

**WOODLAND PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

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January 11, 2023

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Exhibit “7”: Manatee County Comprehensive Plan Future Land Use Map

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Exhibit “9”: Attorney’s Certification

- **Agent Contact Information:** Vogler Ashton, PLLC
Attn: Kimberly Ashton
705 10TH Ave. West, Unit 103
Palmetto, FL 34221
Telephone: (941) 304-3400
Facsimile: (941) 866-7648
Email: kimashton@voglerashton.com

**MANATEE COUNTY GOVERNMENT
BUILDING & DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT APPLICATION**

FOR STAFF USE ONLY

Date: _____

File Number: _____

File Name: _____

This application shall be used for all land development
rezone or comprehensive plan amendment request.

Please attach appropriate standards or supplementary information, as applicable.

NAME OF THE PROJECT: WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT

TYPE OF APPROVAL DESIRED: ESTABLISHMENT OF A COMMUNITY DEVELOPMENT DISTRICT

LIST CASE NUMBERS OF PREVIOUS APPROVALS: N/A

A. Property Information

1. Legal Description: SEE ATTACHED EXHIBIT "A"
2. D. P. Number(s): 494200009
3. Section: 34 Township: 33 SOUTH Range: 19 EAST
4. Subdivision Name (if Platted): N/A
5. Lot: N/A Block: N/A
7. Address or Location of Property (See Address Coordinator, if physical address is needed):
N/A
8. Present Zoning Classification: PD-R
9. (If Rezone) Proposed Zoning Classification: N/A
10. (If Comprehensive Plan Map Amendment) Proposed Future Land Use Category: N/A
11. Future Land Use Category: UF-3
12. Flood Zone Category: A, AE, X Map/Panel Numbers: 12081C0184E; 12081C0192F
13. Property Size (to the nearest tenth of acre or sq. ft.): 250.099 acres
14. Existing Use(s) of Subject Property (i.e.: vacant, residence, commercial, etc.): vacant/agriculture
15. Surrounding Land Use(s) (i.e.: vacant, residence, commercial, etc.):
 - a. North: vacant
 - b. South: residential
 - c. East: residential
 - d. West: vacant
16. Description of Proposed Activity or Use (Attach separate Sheet if Necessary):
Establishment of a community development district per Chapter 190, FS, to serve as a financing vehicle for public/CDD subdivision improvements.

B. Names/Addresses

List all person(s) having ownership in subject property

1. Name of Property Owner Gamble Creek Associates, LLC and KH Sarasota LLC
Address: See agent's
Zip: See agent's Telephone: See agent's Fax: See Agent's
Email Address: See Agent's
2. Name of DEVELOPER Wilmington Land Company, a Florida corporation
Address: See agent's
Zip: See agent's Telephone: See agent's Fax: See Agent's
Email Address: See Agent's
3. Name of Agent & Attorney: Vogler Ashton, PLLC, Kimberly Ashton, Esq. & Edward Vogler, Esq.
Address: 705 10th Ave. W., Unit 103, Palmetto, Florida 34221
Zip: 34221 Telephone: (941) 304-3400 Fax: (941) 866-7648
Email Address: kimashton@voglerashton.com; and edvogler@voglerashton.com
4. Name of Engineer: Christopher Fisher, PE 85555, Clearview Land Design, P.L.
Address: 3010 W. Azeele St., Ste. 150, Tampa, FL 33609
Zip: 33609 Telephone: 813-223-3919 Fax:
Email Address: Chris.Fisher@clearviewland.com
5. Name of Architect:
Address:
Zip: Telephone: Fax:
Email Address:
6. Name of Landscape Architect:
Address:
Zip: Telephone: Fax:
Email Address:

NOTE: UNLESS OTHERWISE NOTED, ALL WRITTEN CORRESPONDENCE WILL BE SENT TO THE AGENT. IF THERE IS NO AGENT, COMMENTS WILL BE SENT TO THE PROPERTY OWNER.

C. Signature

I hereby certify that the information in this application is true and correct. I have read this application and understand that other review processes and fees may be required prior to applying for and receiving Building Permits and/or Final Development Approval.

By executing this application, I acknowledge that I am familiar with the Rules of Procedure which apply to the boards or commissions which will act on my application and that I have read and understand such Rules of Procedures.



David Gobin, as Vice President of Wilmington Land Company (the Applicant of the CDD Petition) and as Manager of Gamble Creek Associates, LLC (a Property Owner of the lands within the CDD Petition)

(Signature of Applicant)

Additional Information

CONTACT:

Building & Development Services Department
1112 Manatee Avenue West, Fourth Floor 34205
P. O. Box 1000, Bradenton, FL 34206

Telephone: (941) 748-4501, Extension 6871

Fax Number: (941) 708-6152

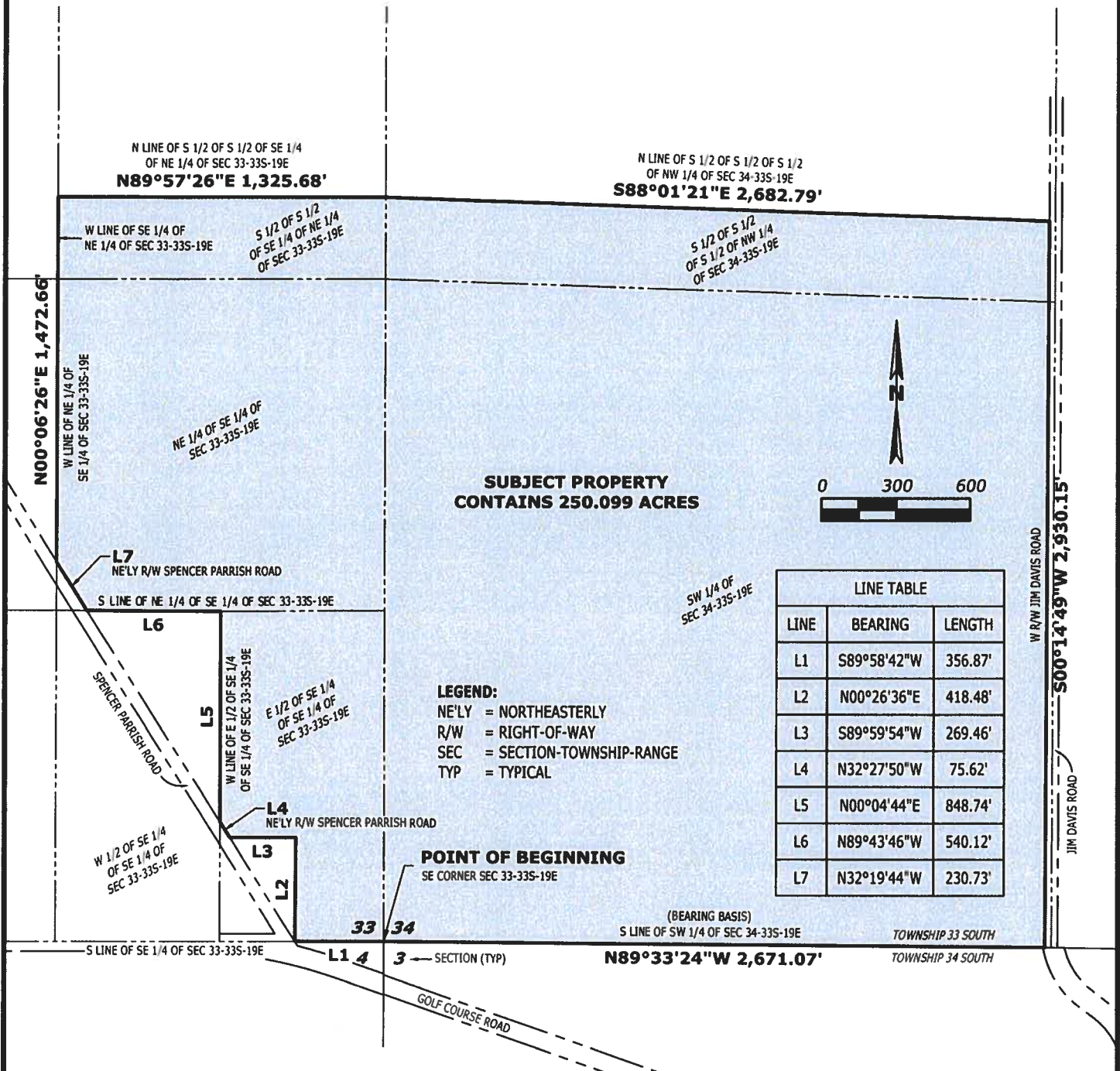
<http://www.mymanatee.org>

EXHIBIT "A"

LEGAL DESCRIPTION

THIS IS NOT A SURVEY

SECTIONS 33 AND 34, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°58'42\"W	356.87'
L2	N00°26'36\"E	418.48'
L3	S89°59'54\"W	269.46'
L4	N32°27'50\"W	75.62'
L5	N00°04'44\"E	848.74'
L6	N89°43'46\"W	540.12'
L7	N32°19'44\"W	230.73'

LEGEND:
NE'LY = NORTHEASTERLY
R/W = RIGHT-OF-WAY
SEC = SECTION-TOWNSHIP-RANGE
TYP = TYPICAL

POINT OF BEGINNING
SE CORNER SEC 33-33S-19E

(BEARING BASIS)
S LINE OF SW 1/4 OF SEC 34-33S-19E
N89°33'24\"W 2,671.07'

TOWNSHIP 33 SOUTH
TOWNSHIP 34 SOUTH

PROJECT NAME

WOODLAND PRESERVE

SHEET NAME

COMMUNITY DEVELOPMENT DISTRICT

DATE	PROJECT	DRAWN	QC	SCALE
5/26/2022	2022-1065	JEB	JEB	1" = 600'



**Florida Land
Design &
Permitting**

3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655

PHONE: (727) 478-2421
www.fldandp.com
E-mail: info@fldandp.com
Engineer # - CA No. 33088
Survey # - LB8342

