# Holly Hill Road East
# Community Development District

*12051 Corporate Boulevard, Orlando, FL 32817; 407-382-3256*

The following is the proposed agenda for the meetings of the Board of Supervisors for the Holly Hill Road East Community Development District, scheduled to be held **Wednesday, April 18, 2018 at 10:45 a.m. at the Offices of Cassidy Homes, 346 East Central Ave., Winter Haven, FL 33880.** Questions or comments on the Board Meeting or proposed agenda may be addressed to Jane Gaarlandt at janeg@fishkind.com or (407) 382-3256. As always, the personal attendance of three (3) Board Members will be required to constitute a quorum.

If you would like to attend the Board Meeting by phone, you may do so by dialing:
Phone: **1-877-864-6450** Participant Code: **454943**

**PROPOSED BOARD OF SUPERVISORS' MEETING AGENDA**

**Administrative Matters**

- Roll Call to Confirm Quorum
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*

1. **Consideration of the Minutes of the March 21, 2018 Board of Supervisors Meeting**

**Business Matters**

2. **Consideration of Real Estate Appraisal Report for Holly Hill Road East Amenities Land**
3. **Ratification of Payment Authorization Nos. 23 - 25**
4. **Review of Monthly Financials** *(provided under separate cover)*

**Other Business**

Staff Reports
District Counsel
Interim Engineer
District Manager
Supervisor Requests and Audience Comments
Adjournment

# Holly Hill Road East
# Community Development District

## Minutes

# MINUTES OF MEETING

***HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT***
***BOARD OF SUPERVISORS' MEETING***
***Wednesday March 21, 2018 at 11:16 a.m.***
***Offices of Cassidy Homes***
***346 East Central Ave.,***
***Winter Haven, Florida 33880***

Board Members present at roll call:

| | | |
|---|---|---|
| Rennie Heath | Board Member | |
| Andrew Rhinehart | Board Member | |
| John Mazuchowski | Board Member | |
| Lauren Schwenk | Board Member | |
| Scott Shapiro | Board Member | (via phone) |

Also, Present:

| | | |
|---|---|---|
| Roy Van Wyk | Hopping Green & Sams, P.A. | |
| Jane Gaarlandt | Fishkind & Associates, Inc. | |
| Kevin Plenzler | Fishkind & Associates, Inc. | (via phone) |
| Dennis Wood | District Engineer | (via phone) |

**FIRST ORDER OF BUSINESS** **Call to Order and Roll Call**

The meeting was called to order at 11:16 a.m. Those in attendance are outlined above.

**SECOND ORDER OF BUSINESS** **Public Comment Period**

There were no members of the public present.

**THIRD ORDER OF BUSINESS** **Consideration of the Minutes of the February 21, 2018 Board of Supervisors Meeting**

The Board reviewed the minutes of the February 21, 2018 Board of Supervisors Meeting.

On MOTION by Mr. Rhinehart, seconded by Mr. Heath, with all in favor, the Board approved the Minutes of the February 21, 2018 Board of Supervisors Meeting.

**FOURTH ORDER OF BUSINESS** **Consideration of Notice of Boundary Amendment**

Mr. Heath asked if the boundary amendment was referring to the 15 acres that was moved into the District. Mr. Van Wyk said that is correct and the District needs to amend the notice to include those 15 acres.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Board approved Notice of Boundary Amendment.

**FIFTH ORDER OF BUSINESS** **Presentation of Amended & Restated Engineer's Report**

Mr. Van Wyk explained that this report is modified to include the additional 15 acres of land acquired by the District. Mr. Wood said that the only other change he made was to create a third phase. He noted that he made a phase for the Amenity area, the lots, and the projects north of North Boulevard. Mr. Van Wyk asked if the total project cost remained the same. Mr. Wood responded that the price was adjusted for the extra lots that were added. The total project cost is $12,962,950.00. Mr. Van Wyk asked Mr. Wood if it is his opinion that the costs are reasonable for the improvements that are to be made. Mr. Wood responded yes. Mr. Van Wyk asked Mr. Wood if there is any reason that the District could not complete the project as set forth in the Engineer's report to which Mr. Wood responded no. Mr. Van Wyk called for any questions. Hearing none, he requested a motion to approve the Amended & Restated Engineer's Report

On MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, the Board approved the Amended & Restated Engineer's Report.

**SIXTH ORDER OF BUSINESS** **Presentation of Amended & Restated Assessment Methodology**

Ms. Gaarlandt asked Mr. Plenzler if there were any changes to the Assessment Methodology. Mr. Plenzler stated that he incorporated the changes associated with the Engineer's Report with respect to creating a Phase 1, Phase 2, and Phase 3. He also included the additional lots associated with the Boundary Amendment. He incorporated the change in the capital costs for the $12,962,950.00 as well as adjusted the estimated costs of financing for the total bonds of $17,575.00 for Phases 1, 2, and 3. He incorporated those as part of the Amended & Restated analysis. Mr. Van Wyk asked if it is still his opinion that the benefit provided by the improvement costs are still equal to or greater than the burden placed on the land. Mr. Plenzler responded yes, they are. Mr. Van Wyk asked if it is still his opinion that the assessments are fairly and reasonably apportioned across the parcels that are located within the District and Mr. Plenzler responded yes, they are. Mr. Van Wyk requested a motion to approve the Amended & Restated Assessment Methodology.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Board approved the Amended & Restated Assessment Methodology.

**SEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2018-06, Declaring Special Assessments on the Expansion Area**

Mr. Van Wyk explained that this resolution takes the total cost of the improvements, the estimated costs of financing those improvements as set forth in the Methodology Report, and makes findings with respect to the cost of the projects that are associated with the new lands that have recently been acquired, starts the assessment process for those lands, and makes those findings as discussed by the District Engineer and Assessment Methodology Consultant regarding the benefit and the apportionment of the improvements. Mr. Van Wyk requested a motion to approve Resolution 2018-06.

On MOTION by Mr. Rhinehart, seconded by Mr. Heath, with all in favor, the Board approved Resolution 2018-06, Declaring Special Assessments on the Expansion Area

**EIGHTH ORDER OF BUSINESS** **Consideration of Resolution 2018-07, Setting a Public Hearing on the Imposition of Special Assessments on the Expansion Area**

Ms. Gaarlandt noted that the next scheduled meeting is April 18, 2018 and will not give the District enough time to notice the public hearing and suggested the public hearing for the May 16th meeting date.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Board Approved Resolution 2018-07, Setting May 16, 2018 at 10:45 a.m. at the current location as the Public Hearing Date on the Imposition of Special Assessments on the Expansion Area.

**NINTH ORDER OF BUSINESS** **Consideration of Resolution 2018-08, Setting a Public Hearing on the District's Intent to Use the Uniform Method of Collection for the Expansion Area**

Ms. Gaarlandt suggested setting May 16, 2018 as the public hearing on the District's intent to use the Uniform Method of Collection for Expansion Area.

On MOTION by Mr. Rhinehart, seconded by Ms. Schwenk, with all in favor, the Board Approved Resolution 2018-08, Setting May 16, 2018 at 10:45 a.m. at the current location as the Public Hearing Date on the District's Intent to Use the Uniform Method of Collection for the Expansion Area.

**TENTH ORDER OF BUSINESS** **Ratification of Payment Authorization Nos. 20-22**

The Board reviewed Payment Authorization Nos. 20 - 22.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Board ratified Payment Authorization Nos. 20 - 22.

**ELEVENTH ORDER OF BUSINESS** **Review of Monthly Financials**

The Board reviewed the month financials. There was no Board action required at this time.

**TWELFTH ORDER OF BUSINESS** **Staff Reports**

**District Counsel –** No Report

**District Engineer –** No Report

**District Manager –** No Report

**THIRTEENTH ORDER OF BUSINESS** **Supervisor Requests and Audience Comments**

There were no Supervisor requests or Audience comments.

**FOURTEENTH ORDER OF BUSINESS** **Adjournment**

There were no other questions or comments. Ms. Gaarlandt adjourned the meeting.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Board adjourned the March 21, 2018 Board of Supervisors Meeting.

_____ _____

Secretary / Assistant Secretary Chairman / Vice Chairman

# Holly Hill Road East
# Community Development District

## Real Estate Appraisal Report for Holly Hill Road East Amenities Land

# A.R.E.A.

*Real Estate Appraisers, Inc.*


**Winter Haven Office (Main)**
**1136 1st Street S**
**Winter Haven, FL 33880**
**863-294-2384**

**Kissimmee Office**
**3275 S John Young Parkway Suite 529**
**Kissimmee, FL 34746**
**321-766-6104**

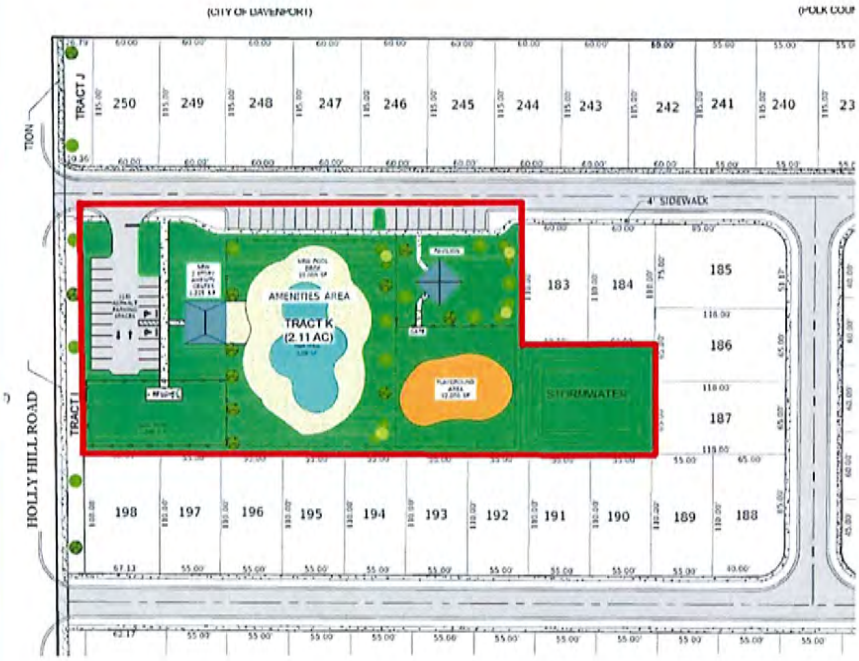
**Valrico Office**
**1991 E State Route 60 Suite 1049**
**Valrico, FL 33594**
**813-328-8087**

**Wesley Chapel Office**
**27251 Wesley Chapel Blvd Suite 1012**
**Wesley Chapel, FL 33544**
**813-853-0815**

**Oswald P. Carrerou, SRA, President**
**James R. Pruitt, Jr., Comm. Dept. Mgr.**
**Kevin L. Williams, Senior Associate**
**C. Michael Seney, MAI, Senior Associate**
**James C. Moxley, MAI, Senior Associate**


**APPRAISAL REPORT**
**REAL ESTATE APPRAISAL**

**Of**
***HHR East Amenities Land***




XXX Holly Hill Road, Davenport
Polk County, FL, 33837

**As of**
March 26, 2018

**Prepared For**
Ms. Jane Gaarlandt
Holly Hill Road East CDD and North Boulevard CDD
12051 Corporate Blvd
Orlando, FL, 32817

**Prepared by**
A.R.E.A. REAL ESTATE APPRAISERS, INC.
Oswald P. Carrerou, SRA
Kevin L. Williams, Senior Associate

**A.R.E.A. File #:**
18020037

**Report Date:**
April 6, 2018

Winter Haven Office (Main)
1136 First Street South
Winter Haven, FL 33880

Phone 863-294-2384
Fax 863-297-9781
orders@arearealestate.com

Oswald P. Carrerou, SRA, President (State-Certified General Real Estate Appraiser RZ271)
James R. Pruitt, Jr., Comm. Dept. Manager (State-Certified General Real Estate Appraiser RZ2543)
Kevin L. Williams, Senior Associate (State-Certified General Real Estate Appraiser RZ2630)
C. Michael Seney, MAI, Senior Associate (State-Certified General Real Estate Appraiser RZ2558)
James C. Moxley, MAI, Senior Associate (State-Certified General Real Estate Appraiser RZ2769)

A.R.E.A. REAL ESTATE APPRAISERS, INC.
Certified Small Business Enterprise (SBE)

April 6, 2018

**Ms. Jane Gaarlandt**
**Holly Hill Road East CDD and North Boulevard CDD**
**12051 Corporate Blvd**
**Orlando, FL 32817**

Re: Real Estate Appraisal Report
HHR East Amenities Land
XXX Holly Hill Road, Davenport,
Polk County, FL, 33837

**A.R.E.A. File #: 18020037**

Dear Ms. Gaarlandt:

At your request, we have prepared an appraisal of the Fee Simple interest for the above referenced property. The subject consists of a 2.96 acre parcel being split out of a larger 24.18 acre parent tract for the purpose of constructing an amenities area for a proposed residential development. The property is located along the east side of Holly Hill Road approximately 650 feet south of North Boulevard in Davenport.

Please reference the Scope of Work section of this report for important information regarding the scope of research and analysis for this appraisal, including property identification, inspection, highest and best use analysis and valuation methodology.

This appraisal is prepared for Ms. Jane Gaarlandt, Holly Hill Road East CDD and North Boulevard CDD. The problem to be solved is to estimate the current 'As Is' market value. The intended use is for establishing a possible sale price. This appraisal is intended for the use of Holly Hill Road East CDD and North Boulevard CDD. The client may provide only complete, final copies of the appraisal report in its entirety (but not component parts) to whom they deem appropriate. The appraisers are not required to explain or testify as to appraisal results other than to respond to the client for routine and customary questions. We certify that we have no present or contemplated future interest in the property beyond this estimate of value. The appraiser has not performed any prior services regarding the subject within the previous three years of the appraisal date.

****** This appraisal assignment was engaged by the prospective buyer and cannot be utilized in a federally related mortgage lending transaction.***

Your attention is directed to the Limiting Conditions and Assumptions section of this report. Acceptance of this report constitutes an agreement with these conditions and assumptions. In particular, we note the following:

Extraordinary Assumptions:

- There are no Extraordinary Assumptions for this appraisal.

Hypothetical Conditions:

- There are no hypothetical conditions for this appraisal.

Based on the appraisal described in the accompanying report, subject to the Limiting Conditions and Assumptions, Extraordinary Assumptions and Hypothetical Conditions (if any), we have made the following value conclusion(s):

**Current As Is Market Value:**
The "As Is" market value of the Fee Simple estate of the property, as of March 26, 2018, is:

**Two Hundred Eighty Thousand Dollars ($280,000)**

The market exposure time preceding March 26, 2018 would have been 6 - 9 months and the estimated marketing period as of March 26, 2018 is 6 - 9 months.

Respectfully submitted,
A.R.E.A. Real Estate Appraisers, Inc.

Oswald P. Carrerou, SRA
President
State-Certified General Real Estate Appraiser RZ271

Kevin L. Williams, Senior Associate
Senior Associate
State-Certified General Real Estate Appraiser RZ2630

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## Summary of Important Facts and Conclusions

| | |
|---|---|
| **Subject Property:** | HHR East Amenities Land<br>XXX Holly Hill Road, Davenport,<br>Polk County, FL, 33837 |
| **Owner of Record:** | HHR East, LLC |
| **Location Description:** | The subject property is located along the east side of Holly Hill Road approximately 650 feet south of North Boulevard in Davenport. |
| **Property Type:** | Residential |
| **Report Type:** | Appraisal Report |
| **Interest Appraised:** | Fee Simple Interest |
| **Report Date:** | April 6, 2018 |
| **Value Date:** | March 26, 2018 – As Is |
| **Date of Viewing:** | March 26, 2018 |
| **Highest & Best Use As Vacant:** | Assemblage with adjacent land for the purpose of residential development |
| **Zoning Designation:** | PUD, Holly Hill Road East PUD (City of Davenport) |
| **Legal Description:** | Please see addenda of this report |
| **Tax ID/APN:** | 27-27-05-726000-020151, 27-27-05-726000-020153, 27-27-05-726000-020140, 27-27-05-726000-020120 |
| **Land Size (Acres)** | 24.18 - Parent Tract<br>2.96 - Amenities Parcel |

| VALUE INDICATIONS | |
|---|---|
| **Land Value (Sales Comparison):** | $280,000 |

| **Reconciled Value(s):** | **As Is** |
|---|---|
| Value Conclusion(s) | $280,000 |
| Effective Date(s) | March 26, 2018 |
| Property Rights | Fee Simple |

## *Subject Property Sales/Listing History*

| | |
|---|---|
| Current Owner: | HHR East, LLC |
| Current Listing Price: | None |
| Pending Sales Price: | None |
| Proposed Buyer: | None at this time |
| Prior Sale/Listing: | The subject property parent tract last sold in three separate transactions for assemblage purposes. Two sales occurred on May 1, 2017 which was parcel 27-27-05-726000-020120 for $859,200 and parcel 27-27-05-726000-020140 for $401,800. Parcels 27-27-05-726000-020151 and 27-27-05-726000-020153 sold together on October 31, 2017 for $658,800. The transaction as a whole was considered to be close to market at the time. |

| | |
|---|---|
| Grantor: | Holly Hill Fruit Products Co., Inc. |
| Grantee: | HHR East, LLC |
| Date of Transaction: | October 31, 2017 |
| Indicated Sales Price: | $1,919,800 |

The subject property is not currently listed for sale.

The subject is not under a pending contract for purchase.

There have been no sales or listings of the subject property in the past five years, other than those stated above.

Unless otherwise stated, the appraisers have not reviewed an abstract of title relating to the subject property. No title search has been made, and the reader should consult an attorney or title company for information and data relative to the property ownership and legal description. It is assumed that the subject title is marketable, but the title should be reviewed by legal counsel. Any information given by the appraiser as to a sales history is information that the appraiser has researched; to the best of our knowledge, this information is accurate, but not warranted.

## *Definitions*

**Market Value**
Department of the Treasury, Office of Comptroller of the Currency, Board of Governors of the Federal Reserve System, Federal Deposit Insurance Corporation, Office of Thrift Supervision and National Credit Union Administration under 12 CFR Part 34, Real Estate Appraisals and Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 ("FIRREA"); and the Interagency Appraisal and Evaluation Guidelines, Federal Register, Volume 75, No. 237, December 10, 2010.

"Market Value," as used in this report, is defined as:

> ... the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:
>
> Buyer and Seller are typically motivated;
>
> Both parties are well informed or well advised, and acting in what they consider their own best interests;
>
> A reasonable time is allowed for exposure in the open market;
>
> Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
>
> The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

A **Fee Simple** estate is defined as:

> Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

A **Leased Fee** interest is defined as:

> A freehold (ownership interest) where the possessory interest has been granted to another party by the creation of a contractual landlord-tenant relationship (i.e., a lease).

**Marketing Time** is defined as:

> An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of the appraisal.
>
> Marketing time differs from exposure time, which is always presumed to precede the effective date of the appraisal.
>
> Advisory Opinion 7 of the Appraisal Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time.

**Exposure Time** is defined as:

1. The time a property remains on the market.

2. The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market.

See Marketing Time, above.

**Gross Building Area** (GBA): Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above-grade area. This includes mezzanines and basements if and when typically included in the region.

**Rentable Area** (RA): For office buildings, the tenant's pro rata portion of the entire office floor, excluding elements of the building that penetrate through the floor to the areas below. The rentable area of a floor is computed by measuring the inside finished surface of the dominant portion of the permanent building walls, excluding any major permanent penetrations of the floor. Alternatively, the amount of space on which the rent is based; calculated according to local practice.

**Gross Leasable Area** (GLA): Total floor area designed for the occupancy and exclusive use of tenants, including basements and mezzanines; measured from the center of joint partitioning to the outside wall surfaces.

**As Is Market Value**
The estimate of the market value of the real property in its current physical condition, use and zoning as of the appraisal date.

**Stabilized Value**
Stabilized value is the prospective value of a property after construction has been completed and market occupancy and cash flow have been achieved.

**As Completed Value**
The prospective value of a property after all construction has been completed. This value reflects all expenditures for lease-up and occupancy that may be expected to have occurred at that point in time, which may or may not put the property at stabilized value.

**Gross Lease (G or FS)**
A lease in which the landlord receives stipulated rent and is obligated to pay all of the property's operating and fixed expenses; also called *full-service lease*.

**Modified Gross Lease (MG)**
A lease in which the landlord receives stipulated rent and is obligated to pay some, but not all, of the property's operating and fixed expenses. Since assignment of expenses varies among modified gross leases, expense responsibility must always be specified. In some markets, a modified gross lease may be called a *double net lease, net net lease, partial net lease, or semi-gross lease*.

**Net Net Net Lease (NNN)**
A lease in which the tenant assumes all expenses (fixed and variable) of operating a property except that the landlord is responsible for structural maintenance, building reserves, and management. Also called a *NNN, triple net lease, or fully net lease*.

**Net Lease (Net)**
A lease in which the landlord passes on all expenses to the tenant.

**Absolute Net Lease (TN)**
A lease in which the tenant pays all expenses including structural maintenance, building reserves, and management; often a long-term lease to a credit tenant. Also called *total net lease*.

**Common Area Maintenance (CAM)**
1. The expense of operating and maintaining common areas; may or may not include management charges and usually does not include capital expenditures on tenant improvements or other improvements to the property.
   - CAM can be a line-item expense for a group of items that can include maintenance of the parking lot and landscaped areas and sometimes the exterior walls of the buildings.
   - CAM can refer to all operating expenses.
   - CAM can refer to the reimbursement by the tenant to the landlord for all expenses reimbursable under the lease. Sometimes reimbursements have what is called an *administrative load*.

2. The amount of money charged to tenants for their shares of maintaining a center's common area. The charge that a tenant pays for shared services and facilities such as electricity, security, and maintenance of parking lots. The area maintained in common by all tenants, such as parking lots and common passages. The area is often defined in the lease and may or may not include all physical area to be paid for by all tenants. Items charged to common area maintenance may include cleaning services, parking lot sweeping and maintenance, snow removal, security, and upkeep. (ICSC)

**Operating Expenses**
The periodic expenditures necessary to maintain the real property and continue production of the effective gross income, assuming prudent and competent management.

**Market Rent**
The most probable rent that a property should bring in a competitive and open market reflecting all conditions and restrictions of the lease agreement, including permitted uses, use restrictions, expense obligations, term, concessions, renewal and purchase options, and tenant improvements (TIs).

**Highest and Best Use**
Highest and best use is defined as: (1) the reasonable and probable use that supports the highest present value of vacant land or improved property, as defined, as of the date of the appraisal; (2) the reasonably probable and legal use of land or sites as though vacant, found to be physically possible, appropriately supported, financially feasible, and that results in the highest present land value; and (3) the most profitable use.

Implied in these definitions is that the determination of highest and best use takes into account the contribution of a specific use to the community and community development goals as well as the benefits of that use to individual property owners. Hence, in certain situations the highest and best use of land may be for parks, greenbelts, preservation, conservation, wildlife habitats, and the like.

**Extraordinary Assumption**
***An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions.*** Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis. An extraordinary assumption may be used in an assignment only if:

- It is required to properly develop credible opinions and conclusions;
- The appraiser has a reasonable basis for the extraordinary assumption;
- Use of the extraordinary assumption results in a credible analysis; and
- The appraiser complies with the disclosure requirements set forth in USPAP for extraordinary assumptions.

**Hypothetical Condition**
***A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.*** Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. A hypothetical condition may be used in an assignment only if:

- Use of the hypothetical condition is clearly required for legal purposes, for purposes of reasonable analysis, or for purposes of comparison;
- Use of the hypothetical condition results in a credible analysis; and
- The appraiser complies with the disclosure requirements set forth in USPAP for hypothetical conditions.

## Certification Statement

We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this appraisal, upon which the analyses, opinions and conclusions expressed in the report are based, are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions and conclusions.
- We have no present or prospective interest in the property which is the subject of this report nor any personal interest or bias with respect to the subject matter of this report nor the parties involved.
- We have no bias with respect to the property that is the subject of this report, or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for this appraisal work is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event. The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or approval of a loan.
- Our analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- No one other than the undersigned, provided significant professional assistance in preparing the analyses, conclusions and opinions concerning the real estate set forth in this appraisal.
- We certify sufficient competence to appraise this property through education and experience, in addition to the internal resources of the appraisal firm.
- ***The appraiser has not performed any prior services regarding the subject within the previous three years of the appraisal date.***
- Kevin L. Williams has personally viewed the property which is the subject of this report on March 26, 2018. Oswald P. Carrerou was directly involved in the formulations of value conclusions in this appraisal assignment, and participated in a technical review capacity. We hereby attest that we have attained a level of competency necessary to complete the assignment in a diligent manner, utilizing all of the commonly recognized analysis techniques considered normal for a prudent evaluation effort. The readers are referred to the appraiser qualifications contained in the Addenda of this report for further confirmation of adequate technical training.
- The analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice (USPAP) as well as in accordance with Title XI of FIRREA and with regulations adopted by the OCC pursuant to FIRREA.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Oswald P. Carrerou, SRA has completed the continuing education program for Designated members of the Appraisal Institute.

Oswald P. Carrerou, SRA
State-Certified General Real Estate Appraiser-RZ271

Kevin L. Williams, Senior Associate
State-Certified General Real Estate Appraiser RZ2630

## Limiting Conditions and Assumptions

Acceptance of and/or use of this report constitutes acceptance of the following limiting conditions and assumptions; these can only be modified by written documents executed by both parties.

This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the client, individual sections shall not be distributed; this report is intended to be used in whole and not in part.

No part of this appraisal, its value estimates or the identity of the firm or the appraiser(s) may be communicated to the public through advertising, public relations, media sales, or other media.

All files, work papers and documents developed in connection with this assignment are the property of Name Information, estimates and opinions are verified where possible, but cannot be guaranteed. Plans provided are intended to assist the client in visualizing the property; no other use of these plans is intended or permitted.

No hidden or unapparent conditions of the property, subsoil or structure, which would make the property more or less valuable, were discovered by the appraiser(s) or made known to the appraiser(s). No responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property.

Unless stated herein, the property is assumed to be outside of areas where flood hazard insurance is mandatory. Maps used by public and private agencies to determine these areas are limited with respect to accuracy. Due diligence has been exercised in interpreting these maps, but no responsibility is assumed for misinterpretation.

Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature.

Necessary licenses, permits, consents, legislative or administrative authority from any local, state or Federal government or private entity are assumed to be in place or reasonably obtainable.

It is assumed there are no zoning violations, encroachments, easements or other restrictions which would affect the subject property, unless otherwise stated.

The appraiser(s) are not required to give testimony in Court in connection with this appraisal. If the appraisers are subpoenaed pursuant to a court order, the client agrees to pay the appraiser(s) our regular per diem rate plus expenses.

Appraisals are based on the data available at the time the assignment is completed. Amendments/modifications to appraisals based on new information made available <u>after</u> the appraisal was completed will be made, as soon as reasonably possible, for an additional fee.

