE POINT OF BEGINNING.

ALSO LESS THE NORTHERLY 497.33 FEET THEREOF, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF.

PARCEL 2B: (EASEMENT ESTATE)

TOGETHER WITH A NON-EXCLUSIVE RIGHT TO USE A NON-EXCLUSIVE EASEMENT SIXTY (60.0) FEET IN WIDTH FOR ROAD, STREET AND UTILITY PURPOSES FROM MISSION VALLEY BOULEVARD OVER THE PRESENT ROAD OR TRAIL TO THE BRIDGE OVER THE SARASOTA WEST COAST WATERSHED CANAL TO THAT PART OF THE EAST 1/2 OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA, FLORIDA; LYING EAST OF SAID WEST COAST WATERSHED CANAL. THE SAID NON-EXCLUSIVE EASEMENT IS RECORDED IN OFFICIAL RECORDS BOOK 770, PAGE 797, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND THE GRANTEE, HIS SUCCESSORS AND ASSIGNS BY ACCEPTANCE HEREOF AGREE TO ABIDE BY THE TERMS AND CONDITIONS SPECIFIED IN SAID PRIVATE NON-EXCLUSIVE EASEMENT.

PARCEL 3C: (EASEMENT ESTATE)

TOGETHER WITH A NON-EXCLUSIVE RIGHT TO USE A NON-EXCLUSIVE EASEMENT ACROSS THE EASTERLY THIRTY (30.0) FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTH 1/2 OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, BOUNDED ON THE WEST BY CENTERLINE OF FOX CREEK AND ON THE EAST BY A LINE THAT IS 1200 FEET WEST OF AND PARALLEL TO CENTERLINE OF COWPEN SLOUGH DRAINAGE CANAL; LESS THE SOUTH 1050 FEET, SUBJECT TO AN EASEMENT ACROSS THE EASTERLY THIRTY (30.0) FEET FOR EGRESS AND INGRESS.

SAID EASEMENT SHALL BE FOR ROAD, STREET AND UTILITY PURPOSES AND USES. THE SAID NON-EXCLUSIVE EASEMENT IS RECORDED IN OFFICIAL RECORDS BOOK 985, PAGE 681, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND THE GRANTEE, HIS SUCCESSORS AND ASSIGNS BY ACCEPTANCE HEREOF AGREE TO ABIDE BY THE TERMS AND CONDITIONS SPECIFIED IN SAID PRIVATE NON-EXCLUSIVE EASEMENT.

AND:

PARCEL 2 (SARASOTA COUNTY PID NO. 0362001007)

THE NORTHERLY 497.33 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND, AS MEASURED AT RIGHT ANGLES WITH NORTH LINE THEREOF:

A PARCEL OF LAND BEING AND LYING IN SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1154, PAGES 1217 AND 1218 OF THE

PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE SOUTH 89° 56' 36" EAST, 2607.11 FEET TO A CONCRETE MONUMENT, BEING 1200 FEET WESTERLY OF THE CENTERLINE OF COWPEN SLOUGH DRAINAGE CANAL, AS MEASURED AT RIGHT ANGLES, FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 89° 56' 36" EAST, 1271.54 FEET TO THE CENTERLINE OF SAID COWPEN SLOUGH DRAINAGE CANAL (190 FEET R/W); THENCE SOUTH 19° 22' 04" WEST ALONG THE CENTERLINE OF SAID COWPEN SLOUGH DRAINAGE CANAL, 1331.99 FEET TO INTERSECT THE NORTHEASTERLY RIGHT OF WAY LINE OF I 75 (S.R. 93), BEING A POINT ON A CONCAVE CURVE TO THE NORTHEAST, WHOSE CENTER BEARS NORTH 50° 26' 21" EAST, 17,975.40 FEET, HAVING A CENTRAL ANGLE OF 4° 34' 51"; THENCE NORTHWESTWARDLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID I-75 (S.R. 93), 1437.14 FEET, SAID POINT BEING 1200 FEET WESTERLY OF THE SAID CENTERLINE OF SAID COWPEN SLOUGH DRAINAGE CANAL, AS MEASURED AT RIGHT ANGLES; THENCE NORTH 19° 22' 04" EAST PARALLEL WITH AND 1200 FEET WESTERLY OF THE CENTERLINE OF SAID COWPEN SLOUGH DRAINAGE CANAL, 121.38 FEET TO THE POINT OF BEGINNING.

LESS THEREFROM: THE FOLLOWING DESCRIBED PARCEL BEING A 60 FOOT ACCESS ROAD RIGHT-OF-WAY. COMMENCE AT THE AFOREMENTIONED POINT OF BEGINNING; THENCE SOUTH 89° 56' 36" EAST, 1107.31 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 89° 56' 36" EAST, 63.57 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF SAID COWPEN SLOUGH DRAINAGE CANAL; THENCE SOUTH 19° 22' 04" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID COWPEN SLOUGH DRAINAGE CANAL, 1089.10 FEET; THENCE SOUTH 1° 20' 47" EAST, 210.93 FEET TO INTERSECT THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID I-75 (S.R. 93), ALSO BEING A POINT ON A CONCAVE CURVE TO THE NORTHEAST, WHOSE CENTER BEAR NORTH 50° 30' 55" EAST, 17,975.40 FEET, HAVING A CENTRAL ANGLE OF 0° 30' 09"; THENCE NORTHWESTWARDLY ALONG THE ARC OF SAID CURVE, 157.69 FEET; THENCE NORTH 19° 22' 04" EAST PARALLEL WITH THE WESTERLY RIGHT- OF-WAY LINE OF SAID COWPEN SLOUGH DRAINAGE CANAL, 1183.22 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE RIGHT TO USE A NON-EXCLUSIVE EASEMENT SIXTY (60.0) FEET IN WIDTH FOR ROAD, STREET AND UTILITY PURPOSES FROM MISSION VALLEY BOULEVARD OVER THE PRESENT ROAD OR TRAIL TO THE BRIDGE OVER THE SARASOTA WEST COAST WATERSHED CANAL TO THAT PART OF THE EAST 1/2 OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA, FLORIDA; LYING EAST OF SAID WEST COAST WATERSHED CANAL. THE SAID NON-EXCLUSIVE EASEMENT IS RECORDED IN OFFICIAL RECORDS BOOK 770, PAGE 797, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND THE GRANTEE, HIS

SUCCESSORS AND ASSIGNS BY ACCEPTANCE HEREOF AGREE TO ABIDE BY THE TERMS AND CONDITIONS SPECIFIED IN SAID PRIVATE NONEXCLUSIVE EASEMENT.