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
SKETCH AND LEGAL DESCRIPTION NOT VALID WITHOUT THE SIGNATURE AND
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOSEPH E. BECKMAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA #LS 7204
CERTIFICATE OF AUTHORIZATION # LB 8342

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 33 AND 34, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, SOUTH 89°58'42" WEST, FOR 356.87 FEET; THENCE NORTH 00°26'36" EAST, FOR 418.48 FEET; THENCE SOUTH 89°59'54" WEST, FOR 269.46 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF SPENCER PARRISH ROAD; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, NORTH 32°27'50" WEST, FOR 75.62 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SOUTHEAST 1/4 OF SECTION 33; THENCE ALONG SAID WEST LINE, NORTH 00°04'44" EAST, FOR 848.74 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4 OF SECTION 33; THENCE ALONG SAID SOUTH LINE, NORTH 89°43'46" WEST, FOR 540.12 FEET TO AFORESAID NORTHEASTERLY RIGHT-OF-WAY OF SPENCER PARRISH ROAD; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, NORTH 32°19'44" WEST, FOR 230.73 FEET TO THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33; THENCE ALONG SAID WEST LINE, AND THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33, RESPECTIVELY, NORTH 00°06'26" EAST, FOR 1,472.66 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33; THENCE ALONG SAID NORTH LINE, NORTH 89°57'26" EAST, FOR 1,325.68 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, SOUTH 88°01'21" EAST, FOR 2,682.79 FEET TO THE WEST RIGHT-OF-WAY OF JIM DAVIS ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY, SOUTH 00°14'49" WEST, FOR 2,930.15 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 34; THENCE ALONG SAID SOUTH LINE, NORTH 89°33'24" WEST, FOR 2,671.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 250.099 ACRES.

SURVEYOR'S NOTES:

- 1) NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
- 2) UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
- 3) THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY. THE GEOMETRY FOR THIS SKETCH AND LEGAL DESCRIPTION IS BASED SOLELY UPON A BOUNDARY SURVEY PREPARED BY ARDURRA GROUP, INC. TITLED "SM RANCH PHASE 1", JOB NUMBER 2020-5273-00, DATED 6/8/2020.
- 4) BEARINGS ARE BASED ON SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 33 SOUTH, RANGE 19 EAST, BEING NORTH 89°33'24" WEST, AS SHOWN HEREON.
- 5) DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

PROJECT NAME

WOODLAND PRESERVE

SHEET NAME

COMMUNITY DEVELOPMENT DISTRICT

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Engineer # - CA No. 33088
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**MANATEE COUNTY BUILDING & DEVELOPMENT SERVICES DEPARTMENT
AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION AFFIDAVIT**

Property Owner #1 (Company or individual) *(print)*: GAMBLE CREEK ASSOCIATES, LLC

Mailing Address *(print)*: 5800 Lakewood Ranch Blvd., Sarasota, FL 34243

Officer's Name and Title *(print)*: David Goben, as Manager

Property Owner #2 (Company or individual) *(print)*: KH SARASOTA LLC

Mailing Address *(print)*: 105 NE 1st St. Delray Beach, FL 33444

Officer's Name and Title *(print)*: Devin Radkay, as Manager of The Kolter Group LLC, as Manager of KH Sarasota LLC

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

1. That We are the owner's and record title holder(s) of a portion of the following described property legal description, to wit: **See Exhibit "A"** [*Gamble Creek Associates, LLC owns that portion of the Exhibit A lands as set forth in Special Warranty Deed recorded in Official Records Instrument No. 202241138302 of the Public Records of Manatee County, Florida; and KH Sarasota LLC owns that portion of the Exhibit A lands as set forth in Special Warranty Deed as recorded in Official Records Instrument No. 202241138303 of the Public Records of Manatee County, Florida.*]
2. That this property constitutes the property for which a request for: **Establishment of the Woodland Preserve Community Development District** Is being applied for to Manatee County, Florida;
3. That the undersigned have appointed and do appoint: **(a) Kimberly Ashton, Esq., and Edward Vogler, Esq., of Vogler Ashton, PLLC** as agent(s) to execute any petitions or other documents necessary to affect such petition; and request that you accept our agent(s) signature as representing our agreement of all terms and conditions 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 We, the undersigned authority, hereby certify that the foregoing is true and correct.

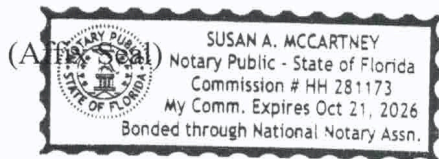
SIGNATURE PAGES TO FOLLOW

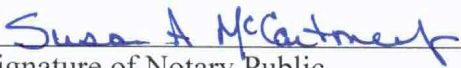
GAMBLE CREEK ASSOCIATES, LLC a Florida limited liability company

By: 
David Goblen, its Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization this 5 day of December, 2022, by David Goblen, as Manager of Gamble Creek Associates, LLC, a Florida limited liability company, on behalf of the Company (☒) who is personally known to me, or (☐) who has produced _____ as identification.




Signature of Notary Public
Print Notary Name: Susan A. McCartney
NOTARY PUBLIC STATE OF FLORIDA
Commission No. _____
Expiration Date: _____

KH SARASOTA LLC a Florida limited liability company

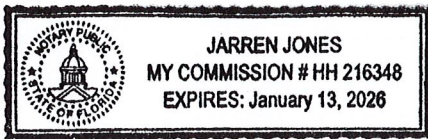
By: THE KOLTER GROUP LLC, a Florida limited liability company, its Manager

By: 
Devin Radkay, its Manager

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization this 21st day of December, 2022, by Devin Radkay, as Manager of The Kolter Group LLC, a Florida limited liability company, as Manager of KH Sarasota LLC, a Florida limited liability company, on behalf of the Companies (☒) who is personally known to me, or (☐) who has produced _____ as identification.

(Affix Seal)



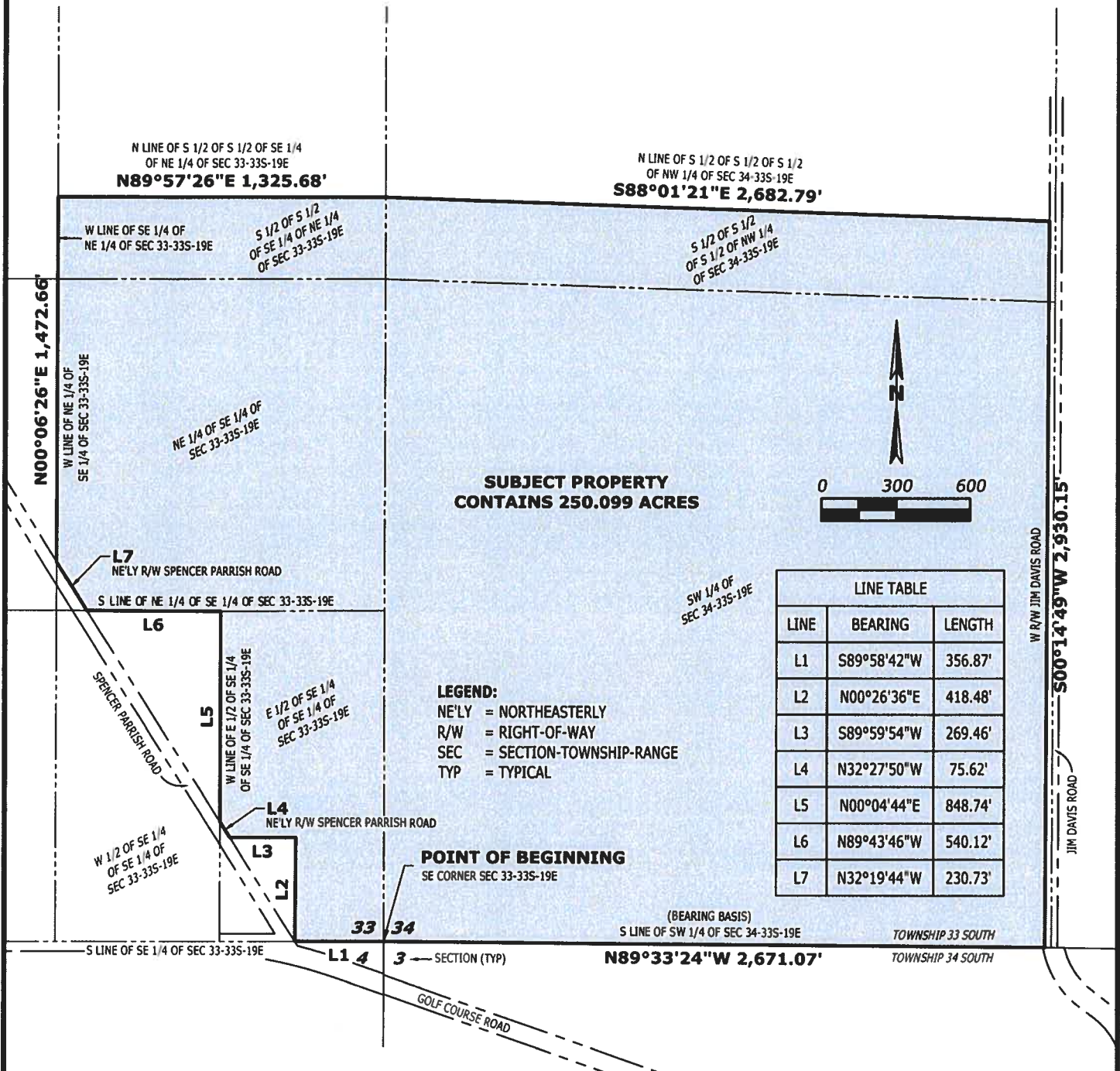

Signature of Notary Public
Print Notary Name: Jarren Jones
NOTARY PUBLIC STATE OF FLORIDA
Commission No: #HH 216348
Expiration Date: 1/13/26

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POINT OF BEGINNING
SE CORNER SEC 33-33S-19E

33 34
SECTION (TYP)

(BEARING BASIS)
S LINE OF SW 1/4 OF SEC 34-33S-19E
N89°33'24\"W 2,671.07'

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TOWNSHIP 34 SOUTH

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CONTAINING 250.099 ACRES.