**Americans with Disabilities Act (ADA) of 1990**

A civil rights act passed by Congress guaranteeing individuals with disabilities equal opportunity in public accommodations, employment, transportation, government services, and telecommunications. Statutory deadlines become effective on various dates between 1990 and 1997. A.R.E.A. Real Estate Appraisers, Inc. has not made a determination regarding the subject's ADA compliance or non-compliance. **Non-compliance could have a negative impact on value, however this has not been considered or analyzed in this appraisal.**

## Scope of Work

According to the Uniform Standards of Professional Appraisal Practice, it is the appraiser's responsibility to develop and report a scope of work that results in credible results that are appropriate for the appraisal problem and intended user(s). Therefore, the appraiser must identify and consider:

- the client and intended users;
- the intended use of the report;
- the type and definition of value;
- the effective date of value;
- assignment conditions;
- typical client expectations; and
- typical appraisal work by peers for similar assignments.

This appraisal is prepared for Ms. Jane Gaarlandt, Holly Hill Road East CDD and North Boulevard CDD. The problem to be solved is to estimate the current 'As Is' market value. The intended use is for establishing a possible sale price. This appraisal is intended for the use of Holly Hill Road East CDD and North Boulevard CDD.

| SCOPE OF WORK | |
|---|---|
| Report Type: | This is an Appraisal Report as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2(a). This format provides a summary or description of the appraisal process, subject and market data and valuation analyses. |
| Property Identification: | The subject has been identified by the legal description and the assessors' parcel number. |
| Inspection: | The appraiser has viewed the site and photographs have been taken. |
| Market Area and Analysis of Market Conditions: | A Level B analysis of market conditions has been made. |
| Highest and Best Use Analysis: | An as vacant and as improved highest and best use analysis for the subject has been made. Physically possible, legally permissible and financially feasible uses were considered, and the maximally productive use was concluded. |
| Type of Value: | Market Value |

Valuation Analyses

| | |
|---|---|
| Cost Approach: | A cost approach was not applied as the subject consists of vacant land and the cost approach is not applicable. |
| Sales Comparison Approach: | A sales approach was applied as there is adequate data to develop a value opinion and this approach reflects market behavior for this property type. |
| Income Approach: | An income approach was not applied as the subject consists of vacant land and the cost approach is not applicable. |

Extraordinary Assumptions:

- There are no Extraordinary Assumptions for this appraisal.

Hypothetical Conditions:

- There are no hypothetical conditions for this appraisal.

**Summary of Scope:**

The subject consists of a 2.96 acre parcel being split out of a larger 24.18 acre parent tract for the purpose of constructing an amenities area for a proposed residential development. The property is located along the east side of Holly Hill Road approximately 650 feet south of North Boulevard in Davenport. In the appraisal of vacant land, the Sales Comparison Approach is most commonly the only approach applied. The Cost Approach is not applicable and generally income and expense information for vacant land is not available. Therefore, the appraiser has relied solely on the Sales Comparison Approach for the valuation of the subject land.

As will be discussed later in this report, the highest and best use of the subject 2.96 acre parcel is to be assembled with the adjacent land for the purpose of residential development. Based on this reasoning, the subject parent tract (24.18 acres) will be valued on a per acre basis in the analysis to follow, then the reconciled price per acre will be applied to the 2.96 acre subject amenities parcel for a final as is value.

# Market Area Analysis

**Area Description & Boundaries**

The neighborhood boundaries extend from Interstate 4 to Hinson Avenue on a north south axis and from Powerline Road/FDC Grove Road/Section 7 Airport Road on an east west axis. This is an established commercial and residential corridor along US Highway 27, from northern Haines City extending north toward Interstate 4. General development within the neighborhood consists of commercial properties and residential subdivisions. The defined neighborhood has been dominated by agricultural uses over the past several decades, however, residential and commercial development has increased over the past several years.

**Area & Property Use Characteristics**

| | | | | | | Up | Stbl | Dn |
|---|---|---|---|---|---|---|---|---|
| Location | | Urban | X Suburban | | Rural | Population Trend | | X | |
| Build Up | | Over 75% | X 25% to 75% | | Under 25% | Employment Trend | | X | |
| Built Up | | Fully Dev. | Rapid | X Steady | | Slow | Personal Income Level | | X | |
| Property Values | | Increasing | X Stable | | Declining | Retail Sales | | X | |
| Demand/Supply | | Shortage | X In Balance | | Over Supply | New Construction | | X | |
| Vacancy Trend | | Increasing | X Stable | | Declining | Vacancy Trend | | X | |
| Change in Economic Base | | Likely | X Unlikely | | Taking Place | Rental Demand | | X | |

**Land Use Trends**

| Present Land Use | | Supply/Demand Under | In Bal. | Over | Vacancy |
|---|---|---|---|---|---|
| 50% | 1 Family | | X | | 10% |
| 5% | Retail | | X | | 10% |
| 5% | Multifamily | | X | | 10% |
| 5% | Office | | X | | 10% |
| 5% | Industrial | | X | | 10% |
| 30% | Vacant | | X | | |
| 100% | | | | | |

| Change in Land Use | | |
|---|---|---|
| | Likely | |
| | Not Likely | X |
| | Taking Place | |


The majority of the commercial development in the area is located west of the subject on US Highway 27, north of the intersection of US Highway 17-92. This area is anchored by a Wal-Mart SuperCenter, with several neighborhood and community shopping centers as well. Additionally, the Heart of Florida Regional Medical Center is located west of the subject, on US Highway 27 around which there has been some recent office and retail development. Residential uses are located along both sides of US Highway 27, and this has been a desirable residential corridor for several years with substantial residential development currently taking place.

**Adjacent Property Use**

Adjacent property uses include single family manufactured housing to the north and south as well as newly developing residential subdivisions to the south and west. There is presently vacant land to the east.

MOODY'S ANALYTICS

# LAKELAND-WINTER HAVEN FL

Data Buffet® MSA code: IUSA_MLAE

## ECONOMIC DRIVERS

TOURIST DESTINATION | LOGISTICS | RETIREE HAVEN

## EMPLOYMENT GROWTH RANK

| 2016-2018 | 2016-2021 |
|---|---|
| 74 | 109 |
| 1st quintile | 2nd quintile |

Best=1, Worst=409

## RELATIVE COSTS

| LIVING | BUSINESS |
|---|---|
| 96% | 103% |

U.S.=100%

## VITALITY

| RELATIVE | RANK |
|---|---|
| 114% | 61 |

U.S.=100% Best=1, Worst=402

## BUSINESS CYCLE STATUS


## STRENGTHS & WEAKNESSES

### STRENGTHS

- Regional transportation and tourism hub with strong long-term growth prospects.
- Proximity to fast-growing Tampa and Orlando economies.
- Housing affordability is high relative to coastal areas.

### WEAKNESSES

- Below-average per capita income and few high-paying jobs.
- Low educational attainment.

## FORECAST RISKS

SHORTTERM ↑ | LONGTERM ↑

RISK EXPOSURE 2017-2022 **51** 1st quintile *Highest=1 Lowest=402*

### UPSIDE

- State-of-the art rail terminal attracts more investment in distribution and logistics.
- Stronger U.S. wage growth drives more nonresident tourist traffic.

### DOWNSIDE

- High mortgage debt levels slow the housing recovery.
- In-migration from coastal areas slows, crimping demand for housing and consumer-related industries.

## MOODY'S RATING

**Aa2** COUNTY AS OF APR 03, 2014

## ANALYSIS

**Recent Performance.** Lakeland-Winter Haven has finally recovered from the Great Recession and is charging into the middle innings of a self-sustaining expansion. Diverse drivers sustain the economy's forward march; all are tied to LAE's role as a relatively low-cost logistics and housing hub squeezed between Tampa and Orlando. The influx of residents from Florida's coastal metro areas has dug the formerly foreclosure-wrought housing market out of a deep ditch, while new industries such as transportation, logistics and tourism are making their mark. For the first time since the recovery began eight years ago, employers are adding jobs in almost every private sector industry. Robust in-migration has sustained breakneck hiring even as the jobless rate has scraped an all-time low.

House prices are still a third below their pre-recession peak, but their steady climb has enabled more homeowners to recover lost equity. As newcomers snap up what remains of LAE's discounted inventory of existing homes, falling inventories have propelled new construction.

**Metamorphosis.** LAE rises from the ashes of the Great Recession fundamentally transformed, and its favorable location in Central Florida will enable new economic drivers to plant deeper roots. Because of its former reliance on residential construction and population-based industries, LAE experienced one of the most severe housing market corrections of Florida metro areas. However, growth in transportation, logistics, chemicals production and international tourism will diversify the economy and make for a less volatile pattern of expansion in the long run.

Since the completion of CSX's intermodal rail terminal in late 2014, which linked the metro area to ports on the Atlantic and Gulf coasts, LAE has benefited from a wave of investment in infrastructure, warehousing and logistics. Meanwhile, the rapid expansion of Legoland Florida has drawn a greater volume of international and overnight tourists, hoisting hotel revenues and propelling growth in new hospitality establishments. The metro area has also benefited from rising state exports of fertilizers and fresh fruit; bolstered by a faster path to global markets, chemical and agricultural producers are investing in new facilities. These industries stand among the fastest growing nationwide. However, because most new positions are low-paying, LAE will struggle to keep up with personal income gains in Florida's larger metro areas.

**Homebuyers.** The influx of new residents from Tampa, Orlando, and other Central Florida metro areas will carry the housing market recovery to the finish line. With housing affordability declining precipitously in Florida's coastal metro areas, the flow of migrants to LAE will bolster house prices and clear remaining foreclosure inventory. Despite the steady rise in home sales, the median house price remains a fifth below that of Tampa and Orlando, and a lack of land constraints will enable LAE to retain its edge in affordability even as house prices recover prior peaks.

**Red flags.** Despite the steady rise in home sales and prices, rising mortgage rates could derail the housing market recovery should income gains fail to keep pace with the tight job market. The share of residents in LAE with negative equity remains the highest in the U.S., and house price increases could stall as Federal Reserve rate hikes raise the cost of mortgage financing. Rising geopolitical tensions are another source of risk and could stem the flow of tourists to Central Florida.

**Lakeland-Winter Haven will set the bar for Florida's midsize metro areas as diverse drivers and an expanding labor force create room to run. Investment in transportation and logistics will propel medium-term growth. However, a lack of high-paying services will restrain income gains in the long run.**

*Jesse Rogers* 1-866-275-3266
*December 2017* help@economy.com

| 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | INDICATORS | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 18.8 | 18.7 | 19.1 | 19.0 | 19.8 | 20.2 | Gross metro product (C09$ bil) | 20.5 | 21.3 | 22.3 | 22.8 | 23.6 | 24.5 |
| -2.8 | -0.7 | 2.3 | -0.3 | 4.1 | 2.1 | % change | 1.5 | 3.6 | 4.5 | 2.3 | 3.8 | 3.7 |
| 189.9 | 192.5 | 197.1 | 201.5 | 207.8 | 214.6 | Total employment (ths) | 220.9 | 224.1 | 226.1 | 226.3 | 227.0 | 229.2 |
| -0.6 | 1.4 | 2.4 | 2.2 | 3.1 | 3.3 | % change | 2.9 | 1.4 | 0.9 | 0.1 | 0.3 | 1.0 |
| 11.0 | 9.5 | 8.1 | 7.1 | 6.2 | 5.7 | Unemployment rate (%) | 4.7 | 4.0 | 4.3 | 5.0 | 5.6 | 5.7 |
| 6.6 | -0.1 | 1.1 | 5.2 | 6.0 | 3.9 | Personal income growth (%) | 5.7 | 6.3 | 7.1 | 6.7 | 6.5 | 6.5 |
| 41.8 | 42.0 | 42.6 | 43.3 | 44.7 | 46.4 | Median household income ($ ths) | 47.8 | 49.6 | 51.6 | 53.4 | 55.2 | 57.1 |
| 609.7 | 615.3 | 622.7 | 634.9 | 649.4 | 666.1 | Population (ths) | 678.9 | 692.2 | 705.5 | 718.8 | 731.7 | 744.6 |
| 1.1 | 0.9 | 1.2 | 2.0 | 2.3 | 2.6 | % change | 1.9 | 2.0 | 1.9 | 1.9 | 1.8 | 1.8 |
| 5.6 | 4.2 | 5.8 | 10.6 | 13.4 | 15.1 | Net migration (ths) | 11.7 | 12.3 | 12.4 | 12.4 | 12.0 | 12.1 |
| 1,074 | 1,382 | 1,994 | 2,547 | 3,003 | 3,424 | Single-family permits (#) | 4,236 | 4,670 | 5,597 | 5,932 | 6,163 | 6,244 |
| 82 | 140 | 40 | 12 | 36 | 1,143 | Multifamily permits (#) | 99 | 350 | 743 | 1,000 | 1,122 | 1,186 |
| 140.1 | 136.7 | 145.3 | 158.8 | 171.4 | 186.1 | FHFA house price (1995Q1=100) | 208.4 | 226.3 | 232.4 | 232.3 | 231.8 | 232.8 |

## ECONOMIC HEALTH CHECK

3-MO MA

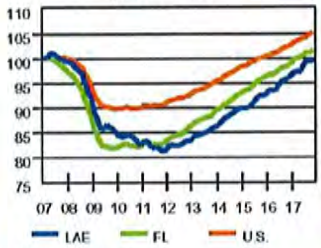
| | Jun 17 | Jul 17 | Aug 17 | Sep 17 | Oct 17 | Nov 17 |
|---|---|---|---|---|---|---|
| Employment, change, ths | 0.5 | 0.8 | 0.8 | 0.6 | 0.2 | 0.3 |
| Unemployment rate, % | 4.9 | 4.7 | 4.6 | 4.3 | 4.2 | 4.1 |
| Labor force participation rate, % | 55.1 | 55.0 | 54.7 | 54.6 | 54.5 | 54.7 |
| Employment-to-population ratio, % | 52.4 | 52.4 | 52.2 | 52.2 | 52.2 | 52.4 |
| Average weekly hours, # | 35.9 | 35.8 | 36.0 | 35.6 | 35.7 | 35.9 |
| Industrial production, 2012=100 | 105.9 | 106.2 | 106.1 | 106.0 | 106.2 | 106.7 |
| Residential permits, single-family, # | 4,500 | 4,679 | 4,583 | 4,229 | 4,451 | 4,485 |
| Residential permits, multifamily, # | 123 | 243 | 234 | 137 | 9 | 11 |

Better than prior 3-mo MA | Unchanged from prior 3-mo MA | Worse than prior 3-mo MA

Sources: BLS, Census Bureau, Moody's Analytics

## BUSINESS CYCLE INDEX

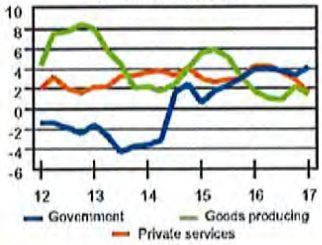
JAN 2007=100




Source: Moody's Analytics

## CURRENT EMPLOYMENT TRENDS

% CHANGE YR AGO




Sources: BLS, Moody's Analytics

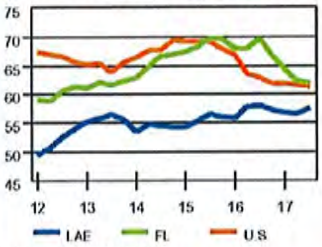
% CHANGE YR AGO, 3-MO MA

| | Nov 16 | May 17 | Nov 17 |
|---|---|---|---|
| Total | 3.6 | 3.3 | 2.6 |
| Mining | -4.6 | -4.9 | -3.1 |
| Construction | 3.4 | 2.6 | 4.2 |
| Manufacturing | 2.1 | -0.6 | 0.9 |
| Trade | 1.7 | 3.1 | 0.9 |
| Trans/Utilities | 5.3 | 5.6 | 2.7 |
| Information | 6.2 | -0.0 | 0.1 |
| Financial Activities | 3.2 | 1.0 | 2.5 |
| Prof & Business Svcs. | 7.3 | 4.4 | 5.9 |
| Edu & Health Svcs. | 1.8 | 4.8 | 0.4 |
| Leisure & Hospitality | 5.4 | 3.8 | 1.5 |
| Other Services | 2.8 | 1.7 | 2.3 |
| Government | 3.5 | 3.9 | 5.6 |

Sources: BLS, Moody's Analytics

## DIFFUSION INDEX

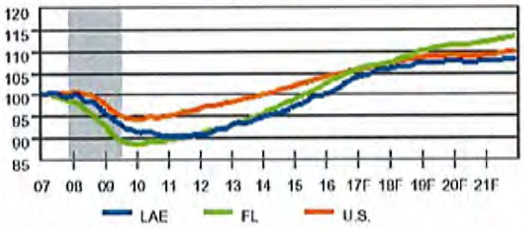
3-DIGIT NAICS LEVEL, 6-MO MA




Sources: BLS, Moody's Analytics

## RELATIVE EMPLOYMENT PERFORMANCE

JAN 2007=100

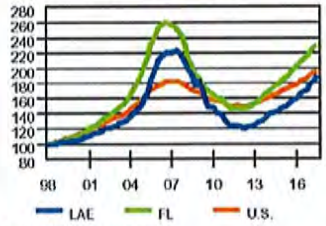



FORECAST VS. 6 MO PRIOR


Sources: BLS, Moody's Analytics

## HOUSE PRICE

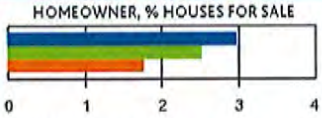
1998Q1=100, NSA



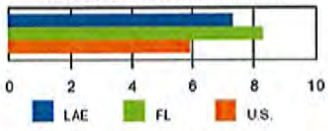

Sources: FHFA, Moody's Analytics

## VACANCY RATES

HOMEOWNER, % HOUSES FOR SALE



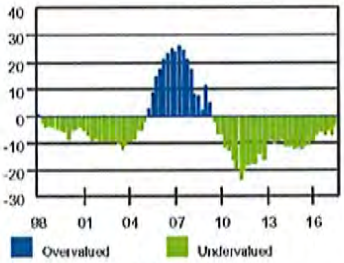

RENTAL, % INVENTORY FOR RENT




Sources: Census Bureau, ACS, Moody's Analytics, 2016

## HOUSE PRICE TRENDS

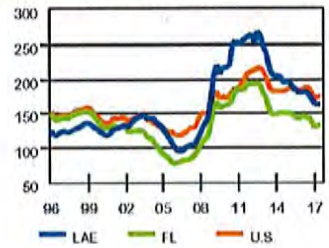
%




Sources: FHFA, Moody's Analytics

## HOUSING AFFORDABILITY

GREATER THAN 100=MORE AFFORDABLE




Sources: NAR, Moody's Analytics

## EMPLOYMENT AND INDUSTRY

### TOP EMPLOYERS

| | |
|---|---|
| Publix Super Markets Inc. | 8,200 |
| Lakeland Regional Medical Center | 5,500 |
| Wal-Mart Stores Inc. | 5,100 |
| GEICO | 2,800 |
| City of Lakeland | 2,600 |
| Winter Haven Hospital | 2,500 |
| MOSAIC | 1,950 |
| State Farm Insurance | 1,800 |
| Watson Clinic | 1,600 |
| Sykes | 1,150 |
| GC Services | 1,000 |
| Florida's Natural Growers | 1,000 |
| Legoland Florida | 1,000 |
| Rooms To Go | 900 |
| Amazon | 900 |
| Heart of Florida | 800 |
| Comcar Industries | 700 |
| Stryker | 700 |
| Saddle Creek Logistics | 680 |
| W.S. Badcock Corp. | 600 |

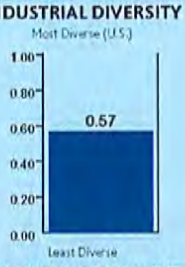
*Sources: CFDC Research Polk County, 2011, Lakeland Economic Development Council, 2017*

### PUBLIC

| | |
|---|---|
| Federal | 1,092 |
| State | 3,593 |
| Local | 23,278 |

*2016*

### INDUSTRIAL DIVERSITY




### EMPLOYMENT VOLATILITY

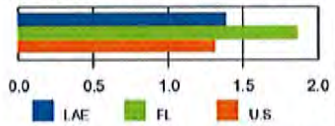

### COMPARATIVE EMPLOYMENT AND INCOME

| | % OF TOTAL EMPLOYMENT | | | AVERAGE ANNUAL EARNINGS | | |
|---|---|---|---|---|---|---|
| Sector | LAE | FL | U.S. | LAE | FL | U.S. |
| Mining | 0.4 | 0.0 | 0.4 | $56,994 | $18,108 | $90,606 |
| Construction | 5.5 | 5.6 | 4.7 | $49,512 | $54,770 | $67,379 |
| Manufacturing | 8.0 | 4.2 | 8.6 | $66,634 | $68,352 | $80,835 |
| *Durable* | *44.1* | *67.6* | *62.5* | *nd* | *$72,303* | *$83,048* |
| *Nondurable* | *55.9* | *32.4* | *37.5* | *nd* | *$60,408* | *$77,168* |
| Transportation/Utilities | 7.1 | 3.3 | 3.8 | $50,184 | $51,326 | $64,189 |
| Wholesale Trade | 4.7 | 4.0 | 4.1 | $67,035 | $73,876 | $80,930 |
| Retail Trade | 12.8 | 13.2 | 11.0 | $29,654 | $33,990 | $34,829 |
| Information | 0.8 | 1.6 | 1.9 | $54,968 | $89,129 | $114,771 |
| Financial Activities | 5.9 | 6.5 | 5.7 | $37,756 | $37,626 | $53,946 |
| Prof. and Bus. Services | 13.4 | 15.3 | 14.0 | $42,932 | $52,909 | $68,173 |
| Educ. and Health Services | 14.8 | 14.8 | 15.7 | $53,525 | $52,822 | $54,662 |
| Leisure and Hosp. Services | 10.8 | 14.0 | 10.8 | $21,325 | $28,664 | $27,790 |
| Other Services | 2.7 | 4.2 | 3.9 | $32,281 | $32,145 | $36,665 |
| Government | 13.0 | 13.1 | 15.4 | $59,648 | $72,415 | $77,509 |

*Sources: Percent of total employment — BLS, Moody's Analytics, 2016, Average annual earnings — BEA, Moody's Analytics, 2016*

## ENTREPRENEURSHIP

### EMPLOYMENT IN NEW COMPANIES, % OF TOTAL




*Sources: Census Bureau, Moody's Analytics, avg 2010-2014*

## EXPORTS

| Product | $ mil |
|---|---|
| Food and kindred products | 107.2 |
| Chemicals | 581.5 |
| Primary metal manufacturing | ND |
| Fabricated metal products | ND |
| Machinery, except electrical | 53.0 |
| Computer and electronic products | ND |
| Transportation equipment | 83.6 |
| Miscellaneous manufacturing | ND |
| Other products | 144.2 |
| Total | 995.5 |

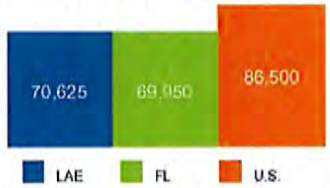
| Destination | $ mil |
|---|---|
| Africa | 8.2 |
| Asia | 216.3 |
| European Union | 120.3 |
| Canada & Mexico | 307.1 |
| South America | 153.2 |
| Rest of world | 190.4 |
| Total | 995.5 |

| | |
|---|---|
| *% of GDP* | *4.3* |
| *Rank among all metro areas* | *211* |

*Sources: BEA, International Trade Administration, Moody's Analytics, 2016*

## PRODUCTIVITY

### REAL OUTPUT PER WORKER, $




*Sources: BEA, Moody's Analytics, 2015*

## BUSINESS COSTS


*Source: Moody's Analytics*

### HIGH-TECH EMPLOYMENT

| | Ths | % of total |
|---|---|---|
| LAE | 3.8 | 1.8 |
| U.S. | 6,937.1 | 4.8 |

### HOUSING-RELATED EMPLOYMENT

| | Ths | % of total |
|---|---|---|
| LAE | 22.1 | 10.3 |
| U.S. | 13,565.7 | 9.4 |

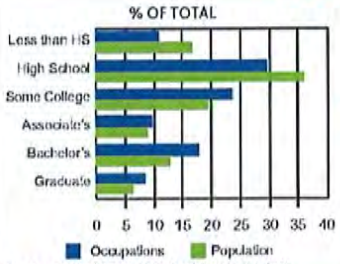
*Source: Moody's Analytics, 2016*

## LEADING INDUSTRIES BY WAGE TIER

| | NAICS | Industry | Location Quotient | Employees (ths) |
|---|---|---|---|---|
| HIGH | 6211 | Offices of physicians | 1.6 | 5.8 |
| | 3253 | Pesticide, fertilizer, & other ag. chem. manuf. | 30.0 | 1.6 |
| | GVF | Federal Government | 0.3 | 1.1 |
| | 2123 | Nonmetallic mineral mining and quarrying | 6.5 | 0.9 |
| MID | GVL | Local Government | 1.1 | 22.5 |
| | 6221 | General medical and surgical hospitals | 1.3 | 8.5 |
| | 4931 | Warehousing and storage | 5.1 | 6.6 |
| | 5511 | Management of companies & enterprises | 1.8 | 5.8 |
| | 7225 | Restaurants and other eating places | 1.1 | 16.0 |
| LOW | 5613 | Employment services | 1.1 | 5.9 |
| | 4451 | Grocery stores | 1.2 | 4.8 |
| | 4529 | Other general merchandise stores | 1.7 | 4.7 |

*Source: Moody's Analytics, 2016*

## SKILLS MISMATCH



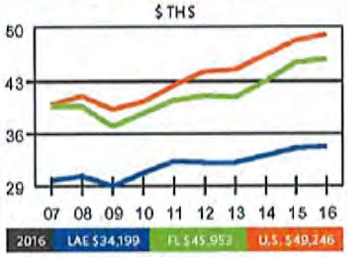

Sources: Census Bureau, ACS, Moody's Analytics, 2015


## ECONOMIC DISENFRANCHISEMENT

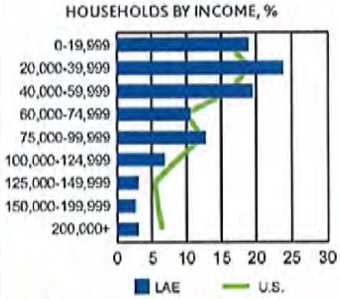
| Index | 2016 | Rank* |
|---|---|---|
| Gini coefficient | 0.45 | 276 |
| Palma ratio | 3.1 | 221 |
| Poverty rate | 16.4% | 130 |

*Most unequal=1; Most equal=401

## PER CAPITA INCOME




Sources: BEA, Moody's Analytics




Sources: Census Bureau, ACS, Moody's Analytics, 2016

## MIGRATION FLOWS

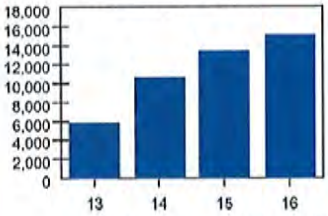
### INTO LAKELAND FL

| | Number of Migrants |
|---|---|
| Orlando FL | 8,894 |
| Tampa FL | 5,296 |
| New York NY | 1,223 |
| Miami FL | 789 |
| Fort Lauderdale FL | 665 |
| Austin TX | 650 |
| Jacksonville FL | 412 |
| West Palm Beach FL | 412 |
| Sebring FL | 396 |
| North Port FL | 349 |
| *Total in-migration* | *37,793* |

### FROM LAKELAND FL

| | |
|---|---|
| Orlando FL | 6,636 |
| Tampa FL | 4,352 |
| Jacksonville FL | 446 |
| Sebring FL | 403 |
| North Port FL | 383 |
| Fort Lauderdale FL | 353 |
| Palm Bay FL | 310 |
| Miami FL | 303 |
| West Palm Beach FL | 257 |
| Atlanta GA | 246 |
| *Total out-migration* | *26,690* |
| **Net migration** | **11,103** |

### NET MIGRATION, #

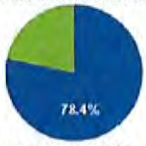



| | 2013 | 2014 | 2015 | 2016 |
|---|---|---|---|---|
| Domestic | 3,451 | 7,742 | 10,455 | 12,152 |
| Foreign | 2,362 | 2,851 | 2,926 | 2,909 |
| Total | 5,813 | 10,593 | 13,381 | 15,061 |

Sources: IRS (top), 2016, Census Bureau, Moody's Analytics

## COMMUTER FLOWS

### RESIDENTS WHO WORK IN LAE




**Top Five Outside Sources of Jobs**

| Lakeland FL | Share |
|---|---|
| Orlando FL | 13.3 |
| Tampa FL | 5.8 |
| Sebring FL | 0.5 |
| North Port FL | 0.2 |
| Miami FL | 0.1 |

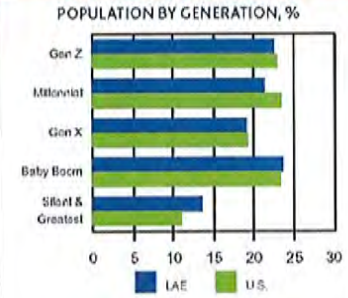
### WORKERS WHO LIVE IN LAE


**Top Five Outside Sources of Workers**

| Lakeland FL | Share |
|---|---|
| Tampa FL | 6.4 |
| Orlando FL | 3.1 |
| Sebring FL | 0.7 |
| North Port FL | 0.2 |
| Deltona FL | 0.1 |

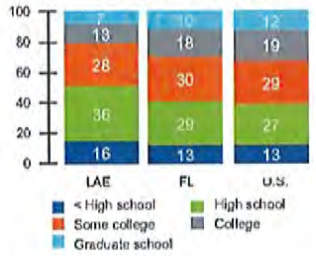
Sources: Census Bureau, Moody's Analytics, avg 2009-2013

## GENERATIONAL BREAKDOWN



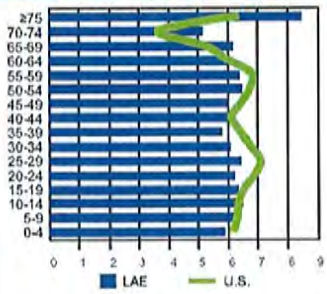

Sources: Census Bureau, Moody's Analytics, 2015

## EDUCATIONAL ATTAINMENT




Sources: Census Bureau, ACS, Moody's Analytics, 2016

## POPULATION BY AGE, %




Sources: Census Bureau, Moody's Analytics, 2016

## OVERVIEW OF RESIDENTIAL HOUSING MARKET

Since the subject property is a residential project, it is important to investigate the residential housing market for current and historical trends. The Central Florida housing market has gone through drastic changes in the market over the past few years. Prior to 2005, the County market had been growing at relatively consistent rates since the mid 1990's. Beginning in the first quarter of 2005, sales of homes began a drastic increase with record quantities of homes sold. There was a small correction in January of 2006, although the number of closings continued to increase through the fourth quarter of 2006. The residential market peaked during the end of 2006 and beginning of 2007. From this point, the market began a decline that would become one of the worst housing market declines in history.

