

ORDINANCE NO. 19-33

AN ORDINANCE OF MANATEE COUNTY, REGARDING PUBLIC SERVICES; ESTABLISHING THE PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; CREATING SECTION 2-8-70 OF THE MANATEE COUNTY CODE OF ORDINANCES, ENTITLED "PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT," TO ESTABLISH THE PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES, TO DESCRIBE THE BOUNDARIES OF THE DISTRICT, TO NAME THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS FOR THE DISTRICT, AND TO CONSENT TO THE EXERCISE OF CERTAIN SPECIAL POWERS BY THE DISTRICT BOARD OF SUPERVISORS PURSUANT TO SUBSECTION 190.012(2), FLORIDA STATUTES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature has enacted and amended Chapter 190, Florida Statutes, to provide an alternative method to finance and manage basic services for community development; and

WHEREAS, a community development district serves a governmental and public purpose by financing, providing, and managing certain basic infrastructure systems, facilities, and services as allowed by Florida law, specifically Chapter 190, Florida Statutes, for the use and enjoyment of the general public, and only property owners within the district are assessed through the district for these improvements within the district boundaries; and

WHEREAS, Subsection 190.005(2), Florida Statutes, authorizes the Board of County Commissioners to adopt an ordinance granting a petition for the establishment of a community development district of less than 2,500 acres in size; and

WHEREAS, Belleair Group Parrish Plantation, LLC. (Petitioner), has filed a petition with the Manatee County Board of County Commissioners (Board) to adopt an ordinance establishing the PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT (District) pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Petitioner is the owner of approximately 205 acres of real property proposed for inclusion within the District and has consented in writing to the establishment of the District; and

WHEREAS, the Board has conducted a public hearing on the petition in accordance with

the requirements and procedures of Paragraphs 190.005(2)(b) and 190.005(1)(d), Florida Statutes, as amended; and

WHEREAS, the Board has considered the record of the public hearing and the factors set forth in Paragraphs 190.005(2)(c) and 190.005(1)(e), Florida Statutes, as amended, in making its determination to grant or deny the petition for the establishment of the community development district; and

WHEREAS, the District established under this Ordinance, as an independent special district and a local unit of special purpose government, shall be governed by Chapter 190, Florida Statutes, and all other applicable federal, state, and local laws; and

WHEREAS, the establishment of the District will protect, promote, and enhance the public health, safety, and general welfare of the County and its inhabitants, including the inhabitants of the District; and

WHEREAS, Section 190.012, Florida Statutes, as amended, authorizes the District to exercise numerous special powers listed in Subsection 190.012(1), Florida Statutes; and

WHEREAS, Section 190.012, Florida Statutes, as amended, provides that the local general-purpose government must consent to the exercise by the District board of supervisors of those additional special powers listed in Subsection 190.012(2), Florida Statutes; and

WHEREAS, Paragraph 190.005(2)(d), Florida Statutes, as amended, provides that in an ordinance establishing a community development district, the Board may consent to any of the optional special powers under Subsection 190.012(2), Florida Statutes, as amended, at the request of the Petitioner; and

WHEREAS, the petition submitted by the Petitioner requests that the Board consent to the exercise by the District board of supervisors of the additional special powers listed in Paragraph 190.012(2)(a) &(d), Florida Statutes, as amended; and

WHEREAS, the exercise of such additional special powers by the District board of supervisors shall be governed by Chapter 190, Florida Statutes, as amended, and all other applicable federal, state, and local laws; and

WHEREAS, the Board desires to consent to the exercise by the District board of supervisors of such additional special powers; and

WHEREAS, the Board's consent to the exercise by the District board of supervisors of such additional special powers will protect, promote, and enhance the public health, safety, and general welfare of the County and its inhabitants, including the inhabitants of the District.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY
COMMISSIONERS OF MANATEE COUNTY, FLORIDA:

Section 1. Legislative findings. The Board of County Commissioners of Manatee County, Florida, hereby adopts the "WHEREAS" clauses stated above as legislative findings in support of this Ordinance.

Section 2. Authority. This Ordinance is adopted pursuant to Subsection 190.005(2), Florida Statutes, as amended, and other applicable provisions of law governing county ordinances.

Section 3. Intent and Purpose. It is the intent and purpose of this Ordinance to establish the Parrish Plantation Community Development District pursuant to Chapter 190, Florida Statutes, as amended, with all the rights and obligations appertaining thereto, including all obligations accruing pursuant to applicable federal, state, and local laws. It is further the intent and purpose of this Ordinance to grant the consent of the Board to the exercise by the District board of supervisors of certain additional special powers pursuant to Subsection 190.012(2), Florida Statutes, as amended, with all the rights and obligations appertaining thereto, including all obligations accruing pursuant to applicable federal, state, and local laws.

Section 4. Creation of Section 2-8-70 of Manatee County Code of Ordinances. Section of the Manatee County Code of Ordinances ("Code") is hereby created to read as follows:

Sec. 2-8-70. Parrish Plantation Community Development District.

(a) Establishment. Parrish Plantation Community Development District is hereby established pursuant to Chapter 190, Florida Statutes.

(b) Boundaries. The boundaries of the District are described in the metes and bounds Description attached hereon as Exhibit "A".

(c) Initial board of supervisors. The names of five (5) persons designated as the initial members of the board of supervisors for the District are as follows:

(1) Bruce Danielson

(2) Kendra Neter

(3) Royce Haddad Jr.

(4) Royce Haddad Sr.

(5) Eric Davidson

(d) Special powers. Pursuant to Paragraph 190.005(2)(d) and Subsection 190.012(2), Florida Statutes, as amended, the Board of County Commissioners hereby consents to the exercise by the District board of supervisors of the following special powers listed in Paragraph 190.012(2)(a) &(d) Florida Statutes. Specifically, the District shall have the power to plan, establish,

ORDINANCE NO. 19-33

acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain additional systems and facilities for:

- (1) Parks and facilities for indoor and outdoor recreational, cultural, and educational uses; and,
- (2) Security, including, but not limited to, guardhouses, fences and gates, electronic intrusion systems, and patrol cars, when authorized by the Manatee County Sheriff's Department or other proper governmental agencies; except that the District may not exercise any police power, but may contract with appropriate local general-purpose government agencies for an increased level of such services within the District boundaries.

Section 5. Codification. The publisher of the County's Code, the Municipal Code Corporation, is directed to incorporate the amendments in Section 4 of this Ordinance into the Code.

Section 6. Severability. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 7. Effective date. This Ordinance shall take effect immediately upon the filing of a certified copy of this Ordinance with the Secretary of State pursuant to Section 125.66, Florida Statutes.

PASSED AND ADOPTED, with a quorum present and voting, by the Board of County Commissioners of Manatee County, Florida, this 20th day of August 2019.



BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA
By: Stephen R. Johnson
Chairperson

ATTEST: ANGELINA COLONNESE
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: Robin Ruth, Jr.
Deputy Clerk

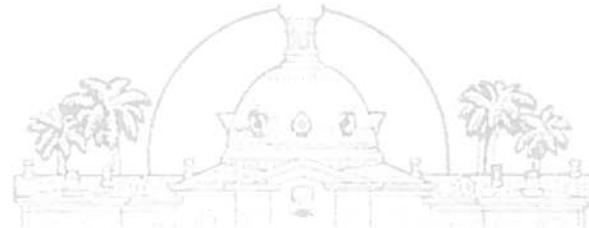
PETITION TO ESTABLISH

PARRISH PLANTATION

COMMUNITY DEVELOPMENT DISTRICT

SUBMITTED TO:

MANATEE COUNTY, FLORIDA



BOARD OF COUNTY COMMISSIONERS

PREPARED BY:

Meritus
Districts

APRIL 24, 2019

PETITION TO ESTABLISH

PARRISH PLANTATION

COMMUNITY DEVELOPMENT DISTRICT

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**PETITION TO ESTABLISH
PARRISH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

Belleair Capital Group Parrish Plantation, LLC, a Florida limited liability company (herein referred to as "Petitioner"), petitions the Board of County Commissioners of Manatee County, Florida pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to adopt an ordinance establishing a community development district, to be known as Parrish Plantation Community Development District (the "District") and designating the land area for which the District would manage and finance the delivery of basic services, and states as follows:

1. Petitioner is Belleair Capital Group Parrish Plantation, LLC, a Florida limited liability company, having a post office address of 209 Turner Street, Clearwater, FL 33756.
2. The proposed District is located entirely within Manatee County, Florida. Exhibit A depicts the general location of the project. The proposed District covers approximately 199 acres of land. The site is generally located between US Highway 301 and Spencer Parrish Road and north of CR 675/Rutland Road, Manatee County, Florida. The metes and bounds legal description and sketch of the external boundaries of the District are set forth in Exhibit B. This property is comprised of six (6) folios: 420900003; 421000059; 421220109; 421500000; 426100004 and 464500259.
3. The written consent to the establishment of the District by the landowners of 100% of the real property to be included in and served by the District and warranty deeds establishing ownership is attached as Exhibit C. Section 190.005(1)(a)2, Florida Statutes.
4. The five persons designated to serve as the initial members of the board of supervisors of the District are identified in Exhibit D attached hereto. These initial Supervisors shall serve on the board until replaced by elected members as provided by Section 190.006, Florida Statutes. All of the initial supervisors are residents of the State of Florida and citizens of the United States of America. Section 190.005(l)(a)3, Florida Statutes.
5. The proposed name of the District is Parrish Plantation Community Development District. Section 190.005(1)(a)4, Florida Statutes.
6. The existing water mains and sewer lines currently in existence are shown on Exhibit E attached hereto. Section 190.005(1)(a)5, Florida Statutes.

7. The proposed timetables and related estimates of cost to construct District services and facilities, and proposed infrastructure plan based upon available data, are attached as Composite Exhibit F. Section 190.005(l)(a)6, Florida Statutes.

8. The statement of estimated regulatory costs of the granting of this petition and the establishment of the District pursuant thereto together with an analysis of alternatives for delivering community development services and facilities are attached as Exhibit G, Section 190.005(l)(a)8, Florida Statutes.

9. The future general distribution, location, and extent of public and private uses of land proposed for the area within the District have been incorporated into the adopted and approved Manatee County Comprehensive Plan Land Use Element. The proposed land uses are consistent with the local government comprehensive plan. Section 190.005(l)(a)7, Florida Statutes. A copy of the pertinent portion of the Manatee County Land Use Element is attached as Exhibit H.

10. The property within the proposed District is amenable to operation 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 State Comprehensive Plan and all elements of the adopted and approved Manatee County Comprehensive Plan.

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

(c) The District provides the best mechanism for delivering community development services and facilities to the proposed community. The Petitioner expects that the establishment of the proposed District will promote development of the land within the District by providing for a more efficient use of resources. That development will in turn benefit Manatee County and its residents outside the District by increasing the ad valorem tax base of Manatee County and generating water and wastewater impact fees which will assist Manatee County to meet its obligations to repay certain bonded indebtedness and transportation and other impact fees as well.

(d) The community development services and facilities of the District will be compatible with the capacity and use of existing local and regional community development services and facilities. In addition, the District will provide a perpetual entity capable of

making reasonable provisions for the operation and maintenance of the District services and facilities.

11. Petitioner seeks authorization from the County to grant the District the power to establish roads, utilities, and waste collection and disposal programs. Section 190.012 (2), Florida Statutes, provides that the County may consent to the authorization of these special powers.

12. Petitioner respectfully requests the Board of County Commissioners of Manatee County, Florida to consent to the District's exercise of its statutory powers including the powers set forth in Sections 190.012 (2) (a), (b), (c), (d), (e) & (f), Florida Statutes.

Respectfully submitted this 24th day of April, 2019.