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Engineer # - CA No. 33088
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**PETITION TO ESTABLISH THE
WOODLAND PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, **WILMINGTON LAND COMPANY**, a Florida corporation (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 **WILMINGTON LAND COMPANY**, a Florida corporation, 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 250.099 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 **WOODLAND PRESERVE 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 PD-R (Planned Development-Residential). 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 250.099 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, and 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 Woodland Preserve 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 11th day of January, 2023.

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

**SIGNATURE PAGE FOR THE PETITION TO ESTABLISH THE
WOODLAND PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Petitioner:

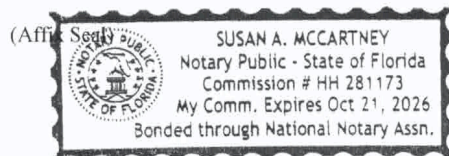
**WILMINGTON LAND COMPANY, a Florida
corporation**

By: _____

DAVID GOBEN, its Vice President

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (_____) online notarization this 5 day of DECEMBER, 2022, by David Goben, as Vice President of Wilmington Land Company, a Florida corporation, on behalf of the Corporation (☒) who is personally known to me, or (_____) who has produced _____ as identification.

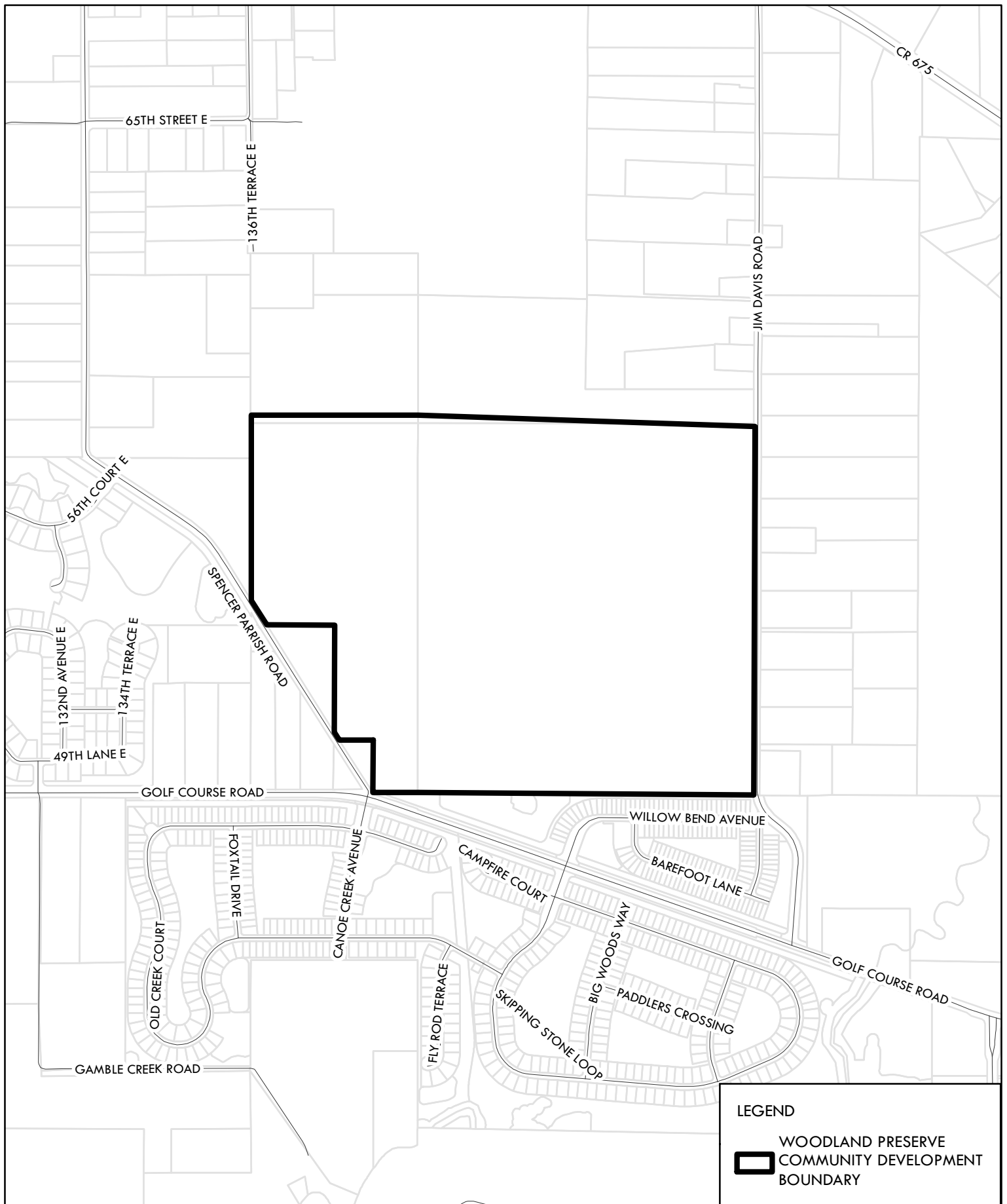


Susan A. McCartney
Signature of Notary Public
Print Notary Name: Susan A. McCartney
NOTARY PUBLIC STATE OF FLORIDA
Commission No. _____
Expiration Date: _____

Exhibit "1"

**WOODLAND PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Project Location Maps and Aerial



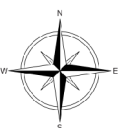
Clearview
LAND DESIGN, P.L.

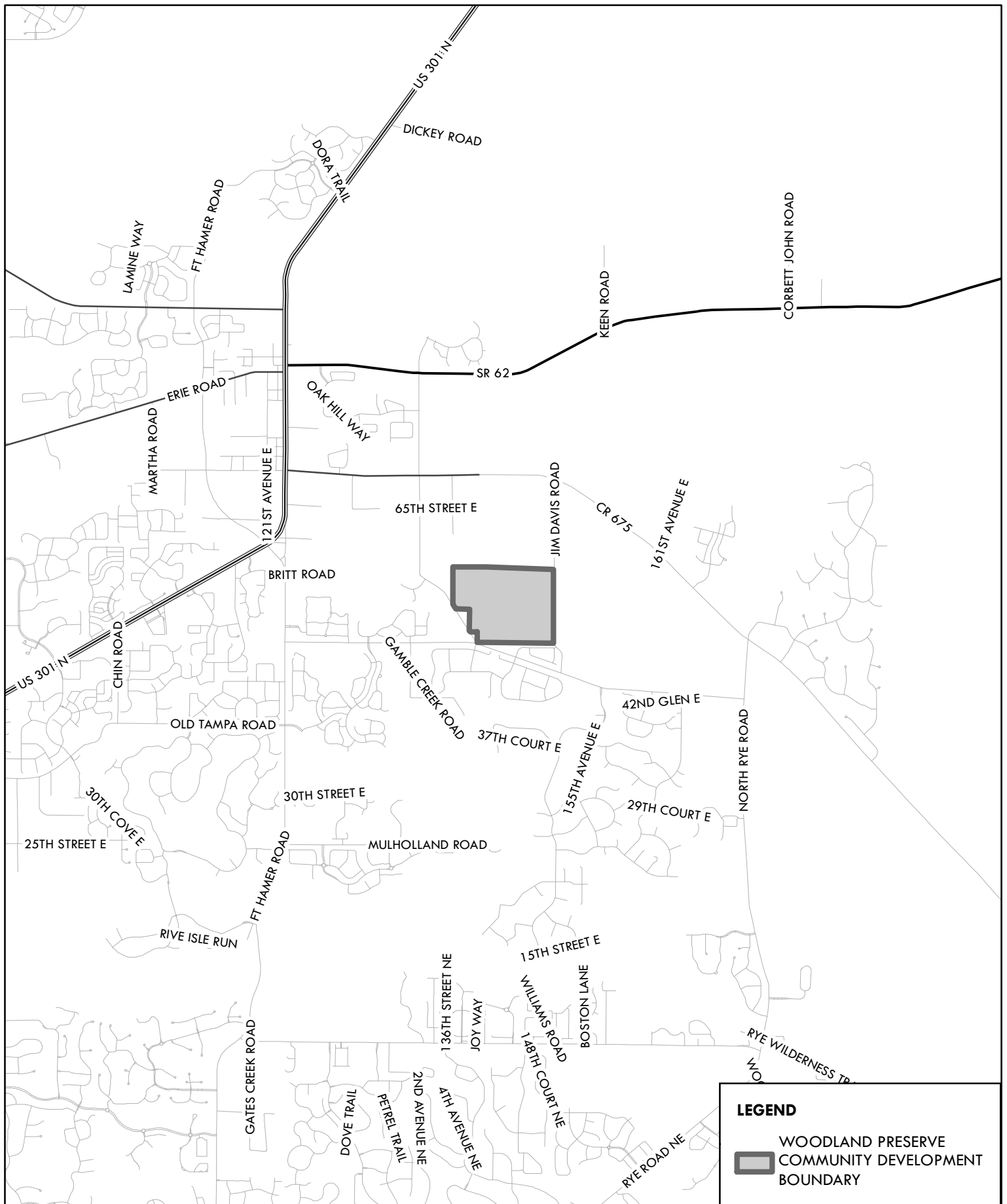
3010 W. Azeele Street Suite 150
Tampa, Florida 33609 (813) 223-3919

