

ORDINANCE NO. 18-08

AN ORDINANCE OF MANATEE COUNTY, REGARDING PUBLIC SERVICES; ESTABLISHING THE NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; CREATING SECTION 2-8-65 OF THE MANATEE COUNTY CODE OF ORDINANCES, ENTITLED "NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT," TO ESTABLISH THE NORTH RIVER RANCH 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, MFC LAND GROUP, LLC, (Petitioner), has filed a petition with the Manatee County Board of County Commissioners (Board) to adopt an ordinance establishing the North River Ranch Community Development District (District) pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Petitioner is the owner of approximately 1295.51 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 North River Ranch 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 of County Commissioners 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 2-8-65 of Manatee County Code of Ordinances. Section of the Manatee County Code of Ordinances ("Code") is hereby created to read as follows:

Sec. 2-8-64. North River Ranch Community Development District.

(a) Establishment. North River Ranch 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 "2".

(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) Priscilla Heim
- (2) Sandy Foster
- (3) Brooke Pelsh
- (4) Mark Evans
- (5) Dale Weidemiller

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

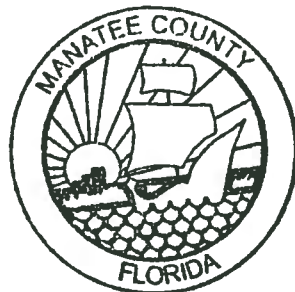
- (1) Parks and facilities for indoor and outdoor recreational, cultural, and educational uses; and,
- (2) Security, including, but not limited to, guardhouses, fences and gates, electronic intrusion systems, and patrol cars, when authorized by the Manatee County Sheriff's Department or other proper 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 5th day of April, 2018.



BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA

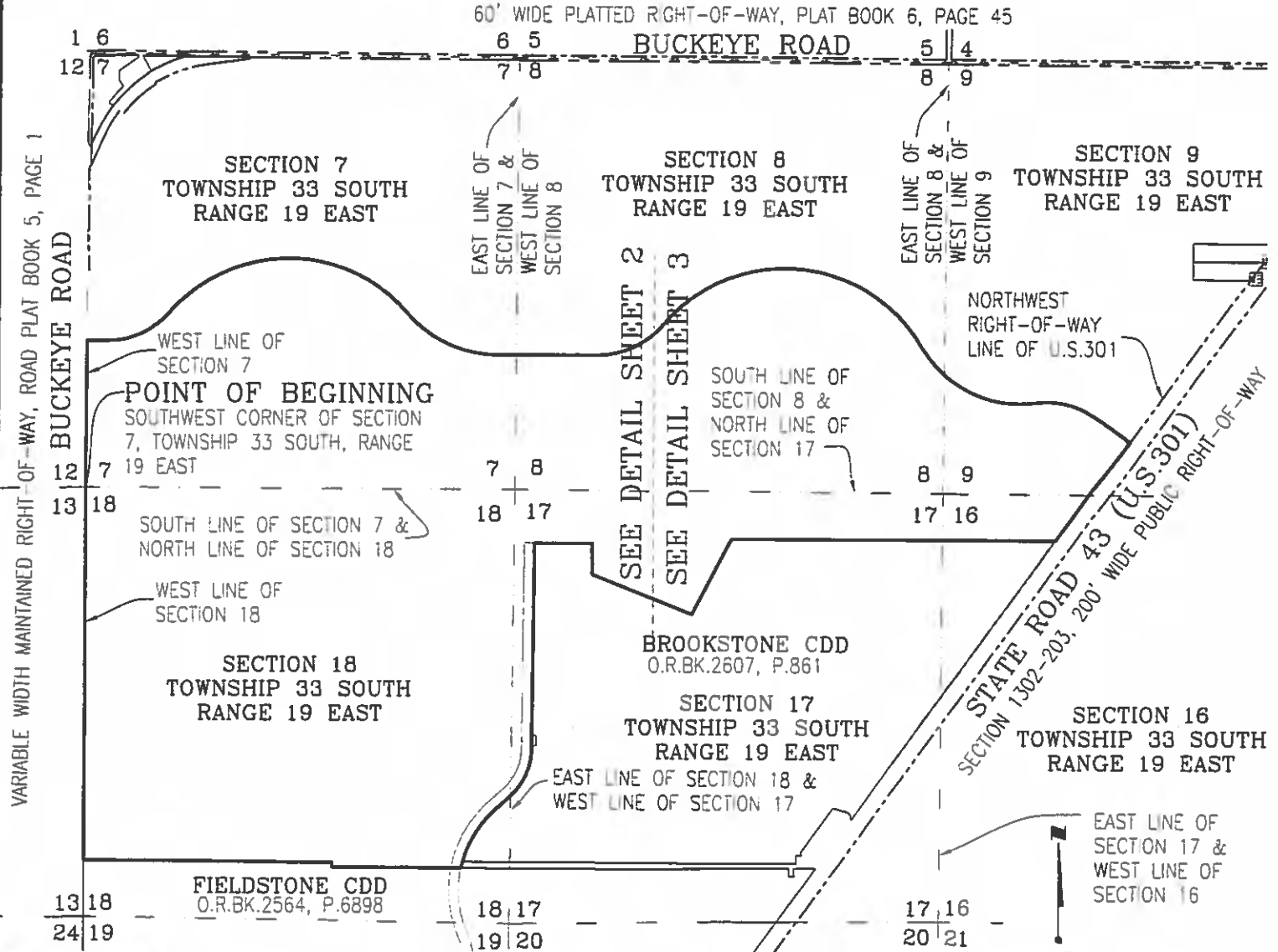
By: *[Signature]*
Chairperson

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: *[Signature]*
Deputy Clerk

Exhibit "2"

NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
METES AND BOUNDS DESCRIPTION



O.R.BK. = OFFICIAL RECORDS BOOK
P. = PAGE

NOTES:

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER, THIS SKETCH, DRAWING, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF THE SECTION 18, BEING N.00°08'15"E
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

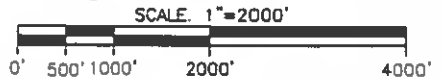
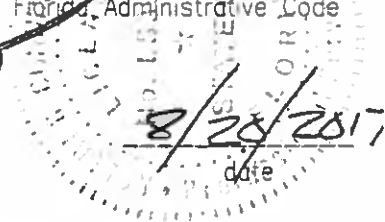
SEE SHEETS 2 & 3 FOR SKETCH DETAIL
SEE SHEET 4 FOR TABLES & DESCRIPTION

CERTIFICATE OF SURVEYOR:

I, the undersigned Professional Surveyor & Mapper, hereby certify that the sketch map and metes and bounds description as set forth in Exhibit "NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT (Community Development District) 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 5J-17, Florida Administrative Code as of the following date.

Date of Certification: August 20, 2017.

Robert R. Cunningham
Robert R. Cunningham, PSM#3924



FOR: HAVAL FARMS, LLC

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SKETCH & DESCRIPTION OF NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
A 1,295.5060 ACRE TRACT LOCATED IN SECTIONS 7, 8, 9, 16, 17 & 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

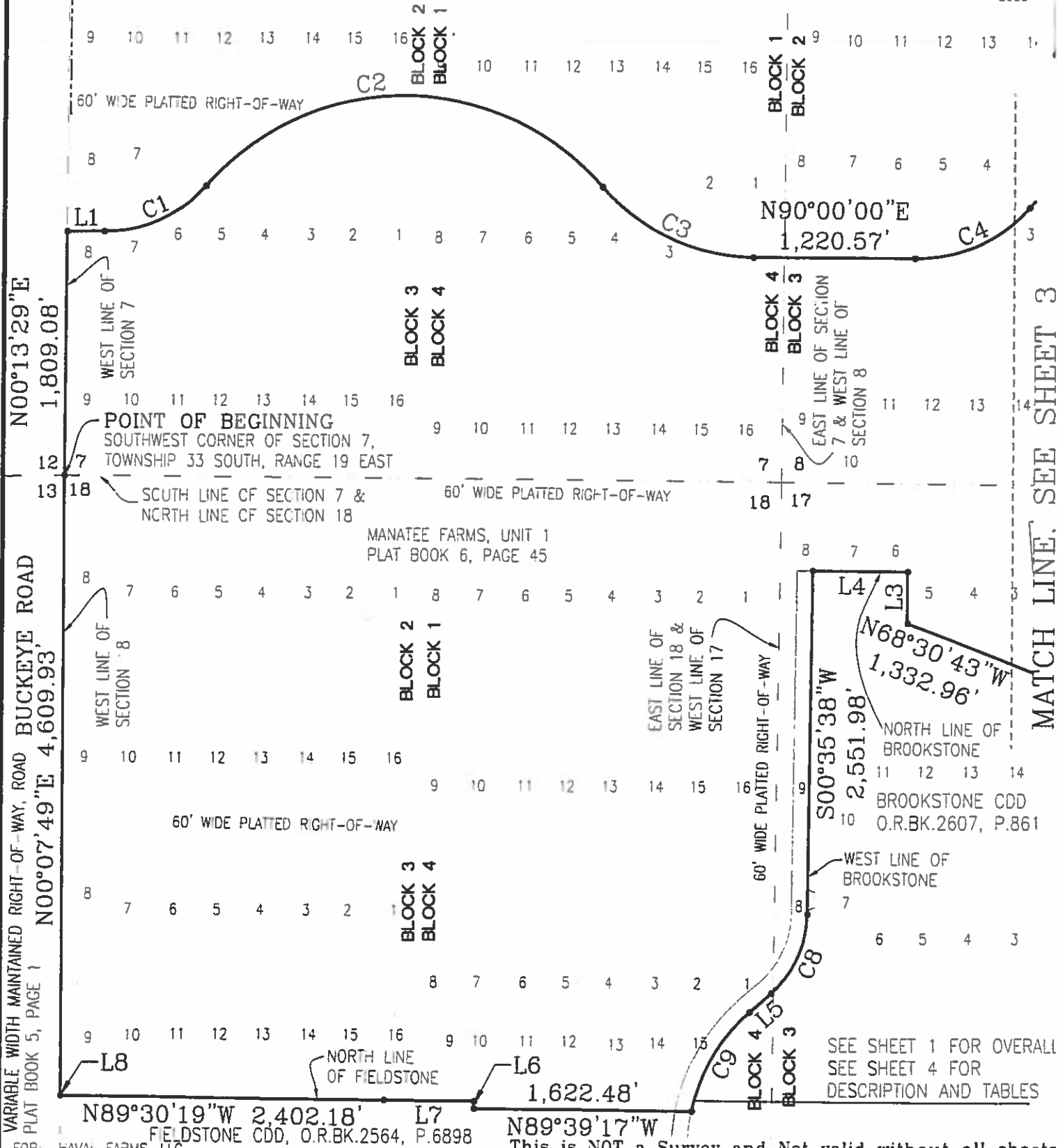
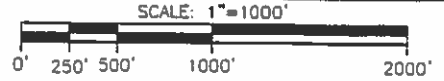


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TASK CODE: 410	DRAWN BY: JWB	CHKD BY: RRC	CAD FILE: 215613910v-khfcdd	PROJECT NO: 215613910	SHEET 1 OF 4	DRAWING INDEX NO: A215613910v-khfcdd	REV:
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NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
METES AND BOUNDS DESCRIPTION



VARIABLE WIDTH MAINTAINED RIGHT-OF-WAY, ROAD BUCKEYE ROAD
PLAT BOOK 5, PAGE 1
N00°07'49"E 4,609.93'

MATCH LINE, SEE SHEET 3

SEE SHEET 1 FOR OVERALL
SEE SHEET 4 FOR
DESCRIPTION AND TABLES

FOR: HAVAL FARMS, LLC
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SKETCH & DESCRIPTION OF NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
A 1,295.5060 ACRE TRACT LOCATED IN SECTIONS 7,
8, 9, 16, 17 & 18, TOWNSHIP 33 SOUTH,
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

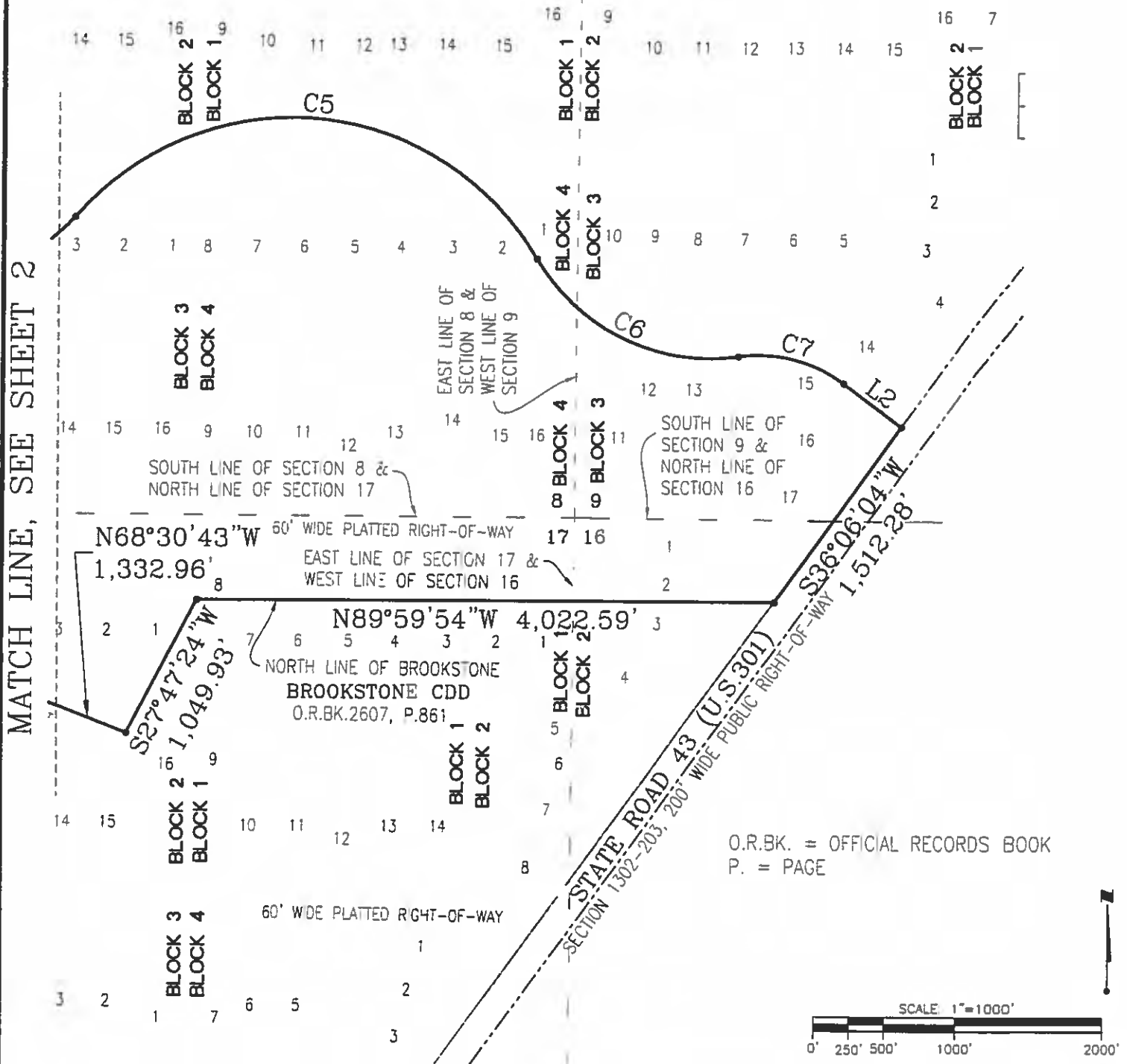


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NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
METES AND BOUNDS DESCRIPTION



MATCH LINE, SEE SHEET 2

O.R.BK. = OFFICIAL RECORDS BOOK
P. = PAGE



SEE SHEET 1 FOR OVERALL
SEE SHEET 4 FOR DESCRIPTION & TABLES
FOR: HAVAL FARMS, LLC

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SKETCH & DESCRIPTION OF NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
A 1,295.5060 ACRE TRACT LOCATED IN SECTIONS 7,
8, 9, 16, 17 & 18, TOWNSHIP 33 SOUTH,
RANGE 19 EAST, MANATEE COUNTY, FLORIDA



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NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT METES AND BOUNDS DESCRIPTION

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land being portions of Blocks 1, 2, 3 and 4, Section 7, Township 33 South, Range 19 East, Blocks 1, 2, 3 and 4, Section 8, Township 33 South, Range 19 East, Block 3, Section 9, Township 33 South, Range 19 East, Block 2, Section 16, Township 33 South, Range 19 East, Blocks 1, 2, 3 and 4, Section 17, Township 33 South, Range 19 East, and Blocks 1, 2, 3 and 4, Section 18, Township 33 South, Range 19 East, all in Manatee River Farms, Unit 1 as recorded in Plat Book 6, Page 45, Public Records of Manatee County, Florida, and described as follows:

BEGIN at the southwest corner of said Section 7; thence N.00°13'29"E. along the west line of said Section 7, a distance of 1,809.08 feet; thence N.90°00'00"E., a distance of 272.18 feet to the point of curvature of a curve to the left having a radius of 1,000.00 feet and a central angle of 48°54'32"; thence northeasterly along the arc of said curve, a distance of 853.62 feet to the point of reverse curvature of a curve to the right having a radius of 1,962.46 feet and a central angle of 97°43'17"; thence easterly along the arc of said curve, a distance of 3,347.09 feet to the point of reverse curvature of a curve to the left having a radius of 1,500.00 feet and a central angle of 48°48'45"; thence southeasterly along the arc of said curve, a distance of 1,277.91 feet to the point of tangency of said curve; thence N.90°00'00"E., a distance of 1,220.57 feet to the point of curvature of a curve to the left having a radius of 1,100.00 feet and a central angle of 49°18'03"; thence northeasterly along the arc of said curve, a distance of 946.51 feet to the point of reverse curvature of a curve to the right having a radius of 1,990.00 feet and a central angle of 108°30'13"; thence easterly along the arc of said curve, a distance of 3,768.56 feet to the point of reverse curvature of a curve to the left having a radius of 1,400.00 feet and a central angle of 67°34'16"; thence southeasterly along the arc of said curve, a distance of 1,651.07 feet to the point of reverse curvature of a curve to the right having a radius of 1,000.00 feet and a central angle of 44°28'10"; thence easterly along the arc of said curve, a distance of 776.14 feet to the point of tangency of said curve; thence S.53°53'56"E., a distance of 509.73 feet to a point on the northwest right-of-way line of State Road 43 (U.S.301 Section 1302-203, 200.00' wide public right-of-way); thence S.36°06'04"W. along said northwest right-of-way line, a distance of 1,512.28 feet to a point on the north line of Brookstone Community Development District as recorded in Official Records Book 2607, Page 861 of said Public Records; the following nine (9) calls are along said north line: (1) thence N.89°59'54"W., a distance of 4,022.59 feet; (2) thence S.27°47'24"W., a distance of 1,049.93 feet; (3) thence N.68°30'43"W., a distance of 1,332.96 feet; (4) thence N.00°11'16"E., a distance of 383.27 feet; (5) thence N.89°43'15"W., a distance of 719.63 feet; (6) thence S.00°35'38"W., a distance of 2,551.98 feet to the point of curvature of a curve to the right having a radius of 795.00 feet and a central angle of 48°08'26"; (7) thence southwesterly along the arc of said curve, a distance of 667.97 feet to the point of tangency of said curve; (8) thence S.48°44'04"W., a distance of 213.94 feet to the point of curvature of a curve to the left having a radius of 1,355.00 feet and a central angle of 36°48'01"; (9) thence southwesterly along the arc of said curve, a distance of 870.29 feet to the a point on the north line of Fieldstone Community Development District as recorded in Official Records Book 2564, Page 6898 of said Public Records; the following five (5) calls are along said north line: (1) thence N.89°39'17"W., a distance of 1,622.48 feet; (2) thence N.00°51'43"E., a distance of 54.26 feet; (3) thence N.89°32'06"W., a distance of 674.93 feet; (4) thence N.89°30'19"W., a distance of 2,402.18 feet; (5) thence S.89°39'04"W., a distance of 3.35 feet to the west line of said Section 18; thence N.00°07'49"E., along said west line, a distance of 4,609.93 feet to the POINT OF BEGINNING.

Said tract contains 56,432,242 square feet or 1,295.5060 acres, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N90°00'00"E	272.18'
L2	S53°53'56"E	509.73'
L3	N00°11'16"E	383.27'
L4	N89°43'15"W	719.63'
L5	S48°44'04"W	213.94'
L6	N00°51'43"E	54.26'
L7	N89°32'06"W	674.93'
L8	S89°39'04"W	3.35'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1,000.00'	48°54'32"	853.62'	827.94'	N65°32'44"E
C2	1,962.46'	97°43'17"	3,347.09'	2,955.90'	N89°57'07"E
C3	1,500.00'	48°48'45"	1,277.91'	1,239.61'	S65°35'37"E
C4	1,100.00'	49°18'03"	946.51'	917.58'	N65°20'58"E
C5	1,990.00'	108°30'13"	3,768.56'	3,230.14'	S85°02'56"E
C6	1,400.00'	67°34'16"	1,651.07'	1,557.04'	S64°34'58"E
C7	1,000.00'	44°28'10"	776.14'	756.80'	S76°08'01"E
C8	795.00'	48°08'26"	667.97'	648.49'	S24°39'51"W
C9	1,355.00'	36°48'01"	870.29'	855.41'	S30°20'04"W

SEE SHEET 1 FOR OVERALL
SEE SHEETS 2 & 3 FOR DETAIL SKETCH
FOR: HAVAL FARMS, LLC

This is NOT a Survey and Not valid without all sheets

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SKETCH & DESCRIPTION OF NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
A 1,295.5060 ACRE TRACT LOCATED IN SECTIONS 7,
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FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

April 5, 2018

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

Attention: Quantana Acevedo

Dear Ms. Coloneso:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance 18-08, which was filed in this office on April 5, 2018.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

From: Ords Admin
To: [Quantana Acevedo](mailto:Quantana.Acevedo@manateeclerk.com)
Subject: RE: Manatee County, FL Code of Ordinances - 1981(10428) OrdLink/OrdBank, Manatee County, FL Land Development Code - 2016(12202) OrdBank, Manatee County, FL Comprehensive Plan - 2017(15530) OrdBank
Date: Friday, April 06, 2018 4:47:11 PM

We have received your file.

Thank you and have a nice day,
Ords Administrator

ords@municode.com

1-800-262-2633

P.O. Box 2235

Tallahassee, FL 32316

When available, please send all documents in WORD format to Ords@municode.com. However, if WORD format is not available, we welcome any document format including PDF.

ems

municode
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From: Quantana Acevedo <quantana.acevedo@ManateeClerk.com>
Sent: Friday, April 6, 2018 9:47 AM
To: Ords Admin <ords@municode.com>
Subject: Ordinance 18-08, North River Ranch Community Development District

The attached ordinance was adopted by the Board of County Commissioners on April 5, 2018.

Thank you,

Quantana Acevedo, Deputy Clerk
Board Records Department
for Angelina "Angel" Colonnese
Manatee County Clerk of Circuit Court and Comptroller
quantana.acevedo@manateeclerk.com
941-741-4018 ext. 4181
"Pride in Service with a Vision to the Future"

April 5, 2018 Land Use Meeting
Agenda Item #7

Subject

Ordinance 18-08 - North River Ranch Community Development District Establishment

Briefings

None

Contact and/or Presenter Information

Tracy Trahan, Planner ext. 3877

APPROVED in Open Session
April 5, 2018
Manatee County Board of County
Commissioners

Action Requested

ADOPT Ordinance No. 18-08 to establish North River Ranch Community Development District

Enabling/Regulating Authority

Chapter 190, Florida Statutes

Background Discussion

- A petition submitted by the Petitioners (MCF LAND GROUP, LLC) is requesting the Board of County Commissioners to adopt an ordinance to establish a Community Development District.
- The District requests granting the Petition with all general powers set forth in Section 190.011, Florida Statutes, and certain special powers set forth in Section 190.012(2), Florida Statutes.
- The proposed North River Ranch Community Development District includes approximately 1,295.51 acres located on the west side of US 301 N, approximately 1.6 miles north of Moccasin Wallow Rd and approximately one mile south of Buckeye Rd in a rural area of Manatee County.
- The site is undeveloped at the present time but is within a portion of an area that is currently being reviewed for residential (3,842 units) and commercial (82,000 sq. ft.) development.
- The proposed project is in conformity with the provisions of the future land use plan element of the Manatee County Comprehensive Plan.
- Certification from the District Counsel represents that the facts contained in the petition are accurate.
- Staff has evaluated the petition and recommends approval of establishing the Community Development District.
- The property owners request the establishment of a Community Development District. A Community Development District serves a governmental and public purpose by financing, providing, and managing certain basic infrastructure systems, facilities, and services. Only the property owners within the District are assessed through the District for these improvements.
- Establishing the District does not grant or create any development rights in favor of the petitioner or property owner; does not grant, create, alter, terminate, affect, or acknowledge any vested development rights in the property; and does not approve, authorize, permit, or allow any building, construction, or development of the property in the district. The process specified under the state statute for establishing a Community Development District addresses only factors material to managing and financing the facilities and service delivery functions of the District. The statute treats matters concerning permitting or planning of the development as not material and not relevant to the process. Regardless of the powers and duties of the District, all land development projects within the District must still abide by the County's local government comprehensive plan and local land development regulations.

- The petitioner seeks establishment of the District prior to all development approvals. State statute does not require any prior development approval.
- According to Florida law (Sections 190.005(2)(b), 190.005(2)(c), and 190.005(1)(e), Florida Statutes) the Manatee County Board of Commissioners shall conduct a public hearing to consider certain review factors in relation to the petition for establishing the Community Development District. The following items recite the review factors and provide an analysis in response to each factor as the consideration.
 - "Whether all statements contained within the petition have been found to be true and correct."
Analysis:
 - The petition includes a legal description of the boundary of the proposed district. The boundary description follows courses and distances that return to their points of beginning, i.e., they close during calculations. The expressed size of the district appears the same as the size calculated using the metes and bounds description. The sketch and description bear the signature and seal of a Florida licensed professional surveyor and mapper. The seal and signature of the surveyor prove the description true and correct.
 - Information from the Manatee County Property Appraiser confirms the ownership of the land described in the petition. The petition's consent of property owner shows a signature for the manager of the company owning the land. The official signatures and notary acknowledgments prove the consent true and correct.
 - A Florida licensed attorney signed and submitted the petition. The petition includes statements signed by the petitioner and the attorney certifying that the petition is true and correct.
 - The petition's description of the uses of land proposed for the area in the Manatee County Comprehensive Plan future land use plan element appears true and correct.
 - The CDD infrastructure, while publicly owned, would receive no public funding from Manatee County which would be consistent with County Comprehensive Plan Objective 4.3.2.
 - "Whether the establishment of the district is inconsistent with any applicable element or portion of the state comprehensive plan or of the effective local government comprehensive plan." Analysis:
 - The establishment of the district is not inconsistent with any applicable element or portion of the state comprehensive plan.
 - The state comprehensive plan provides a policy in Section 187.201(20)(b)2, Florida Statutes, regarding governmental efficiency that allows the creation of districts such as this CDD.
 - The density of the RES-3 Future Land Use category covering the site would allow at least the proposed development if approved under other applicable policies of the Manatee County Comprehensive Plan. Policies to protect wetlands apply in any development approval.
 - "Whether the area of land within the proposed district is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community."
Analysis:
 - The site has undeveloped land. Some of the land appears suitable for urban development.
 - The boundary defines a very compact area. The district has contiguity throughout and does not create enclaves or separate parcels.
 - "Whether the district is the best alternative available for delivering community development services and facilities to the area that will be served by the district." Analysis:
 - The proposed method of financing and management appears suitable for delivering community services.
 - "Whether the community development services and facilities of the district will be incompatible with the capacity and uses of existing local and regional community development services and facilities." Analysis:
 - The proposed district abuts Mendoza Road, an urban collector road. As part of the Willow Hammock Community Development District improvements, an access will be developed.

Reviews of land development applications will determine compatibility of the district infrastructure with community facilities. Manatee County's approval of land development for all land in the district will carry assurances and requirements for adequate community facilities concurrent with the impacts of development.

- "Whether the area that will be served by the district is amenable to separate special-district government." Analysis:
 - The area of the district and the number of residents and owners will provide conditions adequate for special-district government.

County Attorney Review

Other (Requires explanation in field below)

Explanation of Other

Comments from County Attorney incorporated in Agenda Memorandum and Staff Report (WC).

Reviewing Attorney

Clague

Instructions to Board Records

Please send executed copy of document to Bobbi Roy, Building & Development Services.

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

Attachment: [North River Ranch CDD Staff Report \(02132018\).pdf](#)

Attachment: [North River Ranch CDD Location Map \(112117\).pdf](#)

Attachment: [North River Ranch CDD Petition \(112117\).pdf](#)

Attachment: [North River Ranch CDD Ordinance \(02072017\).pdf](#)

Attachment: [North River Ranch CDD Copy of Newspaper Advertising 3-22-2018.pdf](#)

**Ordinance No. 18-08
Establishment of
North River Ranch Community Development District**

Request

Adoption of Ordinance No. 18-08

ORDINANCE NO. 18-08

AN ORDINANCE OF MANATEE COUNTY, REGARDING PUBLIC SERVICES; ESTABLISHING THE NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; CREATING SECTION 02-8-65 OF THE MANATEE COUNTY CODE OF ORDINANCES, ENTITLED "NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT" TO ESTABLISH THE NORTH RIVER RANCH 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.

Recommended Motion

Based on the record of the public hearing, and having evaluated the criteria for the establishment of a community development district in Chapter 190, Florida Statutes, I move to grant the petition establishing the North River Ranch Community Development District; to enact Ordinance No. 18-08, and to consent to the exercise of special powers for parks and recreation and security.

Establishment of North River Ranch Community Development District

Staff Review Report

1. Request

MCF LAND GROUP, LLC (Petitioner), submitted the attached petition to establish the North River Ranch Community Development District (District). The Petitioner requests that the Manatee County Board of County Commissioners grant the petition and consent to the district's exercise of special powers relating to parks and recreational facilities and security. Enactment of the attached Ordinance would grant the petition, establish the district, and consent to the exercise of the additional special powers by the district board of supervisors.

The proposed North River Ranch Community Development District includes approximately 1,295.51 acres located on the west side of US 301 N, approximately 1.6 miles north of Moccasin Wallow Rd and approximately one mile south of Buckeye Rd in a rural area of Manatee County. The site is undeveloped at the present time but is within a portion of an area that is currently being reviewed for residential (3,842 units) and commercial (82,000 sq. ft.) development.

The approximate location and configuration of the proposed district appear in the attached map to this Staff Report.

The petition contains the following as required by Section 190.005(2), *Florida Statutes*:

- A metes and bounds description of the external boundaries of the district.
- The written consent by the landowners of all real property in the district.
- A designation of five persons to serve as the initial members of the board of supervisors.
- The proposed name of the district.
- A map showing current major trunk water mains and sewer interceptors and outfalls.
- The proposed timetable for construction of the district services and their estimated cost.
- The Future Land Use Map of Manatee County Comprehensive Plan for the area within the boundaries of the district.
- A statement of estimated of regulatory costs.
- A copy of the petition with all exhibits is attached to this Staff Report.

2. Background

Florida law (Section 190.005(2), *Florida Statutes*) authorizes the establishment of the district by the Manatee County Board of County Commissioners. Only a county commission may establish a district in an unincorporated area with a size less than 2,500 acres located in the unincorporated

area.

Community development districts serve their property owners and residents as independent units of local special purpose government. They operate independent of the county government and the Manatee County Board of County Commissioners in the provision of certain services. While community development districts operate as units of local government, they still do not have all of the powers of a city government or a county government. For example, they do not have police powers or zoning or permitting authority.

A community development district (CDD) serves a governmental and public purpose by financing, providing, and managing certain basic infrastructure systems, facilities, and services as allowed by Florida law (Chapter 190, *Florida Statutes*) for the use and enjoyment of the general public. Only property owners within the district are assessed through the district for these improvements within its boundaries. The County has no responsibility for the governance, operation or financial obligation of a community development district.

Some of the powers of a community development district include the ability to create, operate, and maintain water management systems, water supply, sewers, wastewater systems, effluent disposal systems, bridges, culverts, and roads within the district. With the consent of the Board of County Commissioners, a community development district may also exercise special powers, such as the creation, operation, and maintenance of parks and recreational facilities, fire prevention and control, school buildings, security systems, mosquito control, and waste collection and disposal.

3. Discussion

The process specified in Chapter 190, Florida Statutes, for establishing, terminating, contracting, or expanding a community development district addresses only factors material to managing and financing the facilities and service delivery functions of the district. The statute treats matters concerning permitting or planning of the development as not material and not relevant to this process. Regardless of the powers and duties of the district, all land development projects within the district must still abide by the county's local government comprehensive plan and local land development regulations.

The Manatee County Comprehensive Plan assigns the UF-3 (Urban Fringe – 3 Dwelling Units/Acre) Future Land Use Category to all the land in the proposed district.

Cultivated farmland and trees cover most of the land in the proposed district.

The site does not have internal water mains or sewer interceptors, but such major facilities are accessible to the proposed district.