TOGETHER WITH A NON-EXCLUSIVE RIGHT TO USE A NON-EXCLUSIVE EASEMENT ACROSS THE EASTERLY THIRTY (30.0) FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTH 1/2 OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, BOUNDED ON THE WEST BY CENTERLINE OF FOX CREEK AND ON THE EAST BY A LINE THAT IS 1200 FEET WEST OF AND PARALLEL TO CENTERLINE OF COWPEN SLOUGH DRAINAGE CANAL; LESS THE SOUTH 1050 FEET, SUBJECT TO AN EASEMENT ACROSS THE EASTERLY THIRTY (30.0) FEET FOR EGRESS AND INGRESS.

SAID EASEMENT SHALL BE FOR ROAD, STREET AND UTILITY PURPOSES AND USES. THE SAID NON-EXCLUSIVE EASEMENT IS RECORDED IN OFFICIAL RECORDS BOOK 985, PAGE 681, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND THE GRANTEE, HIS SUCCESSORS AND ASSIGNS BY ACCEPTANCE HEREOF AGREE TO ABIDE BY THE TERMS AND CONDITIONS SPECIFIED IN SAID PRIVATE NON-EXCLUSIVE EASEMENT.

ALSO LESS AND EXCEPT:

SBA TOWERS LEASE PARCEL

A PARCEL OF LAND BEING A PORTION OF THE NORTH ONE-HALF (1/2) OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (1/4) OF SAID SECTION 20 (FOUND 4" X 4" CONCRETE MONUMENT WITH BRASS DISK - RLS 2030); THENCE ON AN ASSUMED BEARING OF S 89° 56' 36" E, A DISTANCE OF 2487.31 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE NO. 75 (LIMITED ACCESS PUBLIC RIGHT-OF-WAY) (FOUND 4" X 4" CONCRETE MONUMENT WITH DISK - NO I.D.); THENCE CONTINUE S 89° 56' 36" E, A DISTANCE OF 119.80 FEET TO A POINT ON A LINE 1200.00 FEET WEST OF AND PARALLEL WITH THE CENTERLINE OF RIGHT-OF-WAY FOR COWPEN SLOUGH DRAINAGE CANAL (190 FOOT WIDE CANAL RIGHT-OF-WAY) (FOUND 4" X 4" CONCRETE MONUMENT WITH BRASS DISK - RLS 2030); THENCE CONTINUE S 89° 56' 36" E, A DISTANCE OF 146.00 FEET; THENCE S 00° 03' 24" W, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 00° 03' 24" W, A DISTANCE OF 100.00 FEET; THENCE N 89° 56' 36" W, A DISTANCE OF 100.00 FEET; THENCE N 00° 03' 24" E, A DISTANCE OF 100.00 FEET; THENCE S 89° 56' 36" E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; SAID PARCEL OF LAND SITUATE WITHIN SARASOTA COUNTY, FLORIDA CONTAINING 10,000.00 SQUARE FEET, MORE OR LESS.

NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT A PARCEL OF LAND BEING A PORTION OF THE NORTH ONE-HALF (1/2) OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (1/4) OF SAID SECTION 20 (FOUND 4" X 4" CONCRETE MONUMENT WITH BRASS DISK - RLS 2030); THENCE ON AN ASSUMED BEARING OF S 89° 56' 36" E, A DISTANCE OF 2487.31 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE NO. 75 (LIMITED ACCESS PUBLIC RIGHT-OF-WAY) (FOUND 4" X 4" CONCRETE MONUMENT WITH DISK - NO I.D.); THENCE CONTINUE S 89° 56' 36" E, A DISTANCE OF 119.80 FEET TO A POINT ON A LINE 1200.00 FEET WEST OF AND PARALLEL WITH THE CENTERLINE OF RIGHT-OF-WAY FOR COWPEN SLOUGH DRAINAGE CANAL (190 FOOT WIDE CANAL RIGHT-OF-WAY) (FOUND 4" X 4" CONCRETE MONUMENT WITH BRASS DISK - RLS 2030); THENCE CONTINUE S 89° 56' 36" E, A DISTANCE OF 146.00 FEET; THENCE S 00° 03' 24" W, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE S 89° 56' 36" E, A DISTANCE OF 234.73 FEET; THENCE N 61° 16' 00" E, A DISTANCE OF 103.82 FEET; THENCE S 89° 56' 36" E, A DISTANCE OF 635.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF RUSTIC ROAD (60 FOOT WIDE PUBLIC RIGHT-OF-WAY) (FOUND 4" X 4" CONCRETE MONUMENT WITH NAIL - NO I.D.); THENCE S 19° 22' 04" W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 42.38 FEET; THENCE N 89° 56' 36" W, A DISTANCE OF 611.31 FEET; THENCE S 61° 16' 00" W, A DISTANCE OF 103.82 FEET; THENCE N 89° 56' 36" W, A DISTANCE OF 220.00 FEET; THENCE S 45° 03' 24" W, A DISTANCE OF 7.07 FEET; THENCE S 00° 03' 24" W, A DISTANCE OF 55.00 FEET; THENCE N 89° 56' 36" W, A DISTANCE OF 20.00 FEET; THENCE N 00° 03' 24" E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; SAID PARCEL OF LAND SITUATE WITHIN SARASOTA COUNTY, FLORIDA CONTAINING 39.897.86 SQUARE FEET, MORE OR LESS.

AND:

PARCEL 3 (SARASOTA COUNTY PID NO. 0361001001, 0361001003, AND 0361001004)

PARCEL 1A: (FEE ESTATE)

A PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE N. 86°52'16" W., (ON AN ASSUMED BEARING) ALONG THE NORTHERLY LINE OF SAID SECTION 20, A DISTANCE OF 2003.63 FEET TO THE POINT OF BEGINNING; THENCE S. 03°07'44" W., A DISTANCE OF 1075.00 FEET; THENCE S. 86°52'16" E., A DISTANCE OF 1087.91 FEET TO THE INTERSECTION WITH THE CENTERLINE OF THE SARASOTA WEST COAST WATERSHED RIGHT OF WAY (COW PEN SLOUGH CANAL); THENCE S. 19°13'36" W., ALONG THE SAID CENTERLINE A DISTANCE OF 130.10 FEET; THENCE

N. 86°52'16" W., ALONG A LINE THAT IS 1200.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID SECTION 20, A DISTANCE OF 2049.47 FEET; THENCE N. 03°07'44" E., A DISTANCE OF 1200.00 FEET TO THE INTERSECTION WITH THE NORTHERLY LINE OF SAID SECTION 20; THENCE S. 86°52'16" E., ALONG THE NORTHERLY LINE OF SAID SECTION 20, A DISTANCE OF 997.63 FEET TO THE POINT OF BEGINNING.