WOODLAND PRESERVE
COMMUNITY DEVELOPMENT
BOUNDARY MAP

1 inch = 1,000 feet

0 1,000 2,000 Feet





LEGEND

-  WOODLAND PRESERVE COMMUNITY DEVELOPMENT BOUNDARY

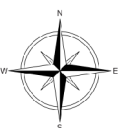
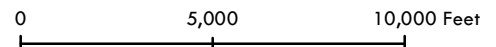


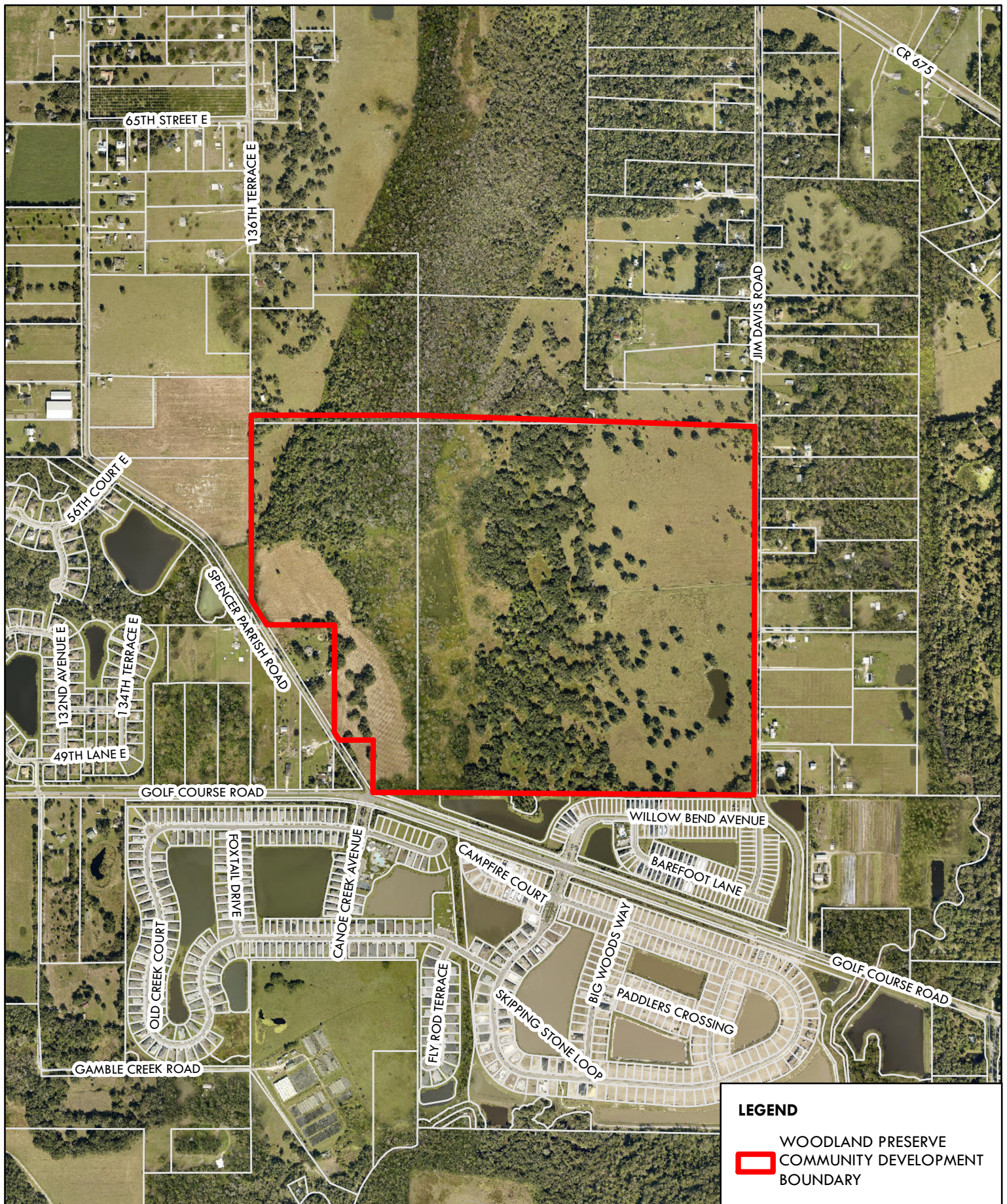
Clearview
LAND DESIGN, P.L.

3010 W. Azeele Street Suite 150
Tampa, Florida 33609 (813) 223-3919

WOODLAND PRESERVE
COMMUNITY DEVELOPMENT
VICINITY MAP

1 inch = 5,000 feet





Clearview
LAND DESIGN, P.L.

3010 W. Azeele Street Suite 150
Tampa, Florida 33609 (813) 223-3919

WOODLAND PRESERVE
COMMUNITY DEVELOPMENT
AERIAL MAP

1 inch = 1,000 feet

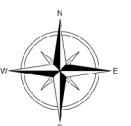
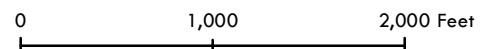


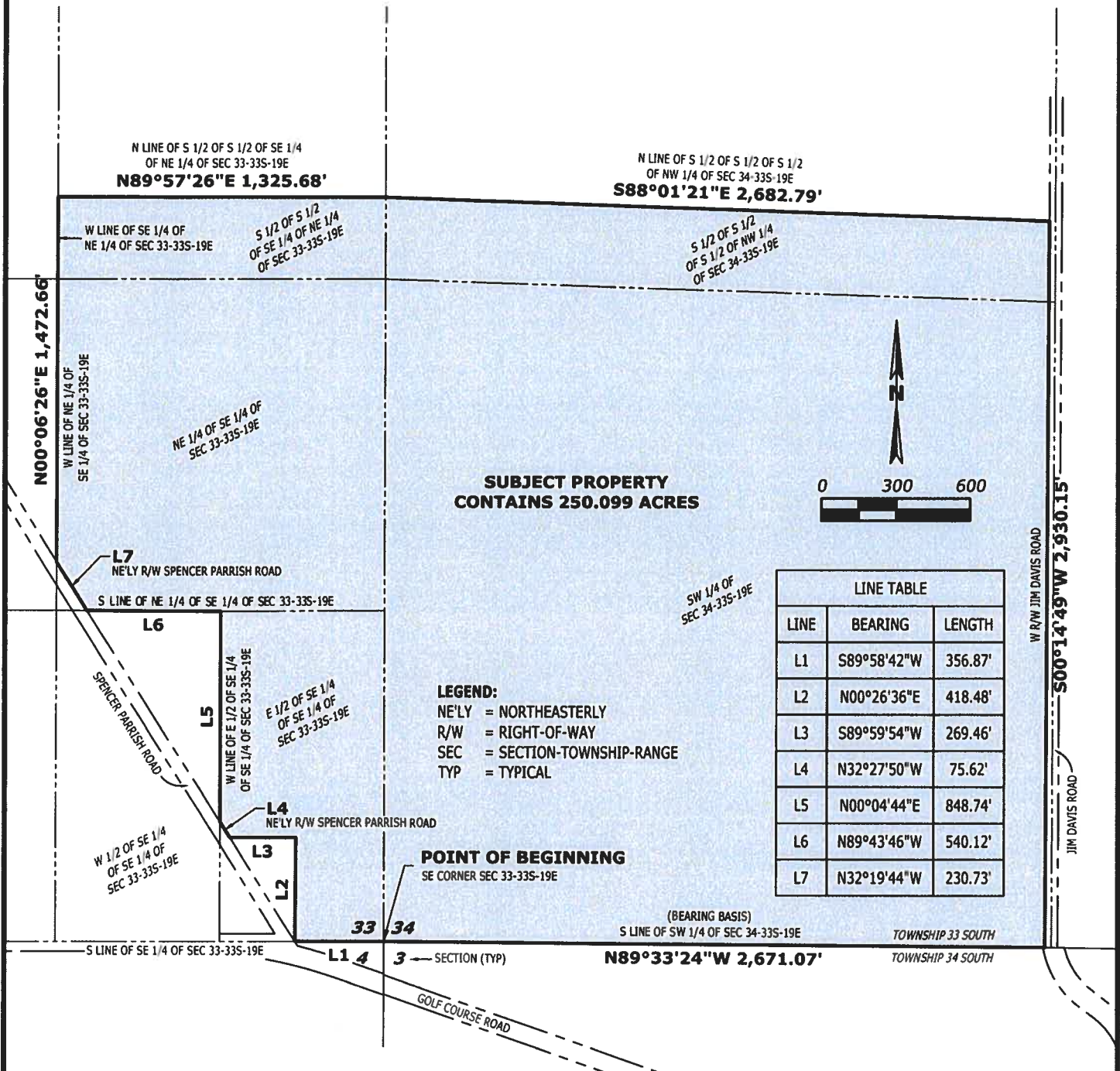
Exhibit "2"

**WOODLAND PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Metes and Bounds Legal Description with Surveyor Certification

THIS IS NOT A SURVEY

SECTIONS 33 AND 34, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°58'42\"W	356.87'
L2	N00°26'36\"E	418.48'
L3	S89°59'54\"W	269.46'
L4	N32°27'50\"W	75.62'
L5	N00°04'44\"E	848.74'
L6	N89°43'46\"W	540.12'
L7	N32°19'44\"W	230.73'

LEGEND:
NE'LY = NORTHEASTERLY
R/W = RIGHT-OF-WAY
SEC = SECTION-TOWNSHIP-RANGE
TYP = TYPICAL

POINT OF BEGINNING
SE CORNER SEC 33-33S-19E

33 34
SECTION (TYP)

(BEARING BASIS)
S LINE OF SW 1/4 OF SEC 34-33S-19E
N89°33'24\"W 2,671.07'

TOWNSHIP 33 SOUTH
TOWNSHIP 34 SOUTH

PROJECT NAME

WOODLAND PRESERVE

SHEET NAME

COMMUNITY DEVELOPMENT DISTRICT

DATE	PROJECT	DRAWN	QC	SCALE
5/26/2022	2022-1065	JEB	JEB	1" = 600'