Brian K. Lamb
Agent for Petitioner

EXHIBIT A

GENERAL LOCATION MAP

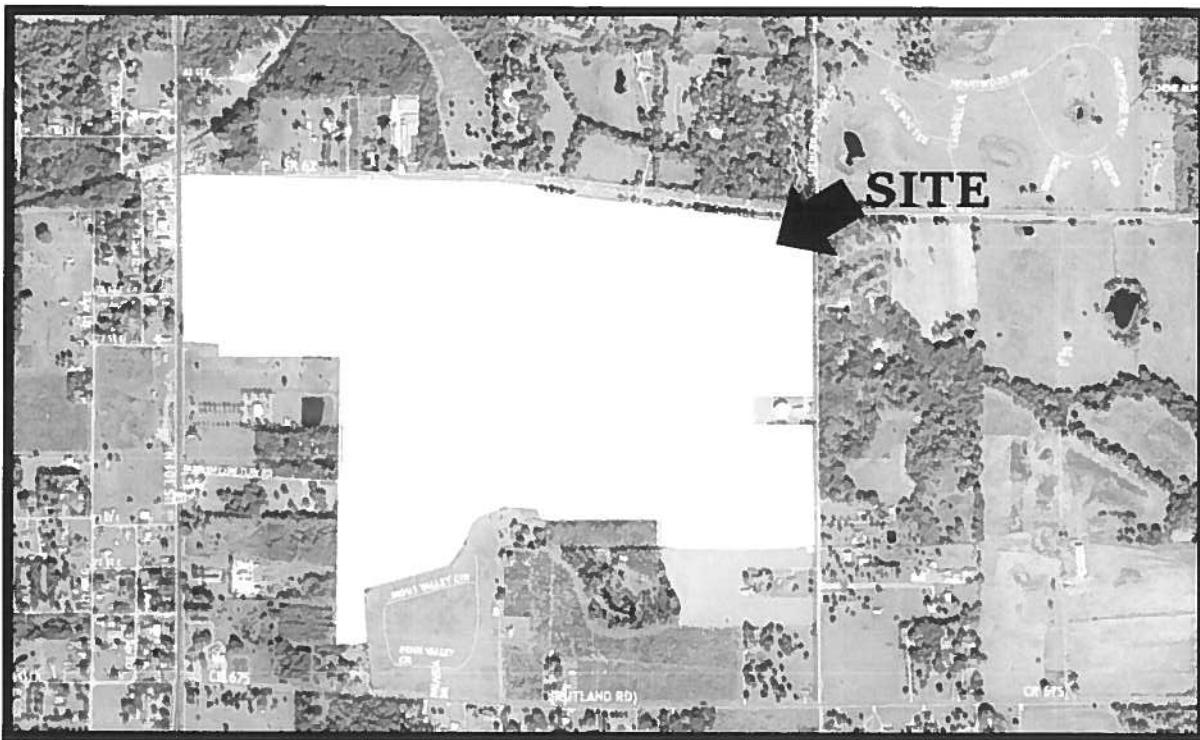


EXHIBIT B

**PARRISH PLANTATION
CDD PARCEL**

DESCRIPTION: A parcel of land lying in Sections 28 and 29, Township 33 South, Range 19 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 29, Township 33 South, Range 19 East, Manatee County, Florida, run thence along the East boundary of said Section 29, S.00°05'49"E., a distance of 75.07 feet; to a point on a curve on the Southerly right-of-way line of State Road 62 (per Florida Department of Transportation Right of Way Map Section 13060-2501), said point also being the **POINT OF BEGINNING**; thence along said Southerly right-of-way line, the following two courses: 1) Easterly, 131.74 feet along the arc of a non-tangent curve to the right having a radius of 3759.58 feet and a central angle of 02°00'28" (chord bearing S.83°57'53"E., 131.73 feet); 2) S.82°57'40"E., a distance of 142.76 feet; thence S.13°36'45"E., a distance of 14.60 feet; thence S.02°40'36"W., a distance of 360.49 feet; thence S.00°33'09"W., a distance of 540.76 feet; thence S.81°15'07"E., a distance of 513.61 feet; thence S.85°18'06"E., a distance of 398.09 feet; thence S.71°02'09"E., a distance of 1112.01 feet; thence S.40°05'22"E., a distance of 149.87 feet; thence S.69°34'39"E., a distance of 158.05 feet; thence S.86°22'45"E., a distance of 141.69 feet to a point on the Additional Right-of-Way Parcel 3; thence along the West boundary of said Additional Right-of-Way Parcel 3, S.00°02'09"W., a distance of 167.88 feet to a point on the North boundary of Parcel 102, per Stipulated Order of Taking Case No. 2004-CA-4977, recorded in Official Records Book 2121, Page 7949, of the Public Records of Manatee County, Florida; thence along said North boundary, S.89°53'49"W., a distance of 482.89 feet to the Northwest corner of said Parcel 102; thence along the West boundary of said Parcel 102, S.00°02'09"W., a distance of 260.00 feet to the Southwest corner of said Parcel 102; thence along the South boundary of said Parcel 102, N.89°53'49"E., a distance of 493.41 feet to the Northeast corner of Additional Right-of-Way Parcel 4; thence along the East boundary of said Additional Right-of-Way Parcel 4, S.00°06'32"E., a distance of 982.23 feet to the Southeast corner of said Additional Right-of-Way Parcel 4, said corner also being a point on the South boundary of the Southeast 1/4 of the Northwest 1/4 of aforesaid Section 28; thence along said South boundary, S.89°51'18"W., a distance of 1271.51 feet to the Southwest corner of said Southeast 1/4 of the Northwest 1/4 of Section 28; thence along the East boundary of said Southeast 1/4 of the Northwest 1/4 of Section 28, N.00°06'06"W., a distance of 221.43 feet; thence leaving said East boundary, N.89°39'54"W., a distance of 986.68 feet; thence along a line lying 345.00 feet East of and parallel with the West boundary of aforesaid Section 28, N.00°05'49"W., a distance of 70.17 feet; thence along a line lying 300.00 feet North of and parallel with the South boundary of the Southwest 1/4 of the Northwest 1/4 of said Section 28, S.89°50'49"W., a distance of 345.00 feet to a point on the West boundary of the Southwest 1/4 of the Northwest 1/4 of said Section 28; thence along said West boundary of the Southwest 1/4 of the Northwest 1/4 of Section 28, S.00°05'49"E., a distance of 17.23 feet to the Northeast corner of Ingress/Egress Easement, Per the Official Records Book 1610, Page 2232, of the Public Records of Manatee County, Florida; thence along the North boundary of said Ingress/Egress Easement, S.89°54'11"W., a distance of 20.00 feet to the Northwest corner said Ingress/Egress Easement; thence along the West boundary of said Ingress/Egress Easement, S.00°05'49"E., a distance of 50.43 feet to a point on the Northerly boundary of NALANDA ESTATES, according to the plat thereof, recorded in Plat Book 62, Page 164 through 170, inclusive, of the Public Records of Manatee County, Florida; thence along said Northerly and Westerly boundary of NALANDA ESTATES, the following ten (10) courses: 1) S.88°40'24"W., a distance of 228.80 feet; 2) S.74°47'01"W., a distance of 29.03 feet; 3) S.08°47'00"W., a distance of 170.24 feet; 4) S.20°54'33"W., a distance of 106.88 feet; 5) S.54°29'58"W., a distance of 119.55 feet; 6) S.76°06'50"W., a distance of 628.96 feet; 7) S.45°42'56"W., a distance of 172.51 feet; 8) S.01°14'13"E., a distance of 238.54 feet; 9) S.11°46'23"E., a distance of 91.40 feet; 10) N.89°52'45"W., a distance of 9.56 feet; thence N.89°52'45"W., a distance of 171.39 feet to a point on the West boundary of the Northeast 1/4 of the Southeast 1/4 of said Section 29; thence along said West boundary of the Northeast 1/4 of the Southeast 1/4 of Section 29, N.00°02'13"W., a distance of 984.67 feet to the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 29; thence along the East boundary of said Southwest 1/4 of the Northeast 1/4 of Section 29, the following two (2) courses: 1) N.00°02'06"E., a distance of 699.52 feet; 2) N.00°06'09"W., a distance of 665.03 feet; thence N.89°44'35"E., a distance of 20.02 feet; thence N.00°15'25"W., a distance of 30.70 feet; thence N.46°42'58"E., a distance of 21.98 feet; thence N.00°15'25"W., a distance of 347.92 feet; thence N.07°12'16"E., a distance of 68.91 feet; thence N.12°43'13"E., a distance of 67.48 feet; thence N.18°52'37"E., a distance of 67.48 feet; thence N.24°23'19"E., a distance of 58.68 feet; thence N.29°35'42"E., a distance of 58.68 feet; thence N.34°48'04"E., a distance of 91.69 feet; thence N.50°34'16"E., a distance of 68.38 feet; thence N.39°25'44"W., a distance of 198.11 feet; thence Northerly, 236.96 feet along the arc of a tangent curve to the right having a radius of 347.00 feet and a central angle of 39°07'36" (chord bearing N.19°51'57"W., 232.38 feet); thence N.00°18'09"W., a distance of 205.49 feet to a point on a curve on the South boundary of the Additional Right-of-Way Parcel 1 for State Road 62; thence along said South Right-of-Way line of State Road 62, the following four (4) courses: 1) Easterly, 20.69 feet along the arc of a non-tangent curve to the right having a radius of 2040.00 feet and a central angle of 00°34'52" (chord bearing N.89°27'10"E., 20.69 feet); 2) N.89°44'35"E., a distance of 718.00 feet; 3) N.89°44'35"E., a distance of 208.75 feet; 4) Easterly, 346.99 feet along the arc of a tangent curve to the right having a radius of 3759.58 feet and a central angle of 05°17'17" (chord bearing S.87°36'46"E., 346.87 feet) to the **POINT OF BEGINNING**.

Containing 199.446 acres, more or less.

PARRISH PLANTATION CDD PARCEL

Note: See Sheet 2 for Line and Curve Data and See Sheets 3 through 11 for Sketch and Details.

REVISIONS

Prepared For: Parrish Plantation, LLC

DESCRIPTION SKETCH (Not a Survey)

David A. Williams
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6423

GeoPoint Surveying, Inc.

213 Hobbs Street
Tampa, Florida 33619
www.geopointssurvey.com

Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

| LINE DATA TABLE | | |
|-----------------|---------------|---------|
| NO. | BEARING | LENGTH |
| L1 | S 82°57'40" E | 142.76' |
| L2 | S 13°36'45" E | 14.60' |
| L3 | S 69°34'39" E | 158.05' |
| L4 | S 86°22'45" E | 141.69' |
| L5 | S 00°02'09" W | 167.88' |
| L6 | S 00°05'49" E | 17.23' |
| L7 | S 89°54'11" W | 20.00' |
| L8 | S 00°05'49" E | 50.43' |
| L9 | S 88°40'24" W | 228.80' |

| LINE DATA TABLE | | |
|-----------------|---------------|---------|
| NO. | BEARING | LENGTH |
| L10 | S 74°47'01" W | 29.03' |
| L11 | S 08°47'00" W | 170.24' |
| L12 | S 20°54'33" W | 106.88' |
| L13 | S 54°29'58" W | 119.55' |
| L14 | S 45°42'56" W | 172.51' |
| L15 | S 11°46'23" E | 91.40' |
| L16 | N 89°52'45" W | 9.56' |
| L17 | N 89°52'45" W | 171.39' |
| L18 | N 00°18'09" W | 205.49' |

| CURVE DATA TABLE | | | | | |
|------------------|----------|-----------|---------|---------|---------------|
| NO. | RADIUS | DELTA | ARC | CHORD | BEARING |
| C1 | 3759.58' | 2°00'28" | 131.74' | 131.73' | S 83°57'53" E |
| C2 | 325.00' | 40°37'05" | 230.40' | 225.60' | N 68°21'30" E |
| C3 | 12.00' | 92°31'18" | 19.38' | 17.34' | S 85°41'23" E |
| C4 | 347.00' | 39°07'36" | 236.96' | 232.38' | N 19°51'57" W |
| C5 | 2040.00' | 0°34'52" | 20.69' | 20.69' | N 89°27'10" E |
| C6 | 3759.58' | 5°17'17" | 346.99' | 346.87' | S 87°36'46" E |

Note: See Sheet 1 for Legal Description and See Sheets 3 through 11 for Sketch and Details.

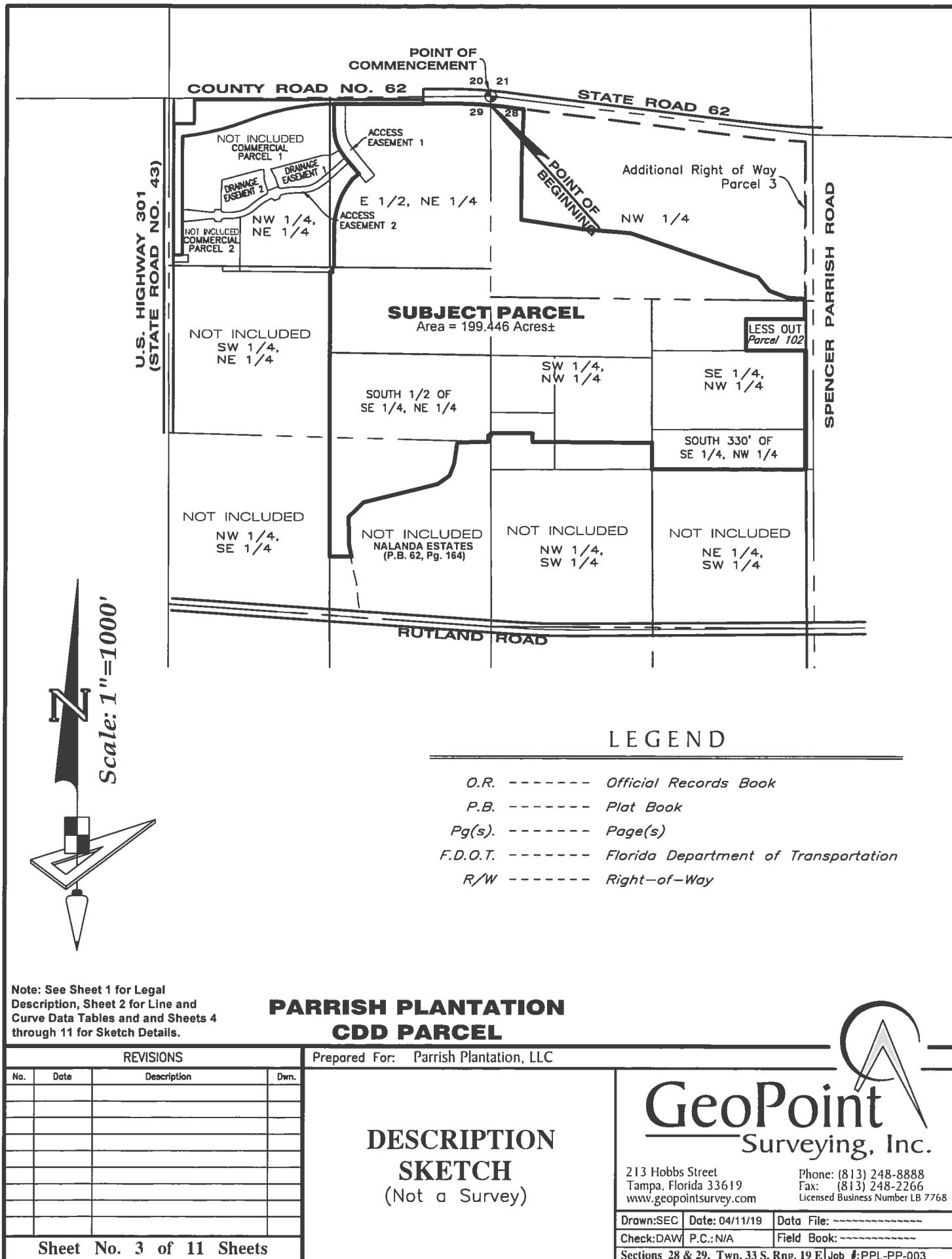
PARRISH PLANTATION CDD PARCEL

DESCRIPTION SKETCH (Not a Survey)

GeoPoint Surveying, Inc.

