

ORDINANCE NO. 2020-13

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

WHEREAS, on May 28, 2019, Border Road Investments, LLC, submitted an amended and restated petition ("Petition") for the creation of a community development district to be known as the Gulf Coast Community Development District, in accordance with Section 190.005(2), Florida Statutes; and

WHEREAS, Border Road Investments, LLC, has subsequently supplemented the Petition to update Exhibits 5, 6, and 8 to the Petition and to request that the name of the proposed community development district be changed to the Laurel Road Community Development District ("District"); and

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

WHEREAS, public hearings on the Petition were conducted by the city council on April 14, 2020, and April 28, 2020, in accordance with the requirements of Sections 190.005(2)(b) and 190.005(1)(d), Florida Statutes; and

WHEREAS, the city council has reviewed the six factors set forth in Section 190.005(1)(e) and the record of the public hearings held on April 14, 2020, and April 28, 2020, in making its determination as to whether to grant or deny the establishment of the Laurel Road Community Development District; and

WHEREAS, the city council has determined that:

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

4. The establishment of the District is the best alternative available for delivering the community development services and facilities to the lands within the District boundaries.
5. The proposed services and facilities to be provided by the District are not incompatible with the capacity and uses of existing local and regional community services and facilities.
6. The area identified in the Petition is amenable to be included in the proposed District; and

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

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

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

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

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

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

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

- (a) Sandy Foster
- (b) Eddie Gaudette
- (c) Priscilla Heim
- (d) Susan McCartney
- (e) James Schier

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

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

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

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

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


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

PASSED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA THIS 28 DAY OF APRIL 2020.

First Reading: April 14, 2020

Final Reading: April 28, 2020

Adoption: April 28, 2020



Ron Feinsod, Mayor

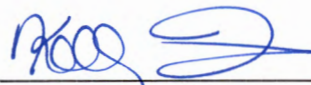
ATTEST:



Lori Stelzer, MMC, City Clerk

(SEAL)

Approved as to form:



City Attorney, Kelly Fernandez

AMENDED AND RESTATED
GULF COAST
COMMUNITY DEVELOPMENT DISTRICT
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MAY 10, 2019

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- Exhibit "6":** Proposed Infrastructure Construction Cost Estimate & Timetable
- Exhibit "7":** Comprehensive Plan Future Land Use Map
- Exhibit "8":** Statement of Estimated Regulatory Costs / Economic Impact Statement

- **Agent Contact Information:**
 - Vogler Ashton, PLLC
 - Attn: Kimberly Ashton or Edward Vogler
 - 705 10th Ave. W., Ste. 103
 - Palmetto, FL 34221
 - Telephone: (941) 304-3400
 - Facsimile: (941) 866-7648
 - Email: kimashton@voglerashton.com
 - edvogler@voglerashton.com

**AMENDED AND RESTATED
PETITION TO ESTABLISH THE
GULF COAST COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, **Border Road Investments, LLC**, a Florida limited liability company, (the “Petitioner”), petitions the City Council of the City of Venice, Florida, (hereinafter referred to as the “City”), pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, (the “Act”), to adopt an ordinance to establish a Uniform Community Development District in accordance with the Act, (the “District”), and to designate the land area for which the District would manage and finance basic public infrastructure systems, facilities and services, and states as follows:

1. Petitioner is **Border Road Investments, LLC**, a Florida limited liability company, with its principal place of business at 5800 Lakewood Ranch Blvd, Sarasota, Florida, 34240.
2. The land area to be served by the District comprises approximately 299.286 acres. A project location map showing the location of the land area to be serviced by the District is attached hereto as Exhibit “1”. The District lands are within the jurisdiction of the City of Venice, Florida.
3. A metes and bounds legal description of the external boundaries of the District is attached hereto as Exhibit “2”. (Section 190.005(2)(a) and (1)(a)1., Florida Statutes.) All real property within the boundaries of the District will be under the jurisdiction of the District.
4. Attached hereto as Exhibit “3” is documentation constituting written consent to the establishment of the District by the owner of 100% of the real property within the boundaries of the District and serviced by the District. (Section 190.005(2)(a) and (1)(a)2., Florida Statutes.)
5. The five (5) persons designated to serve as the initial members of the Board of Supervisors of the District, who shall serve in that office until replaced by elected members, as provided in Section

190.006, Florida Statutes, are named in Exhibit “4” attached hereto. (Section 190.005(2)(a) and (1)(a)3., Florida Statutes.)

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

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

8. The proposed construction timetable, District infrastructure and related good faith estimates of the costs to construct District infrastructure, services and facilities based upon available data, are attached as Exhibit “6”. (Section 190.005(2)(a) and (1)(a)6., Florida Statutes.) Once established, the actual scope of infrastructure provided by the District may be different than that set forth in this good faith estimate to conform with actual and approved development plans and permits.

9. The proposed District is in conformity with the applicable elements of the City of Venice Comprehensive Plan. Specifically the proposed District is consistent with the Northeast Neighborhood plan and the existing future land uses therein including Strategy LU-NE 1.1.1. which designates the property within the District as Mixed Use Residential (MUR) and allows for up to five (5) dwelling units per acre. A copy of the City of Venice Comprehensive Plan Future Land Use Map is attached hereto as Exhibit “7”. (Sections 190.005(2)(a) and (1)(a)7., Florida Statutes.)

10. The statement of estimated regulatory costs / economic impact statement of the granting of this Petition and the establishment of the District pursuant thereto is attached hereto as Exhibit “8”. (Section 190.005(2)(a) and (1)(a)8., Florida Statutes.)

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

- A. The Petitioner hereby affirms and certifies that all of the statements contained herein are true and correct. (Section 190.005(1)(e)1., Florida Statutes).
- B. Pursuant to the Future Land Use Element of the City of Venice Comprehensive Plan, the future land use designation for the land area to be included in the District is MUR. The proposed District is consistent with the policies under the MUR future land use category of the City's Comprehensive Plan. (Per Section 190.005(1)(e)2., Florida Statutes, the establishment of the District is consistent with the elements and policies of the City's Comprehensive Plan, as the future land use categories for the District will allow for the development of the District as set forth herein this Petition).

The proposed District is also consistent with the State Comprehensive Plan, as set forth in Chapter 187, Florida Statutes, and the proposed District meets the following elements of the State Comprehensive Plan: Sections 187.201(4), (5), (6), (7), (8), (10), (17), (19), and (20), Florida Statutes.

- C. The land area to be included within the proposed District is comprised of approximately 299.286 contiguous acres that will be developed as one functional interrelated community. (Per Section 190.005(1)(e)3., Florida Statutes, the land within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developed as one functional and interrelated community).
- D. The proposed District will constitute a mechanism for the timely, efficient, effective, responsive and economic delivery of various community services and facilities, therefore the proposed District is the best alternative available for delivering community development services and facilities to the area, in excess of the level of such services and facilities which would otherwise be provided. (Per Section 190.005(1)(e)4., Florida Statutes, the District is the best alternative available for providing and delivering community development services and facilities to the area. The District will be able to quickly and effectively respond to the development needs and concerns of the area by providing the infrastructure to the area that the District will maintain).
- E. The community development services and facilities to be provided by the proposed District will supplement and in no way conflict with existing local and regional community development services and facilities. (Per Section 190.005(1)(e)5., Florida Statutes, the community development services, infrastructure and facilities provided by the District will be both compatible and consistent with the surrounding area as well as the City's Comprehensive Plan).
- F. The area to be included within the proposed District is being developed as a functional, interrelated community by the developers,

and the developers are responsible for providing community development services and facilities; therefore, the proposed District is amenable to separate special-district government. (Per Section 190.005(1)(e)6., Florida Statutes, the area is amenable to a separate special-district form of government, as the area has not been developed yet, and therefore, all the property owners who buy lots in the District will be made aware (prior to their purchase of the lot) of the fact that they are buying lots within the Gulf Coast Community Development District, and that the additional rules, orders, resolutions, taxes and assessments adopted and/or issued by the District will apply to their property just as the rules, resolutions, ordinances and taxes and assessments of the City of Venice and Sarasota County apply as well).

WHEREFORE, Petitioner respectfully requests the City to:

- A. Schedule a public hearing to consider this Petition pursuant to the uniform procedures set forth in Section 190.005(2), Florida Statutes.
- B. Grant the Petition and adopt an Ordinance to establish the District and include the matters provided for in Section 190.005(1)(f), Florida Statutes, pursuant to Section 190.005(2), Florida Statutes. The Petitioner respectfully requests the Ordinance to include the following: The District shall have and the District Board may exercise, subject to the regulatory jurisdiction and permitting authority of all applicable governmental bodies, agencies, and special districts having authority with respect to any area included in the Petition and Chapter 190, Florida Statutes, all of the general powers set forth in Section 190.011, Florida Statutes, and all of the special powers set forth in Section 190.012, Florida Statutes, including specifically the special powers set forth in Sections 190.012(2)(a) and (2)(d), Florida Statutes.

(Signature Page to Follow)

Respectfully resubmitted, as amended and revised, the 10th day of May, 2019.

Petitioner:

BORDER ROAD INVESTMENTS, LLC, a Florida limited liability company

By: _____

John Neal, its Manager

STATE OF FLORIDA

COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 9 day of May, 2019, by John Neal, as Manager of **BORDER ROAD INVESTMENTS, LLC**, a Florida limited liability company, on behalf of the Company, ☒ who is personally known to me or _____ who produced _____ as identification, and who acknowledged to and before me that he/she executed the same freely and voluntarily for the purposes therein expressed.