**Florida Land
Design &
Permitting**

3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655

PHONE: (727) 478-2421
www.fldandp.com
E-mail: info@fldandp.com
Engineer # - CA No. 33088
Survey # - LB8342

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
SKETCH AND LEGAL DESCRIPTION NOT VALID WITHOUT THE SIGNATURE AND
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOSEPH E. BECKMAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA #LS 7204
CERTIFICATE OF AUTHORIZATION # LB 8342

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 33 AND 34, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, SOUTH 89°58'42" WEST, FOR 356.87 FEET; THENCE NORTH 00°26'36" EAST, FOR 418.48 FEET; THENCE SOUTH 89°59'54" WEST, FOR 269.46 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF SPENCER PARRISH ROAD; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, NORTH 32°27'50" WEST, FOR 75.62 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SOUTHEAST 1/4 OF SECTION 33; THENCE ALONG SAID WEST LINE, NORTH 00°04'44" EAST, FOR 848.74 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4 OF SECTION 33; THENCE ALONG SAID SOUTH LINE, NORTH 89°43'46" WEST, FOR 540.12 FEET TO AFORESAID NORTHEASTERLY RIGHT-OF-WAY OF SPENCER PARRISH ROAD; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, NORTH 32°19'44" WEST, FOR 230.73 FEET TO THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33; THENCE ALONG SAID WEST LINE, AND THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33, RESPECTIVELY, NORTH 00°06'26" EAST, FOR 1,472.66 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33; THENCE ALONG SAID NORTH LINE, NORTH 89°57'26" EAST, FOR 1,325.68 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, SOUTH 88°01'21" EAST, FOR 2,682.79 FEET TO THE WEST RIGHT-OF-WAY OF JIM DAVIS ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY, SOUTH 00°14'49" WEST, FOR 2,930.15 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 34; THENCE ALONG SAID SOUTH LINE, NORTH 89°33'24" WEST, FOR 2,671.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 250.099 ACRES.

SURVEYOR'S NOTES:

- 1) NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
- 2) UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
- 3) THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY. THE GEOMETRY FOR THIS SKETCH AND LEGAL DESCRIPTION IS BASED SOLELY UPON A BOUNDARY SURVEY PREPARED BY ARDURRA GROUP, INC. TITLED "SM RANCH PHASE 1", JOB NUMBER 2020-5273-00, DATED 6/8/2020.
- 4) BEARINGS ARE BASED ON SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 33 SOUTH, RANGE 19 EAST, BEING NORTH 89°33'24" WEST, AS SHOWN HEREON.
- 5) DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

PROJECT NAME

WOODLAND PRESERVE

SHEET NAME

COMMUNITY DEVELOPMENT DISTRICT

**Florida Land
Design &
Permitting**

3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655

PHONE: (727) 478-2421
www.fldandp.com
E-mail: info@fldandp.com
Engineer # - CA No. 33088
Survey # - LB8342

Exhibit "3"

**WOODLAND PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

CONSENT OF PROPERTY OWNERS

Page 1 of 2

The property within the proposed boundaries of the Woodland Preserve Community Development District is more fully described in the attached Exhibit "A," (the "CDD Property"). The lands within the CDD Property are currently owned by two entities: (i) Gamble Creek Associates, LLC, a Florida limited liability company, pursuant to that certain Special Warranty Deed as recorded in Official Records Instrument No. 202241138302 of the Public Records of Manatee County, Florida; and (ii) KH Sarasota LLC, a Florida limited liability company, pursuant to that certain Special Warranty Deed as recorded in Official Records Instrument No. 202241138303 of the Public Records of Manatee County, Florida, (collectively the "Property Owners").

The undersigned Property Owners do hereby consent to the establishment of the Woodland Preserve Community Development District and agree to subject their property to the rules, regulations, resolutions, ordinances, taxes, and special assessments imposed by the Woodland Preserve Community Development District.

GAMBLE CREEK ASSOCIATES, LLC a Florida limited liability company

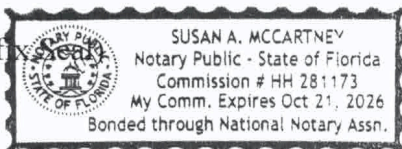
By:


David Goblen, its Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization this 5 day of December, 2022, by David Goblen, as Manager of Gamble Creek Associates, LLC, a Florida limited liability company, on behalf of the Company (☒) who is personally known to me, or (☐) who has produced _____ as identification.

(Affix Seal)



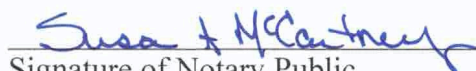

Signature of Notary Public
Print Notary Name: Susan A. McCartney
NOTARY PUBLIC STATE OF FLORIDA
Commission No. _____
Expiration Date: _____

Exhibit "3"

**WOODLAND PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

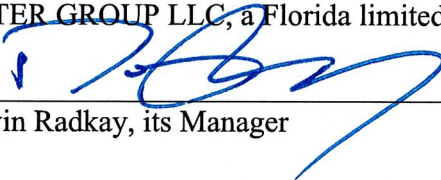
CONSENT OF PROPERTY OWNERS

Page 2 of 2

KH SARASOTA LLC a Florida limited liability company

By: THE KOLTER GROUP LLC, a Florida limited liability company, its Manager

By:

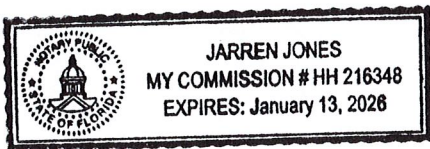

Devin Radkay, its Manager

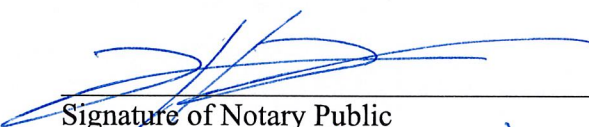
STATE OF FLORIDA

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization this 21st day of December, 2022, by Devin Radkay, as Manager of The Kolter Group LLC, a Florida limited liability company, as Manager of KH Sarasota LLC, a Florida limited liability company, on behalf of the Companies (☒) who is personally known to me, or (☐) who has produced _____ as identification.

(Affix Seal)




Signature of Notary Public

Print Notary Name: Jarren Jones

NOTARY PUBLIC STATE OF FLORIDA

Commission No. #HH216348

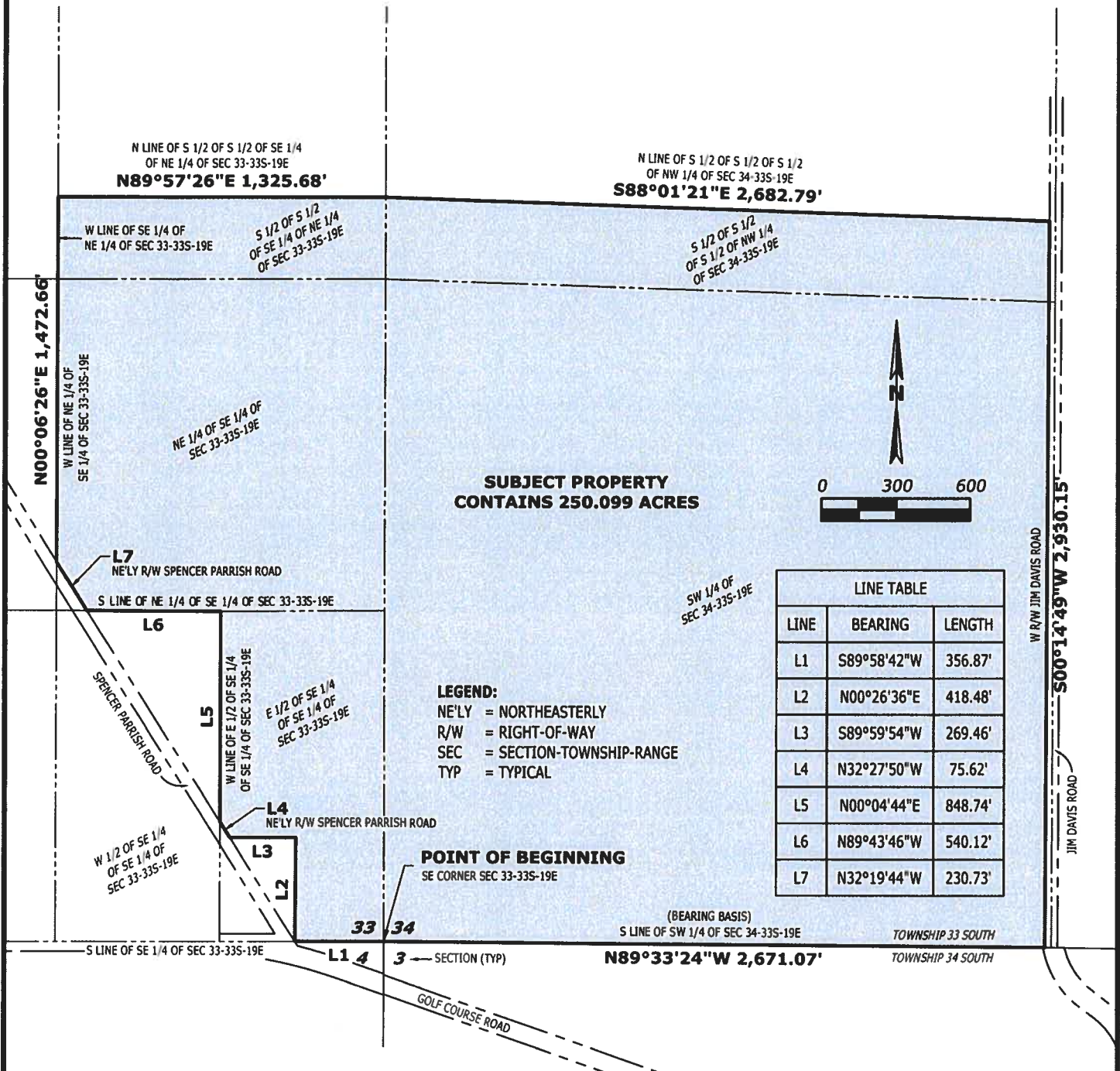
Expiration Date: 1/13/26

EXHIBIT "A"