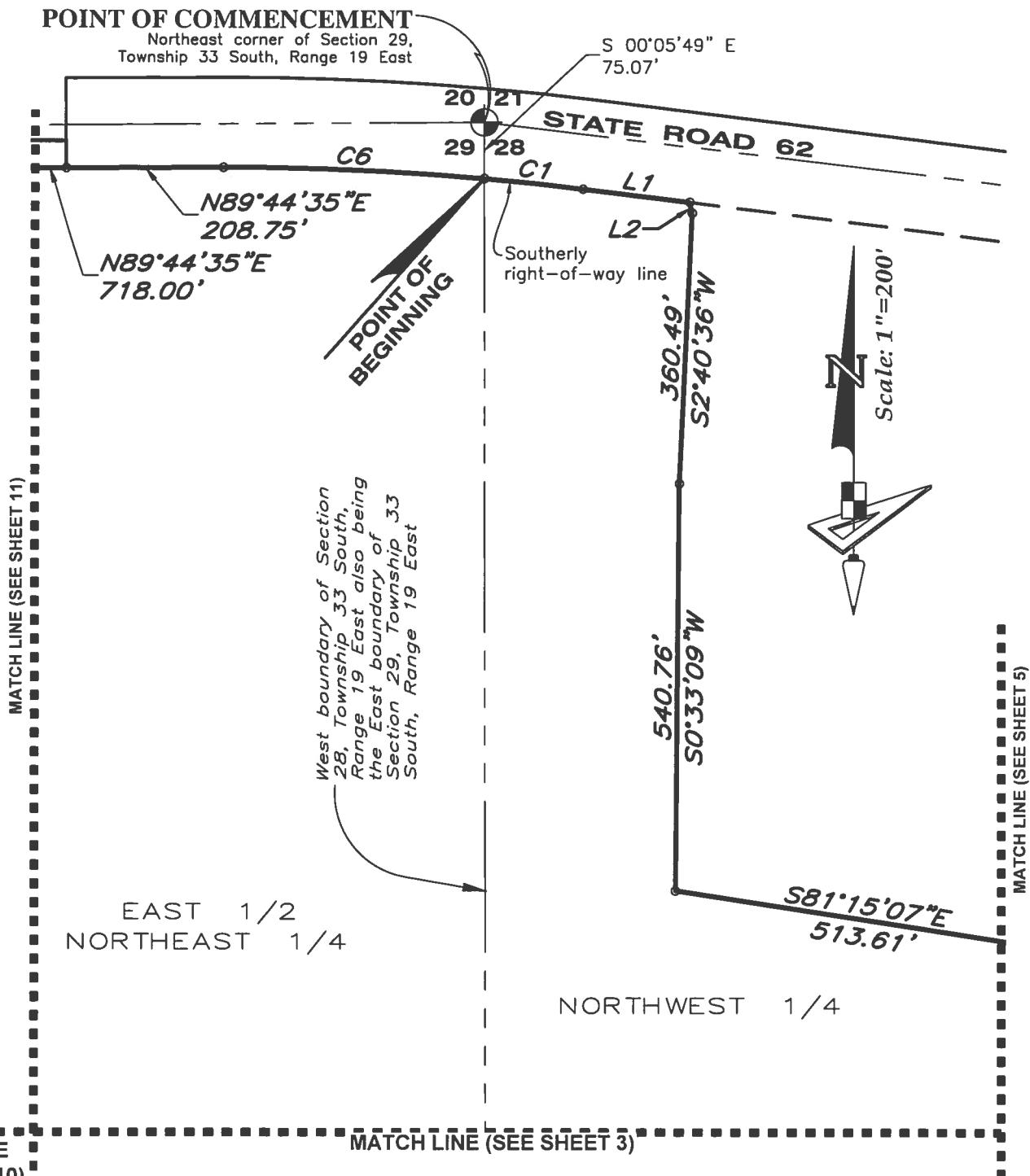
Drawn:SEC Date: 04/11/19 Data File: -----

Sections 28 & 29, Twn. 33 S, Rng. 19 E Job #:PPL-PP-003



POINT OF COMMENCEMENT

Northeast corner of Section 29,
Township 33 South, Range 19 East



Note: See Sheet 1 for Legal Description, Sheet 2 for Line and Curve Data and Sheet 3 for Overall Parcel Sketch & Legend.

PARRISH PLANTATION CDD PARCEL

REVISIONS

Prepared For: Parrish Plantation, LLC

| No. | Date | Description | Dwn. |
|-----|------|-------------|------|
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Sheet No. 4 of 11 Sheets

DESCRIPTION SKETCH (Not a Survey)

GeoPoint
Surveying, Inc.

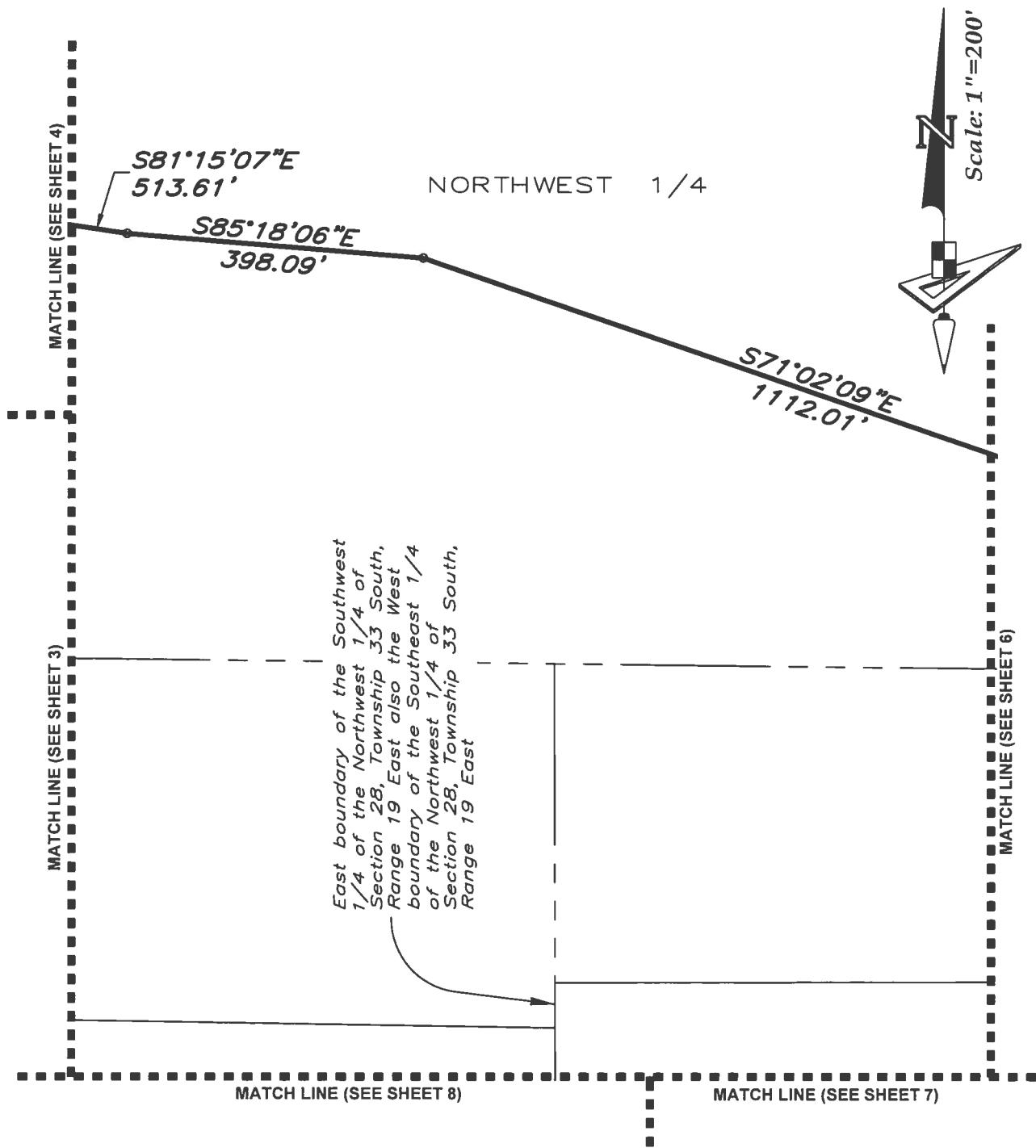
213 Hobbs Street
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www.geopointsurvey.com

Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

Drawn: SEC Date: 04/11/19 Data File: _____

Check: DAW P.C.: N/A Field Book: _____

Sections 28 & 29, Twp. 33 S, Rng. 19 E Job #: PPL-PP-003



Note: See Sheet 1 for Legal Description, Sheet 2 for Line and Curve Data and Sheet 3 for Overall Parcel Sketch & Legend.

PARRISH PLANTATION CDD PARCEL

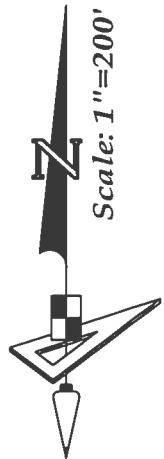
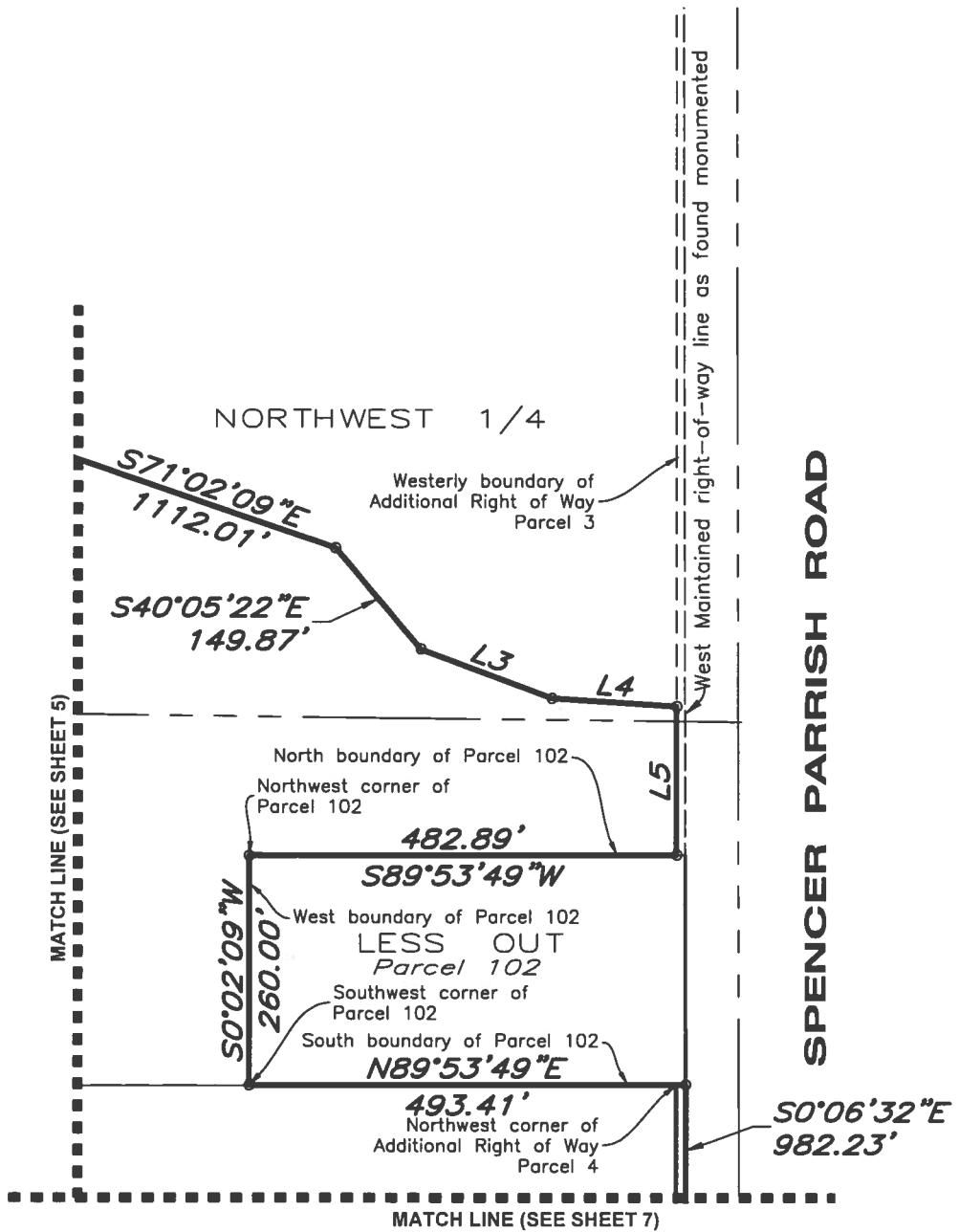
DESCRIPTION SKETCH (Not a Survey)

Sheet No. 5 of 11 Sheets

Prepared For: Parrish Plantation, LLC

GeoPoint Surveying, Inc.