However, over the past few years the residential market has improved significantly with new residential construction on the rise with substantial activity in the north Haines City/Davenport area. According to a recent article in the Lakeland Ledger, the number of permits issued for new homes rose by 45% from July 2016 to July 2017. Mike Hickman of Hickman Homes was quoted in the article as saying that the increase in home building activity is a result of a "perfect storm" of high demand, low interest rates and relatively low home prices when compared to the Tampa and Orlando markets. Also discussed in the article is Polk County's prime location in the center of the Interstate 4 corridor which means that Polk will see housing demand beyond local employment growth due to an increasing spillover effect from the Orlando and Tampa MSA's. One can live in Polk County and work in either Tampa or Orlando with a reasonable commute. The north Haines City/Davenport market area is within close proximity to Interstate 4 making it a desirable area to reside, particularly for those who work locally or in the Kissimmee/Orlando areas.

The most recent article regarding the state of housing in Polk County published in the Lakeland Ledger was from August of 2017 and reads as follows:

The Ledger

# Polk home builders continue to prosper with huge spike in July permits

By Kevin Bouffard
Posted Aug 25, 2017 at 5:37 PM
Updated Aug 25, 2017 at 5:37 PM

WINTER HAVEN – After a one-month hiatus, single-family home construction in Polk County rebounded in July, increasing at a rate even higher than the torrid pace seen earlier in the year.

Even Mulberry, which reports no single-family permit activity in a typical month, issued permits for two duplex homes, or four new units.

**45.1 percent**

The rate of increase in the number of permits issued locally in July compared with a year earlier.

The county and local municipalities issued 425 permits last month compared with 293 issued in July 2016, according to a survey conducted by The Ledger.

That represented the highest year-over-year percentage increase so far this year. Except for the 8.3 percent increase seen in June, the monthly percentage increases in the survey had ranged from 20.6 to 39.6 percent.

"Home building activity this year reflects a 'perfect storm' of high demand, low interest rates and relatively low home costs," said Mike Hickman, owner of Hickman Homes Inc., a Lakeland builder. "Given the high rise in home prices in Tampa and Orlando, Polk County has become a great buying opportunity for the new home buyer."

Gary Ralston, managing partner of Coldwell Banker Commercial Saunders Ralston Dantzler Realty in Lakeland, agreed new home buyers are benefiting from favorable financing terms.

"Current home mortgage interest rates are over 22 percent lower than 2005, which was the peak year for housing starts," said Ralston, citing the Federal Home Loan Mortgage Corp., known as Freddie Mac. "Thus we are experiencing tailwinds as to affordability."

**13 percent**

The rate of increase in single-family home permits issued in the U.S. last month.

Local permitting agencies issued 811,000 single-family permits in July compared with 718,000 permits in July 2016, according to the U.S. Census Bureau. Those numbers reflect permit activity over an entire year based on the number of permits issued in July.

"The overall strengthening of the single-family sector is consistent with solid builder confidence in the market," said Granger MacDonald, chairman of the National Association of Home Builders and a home builder from Kerrville, Texas, in a statement on the association's website. "The sector should continue to remain firm as the job market and economy grow and more consumers enter the housing market."

Also doing well nationally are small, multi-unit residential buildings with two to four units, the Census Bureau reported. They increased to an annualized 35,000 permits, up 16.7 percent from a year ago.

**-11.7 percent**

The rate of decline in construction of larger multi-unit residential buildings, such as apartments and condos, in July.

Permitting agencies across the country issued 377,000 permits on an annualized basis last month compared with 427,000 units permitted in July 2016.

For many years following the Great Recession, construction of multi-unit residential buildings outpaced single-family construction. That boom has busted.

"We saw multifamily production peak in 2015, and this sector should continue to level off as demand remains solid," said Robert Dietz, the Home Builders Association's chief economist.

**4,000**

The level single-family permit activity in Polk could approach or exceed by the end of the year, local housing authorities said.

If so, it would mark the first time Polk exceeded that permit level since 2006, when 6,761 permits were issued, according to The Ledger survey.

Local entities have issued 2,496 permits through July.

"I would expect at least 3,900 new home starts this year," Hickman said. Of those homes, almost all of them are pre-sold or sold before completion. There is no inventory of new homes out there.

Ralston agreed.

"Based on July and year-to-date, housing permits in Polk may likely be close to 4,000 for 2017," he said.

Demographics would suggest a reason for optimism, Ralston added.

"Housing starts are a function of people and money," he said. "According to U.S. Census data, Polk County is growing by about 10,500 people per year, which is about 3,900 households. So from a pure population perspective, assuming there is no excess supply, we should have demand for about 4,000 new housing units per year."

**I-4**

Polk's prime location along the Interstate 4 corridor should help maintain demand, Ralston said.

"Polk is the center of the I-4 corridor, which means that we will see housing demand beyond local employment growth," he said. "Polk will enjoy an increasing spillover effect from the Orlando and Tampa metropolitan statistical areas. A family can live in Polk County and work in either Tampa or Orlando. This helps explain the housing-starts growth in northeast Polk, which is correlated to Orlando employment growth."

Still, there's reason for caution, Hickman said.

"The biggest factor keeping the building industry from meeting the demand is the shortage of new neighborhoods and building sites, particularly those neighborhoods at a reasonable price point," he said.

## Discussion

Given the data reported above, as well as discussions with experts in this field, we believe that the housing market is in a growth phase with increasing demand and increasing supply. The outlook for the foreseeable future is positive.

## Market Values

The S&P/Case-Shiller Home Price Indices began as a research project in the 1980's when Karl E. Case and Robert J. Shiller began to construct a methodology to measure housing price movement. They developed the repeat sales pricing technique, still considered the most accurate way to measure this asset class. The methodology measures the movement in price of single-family homes in certain regions. This is done by collecting data on sale prices of specific single-family homes in the region. Each sale price is considered a data point. When a specific home is resold, months or years later, the new sale price is matched to the home's first sale price. These two data points are called a "sale pair." The difference in the sale pair is measured and recorded. All the sales pairs in a region are then aggregated into one index. Sales pairs are carefully screened for any data points that would distort the index. These factors include foreclosures, non-arm's length transactions (sales between family members) and suspected data errors where the order of magnitude of the change is substantially different from other sales pairs in the region.

The table below displays the monthly index over the past several years. Market conditions adjustments for each comparable sale can be extracted from this data by calculating the percentage change of the index from the date of sale to today. For the purposes of this assignment, the Tampa, Florida Market Index has been utilized. This information is shown below:

**Standard & Poor's/Case-Shiller Home Price Index**

Tampa, Florida Market (Updated 3/27/2018)

| | LOW TIER (Under $177,354) | | MIDDLE TIER ($177,354 - $266,460) | | HIGH TIER (Over $266,460) | | AGGREGATE (Overall Market) | |
|---|---|---|---|---|---|---|---|---|
| | Tampa Index | % Change from current month | Tampa Index | % Change from current month | Tampa Index | % Change from current month | Tampa Index | % Change from current month |
| January 2015 | 161.81 | 51.8% | 159.62 | 30.5% | 165.86 | 17.6% | 164.68 | 23.9% |
| February 2015 | 162.37 | 51.3% | 160.07 | 30.1% | 166.55 | 17.1% | 165.00 | 23.7% |
| March 2015 | 162.37 | 51.3% | 163.58 | 27.3% | 168.39 | 15.8% | 167.15 | 22.1% |
| April 2015 | 165.82 | 48.1% | 164.04 | 27.0% | 169.31 | 15.2% | 168.10 | 21.4% |
| May 2015 | 169.49 | 44.9% | 165.25 | 26.0% | 170.12 | 14.6% | 169.34 | 20.5% |
| June 2015 | 172.62 | 42.3% | 166.75 | 24.9% | 170.38 | 14.4% | 169.82 | 20.1% |
| July 2015 | 177.15 | 38.7% | 168.89 | 23.3% | 171.32 | 13.8% | 171.18 | 19.2% |
| August 2015 | 180.89 | 35.8% | 170.52 | 22.1% | 171.94 | 13.4% | 172.11 | 18.5% |
| September 2015 | 183.23 | 34.1% | 171.64 | 21.3% | 172.60 | 13.0% | 172.93 | 18.0% |
| October 2015 | 184.04 | 33.5% | 173.60 | 20.0% | 173.17 | 12.6% | 174.06 | 17.2% |
| November 2015 | 186.25 | 31.9% | 174.81 | 19.1% | 173.69 | 12.3% | 174.96 | 16.6% |
| December 2015 | 188.28 | 30.5% | 175.50 | 18.7% | 175.01 | 11.4% | 176.44 | 15.6% |
| January 2016 | 190.97 | 28.6% | 176.22 | 18.2% | 174.89 | 11.5% | 176.83 | 15.4% |
| February 2016 | 189.74 | 29.5% | 177.63 | 17.2% | 175.65 | 11.0% | 177.88 | 14.7% |
| March 2016 | 191.18 | 28.5% | 179.57 | 16.0% | 177.12 | 10.1% | 179.49 | 13.7% |
| April 2016 | 192.83 | 27.4% | 180.60 | 15.3% | 178.56 | 9.2% | 180.86 | 12.8% |
| May 2016 | 195.62 | 25.6% | 181.72 | 14.6% | 180.09 | 8.3% | 182.27 | 11.9% |
| June 2016 | 199.34 | 23.2% | 183.22 | 13.7% | 180.60 | 8.0% | 183.00 | 11.5% |
| July 2016 | 203.64 | 20.6% | 184.22 | 13.1% | 181.59 | 7.4% | 184.03 | 10.9% |
| August 2016 | 210.42 | 16.7% | 186.17 | 11.9% | 182.10 | 7.1% | 185.01 | 10.3% |
| September 2016 | 213.01 | 15.3% | 186.78 | 11.5% | 182.50 | 6.8% | 185.90 | 9.8% |
| October 2016 | 213.45 | 15.1% | 189.01 | 10.2% | 183.75 | 6.1% | 187.62 | 8.7% |
| November 2016 | 213.58 | 15.0% | 190.49 | 9.3% | 184.75 | 5.5% | 189.09 | 7.9% |
| December 2016 | 212.47 | 15.6% | 192.56 | 8.2% | 186.76 | 4.4% | 191.23 | 6.7% |
| January 2017 | 213.30 | 15.2% | 192.88 | 8.0% | 186.42 | 4.6% | 191.30 | 6.7% |
| February 2017 | 213.92 | 14.8% | 192.92 | 8.0% | 185.91 | 4.9% | 191.12 | 6.8% |
| March 2017 | 216.10 | 13.7% | 193.10 | 7.9% | 186.65 | 4.5% | 191.54 | 6.5% |
| April 2017 | 223.62 | 9.8% | 195.46 | 6.6% | 187.53 | 4.0% | 192.95 | 5.7% |
| May 2017 | 228.85 | 7.3% | 198.13 | 5.1% | 189.42 | 2.9% | 195.10 | 4.6% |
| June 2017 | 234.11 | 4.9% | 199.21 | 4.5% | 189.83 | 2.7% | 195.73 | 4.2% |
| July 2017 | 237.15 | 3.6% | 201.09 | 3.6% | 191.06 | 2.0% | 196.96 | 3.6% |
| August 2017 | 240.76 | 2.0% | 202.46 | 2.9% | 191.19 | 2.0% | 197.59 | 3.3% |
| September 2017 | 243.14 | 1.0% | 204.14 | 2.0% | 192.06 | 1.5% | 199.29 | 2.4% |
| October 2017 | 244.25 | 0.6% | 204.57 | 1.8% | 192.39 | 1.3% | 200.44 | 1.8% |
| November 2017 | 244.85 | 0.3% | 206.59 | 0.8% | 193.78 | 0.6% | 202.48 | 0.8% |
| December 2017 | 245.46 | 0.1% | 206.95 | 0.6% | 194.23 | 0.4% | 203.12 | 0.4% |
| January 2018 | 245.64 | 0.0% | 208.27 | 0.0% | 194.97 | 0.0% | 204.03 | 0.0% |

## Discussion

While the Case-Shiller index encompasses the entire Tampa market, it is a good indicator of the status and trends in the regional area that includes the subject property. As noted in the data shown above, the values for the overall market (including all three tiers) are showing an increasing trend with an annual increase of approximately 7%.

## *Location Map*

## Property Description

The subject consists of a 2.96 acre parcel being split out of a larger 24.18 acre parent tract for the purpose of constructing an amenities area for a proposed residential development. The property is located along the east side of Holly Hill Road approximately 650 feet south of North Boulevard in Davenport.

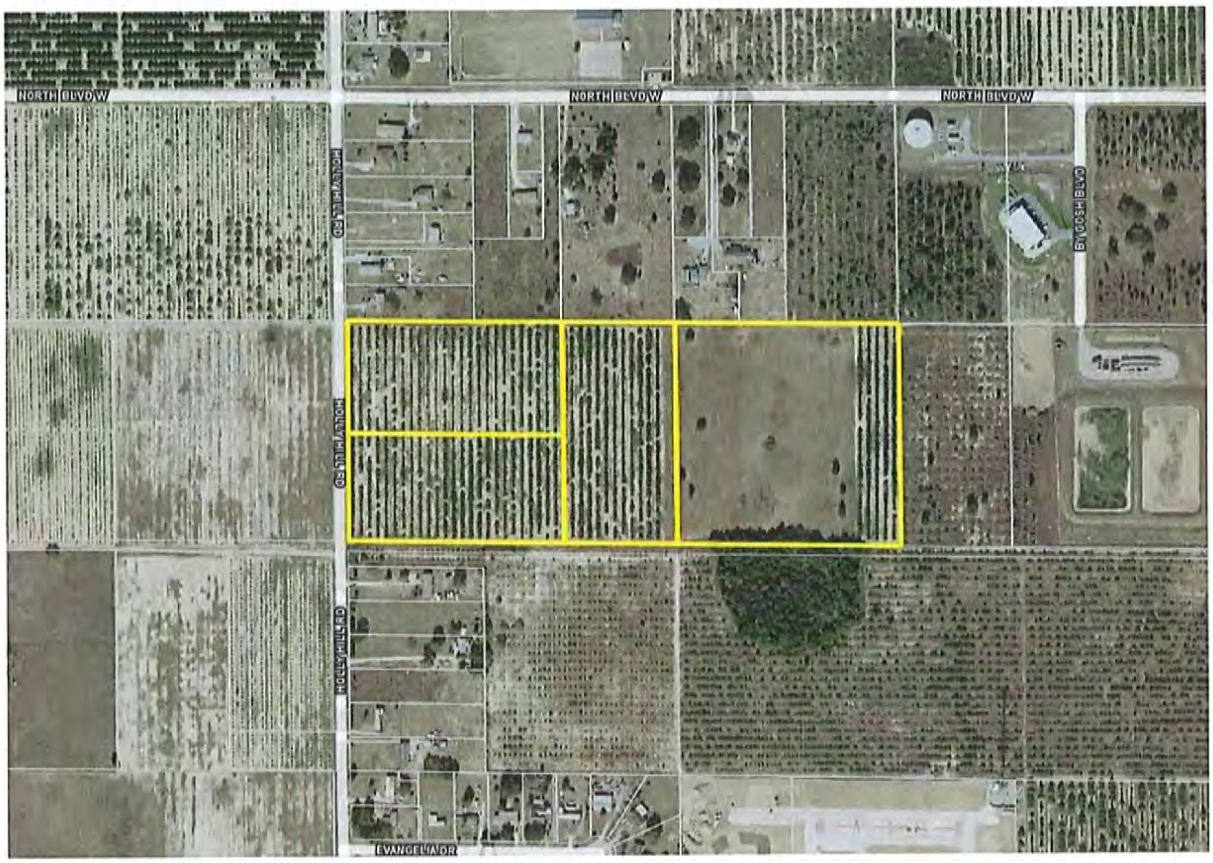
### *General Site Information*

| | | |
|---|---|---|
| Address | HHR East Amenities Land, XXX Holly Hill Road, Davenport, Polk County, FL, 33837 | |
| Current Owner | According to the Polk County Property Assessor's Office, the current owner of record is HHR East, LLC. | |
| Assessor's Parcel Number | 27-27-05-726000-020151, 27-27-05-726000-020153, 27-27-05-726000-020140, 27-27-05-726000-020120 | |
| **Physical Characteristics of the Site** | | |
| General Location | The subject property is located along the east side of Holly Hill Road approximately 650 feet south of North Boulevard in Davenport. | |
| Frontage/Access | The subject property has average access with frontage as follows:<br>• Holly Hill Road: 255 feet<br>The parent tract has an average depth of 1,400 feet. It is not a corner lot. | |
| Site Size | *Parent Tract:* 24.18 acres<br>*Amenities Parcel:* 2.96 acres<br>The site is considered to be al usable. | |
| Shape of Tract | The proposed amenities site is irregular, however the parent tract is roughly rectangular. | |
| Topography | The subject has level topography at grade and no areas of wetlands. | |
| Easements | There are no known adverse encumbrances or easements. Please reference Limiting Conditions and Assumptions. | |
| Utilities to Site | Water | Public water |
| | Sewer | Public sewer |
| | Electric | The site is served by public electricity. |
| | Natural Gas | None |
| | Underground Utilities | The site is serviced by underground utilities. |
| | Adequacy | The subject's utilities are typical and adequate for the market area. |
| Curbs and Gutters | None | |
| Sidewalks | None | |

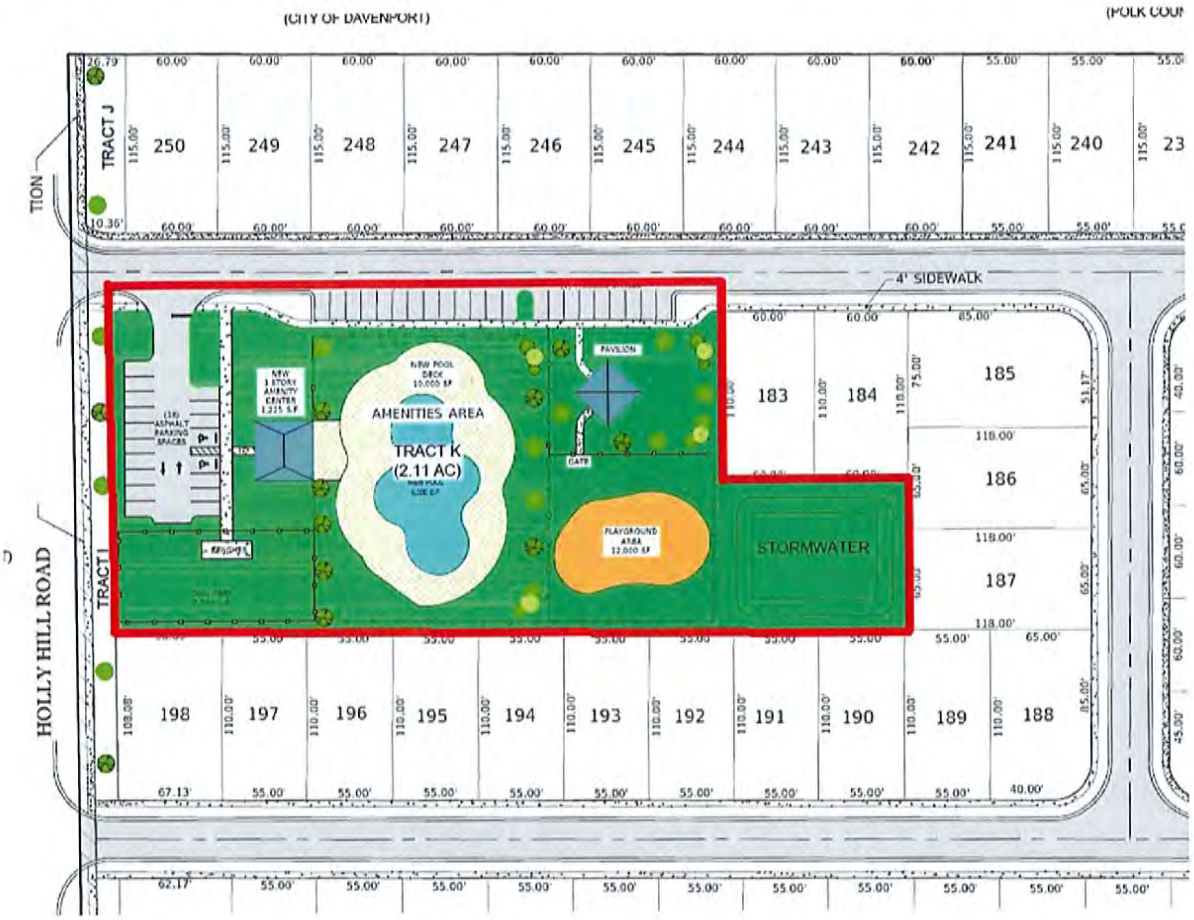
| | |
|---|---|
| Flood Designation | The subject is located in an area mapped by the Federal Emergency Management Agency (FEMA). The subject is located in FEMA flood zone X, which is not classified as a flood hazard area.<br><br>FEMA Map Number: 12105C0220G<br>FEMA Map Date: December 22, 2016<br><br>The subject is outside the 500 year flood plain. The appraiser is not an expert in this matter and is reporting data from FEMA maps. |
| Wetlands/Watershed | No wetlands were observed during our site inspection, which was verified with published data sources. |
| Soil Conditions | The soil conditions observed at the subject appear to be typical of the region and adequate to support development. |
| **Economic Factors Affecting the Site** | |
| Census Tract | 125.04 |
| Zoning/Land Use | The property has a Zoning/Land Use designation of PUD, Holly Hill Road East PUD by City of Davenport. |
| Overall Site Analysis | The subject property is located along the east side of Holly Hill Road approximately 650 feet south of North Boulevard in Davenport. The subject consists of a 2.96 acre parcel being split out of a larger 24.18 acre parent tract for the purpose of constructing an amenities area for a proposed residential development.<br><br>The subject is part of a PUD (Planned Unit Development) that includes the subject parent tract (24.18 acres) as well as an additional 42.86 +/- acres just to the north along North Boulevard. The current approved PUD allows for 264, 60-foot lots. The developer has applied for a PUD modification that will increase the number of lots to 282 which will be 55 feet in width. The first reading is scheduled for April 16, 2018.<br><br>As will be discussed later in this report, the highest and best use of this 2.96 acre parcel is to be assembled with the adjacent land for the purpose of residential development. Based on this reasoning, the subject parent tract (24.18 acres) will be valued on a per acre basis in the analysis to follow, then the reconciled price per acre will be applied to the 2.96 acre subject amenities parcel for a final as is value. |