LEGAL DESCRIPTION

THIS IS NOT A SURVEY

SECTIONS 33 AND 34, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°58'42\"W	356.87'
L2	N00°26'36\"E	418.48'
L3	S89°59'54\"W	269.46'
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L5	N00°04'44\"E	848.74'
L6	N89°43'46\"W	540.12'
L7	N32°19'44\"W	230.73'

LEGEND:
NE'LY = NORTHEASTERLY
R/W = RIGHT-OF-WAY
SEC = SECTION-TOWNSHIP-RANGE
TYP = TYPICAL

POINT OF BEGINNING
SE CORNER SEC 33-33S-19E

33 34
SECTION (TYP)

(BEARING BASIS)
S LINE OF SW 1/4 OF SEC 34-33S-19E
N89°33'24\"W 2,671.07'

TOWNSHIP 33 SOUTH
TOWNSHIP 34 SOUTH

PROJECT NAME

WOODLAND PRESERVE

SHEET NAME

COMMUNITY DEVELOPMENT DISTRICT

DATE	PROJECT	DRAWN	QC	SCALE
5/26/2022	2022-1065	JEB	JEB	1" = 600'



**Florida Land
Design &
Permitting**

3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655

PHONE: (727) 478-2421
www.fldandp.com
E-mail: info@fldandp.com
Engineer # - CA No. 33088
Survey # - LB8342

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
SKETCH AND LEGAL DESCRIPTION NOT VALID WITHOUT THE SIGNATURE AND
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOSEPH E. BECKMAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA #LS 7204
CERTIFICATE OF AUTHORIZATION # LB 8342

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 33 AND 34, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, SOUTH 89°58'42" WEST, FOR 356.87 FEET; THENCE NORTH 00°26'36" EAST, FOR 418.48 FEET; THENCE SOUTH 89°59'54" WEST, FOR 269.46 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF SPENCER PARRISH ROAD; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, NORTH 32°27'50" WEST, FOR 75.62 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SOUTHEAST 1/4 OF SECTION 33; THENCE ALONG SAID WEST LINE, NORTH 00°04'44" EAST, FOR 848.74 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4 OF SECTION 33; THENCE ALONG SAID SOUTH LINE, NORTH 89°43'46" WEST, FOR 540.12 FEET TO AFORESAID NORTHEASTERLY RIGHT-OF-WAY OF SPENCER PARRISH ROAD; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, NORTH 32°19'44" WEST, FOR 230.73 FEET TO THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33; THENCE ALONG SAID WEST LINE, AND THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33, RESPECTIVELY, NORTH 00°06'26" EAST, FOR 1,472.66 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33; THENCE ALONG SAID NORTH LINE, NORTH 89°57'26" EAST, FOR 1,325.68 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, SOUTH 88°01'21" EAST, FOR 2,682.79 FEET TO THE WEST RIGHT-OF-WAY OF JIM DAVIS ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY, SOUTH 00°14'49" WEST, FOR 2,930.15 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 34; THENCE ALONG SAID SOUTH LINE, NORTH 89°33'24" WEST, FOR 2,671.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 250.099 ACRES.

SURVEYOR'S NOTES:

- 1) NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
- 2) UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
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- 5) DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

PROJECT NAME

WOODLAND PRESERVE

SHEET NAME

COMMUNITY DEVELOPMENT DISTRICT

**Florida Land
Design &
Permitting**

3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655

PHONE: (727) 478-2421
www.fldandp.com
E-mail: info@fldandp.com
Engineer # - CA No. 33088
Survey # - LB8342

Exhibit "4"

**WOODLAND PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

**INITIAL MEMBERS OF THE
BOARD OF SUPERVISORS**

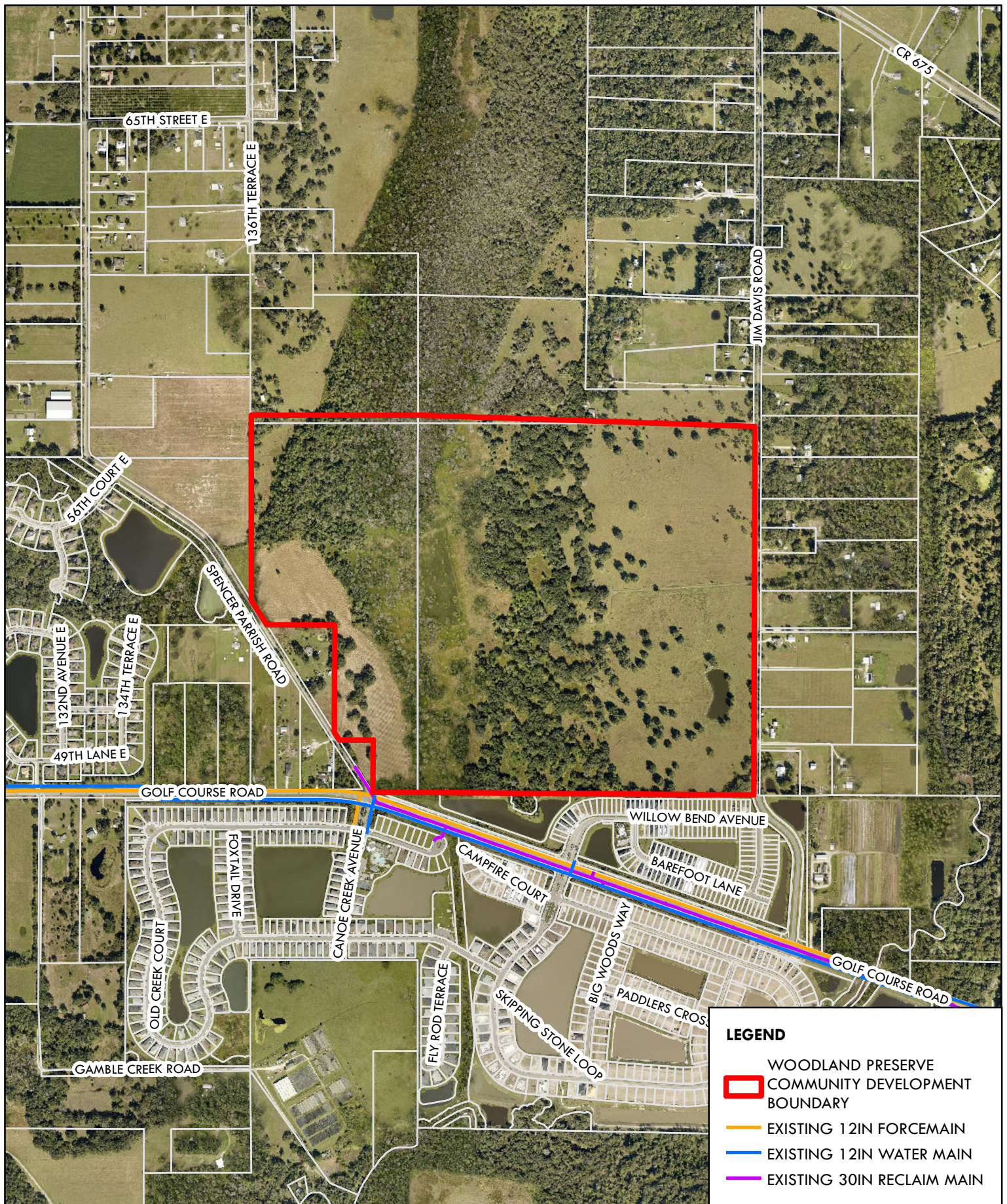
- I. Sandy Foster
5800 Lakewood Ranch Blvd.
Sarasota, FL 34240
- II. Kris Watts
5800 Lakewood Ranch Blvd.
Sarasota, FL 34240
- III. Richard Bedford
5800 Lakewood Ranch Blvd.
Sarasota, FL 34240
- IV. Pete Williams
5800 Lakewood Ranch Blvd.
Sarasota, FL 34240
- V. John Blakley
5800 Lakewood Ranch Blvd.
Sarasota, FL 34240

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

Exhibit "5"