My Commission expires: 10/21/22

Susan A. McCartney
Signature
Susan A. McCartney
Printed Name

Commission No. 66269627

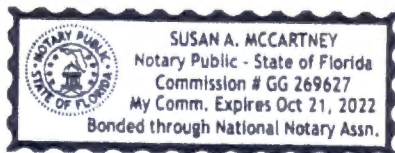
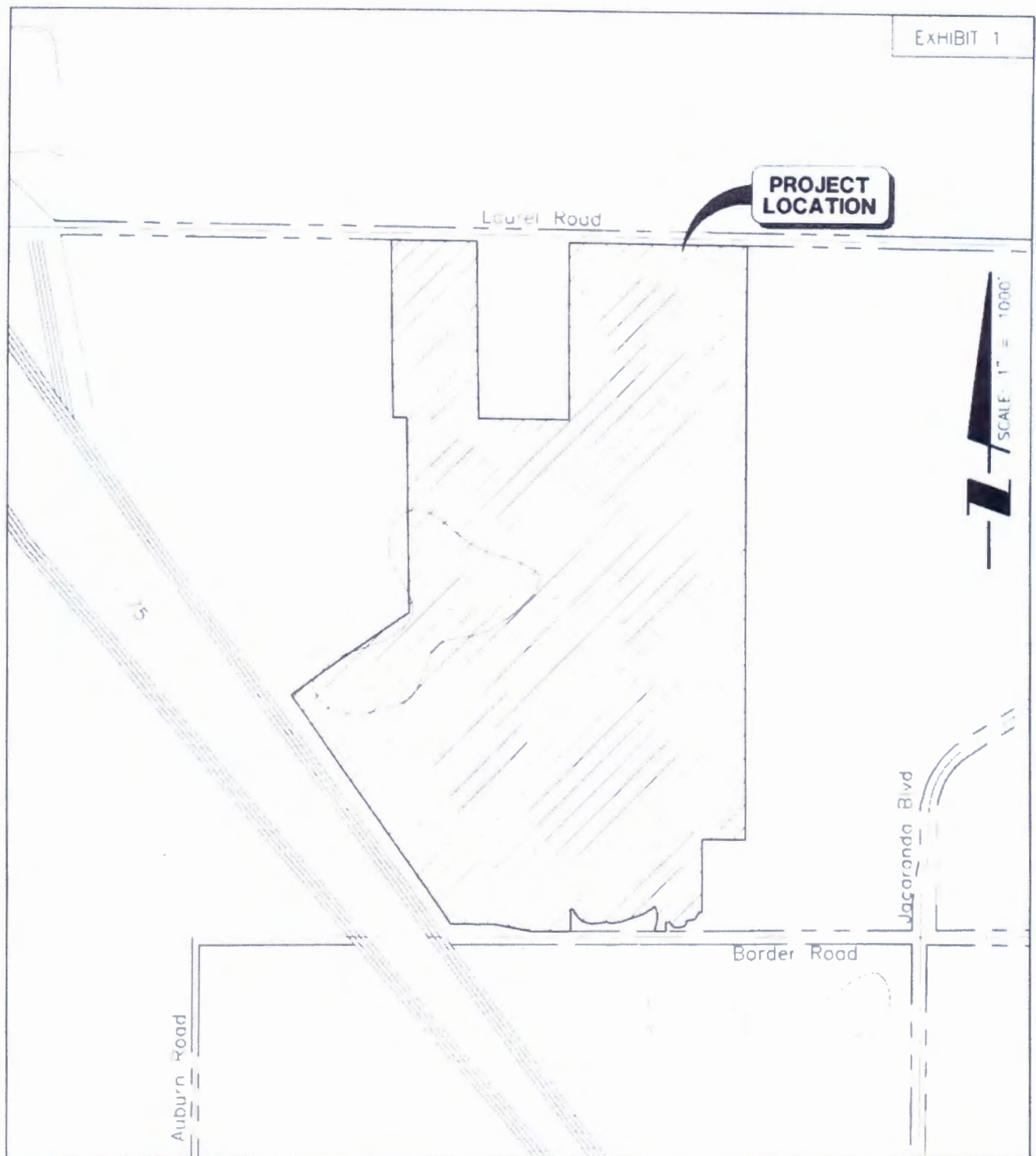


Exhibit “1”

Project Location Map



PROJECT: GULF COAST COMMUNITY DEVELOPMENT DISTRICT

CLIENT:

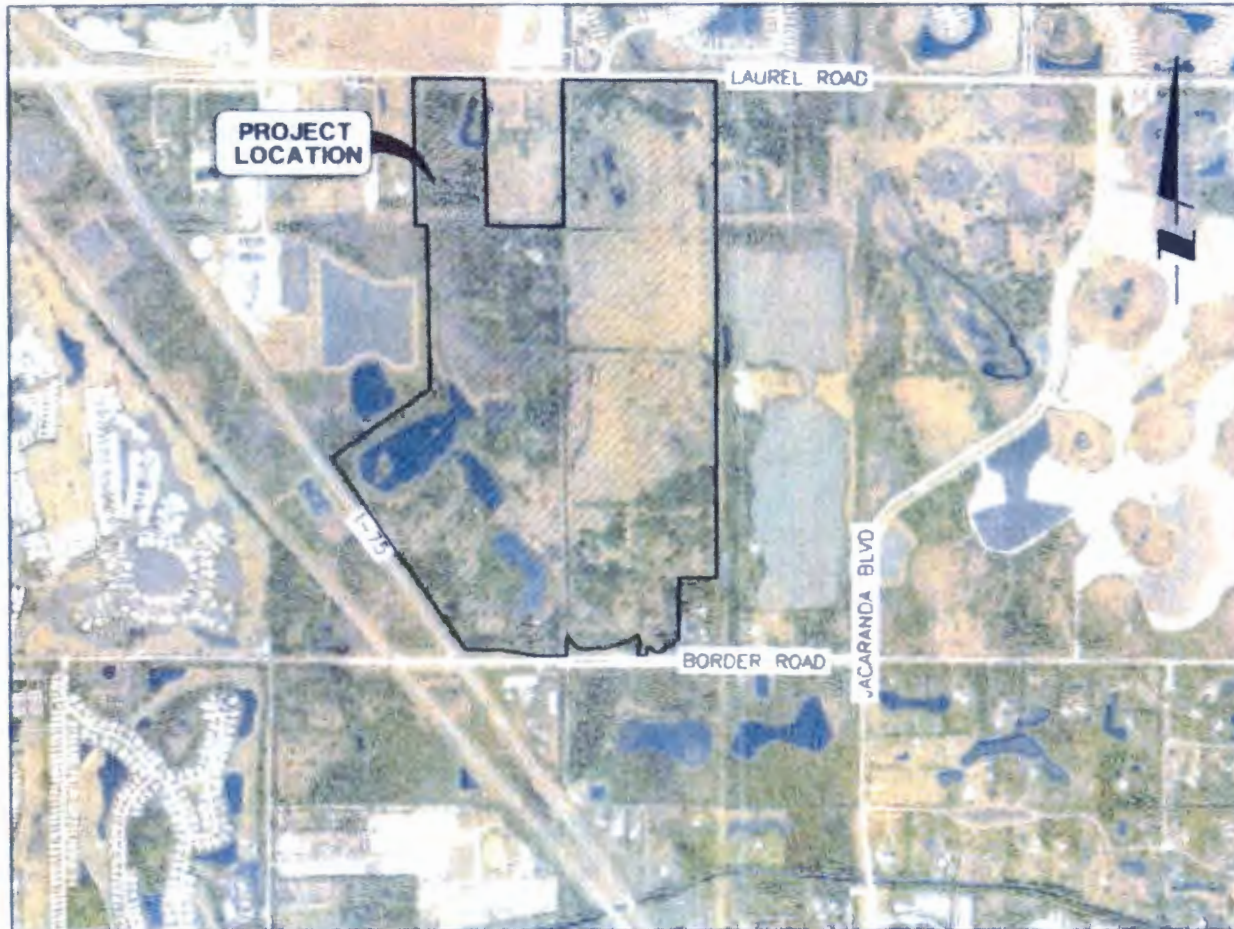


Stantec

6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any errors or omissions shall be reported to Stantec without delay. The Copyright to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is prohibited.

SCALE	TWP	RGE	SHEET NO
PROJECT NO			
DRAWN BY/DATE			
CHECKED BY/DATE			

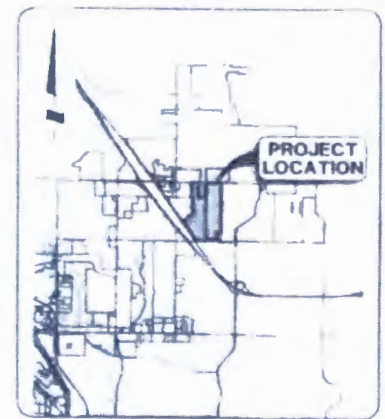


PLANNED UNIT DEVELOPMENT PLANS FOR

GCCF PROPERTY

PART OF SECTION 35 AND 36,
TOWNSHIP 38 SOUTH,
RANGE 19 EAST,
SARASOTA COUNTY, FLORIDA

A DEVELOPMENT BY
**BORDER ROAD
INVESTMENT, LLC**
5800 LAKEWOOD RANCH BOULEVARD NORTH
SARASOTA, FL 34240
941-328-7111



LOCATION MAP

SHEET DESCRIPTION

- 1. 25478 SHEET
- 2. WETLANDS MAP
- 3. WETLANDS MAP

PROJECT ALIASES N/A	PROJECT DEVELOPER BORDER ROAD INVESTMENT, LLC	PROJECT DESIGNER STANTEC
PROJECT DESIGNER STANTEC	PROJECT ENGINEER STANTEC	PROJECT MANAGER STANTEC
PROJECT NUMBER 215614685		
DATE OCTOBER 2018		SHEET NUMBER 215614685-01C-001CV