The district plans to fund and construct all infrastructure and other community facilities. The district plans to own, operate, and maintain roads, street lighting, drainage, parks, security facilities, entry facilities, and landscaping. The district plans to dedicate the water distribution and wastewater collection facilities to Manatee County to own, operate, and maintain.

The CDD infrastructure, while publicly owned, would receive no public funding from Manatee County which would be consistent with County Comprehensive Plan Objective 4.3.2.

The capital improvements program for district infrastructure appears in the petition. The infrastructure cost estimates cover expenses for consultants, design, permitting, clearing, grading, construction, professional services, and contingency.

Landowners in the district will pay assessments levied by the district. The district will use the assessments to pay district debts (e.g., any bonds that financed infrastructure construction), and district expenses (e.g., operation and maintenance of its facilities and services).

Establishment of a community development district does not grant or create any development rights in favor of the petitioner or property owner; does not grant, create, alter, terminate, affect or acknowledge any vested development rights in the property; and does not approve, authorize, permit or allow any building, construction or development on the property within the district. All land use, development, and construction authorizations, approvals and permits must be obtained for the property by the landowner or developer upon proper application and in compliance with the Manatee County Comprehensive Plan, Manatee County Land Development Code, Florida Building Code, and any approved development plan, preliminary or final site plan, and all conditions and stipulations.

Any action on the petition does not set a precedent for future community development district requests. Manatee County reviews all submitted petitions dealing with community development districts on a case-by-case basis in accordance with the criteria specified in Section 190.005(1)(e), Florida Statutes.

4. Review Factors

According to Florida law (Sections 190.005(2)(b), 190.005(2)(c), and 190.005(1)(e), *Florida Statutes*), the Manatee County Board of County Commissioners must conduct a public hearing and consider certain review factors in making its determination to grant or deny the petition for establishing a community development district. A description of the factors listed in Section 190.005(1)(e), Florida Statutes, and an analysis of each factor are set forth below. A detailed discussion of each factor is also contained in the Petition for establishment of the proposed district.

1. “Whether all statements contained within the petition have been found to be true and correct.”

Analysis

The petition includes a legal description of the boundary of the proposed district. The boundary description follows courses and distances that return to their points of beginning, i.e., they close during calculations. The expressed size of the

district appears the same as the size calculated using the metes and bounds description. The sketch and description bear the signature and seal of a Florida licensed professional surveyor and mapper. The seal and signature of the surveyor prove the description true and correct.

Information from the Manatee County Property Appraiser confirms the ownership of the land described in the petition. The petition's consent of property owner shows a signature for the manager of the company owning the land. The official signatures and notary acknowledgements prove the consent true and correct.

A Florida licensed attorney signed and submitted the petition. The petition includes statements signed by the petitioner and the attorney certifying that the petition is true and correct.

The petition's description of the uses of land proposed for the area in the Manatee County Comprehensive Plan future land use plan element appears true and correct.

The CDD infrastructure, while publicly owned, would receive no public funding from Manatee County which would be consistent with County Comprehensive Plan Objective 4.3.2.

2. "Whether the establishment of the district is inconsistent with any applicable element or portion of the state comprehensive plan or of the effective local government comprehensive plan."

Analysis

The establishment of the district is not inconsistent with any applicable element or portion of the state comprehensive plan.

The state comprehensive plan provides a policy in Section 187.201(20)(b)2, *Florida Statutes*, regarding governmental efficiency that allows the creation of districts such as this CDD.

The density of the UF-3 Future Land Use category covering the site would allow at least the proposed development if approved under other applicable policies of the Manatee County Comprehensive Plan. Policies to protect wetlands apply in any development approval.

3. "Whether the area of land within the proposed district is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community."

Analysis

The site is undeveloped at the present time but is within a portion of an area that is currently being reviewed for residential (3,842 units) and commercial (82,000 sq. ft.) development.

The boundary defines a very compact area. The district has contiguity throughout and does not create enclaves or separate parcels.

4. “Whether the district is the best alternative available for delivering community development services and facilities to the area that will be served by the district.”

Analysis

The proposed method of financing and management appears suitable for delivering community services.

5. “Whether the community development services and facilities of the district will be incompatible with the capacity and uses of existing local and regional community development services and facilities.”

Analysis

The proposed district abuts US 301 N, a principal arterial road. As part of the North River Ranch Community Development District improvements, an access will be developed. Reviews of land development applications will determine compatibility of the district infrastructure with community facilities. Manatee County’s approval of land development for all land in the district will carry assurances and requirements for adequate community facilities concurrent with the impacts of development.

6. “Whether the area that will be served by the district is amenable to separate special-district government.”

Analysis

The area of the district and the number of residents and owners will provide conditions adequate for special-district government.

5. Estimated Regulatory Costs

The petition includes a Statement of Estimated Regulatory Costs (SERC) as required by Sections 190.005(2)(a) and 190.005(1)(a)8 and 120.541, *Florida Statutes*. The statement must address the district’s impact on small businesses, the entities affected by the district, and the cost to governments. The statement provided with the petition includes an adequate analysis as required by state law.

The district will generate small costs to the state and county governments for processing this petition. The petitioner paid an application fee to Manatee County to compensate for these costs to the county.

Small businesses will not suffer or enjoy significant impacts from this district.

The establishment of the district will eventually affect the owners of residences and property planned for the district. They will pay taxes and/or assessments to the district for the construction, maintenance, operation, and administration of district facilities and services within the district.

Most importantly, the proposed infrastructure plan identifies which governmental entity is intended to operate, manage, and own each of the facilities and services within the district: the community development district or Manatee County.

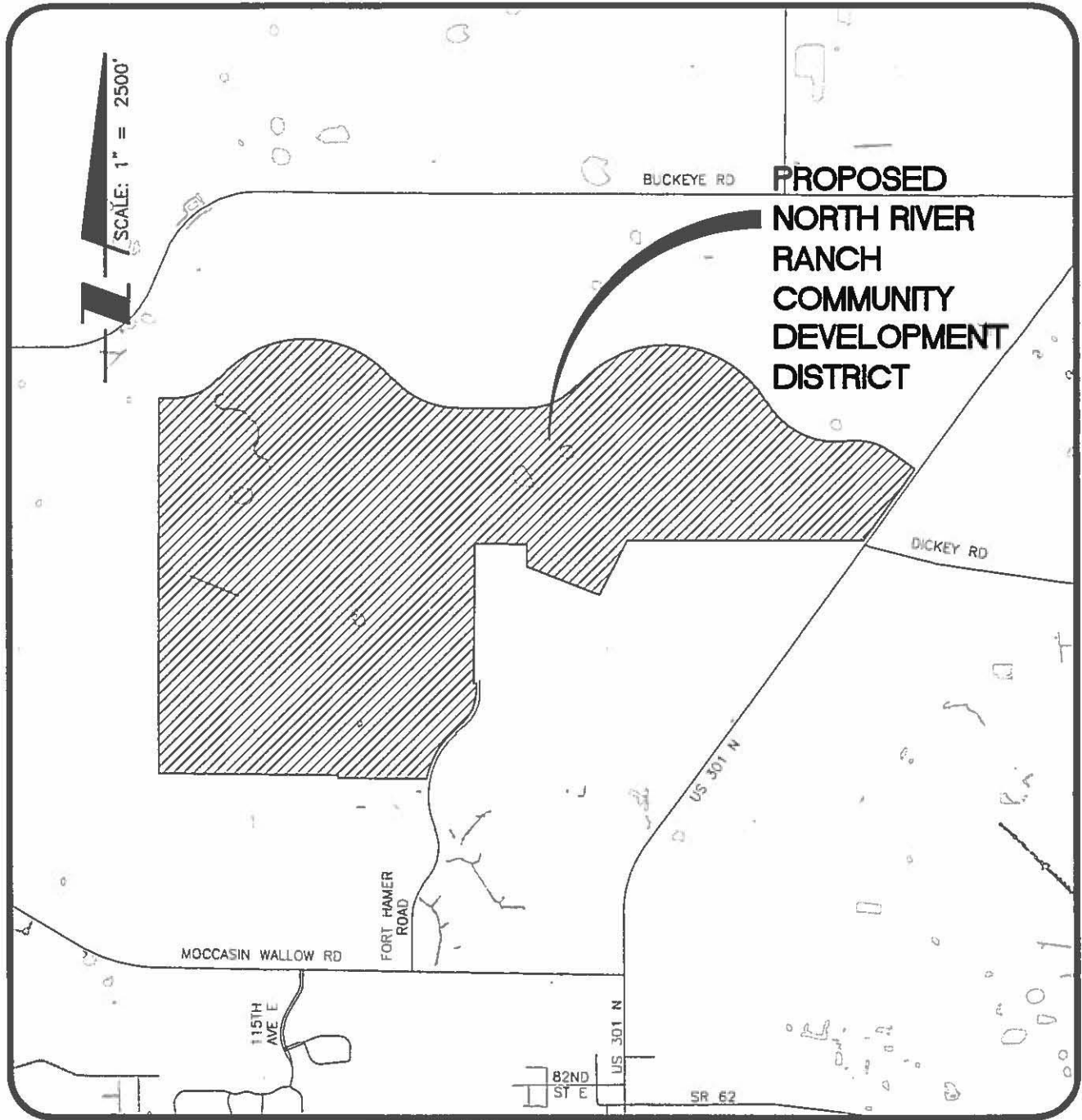
6. Recommendation

Staff recommends adoption of attached Ordinance No. 18-08 establishing the North River Ranch Community Development District and to the exercise of special powers.

Attachments:

- Map of District depicting location and boundary
- Petition to Establish District with Exhibits
- Ordinance No.18-08
- Notice of Public Hearing published in newspaper

NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
PROJECT LOCATION MAP



**PROPOSED
NORTH RIVER
RANCH
COMMUNITY
DEVELOPMENT
DISTRICT**

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PROJECT: NORTH RIVER RANCH CDD

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC



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SCALE	1" = 2500'	DATE	8/7/17
SEC:	TWP: RGE:	REV NO:	
17,18	33 19		
PROJECT NO.		INDEX NO:	
215613910			
DRWN BY/ENR NO.		SHEET NO:	
TMG/95367		1	of 1

**PETITION TO ESTABLISH THE
NORTH RIVER RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, **MFC LAND GROUP, LLC**, a Florida limited liability company, (the “Petitioner”), petitions the Manatee County Board of County Commissioners, (hereinafter referred to as the “County”), 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 **MFC LAND GROUP, 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 1,295.51 acres. A project location map showing the location of the land area to be serviced by the District is attached hereto as Exhibit “1”. No portion of the lands in the proposed District is within any municipality.
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 **NORTH RIVER RANCH 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 project is in conformity with the provisions of the future land use plan element of the Manatee County Comprehensive Plan. The future land use designation for the subject property is UF-3 (Urban Fringe 3 Dwelling Units/Acre), and the property is presently zoned as A (General Agriculture), and is within the North Central Overlay District. A copy of the Manatee County Comprehensive Plan 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 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 Board of County Commissioners of Manatee County 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 Manatee County Comprehensive Plan, the future land used designation for the land area to be included in the District is UF-3. The proposed District is consistent with the policies under the Urban Fringe 3 Dwelling Units/Acre future land use category of the Manatee County Comprehensive Plan, Policies 2.2.1.11 through 2.2.1.11.5 of the Manatee County Comprehensive Future Land Use Element. (Per Section 190.005(1)(e)2., Florida Statutes, the establishment of the District is consistent with the preceding elements and policies of the Manatee County 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 1,295.51 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 Manatee County 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 North River Ranch 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 Manatee County apply as well).

WHEREFORE, Petitioner respectfully requests the County 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 special powers set forth in Sections 190.012(2)(a) and (2)(d), Florida Statutes.

Respectfully submitted the 20th day of September, 2017.

(SIGNATURE PAGE TO FOLLOW REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

**SIGNATURE PAGE FOR THE PETITION TO ESTABLISH THE
NORTH RIVER RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Petitioner:

MFC LAND GROUP, LLC, a Florida limited liability company

By:

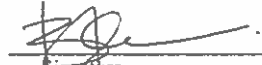


JAMES R SCHIER, its Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 13 day of SEPTEMBER, 2017, by JAMES R. SCHIER, as Manager of MFC LAND GROUP, 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.

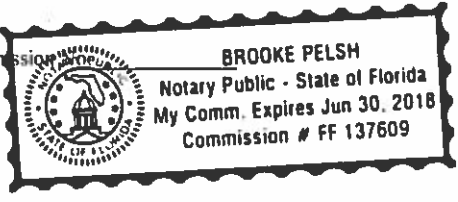
My Commission expires



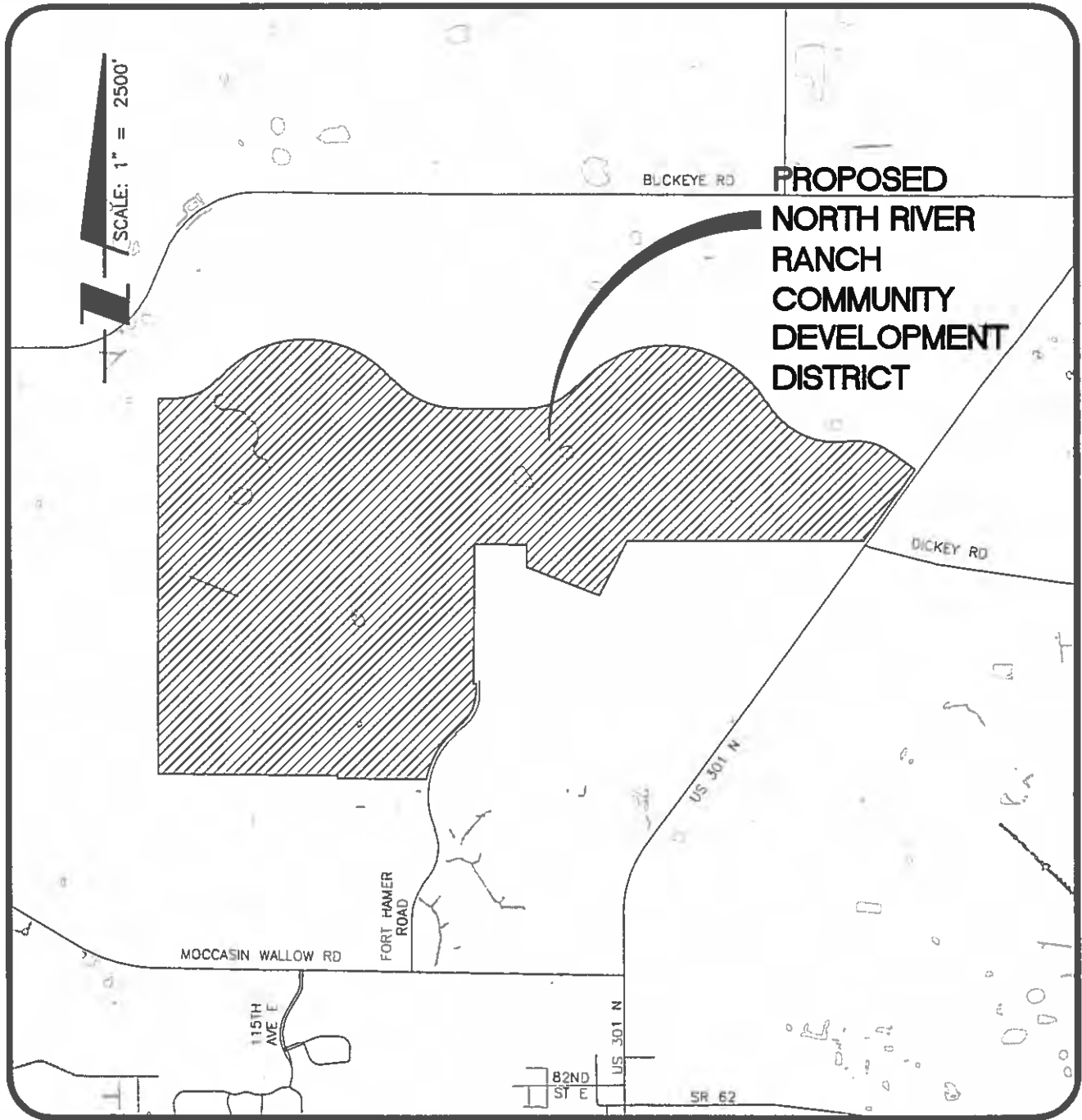
Signature
BROOKE PELSCH

Printed Name

Commission



NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
PROJECT LOCATION MAP



**PROPOSED
NORTH RIVER
RANCH
COMMUNITY
DEVELOPMENT
DISTRICT**

PROJECT: NORTH RIVER RANCH CDD
CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC



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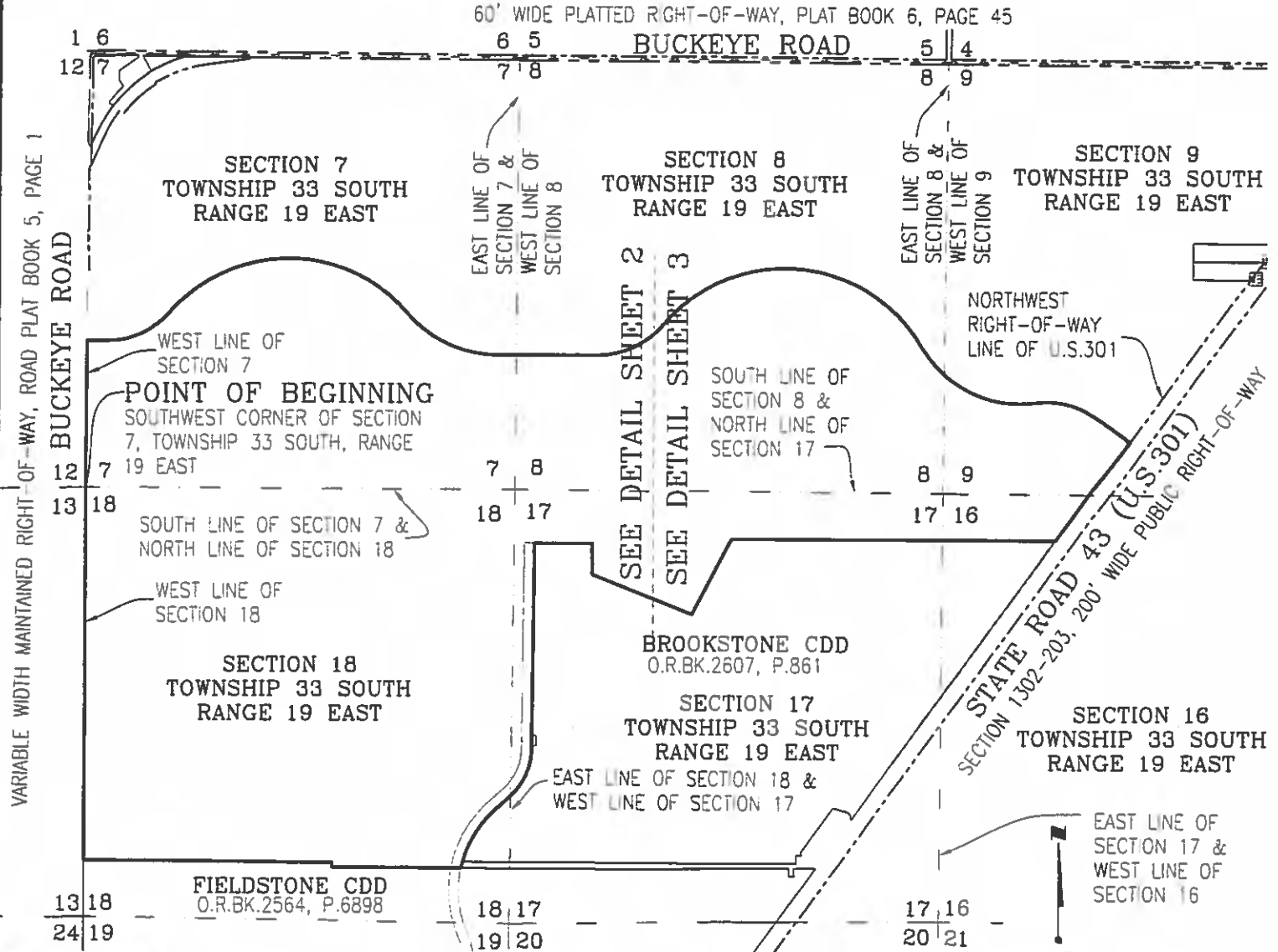
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PROJECT NO.	215613910	INDEX NO:	
DRWN BY/EMP NO.	TMG/95367	SHEET NO.	1 of 1

Exhibit "2"

NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
METES AND BOUNDS DESCRIPTION



O.R.BK. = OFFICIAL RECORDS BOOK
P. = PAGE

NOTES:

- UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER, THIS SKETCH, DRAWING, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF THE SECTION 18, BEING N.00°08'15"E
- THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

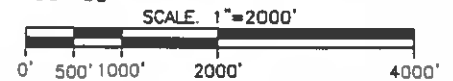
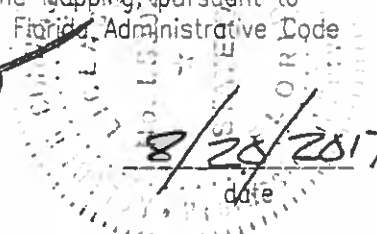
SEE SHEETS 2 & 3 FOR SKETCH DETAIL
SEE SHEET 4 FOR TABLES & DESCRIPTION

CERTIFICATE OF SURVEYOR:

I, the undersigned Professional Surveyor & Mapper, hereby certify that the sketch map and metes and bounds description as set forth in Exhibit "NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT (Community Development District) 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 5J-17, Florida Administrative Code as of the following date.

Date of Certification: August 20, 2017.

Robert R. Cunningham
Robert R. Cunningham, PSM#3924



FOR: HAVAL FARMS, LLC

This is NOT a Survey and Not valid without all sheets

Aug 20, 2017 - 16:42:43 BCUNNINGHAM\2156\active\215613910\survey\drawing\215613910v-khfcdd.dwg

SKETCH & DESCRIPTION OF NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
A 1,295.5060 ACRE TRACT LOCATED IN SECTIONS 7, 8, 9, 16, 17 & 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

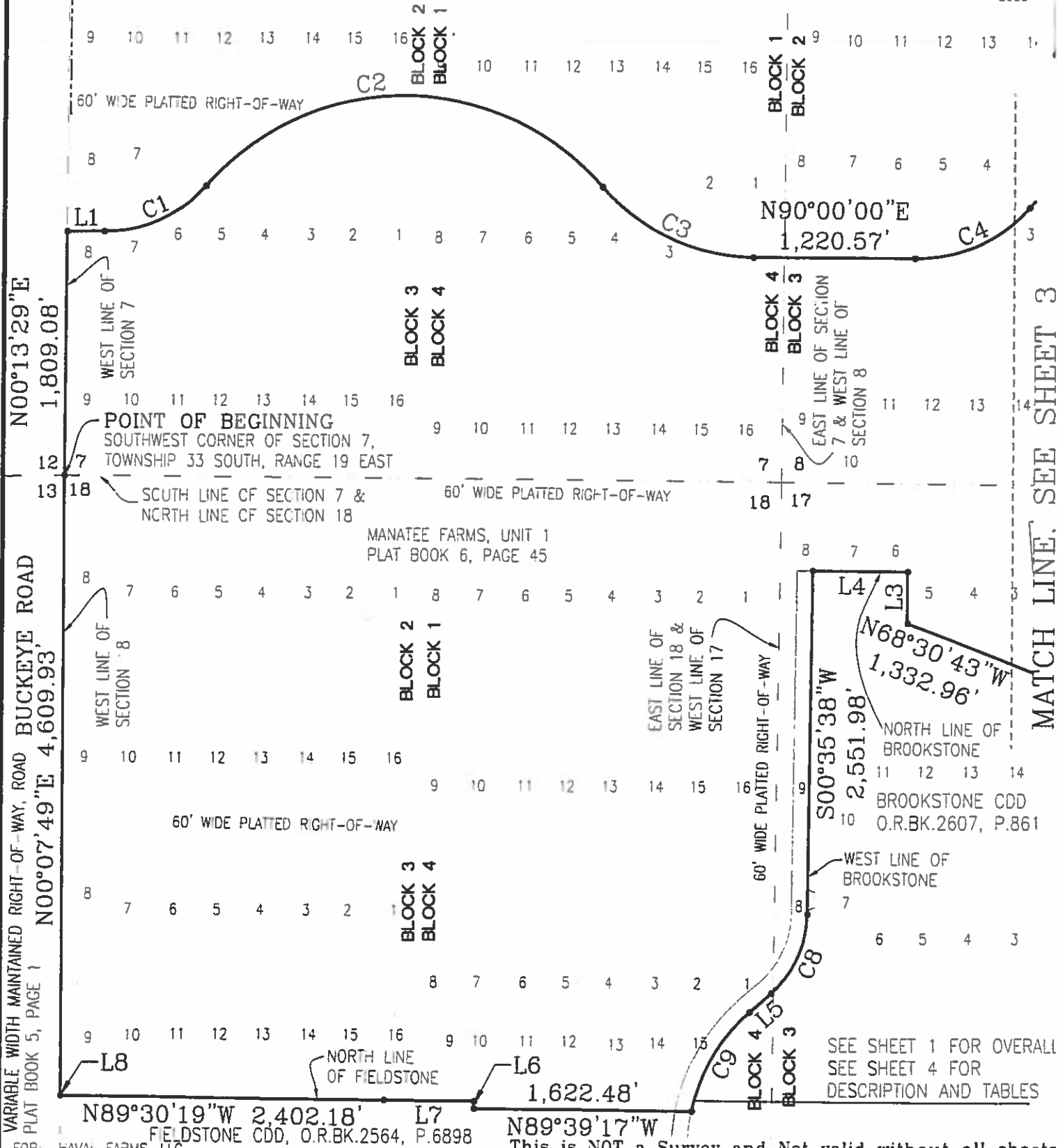
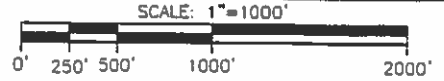


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NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
METES AND BOUNDS DESCRIPTION



VARIABLE WIDTH MAINTAINED RIGHT-OF-WAY, ROAD BUCKEYE ROAD
 PLAT BOOK 5, PAGE 1
 N00°07'49"E 4,609.93'
 N00°13'29"E 1,809.08'

MATCH LINE, SEE SHEET 3

SEE SHEET 1 FOR OVERALL
SEE SHEET 4 FOR
DESCRIPTION AND TABLES

FOR: HAVAL FARMS, LLC
 Aug 20, 2017 - 16:45:13 BCJNNGHAMIV\2156\active\215613910\survey\drawing\215613910v-khfcdd.awg
 This is NOT a Survey and Not valid without all sheets

SKETCH & DESCRIPTION OF NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
 A 1,295.5060 ACRE TRACT LOCATED IN SECTIONS 7,
 8, 9, 16, 17 & 18, TOWNSHIP 33 SOUTH,
 RANGE 19 EAST, MANATEE COUNTY, FLORIDA

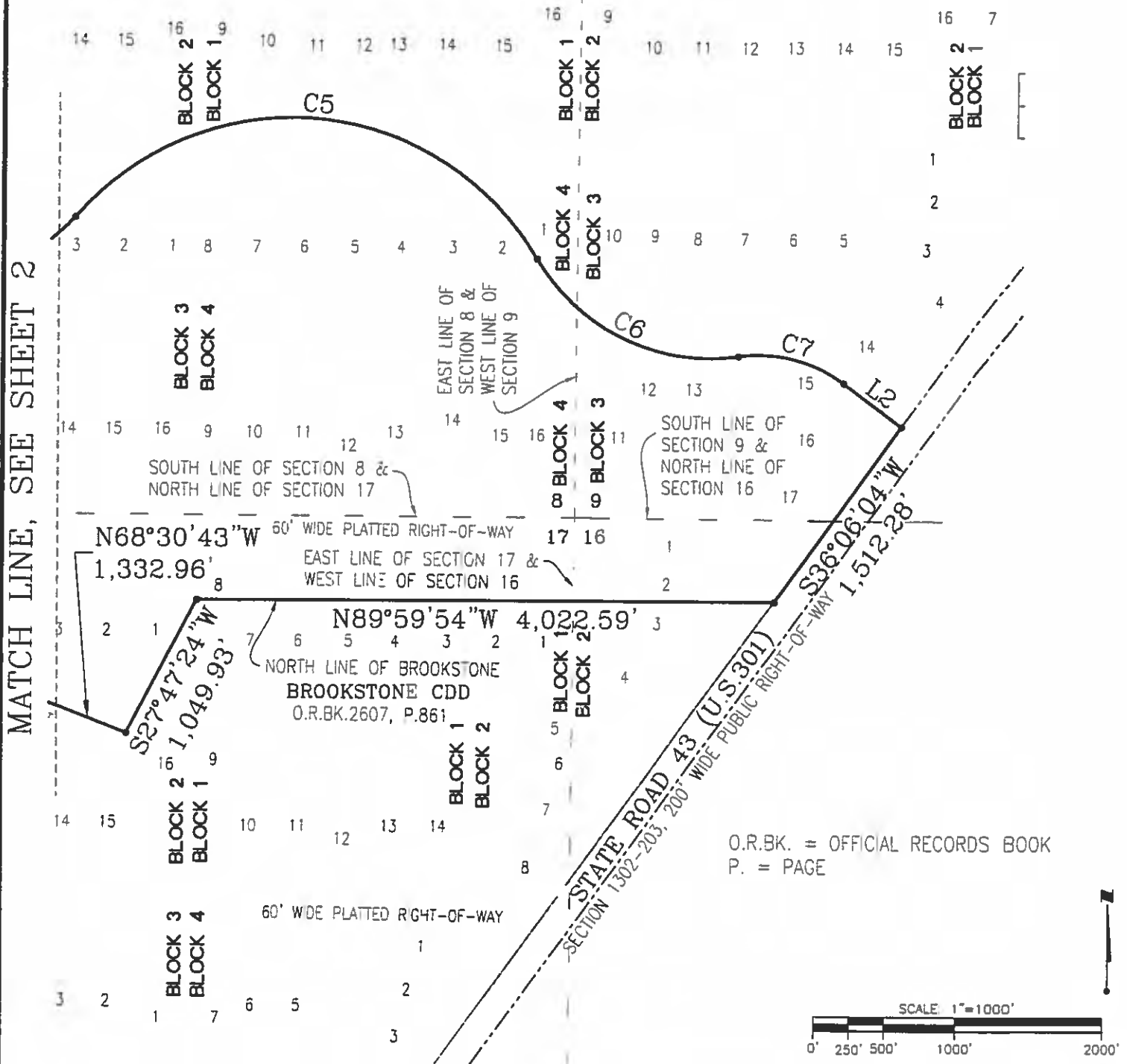


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 Licensed Business Number 7866

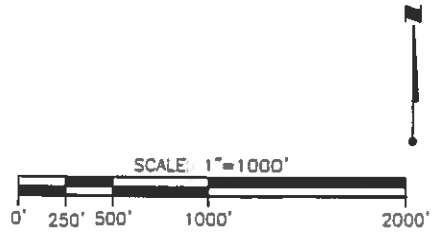
TASK CODE 410	DRAWN BY JWB	CHKD BY RRC	CAD FILE 215613910v-khfcdd	PROJECT NO 215613910	SHEET 2 OF 4	DRAWING INDEX NO A215613910v-khfcdd	REV.
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NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
METES AND BOUNDS DESCRIPTION



MATCH LINE, SEE SHEET 2

O.R.BK. = OFFICIAL RECORDS BOOK
P. = PAGE



SEE SHEET 1 FOR OVERALL
SEE SHEET 4 FOR DESCRIPTION & TABLES
FOR: HAVAL FARMS, LLC

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Aug 20, 2017 - 15:47:17 BCL\N\NG-AM\1\2156\active\215613910\survey\drawing\215613910v-khfcdd.dwg

SKETCH & DESCRIPTION OF NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
A 1,295.5060 ACRE TRACT LOCATED IN SECTIONS 7,
8, 9, 16, 17 & 18, TOWNSHIP 33 SOUTH,
RANGE 19 EAST, MANATEE COUNTY, FLORIDA



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TASK CODE 410	DRAWN BY JWB	CHECKED BY RRC	CAD FILE 215613910v-khfcdd	PROJECT NO 215613910	SHEET 3 OF 4	DRAWING INDEX NO A215613910v-khfcdd	REV
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NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT METES AND BOUNDS DESCRIPTION

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land being portions of Blocks 1, 2, 3 and 4, Section 7, Township 33 South, Range 19 East, Blocks 1, 2, 3 and 4, Section 8, Township 33 South, Range 19 East, Block 3, Section 9, Township 33 South, Range 19 East, Block 2, Section 16, Township 33 South, Range 19 East, Blocks 1, 2, 3 and 4, Section 17, Township 33 South, Range 19 East, and Blocks 1, 2, 3 and 4, Section 18, Township 33 South, Range 19 East, all in Manatee River Farms, Unit 1 as recorded in Plat Book 6, Page 45, Public Records of Manatee County, Florida, and described as follows:

BEGIN at the southwest corner of said Section 7; thence N.00°13'29"E. along the west line of said Section 7, a distance of 1,809.08 feet; thence N.90°00'00"E., a distance of 272.18 feet to the point of curvature of a curve to the left having a radius of 1,000.00 feet and a central angle of 48°54'32"; thence northeasterly along the arc of said curve, a distance of 853.62 feet to the point of reverse curvature of a curve to the right having a radius of 1,962.46 feet and a central angle of 97°43'17"; thence easterly along the arc of said curve, a distance of 3,347.09 feet to the point of reverse curvature of a curve to the left having a radius of 1,500.00 feet and a central angle of 48°48'45"; thence southeasterly along the arc of said curve, a distance of 1,277.91 feet to the point of tangency of said curve; thence N.90°00'00"E., a distance of 1,220.57 feet to the point of curvature of a curve to the left having a radius of 1,100.00 feet and a central angle of 49°18'03"; thence northeasterly along the arc of said curve, a distance of 946.51 feet to the point of reverse curvature of a curve to the right having a radius of 1,990.00 feet and a central angle of 108°30'13"; thence easterly along the arc of said curve, a distance of 3,768.56 feet to the point of reverse curvature of a curve to the left having a radius of 1,400.00 feet and a central angle of 67°34'16"; thence southeasterly along the arc of said curve, a distance of 1,651.07 feet to the point of reverse curvature of a curve to the right having a radius of 1,000.00 feet and a central angle of 44°28'10"; thence easterly along the arc of said curve, a distance of 776.14 feet to the point of tangency of said curve; thence S.53°53'56"E., a distance of 509.73 feet to a point on the northwest right-of-way line of State Road 43 (U.S.301 Section 1302-203, 200.00' wide public right-of-way); thence S.36°06'04"W. along said northwest right-of-way line, a distance of 1,512.28 feet to a point on the north line of Brookstone Community Development District as recorded in Official Records Book 2607, Page 861 of said Public Records; the following nine (9) calls are along said north line: (1) thence N.89°59'54"W., a distance of 4,022.59 feet; (2) thence S.27°47'24"W., a distance of 1,049.93 feet; (3) thence N.68°30'43"W., a distance of 1,332.96 feet; (4) thence N.00°11'16"E., a distance of 383.27 feet; (5) thence N.89°43'15"W., a distance of 719.63 feet; (6) thence S.00°35'38"W., a distance of 2,551.98 feet to the point of curvature of a curve to the right having a radius of 795.00 feet and a central angle of 48°08'26"; (7) thence southwesterly along the arc of said curve, a distance of 667.97 feet to the point of tangency of said curve; (8) thence S.48°44'04"W., a distance of 213.94 feet to the point of curvature of a curve to the left having a radius of 1,355.00 feet and a central angle of 36°48'01"; (9) thence southwesterly along the arc of said curve, a distance of 870.29 feet to the a point on the north line of Fieldstone Community Development District as recorded in Official Records Book 2564, Page 6898 of said Public Records; the following five (5) calls are along said north line: (1) thence N.89°39'17"W., a distance of 1,622.48 feet; (2) thence N.00°51'43"E., a distance of 54.26 feet; (3) thence N.89°32'06"W., a distance of 674.93 feet; (4) thence N.89°30'19"W., a distance of 2,402.18 feet; (5) thence S.89°39'04"W., a distance of 3.35 feet to the west line of said Section 18; thence N.00°07'49"E., along said west line, a distance of 4,609.93 feet to the POINT OF BEGINNING.

Said tract contains 56,432,242 square feet or 1,295.5060 acres, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N90°00'00"E	272.18'
L2	S53°53'56"E	509.73'
L3	N00°11'16"E	383.27'
L4	N89°43'15"W	719.63'
L5	S48°44'04"W	213.94'
L6	N00°51'43"E	54.26'
L7	N89°32'06"W	674.93'
L8	S89°39'04"W	3.35'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1,000.00'	48°54'32"	853.62'	827.94'	N65°32'44"E
C2	1,962.46'	97°43'17"	3,347.09'	2,955.90'	N89°57'07"E
C3	1,500.00'	48°48'45"	1,277.91'	1,239.61'	S65°35'37"E
C4	1,100.00'	49°18'03"	946.51'	917.58'	N65°20'58"E
C5	1,990.00'	108°30'13"	3,768.56'	3,230.14'	S85°02'56"E
C6	1,400.00'	67°34'16"	1,651.07'	1,557.04'	S64°34'58"E
C7	1,000.00'	44°28'10"	776.14'	756.80'	S76°08'01"E
C8	795.00'	48°08'26"	667.97'	648.49'	S24°39'51"W
C9	1,355.00'	36°48'01"	870.29'	855.41'	S30°20'04"W

SEE SHEET 1 FOR OVERALL
SEE SHEETS 2 & 3 FOR DETAIL SKETCH
FOR: HAVAL FARMS, LLC

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Aug 20, 2017 - 16 48 38 BCUNNINGHAM\1\2156\active\215613910\survey\drawing\215613910v-khfcdd.dwg

SKETCH & DESCRIPTION OF NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
A 1,295.5060 ACRE TRACT LOCATED IN SECTIONS 7,
8, 9, 16, 17 & 18, TOWNSHIP 33 SOUTH,
RANGE 19 EAST, MANATEE COUNTY, FLORIDA



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TASK CODE 410	DRAWN BY: JWB	CHKD BY: RRC	CAD FILE 215613910v-khfcdd	PROJECT NO 215613910	SHEET 4 OF 4	DRAWING INDEX NO A215613910v-khfcdd	REV:
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Exhibit "3"

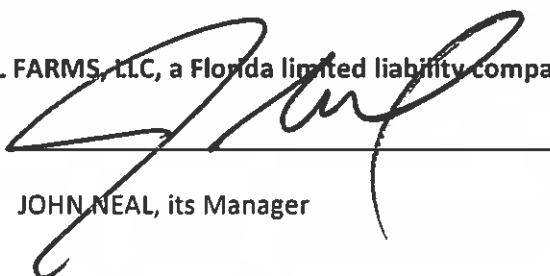
**NORTH RIVER RANCH
COMMUNITY DEVELOPMENT DISTRICT**

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 North River Ranch Community Development District and agrees to subject its property to the rules, regulations, resolutions, ordinances, taxes and special assessments imposed by the North River Ranch Community Development District.

HAVAL FARMS, 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 13 day of SEPTEMBER, 2017, by JOHN NEAL, as Manager of HAVAL FARMS, 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 executed the same freely and voluntarily for the purposes therein expressed.

My Commission expires:


Signature BROOKE PELSCH
Printed Name

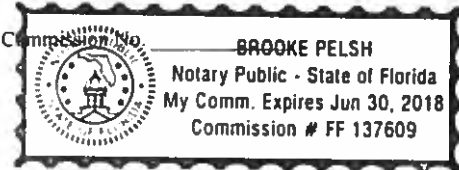
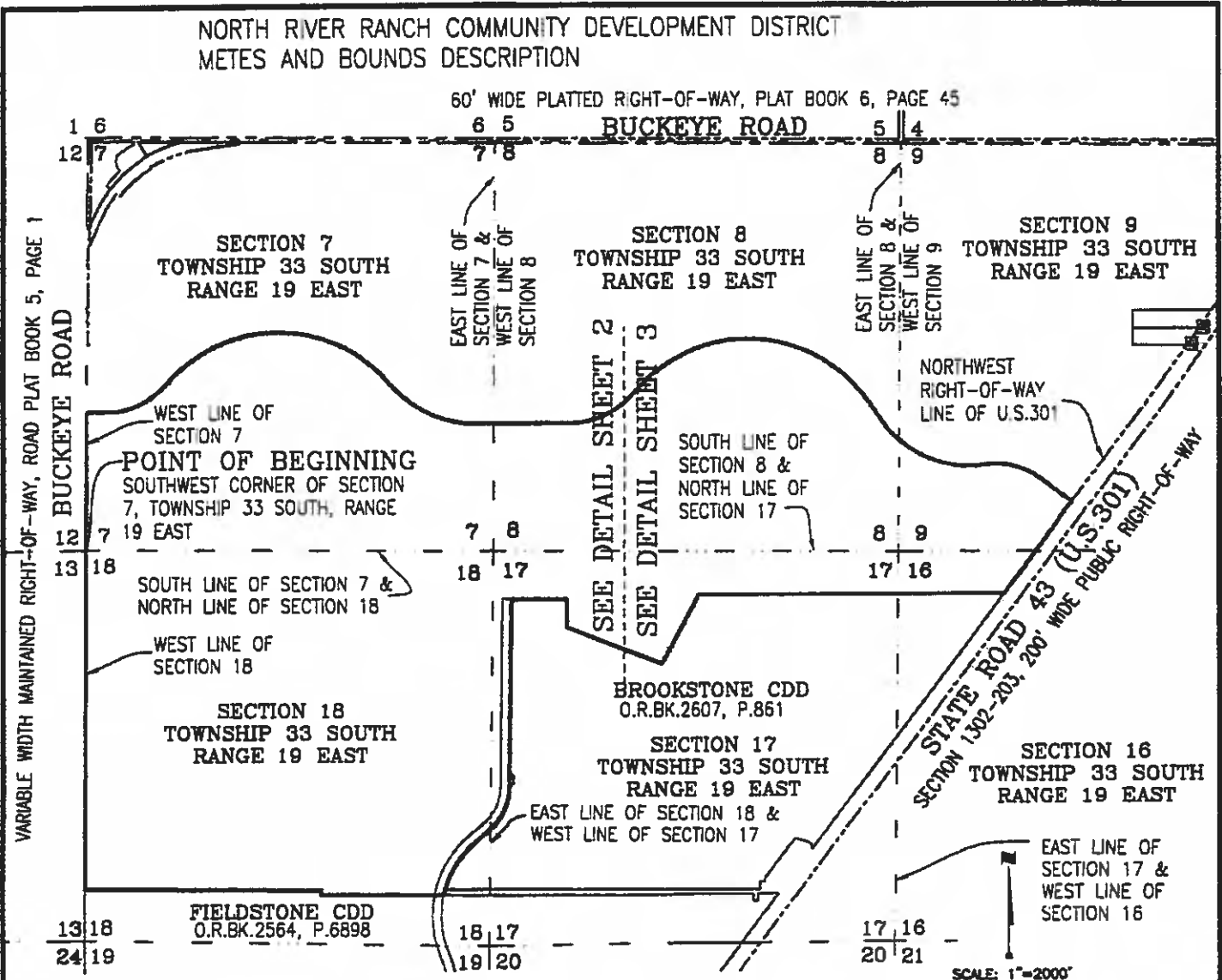


Exhibit "A"

NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT METES AND BOUNDS DESCRIPTION



O.R.BK. = OFFICIAL RECORDS BOOK
P. = PAGE

NOTES:

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER, THIS SKETCH, DRAWING, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF THE SECTION 18, BEING N.00°08'15"E.
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

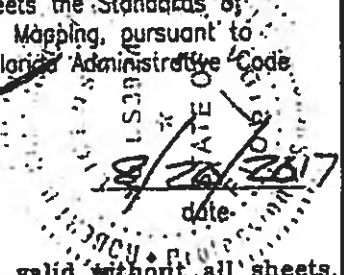
SEE SHEETS 2 & 3 FOR SKETCH DETAIL
SEE SHEET 4 FOR TABLES & DESCRIPTION

CERTIFICATE OF SURVEYOR:

I, the undersigned Professional Surveyor & Mapper, hereby certify that the sketch map and metes and bounds description as set forth in Exhibit "NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT (Community Development District) 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 5J-17, Florida Administrative Code as of the following date.

Date of Certification: August 20, 2017.

Robert R. Cunningham
Robert R. Cunningham, PSM#3924



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FOR: HAVAL FARMS, LLC

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SKETCH & DESCRIPTION OF NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
A 1,295.5060 ACRE TRACT LOCATED IN SECTIONS 7,
8, 9, 16, 17 & 18, TOWNSHIP 33 SOUTH,
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

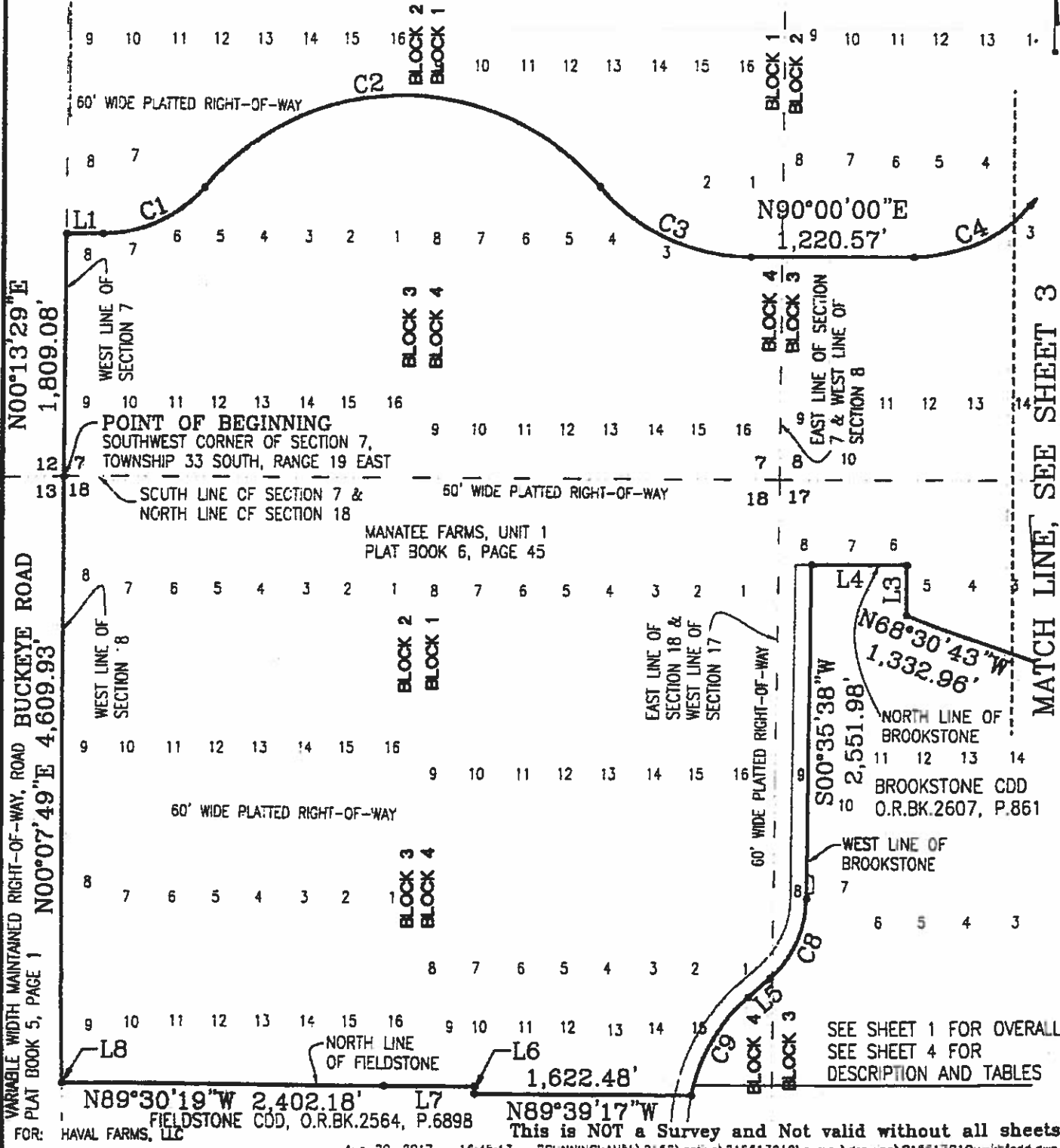
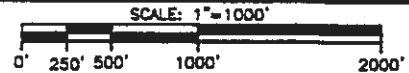


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TASK CODE: 410	DRAWN BY: JWB	CHKD BY: RRC	CAD FILE: 215613910v-khfcd	PROJECT NO: 215613910	SHEET 1 OF 4	DRAWING INDEX NO: A215613910v-khfcd	REV:
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NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
METES AND BOUNDS DESCRIPTION