**WOODLAND PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

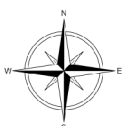
Existing Utility and Outfall Map

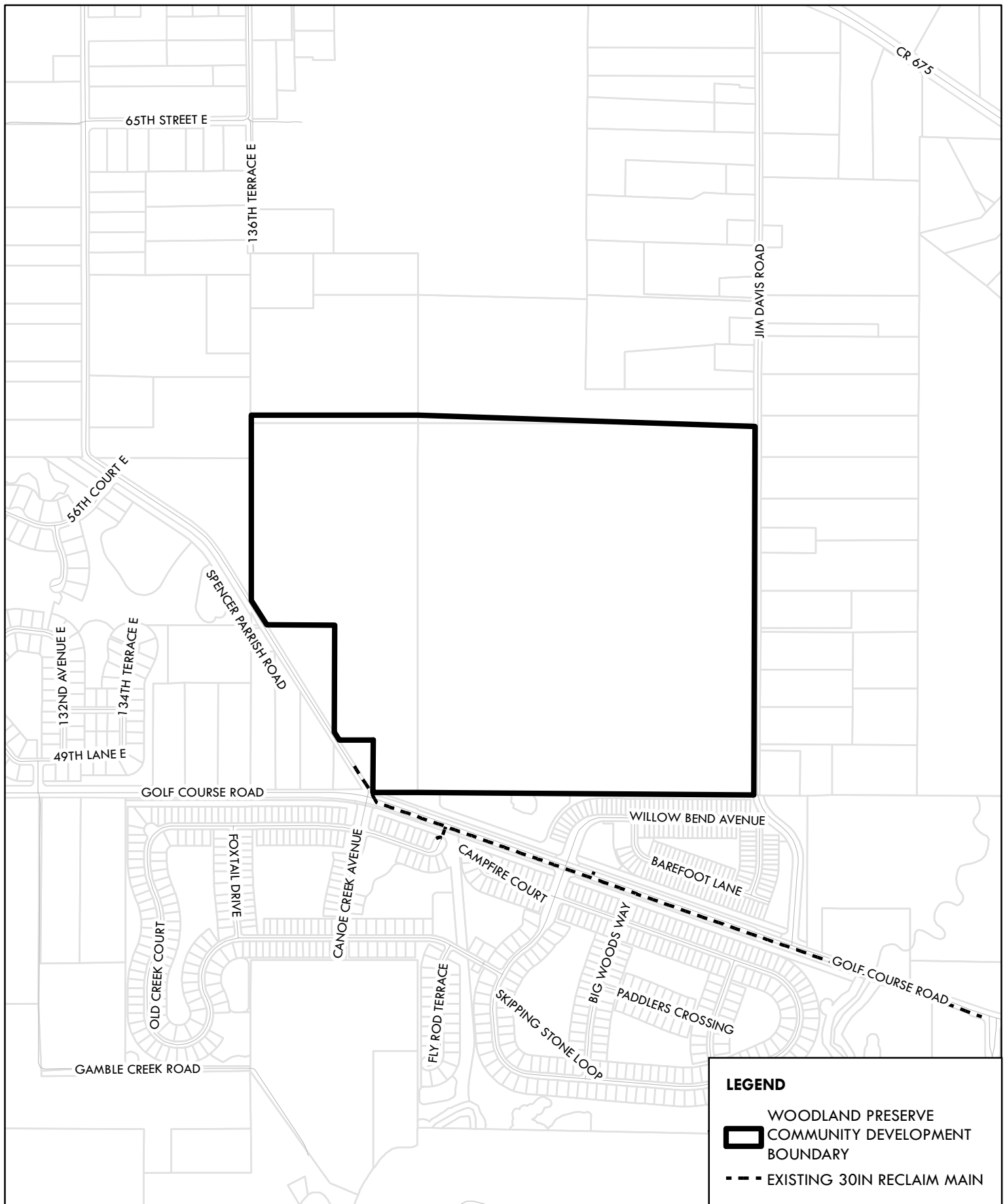


Clearview
LAND DESIGN, P.L.

3010 W. Azeele Street Suite 150
Tampa, Florida 33609 (813) 223-3919

WOODLAND PRESERVE
COMMUNITY DEVELOPMENT
EXISTING UTILITIES MAP



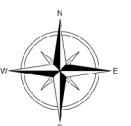
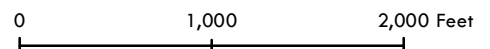


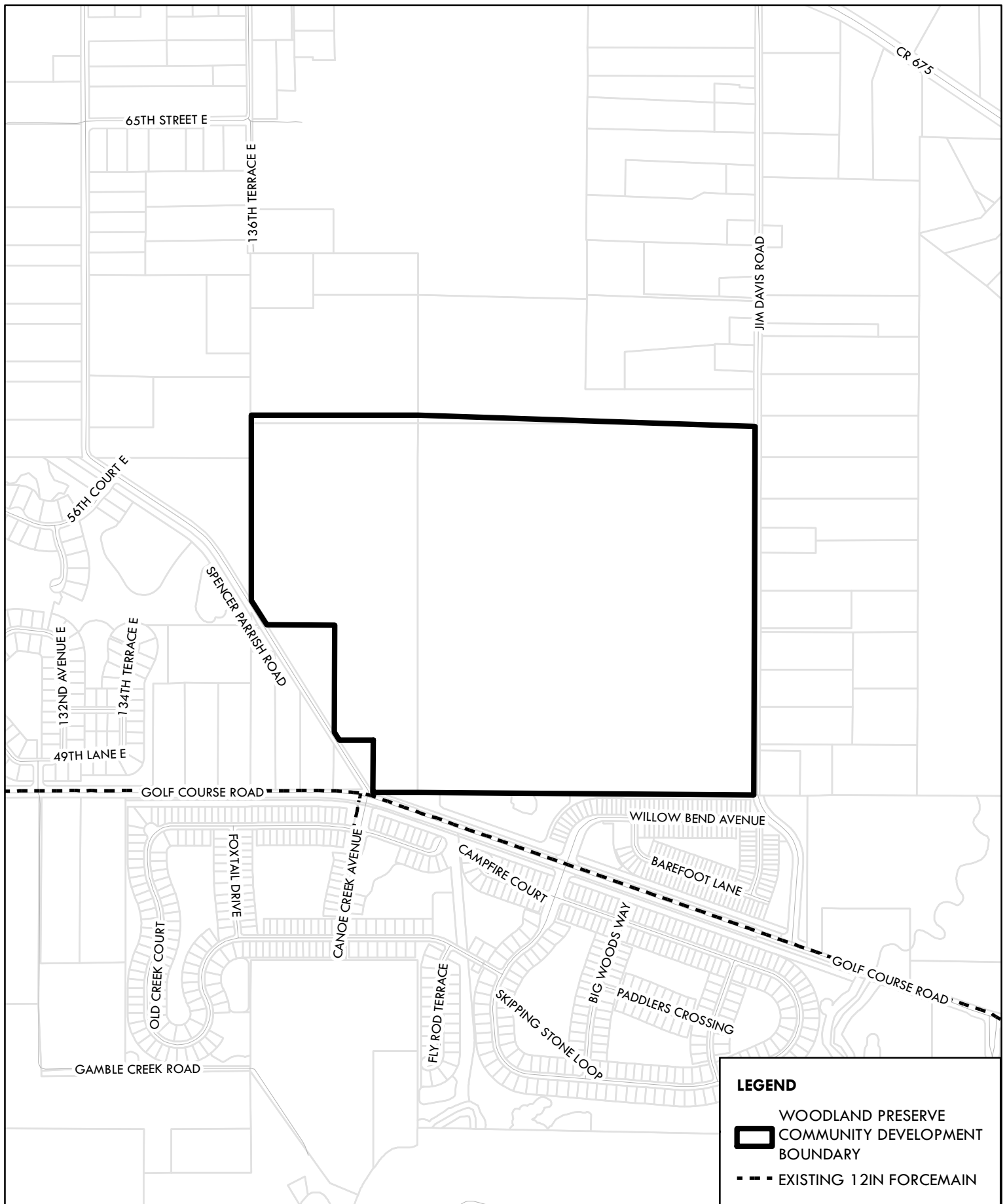
Clearview
LAND DESIGN, P.L.

3010 W. Azeele Street Suite 150
Tampa, Florida 33609 (813) 223-3919

WOODLAND PRESERVE
COMMUNITY DEVELOPMENT
EXISTING RECLAIM MAIN UTILITIES MAP

1 inch = 1,000 feet



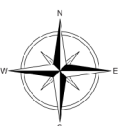
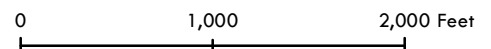


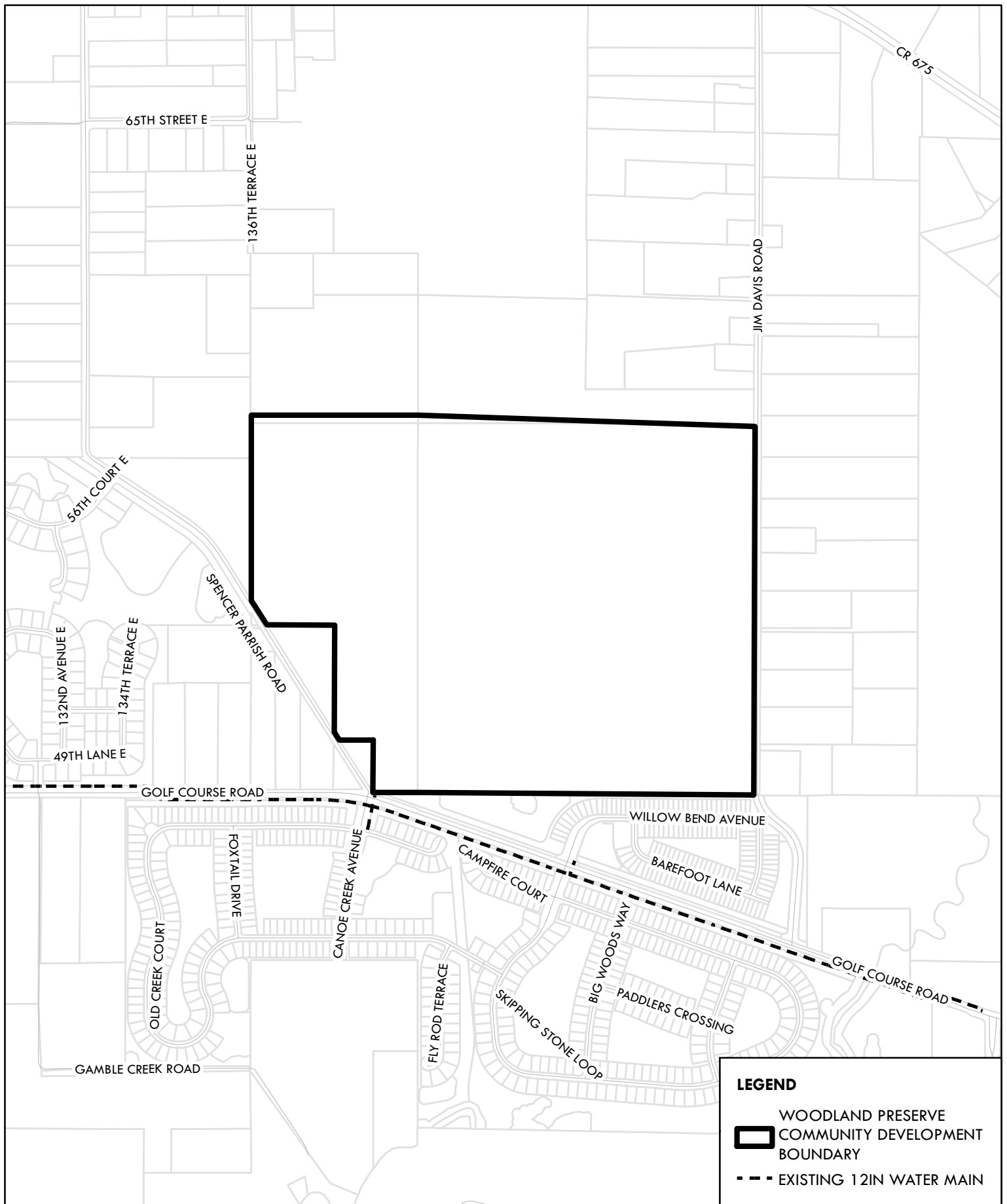
Clearview
LAND DESIGN, P.L.