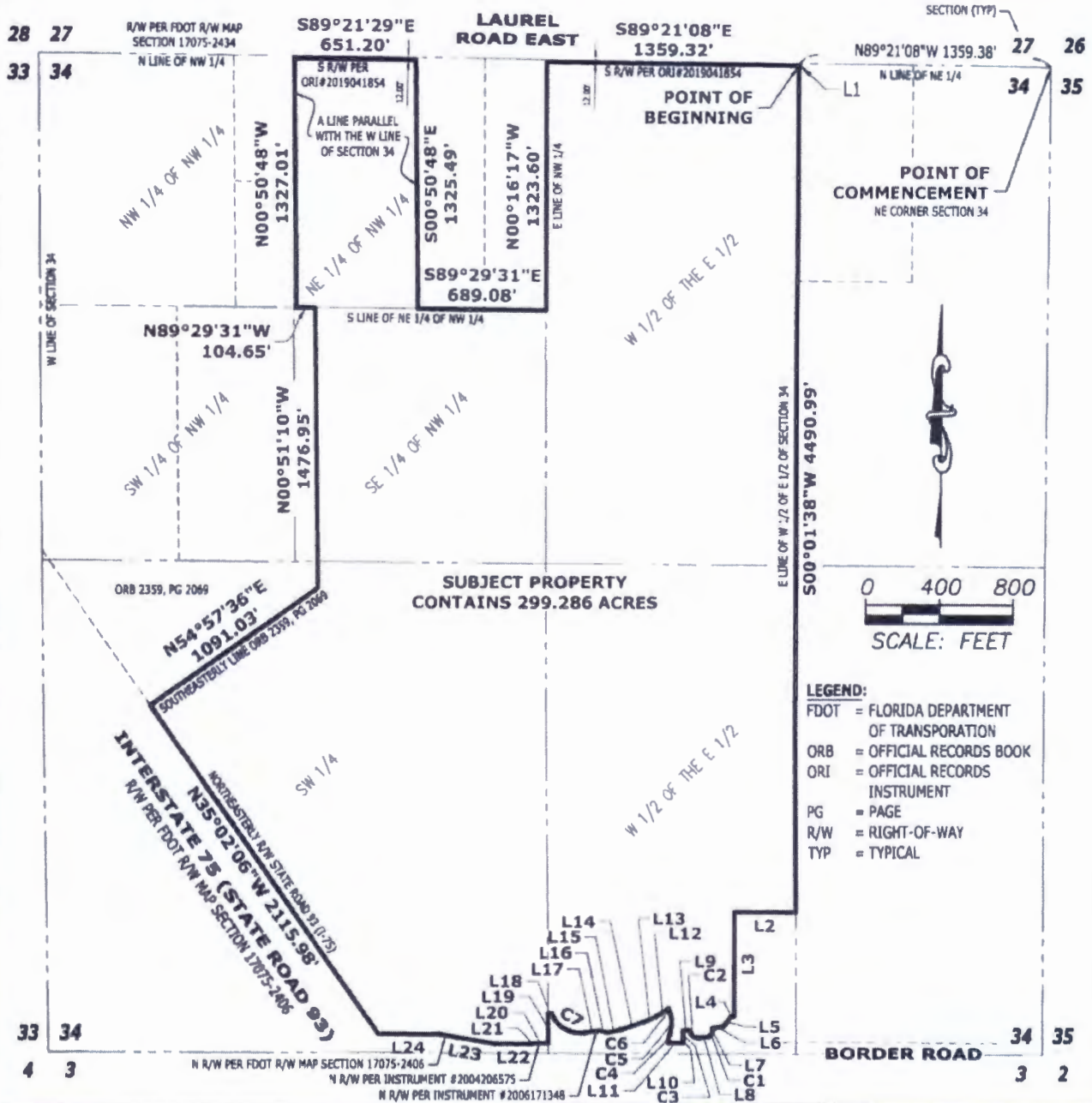


6900 Professional Park • East Tampa, FL 33644
Phone 941-907-6900 • Fax 941-907-6900
stantec.com • www.stantec.com

Exhibit "2"

Metes and Bounds Legal Description

**SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST
SARASOTA COUNTY, FLORIDA**



GULF COAST COMMUNITY DEVELOPMENT DISTRICT

05/03/2019 - REVISION - REMOVE ORI #2019041854

EXHIBIT "2"

SCALE 1" = 800'	DATE 7/2/2018	JOB No 8854-023-000		
DRAWN CSL	CHECKED JEB	SECTION 34	TOWNSHIP 38 SOUTH	RANGE 19 EAST

King

ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
LB2610

I, the undersigned Professional Surveyor & Mapper, hereby certify that the sketch map and metes and bounds description as set forth in this exhibit are true and correct, were made under my direction and meets the standards of practice set forth by the Florida Board of Surveying and Mapping, pursuant to Section 472.027, Florida Statutes, and Chapter 35-17, Florida Administrative Code.

JOSEPH E. BECKMAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L.S. 7004
CERTIFICATE OF AUTHORIZATION No. LB 26

DATE _____

Sheet 1 of 4

THIS IS NOT A SURVEY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°01'38"W	12.00'
L2	N89°41'24"W	332.66'
L3	S00°01'38"W	556.49'
L4	S89°56'02"W	19.93'
L5	S35°54'54"W	63.59'
L6	S82°00'08"W	62.67'
L7	S07°59'52"E	16.34'
L8	S82°00'08"W	46.88'
L9	S84°46'18"W	33.03'
L10	S00°02'04"E	20.14'
L11	S89°51'20"W	84.15'
L12	S56°06'22"W	84.65'

LINE TABLE		
LINE	BEARING	DISTANCE
L13	S67°00'06"W	73.00'
L14	S72°29'13"W	128.96'
L15	S79°00'06"W	73.00'
L16	N74°59'54"W	39.68'
L17	S81°51'50"W	84.60'
L18	S89°43'52"W	20.00'
L19	S00°16'17"E	160.33'
L20	N89°57'39"W	85.40'
L21	S00°16'17"E	2.67'
L22	N89°40'37"W	199.29'
L23	N80°13'23"W	304.39'
L24	N89°44'34"W	325.83'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	39.27'	25.00'	90°00'00"	S37°00'08"W	35.36'
C2	78.40'	50.00'	89°50'09"	N53°04'49"W	70.61'
C3	45.33'	500.00'	5°11'38"	S02°37'51"E	45.31'
C4	48.21'	220.00'	12°33'23"	N13°09'08"E	48.12'
C5	114.36'	175.00'	37°26'26"	N00°42'37"E	112.33'
C6	26.57'	450.00'	3°22'58"	N19°42'05"W	26.56'
C7	219.37'	160.00'	78°33'26"	N58°51'27"W	202.59'

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING NORTH 89°21'08" WEST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN US FEET.

GULF COAST COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT "2"

King
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
LB2610

Sheet 2 of 4

LEGAL DESCRIPTION: (BY KING ENGINEERING)

A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST; THENCE NORTH 89°21'08" WEST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 1,359.38 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF SAID SECTION 34; THENCE SOUTH 00°01'38" WEST, ALONG SAID EAST LINE, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE, SOUTH 00°01'38" WEST, A DISTANCE OF 4,490.99 FEET; THENCE NORTH 89°41'24" WEST, A DISTANCE OF 332.66 FEET; THENCE SOUTH 00°01'38" WEST, A DISTANCE OF 556.49 FEET TO THE NORTH RIGHT-OF-WAY OF BORDER ROAD ACCORDING TO OFFICIAL RECORDS INSTRUMENT #2006171348 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT-OF-WAY, AND THE NORTH RIGHT-OF-WAY OF BORDER ROAD ACCORDING TO OFFICIAL RECORDS INSTRUMENT #2004206575 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND THE NORTH-RIGHT-OF-WAY OF BORDER ROAD ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 17075-2406, RESPECTIVELY, THE FOLLOWING TWENTY-EIGHT (28) COURSES: (1) SOUTH 89°56'02" WEST, A DISTANCE OF 19.93 FEET; (2) SOUTH 35°54'54" WEST, A DISTANCE OF 63.59 FEET; (3) SOUTH 82°00'08" WEST, A DISTANCE OF 62.67 FEET; (4) SOUTH 07°59'52" EAST, A DISTANCE OF 16.34 FEET TO A POINT ON A CURVE TO THE RIGHT; (5) SOUTHWESTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 37°00'08" WEST 35.36 FEET; (6) SOUTH 82°00'08" WEST, A DISTANCE OF 46.88 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; (7) NORTHWESTERLY 78.40 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 89°50'09", AND A CHORD BEARING AND DISTANCE OF NORTH 53°04'49" WEST 70.61 FEET; (8) SOUTH 84°46'18" WEST, A DISTANCE OF 33.03 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; (9) SOUTHERLY 45.33 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 05°11'38", AND A CHORD BEARING AND DISTANCE OF SOUTH 02°37'51" EAST 45.31 FEET; (10) SOUTH 00°02'04" EAST, A DISTANCE OF 20.14 FEET; (11) SOUTH 89°51'20" WEST, A DISTANCE OF 84.15 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; (12) NORTHERLY 48.21 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 12°33'23", AND A CHORD BEARING AND DISTANCE OF NORTH 13°09'08" EAST 48.12 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; (13) NORTHERLY 114.36 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 37°26'26", AND A CHORD BEARING AND DISTANCE OF NORTH 00°42'37" EAST 112.33 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT; (14) NORTHERLY 26.57 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 03°22'58", AND A CHORD

GULF COAST COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT "2"

King
ENGINEERING ASSOCIATES, INC.

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Tampa, Florida 33634
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www.kingengineering.com
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Sheet 3 of 4

LEGAL DESCRIPTION: (CONTINUED)

BEARING AND DISTANCE OF NORTH 19°42'05" WEST 26.56 FEET; (15) SOUTH 56°06'22" WEST, A DISTANCE OF 84.65 FEET; (16) SOUTH 67°00'06" WEST, A DISTANCE OF 73.00 FEET; (17) SOUTH 72°29'13" WEST, A DISTANCE OF 128.96 FEET; (18) SOUTH 79°00'06" WEST, A DISTANCE OF 73.00 FEET; (19) NORTH 74°59'54" WEST, A DISTANCE OF 39.68 FEET; (20) SOUTH 81°51'50" WEST, A DISTANCE OF 84.60 FEET TO A POINT ON A CURVE TO THE RIGHT; (21) NORTHWESTERLY 219.37 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 78°33'26", AND A CHORD BEARING AND DISTANCE OF NORTH 58°51'27" WEST 202.59 FEET; (22) SOUTH 89°43'52" WEST, A DISTANCE OF 20.00 FEET; (23) SOUTH 00°16'17" EAST, A DISTANCE OF 160.33 FEET; (24) NORTH 89°57'39" WEST, A DISTANCE OF 85.40 FEET; (25) SOUTH 00°16'17" EAST, A DISTANCE OF 2.67 FEET; (26) NORTH 89°40'37" WEST, A DISTANCE OF 199.29 FEET; (27) NORTH 80°13'23" WEST, A DISTANCE OF 304.39 FEET; (28) NORTH 89°44'34" WEST, A DISTANCE OF 325.83 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF INTERSTATE 75 (STATE ROAD 93) ACCORDING TO SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 17075-2406; THENCE NORTH 35°02'06" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, A DISTANCE OF 2,115.98 FEET TO THE SOUTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2359, PAGE 2069 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE NORTH 54°57'36" EAST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 1,091.03 FEET; THENCE NORTH 00°51'10" WEST, A DISTANCE OF 1,476.95 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE NORTH 89°29'31" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 104.65 FEET; THENCE NORTH 00°50'48" WEST, ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 1,327.01 FEET TO THE SOUTH RIGHT-OF-WAY OF LAUREL ROAD EAST ACCORDING TO OFFICIAL RECORDS INSTRUMENT #2019041854 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE SOUTH 89°21'29" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, SAME BEING A LINE 12.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 34, A DISTANCE OF 651.20 FEET; THENCE SOUTH 00°50'48" EAST, ALONG A LINE PARALLEL WITH SAID WEST LINE OF SECTION 34, A DISTANCE OF 1,325.49 FEET TO AFORESAID SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34; THENCE SOUTH 89°29'31" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 689.08 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 34; THENCE NORTH 00°16'17" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1,323.60 FEET TO SAID SOUTH RIGHT-OF-WAY OF LAUREL ROAD EAST; THENCE SOUTH 89°21'08" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, SAME BEING A LINE 12.00 FEET SOUTH OF AND PARALLEL WITH AFORESAID NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 34, A DISTANCE OF 1,359.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 299.286 ACRES.