## *Plat Map – Parent Tract*

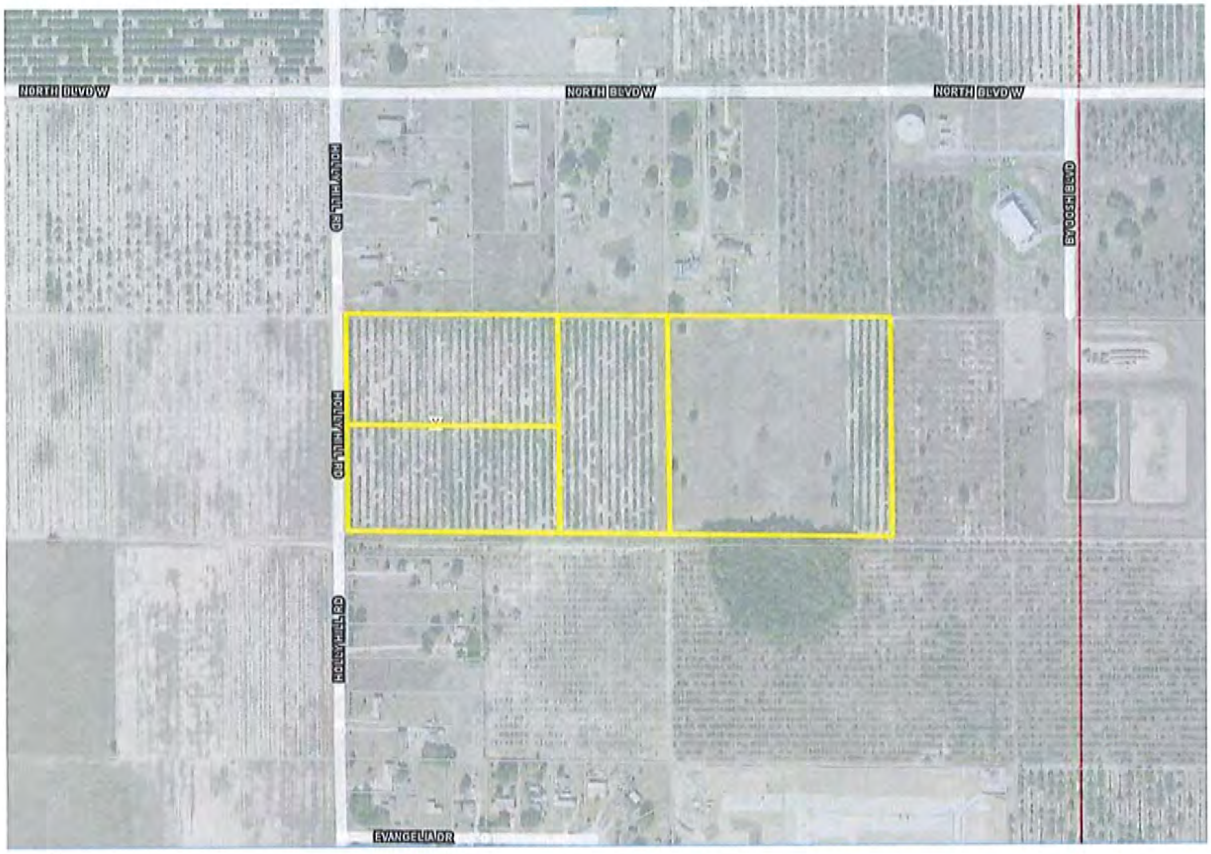
## *Aerial Map – Parent Tract*



## *Site Plan – Amenities Parcel Area*



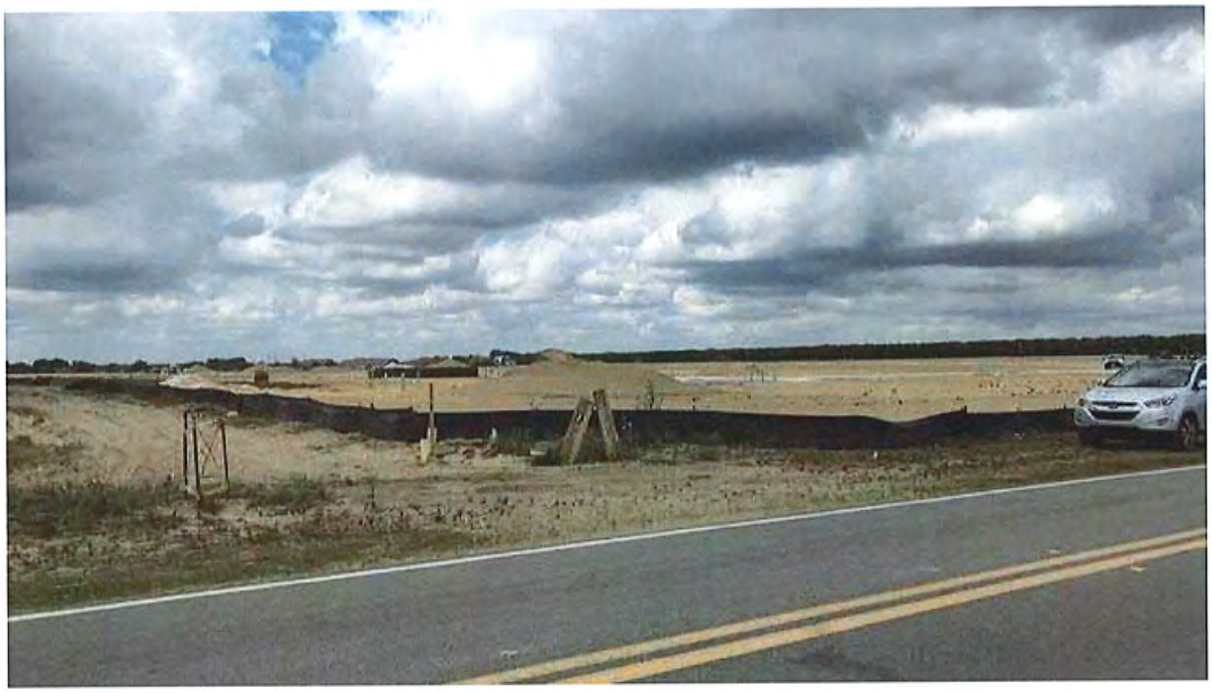
## *Flood Map – Parent Tract*



## *Subject Photographs*

**Typical Land View**

**Typical Land View**



**View of New Development Across Street – North Ridge Estates**

**View of New Development to South – Golden Ridge**

**Holly Hill Road – Facing North**

**Holly Hill Road – Facing South**

## Assessment and Taxes

The County Property Appraiser assesses all property within the county. The typical taxing jurisdictions include the county, city, and school district within which a property is located. The total ad valorem tax burden for real estate is the sum of the assessments from the various taxing authorities. The cited tax amount is entitled to a 4% reduction if paid in November; the discount then reduces 1% per month until March when the total tax becomes due and payable.

The appraised property is located in Polk County, which has a 2017 tax rate of $21.1086 per $1,000 of assessed value. The assessment information for the subject property is outlined as follows:

| Real Estate Assessment and Taxes | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax ID | Land | Improvements | Other | Total Assessment | Taxable Value | Tax Rate | Special Assessment | Taxes |
| 27-27-05-726000-020151 | $89,509 | $0 | $0 | $89,509 | $6,441 | $21.1086 | $0.00 | $135.97 |
| 27-27-05-726000-020153 | $93,291 | $0 | $0 | $93,291 | $6,743 | $21.1086 | $0.00 | $142.34 |
| 27-27-05-726000-020140 | $85,897 | $0 | $0 | $85,897 | $6,672 | $21.1086 | $0.00 | $140.84 |
| 27-27-05-726000-020120 | $145,177 | $0 | $0 | $145,177 | $70,060 | $21.1086 | $0.00 | $1,748.99 |
| ***Totals*** | ***$413,874*** | ***$0*** | ***$0*** | ***$413,874*** | ***$89,916*** | | ***$0.00*** | ***$2,168.13*** |

**Comments**

According to the Polk County Tax Collector's website, there are no delinquent taxes on this property.

## Zoning/Land Use

| ZONING/LAND USE | |
|---|---|
| City of Davenport | |
| PUD, Holly Hill Road East PUD | |
| **Allowable Uses:** | The current approved PUD allows for 264 lots. However, the developer has applied for a PUD modification that will increase the number of lots to 282. Please see addenda of this report for documentation on the subject PUD. |

## Highest and Best Use

The value of real property is, of course, directly related to the use to which it can be put. It follows that a particular parcel may have several different value levels under alternative uses. Accordingly, the property appraised herein is appraised under its Highest and Best Use. According to the Appraisal Institute, the Highest and Best Use must be (1) physically possible, (2) legally permissible, (3) financially feasible, and (4) the use producing the highest value maximally productive. Highest and Best Use may be defined as follows:

> The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.
>
> Highest and best use is shaped by competitive forces within the market where the property is located ....it is an economic study of market forces focused on the subject property.
>
> Source: The Appraisal of Real Estate, Appraisal Institute, Chicago, Illinois, 13th edition, 2008 pp.277-287

Because the use of the land can be limited by the presence of improvements, highest and best use is determined separately for the land or site as though vacant and available to be put to its highest and best use, and for the property as improved.

The first determination reflects the fact that land value is derived from potential land use. The highest and best use of a property as improved refers to the optimal use that could be made of the property including all existing structures.

The determination of the highest and best use of land as though vacant is useful for land or site valuation; determining the highest and best use of an improved property provides a decision regarding continued use or demolition of the property.

In the analysis of Highest and Best Use, four major factors are taken into consideration. These are the Physically Possible, Legally Permissible, Financially Feasible and Maximally Productive uses.

1. **Legally Permissible:** The category of Legally Permissible uses includes an analysis of public development regulations, including current and possible future changes in zoning regulations and procedures, and private constraints including deed restrictions, leases, or any known encumbrances on title.

2. **Physically Possible:** The category of Physically Possible is an analysis of the subject's ability to support various improvement types. Included in this category is an analysis of the physical attributes of the land, access and transportation, infrastructure and available public services, environmental considerations, along with current and expected future neighborhood development trends.

3. **Financially Feasible:** Financial Feasibility is an analysis of the ability of the property to return the highest possible yield to the investment of land and improvements based on its income producing capability and the return requirements of investors in the market.

4. **Maximally Productive.** The "maximally productive" use is that physically possible and legally permissible use which creates the highest net return or yield to the subject site.

**Highest and Best Use as Vacant**

| | |
|---|---|
| **Legal Permissibility** | |
| Zoning/Land Use: | PUD, Holly Hill Road East PUD (City of Davenport) |
| Based on the allowable and conditional uses, what are the most probable uses of the property? | Single family residential |
| **Physical Possibility** | |
| Size (Acres / SF) | 2.96 / 128,938 |
| Shape | The proposed amenities site is irregular, however the parent tract is roughly rectangular. |
| Access | Average |
| Topography | The subject has level topography at grade and no areas of wetlands. |
| Are there physical limitations that would restrict construction of the above uses on the property? | No, there are no physical limitations that restrict development on the subject site. |
| **Financial Feasibility** | |
| What is the health of the current market? | Healthy |
| Is there reasonable demand for additional product in the marketplace? | Demand is good at the present time with substantial residential development underway in the immediate subject vicinity. |
| Conclusion: | Building improvements are considered to be feasible at the present time. |

| Maximum Productivity | |
|---|---|
| What are the strengths of the subject property, as vacant? | Located in a strong development corridor with substantial development currently taking place |
| What are the weaknesses of the subject property, as vacant? | Portion of property improved with citrus trees which will require clearing |
| Conclusion: | The subject consists of a 2.96 acre parcel being split out of a larger 24.18 acre parent tract for the purpose of constructing an amenities area for a proposed residential development. As previously discussed, the subject is located in a corridor that is currently experiencing substantial residential growth with good demand. Due to the small size of the subject site (2.96 acres), development as a standalone parcel would be highly improbable. It would likely not be feasible for a developer to develop a parcel of this size that would yield such a minimal number of lots. Additionally, potential use as a single family acreage homesite would not be feasible based on current per acre pricing in the area. After considering these factors, the subject 2.96 acre parcel is considered to be best suited to be assembled with adjacent land for residential development. Based on the legal and physical characteristics of the subject property, combined with the financial feasibility of the property in the marketplace, and considering the property's strengths and weaknesses, the maximally productive use of the subject is assemblage with adjacent land for the purpose of residential development. |
| **Highest and Best Use as Vacant Conclusion** | Assemblage with adjacent land for the purpose of residential development |

## Valuation Methodology

Three basic approaches may be used to arrive at an estimate of market value. They are:

1. The Cost Approach
2. The Income Approach
3. The Sales Comparison Approach

### Cost Approach

The *Cost Approach* is based on the principle of substitution, which states that no rational person would pay more for a property than the amount for which he can obtain, by purchase of a site and construction of improvements without undue delay, a property of equal desirability and utility. The basic steps of the Cost Approach are to estimate land value as if vacant, to estimate the replacement or reproduction cost new of the basic improvements and minor structures (excluding any that were included as part of the land value), and then to estimate, in dollar amounts, the accrued depreciation caused by the physical deterioration, functional deficiencies, super adequacies, or any adverse economic influences. The next step is to deduct the accrued depreciation from the improvement's estimated replacement or reproduction cost new to arrive at a present depreciated cost estimate. Then, by adding the land value estimate, the result is an indicated value for the property by the Cost Approach.

The Cost Approach is summarized as follows:

Cost New
- Depreciation
<u>+ Land Value</u>
= Value

### Sales Comparison Approach

The Sales Comparison Approach is based on the proposition that an informed purchaser would pay no more for a property than the cost of acquiring an equally desirable substitute property with the same or similar utility. This approach is applicable when an active market provides sufficient quantities of reliable data, which can be verified from authoritative sources. The Sales Comparison Approach compares sales of similar properties with the subject property. Each comparable sale is adjusted for its inferior or superior characteristics. The values derived from the adjusted comparable sales form a range of value for the subject. By process of correlation and analysis, a final indicated value is derived.

### Income Approach

The Income Approach concerns the present value of any future benefits of property ownership. Future benefits are generally indicated by the amount of net income the property will produce during its remaining useful life. After comparison of interest yields and characteristics of risk for investments of similar types and classes of property, this net income is then capitalized into an estimate of value. The value indicated by the Income Approach is usually the most indicative value for properties, which are generally held for income production, or investment type properties in general.

**Final Reconciliation**

The appraisal process concludes with the Final Reconciliation of the values derived from the approaches applied for a single estimate of market value. Different properties require different means of analysis and lend themselves to one approach over the others.

## *Analyses Applied*

A **cost analysis** was considered and was not developed because the subject consists of vacant land and the cost approach is not applicable.

A **sales comparison analysis** was considered and was developed because there is adequate data to develop a value opinion and this approach reflects market behavior for this property type.

An **income analysis** was considered and was not developed because the subject consists of vacant land and the cost approach is not applicable.

The subject consists of a 2.96 acre parcel being split out of a larger 24.18 acre parent tract for the purpose of constructing an amenities area for a proposed residential development. The property is located along the east side of Holly Hill Road approximately 650 feet south of North Boulevard in Davenport. In the appraisal of vacant land, the Sales Comparison Approach is most commonly the only approach applied. The Cost Approach is not applicable and generally income and expense information for vacant land is not available. Therefore, the appraiser has relied solely on the Sales Comparison Approach for the valuation of the subject land.

As previously discussed, the highest and best use of the subject 2.96 acre parcel is to be assembled with the adjacent land for the purpose of residential development. Based on this reasoning, the subject parent tract (24.18 acres) will be valued on a per acre basis in the analysis to follow, then the reconciled price per acre will be applied to the 2.96 acre subject amenities parcel for a final as is value.

## Sales Comparison Approach – Land Valuation

The Sales Comparison Approach is based on the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership. It is based on the principles of supply and demand, balance, substitution and externalities. The following steps describe the applied process of the Sales Comparison Approach.

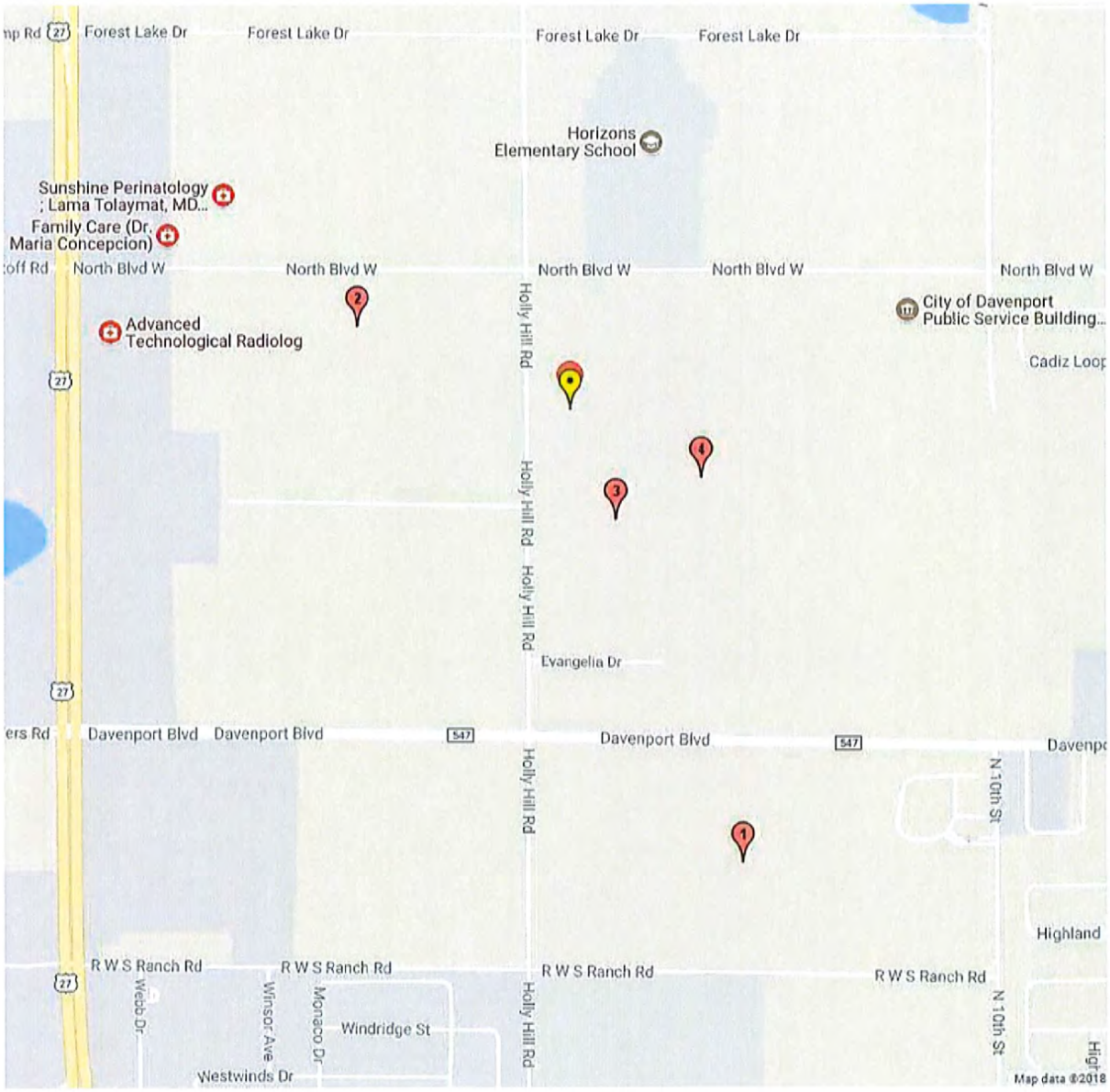
- The market in which the subject property competes is investigated; comparable sales, contracts for sale and current offerings are reviewed.
- The most pertinent data is further analyzed and the quality of the transaction is determined.
- The most meaningful unit of value for the subject property is determined.
- Each comparable sale is analyzed and where appropriate, adjusted to equate with the subject property.
- The value indication of each comparable sale is analyzed and the data reconciled for a final indication of value via the Sales Comparison Approach.

### *Land Comparables*

We have researched four comparables for this analysis; these are documented on the following pages followed by a location map and analysis grid. All sales have been researched through numerous sources, inspected and verified by a party to the transaction.

| Comp | Address | Date | Price | Acres | Price Per Acre |
|---|---|---|---|---|---|
| **Subject** | XXX Holly Hill Road | 3/26/2018 | | 24.18 - Parent Tract<br>2.96 Acres - Amenities Parcel | |
| 1 | XXX South Blvd | 1/19/2018 | $7,650,000 | 76.22 | $100,367 |
| 2 | XXX Holly Hill Road | 8/7/2017 | $3,594,600 | 48.24 | $74,515 |
| 3 | XXX Holly Hill Road | 7/19/2017 | $1,825,000 | 33.34 | $54,739 |
| 4 | XXX Holly Hill Road | 10/31/2017 | $1,919,800 | 24.18 | $79,396 |

## *Comparables Map*

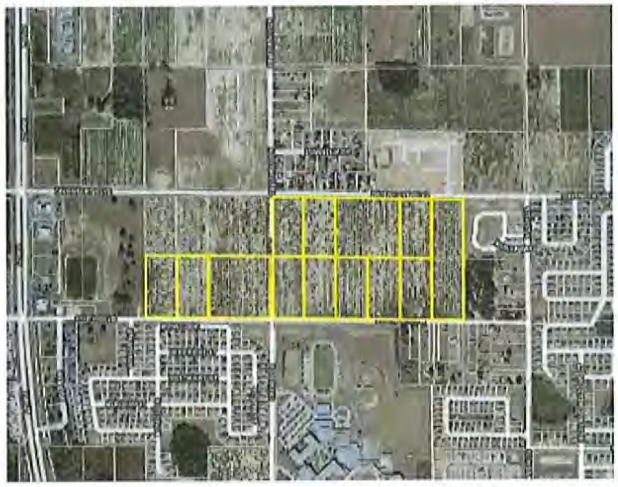


## Land Sale 1

**Orchid Grove Land**

### Location Data

| | |
|---|---|
| *Location:* | XXX South Blvd, Davenport, FL |
| *County:* | Polk |
| *Parcel ID#:* | 27-27-05-727500-Multiple |



### Physical Data

| | |
|---|---|
| *Type:* | Land - Subdivision-Residential |
| *Frontage:* | 3,250' +/- on South Blvd/1,250' on Orchid Dr. |
| *Land Area (Acres):* | 76.2 |
| *Land Area (SF):* | 3,320,143 |
| *Developable Units:* | 369 |
| *Land Use:* | RM |
| *Utilities:* | W, S, T, E |
| *Current Use:* | Vacant |
| *Intended Use:* | Residential development |

### Sale Data

| | |
|---|---|
| *Sale Status:* | Closed Sale |
| *Sales Date:* | January 19, 2018 |
| *Sales Price:* | $7,650,000 |
| *Expenditures After Sale:* | $0 |
| *Grantor:* | Holly Hill Fruit Products Co, Inc/Circus Inn, Inc. |
| *Grantee:* | Orchid Grove, LLC |
| *Deed Type:* | Special Warranty Deeds |
| *Document #:* | Multiple Deeds |
| *Financing:* | Cash to Seller |
| *Condition of Sale:* | Arm's length |
| *Rights Conveyed:* | Fee Simple |
| *5-Year Sales History:* | None in past five years |

### Analysis

| | |
|---|---|
| *Sales Price/Acre:* | $100,367 |
| *Days on Market:* | Unknown |
| *Confirmation Source:* | Public Records, Lauren Schwenk (Rep of Grantee) |
| *Confirmed By:* | KLW |
| *Confirmation Date:* | March 30, 2018 |

### Comments

This is the sale of approximately 76.22 acres of land comprised of several separate parcels, both contiguous and non-contiguous, located along the north side of South Blvd, the south side of Davenport Blvd and on both sides of Orchid Drive, east of US Highway 27 in Davenport. Prior to the sale the subject underwent a land use change to RM (Residential Medium) and was fully permitted, engineered and approved for development of 369 single family residential lots. Most of the parcels were purchased in one transaction with two additional being acquired in separate transactions all of which occurred in January 2018. Per a representative of the grantee, the sales price was negotiated based on property being fully entitled lots, ready for immediate development.

## Land Sale 2

**North Ridge Estates Land**

### Location Data

| | |
|---|---|
| *Location:* | XXX Holly Hill Road, Davenport, FL |
| *County:* | Polk |
| *Parcel ID#:* | 27-27-05-726000-Multiple |

### Physical Data

| | |
|---|---|
| *Type:* | Land - Subdivision-Residential |
| *Frontage:* | 1,950' on North Blvd |
| *Land Area (Acres):* | 48.2 |
| *Land Area (SF):* | 2,101,334 |
| *Developable Units:* | 216 |
| *Land Use:* | PIC |
| *Utilities:* | W, S, T, E |
| *Current Use:* | Vacant |
| *Intended Use:* | Residential development |

### Sale Data

| | |
|---|---|
| *Sale Status:* | Closed Sale |
| *Sales Date:* | August 7, 2017 |
| *Sales Price:* | $3,594,600 |
| *Expenditures After Sale:* | $0 |
| *Grantor:* | Citrus Enterprises, Inc/Circus Inn, Inc/Robert S. Kerr Trust |
| *Grantee:* | HH CR 547 Investors I, LLC |
| *Deed Type:* | Special Warranty Deeds |
| *Document #:* | Multiple Deeds |
| *Financing:* | Cash to Seller |
| *Condition of Sale:* | Arm's length |
| *Rights Conveyed:* | Fee Simple |
| *5-Year Sales History:* | None in past five years |

### Analysis

| | |
|---|---|
| *Sales Price/Acre:* | $74,515 |
| *Days on Market:* | Unknown |
| *Confirmation Source:* | Public Records, Scott Shapiro (Grantee) |
| *Confirmed By:* | KLW |
| *Confirmation Date:* | March 30, 2018 |

### Comments

This is the sale of approximately 48.24 acres of land comprised of several separate parcels both contiguous and non-contiguous located on the west side of Holly Hill Road and both the north and south sides of North Boulevard, east of US Highway 27 in Davenport. At the time of sale, the property had a zoning of PIC, Professional Institutional Center. Subsequent to the sale, the new owner applied for a zoning change to PUD (Planned Unit Development) which was approved. The PUD allows for development of 216 single family residential lots which will be 55' x 110'. Much of the land in this area had commercial zoning in place as a result of the boom in the mid 200's, although located east of Highway 27. Many parcels have undergone zoning/land use changes for residential use due to the lack of demand for commercial improvements on secondary roadways as well as ample available land along US Highway 27. This transaction includes several separate closings that occurred between November 2016 and August 2017 for the purpose of assembling the parcels for the proposed subject development. Per the owner, the sale prices were negotiated in August 2015. It is common in transactions like these to have extended due diligence periods so that a potential buyer/developer can begin the process of obtaining necessary permits and approvals for development which can often be a lengthy process.

## Land Sale 3

**Park Square - Golden Ridge Land**

### Location Data

| | |
|---|---|
| *Location:* | XXX Holly Hill Road, Davenport, FL |
| *County:* | Polk |
| *Parcel ID#:* | 27-27-05-726000-020171 & 020200 |

### Physical Data

| | |
|---|---|
| *Type:* | Land - Subdivision-Residential |
| *Frontage:* | 50' on Holly Hill Road |
| *Land Area (Acres):* | 33.3 |
| *Land Area (SF):* | 1,452,290 |
| *Developable Units:* | 113 |
| *Land Use:* | MF-4/RH |
| *Utilities:* | W, S, T, E |
| *Current Use:* | Vacant |
| *Intended Use:* | Residential development |

### Sale Data

| | |
|---|---|
| *Sale Status:* | Closed Sale |
| *Sales Date:* | July 19, 2017 |
| *Sales Price:* | $1,825,000 |
| *Expenditures After Sale:* | $0 |
| *Grantor:* | United L & J Enterprises, LLC |
| *Grantee:* | Park Square Enterprises, LLC |
| *Deed Type:* | Warranty Deed |
| *Document #:* | 10217/927 |
| *Financing:* | Cash to Seller |
| *Condition of Sale:* | Arm's length |
| *Rights Conveyed:* | Fee Simple |
| *5-Year Sales History:* | Parcel 27-27-05-726000-020200 sold in March 2017 for $1,229,900 |

### Analysis

| | |
|---|---|
| *Sales Price/Acre:* | $54,739 |
| *Days on Market:* | Unknown |
| *Confirmation Source:* | Public Records, Scott Johnston (Rep of Grantee) |
| *Confirmed By:* | KLW |
| *Confirmation Date:* | March 30, 2018 |

### Comments

This is the sale of approximately 33.34 acres of land in two separate but contiguous parcels located on the east side of Holly Hill Road, east of US Highway 27 in Davenport. The site has 50 feet of frontage on Holly Hill Road and is a flag-shaped tract with limited visibility to the main portion of the property. At the time of sale, the property was permitted, engineered and approved for development of 113 single family residential lots at an average of 55' x 120'. Public water and sewer are available. The developer estimated that homes would start in the mid $200,000's and range up into the low to mid $300,000's. The sale price was negotiated approximately six months prior to the closing.