3010 W. Azeele Street Suite 150
Tampa, Florida 33609 (813) 223-3919

WOODLAND PRESERVE
COMMUNITY DEVELOPMENT
EXISTING FORCE MAIN UTILITIES MAP

1 inch = 1,000 feet





Clearview
LAND DESIGN, P.L.

3010 W. Azeele Street Suite 150
Tampa, Florida 33609 (813) 223-3919

WOODLAND PRESERVE
COMMUNITY DEVELOPMENT
EXISTING WATER MAIN UTILITIES MAP

1 inch = 1,000 feet

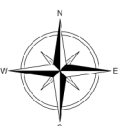
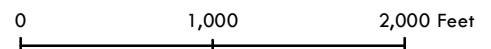


Exhibit “6”

**WOODLAND PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

**Proposed Infrastructure Construction
Cost Estimate and Timetable**

PROPOSED INFRASTRUCTURE COST ESTIMATE AND TIMETABLE
WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT
ESTIMATE COST OF PROJECT (2022 DOLLARS)

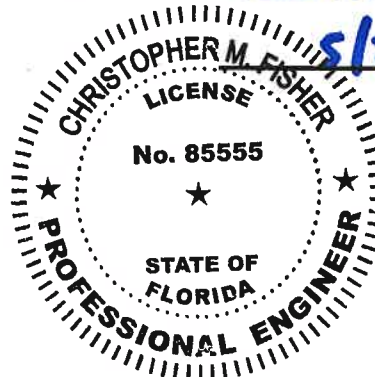
ITEM	DESCRIPTION	2022-2025	TOTAL
1	ROADWAYS/OFFSITE IMPROVEMENTS	\$5,225,684	\$5,225,684
2	STREET/ENTRY LIGHTING	\$1,010,000	\$1,010,000
3	DRAINAGE	\$4,735,974	\$4,735,974
4	WATER, RECLAIM & WASTEWATER	\$5,169,578	\$5,169,578
5	CLEARING & GRADING	\$725,000	\$725,000
6	LANDSCAPING/IRRIGATION	\$1,625,000	\$1,625,000
7	PARKS & RECREATION	\$2,250,000	\$2,250,000
8	PROFESSIONAL FEES DESIGN & PERMITTING	\$1,345,136	\$1,345,136
9	ENTRANCE FEATURES & SIGNS	\$650,000	\$650,000
10	CONSULTANTS/CONTINGENCIES/OTHER	\$3,084,206	\$3,084,206
TOTAL		\$25,820,577	\$25,820,577

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 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 AND FOR THE COMMUNITY DEVELOPMENT DISTRICT


CHRISTOPHER FISHER, P.E. 85555

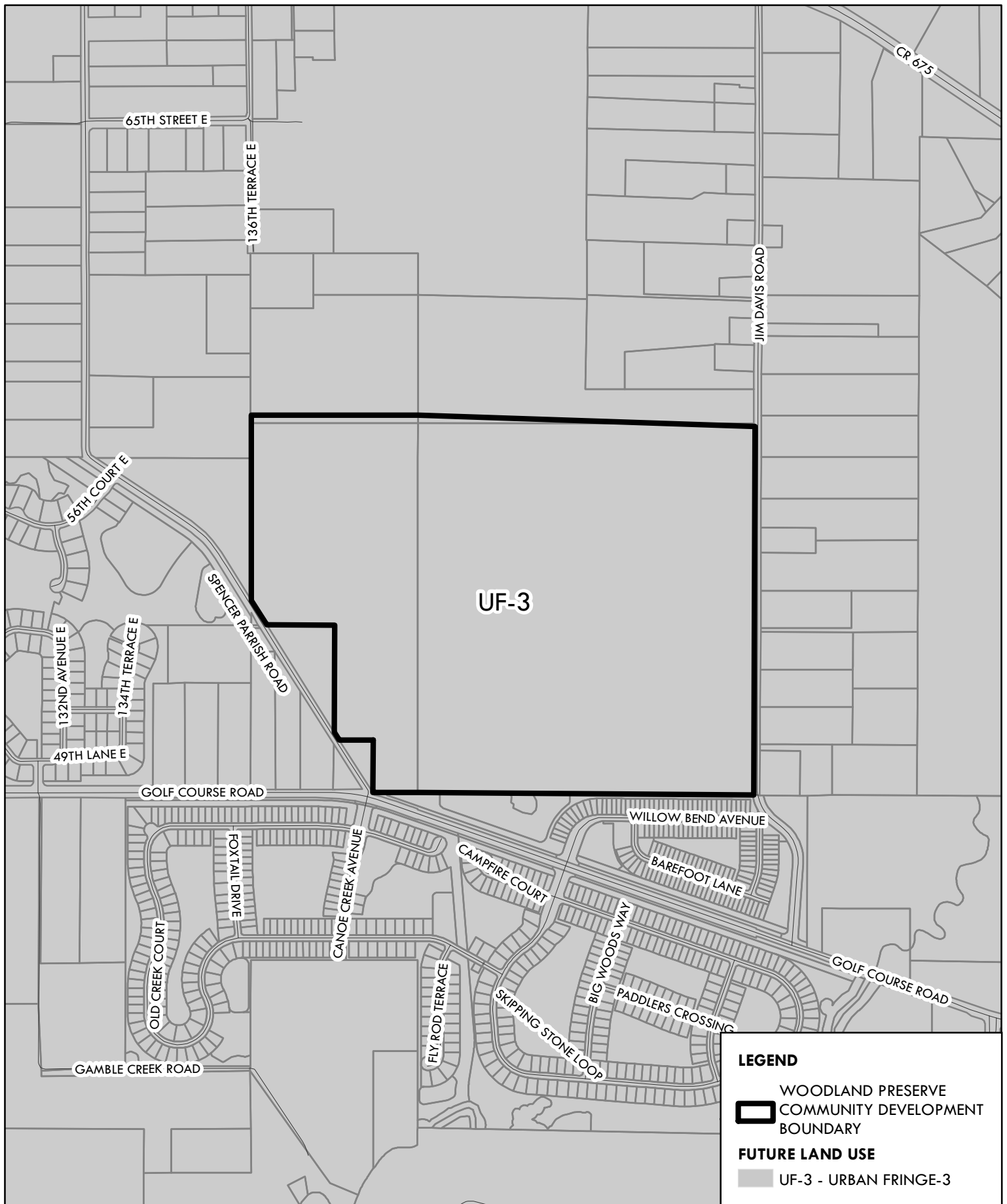


5/27/2022
DATE

Exhibit “7”

**WOODLAND PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

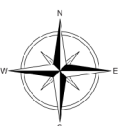
Manatee County Comprehensive Plan Land Use Map



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WOODLAND PRESERVE
COMMUNITY DEVELOPMENT
FUTURE LAND USE MAP



1 inch = 1,000 feet

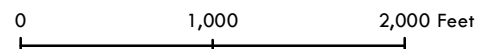


EXHIBIT “8”

WOODLAND PRESERVE 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 Woodland Preserve Community Development District (“District”). The proposed District comprises approximately 250.099 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 Woodland Preserve Community Development District

The proposed District comprises approximately 250.099 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 Woodland Preserve 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 Woodland Preserve Community Development District is located on approximately 250.099 acres and will provide public financing for a residential community. The land within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developed as one functional interrelated community. The District will provide facilities and services benefiting all of these residents purchasing lots within the District. These residents will also be impacted in that the property owned by them will be included within the District 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. Woodland Preserve Community Development District
Proposed Facilities and Services**

FACILITY	CONSTRUCTED BY	OPERATED & MANAGED BY	OWNERSHIP
Roadways/Offsite Improvements	District	District	District
Entry/ Street Lighting	District	District	District
Clearing & Grading	District	District	District
Water, Wastewater & Reclaim	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 \$25,820,577.00. 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 Woodland Preserve Community Development District Facilities

Description	Estimated Construction Costs	Estimated Yearly Operating Costs
Roadways/Offsite Improvement	\$ 5,225,684.00	\$ 65,000.00
Entry/ Street Lighting	\$ 1,010,000.00	\$ 35,000.00
Drainage	\$ 4,735,974.00	\$ 65,000.00
Water, Wastewater & Reclaim	\$ 5,169,578.00	²
Clearing & Grading	\$ 725,000.00	N/A
Landscape & Irrigation	\$ 1,625,000.00	\$ 40,000.00
Parks & Recreation, Security	\$ 2,250,000.00	\$ 75,000.00
Professional Fees, Design & Permitting	\$ 1,345,136.00	\$ 25,000.00
Entrance Feature & Signs	\$ 650,000.00	\$ 10,000.00
Consultants/Contingencies/Other	\$ 3,084,206.00	\$ 45,000.00
TOTAL	\$25,820,577.00	\$ 360,000.00

**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"

**WOODLAND PRESERVE
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 Woodland Preserve 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

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