

FILED FOR RECORD
R. B. SHORE

ORDINANCE NO. 06-80

2006 DEC 18 PM 2:14

CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA

AN ORDINANCE OF MANATEE COUNTY, A POLITICAL
SUBDIVISION OF THE STATE OF FLORIDA,
ESTABLISHING THE WOODBROOK COMMUNITY
DEVELOPMENT DISTRICT PURSUANT TO CHAPTER
190, FLORIDA STATUTES; PROVIDING FINDINGS OF
FACT; DESCRIBING THE BOUNDARIES OF THE
DISTRICT; NAMING THE INITIAL MEMBERS OF THE
BOARD OF SUPERVISORS FOR THE DISTRICT;
PROVIDING FOR THE DISTRICT CHARTER;
PROVIDING FOR COUNTY COMPREHENSIVE PLAN
AND COUNTY LAND DEVELOPMENT CODE
COMPLIANCE; RESERVING COUNTY RIGHTS OF
TERMINATION, CONTRACTION, EXPANSION, AND
LIMITATION OF THE DISTRICT; PROVIDING FOR
SEVERABILITY; PROVIDING AN EFFECTIVE DATE;
AND PROVIDING FOR ACKNOWLEDGMENT AND
AGREEMENT BY THE PETITIONER.

CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA

2006 DEC 14 AM 9:49

FILED

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, Neal Communities Land Development, Inc., a Florida Corporation, (the "Petitioner"), has filed a petition with the Manatee County Board of County Commissioners (the "Board") to adopt an ordinance establishing the Woodbrook Community Development District (the "District") pursuant to Chapter 190, Florida Statutes; and

WHEREAS, Provident National Property Group, LLC, a Florida limited liability company, as the owner of approximately 78.4985 acres of land proposed for inclusion within the District; has consented in writing to the establishment of the District, and

WHEREAS, Section 190.005(2), Florida Statutes, authorizes the Board to adopt an ordinance establishing a community development district of less than 1,000 acres in size; and

WHEREAS, the Board has held a public hearing in accordance with the requirements and procedures of Sections 190.005(2)(b) and 190.005(1)(d), Florida Statutes, as amended; and

WHEREAS, based on the information and representations provided by the Petitioner, the Board finds all statements contained within the petition are true and correct and has relied thereon in adopting this Ordinance; and

WHEREAS, the establishment of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the Manatee County Comprehensive Plan; and

WHEREAS, the area of land within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community; and

WHEREAS, the establishment of the District is found to be the best alternative available for delivering community development services and facilities to the area that will be served by the District, as provided herein; and

WHEREAS, the proposed community development services and facilities to be provided by the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the area that will be served by the District is amenable to separate special-district government; 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

WHEREAS, the establishment of the District and the exercise by the District's Board of Supervisors of its powers will further the policy and intent expressed in Section 190.002, Florida Statutes; and

WHEREAS, the acquisition, construction, financing, and operation of such systems and facilities as set forth in the petition 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. Findings of Fact. The Board of County Commissioners of Manatee County, Florida, hereby adopts the "WHEREAS" clauses stated above as findings of fact in support of this Ordinance.

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

Section 3. Establishment. There is hereby established the Woodbrook Community Development District which shall be governed by the uniform community development district charter as set forth in Sections 190.006 through 190.041, Florida Statutes, to perform the functions contained in the petition, attached hereto as Exhibit "A."

Section 4. Boundaries. The boundaries of the District are those described in the metes and bounds description, attached hereto as Exhibit "B."

Section 5. Initial Board of Supervisors. The following five (5) persons are designated as the initial members of the Board of Supervisors for the District:

- (1) Dale E. Weidemiller
c/o 8210 Lakewood Ranch Blvd.
Bradenton, Florida 34202
- (2) James R. Schier
c/o 8210 Lakewood Ranch Blvd.
Bradenton, Florida 34202
- (3) Karen L. Byrnes
c/o 8210 Lakewood Ranch Blvd.
Bradenton, Florida 34202
- (4) Michelle E. Gray
c/o 8210 Lakewood Ranch Blvd.
Bradenton, Florida 34202
- (5) Priscilla G. Heim
c/o 8210 Lakewood Ranch Blvd.
Bradenton, Florida 34202

Section 6. Charter. The District shall be governed by the provisions of Chapter 190, Florida Statutes, specifically the uniform general law in Sections 190.006 through 190.041, Florida Statutes, as amended. The exercise by the District Board of Supervisors of any or all of the special powers set forth in Section 190.012, Florida Statutes, shall be 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. Furthermore, the exercise by the District Board of Supervisors of the special powers set forth in Section 190.012(2), Florida Statutes, shall require the further consent of the County.

Section 7. County Comprehensive Plan and County Land Development Code Compliance. The District shall be governed by the development standards of the Manatee County Comprehensive Plan and the Manatee County Land Development Code on its construction projects in the same manner as if it were a private developer. The District will be required to obtain all necessary federal, state, and local permits, including but not limited to site plan approval and building permits, for any construction it undertakes. All infrastructure shall conform to Manatee County standards.

Section 8. No Development Rights Conferred by Adoption of this Ordinance. All lands within the boundaries of the District have not received all necessary development approvals, including but not limited to appropriate zoning and preliminary and final site plan approvals. Adoption of this ordinance by the Board confers no development rights to any lands included within the District, and any and all development within the District must obtain all

necessary approvals and conform to all applicable requirements of the Manatee County Comprehensive Plan and Land Development Code.

Section 9. County Rights of Termination, Contraction, Expansion, and Limitation. All rights of Manatee County to terminate, contract, expand, or otherwise limit or affect the District as set forth in Section 190.046, Florida Statutes, are hereby specifically reserved.

Section 10. 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 11. 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.

Section 12. Petitioner Acknowledgment and Agreement. Petitioner acknowledges and agrees to the statements and provisions contained in this Ordinance and evidences such by execution of the acknowledgment and agreement provided below.

PASSED AND DULY ADOPTED, with a quorum present and voting, by the Board of County Commissioners of Manatee County, Florida, this the 7th day of Dec., 2006.

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

By: _____

Chairman

ATTEST: R.B. SHORE
Clerk of the Circuit Court

By: _____
Deputy Clerk



ACKNOWLEDGMENT AND AGREEMENT

The undersigned Petitioner, Neal Communities Land Development, Inc., a Florida Corporation, does hereby acknowledge and agree to the statements and provisions contained herein, including but not limited to the acknowledgment in Section 8 that no development rights have been conferred by the adoption of Ordinance No. 06-80.


Neal Communities Land Development, Inc.
a Florida Corporation

By: 

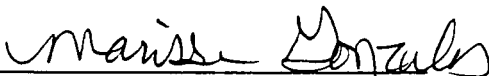
Signature: DALE E. WEIDEMILLER

Printed Name: President

Witnesses:

Signature: 

Printed Name: KAREN L. BURNES

Signature: 

Printed Name: MARISSA DONZALES

Exhibit A
to Ordinance 06-80

Petition to Establish

Woodbrook
Community Development District

**Petition to Establish
the
Woodbrook
Community Development District**

Submitted by:

**Melanie Luten
Florida Bar No. 0015471
Blalock, Walters, Held & Johnson, P.A.
802 11th Street West
Bradenton, Florida 34205
Phone: (941) 748-0100
Fax: (941) 745-2093**

Revised October 17, 2006

**Attorney for Neal Communities Land
Development, Inc.**

Revised November 29, 2006

PETITION TO ESTABLISH THE WOODBROOK COMMUNITY DEVELOPMENT DISTRICT

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 - 5. Exhibit "5": Existing Utility and Outfall Map
 - 6. Exhibit "6": Proposed Infrastructure Construction Cost Estimate and Time Table
 - 7. Exhibit "7": Manatee County Comprehensive Plan Land Use Map
 - 8. Exhibit "8": Statement of Estimated Regulatory Costs
 - 9. Exhibit "9": Affidavit of Ownership/Agent Authorization

**PETITION TO ESTABLISH THE
WOODBROOK
COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, **Neal Communities Land Development, Inc.**, a Florida corporation, petition 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, to adopt an ordinance to establish a Uniform Community Development District and to designate the land area for which the District would manage and finance basic infrastructure systems, facilities and services, and states as follows:

1. Petitioner is **Neal Communities Land Development, Inc.**, a Florida corporation, with its principal place of business and its registered office per the State of Florida Division of Corporations at 8210 Lakewood Ranch Boulevard, Bradenton, Florida 34202.
2. The land area to be served by the District comprises approximately 78.4985 acres. A map showing the location of the land area to be serviced by the District is attached 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 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 as Exhibit "3" is documentation constituting written consent to the establishment of the District by the owners of the real property to be included in and serviced by the District. (Section 190.005(2)(a) and (1)(a)2, Florida Statutes.)

5. The five 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 **WOODBROOK 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 timetable and related estimates of cost to construct District services and facilities based upon available data, are attached as Exhibit "6". (Section 190.005(2)(a) and (1)(a)6., Florida Statutes.)

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 RES-6 (Residential-6 Dwelling Units/Gross Acre), and is presently zoned as PDR (Planned Development Residential) and WP and WPE overlays. A copy of the Manatee County Comprehensive Plan Land Use Map is attached 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 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 which support the granting of this Petition, are as follows (Section 190.005(2)(c) and (1)(e), Florida Statutes):

- A. The Petitioner hereby affirms 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 use designation for the land area to be included in the District is RES-6. The proposed District is consistent with the policies under the Residential-6 Dwelling Units/Gross Acre future land use category of the Manatee County Comprehensive Plan, Policies 2.2.1.12 through 2.2.1.12.4 (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).