## Land Sale 4

**HHR East Land**

### Location Data

| | |
|---|---|
| *Location:* | XXX Holly Hill Road, Davenport, FL |
| *County:* | Polk |
| *Parcel ID#:* | 27-27-05-726000-020151, 020153, 020140 & 020120 |

### Physical Data

| | |
|---|---|
| *Type:* | Land - Subdivision-Residential |
| *Frontage:* | 640' on Holly Hill Road |
| *Land Area (Acres):* | 24.2 |
| *Land Area (SF):* | 1,053,281 |
| *Developable Units:* | 100 |
| *Land Use:* | MF-4/RH |
| *Utilities:* | W, S, T, E |
| *Current Use:* | Vacant |
| *Intended Use:* | Residential development |

### Sale Data

| | |
|---|---|
| *Sale Status:* | Closed Sale |
| *Sales Date:* | October 31, 2017 |
| *Sales Price:* | $1,919,800 |
| *Expenditures After Sale:* | $0 |
| *Grantor:* | Holly Hill Fruit Products Co, Inc. |
| *Grantee:* | HHR East, LLC |
| *Deed Type:* | Special Warranty Deeds |
| *Document #:* | Multiple Deeds |
| *Financing:* | Cash to Seller |
| *Condition of Sale:* | Arm's length |
| *Rights Conveyed:* | Fee Simple |
| *5-Year Sales History:* | None in past five years |

### Analysis

| | |
|---|---|
| *Sales Price/Acre:* | $79,396 |
| *Days on Market:* | Unknown |
| *Confirmation Source:* | Public Records, Scott Shapiro (Grantee) |
| *Confirmed By:* | KLW |
| *Confirmation Date:* | March 30, 2018 |

### Comments

This comparable consists of approximately 24.18 acres of land comprised of four separate but contiguous parcels located on the east side of Holly Hill Road, south of North Boulevard and east of US Highway 27 in Haines City/Davenport. At the time of sale, the property had a zoning of MF-4 (Multi-Family) with a FLU Designation of RH (Residential High). Subsequent to the sale, the new owner applied for a zoning change to PUD (Planned Unit Development) which was approved. The PUD, which includes an additional 43 +/- acres to the north, currently allows for development of 264 single family residential lots but is in the process of being modified to 282 lots which involves changing the lot sizes from 60' to 55' lots. This portion of the PUD will contain 100 lots. Many parcels in this area have undergone zoning/land use changes from commercial and medium density residential to lower density uses due to increased demand for single family housing in this area of Polk County. This transaction includes three separate closings that occurred between May and October 2017 for the purpose of assembling the parcels for the proposed subject development. Per the owner, the sale prices were negotiated around August 2016. It is common in transactions like these to have extended due diligence periods so that a potential buyer/developer can begin the process of obtaining necessary permits and approvals for development which can often be a lengthy process.

## *Analysis Grid*

The above sales have been analyzed and compared with the subject property. We have considered adjustments in the areas of:

- Property Rights Sold
- Financing
- Conditions of Sale
- Market Trends
- Location
- Physical Characteristics

Below is a sales comparison grid displaying the subject property, the comparables and the adjustments applied.

| Land Analysis Grid | | Comp 1 | Comp 2 | Comp 3 | Comp 4 |
|---|---|---|---|---|---|
| Address | XXX Holly Hill Road | XXX South Blvd | XXX Holly Hill Road | XXX Holly Hill Road | XXX Holly Hill Road |
| City | Davenport | Davenport | Davenport | Davenport | Davenport |
| State | FL | FL | FL | FL | FL |
| Date | 3/26/2018 | 1/19/2018 | 8/7/2017 | 7/19/2017 | 10/31/2017 |
| Price | | $7,650,000 | $3,594,600 | $1,825,000 | $1,919,800 |
| Acres | 24.18 | 76.22 | 48.24 | 33.34 | 24.18 |
| Acre Unit Price | | $100,367 | $74,515 | $54,739 | $79,396 |
| **Transaction Adjustments** | | | | | |
| Property Rights | Fee Simple | Fee Simple 0.0% | Fee Simple 0.0% | Fee Simple 0.0% | Fee Simple 0.0% |
| Financing | Conventional | Cash to Seller 0.0% | Cash to Seller 0.0% | Cash to Seller 0.0% | Cash to Seller 0.0% |
| Conditions of Sale | Arm's length | Arm's length 0.0% | Arm's length 0.0% | Arm's length 0.0% | Arm's length 0.0% |
| Expenditures | | $0 | $0 | $0 | $0 |
| Adjusted Acre Unit Price | | $100,367 | $74,515 | $54,739 | $79,396 |
| Market Trends Through | 3/26/2018 0.0% | 0.0% | 18.5% | 6.7% | 10.3% |
| Adjusted Acre Unit Price | | $100,367 | $88,300 | $58,407 | $87,574 |
| Location | Davenport | Davenport | Davenport | Davenport | Davenport |
| % Adjustment | | 0% | 0% | 0% | 0% |
| $ Adjustment | | $0 | $0 | $0 | $0 |
| Acres | 24.18 | 76.22 | 48.24 | 33.34 | 24.18 |
| % Adjustment | | 10% | 5% | 0% | 0% |
| $ Adjustment | | $10,037 | $4,415 | $0 | $0 |
| Visibility/Exposure | Average | Average | Average | Limited | Average |
| % Adjustment | | 0% | 0% | 30% | 0% |
| $ Adjustment | | $0 | $0 | $17,522 | $0 |
| Shape/Configuration | Average | Separated | Separated | Flag | Average |
| % Adjustment | | 5% | 5% | 10% | 0% |
| $ Adjustment | | $5,018 | $4,415 | $5,841 | $0 |
| Entitlements | PUD Approval | Permitted, Engineered, Approved | None | Permitted, Engineered, Approved | None |
| % Adjustment | | -15% | 5% | -15% | 5% |
| $ Adjustment | | -$15,055 | $4,415 | -$8,761 | $4,379 |
| Adjusted Acre Unit Price | | $100,367 | $101,545 | $73,008 | $91,953 |
| Net Adjustments | | 0.0% | 15.0% | 25.0% | 5.0% |
| Gross Adjustments | | 30.0% | 15.0% | 55.0% | 5.0% |

## *Comparable Land Sale Adjustments*

### Expenditures Immediately After Sale

When applicable, sales have been adjusted for Expenditures Immediately After Sale for items of known costs. These items can include fill, offsite improvements and/or other items which the buyer planned for, in addition to the sales price. The expenditure has been converted to a price per acre or square foot in the adjustment grid.

### Property Rights

The subject and all sales represent the Fee Simple interest, and no adjustments for property rights were required.

### Financing

All sales sold with cash equivalent terms, and no adjustments for financing were required.

### Conditions of Sale

All transactions are considered to be at arm's length, and no adjustments for conditions of sale were required.

### Economic Trends

In an effort to establish measurable differences in market conditions, if any, we have held discussions with active market participants such as brokers and investors. This, when coupled with our own research and experience with historical market indicators such as changes in sale prices, lease rates and overall capitalization rates, affords us the ability to develop appropriate market conditions adjustments. Market conditions adjustments were made based on the previous Case Schiller data. Additionally, the adjustments were based on the dates that the sales were negotiated as longer due diligence periods are common with properties of this type.

### Location

The subject property is located in a an area with significant residential development taking place, east of US Highway 27 in Davenport. All of the comparable sales are in similar locations within close proximity to the subject with no adjustments required.

### Acres

The subject parent tract contains approximately 24.18 acres. Upward adjustments were made to sales #1 and #2 as larger parcels typically sell on a lower per acre basis due to the principle of economies of scale. The remaining comparables are sufficiently similar with no adjustments necessary.

### Visibility/Exposure

The subject has average visibility/exposure as is the case in comparables #1, #2 and #4. Comparable #3 has a 50 foot strip of road frontage, however the main portion of the site is situated back from the road resulting in limited visibility and exposure for which an upward adjustment was made.

**Shape/Configuration**

The subject is basically rectangular in shape and considered to be average as is the case with sale #4. Comparables #2 and #3 are both separated by a road for which upward adjustments were made. Sale #3 is flag shaped with minimal frontage warranting an upward adjustment.

**Entitlements**

There is an approved PUD (Planned Unit Development) in place on the subject property. Upward adjustments were made to sales #2 and #4 which had no PUD in place at the time of sale. Downward adjustments were made to comparables #1 and #3 which were fully permitted, engineered and approved for development at the time of sale.

## *Sales Comparison Approach Conclusion – Land Valuation*

The adjusted values per Acre of the comparable properties range from $73,008 to $101,545; the average is $91,718. All of the value indications have been considered, and in the final analysis, comparables #1, #2 and #4 have been given most weight in arriving at our final reconciled per acre value of $95,000 as they were deemed most similar overall.

As previously discussed, the reconciled price per acre will be applied to the subject 2.96 acre proposed amenities parcel for a final As Is value.

| Land Value Ranges & Reconciled Value | | | | |
|---|---|---|---|---|
| Number of Comparables: | 4 | Unadjusted | Adjusted | % Δ |
| | Low: | $54,739 | $73,008 | 33% |
| | High: | $100,367 | $101,545 | 1% |
| | Average: | $77,254 | $91,718 | 19% |
| | Median: | $76,956 | $96,160 | 25% |
| | Reconciled Value/Unit Value: | | $95,000 | |
| | Subject Size: | | 2.96 | |
| | Indicated Value: | | $281,200 | |
| | Reconciled Final Value: | | **$280,000** | |
| | Two Hundred Eighty Thousand Dollars | | | |

# Addenda

# Appraisal Engagement Form

| | | | | |
|---|---|---|---|---|
| Lender/Client | *Client Name* | Holly Hill Road East CDD and North Boulevard CDD | | |
| | *FIN #* | | | |
| | *Client Contact* | Jane Gaarlandt | *Ordered By* | Jane Gaarlandt |
| | *Address* | 12051 Corporate Blvd | | |
| | *City, State, Zip* | Orlando, FL 32817 | | |
| | *Phone #* | 407-382-3256 | *Fax #* | 407-382-3254 |
| | *Email Address* | janeg@fishkind.com | | |
| Appraiser | A.R.E.A. REAL ESTATE APPRAISERS, INC. | Post Office Box 334<br>1136 First Street South<br>Winter Haven, Florida 33882-0334<br>(863) 294-2384; (863) 297-9781 fax<br>*Oswald P. Carrerou, SRA*<br>ozzie@arearealestate.com<br>*Jim Pruitt, Comm.Dept.Manager*<br>jim@arearealestate.com | | |

| | | |
|---|---|---|
| Subject Information | *Order Date:* | 2/15/2018 |
| | *Property Address:* | XXX Holly Hill Road |
| | *City, State, Zip Code:* | Davenport, FL 33837 |
| | *Owner:* | HHR East, LLC |
| | *Property Contact:* | Jane Gaarlandt |
| | *Contact #:* | 407-382-3256 |
| | *Property Type:* | Vacant Land |
| | *Land Size (Acres):* | To be determined |
| | *Assessor's Parcel # (if any):* | Held in appraiser's files |
| | *Current Status of Improvements:* | N/A |

**Scope of the Appraisal**

| | | |
|---|---|---|
| Purpose | *Value Condition:* | As Is |
| | *Value Type:* | Market Value |
| | *Interest Appraised:* | Fee Simple |
| | *Report Format:* | Appraisal Report |
| | *Intended User:* | Holly Hill Road East CDD and North Boulevard CDD |
| | *Intended Use:* | Determine market value for transfer of property |
| Additional Info | *# of Copies Needed:* | PDF |
| | *Reports Needed by (date):* | 6 weeks from acceptance |
| | *Fee:* | $1,600 |
| | *Special Instructions:* | Appraisal of a portion of land (held in appraiser's files) to be developed with an amenity center for a proposed development. Appraisal to be of the As Is vacant land, to its highest and best use. |

By signing this document, the Client agrees to the terms above, including the fee and all reasonable costs associated with the collection of said fee, if required. Additionally, the undersigned acknowledges that he/she has the authority to legally contract the services of A.R.E.A. Real Estate Appraisers, Inc. for this assignment.

Signature 2/15/18 Date

Printed Name Title

Oswald P. Carrerou, President

INSTR # 2017215431
BK 10310 Pgs 0666-0668 PG(s)3
11/09/2017 10:27:21 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 27.00
DEED DOC 4,611.60

This instrument prepared by:
Thomas B. Putnam, Jr., Esquire
Peterson & Myers, P.A.
242 West Central Avenue
Post Office Drawer 7608
Winter Haven, FL 33883-7608

Property Appraiser's Parcel I.D.
Numbers: 272705-726000-020151 & 272705-726000-020153

# SPECIAL WARRANTY DEED

The Grantor, **HOLLY HILL FRUIT PRODUCTS CO., INC., a Florida corporation,** in consideration of the sum of Ten Dollars and other valuable considerations received from the Grantee, hereby grants and conveys to the Grantee, **HHR EAST, LLC, a Florida limited liability company,** whose mailing address is 346 East Central Avenue, Winter Haven, Florida 33880, the real property located in Polk County, Florida, described as follows ("Property"):

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.

SUBJECT TO easements, covenants and restrictions of record, if any, and real property taxes for the current year.

The Grantor expressly excludes from this conveyance the pumps, motors and other irrigation equipment and the citrus fruit crops for the years 2017-2018 located on the Property.

The Grantor covenants that the Property is free of all encumbrances, except as stated above, and good right to convey the Property is vested in the Grantor. The Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever claiming under or through the Grantor, but not otherwise.

DATED this 31st day of October, 2017.

**Signed in the presence of:**

Thomas B. Putnam, Jr.
**Witness:**
THOMAS B. PUTNAM, JR.
**Print or Type Name of Witness**

**Witness:**
Jackie S. Hoverkamp
**Print or Type Name of Witness**

**HOLLY HILL FRUIT PRODUCTS CO., INC., a Florida corporation**

**By:** L. Warren McKnight, Jr.
**L. Warren McKnight, Jr.,**
**Its President**

**Address:**
**Post Office Box 708**
**Davenport, FL 33737**

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 1st day of November, 2017, by **L. Warren McKnight, Jr.,** as the President of **HOLLY HILL FRUIT PRODUCTS CO., INC., a Florida corporation,** on behalf of the corporation, who [ ] is personally known to me or [ ] produced a _____ as identification.

(SEAL)

NOTARY PUBLIC

JACKIE S. HOVERKAMP
Commission # GG 013145
Expires November 19, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

Print or Type Name of Notary

My Commission Expires:

H:\HOME\JSH\HOLLY HILL - CASSIDY - 2017\HOLLY HILL - HHR EAST LLC - OCTOBER 31 2017\SWD.doc



Stacy M. Butterfield POLK
CFN# 2017215431 OR BK 10310 PG 667 Pgs 0666-0668 11/09/2017 10:27:21 AM

# EXHIBIT A

N 1/2 of Tracts 15 and 16 in the SE 1/4 of Section 5, Township 27 South, Range 27 East, FLORIDA DEVELOPMENT CO. TRACT, according to plat thereof recorded in Plat Book 3, Page 60, Public Records of Polk county, Florida, being in the N 1/2 of the SW 1/4 of the NW 1/4 of the SE 1/4 of said Section 5, Township 27 South, Range 27 East. LESS AND EXCEPT that property conveyed to Polk County by Quit Claim Deed recorded in O.R. Book 781, Page 715, Public Records of Polk County, Florida.

AND

S 1/2 of Tracts 15 and 16 in the SE 1/4 of Section 5, Township 27 South, Range 27 East, FLORIDA DEVELOPMENT CO. TRACT, according to plat thereof recorded in Plat Book 3, Page 60, Public Records of Polk county, Florida, being in the S 1/2 of the SW 1/4 of the NW 1/4 of the SE 1/4 of said Section 5, Township 27 South, Range 27 East. LESS AND EXCEPT that property conveyed to Polk County by Quit Claim Deed recorded in O.R. Book 781, Page 713, Public Records of Polk County, Florida.



Stacy M. Butterfield POLK
CFN# 2017215431 OR BK 10310 PG 668 Pgs 0666-0668 11/09/2017 10:27:21 AM

INSTR # 2017087633
BK 10140 Pgs 1653-1655 PG(s)3
RECORDED 05/08/2017 01:01:58 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
DEED DOC $2,812.60
RECORDING FEES $27.00
RECORDED BY megagoin

This instrument prepared by:
Thomas B. Putnam, Jr., Esquire
Peterson & Myers, P.A.
242 West Central Avenue
Post Office Drawer 7608
Winter Haven, FL 33883-7608

Property Appraiser's Parcel I.D.
Number: 272705-726000-020140

# SPECIAL WARRANTY DEED

The Grantor, **HOLLY HILL FRUIT PRODUCTS CO., INC., a Florida corporation,** in consideration of the sum of Ten Dollars and other valuable considerations received from the Grantee, hereby grants and conveys to the Grantee, **HHR EAST, LLC, a Florida limited liability company,** whose mailing address is 346 East Central Avenue, Winter Haven, Florida 33880, the real property located in Polk County, Florida, described as follows ("Property"):

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.

SUBJECT TO easements, covenants and restrictions of record, if any, and real property taxes for the current year.

The Grantor expressly excludes from this conveyance the pumps, motors and other irrigation equipment and the citrus fruit crops for the years 2017-2018 located on the Property.

The Grantor covenants that the Property is free of all encumbrances, except as stated above, and good right to convey the Property is vested in the Grantor. The Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever claiming under or through the Grantor, but not otherwise.

DATED this 1ST day of May, 2017.

**Signed in the presence of:**

Thomas B. Putnam, Jr.
**Witness:**
THOMAS B. PUTNAM, JR.
**Print or Type Name of Witness**

**Witness:**
Jackie S. Hoverkamp
**Print or Type Name of Witness**

**HOLLY HILL FRUIT PRODUCTS CO., INC., a Florida corporation**

**By:** L. Warren McKnight, Jr.
**L. Warren McKnight, Jr.,**
**Its President**

**Address:**
**Post Office Box 708**
**Davenport, FL 33737**

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 2nd day of May, 2017, by **L. Warren McKnight, Jr.**, as the President of **HOLLY HILL FRUIT PRODUCTS CO., INC., a Florida corporation,** on behalf of the corporation, who [✓] is personally known to me or [ ] produced a _____ as identification.

(SEAL)

NOTARY PUBLIC

Print or Type Name of Notary

My Commission Expires:

JACKIE S. HOVERKAMP
Commission # GG 013145
Expires November 19, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

## EXHIBIT A

### Legal Description

Tract 14 in the SE 1/4 of Section 5, Township 27 South, Range 27 East, of MAP OF FLORIDA DEVELOPMENT CO. TRACT LOCATED IN POLK COUNTY FLORIDA, according to the map or plat thereof as recorded in Plat Book 3, Page 60, Public Records of Polk County, Florida.

INSTR # 2017087639
BK 10140 Pgs 1666-1668 PG(s)3
RECORDED 05/08/2017 01:05:07 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
DEED DOC $6,014.40
RECORDING FEES $27.00
RECORDED BY megagoin

This instrument prepared by:
Thomas B. Putnam, Jr., Esquire
Peterson & Myers, P.A.
199 Avenue B, N.W., Suite 200
Post Office Drawer 7608
Winter Haven, FL 33883-7608

Property Appraiser's Parcel I.D.
Number: 272705-726000-020120

# SPECIAL WARRANTY DEED

The Grantor, **HOLLY HILL FRUIT PRODUCTS CO., INC., a Florida corporation,** in consideration of the sum of Ten Dollars and other valuable considerations received from the Grantee, hereby grants and conveys to the Grantee, **HHR EAST, LLC, a Florida limited liability company,** whose mailing address is 346 East Central Avenue, Winter Haven, Florida 33880, the real property located in Polk County, Florida, described as follows ("Property"):

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.

SUBJECT TO easements, covenants and restrictions of record, if any, and real property taxes for the current year.

The Grantor expressly excludes from this conveyance the pumps, motors and other irrigation equipment and the citrus fruit crops for the years 2017-2018 located on the Property.

The Grantor covenants that the Property is free of all encumbrances, except as stated above, and good right to convey the Property is vested in the Grantor. The Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever claiming under or through the Grantor, but not otherwise.

DATED this 1ST day of May, 2017.

**Signed in the presence of:**

Thomas B. Putnam, Jr.
**Witness:**
THOMAS B. PUTNAM, JR.
**Print or Type Name of Witness**

**Witness:**
Jackie S. Hoverkamp
**Print or Type Name of Witness**

**HOLLY HILL FRUIT PRODUCTS CO., INC., a Florida corporation**

**By:** L. Warren McKnight, Jr.
**L. Warren McKnight, Jr.,**
**Its President**

**Address:**
**Post Office Box 708**
**Davenport, FL 33737**

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 2nd day of May, 2017, by **L. Warren McKnight, Jr.,** as the President of **HOLLY HILL FRUIT PRODUCTS CO., INC., a Florida corporation,** on behalf of the corporation, who [✓] is personally known to me or [ ] produced a _____ as identification.

(SEAL)

NOTARY PUBLIC

Print or Type Name of Notary

JACKIE S. HOVERKAMP
Commission # GG 013145
Expires November 19, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

My Commission Expires:

## EXHIBIT A

### Legal Description

Tracts 12 and 13 in the SE 1/4 of Section 5, Township 27 South, Range 27 East, of MAP OF FLORIDA DEVELOPMENT CO. TRACT LOCATED IN POLK COUNTY FLORIDA, according to the map or plat thereof as recorded in Plat Book 3, Page 60, Public Records of Polk County, Florida.

## HOLLY HILL ROAD EAST C.D.D.
## AMENITIES CENTER

### LEGAL DESCRIPTION

THAT PART OF TRACTS 15 AND 16 IN THE SOUTHEAST ¼ OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "FLORIDA DEVELOPMENT COMPANY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 03, PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING DESCRIBED AS:

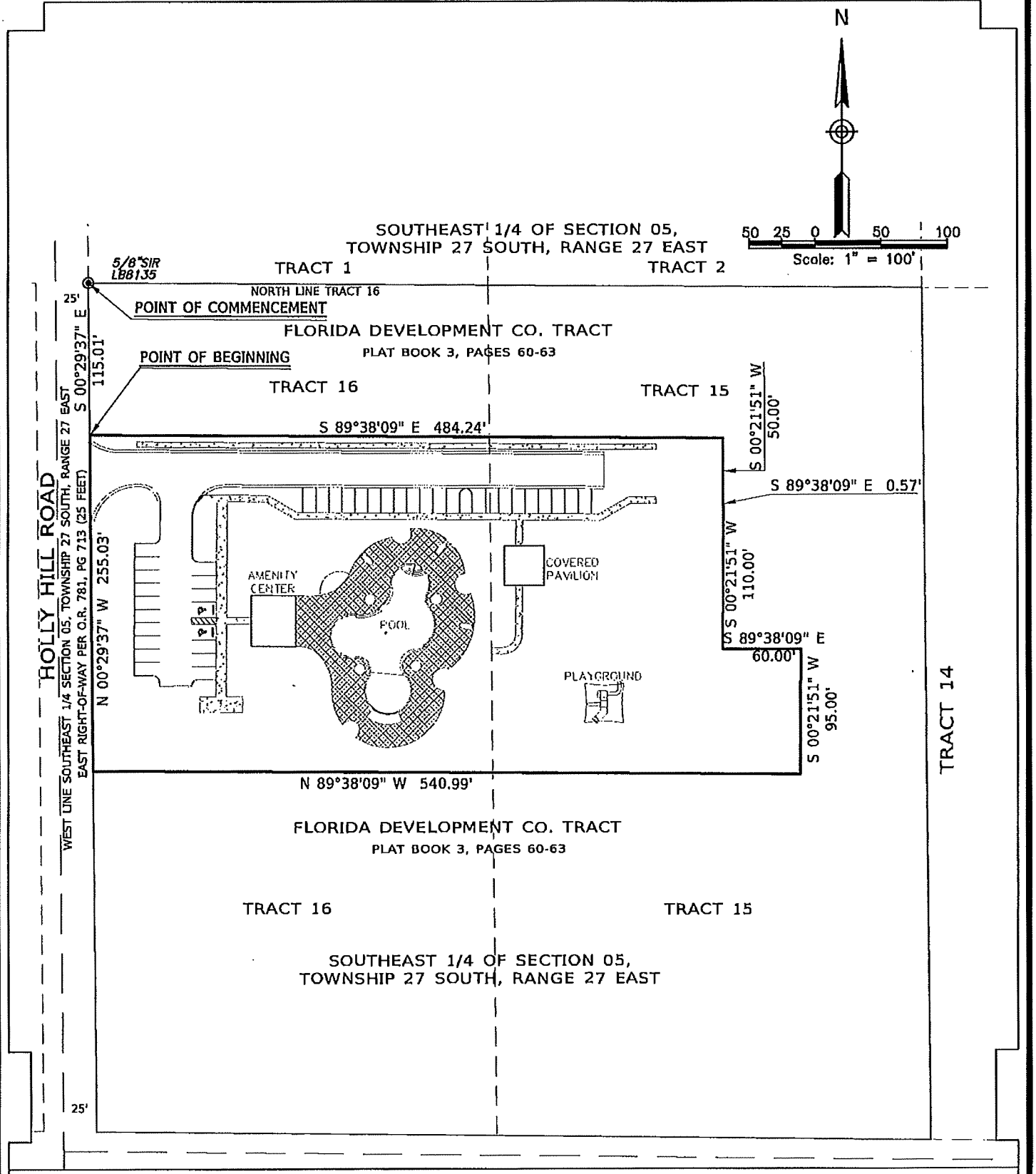
COMMENCE AT A 5/8" IRON ROD AND CAP "LB 8135" STANDING AT THE INTERSECTION OF THE NORTH LINE OF SAID TRACT 16 AND THE EAST RIGHT-OF-WAY OF HOLLY HILL ROAD ACCORDING TO THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 781, PAGE 713 PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND RUN THENCE ALONG SAID EAST RIGHT-OF-WAY S-00°29'37"-E, 115.01 FEET TO THE **POINT OF BEGINNING**; THENCE DEPARTING SAID EAST RIGHT-OF-WAY S-89°38'09"-E, 484.24 FEET; THENCE S-00°21'51"-W, 50.00 FEET; THENCE S-89°38'09"-E, 0.57 FEET; THENCE S-00°21'51"-W, 110.00 FEET; THENCE S-89°39'09"-E, 60.00 FEET; THENCE S-00°21'51"-W, 95.00 FEET; THENCE N-89°38'09-W, 540.99 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY OF HOLLY HILL ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY N-00°29'37"-W, 255.03 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 2.96 ACRES, MORE OR LESS.