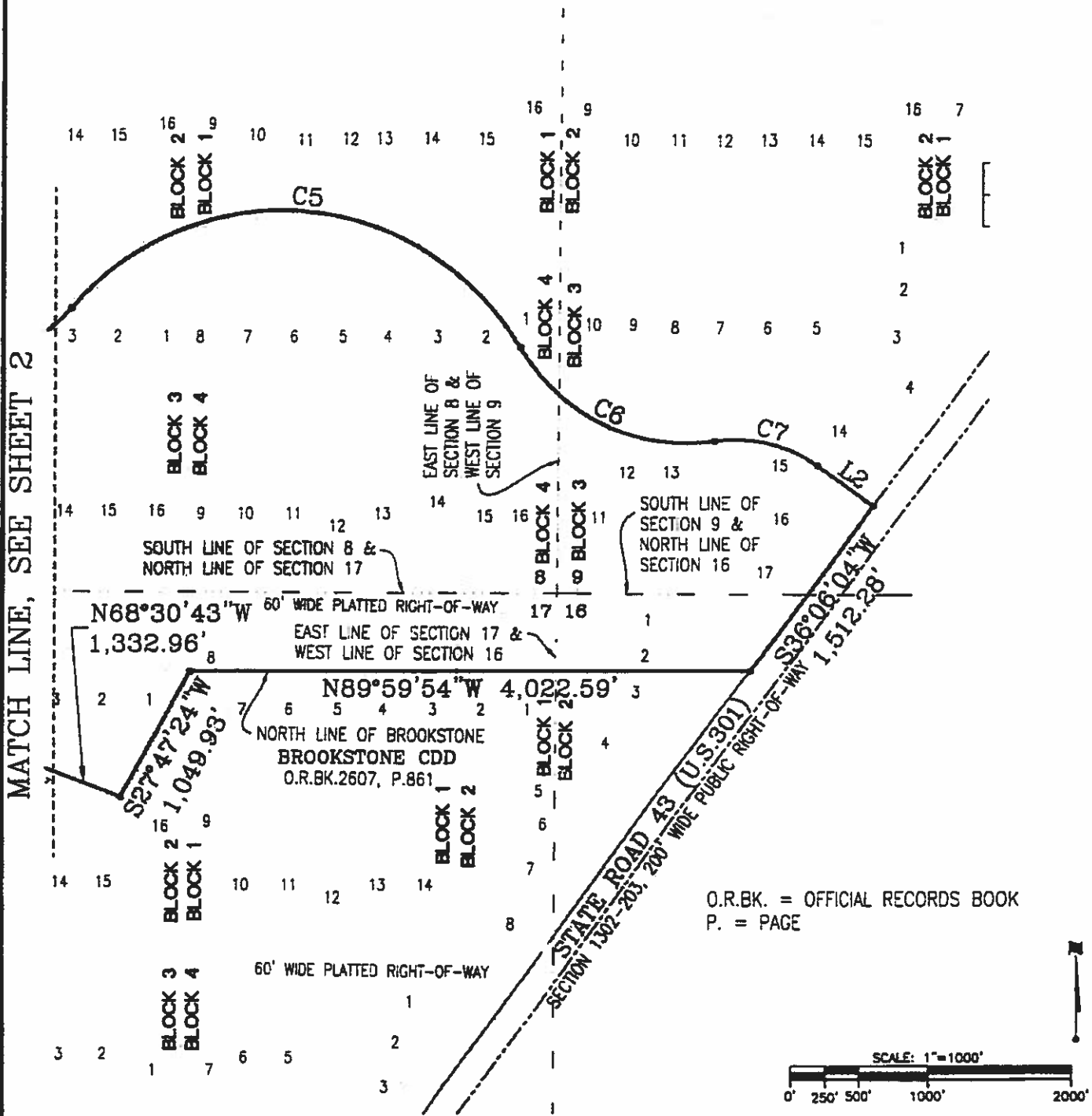
FOR: HAVAL FARMS, LLC
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SKETCH & DESCRIPTION OF NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
A 1,295.5060 ACRE TRACT LOCATED IN SECTIONS 7,
8, 9, 16, 17 & 18, TOWNSHIP 33 SOUTH,
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

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Licenses: Business Number 7896

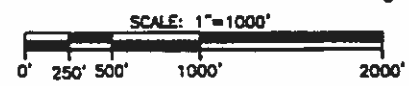
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NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
METES AND BOUNDS DESCRIPTION



MATCH LINE, SEE SHEET 2

O.R.BK. = OFFICIAL RECORDS BOOK
P. = PAGE



SEE SHEET 1 FOR OVERALL
SEE SHEET 4 FOR DESCRIPTION & TABLES
FOR: HAVAL FARMS, LLC

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SKETCH & DESCRIPTION OF NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
A 1,295.5060 ACRE TRACT LOCATED IN SECTIONS 7,
8, 9, 16, 17 & 18, TOWNSHIP 33 SOUTH,
RANGE 19 EAST, MANATEE COUNTY, FLORIDA



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TASK CODE: 410	DRAWN BY: JWB	CHKD BY: RRC	CAD FILE: 215613910v-khfcdd	PROJECT NO: 215613910	SHEET 3 OF 4	DRAWING INDEX NO: A215613910v-khfcdd	REV:
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**NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
METES AND BOUNDS DESCRIPTION**

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land being portions of Blocks 1, 2, 3 and 4, Section 7, Township 33 South, Range 19 East, Blocks 1, 2, 3 and 4, Section 8, Township 33 South, Range 19 East, Block 3, Section 9, Township 33 South, Range 19 East, Block 2, Section 16, Township 33 South, Range 19 East, Blocks 1, 2, 3 and 4, Section 17, Township 33 South, Range 19 East, and Blocks 1, 2, 3 and 4, Section 18, Township 33 South, Range 19 East, all in Manatee River Farms, Unit 1 as recorded in Plat Book 6, Page 45, Public Records of Manatee County, Florida, and described as follows:

BEGIN at the southwest corner of said Section 7; thence N.00°13'29"E. along the west line of said Section 7, a distance of 1,809.08 feet; thence N.90°00'00"E., a distance of 272.18 feet to the point of curvature of a curve to the left having a radius of 1,000.00 feet and a central angle of 48°54'32"; thence northeasterly along the arc of said curve, a distance of 853.62 feet to the point of reverse curvature of a curve to the right having a radius of 1,962.46 feet and a central angle of 97°43'17"; thence easterly along the arc of said curve, a distance of 3,347.09 feet to the point of reverse curvature of a curve to the left having a radius of 1,500.00 feet and a central angle of 48°48'45"; thence southeasterly along the arc of said curve, a distance of 1,277.91 feet to the point of tangency of said curve; thence N.90°00'00"E., a distance of 1,220.57 feet to the point of curvature of a curve to the left having a radius of 1,100.00 feet and a central angle of 49°18'03"; thence northeasterly along the arc of said curve, a distance of 946.51 feet to the point of reverse curvature of a curve to the right having a radius of 1,990.00 feet and a central angle of 108°30'13"; thence easterly along the arc of said curve, a distance of 3,768.56 feet to the point of reverse curvature of a curve to the left having a radius of 1,400.00 feet and a central angle of 67°34'16"; thence southeasterly along the arc of said curve, a distance of 1,651.07 feet to the point of reverse curvature of a curve to the right having a radius of 1,000.00 feet and a central angle of 44°28'10"; thence easterly along the arc of said curve, a distance of 776.14 feet to the point of tangency of said curve; thence S.53°53'56"E., a distance of 509.73 feet to a point on the northwest right-of-way line of State Road 43 (U.S.301 Section 1302-203, 200.00' wide public right-of-way); thence S.36°06'04"W. along said northwest right-of-way line, a distance of 1,512.28 feet to a point on the north line of Brookstone Community Development District as recorded in Official Records Book 2607, Page 861 of said Public Records; the following nine (9) calls are along said north line: (1) thence N.89°59'54"W., a distance of 4,022.59 feet; (2) thence S.27°47'24"W., a distance of 1,049.93 feet; (3) thence N.68°30'43"W., a distance of 1,332.96 feet; (4) thence N.00°11'16"E., a distance of 383.27 feet; (5) thence N.89°43'15"W., a distance of 719.63 feet; (6) thence S.00°35'38"W., a distance of 2,551.98 feet to the point of curvature of a curve to the right having a radius of 795.00 feet and a central angle of 48°08'26"; (7) thence southwesterly along the arc of said curve, a distance of 667.97 feet to the point of tangency of said curve; (8) thence S.48°44'04"W., a distance of 213.94 feet to the point of curvature of a curve to the left having a radius of 1,355.00 feet and a central angle of 36°48'01"; (9) thence southwesterly along the arc of said curve, a distance of 870.29 feet to the a point on the north line of Fieldstone Community Development District as recorded in Official Records Book 2564, Page 6898 of said Public Records; the following five (5) calls are along said north line: (1) thence N.89°39'17"W., a distance of 1,622.48 feet; (2) thence N.00°51'43"E., a distance of 54.26 feet; (3) thence N.89°32'06"W., a distance of 674.93 feet; (4) thence N.89°30'19"W., a distance of 2,402.18 feet; (5) thence S.89°39'04"W., a distance of 3.35 feet to the west line of said Section 18; thence N.00°07'49"E., along said west line, a distance of 4,609.93 feet to the POINT OF BEGINNING.

Said tract contains 56,432,242 square feet or 1,295.5060 acres, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N90°00'00"E	272.18'
L2	S53°53'56"E	509.73'
L3	N00°11'16"E	383.27'
L4	N89°43'15"W	719.63'
L5	S48°44'04"W	213.94'
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CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1,000.00'	48°54'32"	853.62'	827.94'	N65°32'44"E
C2	1,962.46'	97°43'17"	3,347.09'	2,955.90'	N89°57'07"E
C3	1,500.00'	48°48'45"	1,277.91'	1,239.61'	S65°35'37"E
C4	1,100.00'	49°18'03"	946.51'	917.58'	N65°20'58"E
C5	1,990.00'	108°30'13"	3,768.56'	3,230.14'	S85°02'56"E
C6	1,400.00'	67°34'16"	1,651.07'	1,557.04'	S64°34'58"E
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C9	1,355.00'	36°48'01"	870.29'	855.41'	S30°20'04"W

SEE SHEET 1 FOR OVERALL
SEE SHEETS 2 & 3 FOR DETAIL SKETCH
FOR: HAVAL FARMS, LLC

This is NOT a Survey and Not valid without all sheets.

Aug 20, 2017 - 16 48 36 BCUNNINGHAM\J\2156\active\215613910\survey\drawing\215613910v-khfcdd.dwg

SKETCH & DESCRIPTION OF NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
A 1,295.5060 ACRE TRACT LOCATED IN SECTIONS 7,
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RANGE 19 EAST, MANATEE COUNTY, FLORIDA



Stantec

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Licensed Professional Surveyor 7558

TASK CODE 410	DRAWN BY: JWG	CHECKED BY: RRC	CAD FILE 215613910v-khfcdd	PROJECT NO: 215613910	SHEET 4 OF 4	DRAWING INDEX NO: A215613910v-khfcdd	REV:
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Exhibit "3"


**NORTH RIVER RANCH
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 North River Ranch Community Development District and agrees to subject its property to the rules, regulations, resolutions, ordinances, taxes and special assessments imposed by the North River Ranch Community Development District.

NORTH MANATEE INVESTMENT, LLC, a Florida limited liability company

By: _____



JAMES R SCHIER, its Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 13 day of SEPTEMBER, 2017, by JAMES R SCHIER, as Manager of NORTH MANATEE INVESTMENT, 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 executed the same freely and voluntarily for the purposes therein expressed.

My Commission expires:



Signature BROOKE PELSCH
Printed Name

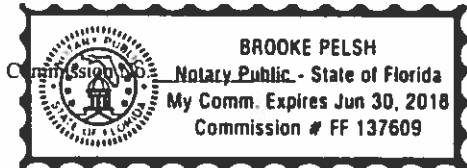
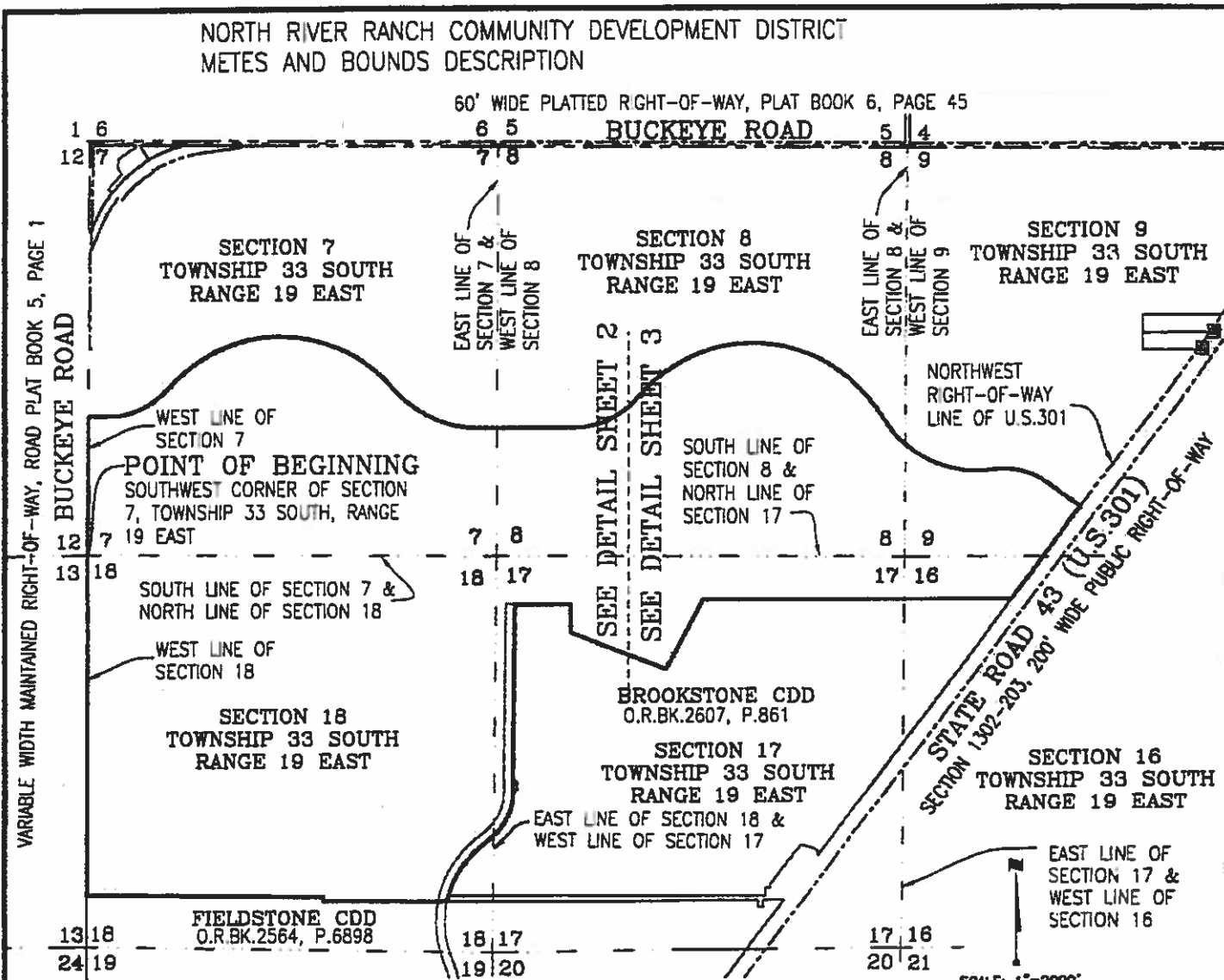


Exhibit "A"

NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT METES AND BOUNDS DESCRIPTION



O.R.BK. = OFFICIAL RECORDS BOOK
P. = PAGE

NOTES:

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3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

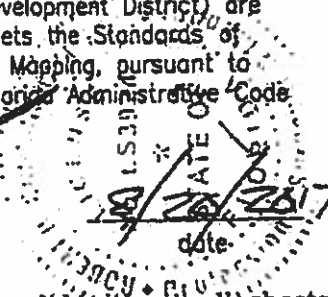
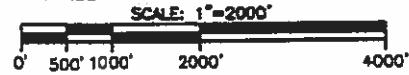
SEE SHEETS 2 & 3 FOR SKETCH DETAIL
SEE SHEET 4 FOR TABLES & DESCRIPTION

CERTIFICATE OF SURVEYOR:

I, the undersigned Professional Surveyor & Mapper, hereby certify that the sketch map and metes and bounds description as set forth in Exhibit "NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT (Community Development District) 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 5J-17, Florida Administrative Code, as of the following date.

Date of Certification: August 20, 2017.