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 78.4985 contiguous acres which 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, which both the District and County will maintain; and the District will be able to quickly and effectively provide for both passive and active recreational facilities for the area).

- 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 and facilities provided by the District, which includes the development infrastructure as well as the community focal points, such as the recreational facilities, 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 with a Community Development District, and that the additional rules, orders and resolutions adopted by the District will apply to their property just as the rules, resolutions and ordinances 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 general powers set forth in Section 190.011, Florida Statutes, and all of the special powers set forth in Section 190.012(1), Florida Statutes.

Respectfully submitted this 31st day of July, 2006.

BLALOCK, WALTERS, HELD & JOHNSON, P.A.

By: 

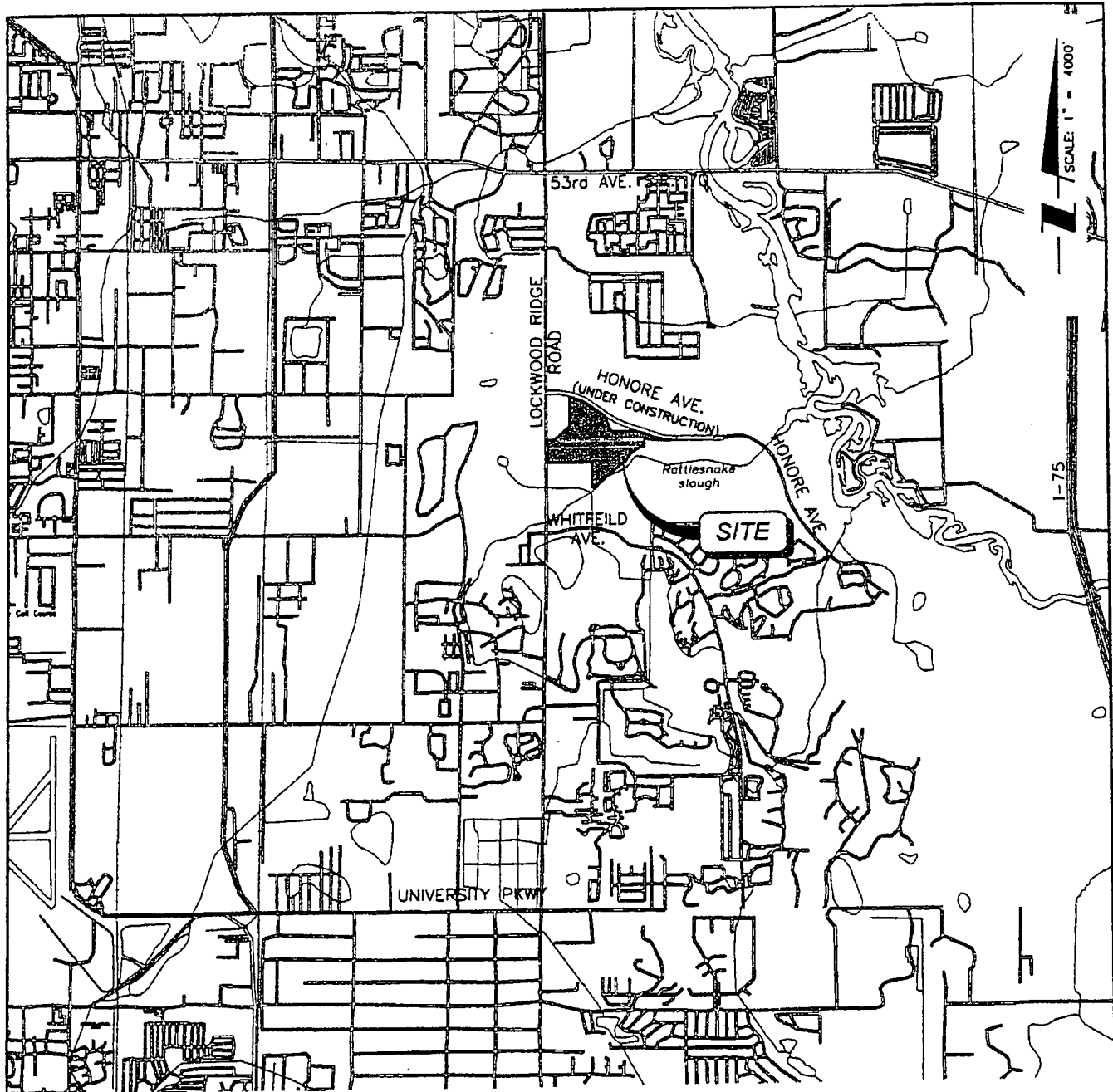
Melanie Luten
Florida Bar No. 0015471
802 11th Street West
Bradenton, Florida 34205

Attorney for Petitioner

EXHIBIT "1"

**WOODBROOK
COMMUNITY DEVELOPMENT DISTRICT
PROJECT LOCATION MAP**

(Attached)



PROJECT LOCATION MAP

PROJECT: WOODBROOK COMMUNITY DEVELOPMENT DISTRICT
 CLIENT: NEAL COMMUNITIES LAND DEVELOPMENT, INC.

WilsonMiller

Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants

WilsonMiller, Inc.

Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee

6900 Professional Parkway East, Suite 100 • Sarasota, Florida 34240-8414 • Phone 941-907-6900 • Fax 941-907-6900 • Web-Site www.wilsonmiller.com

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|---------------------------|------------------|
| SCALE: 1" = 4000' | DATE: MAY 2006 |
| SEC: 21&22 35N RGE: 18E | REV NO: |
| PROJECT NO: 04489-002-OEP | INDEX NO: |
| DRAWN BY/EMP NO: RGH/857 | SHEET NO: 1 of 3 |

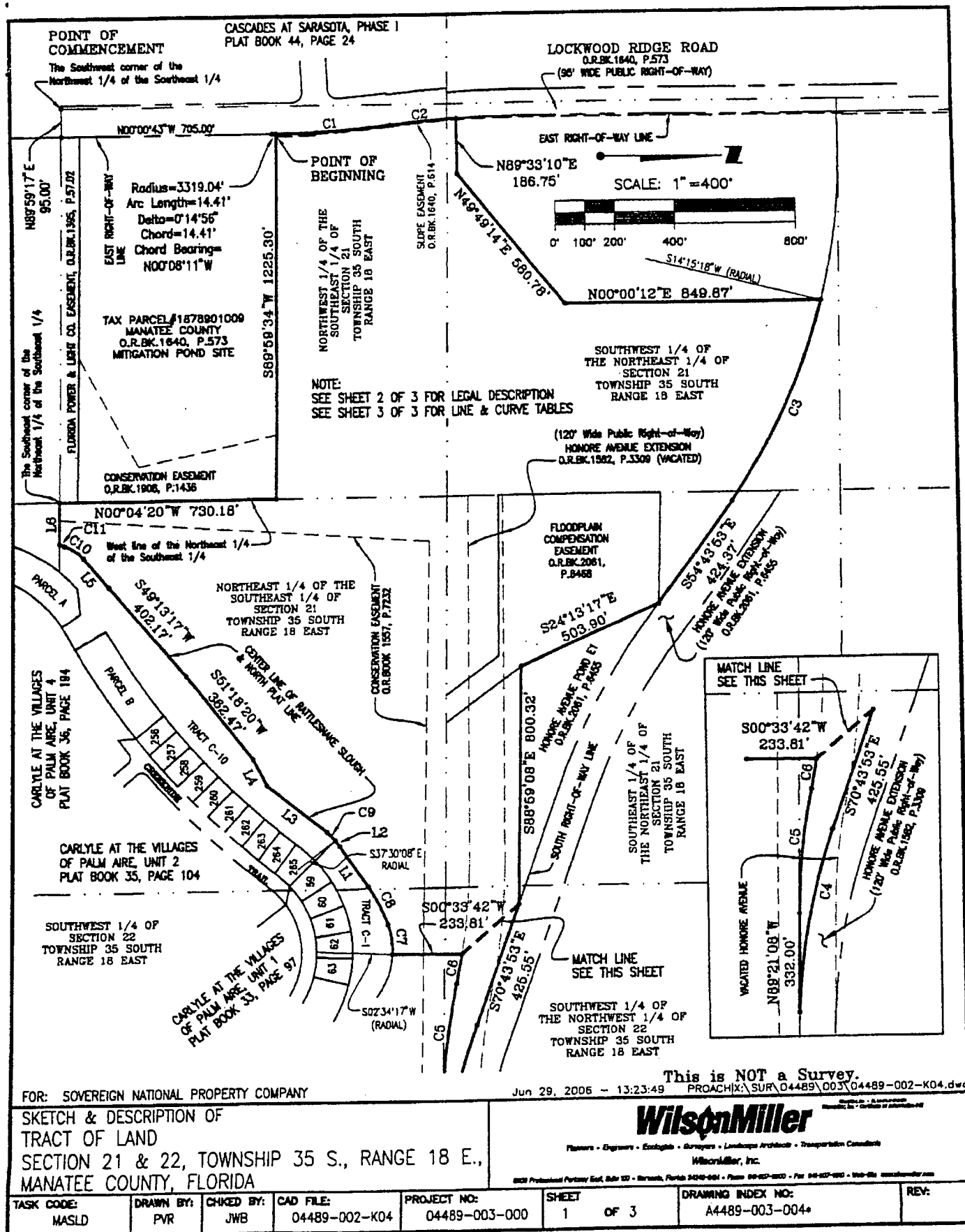
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EXHIBIT "2"