Drawn: SEC Date: 04/11/19 Data File: -----
Check: DAW P.C.: N/A Field Book: -----
Sections 28 & 29, Twp. 33 S., Rng. 19 E., Job # PPI-PP-003



Note: See Sheet 1 for Legal Description, Sheet 2 for Line and Curve Data and Sheet 3 for Overall Parcel Sketch & Legend.

PARRISH PLANTATION CDD PARCEL

DESCRIPTION SKETCH (Not a Survey)

GeoPoint Surveying, Inc.

213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com

Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

Check: DAW/ B.C.:N/A Field Book: _____

Check: DAW F.C.: N/A Field Book: 5555555555555555
Sections 28 & 30, Twp 33 S, Rng 19 E Job #: RPI RR 203

MATCH LINE (SEE SHEET 5)

MATCH LINE (SEE SHEET 6)

SOUTHEAST 1/4
NORTHWEST 1/4

Additional Right of Way
Parcel 4

Westerly boundary of
Additional Right of Way
Parcel 4

SOUTH 330' OF THE SOUTHEAST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 33
SOUTH, RANGE 19 EAST

1271.51°
S89°51'18" W

Southwest corner of
Additional Right of Way
Parcel 4

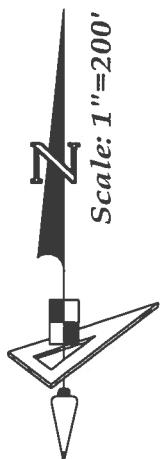
South boundary of the Southeast 1/4 of
the Northwest 1/4 of Section 28,
Township 33 South, Range 19 East

NOT INCLUDED

NE 1/4,
SW 1/4

SPENCER PARRISH ROAD

Scale: 1" = 200'



Note: See Sheet 1 for Legal Description, Sheet 2 for Line and Curve Data and Sheet 3 for Overall Parcel Sketch & Legend.

PARRISH PLANTATION CDD PARCEL

DESCRIPTION SKETCH (Not a Survey)

Sheet No. 7 of 11 Sheets

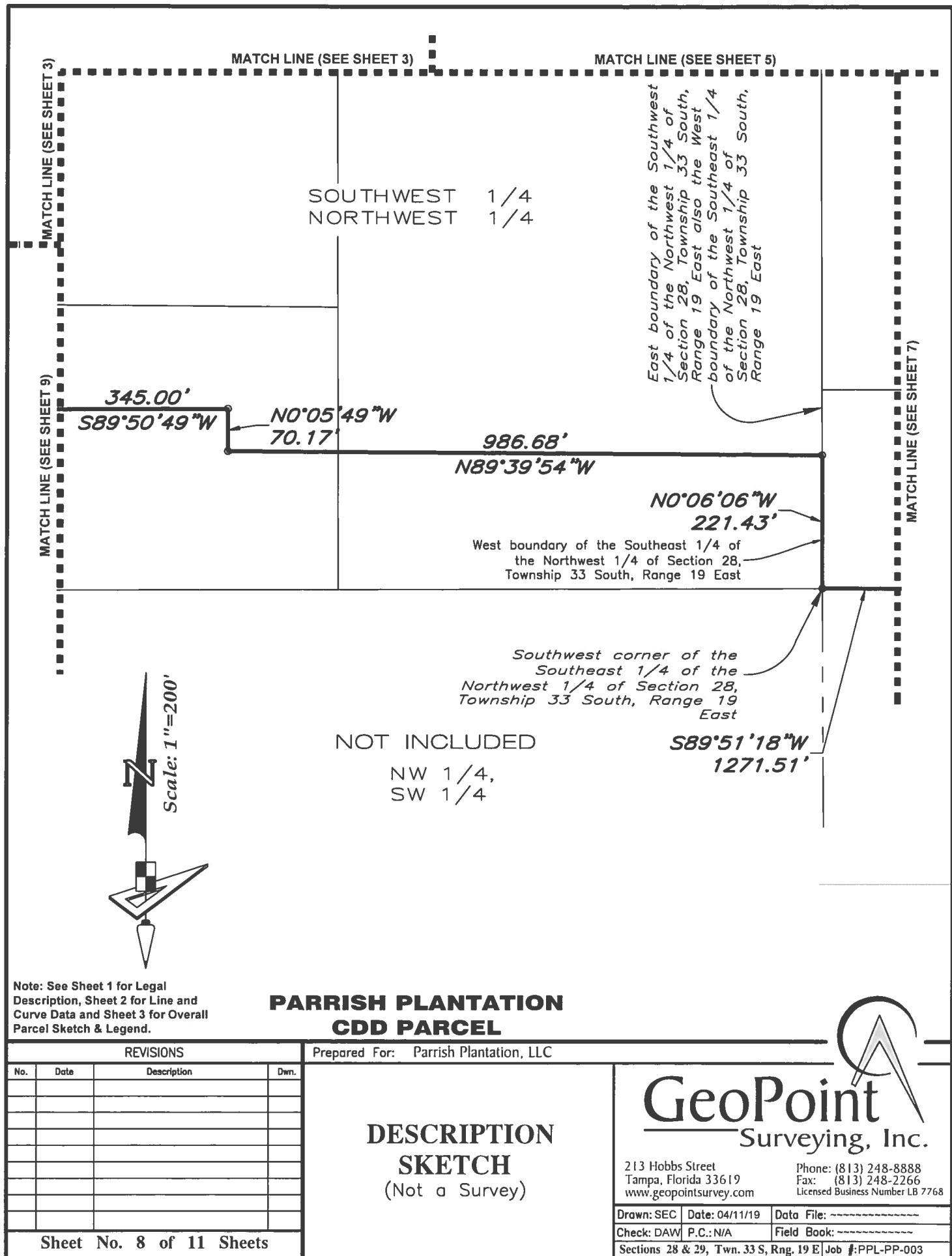
GeoPoint Surveying, Inc.

213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

Drawn: SEC Date: 04/11/19 Date File: -----

Check: DAW P.C.: N/A Field Book: _____

Sections 28 & 29, Twp. 33 S, Rng. 19 E Job #:PPL-PP-003



MATCH LINE (SEE SHEET 10)

MATCH LINE (SEE SHEET 3)

LAST SAVED BY: SCOTTC ON: 7/31/2019 2:35 PM

MATCH LINE (SEE SHEET 8)

N0°02'06"E
699.52'East boundary of the
Southwest 1/4 of the
Northeast 1/4 of Section
29, Township 33 South,
Range 19 EastSOUTH 1/2 OF THE SOUTHEAST 1/4 OF
THE NORTHEAST 1/4 OF SECTION 29,
TOWNSHIP 33 SOUTH, RANGE 19 EASTS89°50'49"W
345.00'Ingress/Egress Easement
O.R. 1610, Pg. 2232

Northerly boundary of NALANDA ESTATES

N0°02'13"W
984.67'S1°14'13"E
238.54'

Westerly boundary of NALANDA ESTATES

L17

628.96'
S76°06'50"W

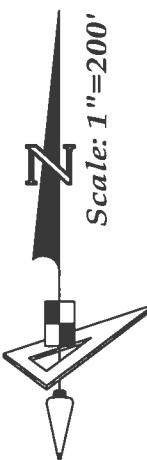
L14

L15

L16

NOT INCLUDED
NALANDA ESTATES
(P.B. 62, Pg. 164)

Scale: 1"=200'



Note: See Sheet 1 for Legal
Description, Sheet 2 for Line and
Curve Data and Sheet 3 for Overall
Parcel Sketch & Legend.

PARRISH PLANTATION CDD PARCEL

REVISIONS

Prepared For: Parrish Plantation, LLC

| No. | Date | Description | Dwn. |
|-----|------|-------------|------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Sheet No. 9 of 11 Sheets

DESCRIPTION SKETCH (Not a Survey)

GeoPoint
Surveying, Inc.

213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com

Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

Drawn: SEC Date: 04/11/19 Data File: _____

Check: DAW P.C.: N/A Field Book: _____

Sections 28 & 29, Tw. 33 S, Rng. 19 E Job #: PPL-PP-003

A scale bar diagram for 200'. It features a horizontal line with a diagonal cross. The word 'Scale: 1"=200' is written vertically along the line.

Scale: 1" = 200'

NOT INCLUDED
SOUTHWEST 1/4
NORTHEAST 1/4

MATCH LINE (SEE SHEET 11)

■ MATCH LINE
■ (SEE SHEET 4)

NO.02.06."E NO.60.99.0. NO.60.99.0. NO.

300.00
East boundary of the
Southwest $1/4$ of the
Northeast $1/4$ of Section
29, Township 33 South,
Range 19 East

SOUTH 1/2 OF THE SOUTHEAST 1/4 OF
THE NORTHEAST 1/4 OF SECTION 29,
TOWNSHIP 33 SOUTH, RANGE 19 EAST

Note: See Sheet 1 for Legal Description, Sheet 2 for Line and Curve Data and Sheet 3 for Overall Parcel Sketch & Legend.

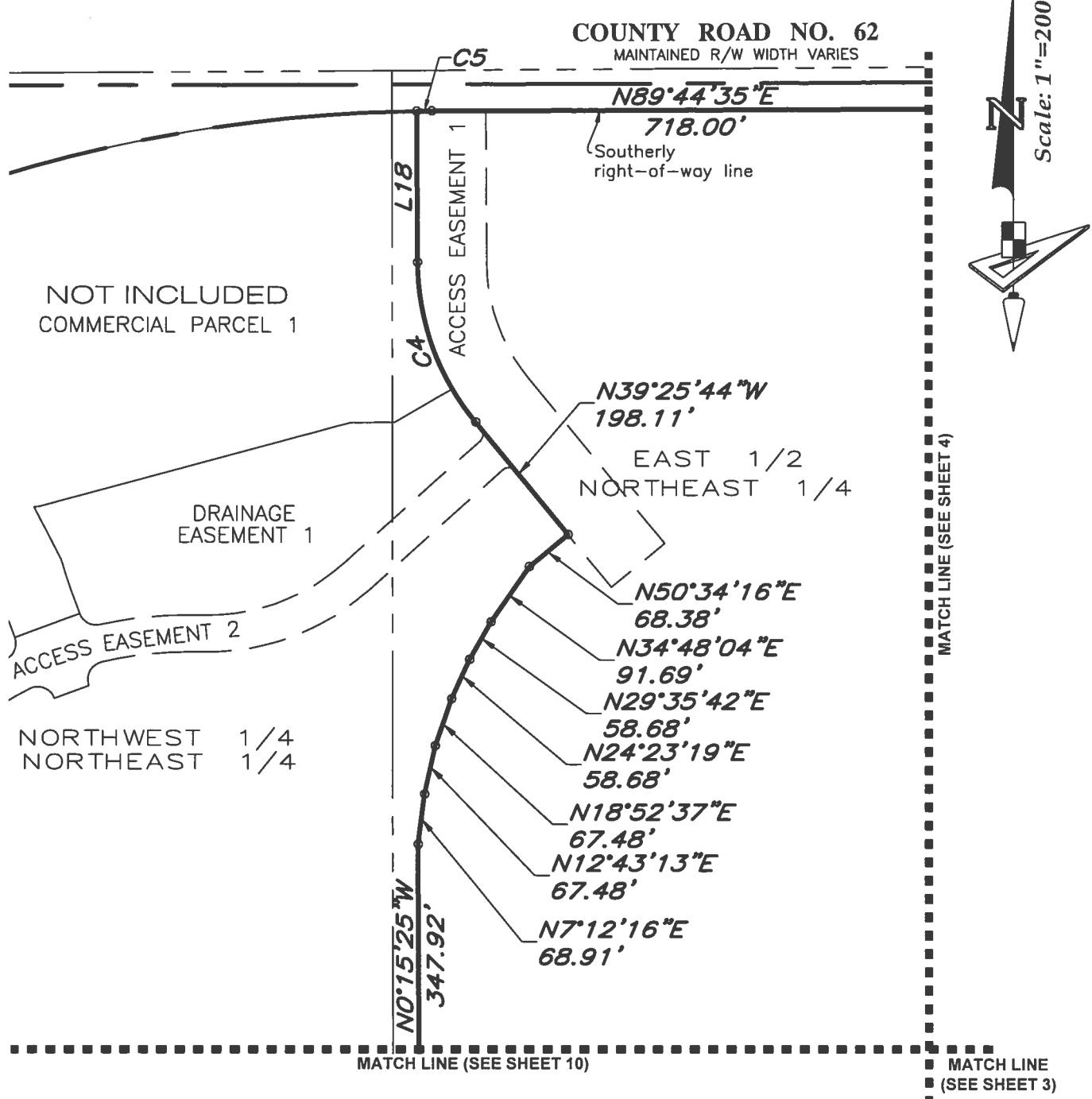
PARRISH PLANTATION CDD PARCEL

DESCRIPTION SKETCH (Not a Survey)

GeoPoint Surveying, Inc.