GULF COAST COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT "2"

King
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
1.132610

Q:\SURVEY\8854\023\000\Production\Drawings\Gulf Coast CDD rev1.dwg, May 6, 2019 7:48 AM, King Engineering Associates Inc.

Exhibit “3”

Consent of Property Owners

**GULF COAST
COMMUNITY DEVELOPMENT DISTRICT**

CONSENT OF PROPERTY OWNERS

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

BORDER ROAD INVESTMENTS, LLC, a Florida limited liability company

By: _____

John Neal, its Manager

STATE OF FLORIDA

COUNTY OF MANATEE

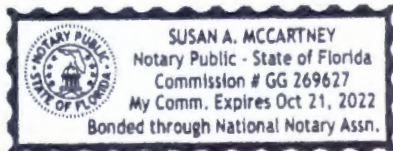
The foregoing instrument was acknowledged before me this 9 day of May, 2019, by John Neal, as Manager of BORDER ROAD INVESTMENTS, LLC, a Florida limited liability company, on behalf of the Company. ☒ who is personally known to me or _____ who produced _____ as identification, and who acknowledged to and before me that he/she executed the same freely and voluntarily for the purposes therein expressed.

My Commission expires: 10/21/22

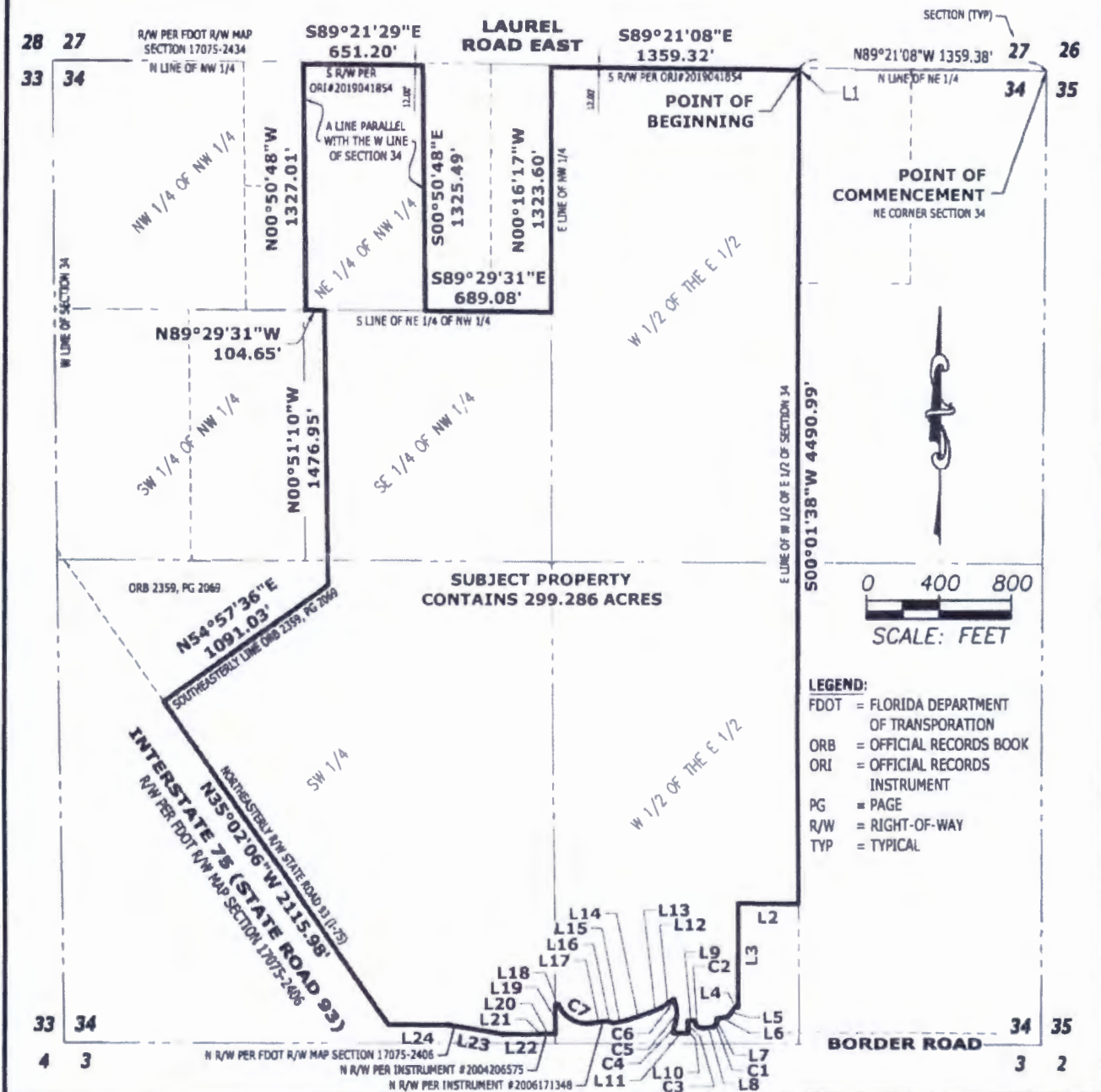
Commission No. 651269627

Signature

Printed Name



**SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST
SARASOTA COUNTY, FLORIDA**



GULF COAST COMMUNITY DEVELOPMENT DISTRICT

05/03/2019 - REVISION - REMOVE ORI #2019041854

EXHIBIT "2"

SCALE 1" = 800'	DATE 7/2/2018	JOB No 8854-023-000		
DRAWN CSL	CHECKED JEB	SECTION 34	TOWNSHIP 38 SOUTH	RANGE 19 EAST

King

ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway
Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
LB2610

I, the undersigned Professional Surveyor & Mapper, hereby certify that the sketch map and metes and bounds description as set forth in this exhibit are true and correct, were made under my direction and meets the standards of practice set forth by the Florida Board of Surveying and Mapping, pursuant to Section 472.027, Florida Statutes, and Chapter 35-17, Florida Administrative Code.

JOSEPH E. BECKMAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L.S. 7804
CERTIFICATE OF AUTHORIZATION No. 19 2610

1/6/2019
DATE

THIS IS NOT A SURVEY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°01'38"W	12.00'
L2	N89°41'24"W	332.66'
L3	S00°01'38"W	556.49'
L4	S89°56'02"W	19.93'
L5	S35°54'54"W	63.59'
L6	S82°00'08"W	62.67'
L7	S07°59'52"E	16.34'
L8	S82°00'08"W	46.88'
L9	S84°46'18"W	33.03'
L10	S00°02'04"E	20.14'
L11	S89°51'20"W	84.15'
L12	S56°06'22"W	84.65'

LINE TABLE		
LINE	BEARING	DISTANCE
L13	S67°00'06"W	73.00'
L14	S72°29'13"W	128.96'
L15	S79°00'06"W	73.00'
L16	N74°59'54"W	39.68'
L17	S81°51'50"W	84.60'
L18	S89°43'52"W	20.00'
L19	S00°16'17"E	160.33'
L20	N89°57'39"W	85.40'
L21	S00°16'17"E	2.67'
L22	N89°40'37"W	199.29'
L23	N80°13'23"W	304.39'
L24	N89°44'34"W	325.83'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	39.27'	25.00'	90°00'00"	S37°00'08"W	35.36'
C2	78.40'	50.00'	89°50'09"	N53°04'49"W	70.61'
C3	45.33'	500.00'	5°11'38"	S02°37'51"E	45.31'
C4	48.21'	220.00'	12°33'23"	N13°09'08"E	48.12'
C5	114.36'	175.00'	37°26'26"	N00°42'37"E	112.33'
C6	26.57'	450.00'	3°22'58"	N19°42'05"W	26.56'
C7	219.37'	160.00'	78°33'26"	N58°51'27"W	202.59'

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING NORTH 89°21'08" WEST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN US FEET.

GULF COAST COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT "2"

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Fax 813 880-8882
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LB2610

Sheet 2 of 4

LEGAL DESCRIPTION: (BY KING ENGINEERING)

A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST; THENCE NORTH 89°21'08" WEST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 1,359.38 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF SAID SECTION 34; THENCE SOUTH 00°01'38" WEST, ALONG SAID EAST LINE, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE, SOUTH 00°01'38" WEST, A DISTANCE OF 4,490.99 FEET; THENCE NORTH 89°41'24" WEST, A DISTANCE OF 332.66 FEET; THENCE SOUTH 00°01'38" WEST, A DISTANCE OF 556.49 FEET TO THE NORTH RIGHT-OF-WAY OF BORDER ROAD ACCORDING TO OFFICIAL RECORDS INSTRUMENT #2006171348 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT-OF-WAY, AND THE NORTH RIGHT-OF-WAY OF BORDER ROAD ACCORDING TO OFFICIAL RECORDS INSTRUMENT #2004206575 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND THE NORTH-RIGHT-OF-WAY OF BORDER ROAD ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 17075-2406, RESPECTIVELY, THE FOLLOWING TWENTY-EIGHT (28) COURSES: (1) SOUTH 89°56'02" WEST, A DISTANCE OF 19.93 FEET; (2) SOUTH 35°54'54" WEST, A DISTANCE OF 63.59 FEET; (3) SOUTH 82°00'08" WEST, A DISTANCE OF 62.67 FEET; (4) SOUTH 07°59'52" EAST, A DISTANCE OF 16.34 FEET TO A POINT ON A CURVE TO THE RIGHT; (5) SOUTHWESTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 37°00'08" WEST 35.36 FEET; (6) SOUTH 82°00'08" WEST, A DISTANCE OF 46.88 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; (7) NORTHWESTERLY 78.40 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 89°50'09", AND A CHORD BEARING AND DISTANCE OF NORTH 53°04'49" WEST 70.61 FEET; (8) SOUTH 84°46'18" WEST, A DISTANCE OF 33.03 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; (9) SOUTHERLY 45.33 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 05°11'38", AND A CHORD BEARING AND DISTANCE OF SOUTH 02°37'51" EAST 45.31 FEET; (10) SOUTH 00°02'04" EAST, A DISTANCE OF 20.14 FEET; (11) SOUTH 89°51'20" WEST, A DISTANCE OF 84.15 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; (12) NORTHERLY 48.21 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 12°33'23", AND A CHORD BEARING AND DISTANCE OF NORTH 13°09'08" EAST 48.12 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; (13) NORTHERLY 114.36 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 37°26'26", AND A CHORD BEARING AND DISTANCE OF NORTH 00°42'37" EAST 112.33 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT; (14) NORTHERLY 26.57 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 03°22'58", AND A CHORD