**WOODBROOK
COMMUNITY DEVELOPMENT DISTRICT
METES AND BOUNDS LEGAL DESCRIPTION**

(Attached)



DESCRIPTION: (written by the signing Surveyor & Mapper)

A parcel of land lying in the Northeast 1/4 and the Southeast 1/4 of Section 21, Township 35 South, Range 18 East and in the Northwest 1/4 and the Southwest 1/4 of Section 22, Township 35 South, Range 18 East, Manatee County, Florida and described as follows:

Commence at the southwest corner of the Northwest 1/4 of the Southeast 1/4 of said Section 21; thence N.89°59'17"E., a distance of 95.00 feet to the east right-of-way line of Lockwood Ridge Road (95-foot wide public right-of-way) as recorded in Official Record Book 1640, Page 573 of the Public Records of Manatee County, Florida; thence along said east right-of-way line for the following four (4) calls; (1) thence N.00°00'43"W., a distance of 705.00 feet to the point of curvature of a curve to the left having a radius of 3,319.04 feet and a central angle of 00°14'56"; (2) thence northerly along the arc of said curve, an arc distance of 14.41 feet to the POINT OF BEGINNING; (3) thence continue northerly along the arc of said curve, through a central angle of 06°50'10", a distance of 396.01 feet to a point of reverse curvature of a curve to the right having a radius of 3,229.04 feet and a central angle of 04°07'53"; (4) thence northerly along the arc of said curve, a distance of 232.84 feet to the end of said curve; thence N.89°33'10"E., a distance of 186.75 feet; thence N.49°49'14"E., a distance of 580.78 feet; thence N.00°00'12"W., a distance of 849.87 feet to the point of curvature of a non tangent curve to the right, of which the radius point lies S.14°15'18"W., a radial distance of 2,023.00 feet; thence southeasterly along the arc of said curve, through a central angle of 21°00'49", an arc length of 741.95 feet to the point of tangency of said curve, said point being on the south right-of-way line of Honore Avenue (120-foot wide public right-of-way) as recorded in Official Record Book 2061, Page 6455 in the above mentioned Public Records; thence S.54°43'53"E., along said south right-of-way line, a distance of 424.37 feet to a point on Honore Avenue Pond Site E1, as recorded in Official Record Book 2061, Page 6455 in the above mentioned Public Records; thence S.24°13'17"E., along the west line of said Pond E1, a distance of 503.90 feet; thence S.88°59'08"E., along the south line of said Pond E1, a distance of 800.32 feet to a point on the above mentioned south right-of-way line of Honore Avenue; thence along said south right-of-way line for the following two (2) calls; (1) thence S.70°43'53"E., a distance of 425.55 feet to a point of curvature of a curve to the left having a radius of 2,143.00 feet and a central angle of 16°42'26"; (2) thence easterly along the arc of said curve a distance of 624.89 feet to a point on the south right-of-way line of Honore Avenue (120-foot wide public right-of-way line) as recorded in Official Record Book 1582, Page 3309, (a portion of which has been vacated by Ordinance) in the above mentioned Public Records; thence along said south road easement line for the following three (3) calls; (1) thence N.89°21'08"W., a distance of 332.00 feet to a point of curvature of a curve to the right having a radius of 2,143.00 feet and a central angle of 11°17'06"; (2) thence westerly along the arc of said curve a distance of 422.09 feet to a point of reverse curvature of a curve to the left having a radius of 2,023.00 feet and a central angle of 02°53'46"; (3) thence westerly along the arc of said curve, a distance of 102.26 feet to the end of said curve; thence S.00°33'42"W., a distance of 233.81 feet to the north plat line of Carlyle at the Villages of Palm Aire, Unit 1, as recorded in Plat Book 33, Page 97, said point being the point of curvature of a non tangent curve to the left, of which the radius point lies S.02°34'17"W., a radial distance of 257.18 feet; thence along said north plat line for the following four (4) calls; (1) thence westerly along the arc of said curve, through a central angle of 22°35'36", an arc length of 101.41 feet to the point of compound curvature of a curve to the left having a radius of 542.51 feet and a central angle of 15°21'49"; (2) thence southwesterly along the arc of said curve, an arc length of 145.47 feet to the point of tangency of said curve; (3) thence S.54°36'52"W., a distance of 165.48 feet; (4) thence S.52°29'51"W., a distance of 26.07 feet to the point of curvature of a non tangent curve to the left, of which the radius point lies S.37°30'08"E., a radial distance of 157.36 feet, said point also being a point on the north plat line of Carlyle at the Villages of Palm Aire, Unit 4, as recorded in Plat Book 36, Page 194 in the above mentioned Public Records; thence along said north plat line for the following nine (9) calls; (1) thence southwesterly along the arc of said curve, through a central angle of 14°33'13", an arc length of 39.97 feet to the point of tangency of said curve; (2) thence S.37°56'38"W., a distance of 260.64 feet; (3) thence S.61°02'31"W., a distance of 102.38 feet; (4) thence S.51°18'20"W., a distance of 362.47 feet; (5) thence S.49°13'17"W., a distance of 402.17 feet; (6) thence S.49°58'22"W., a distance of 131.64 feet to a point of curvature of a curve to the left having a radius of 135.00 feet and a central angle of 33°00'21"; (7) thence southwesterly along the arc of said curve a distance of 77.77 feet to a point of reverse curvature of a curve to the right having a radius of 100.00 feet and a central angle of 10°31'17"; (8) thence southerly along the arc of said curve, a distance of 18.36 feet to the end of said curve; (9) thence N.89°37'07"W., a distance of 142.10 feet to the southwest corner of the Northeast 1/4 of the Southeast 1/4 of said Section 21; thence N.00°04'20"W., along the west line of said Northeast 1/4 of the Southeast 1/4, a distance of 730.18 feet; thence S.89°59'34"W., a distance of 1,225.30 feet to the POINT OF BEGINNING.

Containing 3,419,397 square feet or 78.4985 acres, more or less.

FOR: SOVEREIGN NATIONAL PROPERTY COMPANY

This is NOT a Survey.
Jun 29, 2006 - 13:23:49 PROACH\X:\SUR\04489\003\04489-002-K04.dwg

SKETCH & DESCRIPTION OF
TRACT OF LAND
SECTION 21 & 22, TOWNSHIP 35 S., RANGE 18 E.,
MANATEE COUNTY, FLORIDA

Wilson Miller

Surveyors - Engineers - Draftsmen - Surveyors - Landscape Architects - Transportation Consultants
Wilson Miller, Inc.

8000 Professional Parkway East, Suite 200 • Sarasota, Florida 34237-6000 • Phone 941-557-6000 • Fax 941-557-6000 • www.wilsonmiller.com

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| TASK CODE: MASLD | DRAWN BY: PVR | CHECKED BY: JWB | CAD FILE: 04489-002-K04 | PROJECT NO: 04489-003-000 | SHEET 2 OF 3 | DRAWING INDEX NO: A4489-003-004* | REV: |
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NOTES:

Bearings shown hereon are arbitrary and are based on the east right-of-way line of Lockwood Ridge Road having a bearing of N.00°00'43"W. and do not refer to the true meridian.

Unless it bears the signature and the original raised seal of a Florida Licensed Surveyor and Mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.

This is a sketch only and does not represent a field survey.

| CURVE TABLE | | | | | |
|-------------|----------|-----------|---------|---------|-------------|
| CURVE | RADIUS | DELTA | ARC | CHORD | CHORD BRG. |
| C1 | 3319.04' | 6°50'10" | 396.01' | 395.78' | N03°40'44"W |
| C2 | 3229.04' | 4°07'53" | 232.84' | 232.79' | N05°01'52"W |
| C3 | 2023.00' | 21°00'49" | 741.95' | 737.80' | S65°14'18"E |
| C4 | 2143.00' | 16°42'26" | 624.89' | 622.67' | S79°05'06"E |
| C5 | 2143.00' | 11°17'06" | 422.09' | 421.40' | N83°42'35"W |
| C6 | 2023.00' | 2°53'46" | 102.26' | 102.24' | N79°30'55"W |
| C7 | 257.18' | 22°35'36" | 101.41' | 100.78' | S81°18'29"W |
| C8 | 542.51' | 15°21'49" | 145.47' | 145.04' | S62°17'46"W |
| C9 | 157.36' | 14°33'13" | 39.97' | 39.86' | S45°13'15"W |
| C10 | 135.00' | 33°00'21" | 77.77' | 76.70' | S33°28'11"W |
| C11 | 100.00' | 10°31'17" | 18.36' | 18.34' | S22°13'39"W |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | S54°36'52"W | 165.48' |
| L2 | S52°29'51"W | 26.07' |
| L3 | S37°56'38"W | 260.64' |
| L4 | S61°02'31"W | 102.38' |
| L5 | S49°58'22"W | 131.64' |
| L6 | N89°37'07"W | 142.10' |

BY: Jennie W. Brannon
Jennie W. Brannon, P.S.M. No.5041

6/29/06
Date of Signature

FOR: SOVEREIGN NATIONAL PROPERTY COMPANY

This is NOT a Survey.
Jun 29, 2006 - 09:41:43 PROACHIX\SUR\04489\003\04489-002-K04.dwg

SKETCH & DESCRIPTION OF
TRACT OF LAND
SECTION 21 & 22, TOWNSHIP 35 S., RANGE 18 E.,
MANATEE COUNTY, FLORIDA

Wilson Miller

Surveyors • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants
Wilson Miller, Inc.