213 Hobbs Street
Tampa, Florida 33619
www.geopointssurvey.com Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

| | | |
|------------------|----------------|-------------------|
| Drawn: SEC | Date: 04/11/19 | Data File: ----- |
| Check: DAW | P.C.: N/A | Field Book: ----- |
| Section: 28 & 30 | Transect: 23 S | Row: 16 E |



**Note: See Sheet 1 for Legal Description,
Sheet 2 for Line and Curve Data and
Sheet 3 for Overall Parcel Sketch & Legend.**

PARRISH PLANTATION CDD PARCEL

DESCRIPTION SKETCH (Not a Survey)

GeoPoint Surveying, Inc.

213 Hobbs Street
Tampa, Florida 33619
www.geopointssurvey.com

Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

Drawn: SEC Date: 04/11/19 Data File: -----

Sections 28 & 29, Twp. 33 S. Rng. 19 E Job #:PPL-PP-003

EXHIBIT C

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

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

The undersigned understands and acknowledges that Belleair Capital Group Parrish Plantation, LLC ("Petitioner") intends to submit a petition to establish a Community Development District in accordance with the provisions of Chapter 190 of the Florida Statutes.

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

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

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

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

Executed this 7th day of MARCH, 2019.

Witnessed:

Print Name: STANLEY GOODMAN

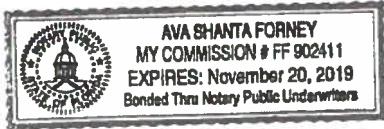
By: JOHN C. KUNKEL
Its: VICE PRESIDENT

Print Name: Susan Snowdon

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 7 day of 2019,
2019, by John Kunkel, as Vice President of Parrish
Plantation, a Florida LLC corporation. He/she is personally known to
me, or has produced _____ as identification.



NOTARY PUBLIC, STATE OF FLORIDA

AVA SHANTA FORNEY
(Print, Type or Stamp Commissioned Name of
Notary Public)

Exhibit 1
Parrish Plantation CDD Land Summary

| ID | Folio # | Approximate | |
|-----------|-------------------|---------------------|------------------------|
| | | Acreage | Owner of Record |
| 1 | 420900003 | 9.48 | Parrish Plantation LLC |
| 2 | 421000059 Partial | 59.61 | Parrish Plantation LLC |
| 3 | 421220109 | 21.09 | Parrish Plantation LLC |
| 4 | 421500000 | 18.82 | Parrish Plantation LLC |
| 5 | 426100004 Partial | 61.70 | Parrish Plantation LLC |
| | | <hr/> <u>170.71</u> | |

Prepared by and return to:

Matthew D. Alexander, III
Attorney at Law
Peterson & Myers, P.A.
Post Office Drawer 7608
Winter Haven, FL 33883-7608
863-294-3360
File Number: PARL3H-2
Parcel Identification No. 4209.0000/3
AND 4215.0000/0

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 1st day of April, 2005 between Larry W. Parrish and Deborah H. Parrish, husband and wife whose post office address is P.O. Box 365, Alturas, FL 33820 of the County of Polk, State of Florida, grantor*, and Parrish Plantation, LLC, a Florida limited liability company whose post office address is 4315 Pablo Oaks Court, Suite 1, Jacksonville, FL 32224 of the County of Duval, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Manatee County, Florida, to-wit:

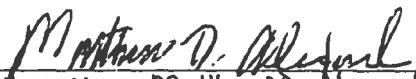
See Exhibit "A"

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

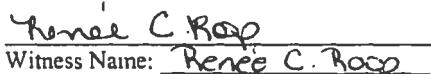
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

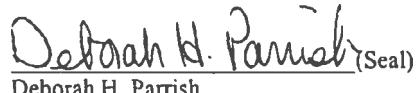
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

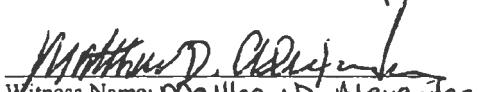
Signed, sealed and delivered in our presence:

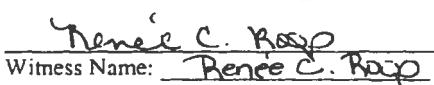

Witness Name: Matthew D. Alexander


(Seal)
Larry W. Parrish


Witness Name: Renée C. Roop


(Seal)
Deborah H. Parrish


Witness Name: Matthew D. Alexander


Witness Name: Renée C. Roop

State of Florida
County of Polk

The foregoing instrument was acknowledged before me this 1st day of April, 2005 by Larry W. Parrish and Deborah H. Parrish, who [] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]



Renee C. Roop
Commission #DD159241
Expires: Nov 24, 2006
Bonded Thru
Atlantic Bonding Co., Inc.

Renee C. Roop

Notary Public

Printed Name: Renee C. Roop

My Commission Expires: 11-24-06

Exhibit A

Parcel Identification Number: 4209.0000/3 and 4215.0000/0

Beginning at a point found by measuring from the Southeast corner of the Northwest $\frac{1}{4}$ of Section 28, Township 33 South, Range 19 East; North along the East line of said Northwest $\frac{1}{4}$, 330 feet more or less to the Northeast corner of Preston Parrish 10 acre tract; this being the above mentioned Point of Beginning; thence continue along said East line of Northwest $\frac{1}{4}$, 660 feet; thence Westerly along a line being parallel to the North line of Preston Parrish said 10 acre tract, 1320 feet; thence Southerly 660 feet to the Northwest corner of said Preston Parrish tract; thence Easterly along the north line of said Preston Parrish tract 1320 feet more or less to the Point of Beginning, LESS road right-of-way on East;

AND

The South 330 feet of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, less road right-of-way on East, Section 28, Township 33 South, Range 19 East, Manatee County, Florida.

Prepared by and return to:

Edward Vogler II
Attorney at Law
Vogler Ashton, PLLC
1001 3rd Ave. West Suite #500
Bradenton, FL 34205
941-388-9400
File Number: 27.10000
Parcel Identification No. 4274.0000/7; 4261.0000/4; and
4210.0000/1

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 15th day of December, 2004 between Richard D. Smith, Individually and as Trustee of the M. W. R. Revocable Trust u/a 9/24/04, whose post office address is: 1001 3rd Ave. W., Suite #700, Bradenton, FL 34205, of the County of Manatee, State of Florida, grantor*, and Parrish Plantation, LLC, a Florida limited liability company, whose post office address is: 4315 Pablo Oaks Court, Suite #1, Jacksonville, FL 32224, of the County of Manatee, State of Florida, grantee*.

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Duval County, Florida, to-wit:

SEE EXHIBIT "A" ANNEXED HERETO.

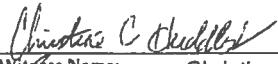
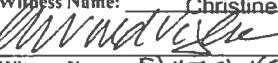
Subject to valid restrictions, reservations and easements of record.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Christine C. Huddleston

Witness Name: Edward Vogler II


Richard D. Smith, Individually and as Trustee
of the M.W.R. Revocable Trust u/a 9/24/04
1001 3rd Ave. W, Suite #700
Bradenton, FL 34205

State of Florida
County of Manatee

The foregoing instrument was acknowledged before me this 15th day of December, 2004 by Richard D. Smith, Individually and as Trustee of the M.W.R. Revocable Trust u/a 9/24/04, who ✓ is personally known or has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: Christine C. Huddleston

My Commission Expires: Jan. 9, 2005

Exhibit A

NW 1/4 less South 330 feet of SE 1/4 of NW 1/4 and Less Parrish-Wauchula road off North and less 27 acres to King as described in O.R. Book 70, page 313, less 20 acres to Parrish as described in O.R. Book 76, page 54, of the Public Records of Manatee County, Florida, Section 28, Township 33 South, Range 19 East.

E1/2 of NE 1/4 and NW 1/4 of NE 1/4 less Lot 4, Subdivision of Tract 840 feet square in NW corner of NW 1/4 of NE 1/4 and less begin 40 feet East and 30 Feet North of SW corner of NW 1/4 of NE 1/4; thence North 58.8 feet, East 120 feet, South 59 feet, West 120 feet, to point of beginning or Lots 19 and 20, Block 4, Parrish City Manor - vacated plat. Also begin at NE corner of SW 1/4 of NE 1/4; West 884.4 feet, South 42.4 feet, thence East 884.4 feet, North 41 feet, to beginning and less 5 1/2 of SE 1/4 of NE 1/4 deeded to King as described in O.R. Book 70, page 313, all in Section 29, Township 33 South, Range 19 East.

LESS AND EXCEPT

That part of Section 28, Township 33 South, Range 19 East, Manatee County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Northwest 1/4 of Section 28, Township 33 South, Range 19 East, Manatee County, Florida; thence S00°00'38"W, along the East line of the Northwest 1/4 of said Section 28, a distance of 1,801.98 feet; thence leaving said East line, S89°38'45"W, a distance of 55.89 feet to a point on the West Maintained Right-of-Way line of Spencer-Parrish Road, same also being the POINT OF BEGINNING; thence continue S89°38'45"W, along the South line of said Parcel 2, a distance of 500.00 feet to a point lying 555.89 feet Westerly of said East line of the Northwest 1/4 of Section 28; thence N00°20'46"W, a distance of 260.00 feet; thence N89°38'45"E, a distance of 500.00 feet to a point on aforesaid West Maintained Right-of-Way line of Spencer-Parrish Road, said point lying 57.51 feet Westerly of said East line of the Northwest 1/4 of Section 28; thence S00°20'46"E, along said West Maintained Right-of-Way line of Spencer-Parrish Road, a distance of 260.00 feet to the POINT OF BEGINNING.

This Instrument Prepared by:

JOSEPH ROBACK, ESQ.
FELDMAN & ROBACK
3908 - 26th Street West
Bradenton, Florida 34205
REC. \$18.50
D/S. \$.70
Grantee's S.S.# _____
I.D # _____
(R04-4762)

THIS DEED IS A CORRECTIVE INSTRUMENT TO CLEAR TITLE TO THE PROPERTY DESCRIBED HEREIN AND NO CONSIDERATION HAS BEEN PAID TO THE GRANTOR IN CONNECTION WITH THE EXECUTION OF THIS INSTRUMENT.

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, Executed this 17 day of October, 2005, by **James E. Hysmith and Kathy A. Hysmith**, whose post office address is: P.O. Box 347, Parrish, FL 34219, first party, to **Parrish Plantation, LLC**, a Florida Limited Liability Company, whose post office address is: 4315 Pablo Oaks Court Suite 1, Jacksonville, FL 32224-9667, second party:

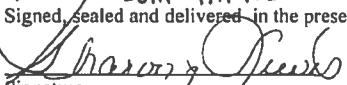
(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Manatee, State of Florida, to wit:

See attached Exhibits "A"

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

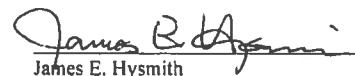
IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.
AS TO BOTH PARTIES
Signed, sealed and delivered in the presence of:


Signature
Sharon J. Lewis

Printed Name


Signature
Linda A. Calvo

Printed Name

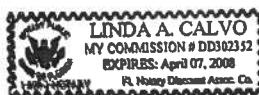

James E. Hysmith


Kathy A. Hysmith

Kathy A. Hysmith

STATE OF FLORIDA
COUNTY OF MANATEE

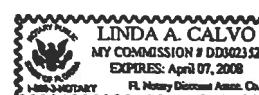
The foregoing instrument was acknowledged before me on the 17 day of October, 2005, by James E. Hysmith who is personally known to me or who have produced the following identification:




NOTARY PUBLIC
Printed Name: Linda A. Calvo
My Commission Expires: 4-7-08
(seal)

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me on the 12 day of October, 2005, by Kathy A. Hysmith, who is personally known to me or who have produced the following identification:




NOTARY PUBLIC
Printed Name: Linda A. Calvo
My Commission Expires: 4-7-08
(seal)

EXHIBIT "A"

Parcel 1:

Commence at the Northeast corner of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 29, Township 33 South, Range 19 East, Manatee County, Florida; thence S88°20'29"E, along the Easterly extension of the North line of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 29, a distance of 528.06 feet for a Point of Beginning; thence continue S88°20'29"E, along said North line 801.87 feet to the East line of the Southwest 1/4 of the Northwest 1/4 of Section 28, Township 33 South, Range 19 East; thence S00°28'45"W, 921.92 feet to the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 28; thence N89°24'00"W, along the South line of the Southwest 1/4 of the Northwest 1/4 of said Section 28, 803.13 feet; thence N00°34'00"E, 936.73 feet to the Point of Beginning.