[Signature]
Robert R. Cunningham, PSM#3924



FOR: HAVAL FARMS, LLC

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SKETCH & DESCRIPTION OF NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
A 1,295.5060 ACRE TRACT LOCATED IN SECTIONS 7, 8, 9, 16, 17 & 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

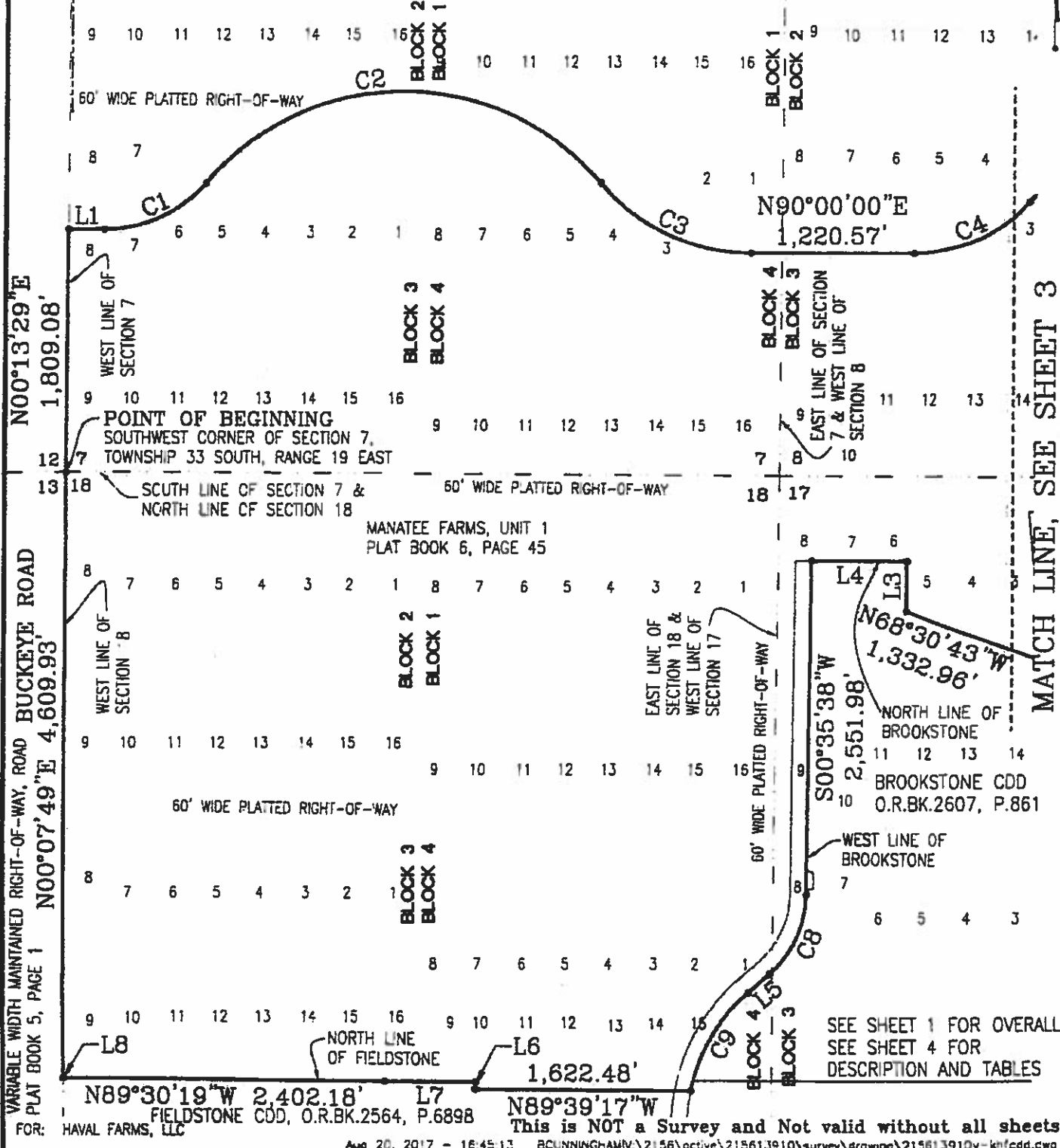
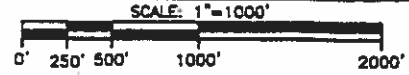


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NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
METES AND BOUNDS DESCRIPTION



VARIABLE WIDTH MAINTAINED RIGHT-OF-WAY, ROAD BUCKEYE ROAD
 PLAT BOOK 5, PAGE 1
 N00°07'49"E 4,609.93'
 N00°13'29"E 1,809.08'

MATCH LINE, SEE SHEET 3

SEE SHEET 1 FOR OVERALL
SEE SHEET 4 FOR
DESCRIPTION AND TABLES

N89°30'19"W 2,402.18' L7
 FIELDSTONE CDD, O.R.BK.2564, P.6898
 N89°39'17"W
 1,622.48' L6
 FOR: HAVAL FARMS, LLC

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SKETCH & DESCRIPTION OF NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
 A 1,295.5060 ACRE TRACT LOCATED IN SECTIONS 7,
 8, 9, 16, 17 & 18, TOWNSHIP 33 SOUTH,
 RANGE 19 EAST, MANATEE COUNTY, FLORIDA

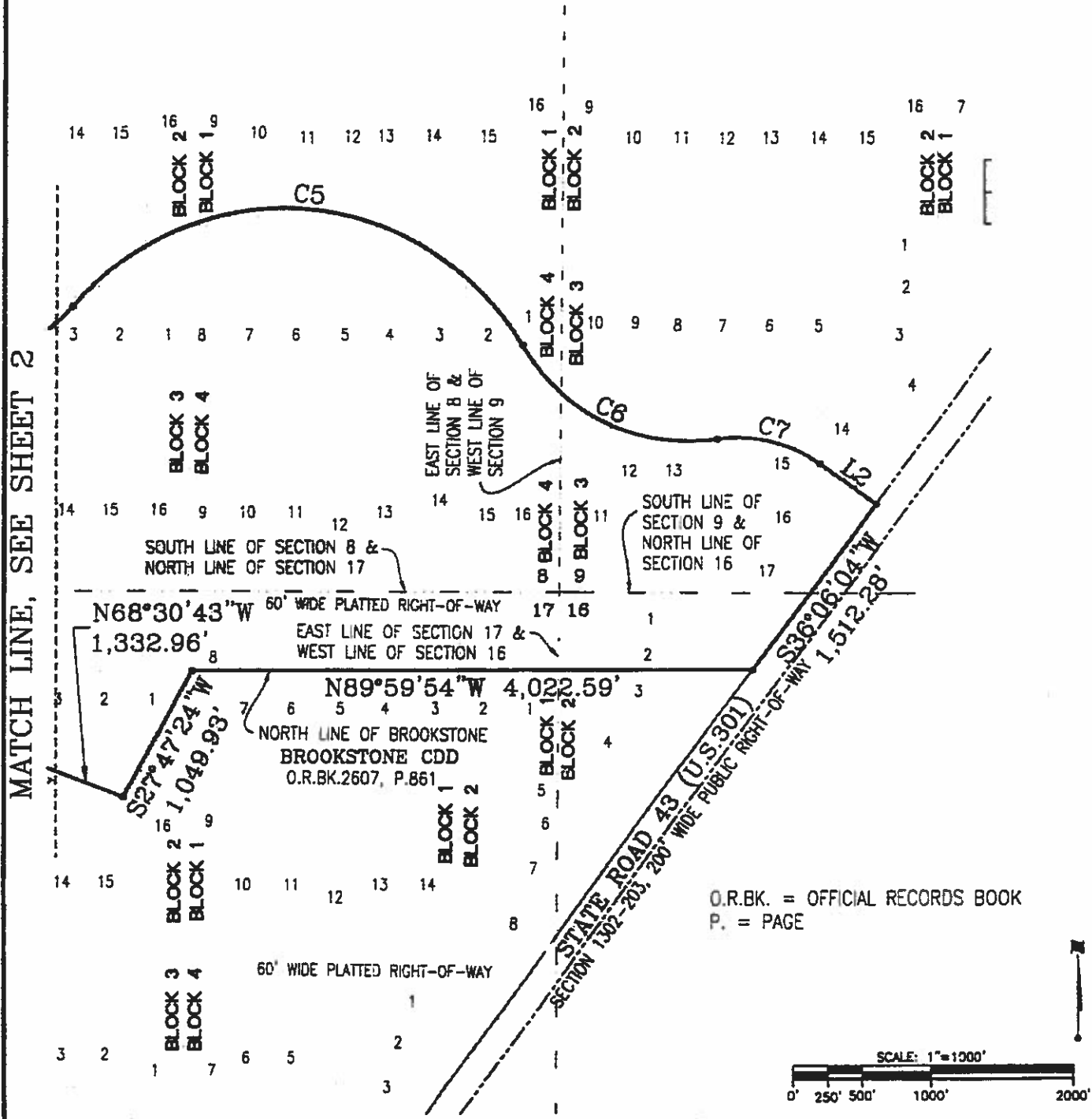


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NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
METES AND BOUNDS DESCRIPTION



MATCH LINE, SEE SHEET 2

O.R.BK. = OFFICIAL RECORDS BOOK
P. = PAGE



SEE SHEET 1 FOR OVERALL
SEE SHEET 4 FOR DESCRIPTION & TABLES
FOR: HAVAL FARMS, LLC

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SKETCH & DESCRIPTION OF NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
A 1,295.5060 ACRE TRACT LOCATED IN SECTIONS 7,
8, 9, 16, 17 & 18, TOWNSHIP 33 SOUTH,
RANGE 19 EAST, MANATEE COUNTY, FLORIDA



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**NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
METES AND BOUNDS DESCRIPTION**

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land being portions of Blocks 1, 2, 3 and 4, Section 7, Township 33 South, Range 19 East, Blocks 1, 2, 3 and 4, Section 8, Township 33 South, Range 19 East, Block 3, Section 9, Township 33 South, Range 19 East, Block 2, Section 16, Township 33 South, Range 19 East, Blocks 1, 2, 3 and 4, Section 17, Township 33 South, Range 19 East, and Blocks 1, 2, 3 and 4, Section 18, Township 33 South, Range 19 East, all in Manatee River Farms, Unit 1 as recorded in Plat Book 6, Page 45, Public Records of Manatee County, Florida, and described as follows:

BEGIN at the southwest corner of said Section 7; thence N.00°13'29"E. along the west line of said Section 7, a distance of 1,809.08 feet; thence N.90°00'00"E., a distance of 272.18 feet to the point of curvature of a curve to the left having a radius of 1,000.00 feet and a central angle of 48°54'32"; thence northeasterly along the arc of said curve, a distance of 853.62 feet to the point of reverse curvature of a curve to the right having a radius of 1,962.46 feet and a central angle of 97°43'17"; thence easterly along the arc of said curve, a distance of 3,347.09 feet to the point of reverse curvature of a curve to the left having a radius of 1,500.00 feet and a central angle of 48°48'45"; thence southeasterly along the arc of said curve, a distance of 1,277.91 feet to the point of tangency of said curve; thence N.90°00'00"E., a distance of 1,220.57 feet to the point of curvature of a curve to the left having a radius of 1,100.00 feet and a central angle of 49°18'03"; thence northeasterly along the arc of said curve, a distance of 946.51 feet to the point of reverse curvature of a curve to the right having a radius of 1,990.00 feet and a central angle of 108°30'13"; thence easterly along the arc of said curve, a distance of 3,768.56 feet to the point of reverse curvature of a curve to the left having a radius of 1,400.00 feet and a central angle of 67°34'16"; thence southeasterly along the arc of said curve, a distance of 1,651.07 feet to the point of reverse curvature of a curve to the right having a radius of 1,000.00 feet and a central angle of 44°28'10"; thence easterly along the arc of said curve, a distance of 776.14 feet to the point of tangency of said curve; thence S.53°53'56"E., a distance of 509.73 feet to a point on the northwest right-of-way line of State Road 43 (U.S.301 Section 1302-203, 200.00' wide public right-of-way); thence S.36°06'04"W. along said northwest right-of-way line, a distance of 1,512.28 feet to a point on the north line of Brookstone Community Development District as recorded in Official Records Book 2607, Page 861 of said Public Records; the following nine (9) calls are along said north line: (1) thence N.89°59'54"W., a distance of 4,022.59 feet; (2) thence S.27°47'24"W., a distance of 1,049.93 feet; (3) thence N.68°30'43"W., a distance of 1,332.96 feet; (4) thence N.00°11'16"E., a distance of 383.27 feet; (5) thence N.89°43'15"W., a distance of 719.63 feet; (6) thence S.00°35'38"W., a distance of 2,551.98 feet to the point of curvature of a curve to the right having a radius of 795.00 feet and a central angle of 48°08'26"; (7) thence southwesterly along the arc of said curve, a distance of 667.97 feet to the point of tangency of said curve; (8) thence S.48°44'04"W., a distance of 213.94 feet to the point of curvature of a curve to the left having a radius of 1,355.00 feet and a central angle of 36°48'01"; (9) thence southwesterly along the arc of said curve, a distance of 870.29 feet to the a point on the north line of Fieldstone Community Development District as recorded in Official Records Book 2564, Page 6898 of said Public Records; the following five (5) calls are along said north line: (1) thence N.89°39'17"W., a distance of 1,622.48 feet; (2) thence N.00°51'43"E., a distance of 54.26 feet; (3) thence N.89°32'06"W., a distance of 674.93 feet; (4) thence N.89°30'19"W., a distance of 2,402.18 feet; (5) thence S.89°39'04"W., a distance of 3.35 feet to the west line of said Section 18; thence N.00°07'49"E., along said west line, a distance of 4,609.93 feet to the POINT OF BEGINNING.

Said tract contains 56,432,242 square feet or 1,295.5060 acres, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N90°00'00"E	272.18'
L2	S53°53'56"E	509.73'
L3	N00°11'16"E	383.27'
L4	N89°43'15"W	719.63'
L5	S48°44'04"W	213.94'
L6	N00°51'43"E	54.26'
L7	N89°32'06"W	674.93'
L8	S89°39'04"W	3.35'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1,000.00'	48°54'32"	853.62'	827.94'	N65°32'44"E
C2	1,962.46'	97°43'17"	3,347.09'	2,955.90'	N89°57'07"E
C3	1,500.00'	48°48'45"	1,277.91'	1,239.61'	S65°35'37"E
C4	1,100.00'	49°18'03"	946.51'	917.58'	N65°20'58"E
C5	1,990.00'	108°30'13"	3,768.56'	3,230.14'	S85°02'56"E
C6	1,400.00'	67°34'16"	1,651.07'	1,557.04'	S64°34'58"E
C7	1,000.00'	44°28'10"	776.14'	756.80'	S76°08'01"E
C8	795.00'	48°08'26"	667.97'	648.49'	S24°39'51"W
C9	1,355.00'	36°48'01"	870.29'	855.41'	S30°20'04"W

SEE SHEET 1 FOR OVERALL
SEE SHEETS 2 & 3 FOR DETAIL SKETCH
FOR: HAVAL FARMS, LLC

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SKETCH & DESCRIPTION OF NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
A 1,295.5060 ACRE TRACT LOCATED IN SECTIONS 7,
8, 9, 16, 17 & 18, TOWNSHIP 33 SOUTH,
RANGE 19 EAST, MANATEE COUNTY, FLORIDA



Stantec

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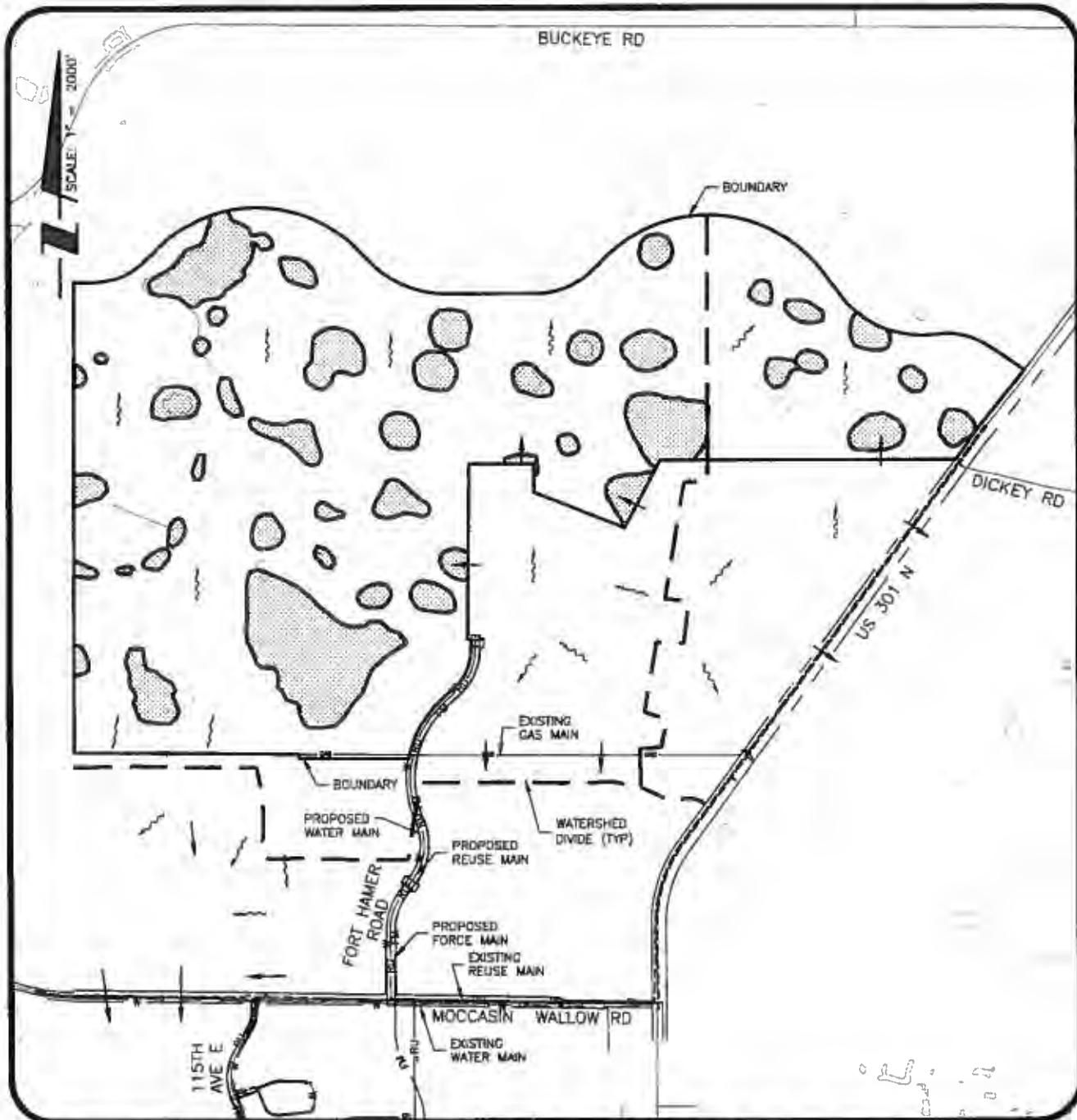
Exhibit "4"

**NORTH RIVER RANCH
COMMUNITY DEVELOPMENT DISTRICT**

**INITIAL MEMBERS OF THE
BOARD OF SUPERVISORS**

- I. Priscilla Heim
5800 Lakewood Ranch Blvd.
Sarasota, FL 34240
- II. Sandy Foster
5800 Lakewood Ranch Blvd.
Sarasota, FL 34240
- III. Brooke Pelsh
5800 Lakewood Ranch Blvd.
Sarasota, FL 34240
- IV. Mark Evans
5800 Lakewood Ranch Blvd.
Sarasota, FL 34240
- V. Dale Weidemiller
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).