800 Professional Parkway East, Suite 200 • Sarasota, Florida 34230-2000 • Phone 941-557-6666 • Fax 941-557-6667 • Web Site www.wilsonmiller.com

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| TASK CODE: MASLD | DRAWN BY: PVR | CHECKED BY: JWB | CAD FILE: 04489-002-K04 | PROJECT NO: 04489-003-000 | SHEET 3 OF 3 | DRAWING INDEX NO: A4489-003-004* | REV: |
|---------------------|------------------|--------------------|----------------------------|------------------------------|-----------------|-------------------------------------|------|

EXHIBIT "3"

**WOODBROOK
COMMUNITY DEVELOPMENT DISTRICT**

CONSENT OF PROPERTY OWNERS

The undersigned, as owners of the property more fully described in the attached Exhibit "A" herein, consent to the establishment of the Woodbrook Community Development District for a proposed development located in Manatee County.

Provident National Property Group, LLC, a Florida limited liability company

By:  (Signature)

James R. Schier, Manager

Address: 8210 Lakewood Ranch Boulevard
Bradenton, FL 34202

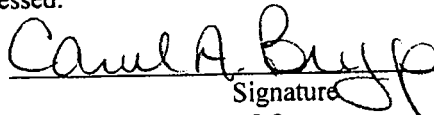
NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 13th day of July, 2006, by James R. Schier, Manager of Provident National Property Group, LLC who is personally known to me or who produced _____ as identification, and who acknowledged to and before me that he/she executed the same freely and voluntarily for the purposes therein expressed.

My Commission expires:

10/11/09


Signature

CAROL A. BRIGGS

Printed Name

Commission No. DD480394

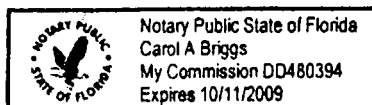


EXHIBIT "A" TO EXHIBIT "3"

DESCRIPTION: (written by the signing Surveyor & Mapper)

A parcel of land lying in the Northeast 1/4 and the Southeast 1/4 of Section 21, Township 35 South, Range 18 East and in the Northwest 1/4 and the Southwest 1/4 of Section 22, Township 35 South, Range 18 East, Manatee County, Florida and described as follows:

Commence at the southwest corner of the Northwest 1/4 of the Southeast 1/4 of said Section 21; thence N.89°59'17"E., a distance of 95.00 feet to the east right-of-way line of Lockwood Ridge Road (95-foot wide public right-of-way) as recorded in Official Record Book 1640, Page 573 of the Public Records of Manatee County, Florida; thence along said east right-of-way line for the following four (4) calls; (1) thence N.00°00'43"W., a distance of 705.00 feet to the point of curvature of a curve to the left having a radius of 3,319.04 feet and a central angle of 00°14'56"; (2) thence northerly along the arc of said curve, an arc distance of 14.41 feet to the POINT OF BEGINNING; (3) thence continue northerly along the arc of said curve, through a central angle of 06°50'10", a distance of 396.01 feet to a point of reverse curvature of a curve to the right having a radius of 3,229.04 feet and a central angle of 04°07'53"; (4) thence northerly along the arc of said curve, a distance of 232.84 feet to the end of said curve; thence N.89°33'10"E., a distance of 186.75 feet; thence N.49°49'14"E., a distance of 580.78 feet; thence N.00°00'12"W., a distance of 849.87 feet to the point of curvature of a non tangent curve to the right, of which the radius point lies S.14°15'18"W., a radial distance of 2,023.00 feet; thence southeasterly along the arc of said curve, through a central angle of 21°00'49", an arc length of 741.95 feet to the point of tangency of said curve, said point being on the south right-of-way line of Honore Avenue (120-foot wide public right-of-way) as recorded in Official Record Book 2061, Page 6455 in the above mentioned Public Records; thence S.54°43'55"E., along said south right-of-way line, a distance of 424.37 feet to a point on Honore Avenue Pond Site E1, as recorded in Official Record Book 2061, Page 6455 in the above mentioned Public Records; thence S.24°13'17"E., along the west line of said Pond E1, a distance of 503.90 feet; thence S.88°59'08"E., along the south line of said Pond E1, a distance of 800.32 feet to a point on the above mentioned south right-of-way line of Honore Avenue; thence along said south right-of-way line for the following two (2) calls; (1) thence S.70°43'53"E., a distance of 425.55 feet to a point of curvature of a curve to the left having a radius of 2,143.00 feet and a central angle of 16°42'26"; (2) thence easterly along the arc of said curve a distance of 624.89 feet to a point on the south right-of-way line of Honore Avenue (120-foot wide public road easement) as recorded in Official Record Book 1582, Page 3309, (a portion of which has been vacated by Ordinance) in the above mentioned Public Records; thence along said south road easement line for the following three (3) calls; (1) thence N.89°21'08"W., a distance of 332.00 feet to a point of curvature of a curve to the right having a radius of 2,143.00 feet and a central angle of 11°17'06"; (2) thence westerly along the arc of said curve a distance of 422.09 feet to a point of reverse curvature of a curve to the left having a radius of 2,023.00 feet and a central angle of 02°53'46"; (3) thence westerly along the arc of said curve, a distance of 102.26 feet to the end of said curve; thence S.00°33'42"W., a distance of 233.81 feet to the north plat line of Carlyle at the Villages of Palm Aire, Unit 1, as recorded in Plat Book 33, Page 97, said point being the point of curvature of a non tangent curve to the left, of which the radius point lies S.02°34'17"W., a radial distance of 257.18 feet; thence along said north plat line for the following four (4) calls; (1) thence westerly along the arc of said curve, through a central angle of 22°35'36", an arc length of 101.41 feet to the point of compound curvature of a curve to the left having a radius of 542.51 feet and a central angle of 15°21'49"; (2) thence southwesterly along the arc of said curve, an arc length of 145.47 feet to the point of tangency of said curve; (3) thence S.54°36'52"W., a distance of 165.48 feet; (4) thence S.52°29'51"W., a distance of 26.07 feet to the point of curvature of a non tangent curve to the left, of which the radius point lies S.37°30'08"E., a radial distance of 157.36 feet, said point also being a point on the north plat line of Carlyle at the Villages of Palm Aire, Unit 4, as recorded in Plat Book 36, Page 194 in the above mentioned Public Records; thence along said north plat line for the following nine (9) calls; (1) thence southwesterly along the arc of said curve, through a central angle of 14°33'13", an arc length of 39.97 feet to the point of tangency of said curve; (2) thence S.37°56'38"W., a distance of 260.64 feet; (3) thence S.61°02'31"W., a distance of 102.38 feet; (4) thence S.51°18'20"W., a distance of 362.47 feet; (5) thence S.49°13'17"W., a distance of 402.17 feet; (6) thence S.49°58'22"W., a distance of 131.64 feet to a point of curvature of a curve to the left having a radius of 135.00 feet and a central angle of 33°00'21"; (7) thence southwesterly along the arc of said curve a distance of 77.77 feet to a point of reverse curvature of a curve to the right having a radius of 100.00 feet and a central angle of 10°31'17"; (8) thence southerly along the arc of said curve, a distance of 18.36 feet to the end of said curve; (9) thence N.89°37'07"W., a distance of 142.10 feet to the southwest corner of the Northeast 1/4 of the Southeast 1/4 of said Section 21; thence N.00°04'20"W., along the west line of said Northeast 1/4 of the Southeast 1/4, a distance of 730.18 feet; thence S.89°59'34"W., a distance of 1,225.30 feet to the POINT OF BEGINNING.

Containing 3,419,397 square feet or 78.4985 acres, more or less.

FOR: SOVEREIGN NATIONAL PROPERTY COMPANY

This is NOT a Survey.
Jun 29, 2006 - 13:23:49 PROACHX:\SUR\04489\003\04489-002-K04.dwg

SKETCH & DESCRIPTION OF
TRACT OF LAND
SECTION 21 & 22, TOWNSHIP 35 S., RANGE 18 E.,
MANATEE COUNTY, FLORIDA

Wilson Miller

Planners - Engineers - Ecologists - Surveyors - Landscape Architects - Transportation Consultants
Wilson Miller, Inc.

8800 Professional Parkway East, Suite 600 • Sarasota, Florida 34240-6941 • Phone 941-557-6000 • Fax 941-557-6000 • Web Site www.wilsonmiller.com

| | | | | | | | |
|---------------------|------------------|--------------------|----------------------------|------------------------------|-----------------|------------------------------------|------|
| TASK CODE: MASLD | DRAWN BY: PVR | CHECKED BY: JWB | CAD FILE: 04489-002-K04 | PROJECT NO: 04489-003-000 | SHEET 2 OF 3 | DRAWING INDEX NO: A4489-003-004 | REV: |
|---------------------|------------------|--------------------|----------------------------|------------------------------|-----------------|------------------------------------|------|

NOTES:

Bearings shown hereon are arbitrary and are based on the east right-of-way line of Lockwood Ridge Road having a bearing of N.00°00'43"W. and do not refer to the true meridian.

Unless it bears the signature and the original raised seal of a Florida Licensed Surveyor and Mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.