PARCEL 2B: (FEE ESTATE)

A PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE N. 86°52'16" W., (ON AN ASSUMED BEARING) ALONG THE NORTHERLY LINE OF SAID SECTION 20, A DISTANCE OF 3001.26 FEET; THENCE S. 03°07'44" W., A DISTANCE OF 701.81 FEET TO THE POINT OF BEGINNING; THENCE S. 03°07'44" W., A DISTANCE OF 498.19 FEET; THENCE S. 86°52'16" E., A DISTANCE OF 2049.47 FEET TO THE INTERSECTION WITH THE CENTERLINE OF THE SARASOTA WEST COAST WATERSHED RIGHT OF WAY (COW PEN SLOUGH CANAL); THENCE S. 19°13'36" W., ALONG THE SAID CENTERLINE A DISTANCE OF 686.93 FEET; THENCE N. 86°52'16" W., A DISTANCE OF 2023.35 FEET TO THE INTERSECTION WITH A LINE THAT IS 75.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF I-75 TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 17900.40 FEET, A CENTRAL ANGLE OF 02°32'32", A CHORD BEARING OF N. 30°39'52" W., AND A CHORD LENGTH OF 794.18 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 794.24 FEET TO THE END OF SAID CURVE; THENCE S. 86°52'16" E., A DISTANCE OF 76.08 FEET; THENCE N. 03°07'44" E., A DISTANCE OF 355.83 FEET TO THE INTERSECTION WITH THE CENTERLINE OF AN EXISTING CREEK; THENCE S. 58°28'28" E., A DISTANCE OF 13.77 FEET AND ALONG THE CENTERLINE OF AN EXISTING CREEK FOR THE NEXT NINE (9) CALLS; THENCE S. 85°20'18" E., A DISTANCE OF 16.86 FEET; THENCE N. 24°01'07" E., A DISTANCE OF 24.84 FEET; THENCE N. 02°13'48" W., A DISTANCE OF 23.12 FEET; THENCE N. 33°37'44" E., A DISTANCE OF 24.04 FEET; THENCE S. 85°35'21" E., A DISTANCE OF 28.42 FEET; THENCE N. 25°15'48" E., A DISTANCE OF 34.71 FEET; THENCE N. 14°42'29" W., A DISTANCE OF 33.21 FEET; THENCE N. 61°16'21" W., A DISTANCE OF 44.63 FEET; THENCE S. 86°52'16" E., LEAVING SAID CENTERLINE OF THE EXISTING CREEK A DISTANCE OF 491.06 FEET TO THE POINT OF BEGINNING.

PARCEL 3C: (FEE ESTATE)

A PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE N. 86°52'16" W., ALONG THE NORTHERLY LINE OF SAID SECTION 20, A DISTANCE OF 4393.45 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 75 (I-75) TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 17975.40 FEET, A CENTRAL ANGLE OF 04°25'29", A CHORD BEARING OF S. 27°01'43" E. AND A CHORD LENGTH OF 1387.85 FEET; THENCE ALONG THE SAID NORTHEASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF I-75 AND ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 1388.20 FEET TO THE END OF SAID CURVE AND TO THE POINT OF BEGINNING, THENCE S. 86°52'16" E., A DISTANCE OF 88.87 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 17900.40 FEET, A CENTRAL ANGLE OF 02°32'32", A CHORD BEARING OF S. 30°39'52" E., AND A CHORD LENGTH OF 794.18 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 794.24 FEET TO THE END OF SAID CURVE; THENCE S. 86°52'16" E., A DISTANCE OF 2023.35 FEET TO THE INTERSECTION WITH THE CENTERLINE OF THE SARASOTA WEST COAST WATERSHED RIGHT-OF-WAY (COW PEN SLOUGH CANAL); THENCE S. 19°13'36" W., ALONG THE SAID CENTERLINE A DISTANCE OF 678.70 FEET; THENCE S. 89°55'53" W., A DISTANCE OF 1392.02 FEET TO THE INTERSECTION WITH THE SAID NORTHEASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF I-75 TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 17975.40 FEET, A CENTRAL ANGLE OF 05°24'53", A CHORD BEARING OF N. 31°56'55" W. AND A CHORD LENGTH OF 1698.17 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 1698.80 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED LANDS CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2007155382, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PARCEL 4D: (EASEMENT ESTATE)

TOGETHER WITH NON-EXCLUSIVE ROAD, STREET AND UTILITY EASEMENT FOR THE BENEFIT OF THE ABOVE DESCRIBED PARCELS AS CREATED BY AND SET FORTH IN THAT CERTAIN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 770, PAGE 797, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PARCEL 5E: (EASEMENT ESTATE)

TOGETHER WITH NON-EXCLUSIVE INGRESS, EGRESS, DRAINAGE AND UTILITY EASEMENT FOR THE BENEFIT OF THE ABOVE DESCRIBED PARCEL 1 AS CREATED BY AND SET-FORTH IN THAT CERTAIN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 2285, PAGE 1698, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

AND:

PARCEL 4 (SARASOTA COUNTY PID NO. 0361001002)

A PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE N. 86°52'16" W., (ON AN ASSUMED BEARING) ALONG THE NORTHERLY LINE OF SAID SECTION 20 A DISTANCE OF 363.63 FEET TO THE POINT OF BEGINNING; THENCE N. 86°52'16" W., CONTINUE ALONG THE NORTHERLY LINE OF SAID SECTION 20 A DISTANCE OF 1640.00 FEET; THENCE S. 03°07'44" W., PERPENDICULAR TO THE NORTHERLY LINE OF SAID SECTION 20 A DISTANCE OF 1075.00 FEET; THENCE S. 86°52'16" E., ALONG A LINE THAT IS 1075.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID SECTION 20 A DISTANCE OF 1087.91 FEET TO THE INTERSECTION WITH THE CENTERLINE OF THE SARASOTA WEST COAST WATERSHED RIGHT OF WAY (COW PEN SLOUGH CANAL); THENCE N. 19°13'36" E., ALONG THE CENTERLINE OF THE SARASOTA WEST COAST WATERSHED RIGHT OF WAY (COW PEN SLOUGH CANAL) FOR THE NEXT THREE (3) CALLS A DISTANCE OF 636.28 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 716.78 FEET, A CENTRAL ANGLE OF 36°40'00", A TANGENT LENGTH OF 237.52 FEET, A CHORD BEARING OF N. 37°33'36" E. AND CHORD LENGTH OF 450.92 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 458.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N. 55°53'36" E., A DISTANCE OF 151.62 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 95' WIDE PERMANENT EASEMENT FOR COW PEN SLOUGH CANAL AS RECORDED IN OFFICIAL RECORDS BOOK 418, PAGE 852 AND A 55' WIDE PERMANENT EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 426, PAGE 57, AND 55' WIDE TEMPORARY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 418, PAGE 855 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TOGETHER WITH:

A 50.00 FOOT INGRESS AND EGRESS AND UTILITY EASEMENT LYING AND BEING IN SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE N.86°52'16"W., (ON AN ASSUMED BEARING) ALONG THE NORTHERLY LINE OF SAID SECTION 20 A DISTANCE OF 363.63 FEET TO THE INTERSECTION WITH THE CENTERLINE OF THE SARASOTA WEST COAST WATERSHED RIGHT OF WAY (COW PEN SLOUGH CANAL); THENCE S.55°53'36"W, ALONG THE SAID CENTERLINE FOR THE NEXT THREE (3) CALLS A DISTANCE OF 151.62 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 716.78 FEET, A CENTRAL ANGLE OF 36°40'00", A TANGENT LENGTH OF 237.52 FEET, A CHORD BEARING OF S.37°33'36"W. AND A CHORD LENGTH OF 450.92 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 458.71 FEET TO THE POINT OF

TANGENCY OF SAID CURVE; THENCE S.19°13'36"W., A DISTANCE OF 636.28 FEET; THENCE N.86°52'16"W., ALONG A LINE THAT IS 1075.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID SECTION 20 A DISTANCE OF 46.83 FEET TO THE POINT OF BEGINNING; THENCE S. 19°13'48"W., ALONG A LINE THAT IS 45.00 FEET WESTERLY OF AND PARALLEL WITH THE SAID CENTERLINE OF COW PEN SLOUGH CANAL A DISTANCE OF 1498.53 FEET; THENCE S.89°55'52"W., A DISTANCE OF 52.98 FEET; THENCE N.19°13'48"E., ALONG A LINE THAT IS 95.00 FEET WESTERLY OF AND PARALLEL WITH THE SAID CENTERLINE OF COW PEN SLOUGH CANAL A DISTANCE OF 1501.61 FEET; THENCE S.86°52'16"E., ALONG A LINE THAT IS 1075.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID SECTION 20 A DISTANCE OF 52.04 FEET TO THE POINT OF BEGINNING.

AND:

PARCEL 5 (SARASOTA COUNTY PID NOS. 0362001010 AND 0364040002)

PARCEL 1A:

THE W 1/2 OF SW 1/4 OF SECTION 21, TOWNSHIP 38 SOUTH, RANGE 19 EAST, IN SARASOTA COUNTY, FLORIDA AND THE FOLLOWING NON-EXCLUSIVE, CONTINUOUS, PERMANENT EASEMENTS FOR INGRESS AND EGRESS:

1. THE TRAIL FROM MISSION VALLEY BOULEVARD TO THE BRIDGE OVER THE SARASOTA WEST COAST WATERSHED CANAL, ALIGNED, GENERALLY, ALONG THE EAST-WEST CENTERLINE OF SECTIONS 19 AND 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST.
2. THE SOUTH 30 FEET OF THE N 1/2 OF SECTION 21, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THE SOUTH 30 FEET OF THE N 1/2 OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, LYING EAST OF THE CANAL (COWPEN SLOUGH), LESS THE WESTERLY 100 FEET THEREOF; THE WESTERLY 100 FEET OF THE SOUTHERLY 200 FEET OF THE NORTH 1/2 OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, LYING EAST OF THE CANAL (COWPEN SLOUGH); THE SOUTHERLY 30 FEET OF LANDS CONVEYED IN OFFICIAL RECORDS BOOK 1308, PAGE 1190, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
3. THE RIGHT-OF-WAY ALONG LAUREL ROAD (EXTENDED) BEING THE SOUTH 60 FEET OF SE 1/4 OF SE 1/4 OF SECTION 29, TOWNSHIP 38 SOUTH, RANGE 19 EAST, AND ALSO THE SOUTH 60 FEET OF SECTION 28, TOWNSHIP 38 SOUTH, RANGE 19 EAST.
4. THE RIGHT-OF-WAY ALONG THE HAUL ROAD AND THE HAUL ROAD EXTENDED, RUNNING NORTH FROM LAUREL ROAD (EXTENDED) BEING THE

EAST 30 FEET OF SECTIONS 21 AND 28. AND THE WEST 30 FEET OF THE NORTH 3/4 OF SECTION 22, ALL BEING IN TOWNSHIP 38 SOUTH, RANGE 19 EAST.

5. A 60 FOOT RIGHT-OF-WAY EXTENDED EASTERLY FROM HAUL ROAD IN SECTION 22-38-19, BEING THE NORTH 60 FEET OF THE NW 1/4 OF SAID SECTION 22.
6. A 60 FOOT RIGHT-OF-WAY EXTENDED EASTERLY FROM THE HAUL ROAD IN SECTION 22, TOWNSHIP 38 SOUTH, RANGE 19 EAST. BEGIN THE SOUTH 60 FEET OF THE N 1/2 OF THE SW 1/4 AND ALSO THE SOUTH 60 FEET OF THE NW 1/4 OF SE 1/4 OF SAID SECTION 22, KNOWN AS GENE GREEN ROAD.
7. ALL EASEMENTS DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 770, PAGES 797 THROUGH 802, AND GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1206, PAGES 502 AND 503, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PARCEL 2B:

ALL THAT PART OF THE SE 1/4 OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, LYING EAST OF THE CANAL (COW PEN SLOUGH) AND EASTERLY OF INTERSTATE 75. ALSO, A PARCEL OF LAND LYING THE NE 1/4 OF SECTION 29, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF SAID SECTION 29, FOR A POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF SAID SECTION 29, S 00°09'22" W, (ON AN ASSUMED BEARING) 598.21 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY R/W LINE OF INTERSTATE 75; THENCE ALONG THE NORTHEASTERLY R/W LINE OF INTERSTATE 75, N 39°47'50" WEST, 794.55 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID SECTION 29; THENCE ALONG THE NORTH LINE OF SAID SECTION 29, S 88°37'24" EAST, 510.35 FEET TO THE POINT OF BEGINNING. TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR ACCESS AS RECORDED IN OFFICIAL RECORDS BOOK 1317, PAGES 931 AND 932, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PARCEL 3C:

THE SOUTHERLY 200 FEET OF THE WESTERLY 100 FEET OF THE NORTH 1/2 OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, LYING EAST OF COW PEN SLOUGH.