Parcel 2:

Begin at the Northeast corner of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 29, Township 33 South, Range 19 East, Manatee County, Florida; thence S88°20'29"E, along the Easterly extension of the North line of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 29, a distance of 528.06 feet; thence S00°34'00"W, 468.37 feet; thence N88°52'14"W, 527.99 feet to the West line of Section 28, Township 33 South, Range 19 East, thence N00°34'00"E, along said West line 473.25 feet to the Point of Beginning.

Parcel 3:

Commence at the Northeast corner of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 29, Township 33 South, Range 19 East, Manatee County, Florida, thence S00°34'00"W, along the West line of Section 28, Township 33 South, Range 19 East, a distance of 473.25 feet for a Point of Beginning; thence continue S00°34'00"W, along said West line 473.25 feet to the Southwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 28; thence S89°24'00"E, along the South line of the Southwest 1/4 of the Northwest 1/4 of said Section 28, 527.97 feet; thence N00°34'00"E, 468.37 feet; thence N88°52'14"W, 527.99 feet to the Point of Beginning.

LESS AND EXCEPT from above Parcels 1 and 3:

DESCRIPTION: A parcel of land lying in Southwest 1/4 of the Northwest 1/4 of Section 28, Township 33 South, Range 19 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 28, run thence along the West boundary of said Section 28, S.00°05'49"E., 2789.17 feet for a **POINT OF BEGINNING**; thence along a line lying 300.00 feet North of and parallel with the South boundary of the Southwest 1/4 of the Northwest 1/4 of said Section 28, N.89°50'49"E., 345.00 feet; thence along a line lying 345.00 feet East of and parallel with aforesaid West boundary of Section 28, S.00°05'49"E., 70.17 feet; thence S.89°39'54"E., 986.68 feet to the East boundary of aforesaid Southwest 1/4 of the Northwest 1/4 of Section 28; thence along said East boundary of said Southwest 1/4 of the Northwest 1/4 of Section 28, S.00°06'06"E., 221.43 feet to the Southeast corner thereof; thence along the South boundary of said Southwest 1/4 of Northwest 1/4 of Section 28, S.89°50'49"W., 1331.29 feet to the Southwest corner thereof; thence along the West boundary of aforesaid Section 28 the following two (2) courses: 1) N.00°11'27"W., 232.77 feet to the Southeast corner of the Northeast 1/4 of Section 29, Township 33 South, Range 19 East, Manatee County, Florida; 2) N.00°05'49"W., 67.23 feet to the **POINT OF BEGINNING**.

K11 10/12/05
JW 10/12/05

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

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

The undersigned understands and acknowledges that Belleair Capital Group Parrish Plantation, LLC ("Petitioner") intends to submit a petition to establish a Community Development District in accordance with the provisions of Chapter 190 of the Florida Statutes.

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

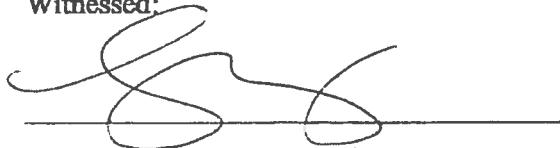
The undersigned hereby consents to the establishment of a Community Development District which will include the Property within the lands to be a part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during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

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

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

Executed this 8 day of April, 2019.

Witnessed:

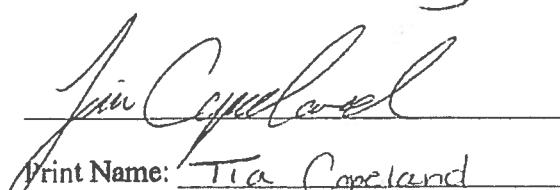


Print Name: Sunny Young



By: _____

Its: _____



Print Name: Tia Copeland

STATE OF FLORIDA

COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 8 day of April,
2019, by Billie Hanli, as Co-Owner of Florida Coastal
Real Estate, a partnership corporation. He/she is personally known to
me, or has produced _____ as identification.



SHEILA NEWELL-WOOD
Commission # GG 306146
Expires April 8, 2023
Bonded Thru Budget Notary Services

Sheila Newell Wood
NOTARY PUBLIC, STATE OF FLORIDA

(Print, Type or Stamp Commissioned Name of
Notary Public)

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

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

The undersigned understands and acknowledges that Belleair Capital Group Parrish Plantation, LLC ("Petitioner") intends to submit a petition to establish a Community Development District in accordance with the provisions of Chapter 190 of the Florida Statutes.

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

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

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

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

Executed this 8 day of April, 2019.

Witnessed:

Print Name: Shannon Young

PL JHC

Robin Haskin

By: _____
Its: _____

Print Name: Tia Copeland

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 8 day of 2019,
2019, by Robin Hachin, as Co-owner of florida coastal
real estate, a partnership corporation. He/she is personally known to
me, or has produced _____ as identification.

Sheila Newell-Wood
NOTARY PUBLIC, STATE OF FLORIDA



SHEILA NEWELL-WOOD
Commission # GG 308146
Expires April 6, 2023
Bonded Thru Budget Notary Services

(Print, Type or Stamp Commissioned Name of
Notary Public)

Exhibit 2
Parrish Plantation CDD Land Summary

| ID | Folio # | Approximate | | Owner of Record |
|-----------|----------------|--------------------|--|---------------------------------|
| | | Acreage | | |
| 1 | 464500259 | 34.10 | | Robin R. Hamlin & Billie Hamlin |
| | | <u>34.10</u> | | |

THIS INSTRUMENT PREPARED BY AND RETURN TO:
RICHARD W. WOOD
WOOD TITLE INSURANCE AGENCY OF FLORIDA
4900 MANATEE AVENUE WEST
BRADENTON, FLORIDA 34209

Property Appraisers Parcel Identification (Folio) Numbers:
4645.0025/9
Grantees SS #s:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 24th day of July, A.D. 2008 by TERRY LAMAR PASCHAL and LINDA MARIE PASCHAL, HUSBAND AND WIFE, herein called the grantors, to ROBIN R. HAMLIN and BILLIE C. HAMLIN, HUSBAND AND WIFE whose post office address is 12345 PARRISH CEMETARY ROAD, PARRISH, FL 34219, hereinafter called the Grantees: **joint tenants with right of survivorship
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in MANATEE County, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

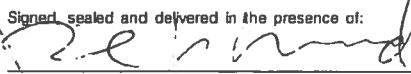
Subject to easements, restrictions and reservations of record and to taxes for the year 2008 and thereafter.

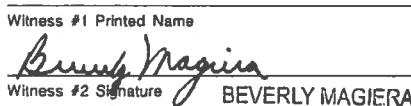
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND, the grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2008.

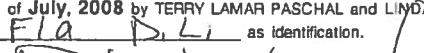
IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature **RICHARD W. WOOD**

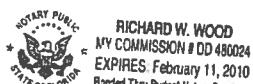
Witness #1 Printed Name

Witness #2 Signature **BEVERLY MAGIERA**

Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 24th day of July, 2008 by TERRY LAMAR PASCHAL and LINDA MARIE PASCHAL who are personally known to me or have produced  as identification.

SEAL



My Commission Expires:

Printed Notary Signature

EXHIBIT "A"
FILE # 7908

Property Address: 12345 PARRISH CEMETARY ROAD, PARRISH, FL 34219

Commence at the Southeast corner of said Section 29; thence North 00°34'00" East along the East line of said Section 29, a distance of 1395.01 feet to a concrete monument marking the intersection of said East line and the Northerly right of way line of County road 675 (Rutland Road); thence continue North 00°34'00" East, along said East line, a distance of 1477.37 feet for a Point of Beginning; thence continue North 00°34'00" East, along said East line, a distance of 712.71 feet to the Northeast corner of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 29; thence North 88°21'22" West, along the North line of said South 1/2 of the Southeast 1/4 of the Northeast 1/4, a distance of 1327.69 feet to the Northwest corner of said South 1/2 of the Southeast 1/4 of the Northeast 1/4; thence South 00°44'21" West, 357.11 feet to the North right of way line of Cemetery Road; thence continue South 00°44'21" West, 307.98 feet to the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of aforementioned Section 29; thence continue South 00°44'21" West, 1019.22 feet; thence South 89°06'11" East, 180.84 feet to a point on the centerline of an existing grove ditch; thence Northerly, along the centerline of said ditch the following courses and distances: North 11°01'18" West, 91.40 feet; North 00°29'08" West, 238.54 feet; North 46°28'01" East, 172.51 feet; North 76°51'55" East, 628.96 feet; North 55°15'03" East, 119.55 feet; North 21°39'38" East, 106.88 feet; thence North 09°32'05" East, 170.24 feet; thence North 75°32'06" East, 29.03 feet; thence North 89°10'47" East, 248.97 feet to the Point of Beginning.

Together with a 20 foot ingress and egress Easement over and across the East 20 feet of the following described property:

Commence at the Southeast corner of said Section 29; thence North 00°34'00" East, along the East line of said Section 29, a distance of 1395.01 feet to a concrete monument marking the intersection of said East line and the Northerly right of way line of County Road 675 (Rutland Road); thence North 85°19'47" West, along said right of way line, a distance of 1084.41 feet for a Point of Beginning; thence continue North 85°19'47" West, along said right of way line, a distance of 252.86 feet; thence North 00°44'21" East, 435.05 feet; thence South 89°06'11" East, 171.28 feet to a point on the top of the West bank of an existing grove ditch; thence Southerly, along said top of ditch bank, the following courses and distances: South 11°59'27" East, 220.84 feet; thence South 04°40'51" East, 152.64 feet; thence South 11°13'17" East, 86.41 feet to the Point of Beginning.

LESS AND EXCEPT:

A parcel of land lying in Section 29, Township 33 South, Range 19 East, Manatee County, Florida being more particularly described as follows:

Commence at the Southeast corner of said Section 29; thence North 00°34'00" East, along the East line of said Section 29, a distance of 1395.01 feet to a concrete monument marking the intersection of said East line and the Northerly right of way line of County Road 675 (Rutland Road); thence continue North 00°34'00" East, along said East line, a distance of 1477.37 feet for a Point of Beginning; thence continue North 00°34'00" East along said East line, a distance of 50.00 feet; thence North 89°26'00" West a distance of 20.00 feet; thence South 89°26'00" East a distance of 50.00 feet; thence North 89°26'00" East a distance of 20.00 feet to the Point of Beginning.

EXHIBIT D

PROPOSED INITIAL BOARD OF SUPERVISORS

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

1. BRUCE DANIELSON
2. KENDRA NETER
3. ROYCE HADDAD JR.
4. ROYCE HADDAD SR.
5. ERIC DAVIDSON

EXHIBIT E

Legend

- Property & Roads
- Wetland Conservation
- Scenesaver Roads
- Proprietary Construction Ponds
- 10' x 120' Easements
- Impervious & Impenetrable
- Landscaping Areas
- Private Roads
- Landscaping Features
- 10' x 120' Paved Walks
- 40' x 120' Single Family Homesite
- 50' x 120' Single Family Homesite off Wade P.
- 65' x 120' Single Family Homesite off Wade P.

Development Standards:

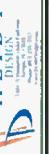
Front Yard Setback:
Side Yard Setback:
40' x 120' 50' x 120' and 54' x 120' 5'-3'
65' x 120' Corner Yards Setback:
Rear Yards Setback:
20' 1'-5'



Parrish Plantation

Conceptual Site Plan Concept "F"

Belleair Capital Group
Manatee County, FL



HEIDT
DESIGN

LANDSCAPE ARCHITECTURE

ARCHITECTURE

INTERIOR DESIGN

GENERAL PLANNING

LANDSCAPE ARCHITECTURE

</div

EXHIBIT F

**Parrish Plantation
Community Development District
Proposed Infrastructure Costs and Timeline**

| <u>Description</u> | <u>District Estimated Cost</u> | <u>Fiscal Year 2019-2024</u> |
|-----------------------|--------------------------------|------------------------------|
| Amenities | \$ 3,109,167 | \$ 3,109,167 |
| Roads | \$ 5,328,223 | \$ 5,328,223 |
| Stormwater Management | \$ 2,887,083 | \$ 2,887,083 |
| Utilities | \$ 3,421,860 | \$ 3,421,860 |
| Off-Site Improvements | \$ 1,243,667 | \$ 1,243,667 |
| TOTAL | \$ 15,990,000 | \$ 15,990,000 |

EXHIBIT G

STATEMENT OF ESTIMATED REGULATORY COSTS

PARRISH PLANTATION

COMMUNITY DEVELOPMENT DISTRICT

PREPARED BY:



AN EXPERIENCED TEAM OF SPECIAL TAXING DISTRICT EXPERTS

2005 Pan Am Circle
Suite 300
Tampa, Florida 33607
(813) 873-7300
www.MeritusDistricts.com

APRIL 24, 2019

STATEMENT OF ESTIMATED REGULATORY COSTS
FOR THE ESTABLISHMENT OF THE
PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

PREPARED BY:
MERITUS DISTRICTS

APRIL 22, 2019

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| b. 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 | | |
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I. INTRODUCTION

1. Definitions

The following defined terms are used throughout this document:

“Agency” means each other unit of government in the state, including counties and municipalities, to the extent they are expressly made subject to this act by general or special law or existing judicial decisions.