This is a sketch only and does not represent a field survey.

| CURVE TABLE | | | | | |
|-------------|----------|-----------|---------|---------|-------------|
| CURVE | RADIUS | DELTA | ARC | CHORD | CHORD BRG. |
| C1 | 3319.04' | 6°50'10" | 396.01' | 395.78' | N03°40'44"W |
| C2 | 3229.04' | 4°07'53" | 232.84' | 232.79' | N05°01'52"W |
| C3 | 2023.00' | 21°00'49" | 741.95' | 737.80' | S65°14'18"E |
| C4 | 2143.00' | 16°42'26" | 624.89' | 622.67' | S79°05'06"E |
| C5 | 2143.00' | 11°17'06" | 422.09' | 421.40' | N83°42'35"W |
| C6 | 2023.00' | 2°53'46" | 102.28' | 102.24' | N79°30'55"W |
| C7 | 257.18' | 22°35'36" | 101.41' | 100.76' | S81°16'29"W |
| C8 | 542.51' | 15°21'49" | 145.47' | 145.04' | S62°17'46"W |
| C9 | 157.36' | 14°33'13" | 39.97' | 39.86' | S45°13'15"W |
| C10 | 135.00' | 33°00'21" | 77.77' | 76.70' | S33°28'11"W |
| C11 | 100.00' | 10°31'17" | 18.36' | 18.34' | S22°13'39"W |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | S54°36'52"W | 185.48' |
| L2 | S52°29'51"W | 26.07' |
| L3 | S37°56'38"W | 260.64' |
| L4 | S61°02'31"W | 102.38' |
| L5 | S49°58'22"W | 131.64' |
| L6 | N89°37'07"W | 142.10' |

BY: Jennie W. Brannon
Jennie W. Brannon, P.S.M. No.5041

6/29/06
Date of Signature

FOR: SOVEREIGN NATIONAL PROPERTY COMPANY

Jun 29, 2006 - 09:41:43 This is NOT a Survey.
PROACH(X):\SUR\04489\003\04489-002-K04.dwg

SKETCH & DESCRIPTION OF
TRACT OF LAND
SECTION 21 & 22, TOWNSHIP 35 S., RANGE 18 E.,
MANATEE COUNTY, FLORIDA

WilsonMiller

Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants

WilsonMiller, Inc.

8000 Professional Parkway East, Suite 500 • Sarasota, Florida 34237-0904 • Phone: 941-557-9933 • Fax: 941-557-9930 • Web-Site: www.wilsonmiller.com

| TASK CODE: | DRAWN BY: | CHECKED BY: | CAD FILE: | PROJECT NO: | SHEET | DRAWING INDEX NO: | REV: |
|------------|-----------|-------------|---------------|---------------|--------|-------------------|------|
| MASLD | PVR | JWB | 04489-002-K04 | 04489-003-000 | 3 OF 3 | A4489-003-004* | |

EXHIBIT "4"

**WOODBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**INITIAL MEMBERS OF THE
BOARD OF SUPERVISORS**

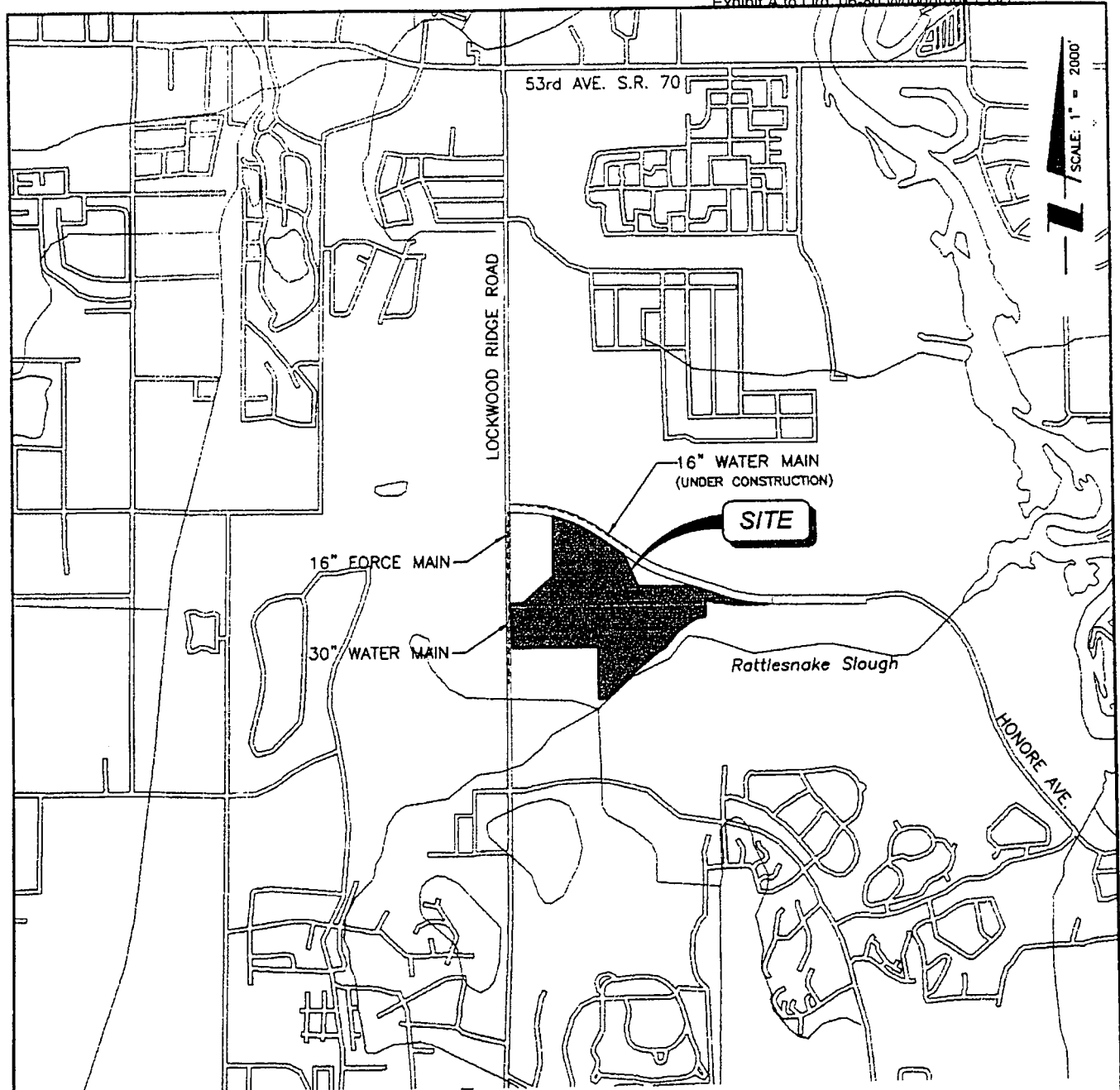
- I. Dale E. Weidemiller
c/o 8210 Lakewood Ranch Blvd.
Bradenton, Florida 34202
- II. James R. Schier
c/o 8210 Lakewood Ranch Blvd.
Bradenton, Florida 34202
- III. Karen L. Byrnes
c/o 8210 Lakewood Ranch Blvd.
Bradenton, Florida 34202
- IV. Michelle E. Gray
c/o 8210 Lakewood Ranch Blvd.
Bradenton, Florida 34202
- V. Priscilla G. Heim
c/o 8210 Lakewood Ranch Blvd.
Bradenton, Florida 34202

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

EXHIBIT "5"

**WOODBROOK
COMMUNITY DEVELOPMENT DISTRICT
EXISTING UTILITY AND OUTFALL MAPS**

(Attached)



EXISTING UTILITY PLAN

PROJECT: WOODBROOK COMMUNITY DEVELOPMENT DISTRICT
 CLIENT: NEAL COMMUNITIES LAND DEVELOPMENT, INC.