Dennis Wood Engineering LLC
OFFICE: (863) 940-2040
FAX: (863) 940-2044
CELL: (863) 662-0018
1925 BARTOW ROAD
LAKELAND, FL 33801
DENNIS WOOD, PROFESSIONAL ENGINEER
EMAIL: denniswoodengineering@gmail.com

EXHIBIT A-1

LEGAL DESCRIPTION
(NOT A SURVEY)
EXHIBIT A CONSISTS OF TWO (2) PAGES,
AND IS NOT COMPLETE WITHOUT BOTH PAGES




Dennis Wood Engineering LLC
OFFICE: (863) 940-2040
FAX: (863) 940-2044
CELL: (863) 662-0018
1925 BARTOW ROAD
LAKELAND, FL 33801
DENNIS WOOD, PROFESSIONAL ENGINEER
EMAIL: denniswoodengineering@gmail.com

# EXHIBIT A-2
## SKETCH TO ACCOMPANY LEGAL DESCRIPTION
(NOT A SURVEY)

EXHIBIT A CONSISTS OF TWO (2) PAGES,
AND IS NOT COMPLETE WITHOUT BOTH PAGES

Dennis Wood Engineering LLC

November 15, 2017

April Brown
City of Davenport
1 South Allapaha Avenue
Davenport, FL 33837

Re: Holly Hill Road East PUD

Dear April,

Please find enclosed the following for your review:

- Application for a Planned Unit Development
- A check in the amount of $3155.20 for the PUD Review Fee
- Impact Statemen with Exhibits
- Legal Description
- Letter of Authorizations
- One (1) Signed and Sealed Overall Master Plan
- One (1) CD with PDF of all documents.

If you have any questions or require additional information, please call.

Sincerely,

D. Wood

Dennis L. Wood, P.E.

1925 Bartow Road • Lakeland, Florida 33801 • Phone: (863) 940-2040 • Fax: (863) 940-2044

Dennis Wood Engineering LLC

# HOLLY HILL ROAD EAST PUD
## CITY OF DAVENPORT

| PARCEL | OWNER | ACREAGE |
|---|---|---|
| | | |
| PARCEL 1 (272705-725500-010210) | COBRENE GROVES INC. | 4.80 |
| PARCEL 2 (272705-725500-010221) | CASSIDY HOLDINGS GROUP, INC. | 4.81 |
| PARCEL 3 (272705-725500-010230) | HOLLY HILL FRUIT PRODUCTS CO., INC. | 4.80 |
| PARCEL 4 (272705-725500-010240) | SREEDHAR CHINTAMANENI | 4.73 |
| PARCEL 5 (272705-725500-010290) | CASSIDY HOLDINGS GROUP, INC. | 4.75 |
| PARCEL 6 (272705-725500-010280) | COBRENE GROVES INC. | 4.75 |
| PARCEL 7 (272705-725500-010270) | HOLLY HILL FRUIT PRODUCTS CO., INC. | 4.77 |
| PARCEL 8 (272705-725500-010260) | HOLLY HILL FRUIT PRODUCTS CO., INC. | 4.77 |
| PARCEL 9 (272705-725500-010251) | ROBERT S. KERR | 4.64 |
| PARCEL 10 (272705-726000-020153) | HOLLY HILL FRUIT PRODUCTS CO., INC. | 4.82 |
| PARCEL 11 (272705-726000-020151) | HOLLY HILL FRUIT PRODUCTS CO., INC. | 4.60 |
| PARCEL 12 (272705-726000-020140) | HHR EAST, LLC | 4.91 |
| PARCEL 13 (272705-726000-020120) | HHR EAST, LLC | 9.85 |
| **TOTAL** | | **67.00** |

**HHR EAST, LLC**
346 EAST CENTRAL AVENUE
WINTER HAVEN, FL 33880

**COBRENE GROVES INC.**
P.O. BOX 708
DAVENPORT, FL 33836

**CASSIDY HOLDINGS GROUP, INC.**
346 EAST CENTRAL AVENUE
WINTER HAVEN, FL 33880

**HOLLY HILL FRUIT PRODUCTS CO. INC.**
P.O. BOX 708
DAVENPORT, FL 33836

**ROBERT S. KERR**
P.O. BOX 632
DAVENPORT, FL 33836

**SREEDHAR CHINTANMANENI**
212 WARREN STREET APT 16S
NEW YORK, NY 10282

# CITY OF DAVENPORT

1 South Allapaha Ave - Post Office Box 125 - Davenport, FL 33836-0125
Telephone (863) 419-3300 - Fax (863) 419-3302

## Application for a Planned Unit Development Approval

☒ Residential ☐ Mixed-Use ☐ Non-Residential

**City Use Only:**

Case Number:_____ PC Date:_____ 2nd Reading Date:_____

The following information is required for submission of an application for assignment of a Planned Unit Development of property in the City limits of Davenport, Florida. Please print or type the required information below. **The Applicant shall adequately address the standards in Article 1, 6.01.00 Planned Unit Developments, Sections 6.01.02 – 6.01.08 of the Land Development Regulations including an aerial photograph, property appraisers parcel map and location map. Depending on the size and intensity of the request, the Applicant maybe required to submit an Impact Statement in accordance with Article 9 Impact Statements, 6.09.02 Application, Section 6.09.03 Developments Requiring Impact Statements, Section.09.05 General Information Required for Impact Statement and Section 6.09.06 Specific Information Required for the Impact Statement.**

### Applicant

Name of Property Owner(s): Holly Hill Fruit Products Co. Inc, Cobrene Groves Inc., Cassidy Holdings Group, Inc., Sreedhar Chintamaneni, Robert S. Kerr, HHR East, LLC

Mailing Address: See Attached

Phone/Fax: 863-324-3698 E-mail address: rheath@cassidyhomes.com

Name of Agent, if applicable: Dennis Wood

Mailing Address: 1925 Bartow Road Lakeland, FL 33801

Phone/Fax: 863-940-2040 E-mail address: dennis@woodcivil.com

Reason for Request: PUD ZONING

### Property Identification

Property Address or General Location: SOUTH OF FOREST LAKE DRIVE, EAST OF HOLLY HILL RD

Present Use of the Property: Vacant / Citrus

Existing Structures Located on the Site: Vacant

Total Acreage: 67 +/- Square Footage: no buildings on site

Number of Residents on Site: 0

Parcel I.D.#: See Attached

Legal Description of the Property: See attached

Subdivision (if any): N/A

# City of Davenport



## Zoning and Future Land Use Designation

Current Zoning Classification: R4 (PENDING), MF3, MF4

Current Future Land Use Classification: RM, RH

Requested City Zoning Classification: PUD

Note: For annexed properties without City Zoning, the City will assign designations, which most closely conform with the actual use of the property or with designations of surrounding properties, unless specific zoning designations are requested.

## Adjacent Properties(Future Land Use Designation, Zoning, Existing Uses)

NORTH: County Zoning/Land Use: RL2, RL1, RSX

SOUTH: City Land USe: RH, GI ;City Zoning: PI-4, MF-4

WEST: City Land Use: CAC, GI; City Zoning: C4, PI3

EAST: City Land Use: GI; City Zoning: PI-4; County: RL1

**Exhibits and other information required with application: Submittal requirements are outlined in Section 6.01.04, to include at minimum:**

A. Master Development Plan.
B. Evidence of Unified Control of the entire PUD site.
C. Certified boundary survey.
D. Specific studies and reports required by the Administrative Official

See Attached
Letter of Authorization

# City of Davenport



## PROPERTY OWNER'S SIGNATURE PAGE

(I) (We), _____ being duly sworn, depose and say that (I) (we) own one or more of the properties involved in this petition and that (I) (we) authorize the City of Davenport to process this petition for a **Planned Unit Development**, in accordance with all adopted City rules and regulations, and in conformance with State law.

Further, the undersigned (has) (have) appointed and (does) (do) appoint as agent(s) to execute any petitions or other documents necessary to affect such petition; and request that you accept the signature of my agent(s) as representing my agreement of all terms and conditions of the approval process:

Further, (I) (we) or any agent or lessee of the subject property authorized by (me) (us) to file this petition, deposes and say that the statements and answers contained in the application and any information attached thereto, present the arguments in behalf of this petition to the best of (my) (our) ability; and that the statements and information referred to above are in all respects true and correct to the best of (my) (our) knowledge and belief.

## PROPERTY OWNERS

_____ / _____
Owner's Signature/Print Title

_____ / _____
Owner's Signature/Print Title

_____
Printed Name of Owner

_____
Printed Name of Owner

## PROPERTY OWNER'S NOTARIZATION

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ___ day of _____, 20___, by _____, who is personally known to me or who has produced as identification.

_____
Notary Public
Notaries Seal and Commission
Expiration Date

# City of Davenport



**Approval of this application does not waive any other applicable provisions of the City Land Development Regulations, the City Comprehensive Plan or the City Code which are not part of the request for this application, nor does approval waive any applicable Florida Statutes, Florida Administrative Code, or any other applicable laws, rules, or ordinances, whether federal, state or local. The applicant has the obligation and responsibility to be informed of and be in compliance with all applicable laws, rules, codes and ordinances.**

I, Dennis Wood (print name), the applicant or property owner which is the subject of this application, or the authorized representative of applicant or property owner which is the subject of this application, hereby authorize representatives of the City to enter onto the property which is the subject of this application to perform any inspections or site visits necessary for reviewing this application. I understand that representatives of the City are not authorized to enter any structures dwellings which may be on the property. Applicants, property owners or authorized representatives are here by acknowledging their obligation and responsibility to be informed of and be in compliance with all applicable laws, rules, codes and ordinances.

D. Wood

Applicant/Property owner or Authorized representative. Date: 11-15-17

**City Use Only:**

Date Received: _____

Received By: _____

Fee Paid: _____

Date Found Complete: _____

# City of Davenport

Planned Unit Development Application



## AGENT OR LESSEE SIGNATURE

(I) (We), Dennis Wood being duly sworn, depose and say that (I) (we) serve as AGENT for the owner(s) in Holly Hill Road East (agent or lessee) making this petition and that the owner(s) (has) (have) authorized (me) (us) to act in this capacity.

Further, (I) (we) depose and say that the statements and answers herein contained and other information attached hereto present the arguments on behalf of the petition herein requested to the best of (my) (our) ability and that the statements and information above belief.

## AGENT OR LESSEE SIGNATURE

D Wood / Agent
Agent or Lessee's Signature/Print Title

Agent or Lessee's Signature/Print Title

Dennis Wood
Printed Name of Agent or Lessee

Printed Name of Agent or Lessee

Dennis Wood Engineering, LLC
Company's Name

Company's Name

1925 Bartow Road Lakeland, FL 33801
Company's Address

Company's Address

## AGENT OR LESSEE(S) NOTARIZATION

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 15th day of November, 2017, by _____, who is personally known to me or who has produced as identification.

Notary Public
Notaries Seal and Commission
Expiration Date

JOHN R. BANNON
Notary Public, State of Florida
My comm. expires Sept. 24, 2020
Commission Number GG 32335

# IMPACT STATEMENT
# HOLLY HILL ROAD EAST
# POLK COUNTY, FLORIDA

PREPARED FOR:
CASSIDY ORGANIZATION
346 EAST CENTRAL AVENUE
WINTER HAVEN, FL 33880

PREPARED BY:
DENNIS WOOD ENGINEERING, LLC
1925 BARTOW ROAD
LAKELAND, FL 33801

D. Wood

DENNIS WOOD, P.E. #17646

DENNIS LAMAR WOOD
LICENSE
No. 17646
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

SEPTEMBER 2017

# TABLE OF CONTENTS

**Impact Statement**
**HOLLY HILL ROAD EAST**
**Polk County, Florida**

This Impact Statement is prepared in accordance with the guidelines specified in Chapter 8 of the City of Davenport Land Development Code.

***8.08.05 General Information Required for the Impact Statement.***

1. Will the proposed change be contrary to the established land use pattern(s) in the surrounding area? If an incompatibility would be created between the proposed and existing land uses, describe the techniques and methods that would be used to minimize such differences.

   **The proposed PUD will not be contrary to the established land use pattern in the area. The zoning patterns within the City of Davenport and Polk County are consistent with the requested PUD.**

2. Describe how the proposed development would be consistent with the City Comprehensive Plan in relation to land use, transportation, recreation, utilities and related Plan Elements.

   **The underlying adjacent land uses for the property are RH & RM (City of Davenport). RH requires a minimum density of 10 units per acre and a maximum density of 20 units per acre, RM requires a minimum density of 5 units per acre and a maximum density of 10 units per acre. The requested zoning change will satisfy the intent of the underlying land uses. The roadway and utility infrastructure is in place for the proposed PUD zone change.**

3. What changed or changing conditions in the area make the approval of the petition necessary?

   **The adjacent land uses, zoning, and development trends promotes the need to change the property to a PUD. The transportation and utility infrastructure is in place for the proposed residential zoning.**

4. Describe why the site is suitable for the uses permissible or permitted by the proposed zoning amendment (where applicable).

   **The underlying land use and adjacent land uses are intended for higher density developments. The available infrastructure and the type of soils on the site create a favorable environment to meet the goals of the existing land use through the proposed PUD zoning and the RM and RH land uses.**

5. Describe the site and list all land uses (by area calculations) and structures existing on site as of the petition date.

   **The property is an active citrus grove. Presently, there are no houses or structures on the property. The Parcels south of Forest Lake Drive are bounded by Horizons Elementary to the west, citrus groves to the north, mobile homes to the east and single family/vacant land to the south. The Parcels south of North Blvd West are bounded by citrus groves to the west, mobile homes and citrus groves to the south, mobile homes and single family/vacant land to the north, and vacant land to the east.**

Will the proposed development materially alter the population density of the area and thereby increase the demand on public facilities, i.e. Schools, parks, sewer, water, etc.?

**The project will not significantly alter the population density. The population density shall be less, but will not be significantly less. Utilities are in place in the area, and the development plans some recreation and park areas with the development.**

6. Will the proposed development adversely affect property values of adjacent property?

**The proposed development will not have a negative impact on the land values of the adjacent properties. If anything, the development will have an effect of raising the adjacent land values by a more consistent residential development to match the development within the nearby communities.**

7. Will the proposed development create environmental problems? How will the proposed development take into account the natural features of the site, such as topography, wetlands and similar conditions and what steps will be taken to protect these features?

**The soils on site are candler fine sands and are well suited for residential development.**

8. Will the proposed development encroach on or disturb rare, endangered, threatened and special concern species wildlife habitat? What steps will be established to be taken to protect these habitats.

**The site does not have any rare, threatened, or special concern species on the property. Additional site evaluations shall be conducted prior to development begins to make sure conditions do not change from planning to the construction phase.**

9. Will the proposed development create or excessively traffic congestion or otherwise affect public safety?

**Traffic impact analysis shall be conducted for the project during the design phase. Based on prior studies conducted, the existing roadway networks are suitable to accept the proposed traffic. The impacts to the roadways are anticipated to be minimal, but all impacts shall be addressed prior to construction.**

10. Will the proposed development adversely impact living conditions on adjoining properties or within the neighborhood?

**There will be no impact to the living conditions for the adjoining property owners.**

11. If the proposed development is located in an area presently undeveloped, describe how the proposed development may or may not influence future land uses in the area.

**The project is located within an area that is presently developed and the City anticipated further growth in the area by designating the area with RM and RH Land use.**

12. Is it impossible to find other sites within the City suitable for the type of development proposed on land already zoned for such uses(s)?

**There are other properties within the City which are zoned R-4 with RM or RH land use. However, none of the existing zoned properties meets the criteria requested by the City for this property. The PUD is necessary to provide the proper setbacks and lot sizes.**

***8.08.06 Specific Information Required for the Impact Statement.***

(A) Land Uses. Describe each of the proposed land uses and identify the following where applicable:

(1) The density, typical floor areas and types of residential dwelling units;
**The density of the proposed development shall be consistent with density, typical floor area, and types of development allowed in the existing land uses and the proposed PUD.**

(2) Types of commercial, industrial or other land uses proposed for the development;
**There are no commercial, industrial or other land use proposed.**

(3) The customer service area for commercial and/or industrial land uses;
**Not Applicable.**

(4) The gross land area proposed for each type use, including parking, open space, recreation and gross area of pervious and impervious surfaces, including structures, for the site.

**The project consists of 67.04 Acres +/-. All the property is proposed for PUD Zoning and the anticipated break down for the site is:**

| | | |
|---|---|---|
| Overall Site Area | = | 67.04 Acres +/- |
| Proposed Open Space | = | 10.5 Acres +/- |
| Impervious Area | = | 19.9 Acres +/- |
| Previous Area | = | 36.64 Acres +/- |

(B) Population Potential.

(1) Calculate the projected resident and seasonal population of the proposed development and/or the populations generated in the case of commercial or industrial land uses.

**The anticipated population from the development assuming 3.13 people/household is 826 people.**

(2) If the proposed development is a commercial or industrial use, describe the employment characteristics, including the anticipated number of employees, type of job skills or training required for new jobs, percentage of local people that will be employed and/or will be brought in from other locations, number of shifts per day and peak shift employees.

**Not Applicable.**

(3) Describe the demographic composition of any additional population generated as a result of the proposed development.

**The proposed development is consistent with the surrounding development. Therefore, there should be minimal to no change in the demographic composition from the additional population.**

(4) Describe the proposed development's service area and indicate the service areas present population.

**The proposed project is within the City of Davenport service area. Water, sewer, and police protection is provided by the City of Davenport. No changes are anticipated. The 2017 City population is 4,946.**

(C) Streets and access.

(1) Estimate the number of vehicle trips per day expected to be generated and at what peak hours(s), for all streets impacted by the development. Establish background traffic counts and determine the impact on those streets effected by the proposed development.

**The estimated Peak Hour trips are 267 trips (264 x 1.01) and the daily trips are 2062 trips (264 x 7.81). A Major Traffic Study shall be prepared during the design phase to evaluate the impact from the development. Based on a review of the connecting roadway network and the available capacity on these facilities, the additional trips generated from the site will have minimal impact on the facilities. The roadways have the available capacity to accept the additional trips from the development.**

(2) What modifications would be required of the present transportation system of the City, County and/or State to meet the needs of the proposed development?

**The impact on the existing roadway network will be minimal and no major improvements are anticipated.**

(3) Describe the off-street parking facilities to be used and the total number of spaces required for the proposed development.

**Not applicable**

(4) What walkway or other systems are planned for accommodating pedestrian traffic?

**Sidewalks shall be installed in accordance with the requirements of the Land Development Code.**

(D) Site Conditions, Surface and Stormwater Management, Wildlife Habitat.

(1) Describe the impact the proposed development will have on surface and stormwater management, including methods to be utilized to control discharges of detergents, solvents, fuel, oils silts, sediments and surface run-off.

**The development will have no impact on the storm water management and wildlife habitat. Existing drainage patterns shall be maintained and all runoff shall be controlled to the predevelopment conditions. Water quality and quantity treatment shall be in accordance with the Southwest Florida Water Management District. Overflow structures will be equipped with baffles to contain any oils, solvents, gas, etc within the retention ponds.**

(2) Describe any alteration of the site's natural drainage features or systems that would be necessary for the proposed development.

**Existing drainage patterns shall be maintained and no alterations of any natural drainage features are anticipated.**

(3) Describe the groundwater conditions and well cones of influence and any changes to these water supplies which would result from the proposed development.

**The soils on site are candler fine sands with the seasonal high water table greater than 10 ft. below the ground surface. There will be no changes to the ground water conditions from the development of the project.**

(4) Identify all rare, endangered, threatened and special concern species of wildlife and their habitats found on the site. Describe the impact of the proposed development on this wildlife and the proposed mitigation of these impacts.

**There were no rare, endangered, threatened, or special concern species of wildlife found on site. The project site is not suited for this type of wildlife. However, additional studies shall be conducted during the design phases of the project to be sure that conditions does not change.**

(E) Potable Water, Sanitary Sewer, Solid Waste Management.

(1) Indicate the location of the City water main that will serve the proposed development, size of line, extensions required, number of units or customers to be served, estimated gallons per day required, and impact and connection fees to be paid to the City.

**There is an existing 8" water line on the east side of Holly Hill Road and an 8" water line on the south side of North Blvd that will serve the development.**

**Estimated Dwelling Units = 264**
**Estimated Usage (142.5 gpd X 826) = 117,705 GPD**

**Estimated Impact Fee & Connection Fee =$453.505.00**

(2) Indicate the location of the City sewer main that will serve the proposed development, size of line, extensions required, number of units or customers to be served, estimated gallons per day to be generated, and impact and connections fees to be paid to the City.

**The nearest sewer connection is an 8" force main along North Blvd and a 10 " forcemain along unopen right of way of 10th Street. The proposed subdivision's sewer flow will be via force main to one of these existing force mains.**

**Estimated Dwelling Units = 264**
**Estimated Usage (100 gpd X 826) = 82,600 GPD**
**Estimated Impact & Connection Fee = $933,684.00**

(3) Calculate the solid waste volume anticipated to be generated in pounds per capita per day of tons per day, as a result of the proposed development.

**Refuge Collector: Republic Service**
**Estimated People = 826**
**Estimated Solid Waste (8.8 #/person X 826) = 7,269 lbs**

(4) If contract services for solid waste management are to be considered, identify the solid waste disposal site and the entity responsible for collection and disposal.

**Republic Services is the trash collector for the site.**

(F) Recreation. Calculate the number of users to be created, as a result of the proposed development, of City recreation facilities. Use the LOS standards contained in the Concurrency Management System (Chapter 23) as the basis for calculations.

**Required Recreation Area = 264/50 X 5.5 = 2.64 Acres.**

(G) General Information: Describe the user demands for the following services.

Educational Facilities (K-12)
**Estimated children under 18 years old (.95 X 264) = 251**
**The following schools serve the proposed property:**

- **Elementary school: Horizons Elementary (1362)**
- **Middle school: Lake Alfred-Addair Middle school (1662)**
- **High school: Ridge Community (0937)**

Health Care
**The estimated demand is 826 people and the closest hospital is Heart of Florida off Us 27.**

Fire Protection
**The estimated dwelling units are 264 which will need fire protection. The City of Davenport Fire Department shall supply fire protection.**

Police Protection

**The estimated dwelling units are 264 which will need police protection. The City of Davenport Police Department shall supply police protection.**

Utilities

**The estimated 264 dwelling units will need utilities. The following utility suppliers shall supply utility services.**

- **Water: City of Davenport**
- **Sewer: City of Davenport**
- **Electric: Duke Engery**
- **Cable: Spectrum**
- **Phone: Verizon**
- **Gas: Not available**

(H) Taxes

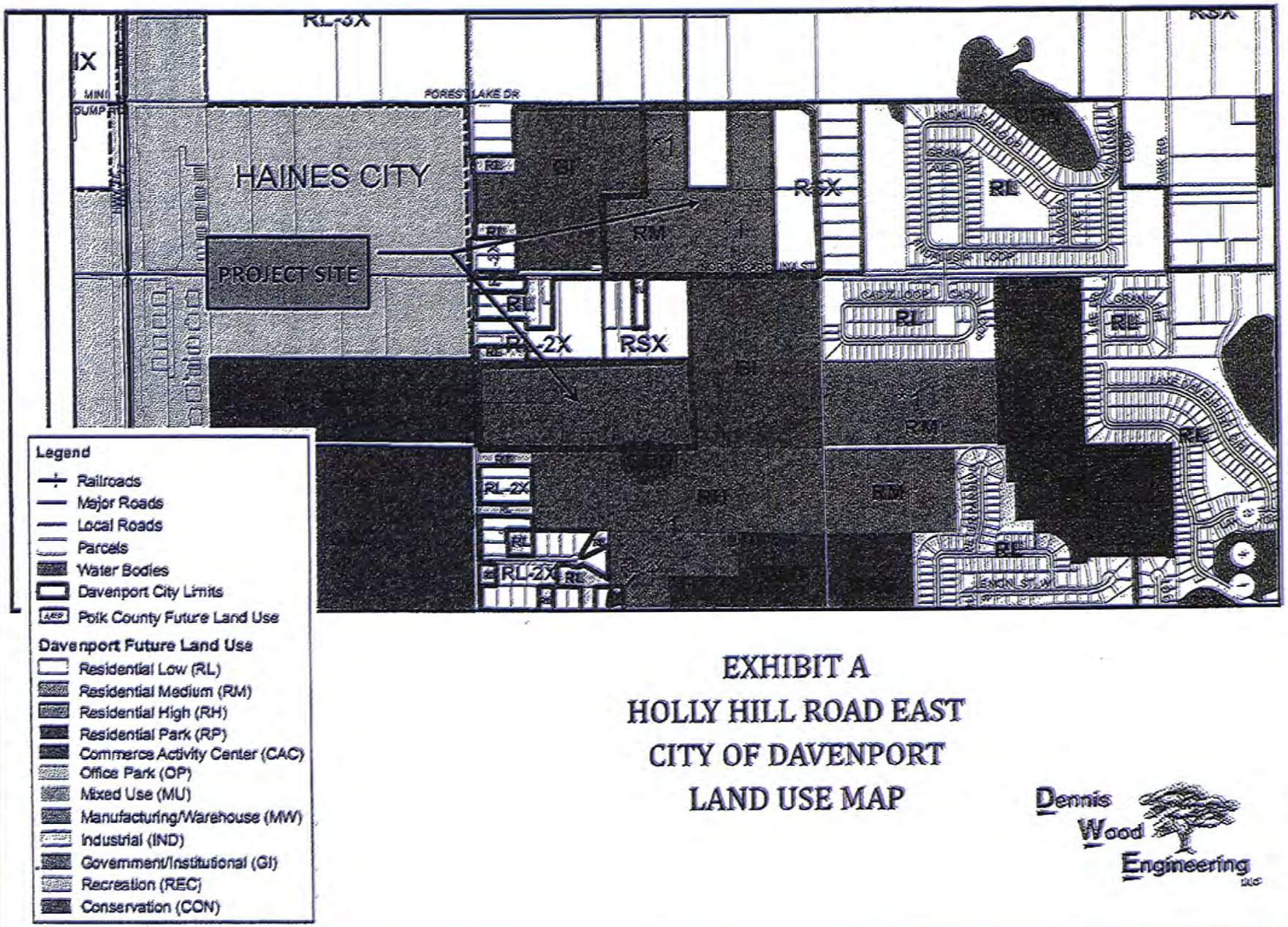
**It is anticipated that 40% of the project shall be built out within the first five years. The cost basis for a developed lot is $140,000 and a vacant lot is $15,000.**

Estimated Taxes

- **BOCC (106 x $140,000 x.0068665 + 158 x $15,000 x .0068665) = $118,172.00**
- **School State (106 x $140,000 x .005299 + 158 x $15,000 x .005299) = $91,196.00**
- **School Local (106 x $140,000 x .002248 + 158 x $15,000 x .002248) = $38,689.00**
- **City (106 x $140,000 x .00775 + 158 x $15,000 x .00775) = $133,378.00**
- **SWFWMD (106 x $140,000 x .0003818 + 158 x $15,000 x .0003818) = $6,571.00**