LESS THAT PARCEL #112 AS DESCRIBED IN THAT CERTAIN ORDER OF TAKING RECORDED IN INSTRUMENT #2010066284, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

AND:

PARCEL 6 (SARASOTA COUNTY PID NO. 0364040001)

THE SOUTH 30 FEET OF THE WEST HALF OF THE NORTHWEST 1/4 OF SECTION 21,
TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

[END OF SPECIAL WARRANTY DEED]

EXHIBIT “4”
BOARD OF SUPERVISORS

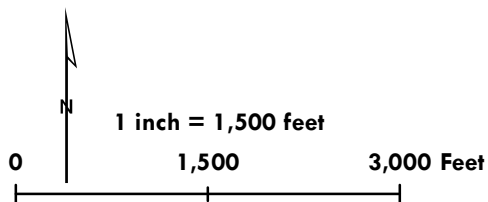
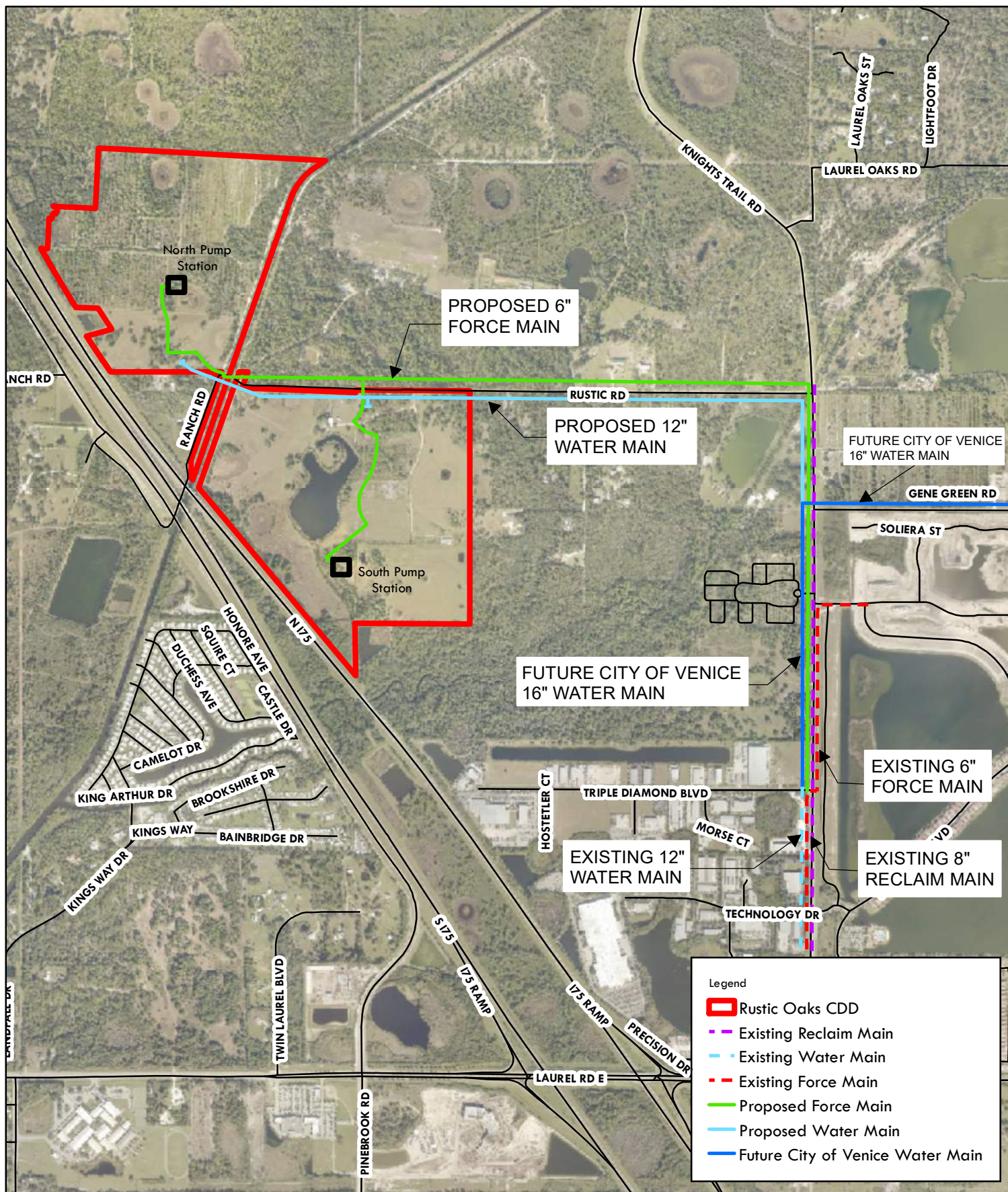
**RUSTIC OAKS
COMMUNITY DEVELOPMENT DISTRICT**

**INITIAL MEMBERS OF
THE BOARD OF SUPERVISORS**

1. Chad O'Brien
2. Julie Kline
3. Mark O'Brien
4. Padraic O'Brien
5. Matt O'Brien

(All Initial Members of the Board of Supervisors are residents of the State of Florida
and citizens of the United States (Section 190.006(1), Florida Statutes).

EXHIBIT “5”
EXISTING UTILITY AND OUTFALL MAP



RUSTIC OAKS CDD

Existing Utility and Outfall Map



EXHIBIT “6”
PROPOSED INFRASTRUCTURE CONSTRUCTION COST
ESTIMATE AND TIMETABLE

Rustic Oaks CDD

CIP Cost Table

Facility Description	CIP Cost
Stormwater & Drainage:	
South Parcel	\$ 4,500,000
North Parcel	\$ 4,300,000
Roadways:	
Rustic & Ranch Road Improvements	\$ 3,000,000
South Parcel Local Roads	\$ 1,750,000
North Parcel Local Roads	\$ 1,500,000
Cow Pen Bridge Replacement	\$ 2,000,000
Utilities (Water & Sewer):	
South Parcel Utilities	\$ 2,800,000
North Parcel Utilities	\$ 2,200,000
Off-Site Utility Extensions	\$ 2,500,000
Hardscape/Landscape/Irrigation:	
South Parcel	\$ 1,300,000
North Parcel	\$ 1,500,000
Amenities:	
South Parcel	\$ 1,250,000
North Parcel	\$ 2,500,000
Professional Services (8%)	\$ 2,488,000
<i>SUBTOTAL:</i>	\$ 33,588,000
<i>CONTINGENCY (10%):</i>	\$ 3,358,800.0
<i>TOTAL:</i>	\$ 36,946,800