GULF COAST COMMUNITY DEVELOPMENT DISTRICT

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Sheet 3 of 4

LEGAL DESCRIPTION: (CONTINUED)

BEARING AND DISTANCE OF NORTH 19°42'05" WEST 26.56 FEET; (15) SOUTH 56°06'22" WEST, A DISTANCE OF 84.65 FEET; (16) SOUTH 67°00'06" WEST, A DISTANCE OF 73.00 FEET; (17) SOUTH 72°29'13" WEST, A DISTANCE OF 128.96 FEET; (18) SOUTH 79°00'06" WEST, A DISTANCE OF 73.00 FEET; (19) NORTH 74°59'54" WEST, A DISTANCE OF 39.68 FEET; (20) SOUTH 81°51'50" WEST, A DISTANCE OF 84.60 FEET TO A POINT ON A CURVE TO THE RIGHT; (21) NORTHWESTERLY 219.37 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 78°33'26", AND A CHORD BEARING AND DISTANCE OF NORTH 58°51'27" WEST 202.59 FEET; (22) SOUTH 89°43'52" WEST, A DISTANCE OF 20.00 FEET; (23) SOUTH 00°16'17" EAST, A DISTANCE OF 160.33 FEET; (24) NORTH 89°57'39" WEST, A DISTANCE OF 85.40 FEET; (25) SOUTH 00°16'17" EAST, A DISTANCE OF 2.67 FEET; (26) NORTH 89°40'37" WEST, A DISTANCE OF 199.29 FEET; (27) NORTH 80°13'23" WEST, A DISTANCE OF 304.39 FEET; (28) NORTH 89°44'34" WEST, A DISTANCE OF 325.83 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF INTERSTATE 75 (STATE ROAD 93) ACCORDING TO SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 17075-2406; THENCE NORTH 35°02'06" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, A DISTANCE OF 2,115.98 FEET TO THE SOUTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2359, PAGE 2069 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE NORTH 54°57'36" EAST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 1,091.03 FEET; THENCE NORTH 00°51'10" WEST, A DISTANCE OF 1,476.95 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE NORTH 89°29'31" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 104.65 FEET; THENCE NORTH 00°50'48" WEST, ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 1,327.01 FEET TO THE SOUTH RIGHT-OF-WAY OF LAUREL ROAD EAST ACCORDING TO OFFICIAL RECORDS INSTRUMENT #2019041854 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE SOUTH 89°21'29" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, SAME BEING A LINE 12.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 34, A DISTANCE OF 651.20 FEET; THENCE SOUTH 00°50'48" EAST, ALONG A LINE PARALLEL WITH SAID WEST LINE OF SECTION 34, A DISTANCE OF 1,325.49 FEET TO AFORESAID SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34; THENCE SOUTH 89°29'31" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 689.08 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 34; THENCE NORTH 00°16'17" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1,323.60 FEET TO SAID SOUTH RIGHT-OF-WAY OF LAUREL ROAD EAST; THENCE SOUTH 89°21'08" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, SAME BEING A LINE 12.00 FEET SOUTH OF AND PARALLEL WITH AFORESAID NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 34, A DISTANCE OF 1,359.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 299.286 ACRES.

GULF COAST COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT "2"

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L.B2610

Sheet 4 of 4

Exhibit “4”

Board of Supervisors

**GULF COAST
COMMUNITY DEVELOPMENT DISTRICT**

**INITIAL MEMBERS OF THE
BOARD OF SUPERVISORS**

- I. Sandy Foster
c/o 5800 Lakewood Ranch Blvd.
Sarasota, FL 34240
- II. Eddie Gaudette
c/o 5800 Lakewood Ranch Blvd.
Sarasota, FL 34240
- III. Priscilla Heim
c/o 5800 Lakewood Ranch Blvd.
Sarasota, FL 34240
- IV. Susan McCartney
c/o 5800 Lakewood Ranch Blvd.
Sarasota, FL 34240
- V. James Schier
c/o 5800 Lakewood Ranch Blvd.
Sarasota, FL 34240

(All of whom are residents of the State of Florida
and citizens of the United States (Section 190.006(1), Florida Statutes).

Exhibit “5”

Existing Utility and Outfall Map

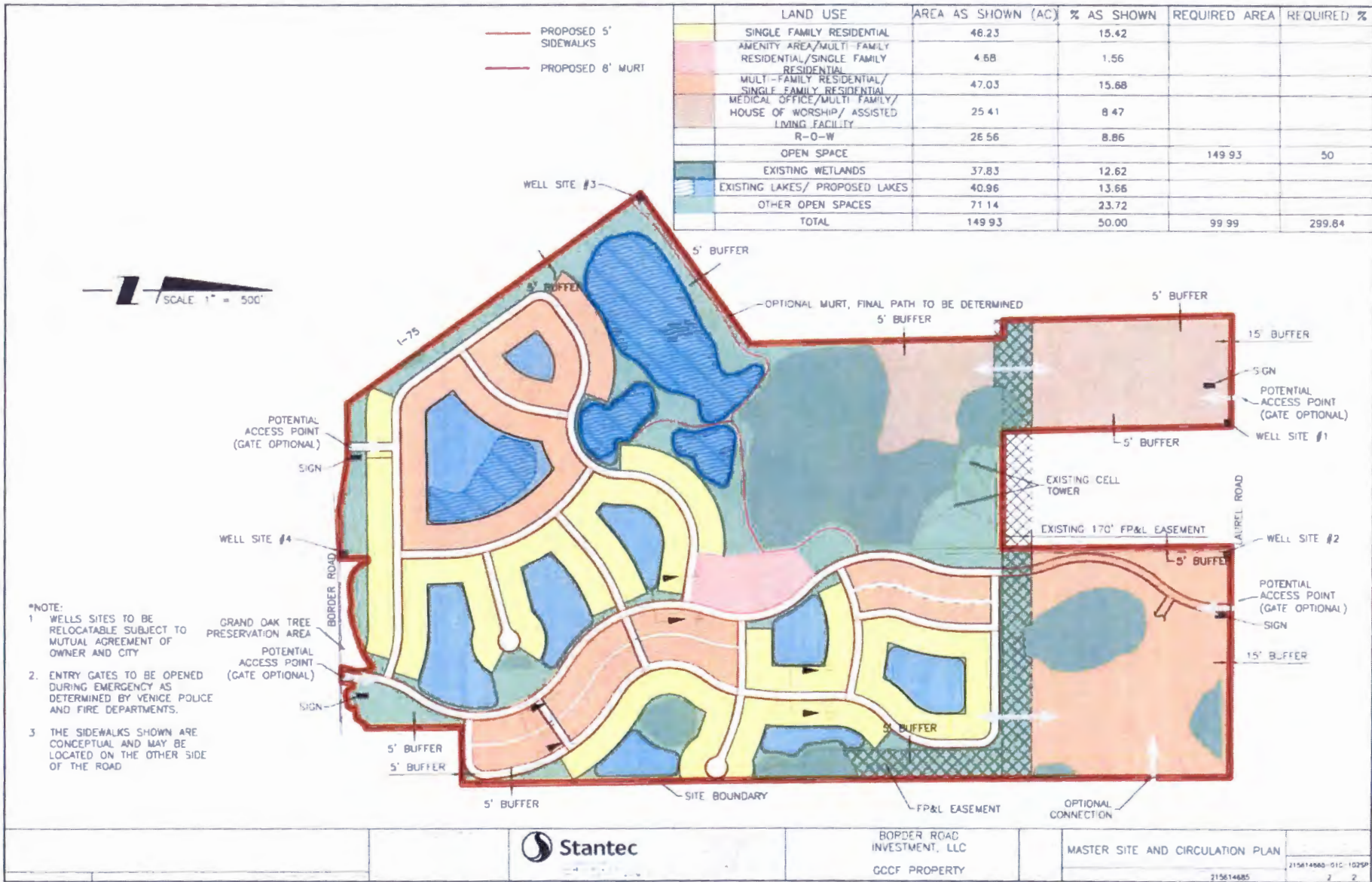


Exhibit “6”

Proposed Infrastructure Construction Cost Estimate & Timetable

Exhibit "6"

Proposed Infrastructure Cost Estimate and Timetable

Gulf Coast Community Development District
Estimated Cost of Project (2018 Dollars)

Item	Description	2018- 2020	2020-2023	2023-2026	Total
1	Roadways	\$ 11,188,891	\$ 11,188,891	\$ 11,188,891	\$ 33,566,673
2	Street/Entry Lighting	\$ 4,363,668	\$ 4,363,668	\$ 4,363,668	\$ 13,091,005
3	Drainage	\$ 6,252,850	\$ 6,252,850	\$ 6,252,850	\$ 18,758,550
4	Water & Wastewater	\$ 9,872,000	\$ 9,872,000	\$ 9,872,000	\$ 29,615,999
5	Clearing & Grading	\$ 9,531,180	\$ 9,531,180	\$ 9,531,180	\$ 28,593,541
6	Landscaping/Lakes/Irrigation	\$ 8,898,610	\$ 8,898,610	\$ 8,898,610	\$ 26,695,830
7	Parks & Recreation, Security	\$ 1,601,751	\$ 1,601,751	\$ 1,601,751	\$ 4,805,252
8	Professional Fees, Design & Permitting	\$ 1,089,919	\$ 1,089,919	\$ 1,089,919	\$ 3,269,757
9	Entrance Features & Signs	\$ 966,763	\$ 966,763	\$ 966,763	\$ 2,900,289
10	Consultants/Contingencies/Other	\$ 6,234,368	\$ 6,234,368	\$ 6,234,368	\$ 18,703,104
	TOTAL	\$ 60,000,000	\$ 60,000,000	\$ 60,000,000	\$ 180,000,000

Year	2020	2023	2026
Infrastructure Costs	\$ 60,000,000	\$ 60,000,000	\$ 60,000,000

Note #1: Construction costs do not include cost of financing. Estimated costs are for those powers permitted under Section 190.012(1), Florida Statutes, as amended, and the additional powers requested in the Petition under Sections 190.012(2)(a) and (2)(d), Florida Statutes. This good faith estimate of costs and the time table of construction is provided pursuant to Section 190.005(2)(a) and (1)(a)6., Florida Statutes, and is subject to future changes in construction costs and timing based on engineering design and permitting.