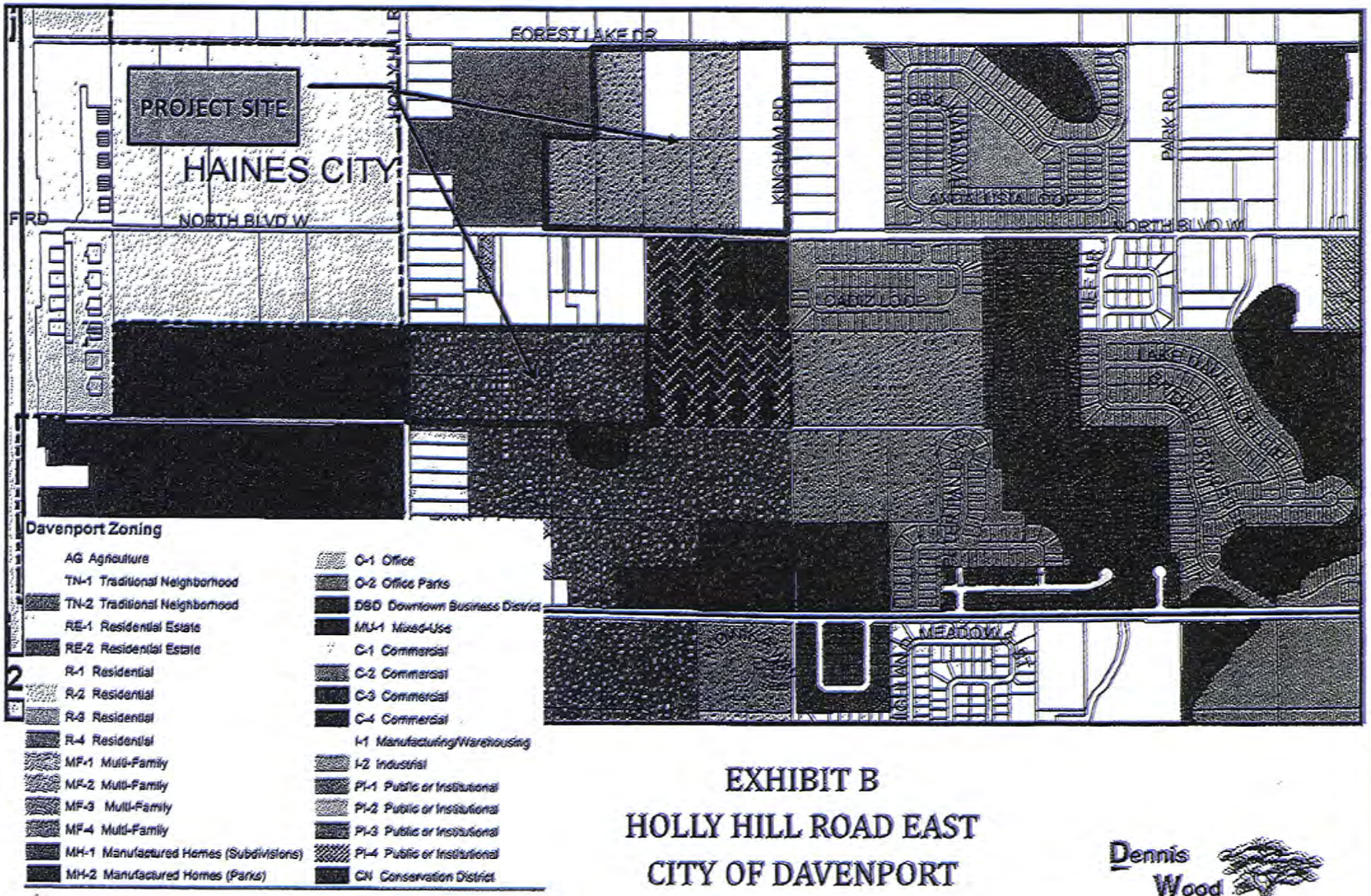
(I) Required Exhibits

**(1) Location Map (See Exhibit C)**
**(2) Flood Plain Map (See Exhibit F)**
**(3) Soils Map (See Exhibit H1, H2)**
**(4) Site Location Plan (See Exhibit I )**
**(5) Topographic & Drainage Plan (See Exhibit G1, G2)**
**Existing drainage patterns shall be maintained. No post drainage plan is available at this time.**
**(6) Property Appraiser Map (See Exhibit D1, D2)**
**(7) Site Aerial Map (See Exhibit E)**




# EXHIBIT A
# HOLLY HILL ROAD EAST
# CITY OF DAVENPORT
# LAND USE MAP

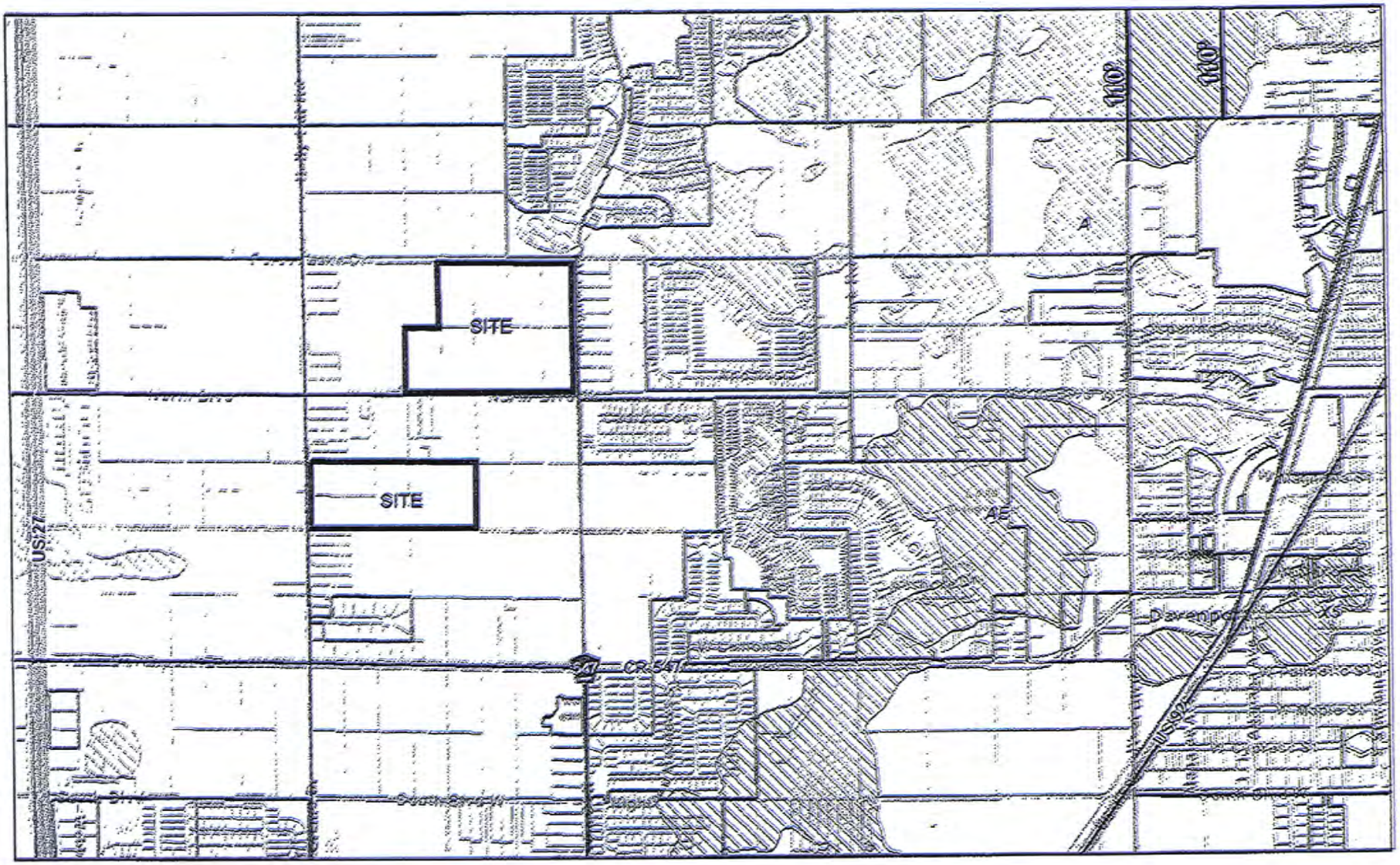
Dennis Wood Engineering inc




# EXHIBIT B
# HOLLY HILL ROAD EAST
# CITY OF DAVENPORT
# ZONING MAP

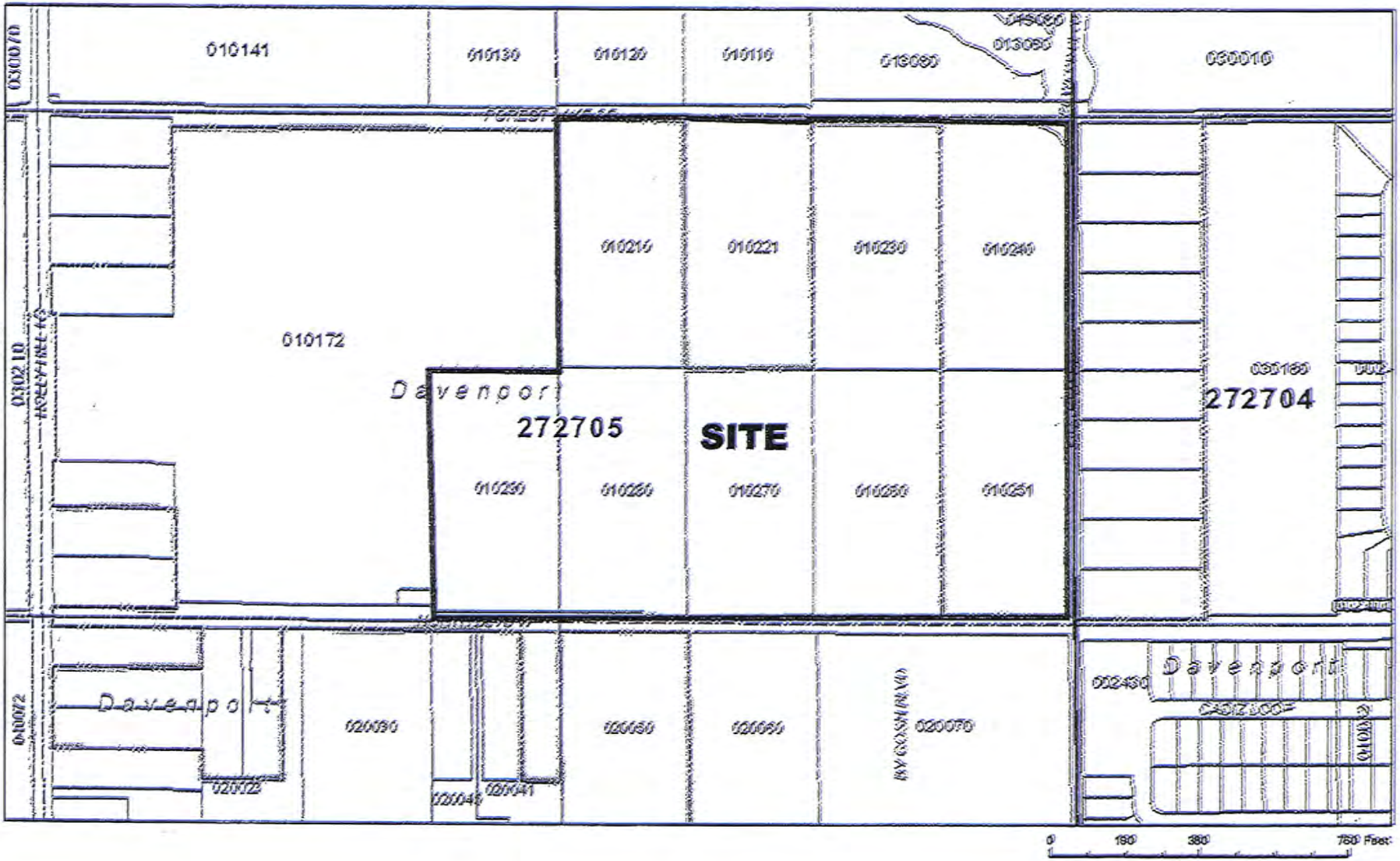
Dennis Wood Engineering LLC

# EXHIBIT C - LOCATION MAP




Dennis Wood Engineering LLC

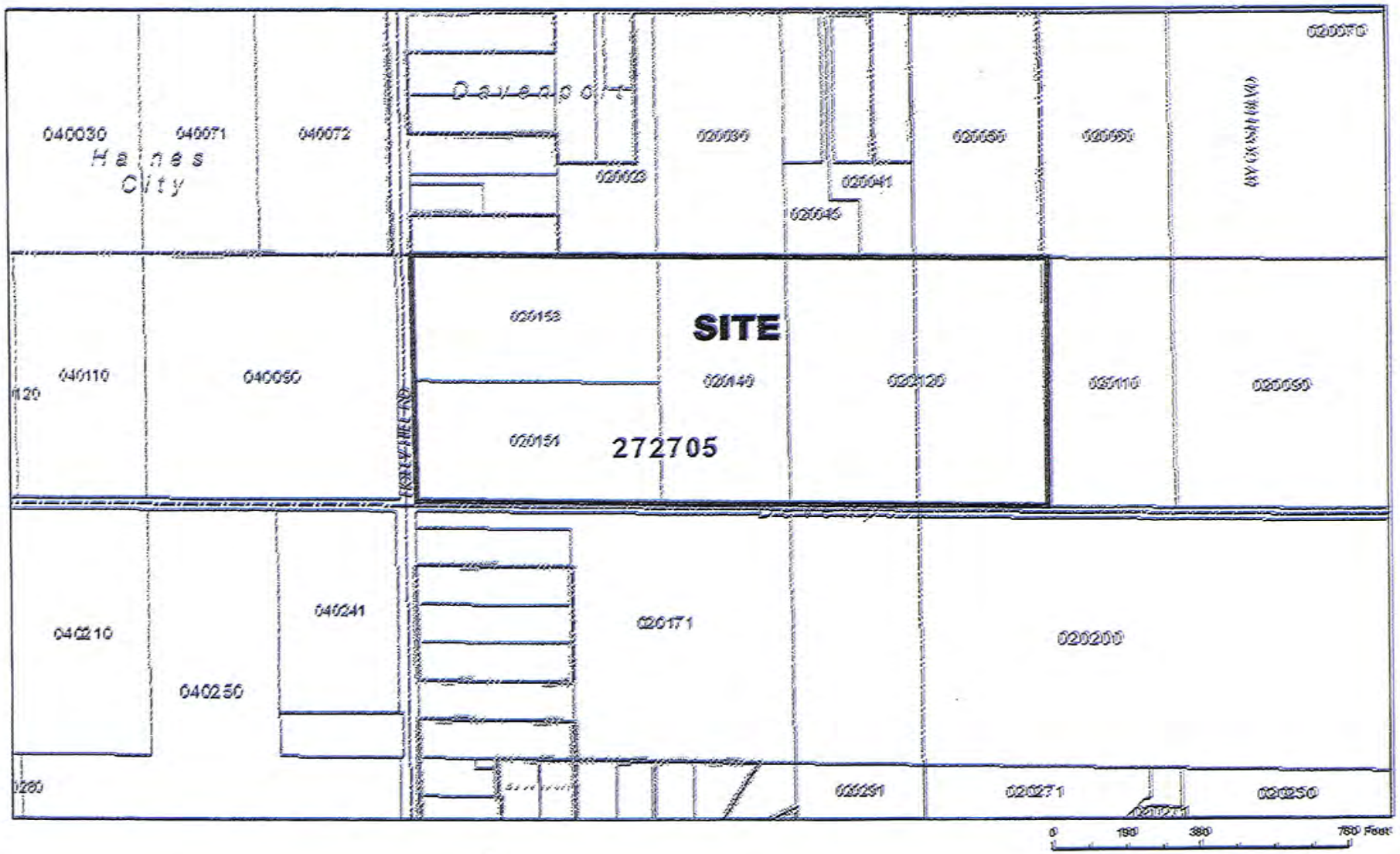
# EXHIBIT D1 - PROPERTY APPRAISER MAP




All maps are worksheets used for illustrative purposes only; they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is".

Marsha M. Faux, CFA, ASA
Property Appraiser
Polk County, Florida
May 11, 2017

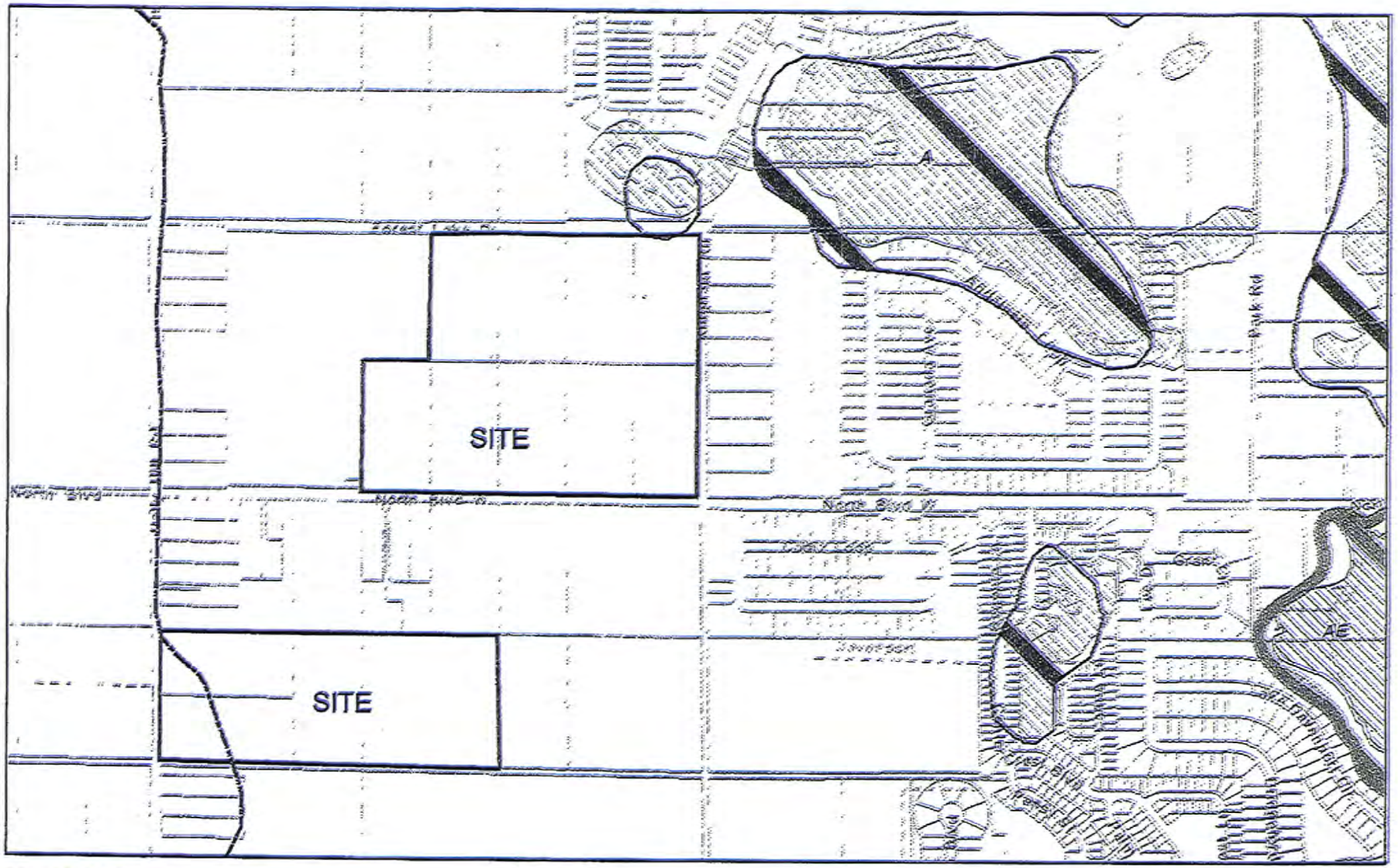
# EXHIBIT D2 - PROPERTY APPRAISER MAP




All maps are worksheets used for illustrative purposes only; they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is".

Marsha M. Faux, CFA, ASA
Property Appraiser
Polk County, Florida
May 11, 2017

# EXHIBIT F - FLOODPLAIN MAP




May 11, 2017

THERE ARE NO FLOODPLAINS ON SITE.

1:9,028

0 0.075 0.15 0.3 mi

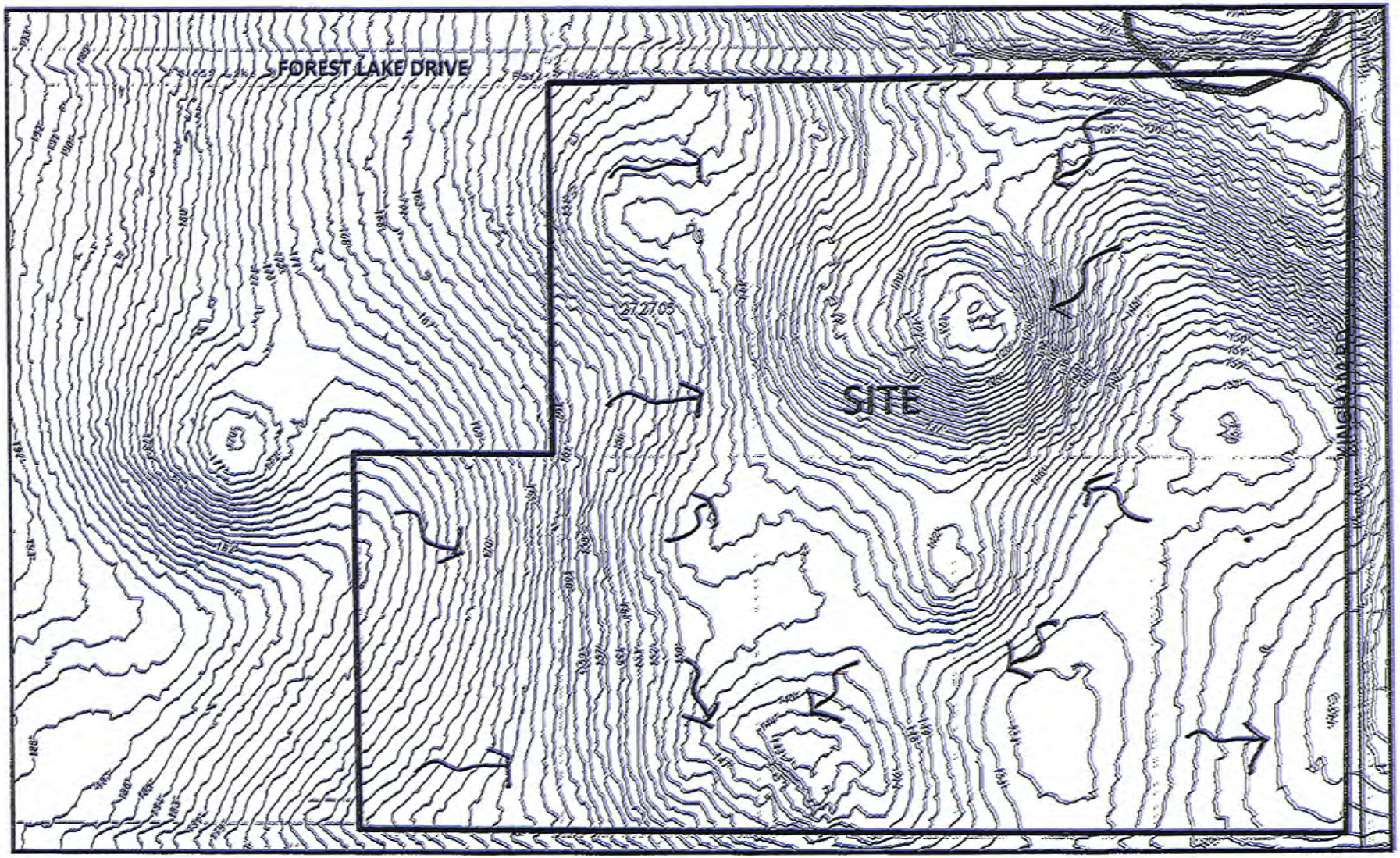
0 0.1 0.2 0.4 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand).

Polk County BoCC

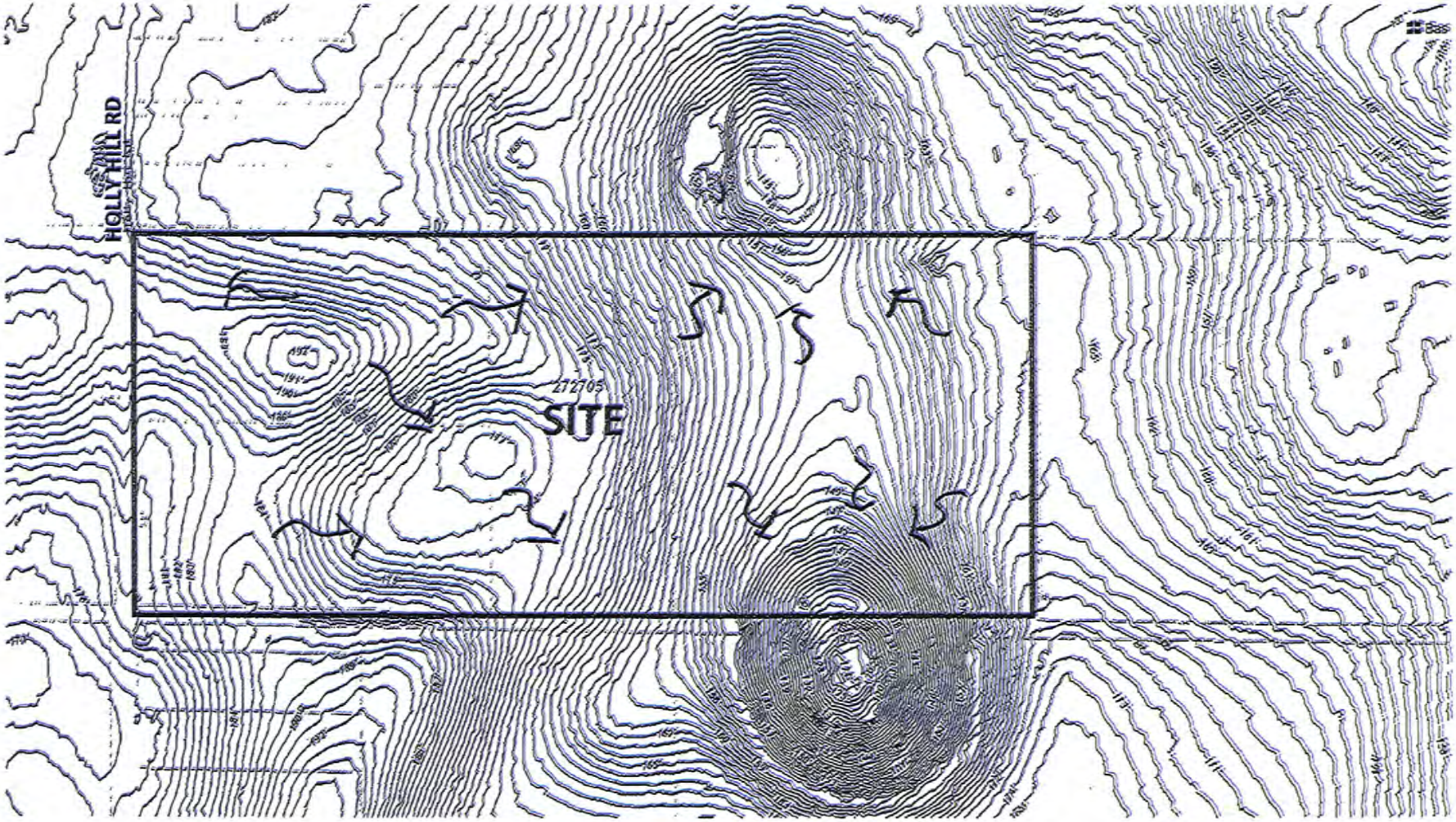
Disclaimer: This report is for general information only. Polk County BoCC makes