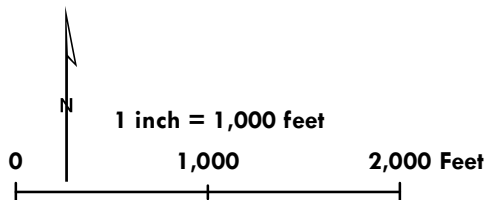
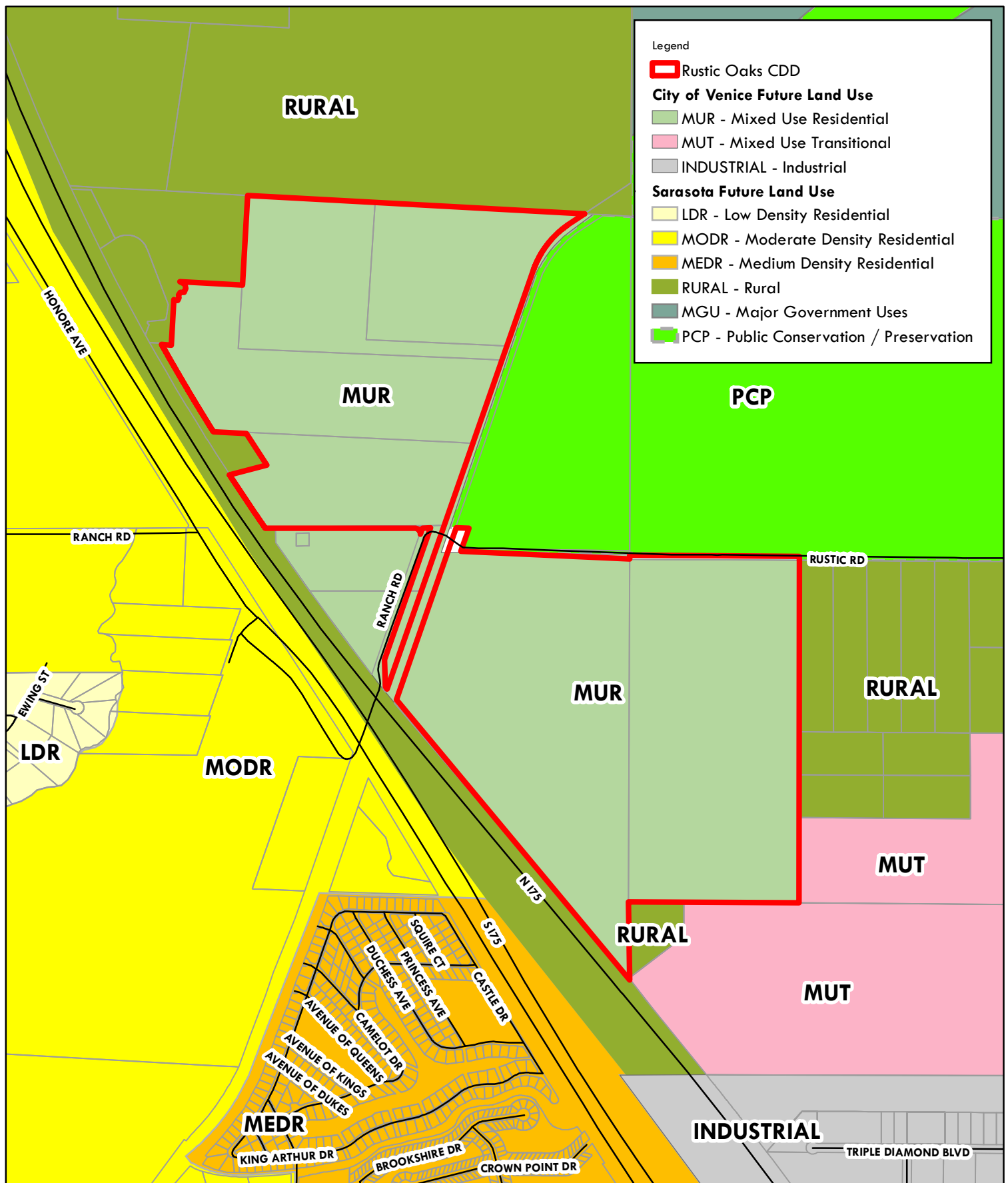
CIP Phasing Schedule

Facility Description	Schedule
Off-Site Utility Extensions	Years 2021-2022
Rustic & Ranch Road Improvements	Years 2021-2022
Cow Pen Bridge Replacement	Years 2021-2022
South Parcel	Years 2021-2023
North Parcel	Years 2021-2023

2/25/2021

EXHIBIT “7”

COMPREHENSIVE PLAN FUTURE LAND USE MAP AND ZONING MAP

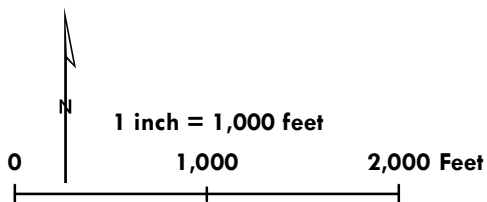
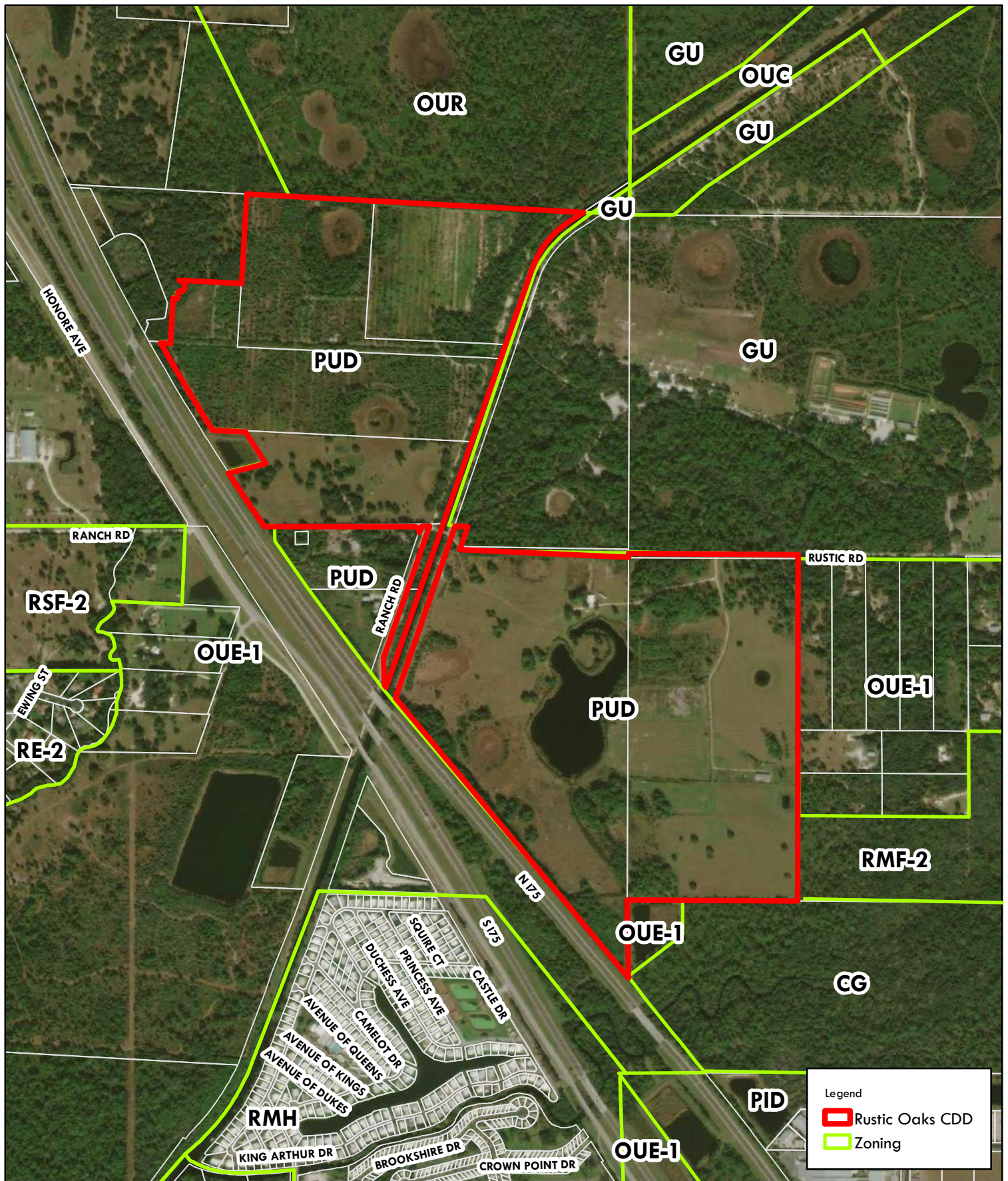