Engineer's Certification

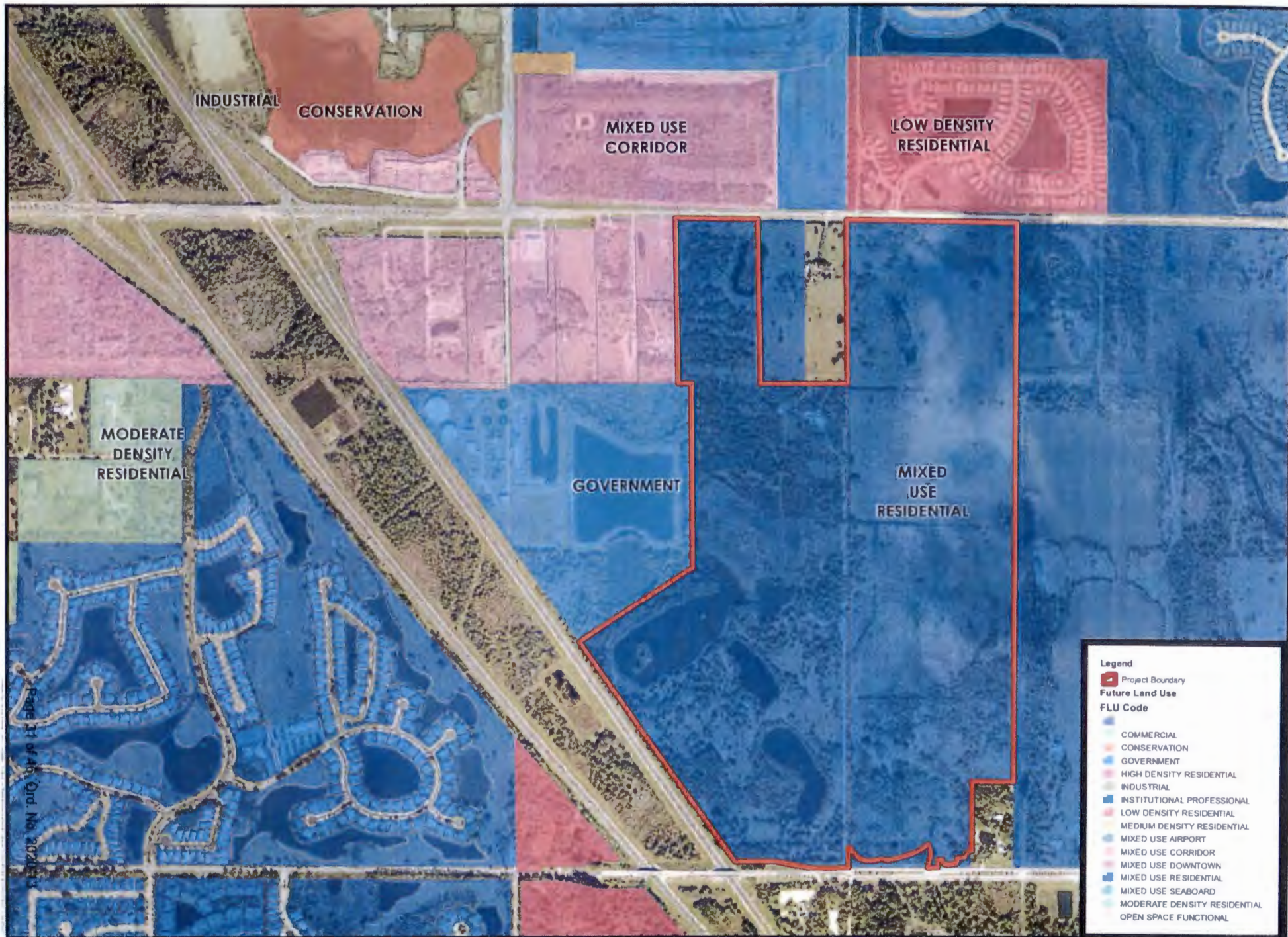
These construction cost estimates represent a good faith estimate of the proposed costs for the community development district



Date

Exhibit “7”

Comprehensive Plan Future Land Use Map



Page 31 of 40, Qld. No. 2024/3

Legend

Project Boundary

Future Land Use

FLU Code

- COMMERCIAL
- CONSERVATION
- GOVERNMENT
- HIGH DENSITY RESIDENTIAL
- INDUSTRIAL
- INSTITUTIONAL PROFESSIONAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MIXED USE AIRPORT
- MIXED USE CORRIDOR
- MIXED USE DOWNTOWN
- MIXED USE RESIDENTIAL
- MIXED USE SEABOARD
- MODERATE DENSITY RESIDENTIAL
- OPEN SPACE FUNCTIONAL

Exhibit "8"

Statement of Estimated Regulatory Costs / Economic Impact Statement

**GULF COAST COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ESTIMATED REGULATORY COSTS
ECONOMIC IMPACT STATEMENT**

1.0 Introduction

1.1 Purpose and Scope

This statement of estimated regulatory costs / economic impact statement ("SERC") supports the Petition to Establish the Gulf Coast Community Development District ("District"). The proposed District will comprise approximately 299.286 acres of land located in the City of Venice, Florida, (the "City").

The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), F.S. (governing District formation or alteration) as follows:

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

1.2 Overview of the proposed Gulf Coast Community Development District

The District is proposed to comprise approximately 299.286 acres of land located in the City.

1.3 Requirements for Statement of Estimated Regulatory Costs

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

"(a) An economic analysis showing whether the rule directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or

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

3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

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

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

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be

installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by 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. The impact analysis for small business must include the basis for the agency's decision not to implement alternatives that would reduce impacts on small businesses. [the City is not defined as a small city for purposes of this requirement].

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

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

2.0 An economic analysis of whether the District is likely to have an adverse impact on economic growth, private sector job creation or employment, private sector investment in excess of \$1 million in the aggregate, business competitiveness; and whether the District is likely to increase regulatory and transactional costs in excess of \$1 million on the aggregate.

The District is not likely to have any adverse impacts whatsoever on economic growth, job creation, employment or investment. The District is a financing vehicle to finance public infrastructure, and as such, has no negative implications nor does it affect the private sector in any discernible manner. Further, the District has its own governing board of supervisors (the "Board of Supervisors") who will continue to administer, manage and oversee the District's infrastructure and financing of same; and no regulatory or transactional costs, other than the nominal costs referenced elsewhere herein this SERC, will be incurred by any other private or governmental board or agency in relation to the District.

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

The District is proposed to comprise approximately 299.286 acres of land located in the City. The District will provide public financing for a residential community. The land within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developed as one functional interrelated community. The District will provide facilities and services benefiting all of these residents purchasing lots within the District. These residents will also be impacted in that the property owned by them will be included within the District's boundaries. The developer will also be affected by the District, because it will also be the owner of certain land in the District.

4.0 Good faith estimate of the cost to the agency (District) and state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state and local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

State Governmental Entities

There will be only modest costs to various State governmental entities to implement and enforce the proposed formation of the District. The District, after expansion, will have fewer than 2,500 acres, so the City is the establishing entity under 190.005(2), F.S. The modest costs to various State entities to implement and enforce the proposed ordinance relate strictly to the receipt and processing of various

reports that the proposed District is required to file with the State and its various entities. The costs to those State agencies that will receive and process the District's reports are very small, because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.018, F.S., the proposed District must pay an annual fee to the State of Florida Department of Economic Opportunity to offset such costs.

City of Venice

Since the District is located in the City of Venice and consists of less than 2,500 acres, the City's staff will process and analyze the Petition, and the City Council will vote on the Petition to Establish the District's Boundaries. These activities will absorb some resources by various City offices, including its City Attorney.

Thus, the City will incur costs as a result of the time expended by its employees, as well as the City Council members who will ultimately consider and vote on this Petition. Other costs may be incurred for copying documents. Costs associated with the legal notice will be borne by the Petitioner. Although it is difficult to estimate with certainty the total costs to the City, it is anticipated that the required filing fee paid by the Petitioner will largely offset any such costs.

To a lesser extent, the Clerk of the Circuit Court and the Sarasota County Property Appraiser's Office may also be involved in the administration of certain District functions (if elected by the District) and may incur costs; however, any such costs would be offset by additional fees paid direct to the Clerk and Property Appraiser by the Petitioner and/or District, once established.

District

The District will also incur costs for operations and maintenance of its facilities and for its administration. These costs will be completely paid for from annual assessments against all properties within the District benefiting from its facilities and its services.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance creating the District will have no negative impact on State or local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the development. It has its own sources of revenue. No State or local subsidies are required or expected. In this regard it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any reason, are not debts of the State of Florida or any unit of local government. By State law, debts of the District are strictly its own responsibility.

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

Table 1 provides an outline of the various facilities and services the District may provide. The actual infrastructure, facilities and services to be provided by the District are subject to change to conform to actual and approved development plans and permits and will be based upon various District Engineer's Report (s) prepared by the District's Engineer as part of the District's bond validation and bond closings. The District, subject to change as noted above, currently plans to fund, own (fee simple or by easement, license or other real property interest), operate and/or maintain the community infrastructure set forth below in Table 1.

**Table 1. Gulf Coast Community Development District
Proposed Facilities and Services**

FACILITY :	CONSTRUCTED, OPERATED & MANAGED BY:	OWNERSHIP BY:
Roadways	DISTRICT	DISTRICT
Street/Entry Lighting (Optional)	DISTRICT	DISTRICT
Drainage	DISTRICT	DISTRICT
Water & Wastewater	DISTRICT	CITY ¹
Clearing & Grading	DISTRICT	DISTRICT
Landscaping/Lakes/Irrigation	DISTRICT	DISTRICT
Parks & Recreation, Security	DISTRICT	DISTRICT
Professional Fees, Design, Permitting	DISTRICT	DISTRICT
Entrance Features & Signs	DISTRICT	DISTRICT
Consultants/Contingencies/Other	DISTRICT	DISTRICT

The District together with its District Engineer has estimated the construction costs and yearly operating costs for providing the capital facilities outlined in Table 2. The costs estimates are shown in Table 2 below. Total costs for these facilities are estimated to be approximately \$180,000,000. To fund this construction program, the District may issue special assessments or other revenue bonds. These bonds would be repaid through non-ad valorem assessments levied on all properties in the District that may benefit from the District's capital improvement program as outlined in Table 2.