“County” means Manatee County, Florida

“Developer” means Belleair Capital Group Parrish Plantation, LLC

“District” means Parrish Plantation Community Development District

“Petition” means the petition filed with Manatee County to establish Parrish Plantation Community Development District

“Petitioner” means Belleair Capital Group Parrish Plantation, LLC

“Ordinance” means the proposed ordinance creating Parrish Plantation Community Development District

2. Purpose

This Statement of Estimated Regulatory Costs (“SERC”) is intended to fulfill the requirements of Section 190.005, Florida Statutes (“F.S.”) which outlines the required elements of a valid petition to establish a community development district. Specifically, Section 190.005(1)(a)8, F.S., requires that a SERC is prepared in accordance with Section 120.541, F.S.

The scope of this SERC is limited to the factors considered to be material or relevant to the Community Development District establishment process, and more specifically those items for inclusion required by Section 120.541(2), F.S.

3. Overview of Parrish Plantation Community Development District

The proposed District will encompass approximately 199 acres. The Petition serves the purpose of establishing the District and defining a plan to finance, acquire, construct, and maintain the following types of infrastructure including, but not limited to: District Roads, Stormwater Management, Utilities (Potable Water and Wastewater), Irrigation, Landscaping and Wetland/Preserve Areas.

The District will finance the infrastructure improvements described above through special or non-ad valorem assessment revenue bonds. Annual assessments will be levied against all benefited properties within the District through special or non-ad valorem assessments. Par values are assigned to individual units to permit a prepayment of the debt service obligation if desired by the property owner. On-going operations and maintenance for District-owned facilities will be funded through maintenance assessments levied against all benefited properties within the District. The District is structured to be financially independent as intended by the Legislature and does not require any subsidy from the State of Florida or from any tax dollars from those residents of the County generated outside the District. It will not place any additional economic burden on those persons not residing within the District.

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II. STATUATORY REQUIREMENTS

Section 120.541 (2), F.S., read in conjunction with Section 190.005(1)(a)8, F.S., outlines the requirements of a valid SERC:

- (1) An economic analysis showing whether the rule directly or indirectly:
 - a. 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;
 - b. 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
 - c. 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.
- (2) A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.
- (3) 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) 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. As used in this paragraph, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the ordinance, additional operating costs incurred, the cost of monitoring and reporting and any other costs necessary to comply with the Ordinance.
- (5) 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 in Section 120.52, F.S..
- (6) Any additional information that the agency determines may be useful.
- (7) A description of any regulatory alternatives or the reasons for rejecting the alternative in favor of the establishment of the District.

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1. An Economic Analysis Showing Whether The Rule Directly Or Indirectly:

- a. 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;**
- b. 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**
- c. 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 an adverse impact on the items described above in (1) a. (1) b. (1) c. above.

Economic Growth

The lands within the proposed District have undergone preliminary horizontal earthwork and construction. The District establishment will likely have no adverse impact in excess of \$1 million. To the contrary, it will likely encourage economic growth over the next 5 years by facilitating development of the District as a functionally connected community and promote compact and an economical enhancement of formerly unimproved land. The increase to costs associated with providing additional public infrastructure and services for the development will be matched by a comparable increase in revenues. These revenues will be generated by levying assessments against benefited land within the District; of which, the relative ratio of revenues to expenditures will change little over time. The District is structured to be self-sufficient in relation to the acquisition of revenues necessary to fund budgeted expenditures and will have a positive direct impact on economic growth.

In addition, the option to establish a Community Development District provides a financing mechanism to (i) fund public Infrastructure at a low cost of capital, and (ii) on a timely, self-sufficient basis. The District will be used to finance basic public infrastructure and services. Owners of the property within the District agree to a lien on their property that will be reduced over time through the annual payment of a special assessment. The assessment is used to pay debt service on bonds and/or annual maintenance and District operating expenditures, which are secured further by the assessed property as collateral. Assessment liens are superior to private liens, such as construction or mortgage loans. This structure results in a lower cost of capital than is otherwise available to fund public infrastructure, and supports community development. New development results in increased property values, a larger tax base, and more tax revenues for the community at large. It also creates an immediate demand for new streets, water and sewer capacity, and other infrastructure necessities. The District will fund, construct and/or acquire the public infrastructure serving lands within the District. The result is that new growth can "pay for itself" instead of burdening an entire community with its costs.

Job Creation

Compared to the property's existing land use, development of the District and subsequent residential improvements would trigger private job creation. In general, volatility in the amount of home-building projects taking place in a region can have considerable ramifications on the productivity levels of many other local industries. A jump in residential construction drives up the demand for steel, wood, electricity, glass, plastic, wiring, piping and concrete. The need for skilled construction workers such as bricklayers, carpenters and electricians soars as well. By one estimate, some 1,500 fulltime jobs are created for every 500 single-family homes under construction. In 2012, the National Association of Home Builders (NAHB) estimated

that the impacts of increased home-building included the creation of 3 new jobs and \$23,000 in state and local taxes from constructing one average new single family home. In May of 2014, the NAHB released its estimates of the economic impact that residential construction has on the economy, which included the following:

- Building an average single-family home: 2.97 jobs, \$110,957 in taxes
- Building an average rental apartment: 1.13 jobs, \$42,383 in taxes
- \$100,000 spent on remodeling: 0.89 jobs, \$29,779 in taxes

Transactional Costs and Competitiveness

It is not likely that transactional costs in excess of \$1 million, in the aggregate, will result within 5 years after the establishment and development of the District occurs. Any transactional costs are covered by the assessments described above. The establishment of the District is not likely to have an adverse impact on business competitiveness, including: the ability of persons or entities to conduct trade with businesses located in other states and/or domestic business partners, productivity, or innovation in excess of \$1 million in the aggregate within 5 years. Home building will increase the property tax base which is responsible for generating revenues that support local schools and community infrastructure and will ultimately lead to a more competitive County.

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2. A Good Faith Estimate Of The Number Of Individuals And Entities Likely To Be Required To Comply With The Ordinance, Together With A General Description Of The Types Of Individuals Likely To Be Affected By The Ordinance.

The individuals and entities likely to be required to comply with the Ordinance or affected by the proposed action (i.e., adoption of the ordinance) can be categorized, as follows: The State of Florida and its residents, the County and its residents, current property owners within the District, and future property owners within the District.

THE STATE OF FLORIDA

The State of Florida and its residents and general population will not incur any compliance costs related to the establishment of the District and will only be affected in connection with the expenditures the State incurs through nominal administrative costs outlined in Section 3 below.

MANATEE COUNTY

The County and its residents not residing within the District will be affected to the degree that human resources are expended in review of documents and in the partnership approach with which this development has required. A petition review fee has been determined by the County and such fee should compensate for the efforts of County staff in the district establishment review process.

CURRENT PROPERTY OWNERS WITHIN THE DISTRICT

The current property owners of the lands within the District will not be negatively affected by District's creation. In fact, the current property owners will benefit from the District through the facilitation of land development and improvements within the District.

FUTURE PROPERTY OWNERS

The future property owners are those who will own property in the proposed District. Future property owners will be affected to the extent that the District allocates debt for the construction of public infrastructure improvements and undertakes operation and maintenance responsibility for certain infrastructure and administration.

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3. A Good Faith Estimate Of The Cost To The Agency, And To Any Other State And Local Entities, Of Implementing And Enforcing The Proposed Ordinance, And Any Anticipated Effect On State And Local Revenues.

3.1. Cost To The Agency, And To Any Other State And Local Entities, Of Implementing And Enforcing The Proposed Ordinance

State Government Entities

Upon establishment of the District, the State of Florida will incur only nominal administrative costs to review the periodic reports required pursuant to Chapters 190 and 189, F.S. These reports include the annual financial report, annual audit and public financing disclosures. These reporting requirements will be in effect as of the establishment of the District and will create the need for additional reporting or District expenditures. To offset these costs, the Legislature has established a maximum fee of \$200 per District per year to pay the costs incurred by the Special Districts Information Program to administer the reporting requirements of Chapter 189, F.S. Because the District, as defined in Chapter 190, F.S., is designed to function as a self-sufficient, independent special-purpose governmental entity, it is responsible for its own management. Therefore, except for the reporting requirements outlined above, or later established by law, no additional burden have been placed on the State due to the District's establishment.

Manatee County

Upon establishment of the District, the County will not incur any quantifiable on-going costs resulting from its existence. The District would be responsible for submitting its annual budget, financial report, audit and public financing disclosures to the County. Since there are no legislative requirements for review or action, neither agency will necessarily incur any costs. The County, however, may choose to review these documents, which are offset by a fee paid to the County for the administrative review process.

In addition, the District may choose to engage with the Manatee County Property Appraiser and Manatee County Tax Collector to collect special or non-ad valorem assessments levied to repay bonds issued to acquire and construct public infrastructure improvements. Fees charged to the District will offset the costs incurred by these agencies to make these collections. Therefore, no additional burden is placed on the County for the collection of the revenue.

3.2. Any Anticipated Effect on State and Local Revenues

It is anticipated that approval of this petition will not have any negative effect on state revenues. The District does have the potential for an increase in state sales tax revenue resulting from a stimulated economy; although it is not possible to estimate this increase with any degree of certainty. In addition, local ad valorem tax revenues may be increased due to long-lasting increases in property values resulting from the District's construction, infrastructure installation and on-going maintenance services. Similarly, private development within the District, which will be facilitated by the District's activities, should have a positive impact on property values and therefore ad valorem taxes. Additional revenues will be generated by the future residents of the District, including but not limited to; increased gas tax collections, increased utility taxes and fees from both public utilities and private utilities. In addition, impact fee and development permit revenue is expected to be generated by private development within the District and, accordingly, should also increase local revenues.

There is no cause for concern that a District obligation could become a State or County obligation, thereby negatively effecting state or local revenues. This cannot occur as Chapter 190 specifically addresses this issue and expressly states: "It is further the purpose and intent of the Legislature that no debt or obligation of a district constitutes a burden on any local general-purpose government without its consent." Section 190.002(3), F.S. "A default on the bonds or obligations of a district shall not constitute a debt or obligation of a local general-purpose government or the state." Section 190.016(15), F.S.

4. 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.

The transactional costs associated with the establishment of the District are primarily related to the financing of infrastructure improvements. The District will determine what infrastructure it considers prudent to finance through the sale of bonds. When the District determines to issue bonds, assessments will be levied against benefited property owners within the District. The revenue generated by the payment of these assessments will be used to repay the bonds. The obligation to pay the assessments is secured by the real estate within the district and is transferred proportionately to new property owners upon the sale of any portions of the property.

To fund the cost of maintaining infrastructure, operations and maintenance assessments will be imposed on the District property owners. As with the special assessments for infrastructure acquisition and construction, landowners are responsible for the payment of these assessments on the basis of their relative property ownership of the areas receiving benefit from infrastructure improvements and subsequent maintenance.

All persons choosing to acquire property in the District will be responsible for such assessments in addition to the taxes or assessments imposed by the County and/or other taxing authorities.

In exchange for the payment of these special assessments, landowners receive substantial benefit. Specifically, these persons can expect to receive a higher level of services because they, the property owners, elect the members of the Districts' Board of Supervisors. Furthermore, the District is limited in jurisdiction and responsibility is constrained to a single development. Therefore, the District administrators should be extremely accessible and responsive to the needs of the property owners within the District. Community Development Districts offer the opportunity for a higher level of service to residents of the County without impacting the service capacity of other local governments.

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5. 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..

Section 288.703, F.S., defines “Small Business” as:

An independently owned and operated business concern that employs 200 or fewer permanent full-time employees and that, together with its affiliates, has a net worth of not more than \$5 million or any firm based in this state which has a Small Business Administration 8(a) certification. As applicable to sole proprietorships, the \$5 million net worth requirement shall include both personal and business investments.

Section 120.52, F.S., defines “Small City” as:

Any municipality that has an unincarcerated population of 10,000 or less according to the most recent decennial census.

Section 120.52, F.S. defines “Small County” as:

Any county that has an unincarcerated population of 75,000 or less according to the most recent decennial census. According to the 2010 US Census’s Rank of Florida Counties by Population Size in 2010 and Population Distribution, the total estimated population of the County was 1,229,226 making it the 4th largest county in the state.

The proposed District should not have any negative impact on small businesses. Any business, large or small, has the option of locating their operating facilities within a community development district, provided the local governmental authority has issued the appropriate land use approvals. Those that choose this option will be subject to the financial obligations imposed by the District, but will enjoy the resulting benefits derived from operating within the District’s boundaries. At this time, the proposed District does not contain any potential commercial property and therefore would not contribute to any competition with the local business community.

The financial obligations would be in the form of special assessments while the benefits would be in the form of a higher quality and lower cost development. This should, in theory, be more conducive to the economic success of a business.

Furthermore, the District operates according to Florida’s “Sunshine” laws and must follow certain competitive bidding requirements for certain goods and services it will purchase. As a result of the District’s establishment, and the subsequent development, small businesses should be better able to compete for District business serving the lands to be included within the District. The District does not discriminate in terms of the size of businesses that can be located within the boundaries or transact business with the District.

Development of the District will have a positive impact on the small businesses of the local economy. As outlined above, success of the development will generate increased employment and stimulate economic activity in the area through increased construction expenditures related to infrastructure and private development, thus providing enhanced opportunity for small businesses.

The County is not a small county; the development and improvement of the property subject to this establishment petition should have no effect on nearby small cities.