RUSTIC OAKS CDD

Future Land Use Map

Clearview
LAND DESIGN, P.L.

3010 W. Azelee Street Suite 150
Page 44 of 58, Ord. No. 2024-20 (813) 223-3919

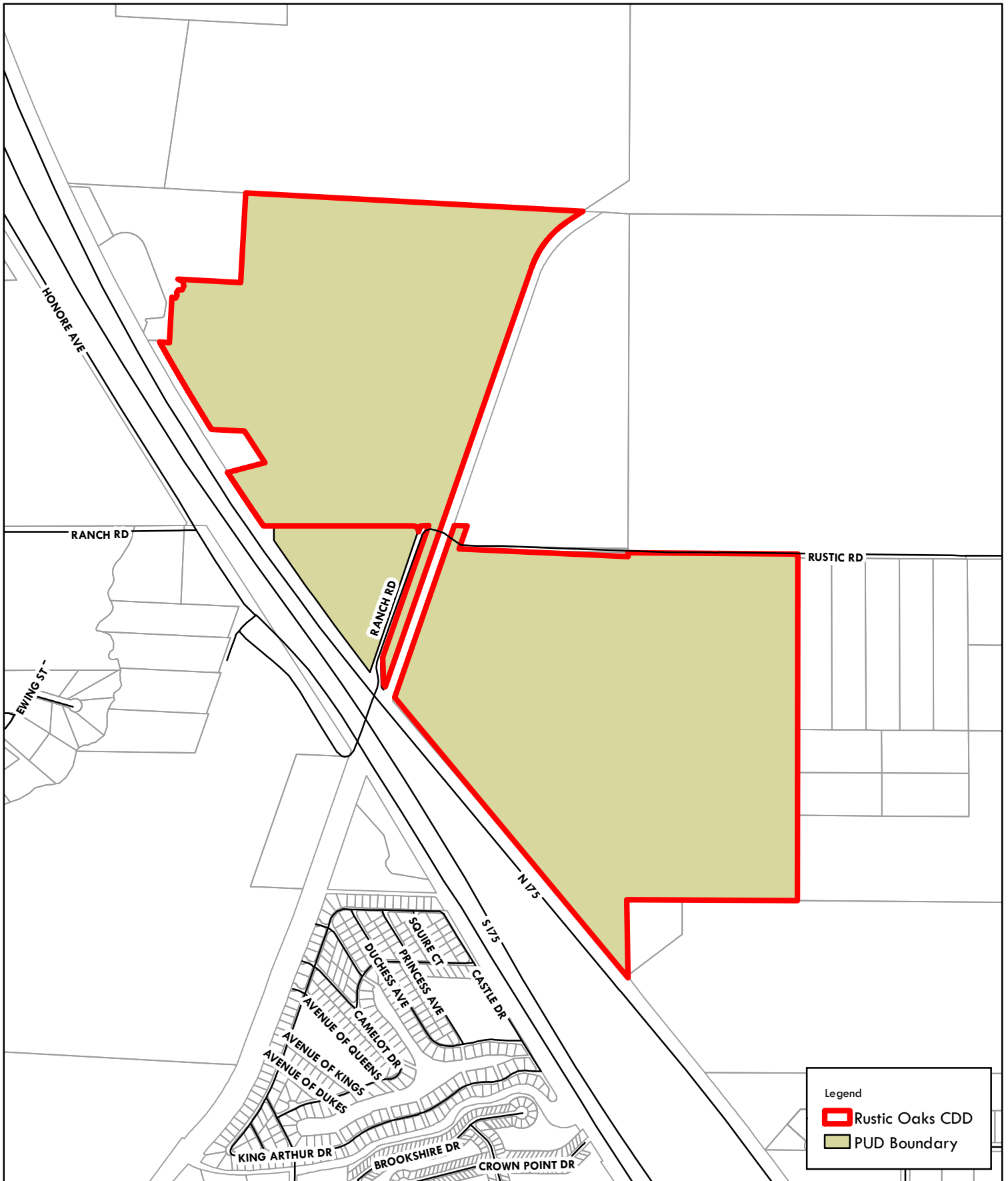


RUSTIC OAKS CDD

City of Venice Zoning Map



3010 W. Azeele Street Suite 150
 Venice, FL 33596
 Phone: (813) 223-3919
 Page 45 of 58, Ord. No. 2023-20



Legend

- Rustic Oaks CDD
- PUD Boundary

RUSTIC OAKS CDD

PUD Map



3010 W. Azeele Street Suite 150

Page 46 of 58, Ord. No. 2021-20 (813) 223-3919

EXHIBIT “8”

STATEMENT OF ESTIMATED REGULATORY COSTS

**RUSTIC OAKS
COMMUNITY DEVELOPMENT DISTRICT**

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 Rustic Oaks Community Development District (“District”). The proposed District will comprise approximately 302.796 acres of land located within the City of Venice, Florida, (the “City”). This SERC is prepared in accordance with Section 190.005(1)(a)8, F.S., and the limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), F.S. (governing District establishment) as follows:

“That the process of establishing such a district pursuant to uniform general law shall be fair and based only on the 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.”

1.2 Overview of Rustic Oaks Community Development District

The District is proposed to comprise approximately 302.796 acres of land located in the City.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S., 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 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.

(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.”

2.0 An economic analysis showing whether the District 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.

The District is not likely to have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investments, 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. The District will be governed by its own Board of Supervisors who oversee the management and financing of the District infrastructure.