WilsonMiller

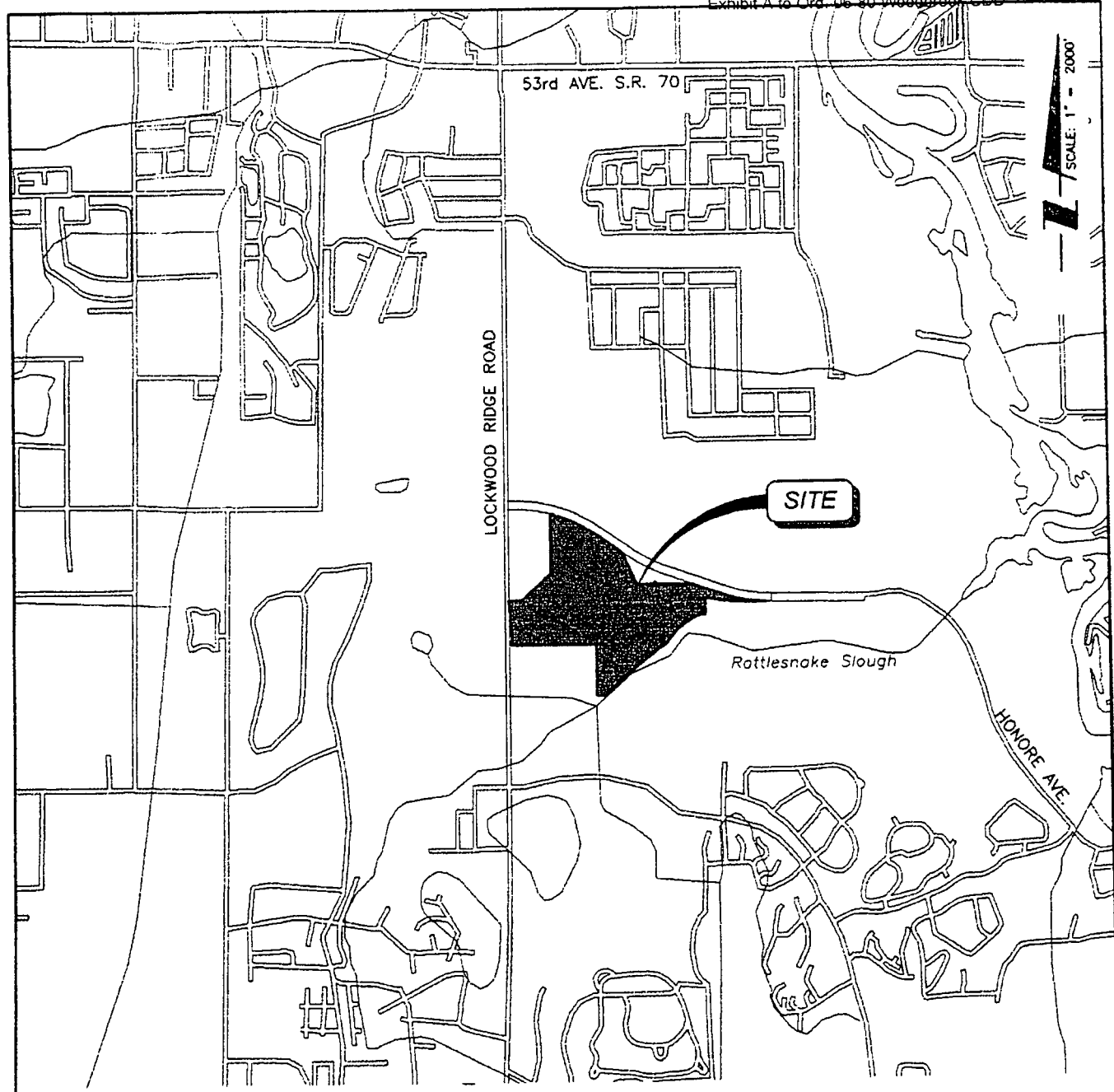
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6600 Professional Parkway East, Suite 100 • Sarasota, Florida 34240-6414 • Phone 941-907-6900 • Fax 941-907-6910 • Web Site www.wilsonmiller.com

| | |
|---------------------------|------------------|
| SCALE: 1" = 2000' | DATE: MAY 2006 |
| SEC: 21&22 35N 18E | REV NO: |
| PROJECT NO. 04489-002-0EP | INDEX NO: |
| DRAWN BY/EMP NO. RGH/857 | SHEET NO: 2 OF 3 |



EXISTING OUTFALL PLAN

LEGEND
EXISTING
STORMWATER
RUNOFF
DIRECTION

PROJECT: WOODBROOK COMMUNITY DEVELOPMENT DISTRICT
CLIENT: NEAL COMMUNITIES LAND DEVELOPMENT, INC.

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| | | | |
|------------------|---------------|-----------|----------|
| SCALE: | 1" = 2000' | DATE: | MAY 2006 |
| SEC: | 21&22 35N 18E | REV NO. | |
| PROJECT NO. | 04489-002-0EP | INDEX NO. | |
| DRAWN BY/EMP NO. | RGH/857 | SHEET NO. | 3 of 3 |

EXHIBIT "6"**WOODBROOK
COMMUNITY DEVELOPMENT DISTRICT****PROPOSED INFRASTRUCTURE CONSTRUCTION
COST ESTIMATE AND TIME TABLE**

| Item | Description | Years Constructed | Amount |
|-------------|---|------------------------------|---------------------|
| 1. | ROADWAYS | 2007-2009 | \$1,000,000 |
| 2. | (OPTIONAL) STREET/ ENTRY LIGHTING | 2007-2009 | \$ 100,000 |
| 3. | CLEARING & GRADING | 2007-2009 | \$2,000,000 |
| 4. | WATER & WASTEWATER | 2007-2009 | \$1,600,000 |
| 5. | DRAINAGE | 2007-2009 | \$1,000,000 |
| 6. | STORM WATER MANAGEMENT | 2007-2009 | \$2,500,000 |
| 7. | LANDSCAPING/LAKES/IRRIGATION | 2007-2009 | \$2,100,000 |
| 8. | PARKS & RECREATION & SECURITY | 2007-2009 | \$2,000,000 |
| 9. | ENTRANCE FEATURES & SIGNS | 2007-2009 | \$ 400,000 |
| 10. | PROFESSIONAL FEES, DESIGN & PERMITTING | 2007-2009 | \$1,550,000 |
| 11. | CONSULTANTS/CONTINGENCIES/ OTHER | 2007-2009 | \$2,137,500 |
| | TOTAL | | \$16,387,500 |

Note #1: Construction costs do not include cost of financing. Estimated costs of construction are for those powers permitted under Section 190.012(1), Florida Statutes, as amended, and consistent with the powers requested in the Petition. This good faith estimate of costs and 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.

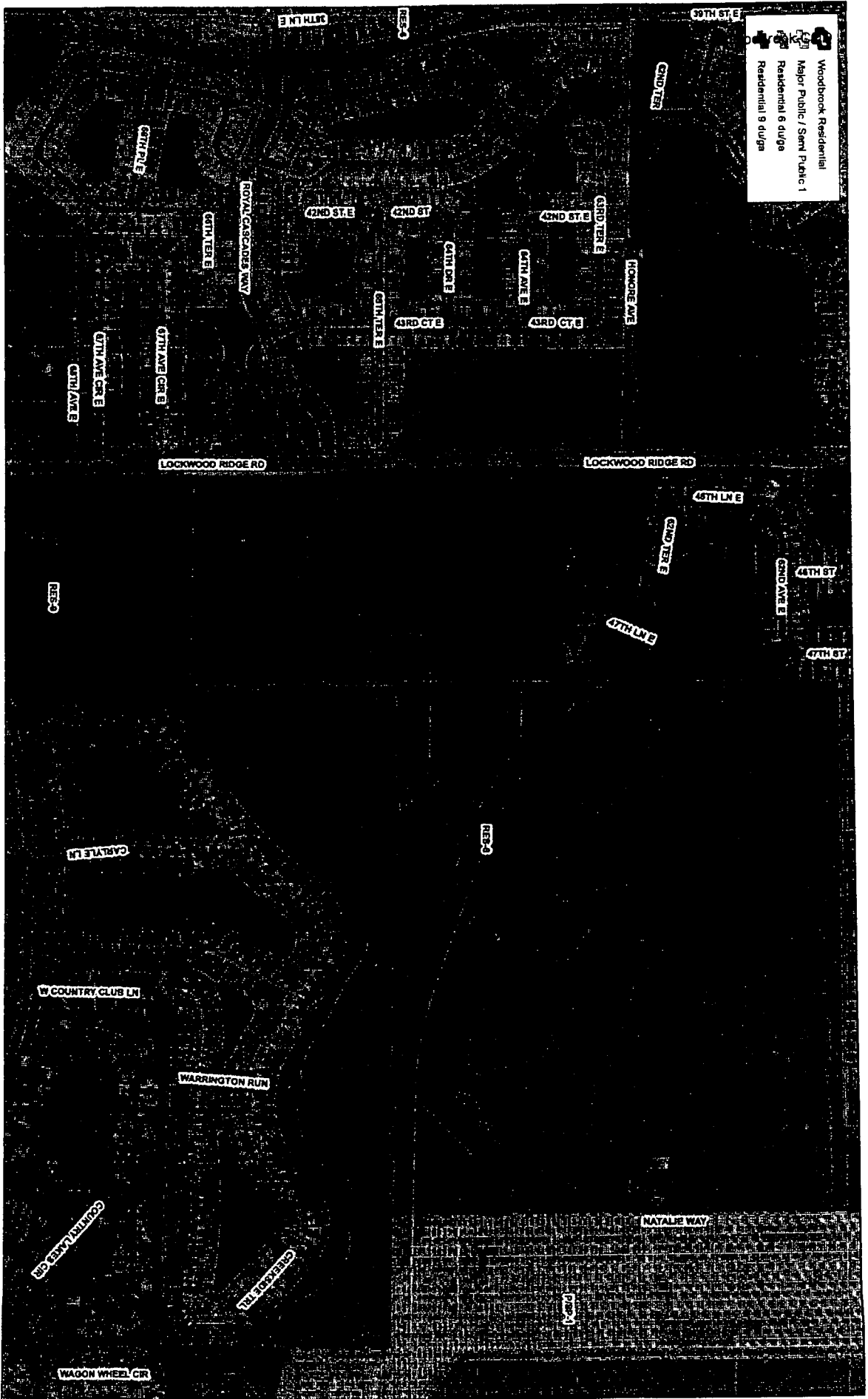
Note #2: Although park, recreation and security (Item #8) are listed in this Proposed Infrastructure Construction Cost Estimate and Timetable, these facilities are not included in the Petition to Establish this District, such powers may be granted by the Board of County Commissioners per Section 190.012(2), Florida Statutes, after the District has been established.

EXHIBIT "7"

MANATEE COUNTY COMPREHENSIVE PLAN LAND USE MAP

(Attached)

Woodbrook Residential
 Major Public / Semi Public 1
 Residential 6 du/dg
 Residential 9 du/dg



WilsomMiller

WOODBROOK RESIDENTIAL FUTURE LAND USE
 AERIAL DATE FLOWN: MARCH 2006



EXHIBIT "8"

WOODBROOK

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 the Woodbrook Community Development District ("District"). The proposed District comprises approximately 78.4985 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 Woodbrook Community Development District

The proposed District comprises approximately 78.4985 acres within Manatee County, Florida and is intended to be a residential community.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S. (2002), defines the elements a statement of estimated regulatory costs must contain:

"(a) 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.