6. Any Additional Information That the Agency Determines May Be Useful

Certain data utilized in this report was provided by the Developer/Petitioner and represents the best information available at this time. Meritus Districts, LLC has prepared this report and the assertions and findings are based on research, observation and experience both in Public Policy Making and District Management Experiences of its employees.

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7. An Analysis of Alternatives for Delivering Community Development Services and Facilities

**Analysis Of Alternatives For Delivering Community
Development Services And Facilities
To Be Served By The
Parrish Plantation Community Development District**

(Section 190.005(1)(e)4, Florida Statutes)

| Alternative | Description | Analysis |
|--------------------------------|--|---|
| County Financing | The County is responsible for the management of the construction of the roadways, and all other infrastructure associated with the development. In addition, the County is responsible for maintenance of the utilities. | Regardless of the specific mechanism (i.e., MSTU, MSBU, Dependent District), the County would incur costs associated with financing and management of the construction. The source of necessary construction funds would be the County's general revenue fund, or issuance of additional debt, therefore, these costs, along with annual maintenance costs, will be borne by County residents, not just property owners within the District. The County, however, may already have a policy prohibiting the construction of "Subdivision level" infrastructure, as do many other general-purpose local governments. |
| Private Conventional Financing | The cost of constructing infrastructure is financed through conventional bank financing or a combination of private financing and equity financing. | Private financing is difficult to obtain and when available, is very expensive. This may result in housing that is less affordable and/or a decrease in the level of service(s) provided. In addition, annual maintenance would likely be delegated to a Homeowners' Association (HOA/POA) which does not have the same legal backing to enforce dues and assessments as does the CDD. |
| Community Development District | A combination of public and private entities establishes a mechanism to finance, construct, maintain and manage community development services and facilities. | The CDD will incur the cost of issuing Bonds necessary to finance the construction of the necessary infrastructure, will oversee and manage all phases of construction, and will be responsible for the maintenance and management of the common areas on an ongoing basis. All costs associated with these activities will be borne only by those property owners within the District that benefit from the improvements. No County general funds will be used and no County residents outside of the District will incur costs. |

**RECOMMENDED
ALTERNATIVE**

III. CONCLUSION

The purpose of this SERC is to support the petition filed with the County to establish Parrish Plantation Community Development District, as required by Florida Statute, Chapter 190, and prepared in accordance with F.S. Section 120.541. The scope of this SERC is limited to the factors considered to be material or relevant to the establish process, and more specifically those items for inclusion required by F.S. Section 120.541 (2). The table below summarizes the items in the SERC required by F.S. Section 120.541 (2).

| Item | Result |
|---|--|
| <i>Estimate of the number and type of individuals and entities likely to be required to comply with/affected by the ordinance</i> | The State of Florida and its residents, the County and its residents, current property owners within the District, and future property owners may be required to comply with the ordinance. |
| <i>Estimate of the cost to the Agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance</i> | The involvement of State/Local Government Entities will be limited to reviewing, interpreting, and summarizing the petition establishing the District. State/Local Government Entities already have the necessary staff in place to process these reports and the costs related to these changes are nominal. Section 189.427, F.S., sets forth an annual fee schedule applicable to special districts to help compensate for the minimal costs. |
| <i>Any anticipated effect on state or local revenues</i> | The County and its staff will review, conduct a public hearing, and vote upon the Petition to establish the. The modest costs to perform these tasks will be offset by the filing fee. In addition, the Petitioner must fund and publish the notice of public hearing within a newspaper of general, local circulation in accordance with statutory noticing requirements. |
| <i>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</i> | Establishment of the District should have no negative impact on state and local revenues. Local tax revenues may be impacted positively due to the potential increase in long-term property values both within, and within close proximity to, the District. New commercial activity will increase revenue collection for state and local agencies. |
| <i>An analysis of the impact on small businesses, small counties and small cities.</i> | The majority of the transactional costs for the District result from the actual financing of the infrastructure improvements, which are typically borne entirely by the District through bonds secured by special assessments. There should not be any major transactional costs incurred by local government entities (i.e. the County) related to the ordinance establishing the District. |
| | An overall increase in local economic activity (i.e. local small businesses within close proximity to the District) may be felt due to increased traffic, increased employment, and increased construction and development. Furthermore, certain contracts for goods and services needed by the District are competitively bid. This will allow many small businesses the opportunity to provide bids to the District for these goods and services. |
| | No negative impact on small cities or counties. The costs to fund the infrastructure improvements are financed entirely by the District, and furthermore that debt obligation is the responsibility of the property owners within the District. |

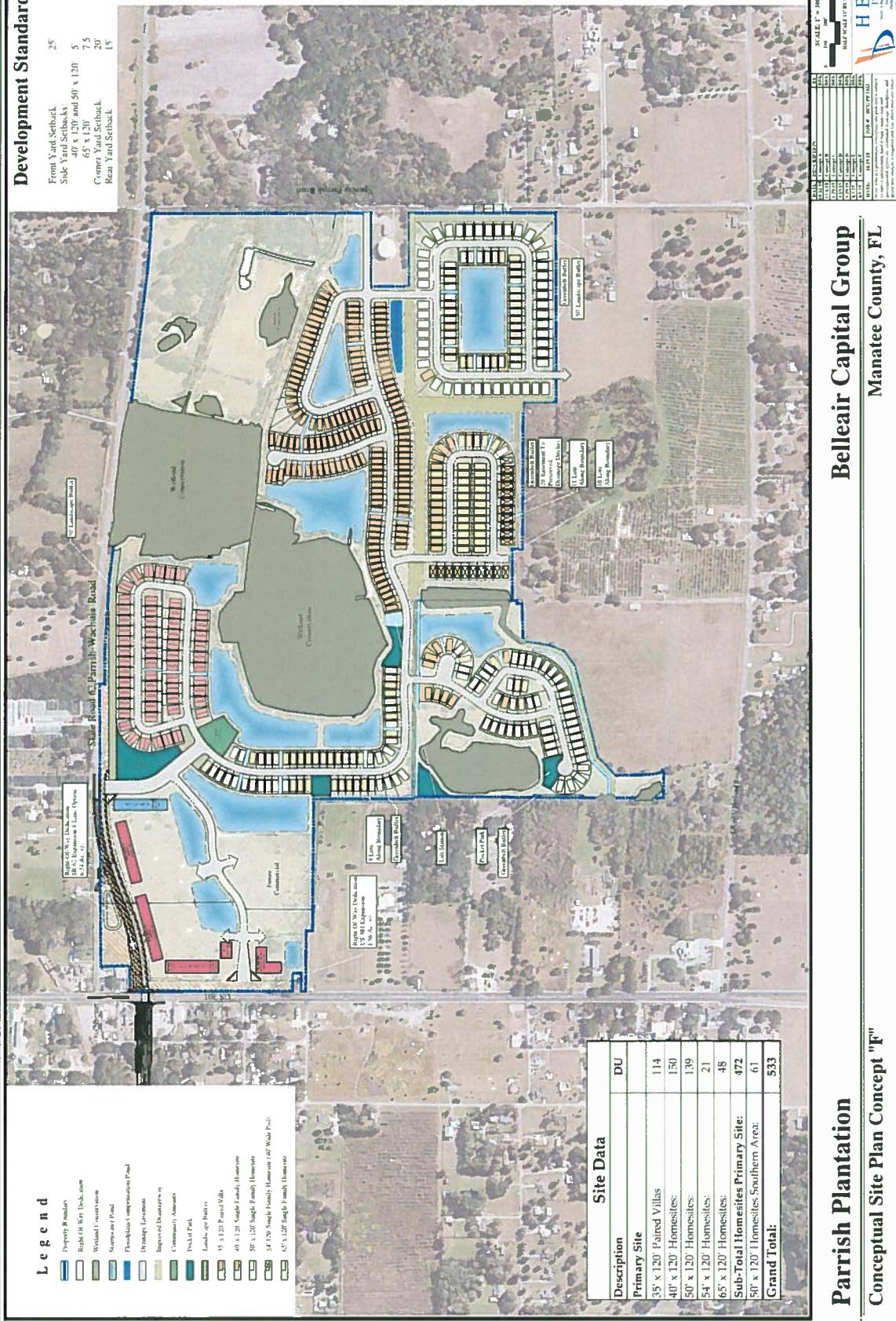
**Parrish Plantation
Community Development District
Proposed Infrastructure Plan**

| <u>Facility</u> | <u>Construction Funded By</u> | <u>Ownership</u> | <u>Operation & Maintenance</u> |
|------------------------|--|-------------------------|---|
| Amenities | CDD | CDD | CDD |
| Roads | CDD | County/CDD | County/CDD |
| Stormwater Management | CDD | County/CDD | County/CDD |
| Utilities | CDD | County | County |
| Off-Site Improvements | CDD | County | County |

EXHIBIT H

Development Standards:

L e g e n d



Parish Plantation

Conceptual Site Plan Concept "F"

Belleair Capital Group

Manatee County, FL



Capital Group
Orange County, FL

Belleair C
Ma

100

100

100

Plantation
Site Plan Concept "F"

Parrish P
Conceptual S

SUPPLEMENTAL I

Authorization of Agent

This letter shall serve as a designation of Brian K. Lamb, whose address is 2005 Pan Am Circle, Suite 300 Tampa FL, 33607 to act as agent for Parrish Plantation Community Development District with regard to any and all matters pertaining to the Petition to create Parrish Plantation Community Development District in Manatee County, Florida, pursuant to Chapter 190, Florida Statutes. This authorization shall remain in effect until revoked.

Executed this 15 day of April, 2019.

Witness:

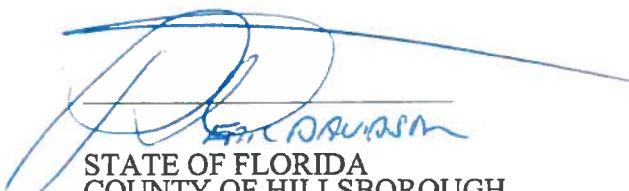


ALEX WOLFE

By: 

Bellear Capital Group
Parrish Plantation LLC

Witness:



STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 15 day of April, 2019, by Bruce Danielson, as
[] of _____, a limited
liability corporation. He/She is known personally to me or produced _____
as identification.





Notary Public, State of Florida at Large



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

October 10, 2019

Honorable Angelina Colonnese
Clerk of the Circuit Court
Manatee County
Post Office Box 25400
Bradenton, Florida 34206

Attention: Robin Toth

Dear Ms. Colonnese:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of **Manatee County Ordinance 19-33**, which was filed in this office on **October 10, 2019**.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

**Dates to be published: September 10, 2019
September 17, 2019
September 24, 2019
October 1, 2019**

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, pursuant to Chapter 190, Florida Statutes, that the Manatee County Board of County Commissioners will hold a Public Hearing on October 8, 2019 at 9:00 a.m. (or as soon thereafter as may be heard) in the Commission Chambers, located on the first floor of the Manatee County Administrative Center, 1112 Manatee Avenue West, Bradenton, Florida, to consider and act upon the following request made by Belleair Capital Group Parrish Plantation, LLC. (Petitioner):

ORDINANCE NO. 19-33

AN ORDINANCE OF MANATEE COUNTY, REGARDING PUBLIC SERVICES; ESTABLISHING PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; CREATING SECTION 2-8-70 OF THE MANATEE COUNTY CODE OF ORDINANCES, ENTITLED "PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT," TO ESTABLISH THE PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES, TO DESCRIBE THE BOUNDARIES OF THE DISTRICT, TO NAME THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS FOR THE DISTRICT, AND TO CONSENT TO THE EXERCISE OF CERTAIN SPECIAL POWERS BY THE DISTRICT BOARD OF SUPERVISORS PURSUANT TO SUBSECTION 190.012(2), FLORIDA STATUTES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The proposed Parrish Plantation Community Development District, comprising approximately 205 acres, is generally located between US Highway 301 and Spencer Parrish Road and north of CR 675/Rutland Road, Manatee County. The site is mostly undeveloped at the present time but is within a portion of an area that was approved for residential development (488 single family units [266 single-family detached and 222 single-family attached] in 2007.

All interested parties are invited to appear at this hearing and be heard, subject to the proper rules of conduct. Additionally, any comments filed with the Director of the Building and Development Services Department will be considered by the Board of County Commissioners and entered into the record. Copies of the proposed ordinance, the petition and other information regarding the petition are available for public inspection from 8:00 a.m. to 5:00 p.m. Monday through Friday at the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida. Interested parties may obtain assistance regarding this matter by calling (941)749-3070 during normal business hours.

In accordance with Section 286.0105, Florida Statutes, if any person decides to appeal any decision made with respect to any matters considered at such meeting or hearing, that person will need a record of the proceedings, and, for such purpose, that person may need to assure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.

Americans With Disabilities: The Board of County Commissioners does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions, including one's access to and participation in public hearings. Anyone requiring reasonable accommodation for this meeting as provided for in the ADA should contact Kaycee Ellis at (941)742-5800; TDD ONLY (941)742-5802 and wait 60 seconds; or FAX (941)745-3790.

SAID HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Manatee County Building and Development Services Department
Manatee County, Florida

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MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Manatee County Building and Development Services Department
Manatee County, Florida

PARRISH PLANTATION