Prospective future landowners in the District may be required to pay non-ad valorem assessments levied by the District to secure the debt incurred through bond issuance(s). In addition to the levy of non-ad valorem assessments for debt service, the District may also impose non-ad valorem assessments to fund the operations and maintenance of the District and its facilities and services.

It is important to note that the various costs outlined in Table 2, below, are typical for developments of similar type. In other words, there is nothing peculiar about the District's financing that requires additional basic infrastructure over and above what would normally be needed. Therefore, these basic costs are not in addition to normal development costs. Instead, the facilities and services provided by the District are substituting in part for developer-provided infrastructure and facilities. Along these same lines, District-imposed assessments for operations and maintenance costs are similar to what would be charged in any event by a property owners association common to most similar developments.

Real estate markets are quite efficient because buyers and renters evaluate all the costs and benefits associated with various alternative locations. Therefore, the market forces preclude developers from marking up the prices of their products beyond what the competition allows. To remain competitive, the operations and maintenance charges must also be in line with the competition.

Furthermore, locating in the District by new residents is completely voluntary. So, ultimately, all owners and users of the affected property choose to accept the District's costs in tradeoff for the benefits that the District provides.

The District is an alternative means to finance necessary public community services. District financing is typically no more expensive, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a neighborhood association, City provision, or through developer-bank loans.

¹ Water and wastewater to be constructed (to City standards) and funded by the District and then dedicated to the City for supply, operation and maintenance.

Table 2. Cost Estimate for Gulf Coast Community Development District Facilities

Description	Estimated Construction Costs	Estimated Yearly Operating Costs
Roadways	\$33,566,673	\$55,000
Street/Entry Lighting (Optional)	\$13,091,005	\$19,000
Drainage	\$18,758,550	\$18,000
Water & Wastewater	\$29,615,999	²
Clearing & Grading	\$28,593,541	n/a
Landscaping/Lakes/Irrigation	\$26,695,830	\$40,000
Parks & Recreation, Security	\$ 4,805,252	\$25,000
Professional Fees, Design, Permitting	\$ 3,269,757	\$10,000
Entrance Features & Signs	\$ 2,900,289	\$15,000
Consultants/Contingencies/Other	\$18,703,104	\$55,000
TOTAL	\$180,000,000	\$237,000

**The preceding amounts and types of infrastructure and facilities are a good faith estimate only and subject to change.

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

There will be no negative impact on small businesses because of the formation of the proposed District. If anything, the impact may be positive. This is because the District must competitively bid certain of its contracts. This affords small businesses the opportunity to bid on District work. The City of Venice has an estimated population (not incarcerated) that is greater than 10,000. Therefore, the City is not defined as a "small" city according to Section 120.52, F.S.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Petitioner, its Engineer, Surveyor and other professionals and third parties associated with the development project within the District's boundaries. The District is the best alternative available for delivering the community development services and facilities to the area that will be served by the District. The proposed services and facilities to be provided by the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities. The area that will be served by the District is amenable to separate special district government. The establishment of the District will constitute a timely, efficient, effective, responsive and economic way to deliver basic community development services and to plan, manage and finance needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers; and this is in the public's best interest.

² The preliminary annual estimates of the City for the operation and maintenance of water and waste water facilities are projected to be \$2,500,00.

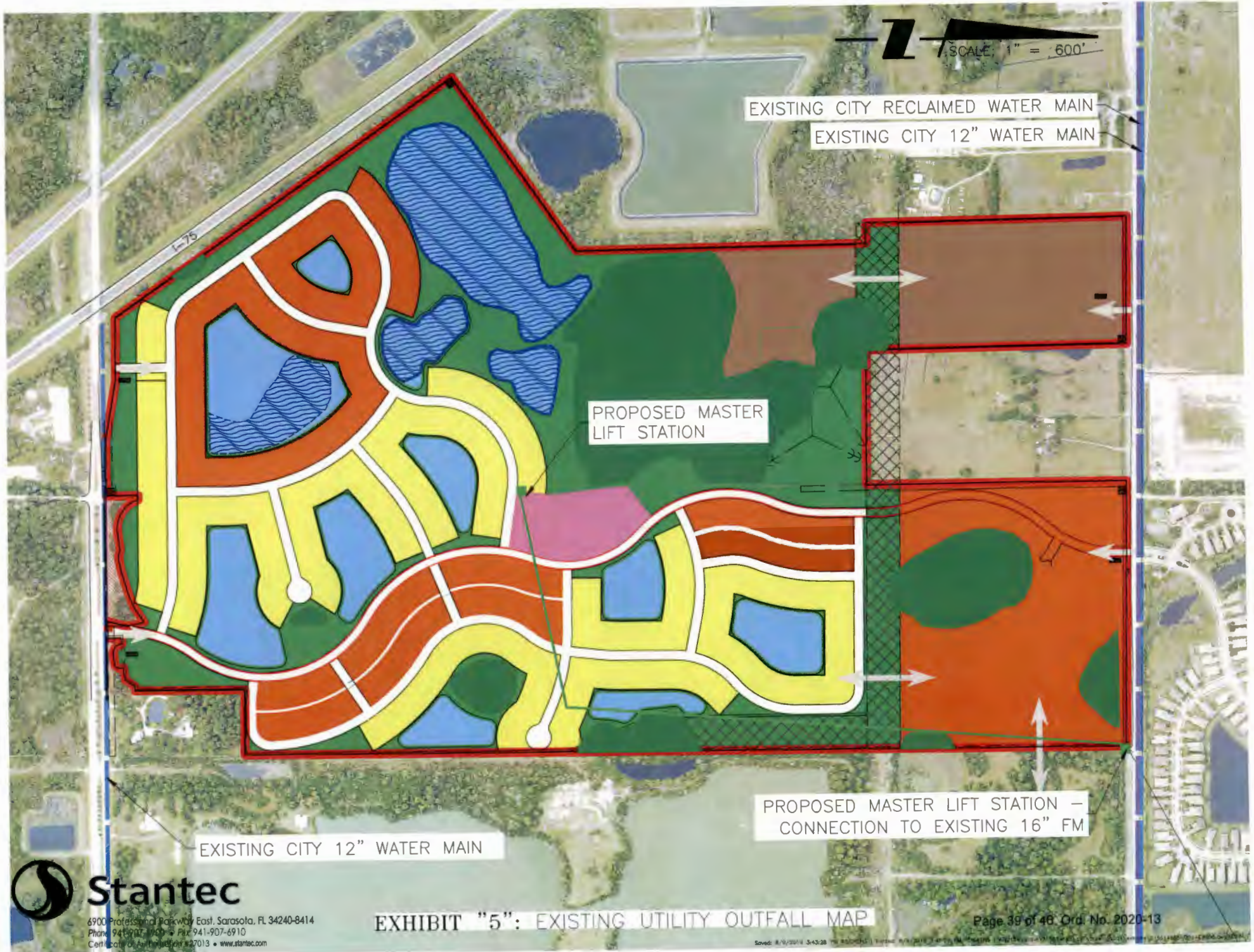
Supplemental Documents Submitted by Petitioner

Updated Exhibit "5" – Page 39

Updated Exhibit "6" – Page 40

Updated Exhibit "8" – Pages 41 through 45

Petitioner's Request for Name Change for Proposed CDD – Page 46



6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone: 941-907-6900 • Fax: 941-907-6910
Certificate of Authorization #27013 • www.stantec.com

Exhibit "6"

Proposed Infrastructure Cost Estimate and Timetable

Gulf Coast Community Development District
Estimated Cost of Project (2018 Dollars)

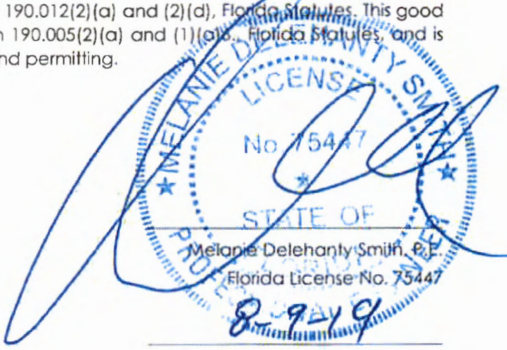
Item	Description	2018- 2020	2020-2023	2023-2026	Total
1	Roadways	\$ 11,188,891	\$ 11,188,891	\$ 11,188,891	\$ 33,566,673
2	Street/Entry Lighting	\$ 4,363,668	\$ 4,363,668	\$ 4,363,668	\$ 13,091,005
3	Drainage	\$ 6,252,850	\$ 6,252,850	\$ 6,252,850	\$ 18,758,550
4	Water, Wastewater, Reclaimed	\$ 9,872,000	\$ 9,872,000	\$ 9,872,000	\$ 29,615,999
5	Clearing & Grading	\$ 9,531,180	\$ 9,531,180	\$ 9,531,180	\$ 28,593,541
6	Landscaping/Lakes/Irrigation	\$ 8,898,610	\$ 8,898,610	\$ 8,898,610	\$ 26,695,830
7	Parks & Recreation, Security	\$ 1,601,751	\$ 1,601,751	\$ 1,601,751	\$ 4,805,252
8	Professional Fees, Design & Permitting	\$ 1,089,919	\$ 1,089,919	\$ 1,089,919	\$ 3,269,757
9	Entrance Features & Signs	\$ 966,763	\$ 966,763	\$ 966,763	\$ 2,900,289
10	Consultants/Contingencies/Other	\$ 6,234,368	\$ 6,234,368	\$ 6,234,368	\$ 18,703,104
TOTAL		\$ 60,000,000	\$ 60,000,000	\$ 60,000,000	\$ 180,000,000

Year	2020	2023	2026
Infrastructure Costs	\$ 60,000,000	\$ 60,000,000	\$ 60,000,000

Note #1: Construction costs do not include cost of financing. Estimated costs are for those powers permitted under Section 190.012(1), Florida Statutes, as amended, and the additional powers requested in the Petition under Sections 190.012(2)(a) and (2)(d), Florida Statutes. This good faith estimate of costs and the time table of construction is provided pursuant to Section 190.005(2)(a) and (1)(a), Florida Statutes, and is subject to future changes in construction costs and timing based on engineering design and permitting.