(b) 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.

(c) 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 this rule. As used in this paragraph, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting.

(d) 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. [Manatee County is not defined as a small county for purposes of this requirement].

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

(f) In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under paragraph (1)(a) and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule."

2.0 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 Woodbrook Community Development District is intended to be a residential community. The District is located on 78.4985 acres and will provide for recreational and water features generating open space on the site for its residents. 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. 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.

3.0 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.

3.1 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 1,000 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 189.412, F.S., the proposed District must pay an annual fee to the State of Florida Department of Community Affairs to offset such costs.

Manatee County

Since the proposed District is in Manatee County and consists of less than 1,000 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 Planning 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 application.

Thus, the County will incur costs as a result of the time expended by its employees, as well as members of the Board of County Commissioners 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.

3.2 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.

4.0 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 District plans to fund, own, operate and maintain the community's drainage and storm water systems, landscaping, lakes, irrigation, parks and recreation, and roadways. The District will also plan, construct and finance the water, wastewater, and utilities.

**Table 1. Woodbrook Community Development District
Proposed Facilities and Services**

| FACILITY | Constructed By: | Operated & Managed By: | Ownership by: |
|-----------------------------------|-----------------------|------------------------|---------------|
| Roadways (District roads) | District | District | District |
| (Optional) Entry/ Street Lighting | District | District | District |
| Water & Wastewater | District ¹ | County | County |
| Drainage | District | District | District |
| Landscape/Lakes/Irrigation | District | District | District |
| Access Control | District | District | District |
| Parks and Recreation | District | District | District |
| Clearing and Grading | 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 \$16,387,500. To fund this construction program the District may issue special assessments or other revenue bonds. These 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. In addition to the levy of non-ad valorem assessments for debt service, the District may also impose a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services.

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.

It is important to note that the various costs outlined in Table 2 below are typical for developments of the type contemplated here. 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 mixed-use 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, which benefits may include, but would not be limited to, enhanced landscaping, perimeter fencing, gatehouse and electrically monitored entranceways, and recreational facilities (such as a wading pool, lap pools, a clubhouse with fitness center, and tot lots).

The District is an alternative means to finance necessary 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.

Table 2. Cost Estimate for Woodbrook Community Development District Facilities

| 2007-2009 | | |
|--|------------------------------|----------------------------------|
| Description | Estimated Construction Costs | Estimated Yearly Operating Costs |
| Roadways | \$1,000,000 | \$ 15,000 |
| (Optional) Entry/ Street Lighting | \$ 100,000 | \$ 15,000 |
| Clearing & Grading | \$2,000,000 | N/A |
| Water & Wastewater | \$1,600,000 | ² |
| Drainage | \$1,000,000 | \$ 15,000 |
| Storm water Management | \$2,500,000 | \$ 15,000 |
| Landscaping/Lakes/Irrigation | \$2,100,000 | \$ 90,000 |
| Parks & Recreation | \$2,000,000 | \$ 85,000 |
| Entrance Feature & Signs | \$ 400,000 | \$ 10,000 |
| Professional Fees, Design & Permitting | \$1,550,000 | \$ 10,000 |
| Consultants/Contingencies/Other | \$2,137,500 | |
| TOTAL | \$16,387,500 | \$255,000 |

² The preliminary annual estimates of Manatee County for the operation and maintenance of water and waste water facilities are projected to be \$4,000.

5.0 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) in 1999 that is greater than 75,000. Therefore, the County is not defined as a "small county" under Section 120.52, F.S.

6.0 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 Developer's Engineer and other professionals associated with the Developer.

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 interest.

EXHIBIT "9"

**MANATEE COUNTY PLANNING, PERMITTING AND INSPECTIONS DEPARTMENT
AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION
AFFIDAVIT**

FILE NUMBER

Name: Provident National Property Group, LLC
Address: 8210 Lakewood Ranch Boulevard, Bradenton, FL 34202

(Print) PROPERTY OWNER, MAILING ADDRESS, OFFICER'S NAME, TITLE

Being first duly sworn, depose(s) and say(s):

1. That I am (we are) the owner(s) and record title holder(s) of the following described property legal description, to wit: See attached Exhibit "A"
2. That this property constitutes the property for which a request for a Community Development District is being applied for to Manatee County, Florida;
3. That the undersigned has (have) appointed and does (do) appoint Blalock, Walters, Held & Johnson, P.A. and Neal Communities Land Development, Inc. as agent(s) to execute any petitions or other documents necessary to affect such petition; and request that you accept my agent(s) signature as representing my agreement of all terms and condition of the approval process;
4. That this affidavit has been executed to induce Manatee County, Florida to consider and act on the foregoing request;
5. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct.

Provident National Property Group, LLC, a Florida limited liability company

By: [Signature]

James R. Schier, Manager

NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 13th day of July, 2006, by James R. Schier, Manager of Provident National Property Group, LLC, who is personally known to me or _____ who produced _____ as identification, and who acknowledged to and before me that he/she executed the same freely and voluntarily for the purposes therein expressed.

My Commission expires: 10/11/09

[Signature]
Signature

Commission No. DD480394

CAROL A BRIGGS

Printed Name

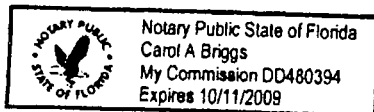


EXHIBIT "A" TO EXHIBIT "9"

(Attached)

DESCRIPTION: (written by the signing Surveyor & Mapper)

A parcel of land lying in the Northeast 1/4 and the Southeast 1/4 of Section 21, Township 35 South, Range 18 East and in the Northwest 1/4 and the Southwest 1/4 of Section 22, Township 35 South, Range 18 East, Manatee County, Florida and described as follows:

Commence at the southwest corner of the Northwest 1/4 of the Southeast 1/4 of said Section 21; thence N.89°59'17"E., a distance of 95.00 feet to the east right-of-way line of Lockwood Ridge Road (95-foot wide public right-of-way) as recorded in Official Record Book 1640, Page 573 of the Public Records of Manatee County, Florida; thence along said east right-of-way line for the following four (4) calls; (1) thence N.00°00'43"W., a distance of 705.00 feet to the point of curvature of a curve to the left having a radius of 3,319.04 feet and a central angle of 00°14'56"; (2) thence northerly along the arc of said curve, an arc distance of 14.41 feet to the POINT OF BEGINNING; (3) thence continue northerly along the arc of said curve, through a central angle of 06°50'10", a distance of 396.01 feet to a point of reverse curvature of a curve to the right having a radius of 3,229.04 feet and a central angle of 04°07'53"; (4) thence northerly along the arc of said curve, a distance of 232.84 feet to the end of said curve; thence N.89°33'10"E., a distance of 186.75 feet; thence N.48°49'14"E., a distance of 580.78 feet; thence N.00°00'12"W., a distance of 849.87 feet to the point of curvature of a non tangent curve to the right, of which the radius point lies S.14°15'18"W., a radial distance of 2,023.00 feet; thence southeasterly along the arc of said curve, through a central angle of 21°00'49", an arc length of 741.95 feet to the point of tangency of said curve, said point being on the south right-of-way line of Honore Avenue (120-foot wide public right-of-way) as recorded in Official Record Book 2061, Page 6455 in the above mentioned Public Records; thence S.54°43'53"E., along said south right-of-way line, a distance of 424.37 feet to a point on Honore Avenue Pond Site E1, as recorded in Official Record Book 2061, Page 6455 in the above mentioned Public Records; thence S.24°13'17"E., along the west line of said Pond E1, a distance of 503.90 feet; thence S.88°59'08"E., along the south line of said Pond E1, a distance of 800.32 feet to a point on the above mentioned south right-of-way line of Honore Avenue; thence along said south right-of-way line for the following two (2) calls; (1) thence S.70°43'53"E., a distance of 425.55 feet to a point of curvature of a curve to the left having a radius of 2,143.00 feet and a central angle of 16°42'26"; (2) thence easterly along the arc of said curve a distance of 624.89 feet to a point on the south right-of-way line of Honore Avenue (120-foot wide public road easement) as recorded in Official Record Book 1582, Page 3309, (a portion of which has been vacated by Ordinance) in the above mentioned Public Records; thence along said south road easement line for the following three (3) calls; (1) thence N.89°21'08"W., a distance of 332.00 feet to a point of curvature of a curve to the right having a radius of 2,143.00 feet and a central angle of 11°17'06"; (2) thence westerly along the arc of said curve a distance of 422.09 feet to a point of reverse curvature of a curve to the left having a radius of 2,023.00 feet and a central angle of 02°53'46"; (3) thence westerly along the arc of said curve, a distance of 102.26 feet to the end of said curve; thence S.00°33'42"W., a distance of 233.81 feet to the north plat line of Carlyle at the Villages of Palm Aire, Unit 1, as recorded in Plat Book 33, Page 97, said point being the point of curvature of a non tangent curve to the left, of which the radius point lies S.02°34'17"W., a radial distance of 257.18 feet; thence along said north plat line for the following four (4) calls; (1) thence westerly along the arc of said curve, through a central angle of 22°35'36", an arc length of 101.41 feet to the point of compound curvature of a curve to the left having a radius of 542.51 feet and a central angle of 15°21'49"; (2) thence southwesterly along the arc of said curve, an arc length of 145.47 feet to the point of tangency of said curve; (3) thence S.54°36'52"W., a distance of 165.48 feet; (4) thence S.52°29'51"W., a distance of 26.07 feet to the point of curvature of a non tangent curve to the left, of which the radius point lies S.37°30'08"E., a radial distance of 157.36 feet, said point also being a point on the north plat line of Carlyle at the Villages of Palm Aire, Unit 4, as recorded in Plat Book 36, Page 194 in the above mentioned Public Records; thence along said north plat line for the following nine (9) calls; (1) thence southwesterly along the arc of said curve, through a central angle of 14°33'13", an arc length of 39.97 feet to the point of tangency of said curve; (2) thence S.37°56'38"W., a distance of 260.64 feet; (3) thence S.61°02'31"W., a distance of 102.38 feet; (4) thence S.51°18'20"W., a distance of 362.47 feet; (5) thence S.49°13'17"W., a distance of 402.17 feet; (6) thence S.49°58'22"W., a distance of 131.64 feet to a point of curvature of a curve to the left having a radius of 135.00 feet and a central angle of 33°00'21"; (7) thence southwesterly along the arc of said curve a distance of 77.77 feet to a point of reverse curvature of a curve to the right having a radius of 100.00 feet and a central angle of 10°31'17"; (8) thence southerly along the arc of said curve, a distance of 18.36 feet to the end of said curve; (9) thence N.89°37'07"W., a distance of 142.10 feet to the southwest corner of the Northeast 1/4 of the Southeast 1/4 of said Section 21; thence N.00°04'20"W., along the west line of said Northeast 1/4 of the Southeast 1/4, a distance of 730.18 feet; thence S.89°59'34"W., a distance of 1,225.30 feet to the POINT OF BEGINNING.