Any regulatory or transactional costs incurred by any other private or governmental board or agency in relation to the District will be nominal. The proposed District will pay the one-time filing fee to the City of Venice, Florida, to offset any expenses incurred by the City due to the processing of this petition.

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

The District is proposed to comprise approximately 302.796 acres of land located within the City. The District is currently planned to contain 696 single-family dwelling units and will be developed as an interrelated community. The total dwelling unit count is subject to change. Those who purchase lots within the District will receive facilities and services provided by the District. Both the residents and developer, as property owners of land within the District, will be affected.

- 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.

- 4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

State Governmental Entities

The costs to various State governmental entities to implement and enforce the ordinance to establish the proposed District will be nominal. Because the District will be less than 2,500 acres, the City is the establishing entity under 190.005(2), F.S. The nominal costs to various State entities to implement and enforce the proposed ordinance directly relate to the receipt and processing of various reports that the District is required to file with the State and its various entities. The costs to those State entities that will receive and process the District's reports are insignificant, because the District is one of many governmental units that are required to submit the various reports, resulting in the processing of one additional set of reports. The processing of the one additional set of reports generates an insignificant increase in costs. Further, pursuant to 189.018, F.S., the District is required to pay an annual fee to the State of Florida Department of Economic Opportunity to offset such costs that are generated.

City of Venice, Florida

The District is located within the City of Venice, Florida, and consists of less than 2,500 acres. The City's staff will process and analyze the petition, and the City Council will conduct a public hearing to vote on the Petition to establish the District. These activities will involve resources of the City's offices and departments; however, the costs incurred by the City will be nominal. Costs incurred by the City will encompass time expended by its employees during the processing and analysis of the Petition, time expended by employees and City Council members during the public hearing in which the Petition will be voted upon, and any necessary copying or production of paper documents. The Petitioner is responsible for the cost of the legal notice associated with

the public hearing. It is anticipated that the required filing fee paid by the Petitioner will largely, if not completely, offset any such costs incurred by the City.

Sarasota County, Florida

The Clerk of the Circuit Court and the Sarasota County Property Appraiser's Office may also incur some costs involved in the administration of certain District functions. In the event the Clerk of the Circuit Court and the Sarasota County Property Appraiser's Office do incur any costs associated with the administrations of certain District functions, these costs would be offset by the associated fees paid directly to the Clerk of Court and Sarasota County Property Appraiser's Office by the Petition, or by the District once established.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance creating the District will not generate a negative impact on State or local revenues. The District is an independent unit of local government and is designed to provide facilities and services to serve the development. The District will have its own sources of revenue. No State or local subsidies are required for the District nor expected. Any debt obligations incurred by the District are solely its responsibility and not the debts of the State of Florida or any unit of local government.

- 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

Rustic Oaks Community Development District Proposed Infrastructure Plan

FACILITY DESCRIPTION	FUNDED	OWNERSHIP	O&M ENTITY
Stormwater & Drainage	CDD ¹	CDD	CDD
Rustic & Ranch Road Improvements	CDD ¹	Sarasota County	Sarasota County
Cow Pen Bridge Replacement	CDD ¹	Sarasota County	Sarasota County
Internal Local Road	CDD ¹	CDD/HOA	CDD/HOA
Water & Sewer	CDD ¹	City of Venice	City of Venice
Hardscape/Landscape/Irrigation	CDD ¹	CDD/HOA	CDD/HOA
Amenities	CDD ¹	CDD/HOA	CDD/HOA

¹ The CDD will construct, fund and/or acquire these improvements. The Developer may construct these improvements and convey to the CDD.

Table 1 provides an outline of the various facilities and services the proposed District may provide. The actual infrastructure, facilities and services to be provided by the District are subject to change to conform to the actual and approved development plans and permits and will be based upon the District Engineer's Reports prepared by the District's Engineer as part of the District's bond validation and bond closings. The District currently plans to fund, own, operate and/or maintain the community infrastructure as set forth in Table 1.

TABLE 2

Rustic Oaks Community Development District Proposed Infrastructure Plan

FACILITY DESCRIPTION	COST
Stormwater & Drainage	\$ 8,800,000
Roadways	\$ 6,250,000
Cow Pen Bridge Replacement	\$ 2,000,000
Utilities (Water & Sewer)	\$ 7,500,000
Hardscape/Landscape/Irrigation	\$ 2,800,000
Amenities	\$ 3,750,000
Professional Services	\$ 2,488,000
	SUBTOTAL: \$ 33,588,000
	CONTINGENCY (10%): \$ 3,358,800
	TOTAL: \$ 36,946,800

* The above types of infrastructure and facilities and the amounts allocated thereto are a good faith estimate only and subject to change.

Table 2 provides an outline of the estimated construction costs for the infrastructure, facilities and services described in Table 1. These estimated construction costs have been developed by the District together with the District Engineer. Total costs for these items are estimated to be approximately \$36,946,800. To fund the construction, the District may issue special assessments or other revenue bonds. These bonds would be repaid through non-ad valorem assessments levied on all properties within the District that may benefit from the District's community infrastructure program as set forth in Table 2. These various costs outlined in Table 2 are typical for developments of similar type and are not in addition to normal development costs.

Future property owners in the District may be required to pay non-ad valorem assessments levied by the District to secure any debt incurred through bond issuance. The District may also levy non-ad valorem assessments to fund the operations and maintenance of the District and its facilities and services.

Pursuant to State law, all debt assessments and operation and maintenance assessments levied by the District are required to be disclosed by the seller to all prospective purchasers of property within the District. As such, prospective purchasers of property within the District are knowledgeable of these costs and those who decide to purchase property in the District do so voluntarily, accepting the benefits provided by the District in exchange for the costs.

The District provides an alternative mechanism to provide public community services with related financing powers. All debt assessments and operation and maintenance assessments levied by the District provide for the financing, planning, construction, operation and maintenance of public community services for the property within the District. This is no more expensive, and often less expensive, than alternate forms of public and private services.

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 no negative impact on small businesses as a result of the establishment of the proposed District. The impact on small businesses is likely to be positive as the establishment of the District would generate a number of contracts that must be competitively bid, providing small businesses the opportunity to bid on District work.

The City of Venice, Florida, has an estimated population that is greater than 10,000 and therefore is 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 extent of regulatory costs and benefits associated with the establishment of the proposed District. Input and information to form this analysis was received from the Petitioner, Petitioner’s Engineer and other professionals associated with the Petitioner.

The District is the best alternative available for delivering the community development services and facilities to the area designated to be served by the District. The proposed services and facilities to be provided by the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities, and the area that will be served by the District is amenable to separate special district government.

If established, the District will provide basic community development services in a responsive, efficient and economic manner and will plan, manage and finance the delivery of capital infrastructure necessary to service projected growth without overburdening other governments and their taxpayers. For the reasons stated, establishment of the District is in the public’s best interest.