NORTH RIVER RANCH COMMUNITY DEVELOPMENT
DISTRICT EXISTING UTILITY AND OUTFALL MAP

PROJECT: NORTH RIVER RANCH CDD

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC



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SCALE	1" = 2000'	DATE	8/7/16
SEC	17,18	TWP	33
		RGE	19
PROJECT NO.	215613910		
INDEX NO.			
DRWN BY/ENR NO.	TMG/95367		
SHEET NO.	1 of 1		

Exhibit "6"

Proposed Infrastructure Cost Estimate and Timetable

North River Ranch Community Development District
Estimated Cost of Project (2017 Dollars)

Item	Description	2017 - 2019	2019-2022	2022-2025	Total
1	Roadways	\$ 19,677,528	\$ 18,685,362	\$ 18,193,642	\$ 56,556,531
2	Street/Entry Lighting	\$ 4,794,272	\$ 7,287,293	\$ 7,095,522	\$ 19,177,086
3	Drainage	\$ 6,869,876	\$ 10,442,211	\$ 10,167,416	\$ 27,479,502
4	Water & Wastewater	\$ 12,320,360	\$ 16,486,163	\$ 16,052,317	\$ 44,858,840
5	Clearing & Grading	\$ 10,471,709	\$ 15,916,997	\$ 15,498,129	\$ 41,886,835
6	Landscaping/Lakes/Irrigation	\$ 9,776,717	\$ 14,860,610	\$ 14,469,541	\$ 39,106,868
7	Parks & Recreation, Security	\$ 1,759,810	\$ 2,674,912	\$ 2,604,519	\$ 7,039,241
8	Professional Fees, Design & Permitting	\$ 1,596,734	\$ 1,820,156	\$ 1,772,258	\$ 5,189,148
9	Entrance Features & Signs	\$ 3,662,162	\$ 1,614,487	\$ 1,572,000	\$ 6,848,649
10	Consultants/Contingencies/Other	\$ 6,849,570	\$ 10,411,346	\$ 10,137,364	\$ 27,398,280
TOTAL		\$ 77,778,737	\$ 100,199,537	\$ 97,562,707	\$ 275,540,981

Year	2019	2022	2025
Infrastructure Costs	\$ 77,778,737	\$ 100,199,537	\$ 97,562,707

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.

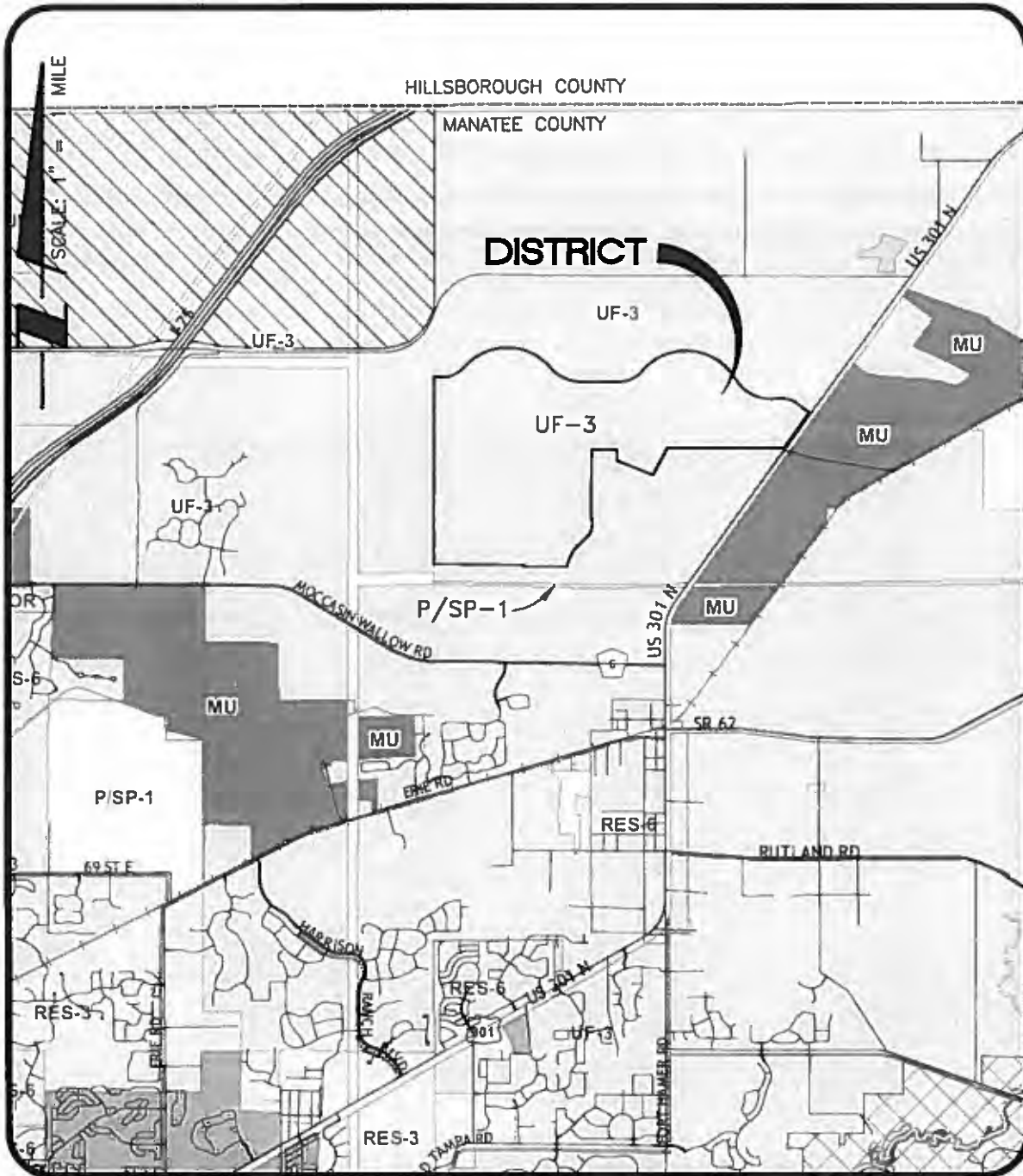
Engineer's Certification

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



NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY COMPREHENSIVE PLAN LAND USE MAP

EXHIBIT 7



NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY LAND USE OVERLAY

PROJECT: NORTH RIVER RANCH CDD

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC



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SCALE:	AS SHOWN	DATE	8/7/17
SEC:	TWP: 17.18 RGE: 33	REV NO:	19
PROJECT NO:	215613910	INDEX NO:	
DRWN BY/EMP NO:	TMG/95367	SHEET NO:	1 OF 1

EXHIBIT "8"

**NORTH RIVER RANCH
COMMUNITY DEVELOPMENT DISTRICT**

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This statement of estimated regulatory costs ("SERC") supports the petition to form and establish the North River Ranch Community Development District ("District"). The proposed District comprises approximately 1,295.51 acres of land located in Manatee County, Florida.

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 North River Ranch Community Development District

The proposed District comprises approximately 1,295.51 acres within Manatee County, Florida.

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. [Manatee County is not defined as a small county 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 North River Ranch Community Development 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 will have its own governing board of supervisors (the "Board of Supervisors") who

will 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 North River Ranch Community Development District is located on approximately 1,295.51 acres and will provide public financing for a mixed use community of residential and possible commercial uses. 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 boundaries. The developer will also be affected by the District, because it will also be the owner of certain land in the proposed 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 has fewer than 2,500 acres, so Manatee County 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.

Manatee County

Since the proposed District is located in Manatee County and consists of less than 2,500 acres, the Manatee County staff will process and analyze the Petition, and the Board of County Commissioners will vote on the Petition. These activities will absorb some resources

by various County offices, including the Building and Development Services Department and the County Attorney's Office. To a lesser extent, the Financial Management Department, the County Administrator's Office, the Clerk of the Circuit Court, and the Property Appraiser's Office will also be involved in processing this Petition.

Thus, the County will incur costs as a result of the time expended by its employees, as well as the Board of County Commissioners 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 County, it is anticipated that the required filing fee paid by the Petitioner will largely offset any such costs.

Manatee County will also incur annual costs associated with its receipt and review of the annual reports that the District is required to provide to the County. It is anticipated that the costs will be nominal in relationship to the County's budget.

District

The proposed 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 proposed 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 a supplemental engineer's report prepared by the District's Engineer as part of the District's bond closing. The District, subject to change as noted above, currently plans to fund, own (fee simple or by easement, license or other property interest), operate and/or maintain the community infrastructure set forth below in Table 1.

**Table 1. North River Ranch Community Development District
Proposed Facilities and Services**

FACILITY	CONSTRUCTED BY	OPERATED & MANAGED BY	OWNERSHIP
Roadways	District	District	District
Entry/ Street Lighting	District	District	District
Clearing & Grading	District	District	District
Water & Wastewater	District ¹	County	County
Drainage	District	District	District
Landscape & Irrigation	District	District	District
Parks & Recreation, Security	District	District	District
Entrance Features & Sign	District	District	District

The Petitioner 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 \$275,540,981.00. 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, County provision, or through developer-bank loans.

¹ The District will construct the water and wastewater facilities per County standards. The District will transfer ownership, operation and maintenance of the water and wastewater collection facilities to the County by dedication of such facilities to Manatee County.

Table 2. Cost Estimate for North River Ranch Community Development District Facilities

Description	Estimated Construction Costs	Estimated Yearly Operating Costs
Roadways	\$ 56,556,531.00	\$125,000.00
Entry/ Street Lighting	\$ 19,177,086.00	\$ 55,000.00
Drainage	\$ 27,479,502.00	\$ 92,000.00
Water & Wastewater	\$ 44,858,840.00	²
Clearing & Grading	\$ 41,886,835.00	N/A
Landscape & Irrigation	\$ 39,106,868.00	\$ 60,000.00
Parks & Recreation, Security	\$ 7,039,241.00	\$ 55,000.00
Professional Fees, Design & Permitting	\$ 5,189,148.00	\$ 15,000.00
Entrance Feature & Signs	\$ 6,848,649.00	\$ 8,000.00
Consultants/Contingencies/Other	\$27,398,280.00	\$45,000.00
TOTAL	\$275,540,981.00	\$455,000.00

**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. Manatee County has an estimated population (not incarcerated) that is greater than 75,000. Therefore, the County is not defined as a “small” county 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 and its Engineer 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 Manatee County for the operation and maintenance of water and waste water facilities are projected to be \$2,500.00.

EXHIBIT "9"

**NORTH RIVER RANCH
COMMUNITY DEVELOPMENT DISTRICT**

ATTORNEY CERTIFICATION

I, Kimberly Ashton, attorney at law, hereby affirms and certifies that, to the best of my knowledge and based upon my review of and reliance upon information provided to me by the Petitioner as well as other third parties and sources, including the engineer and surveyor of record, all of the statements, facts and information contained herein the Petition to Establish the North River Ranch Community Development District ("Petition") are true and correct; the Petition complies with state law, and in particular the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended.



Kimberly Ashton, Fla. Bar. No. 0485039
Vogler Ashton, PLLC
2411-A Manatee Ave. West
Bradenton FL 34205
(941) 388-9400

ORDINANCE NO. 18-08

AN ORDINANCE OF MANATEE COUNTY, REGARDING PUBLIC SERVICES; ESTABLISHING THE NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; CREATING SECTION 2-8-65 OF THE MANATEE COUNTY CODE OF ORDINANCES, ENTITLED "NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT," TO ESTABLISH THE NORTH RIVER RANCH 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, MFC LAND GROUP, LLC, (Petitioner), has filed a petition with the Manatee County Board of County Commissioners (Board) to adopt an ordinance establishing the North River Ranch Community Development District (District) pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Petitioner is the owner of approximately 1295.51 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 North River Ranch 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 of County Commissioners 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 2-8-65 of Manatee County Code of Ordinances. Section of the Manatee County Code of Ordinances ("Code") is hereby created to read as follows:

Sec. 2-8-64. North River Ranch Community Development District.

(a) Establishment. North River Ranch 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 "2".

(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) Priscilla Heim
- (2) Sandy Foster
- (3) Brooke Pelsh
- (4) Mark Evans
- (5) Dale Weidemiller

(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, 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 5th day of April, 2018.

BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA

By: _____
Chairperson

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: _____
Deputy Clerk

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 April 5, 2018 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 75 Development Company, LLC (Petitioner):

ORDINANCE NO. 18-08

AN ORDINANCE OF MANATEE COUNTY, REGARDING PUBLIC SERVICES; ESTABLISHING THE NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; CREATING SECTION 2-8-65 OF THE MANATEE COUNTY CODE OF ORDINANCES, ENTITLED "NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT," TO ESTABLISH THE NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES, DESCRIBE THE BOUNDARIES OF THE DISTRICT, NAME THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS FOR THE DISTRICT, AND 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 North River Ranch Community Development District, comprising approximately 1,295.51 acres, is located on the west side of US 301 N, approximately 1.6 miles north of Moccasin Wallow Rd and approximately one mile south of Buckeye Rd in a rural area of Manatee County. The site is undeveloped at the present time but is within a portion of an area that is currently being reviewed for residential (3,842 units) and commercial (82,000 sq. ft.) development.

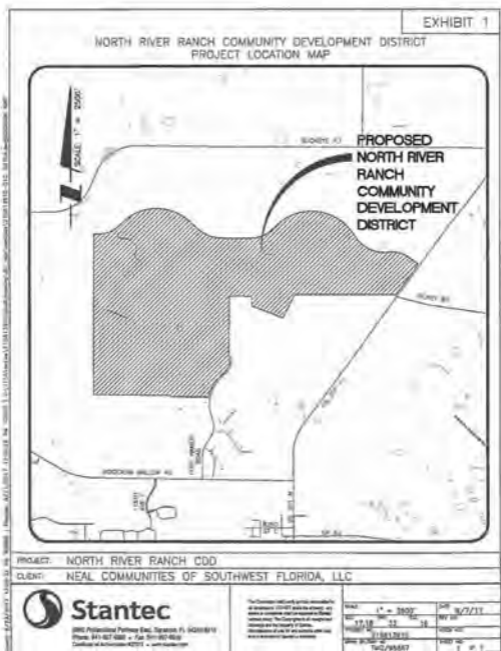
All interested parties are invited to appear at this hearing and be heard, subject to the proper rules of conduct. Additionally, any comments filed with the Director of the Building and Development Services Department will be considered by the Board of County Commissioners and entered into the record. 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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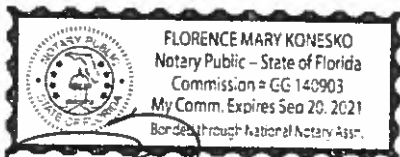
STATE OF FLORIDA
COUNTY OF MANATEE

Before the undersigned authority personally appeared Donna Stults, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of **Ordinance No. 18-08**, was published in said newspaper in the issue(s) of **03/08/2018, 03/15/2018, 03/22/2018 and 03/29/2018**.

Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.


(Signature of Affiant)

Sworn to and subscribed before me this
29 Day of March, 2018



SEAL & Notary Public

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

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