Containing 3,419,397 square feet or 78.4985 acres, more or less.

FOR: SOVEREIGN NATIONAL PROPERTY COMPANY

This is NOT a Survey.
Jun 29, 2006 - 13:23:49 PROACHIX\SUR\04489\003\04489-002-K04.dwg

SKETCH & DESCRIPTION OF
TRACT OF LAND
SECTION 21 & 22, TOWNSHIP 35 S., RANGE 18 E.,
MANATEE COUNTY, FLORIDA

Wilson Miller

Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants
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| TASK CODE: MASLD | DRAWN BY: PVR | CHECKED BY: JWB | CAD FILE: 04489-002-K04 | PROJECT NO: 04489-003-000 | SHEET 2 OF 3 | DRAWING INDEX NO: A4489-003-004+ | REV: |
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NOTES:

Bearings shown hereon are arbitrary and are based on the east right-of-way line of Lockwood Ridge Road having a bearing of N.00°00'43"W. and do not refer to the true meridian.

Unless it bears the signature and the original raised seal of a Florida Licensed Surveyor and Mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.

This is a sketch only and does not represent a field survey.

| CURVE TABLE | | | | | |
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| CURVE | RADIUS | DELTA | ARC | CHORD | CHORD BRG. |
| C1 | 3319.04' | 6°50'10" | 396.01' | 395.78' | N03°40'44"W |
| C2 | 3229.04' | 4°07'53" | 232.84' | 232.79' | N05°01'52"W |
| C3 | 2023.00' | 21°00'49" | 741.95' | 737.80' | S85°14'18"E |
| C4 | 2143.00' | 16°42'26" | 624.89' | 622.67' | S79°05'06"E |
| C5 | 2143.00' | 11°17'06" | 422.09' | 421.40' | N83°42'35"W |
| C6 | 2023.00' | 2°53'46" | 102.26' | 102.24' | N79°30'55"W |
| C7 | 257.18' | 22°35'36" | 101.41' | 100.76' | S81°16'29"W |
| C8 | 542.51' | 15°21'49" | 145.47' | 145.04' | S62°17'46"W |
| C9 | 157.36' | 14°33'13" | 39.97' | 39.86' | S45°13'15"W |
| C10 | 135.00' | 33°00'21" | 77.77' | 76.70' | S33°28'11"W |
| C11 | 100.00' | 10°31'17" | 18.36' | 18.34' | S22°13'39"W |

| LINE TABLE | | |
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| LINE | BEARING | LENGTH |
| L1 | S54°36'52"W | 185.48' |
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| L4 | S61°02'31"W | 102.38' |
| L5 | S49°58'22"W | 131.64' |
| L6 | N89°37'07"W | 142.10' |

BY: Jennie W. Brannon
Jennie W. Brannon, P.S.M. No.5041

6/29/06
Date of Signature

FOR: SOVEREIGN NATIONAL PROPERTY COMPANY

Jun 29, 2006 - 09:41:43

This is NOT a Survey.

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SKETCH & DESCRIPTION OF
TRACT OF LAND
SECTION 21 & 22, TOWNSHIP 35 S., RANGE 18 E.,
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| TASK CODE: MASLD | DRAWN BY: PVR | CHECKED BY: JWB | CAD FILE: 04489-002-K04 | PROJECT NO: 04489-003-000 | SHEET 3 OF 3 | DRAWING INDEX NO: A4489-003-004* | REV: |
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Exhibit B
to Ordinance 06-80

Boundaries

Woodbrook
Community Development District

DESCRIPTION: (written by the signing Surveyor & Mapper)

A parcel of land lying in the Northeast 1/4 and the Southeast 1/4 of Section 21, Township 35 South, Range 18 East and in the Northwest 1/4 and the Southwest 1/4 of Section 22, Township 35 South, Range 18 East, Manatee County, Florida and described as follows:

Commence at the southwest corner of the Northwest 1/4 of the Southeast 1/4 of said Section 21; thence N.89°59'17"E., a distance of 95.00 feet to the east right-of-way line of Lockwood Ridge Road (95-foot wide public right-of-way) as recorded in Official Record Book 1640, Page 573 of the Public Records of Manatee County, Florida; thence along said east right-of-way line for the following four (4) calls; (1) thence N.00°00'43"W., a distance of 705.00 feet to the point of curvature of a curve to the left having a radius of 3,319.04 feet and a central angle of 00°14'56"; (2) thence northerly along the arc of said curve, an arc distance of 14.41 feet to the POINT OF BEGINNING; (3) thence continue northerly along the arc of said curve, through a central angle of 06°50'10", a distance of 396.01 feet to a point of reverse curvature of a curve to the right having a radius of 3,229.04 feet and a central angle of 04°07'53"; (4) thence northerly along the arc of said curve, a distance of 232.84 feet to the end of said curve; thence N.89°33'10"E., a distance of 186.75 feet; thence N.49°49'14"E., a distance of 580.78 feet; thence N.00°00'12"W., a distance of 849.87 feet to the point of curvature of a non tangent curve to the right, of which the radius point lies S.14°15'18"W., a radial distance of 2,023.00 feet; thence southeasterly along the arc of said curve, through a central angle of 21°00'49", an arc length of 741.95 feet to the point of tangency of said curve, said point being on the south right-of-way line of Honore Avenue (120-foot wide public right-of-way) as recorded in Official Record Book 2061, Page 6455 in the above mentioned Public Records; thence S.54°43'55"E., along said south right-of-way line, a distance of 424.37 feet to a point on Honore Avenue Pond Site E1, as recorded in Official Record Book 2061, Page 6455 in the above mentioned Public Records; thence S.24°13'17"E., along the west line of said Pond E1, a distance of 503.90 feet; thence S.88°59'08"E., along the south line of said Pond E1, a distance of 800.32 feet to a point on the above mentioned south right-of-way line of Honore Avenue; 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Jun 29, 2006 - 13:23:49 PROACHIX:\SUR\04489\003\04489-002-K04.dwg

FOR: SOVEREIGN NATIONAL PROPERTY COMPANY

SKETCH & DESCRIPTION OF
TRACT OF LAND
SECTION 21 & 22, TOWNSHIP 35 S., RANGE 18 E.,
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| TASK CODE: | DRAWN BY: | CHECKED BY: | CAD FILE: | PROJECT NO: | SHEET | DRAWING INDEX NO: | REV: |
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| MASLD | PVR | JWB | 04489-002-K04 | 04489-003-000 | 2 OF 3 | A4489-003-004+ | |

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BY: Jennie W. Brannon
Jennie W. Brannon, P.S.M. No.5041

6/29/06
Date of Signature

FOR: SOVEREIGN NATIONAL PROPERTY COMPANY

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Jun 29, 2006 - 09:41:43 PROACHIX\SUR\04489\003\04489-002-K04.dwg

SKETCH & DESCRIPTION OF
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**STATE OF FLORIDA
DEPARTMENT OF STATE**
STATE LIBRARY AND ARCHIVES OF FLORIDA

JEB BUSH
Governor

FILED FOR RECORD
R. B. SHORE

2006 DEC 18 PM 2:44

CLERK OF THE CIRCUIT COURT
MANATEE COUNTY
SUE A. COBB
Secretary of State

December 14, 2006

Honorable R. B. "Chips" Shore
Clerk of Circuit Court
Manatee County
Post Office Box 25400
Bradenton, Florida 34206

Attn: Diane E. Vollmer, D.C.

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated December 12, 2006, and certified copies of Manatee County Ordinance Nos. 06-32, 06-72, and 06-80, which were filed in this office on December 14, 2006.

Sincerely,

Liz Cloud
Program Administrator

LC/jru
Enclosures

DIRECTOR'S OFFICE

R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
850.245.6600 • FAX: 850.245.6735 • TDD: 850.922.4085 • <http://dils.dos.state.fl.us>

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