Engineer's Certification

These construction cost estimates represent a good faith estimate of the proposed costs for the community development district.



Date

**GULF COAST COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ESTIMATED REGULATORY COSTS
ECONOMIC IMPACT STATEMENT**

1.0 Introduction

1.1 Purpose and Scope

This statement of estimated regulatory costs / economic impact statement ("SERC") supports the Petition to Establish the Gulf Coast Community Development District ("District"). The proposed District will comprise approximately 299.286 acres of land located in the City of Venice, Florida, (the "City").

The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), F.S. (governing District formation or alteration) as follows:

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

1.2 Overview of the proposed Gulf Coast Community Development District

The District is proposed to comprise approximately 299.286 acres of land located in the City.

1.3 Requirements for Statement of Estimated Regulatory Costs

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

"(a) An economic analysis showing whether the rule directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or

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

3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

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

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

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be

installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by 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. The impact analysis for small business must include the basis for the agency's decision not to implement alternatives that would reduce impacts on small businesses. [the City is not defined as a small city for purposes of this requirement].

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

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

2.0 An economic analysis of whether the District is likely to have an adverse impact on economic growth, private sector job creation or employment, private sector investment in excess of \$1 million in the aggregate, business competitiveness; and whether the District is likely to increase regulatory and transactional costs in excess of \$1 million on the aggregate.

The District is not likely to have any adverse impacts whatsoever on economic growth, job creation, employment or investment. The District is a financing vehicle to finance public infrastructure, and as such, has no negative implications nor does it affect the private sector in any discernible manner. Further, the District has its own governing board of supervisors (the "Board of Supervisors") who will continue to administer, manage and oversee the District's infrastructure and financing of same; and no regulatory or transactional costs, other than the nominal costs referenced elsewhere herein this SERC, will be incurred by any other private or governmental board or agency in relation to the District.

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

The District is proposed to comprise approximately 299.286 acres of land located in the City. The District will provide public financing for a residential community. The land within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developed as one functional interrelated community. The District will provide facilities and services benefiting all of these residents purchasing lots within the District. These residents will also be impacted in that the property owned by them will be included within the District's boundaries. The developer will also be affected by the District, because it will also be the owner of certain land in the District.

4.0 Good faith estimate of the cost to the agency (District) and state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state and local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

State Governmental Entities

There will be only modest costs to various State governmental entities to implement and enforce the proposed formation of the District. The District, after expansion, will have fewer than 2,500 acres, so the City is the establishing entity under 190.005(2), F.S. The modest costs to various State entities to implement and enforce the proposed ordinance relate strictly to the receipt and processing of various

reports that the proposed District is required to file with the State and its various entities. The costs to those State agencies that will receive and process the District's reports are very small, because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.018, F.S., the proposed District must pay an annual fee to the State of Florida Department of Economic Opportunity to offset such costs.

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Since the District is located in the City of Venice and consists of less than 2,500 acres, the City's staff will process and analyze the Petition, and the City Council will vote on the Petition to Establish the District's Boundaries. These activities will absorb some resources by various City offices, including its City Attorney.

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To a lesser extent, the Clerk of the Circuit Court and the Sarasota County Property Appraiser's Office may also be involved in the administration of certain District functions (if elected by the District) and may incur costs; however, any such costs would be offset by additional fees paid direct to the Clerk and Property Appraiser by the Petitioner and/or District, once established.

District

The District will also incur costs for operations and maintenance of its facilities and for its administration. These costs will be completely paid for from annual assessments against all properties within the District benefiting from its facilities and its services.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance creating the District will have no negative impact on State or local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the development. It has its own sources of revenue. No State or local subsidies are required or expected. In this regard it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any reason, are not debts of the State of Florida or any unit of local government. By State law, debts of the District are strictly its own responsibility.

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

Table 1 provides an outline of the various facilities and services the District may provide. The actual infrastructure, facilities and services to be provided by the District are subject to change to conform to actual and approved development plans and permits and will be based upon various District Engineer's Report (s) prepared by the District's Engineer as part of the District's bond validation and bond closings. The District, subject to change as noted above, currently plans to fund, own (fee simple or by easement, license or other real property interest), operate and/or maintain the community infrastructure set forth below in Table 1.

**Table 1. Gulf Coast Community Development District
Proposed Facilities and Services**

FACILITY :	CONSTRUCTED, OPERATED & MANAGED BY:	OWNERSHIP BY:
Roadways	DISTRICT	DISTRICT
Street/Entry Lighting (Optional)	DISTRICT	DISTRICT
Drainage	DISTRICT	DISTRICT
Water, Wastewater & Reclaimed	DISTRICT	CITY ¹
Clearing & Grading	DISTRICT	DISTRICT
Landscaping/Lakes/Irrigation	DISTRICT	DISTRICT
Parks & Recreation, Security	DISTRICT	DISTRICT
Professional Fees, Design, Permitting	DISTRICT	DISTRICT
Entrance Features & Signs	DISTRICT	DISTRICT
Consultants/Contingencies/Other	DISTRICT	DISTRICT

The District together with its District Engineer has estimated the construction costs and yearly operating costs for providing the capital facilities outlined in Table 2. The costs estimates are shown in Table 2 below. Total costs for these facilities are estimated to be approximately \$180,000,000. To fund this construction program, the District may issue special assessments or other revenue bonds. These bonds would be repaid through non-ad valorem assessments levied on all properties in the District that may benefit from the District's capital improvement program as outlined in Table 2.

Prospective future landowners in the District may be required to pay non-ad valorem assessments levied by the District to secure the debt incurred through bond issuance(s). In addition to the levy of non-ad valorem assessments for debt service, the District may also impose non-ad valorem assessments to fund the operations and maintenance of the District and its facilities and services.

It is important to note that the various costs outlined in Table 2, below, are typical for developments of similar type. In other words, there is nothing peculiar about the District's financing that requires additional basic infrastructure over and above what would normally be needed. Therefore, these basic costs are not in addition to normal development costs. Instead, the facilities and services provided by the District are substituting in part for developer-provided infrastructure and facilities. Along these same lines, District-imposed assessments for operations and maintenance costs are similar to what would be charged in any event by a property owners association common to most similar developments.

Real estate markets are quite efficient because buyers and renters evaluate all the costs and benefits associated with various alternative locations. Therefore, the market forces preclude developers from marking up the prices of their products beyond what the competition allows. To remain competitive, the operations and maintenance charges must also be in line with the competition.

Furthermore, locating in the District by new residents is completely voluntary. So, ultimately, all owners and users of the affected property choose to accept the District's costs in tradeoff for the benefits that the District provides.

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¹ Water and wastewater to be constructed (to City standards) and funded by the District and then dedicated to the City for supply, operation and maintenance.

Table 2. Cost Estimate for Gulf Coast Community Development District Facilities

Description	Estimated Construction Costs	Estimated Yearly Operating Costs
Roadways	\$33,566,673	\$55,000
Street/Entry Lighting (Optional)	\$13,091,005	\$19,000
Drainage	\$18,758,550	\$18,000
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Clearing & Grading	\$28,593,541	n/a
Landscaping/Lakes/Irrigation	\$26,695,830	\$40,000
Parks & Recreation, Security	\$ 4,805,252	\$25,000
Professional Fees, Design, Permitting	\$ 3,269,757	\$10,000
Entrance Features & Signs	\$ 2,900,289	\$15,000
Consultants/Contingencies/Other	\$18,703,104	\$55,000
TOTAL	\$180,000,000	\$237,000

**The preceding amounts and types of infrastructure and facilities are a good faith estimate only and subject to change.

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

There will be no negative impact on small businesses because of the formation of the proposed District. If anything, the impact may be positive. This is because the District must competitively bid certain of its contracts. This affords small businesses the opportunity to bid on District work. The City of Venice has an estimated population (not incarcerated) that is greater than 10,000. Therefore, the City is not defined as a "small" city according to Section 120.52, F.S.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Petitioner, its Engineer, Surveyor and other professionals and third parties associated with the development project within the District's boundaries. The District is the best alternative available for delivering the community development services and facilities to the area that will be served by the District. The proposed services and facilities to be provided by the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities. The area that will be served by the District is amenable to separate special district government. The establishment of the District will constitute a timely, efficient, effective, responsive and economic way to deliver basic community development services and to plan, manage and finance needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers; and this is in the public's best interest.

² Operation and maintenance of water facilities by the City and the wastewater facilities by the County shall be determined by the respective local government with jurisdiction over same.

SUPPLEMENTAL INFORMATION REGARDING AMENDED AND RESTATED PETITION
TO ESTABLISH THE GULF COAST COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, Petitioner, Border Road Investments, LLC, a Florida limited liability company, (the "Petitioner"), petitioned the City Council of the City of Venice, Florida, (hereinafter referred to as the "City"), pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, (the "Act"), to adopt an ordinance to establish a Uniform Community Development District in accordance with the Act, and;

WHEREAS, Petitioner initially proposed the name GULF COAST COMMUNITY DEVELOPMENT DISTRICT as the requested name of the District, and;

WHEREAS, the Gulf Coast Community Foundation, a Florida not for profit corporation, objected to the proposed name of the District due to potential confusion of the public due to similar names, and;

WHEREAS, Petitioner is willing to change the requested name of the District and further requests that the City adopt an ordinance establishing the District with the name "LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT", and;

WHEREAS, Petitioner provides this supplemental information to explain the reason for the name change request and in support of the requested action of the City.

BORDER ROAD INVESTMENTS, LLC, a Florida limited liability company

By: 

John Neal, its Manager

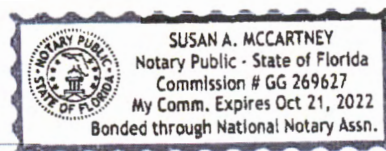
STATE OF FLORIDA

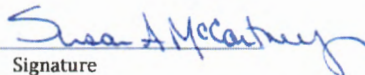
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization this 7th day of April, 2020, by John Neal, as Manager of **BORDER ROAD INVESTMENTS, LLC**, a Florida limited liability company, on behalf of the Company, ☒ who is personally known to me or ☐ who produced _____ as identification, and who acknowledged to and before me that he/she executed the same freely and voluntarily for the purposes therein expressed.

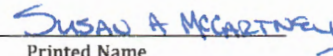
My Commission expires:

Commission No. _____





Signature



Printed Name