# EXHIBIT G1 - TOPOGRAPHIC & DRAINAGE MAP



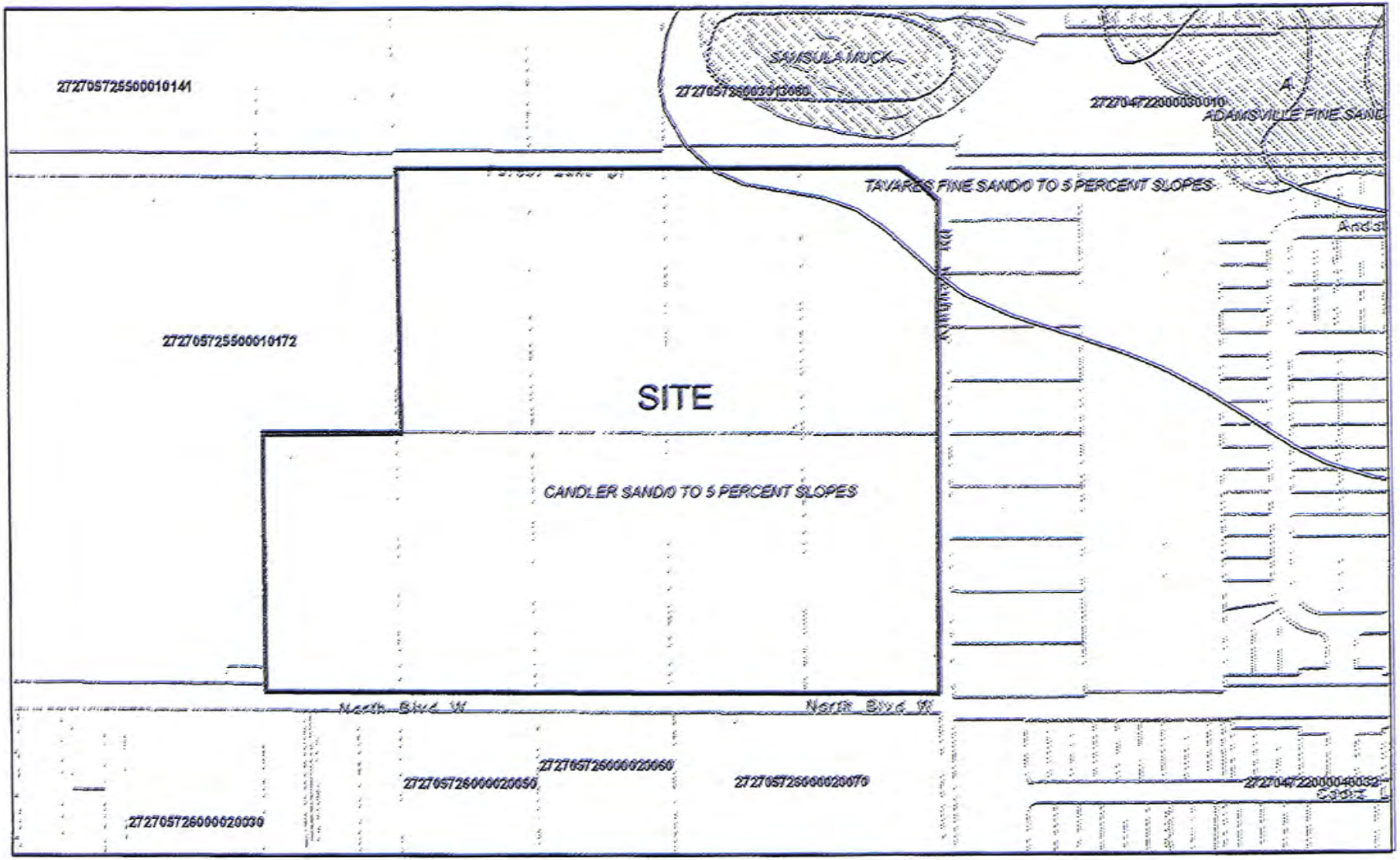

Dennis Wood Engineering LLC

# EXHIBIT G2 - TOPOGRAPHIC & DRAINAGE MAP



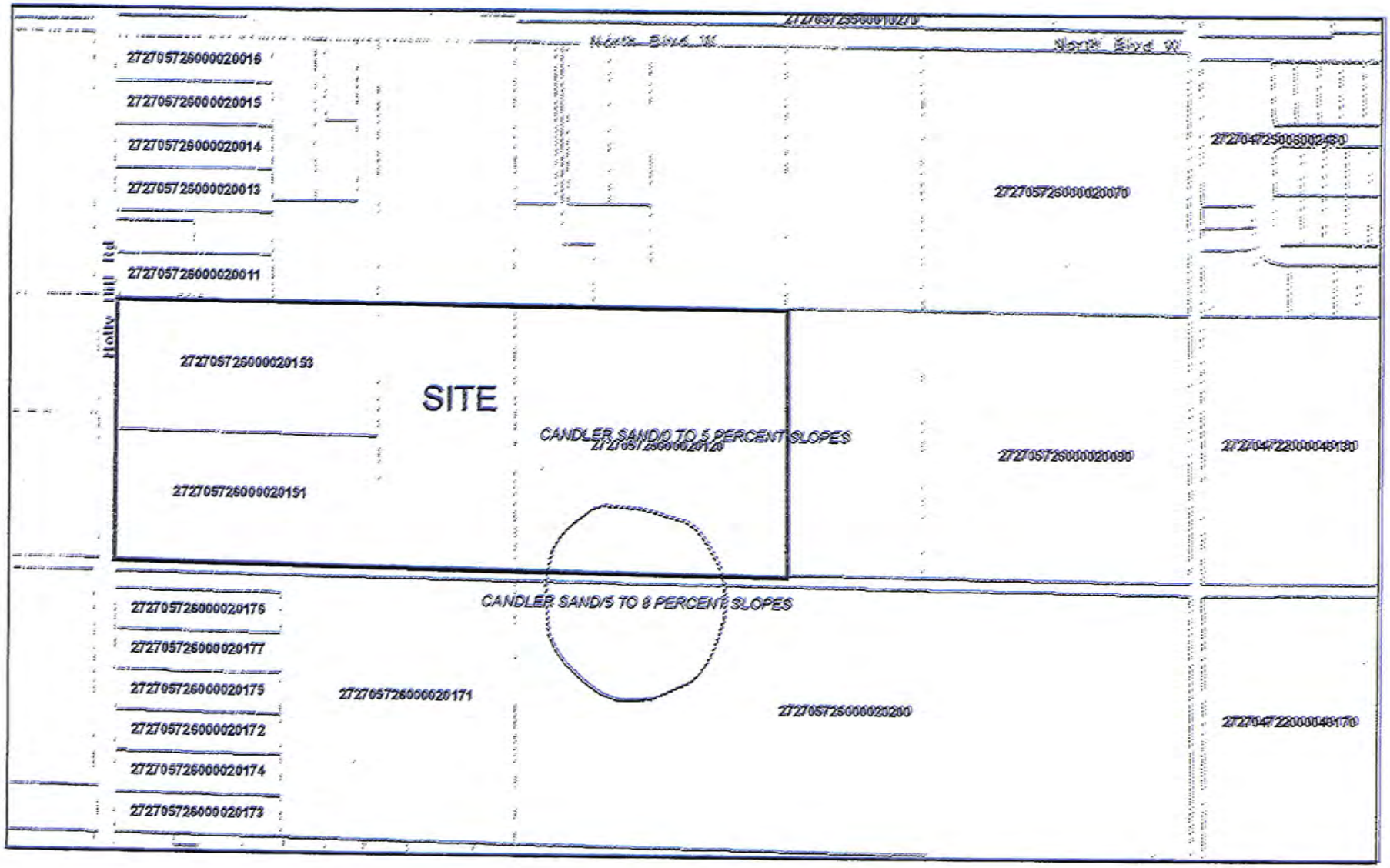

Dennis Wood Engineering LLC

# EXHIBIT H1 - SOILS MAP




Dennis Wood Engineering LLC

# EXHIBIT H2 - SOILS MAP




Dennis Wood Engineering LLC

HOLLY HILL ROAD
MINGO HAM ROAD
HOLLY HILL ROAD EAST
PLAN DEVELOPMENT
CITY OF DAVENPORT
POLK COUNTY, FLORIDA
Dennis Wood Engineering

Dennis Wood Engineering LLC

March 20, 2018

Raymond Perez
City of Davenport
1 South Allapaha Avenue
Davenport, FL 33837

Re: Holly Hill Road East
PUD Major Modification

Dear Raymond,

The PUD Major Modification is being submitted to adjust some of the lot widths from 60 feet to 55 feet. The lot count has increased from 264 to 282. The side, front, and rear setbacks remain the same. There were some adjustments to the layout required based on the Boundary and Topography Survey. Please find enclosed the following:

- Application for a Planned Unit Development for the PUD Major Modification
- A check in the amount of $750.00 the PUD Major Mod Review Fee ($500 + $250 Advertising)
- Impact Statement with Exhibits
- Legal Description
- Letter of Authorizations
- Ten 10 (10) Signed and Sealed Overall Master Plan
- One (1) copy of the Signed and Sealed Survey

If you have any questions or require additional information, please call.

RECEIVED
CITY OF DAVENPORT
MAR 21 2018
CITY PLANNER
RAYMOND PEREZ

Sincerely,

Nicki Rowan

Nicki Rowan

* Back to Commission

1025 Barlow Road • Lakeland, Florida 33801 • Phone: (863) 940-2040 • Fax: (863) 940-2044

# CITY OF DAVENPORT

1 South Allapaha Ave - Post Office Box 125 - Davenport, FL 33836-0125
Telephone (863) 419-3300 - Fax (863) 419-3302

## Application for a Planned Unit Development Approval

☒ Residential ☐ Mixed-Use ☐ Non-Residential

**City Use Only:**

Case Number:_____ PC Date:_____ 2nd Reading Date:_____

The following information is required for submission of an application for assignment of a Planned Unit Development of property in the City limits of Davenport, Florida. Please print or type the required information below. **The Applicant shall adequately address the standards in Article 1, 6.01.00 Planned Unit Developments, Sections 6.01.02 – 6.01.08 of the Land Development Regulations including an aerial photograph, property appraisers parcel map and location map. Depending on the size and intensity of the request, the Applicant maybe required to submit an Impact Statement in accordance with Article 9 Impact Statements, 6.09.02 Application, Section 6.09.03 Developments Requiring Impact Statements, Section.09.05 General Information Required for Impact Statement and Section 6.09.06 Specific Information Required for the Impact Statement.**

### Applicant

Name of Property Owner(s): Holly Hill Fruit Products Co. Inc, Cebrene Groves Inc., Cassidy Holdings Group, Inc., Steedbar Chitwanwani, Robert S. Kerr, HHR East, LLC, GWC IRA, LLC, HHR EAST,

Mailing Address: See Attached

Phone/Fax: 863-324-3698 E-mail address: rheath@cassidyhomes.com

Name of Agent, if applicable: Dennis Wood

Mailing Address: 1925 Bartow Road Lakeland, FL 33801

Phone/Fax: 863-940-2040 E-mail address: dennis@woddcivil.com

Reason for Request: PUD MODIFICATION TO ADJUST LOT WIDTHS and increase lots to 282

### Property Identification

Property Address or General Location: SOUTH OF FOREST LAKE DRIVE, EAST OF HOLLY HILL RD

Present Use of the Property: Vacant / Citrus

Existing Structures Located on the Site: Vacant

Total Acreage: 67.84 Square Footage: no buildings on site

Number of Residents on Site: 0

Parcel I.D.#: See Attached

Legal Description of the Property: See attached

Subdivision (if any): N/A

# City of Davenport



## Zoning and Future Land Use Designation

Current Zoning Classification: PUD

Current Future Land Use Classification: RM, RH

Requested City Zoning Classification: PUD

Note: For annexed properties without City Zoning, the City will assign designations, which most closely conform with the actual use of the property or with designations of surrounding properties, unless specific zoning designations are requested.

## Adjacent Properties(Future Land Use Designation, Zoning, Existing Uses)

NORTH: County Zoning/Land Use: RL2, RL1, RSX

SOUTH: City Land USe: RH, GI ;City Zoning: PI-4, MF-4

WEST: City Land Use: CAC, GI; City Zoning: C4, PI3

EAST: City Land Use: GI; City Zoning: PI-4; County: RL1

**Exhibits and other information required with application:** Submittal requirements are outlined in Section 6.01.04, to include at minimum:

A. Master Development Plan.
B. Evidence of Unified Control of the entire PUD site.
C. Certified boundary survey.
D. Specific studies and reports required by the Administrative Official

# City of Davenport



**Approval of this application does not waive any other applicable provisions of the City Land Development Regulations, the City Comprehensive Plan or the City Code which are not part of the request for this application, nor does approval waive any applicable Florida Statutes, Florida Administrative Code, or any other applicable laws, rules, or ordinances, whether federal, state or local. The applicant has the obligation and responsibility to be informed of and be in compliance with all applicable laws, rules, codes and ordinances.**

I, DENNIS WOOD (print name), the applicant or property owner which is the subject of this application, or the authorized representative of applicant or property owner which is the subject of this application, hereby authorize representatives of the City to enter onto the property which is the subject of this application to perform any inspections or site visits necessary for reviewing this application. I understand that representatives of the City are not authorized to enter any structures dwellings which may be on the property. Applicants, property owners or authorized representatives are here by acknowledging their obligation and responsibility to be informed of and be in compliance with all applicable laws, rules, codes and ordinances.

D. Wood

Applicant, Property owner or Authorized representative. Date: 3-21-10

City Use Only:

Date Received: _____

Received By: _____

Fee Paid: _____

Date Found Complete: _____

See Attached
Authorization Letters

# City of Davenport



## PROPERTY OWNER'S SIGNATURE PAGE

(I) (We), Dennis Wood, Authorized Agent being duly sworn, depose and say that (I) (we) own one or more of the properties involved in this petition and that (I) (we) authorize the City of Davenport to process this petition for a **Planned Unit Development**, in accordance with all adopted City rules and regulations, and in conformance with State law.

Further, the undersigned (has) (have) appointed and (does) (do) appoint as agent(s) to execute any petitions or other documents necessary to affect such petition; and request that you accept the signature of my agent(s) as representing my agreement of all terms and conditions of the approval process:

Further, (I) (we) or any agent or lessee of the subject property authorized by (me) (us) to file this petition, deposes and say that the statements and answers contained in the application and any information attached thereto, present the arguments in behalf of this petition to the best of (my) (our) ability; and that the statements and information referred to above are in all respects true and correct to the best of (my) (our) knowledge and belief.

## PROPERTY OWNERS

D. Wood, Agent
Owner's Signature/Print Title

Owner's Signature/Print Title

Dennis Wood
Printed Name of Owner

Printed Name of Owner

## PROPERTY OWNER'S NOTARIZATION

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 21 day of MARCH, 2016 by DENNIS WOOD, who is personally known to me or who ~~has produced as identification~~.

SARAH CASE
MY COMMISSION EXPIRES
March 24, 2018
#FF 212608
NOTARY PUBLIC STATE OF FLORIDA

Sarah Case
Notary Public
Notaries Seal and Commission
Expiration Date

# City of Davenport



## AGENT OR LESSEE SIGNATURE

(I) (We), Dennis Wood being duly sworn, depose and say that (I) (we) serve as Authorized Agent for the owner(s) in Holly Hill East (agent or lessee) making this petition and that the owner(s) (has) (have) authorized (me) (us) to act in this capacity.

Further, (I) (we) depose and say that the statements and answers herein contained and other information attached hereto present the arguments on behalf of the petition herein requested to the best of (my) (our) ability and that the statements and information above belief.

## AGENT OR LESSEE SIGNATURE

D. Wood, Agent
Agent or Lessee's Signature/Print Title

Agent or Lessee's Signature/Print Title

Dennis Wood
Printed Name of Agent or Lessee

Printed Name of Agent or Lessee

Dennis Wood Engineering
Company's Name

Company's Name

1925 Bartow Rd
Company's Address Lakeland, FL 33801

Company's Address

## AGENT OR LESSEE(S) NOTARIZATION

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 21 day of MARCH 2018 by DENNIS WOOD, who is personally known to me or who has produced as identification.

SARAH CASE
MY COMMISSION EXPIRES March 24, 2019
FF 212503
NOTARY PUBLIC STATE OF FLORIDA

Sarah Case
Notary Public
Notaries Seal and Commission Expiration Date

Dennis Wood Engineering LLC

# HOLLY HILL ROAD EAST PUD Modification
## CITY OF DAVENPORT

| PARCEL | OWNER |
|---|---|
| | |
| PARCEL 1 (272705-725500-010210) | GWC IRA LLC |
| PARCEL 2 (272705-725500-010221) | CASSIDY HOLDINGS GROUP, INC. |
| PARCEL 3 (272705-725500-010230) | HOLLY HILL FRUIT PRODUCTS CO., INC. |
| PARCEL 4 (272705-725500-010240) | SREEDHAR CHINTAMANENI |
| PARCEL 5 (272705-725500-010290) | CASSIDY HOLDINGS GROUP, INC. |
| PARCEL 6 (272705-725500-010280) | COBRENE GROVES INC. |
| PARCEL 7 (272705-725500-010270) | HOLLY HILL FRUIT PRODUCTS CO., INC. |
| PARCEL 8 (272705-725500-010260) | HOLLY HILL FRUIT PRODUCTS CO., INC. |
| PARCEL 9 (272705-725500-010251) | ROBERT S. KERR |
| PARCEL 10 (272705-726000-020153) | HHR East, LLC |
| PARCEL 11 (272705-726000-020151) | HHR East, LLC |
| PARCEL 12 (272705-726000-020140) | HHR EAST, LLC |
| PARCEL 13 (272705-726000-020120) | HHR EAST, LLC |
| TOTAL | |

**HHR EAST, LLC**
346 EAST CENTRAL AVENUE
WINTER HAVEN, FL 33880

**COBRENE GROVES INC.**
P.O. BOX 708
DAVENPORT, FL 33836

**CASSIDY HOLDINGS GROUP, INC.**
346 EAST CENTRAL AVENUE
WINTER HAVEN, FL 33880

**HOLLY HILL FRUIT PRODUCTS CO. INC.**
P.O. BOX 708
DAVENPORT, FL 33836

**ROBERT S. KERR**
P.O. BOX 632
DAVENPORT, FL 33836

**SREEDHAR CHINTANMANENI**
212 WARREN STREET APT 16S
NEW YORK, NY 10282

**GWC IRA LLC**
346 East Central Avenue
Winter Haven, FL 33880

**LEGAL DESCRIPTION**
**HOLLY HILL EAST PUD**

TRACTS 21, 22 AND 23 IN THE NORTHEAST ¼ OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "HOLLY HILL GROVE AND FRUIT COMPANY", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 10. PUBLIC RECORDS OF POLK COUNTY, FLORIDA, **LESS** MAINTAINED RIGHT-OF-WAY PER MAP BOOK 17, PAGES 100-108, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

**AND**
TRACT 26 IN THE NORTHEAST ¼ OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "HOLLY HILL GROVE AND FRUIT COMPANY", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 10, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, **LESS** RIGHT-OF-WAY PER O.R. BOOK 781, PAGE 709, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

**AND**
TRACT 27 IN THE NORTHEAST ¼ OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "HOLLY HILL GROVE AND FRUIT COMPANY", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 10, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, **LESS** RIGHT-OF-WAY PER O.R. BOOK 781, PAGE 667, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

**AND**
TRACTS 28 AND 29 IN THE NORTHEAST ¼ OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "HOLLY HILL GROVE AND FRUIT COMPANY", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 10, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, **LESS** RIGHT-OF-WAY PER O.R. BOOK 781, PAGE 695, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

**AND**

TRACT 24 IN THE NE1/4 OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST OF HOLLY HILL GROVE & FRUIT COMPANY SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 10, PUBLIC RECORDS OF POLK COUNTY, **LESS** MAINTAINED RIGHT-OF-WAY FOR FOREST LAKE DRIVE PER MAP BOOK 17, PAGE 100, PUBLIC RECORDS OF POLK COUNTY, FLORIDA,

**AND**

TRACT 25 IN THE NE1/4 OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST OF HOLLY HILL GROVE & FRUIT COMPANY SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 10, PUBLIC RECORDS OF POLK COUNTY, **LESS** RIGHT-OF-WAY FOR NORTH BOULEVARD WEST PER OFFICIAL RECORDS BOOK 794, PAGE 787, PUBLIC RECORDS OF POLK COUNTY, FLORIDA,

TRACTS 12 AND 13 IN THE SOUTHEAST ¼ OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA OF "FLORIDA DEVELOPMENT COMPANY TRACT," ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 03, PAGES 60 - 63 PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

**AND**

TRACT 14 IN THE SOUTHEAST ¼ OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA OF "FLORIDA DEVELOPMENT COMPANY TRACT," ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 03, PAGES 60-63 PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

**AND**

THE SOUTH ½ OF TRACTS 15 AND 16 IN THE SOUTHEAST ¼ OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA OF "FLORIDA DEVELOPMENT COMPANY TRACT," ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 03, PAGE 60-63 PUBLIC RECORDS OF POLK COUNTY, FLORIDA, **LESS AND EXCEPT** THAT PORTION OF SAID PROPERTY CONVEYED TO POLK COUNTY, FLORIDA BY THAT CERTAIN QUIT CLAIM DEED AS RECORDED IN O.R. BOOK 781, PAGE 713 PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

**AND**

THE NORTH ½ OF TRACTS 15 AND 16 IN THE SOUTHEAST ¼ OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA OF "FLORIDA DEVELOPMENT COMPANY TRACT," ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 03, PAGES 60-63 PUBLIC RECORDS OF POLK COUNTY, FLORIDA, **LESS AND EXCEPT** THAT PORTION OF SAID PROPERTY CONVEYED TO POLK COUNTY, FLORIDA BY THAT CERTAIN QUIT CLAIM DEED AS RECORDED IN O.R. BOOK 781, PAGE 715 PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

**ALL, ALSO BEING DESCRIBED AS**

**BEGIN** AT THE NORTHEAST CORNER OF SAID TRACT 12 AND RUN THENCE ALONG THE EAST LINE THEREOF, S-00°39'44"-E, 650.29 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE SOUTH LINE OF SAID TRACTS 12, 13, 14, 15 AND 16 N-89°20'55"-W, 1628.90 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HOLLY HILL ROAD, PER O.R. BOOK 781, PAGE 713 PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, AND THEN CONTINUING ALONG THE EAST RIGHT-OF-WAY OF HOLLY HILL ROAD, PER O.R. BOOK 781, PAGE 715 PUBLIC RECORDS OF POLK COUNTY, FLORIDA N-00°29'26"-W, 643.68 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 16; THENCE ALONG THE NORTH LINE OF SAID TRACTS 16, 15, 14, 13 AND 12, S-89°34'47"-E, 1626.84 FEET TO THE **POINT OF BEGINNING.**

**PROPERTY DESCRIBED CONTAINS**: 67.04 ACRES, MORE OR LESS.

HHR EAST, LLC
346 EAST CENTRAL AVENUE
WINTER HAVEN, FL 33880

**LETTER OF AUTHORIZATION**
**HOLLY HILL ROAD EAST**

I authorize Dennis L. Wood of Dennis Wood Engineering, LLC, to apply, sign any necessary applications for permitting, and attend meetings as needed on behalf of the owner for the following parcels located in Davenport, Florida:

Polk County Parcel IDs: 272705-726000-020140
272705-726000-020120

Signature: _____

Print Name: Scott Shapiro

Title: ITS Manager, Landmark Investment Services, LLC

Phone: (770) 378 9695

Email: Scott@lminv.com

State of Florida

County of Polk

The foregoing instrument was certified and subscribed before me this 15th day of September, 2017 by Scott Shapiro who is personally known to me or who has produced N/A as identification.

(seal)

JOHN R. BANNON
Notary Public, State of Florida
My comm. expires Sept. 24, 2020
Commission Number GG 32335

Signature of Notary

JOHN R BANNON
Print Name of Notary Public

CASSIDY HOLDINGS GROUP, INC.
346 East Central Avenue
Winter Haven, FL 33880

# LETTER OF AUTHORIZATION

Please be advised that DENNIS L. WOOD, P.E., who is employed by Dennis Wood Engineering, LLC, is the authorized agent to sign all applications for permitting for the following property located in Davenport, FL:

Parcel ID # 272705-725500-010290, 272705-725500-010221

Signature: _____

Print Name: Albert B. Cassidy

Title: _____

Phone: 863-324-3698

Email: abc@cassidyhomes.com

State of Florida

County of Polk

The foregoing instrument was certified and subscribed before me this ~~13th~~ 14th day of ~~March~~ April, 2017 by Albert B. Cassidy who is personally known to me.

(seal)

JESSICA N. CHEWNING
Notary Public - State of Florida
My Comm. Expires Apr 4, 2018
Commission # FF 095274

Jessica N. Chewning
Signature of Notary

Jessica N. Chewning
Print Name of Notary Public

Sreedhar Chintamaneni
212 Warren St. Apt. 16S
New York, NY 10282

# LETTER OF AUTHORIZATION

Please be advised that DENNIS L. WOOD, P.E., who is employed by Dennis Wood Engineering, LLC, is the authorized agent to sign all applications for permitting for the following property located in Davenport, FL:

Parcel ID #
272705-725500-010240

Signature: Sreedhar Chintamaneni
Print Name: SREEDHAR CHINTAMANENI
Title: NA
Phone: 917-318-3130
Email: SREEDHARC1@Yahoo.com

State of New York
County of New York

The foregoing instrument was certified and subscribed before me this 31 day of March, 2017 by Sreedhar Chintamaneni who is personally known to me/ appeared in front of me.

(seal)

Signature of Notary

Latoya Mulholland
Print Name of Notary Public

LATOYA JOANNA MULHOLLAND
Notary Public - State of New York
NO. 01MU6330505
Qualified in Kings County
My Commission Expires Sep 14, 2019

Robert S. Kerr Revocable Trust
P.O. Box 632
Davenport, FL 33836 -0632

# LETTER OF AUTHORIZATION

Please be advised that DENNIS L. WOOD, P.E., who is employed by Dennis Wood Engineering, LLC, is the authorized agent to sign all applications for permitting for the following property located in Davenport, FL:

Parcel ID #
272705-725500-010251

Signature: Carolyn F Kerr
Print Name: Carolyn F Kerr
Title: Trustee
Phone: 863 - 557 - 2705
Email: ccbobkerr44@msn.com

State of Florida
County of Polk
The foregoing instrument was certified and subscribed before me this 18th day of ~~March~~ April, 2017 by Carolyn F. Kerr who is personally known to me.

Elizabeth R. Campbell
Signature of Notary

(seal)

ELIZABETH REMMER CAMPBELL
MY COMMISSION #FF132516
EXPIRES June 23, 2018
(407) 398-0153 FloridaNotaryService.com

Elizabeth R. Campbell
Print Name of Notary Public

Holly Hill Fruit Products Co., Inc.
P.O. Box 708
Davenport, Fl. 33836

# LETTER OF AUTHORIZATION

Please be advised that DENNIS L. WOOD, P.E., who is employed by Dennis Wood Engineering, LLC, is the authorized agent to sign applications for land use/zoning modifications, annexation, and any permitting on behalf of Holly Hill Fruit Products Co. Inc. for the following properties located in Davenport, Florida:

Polk County Property Appraiser's Parcel Numbers:
272705-725500-010230
272705-725500-010260
272705-725500-010270
272705-726000-020151 - 6867
272705-726000-020153 - 6867
272705-726000-020140 - 6815
272705-726000-020120

Authorized Signature of Representative

L. Warren McKnight

Printed Name/Title of Authorized Representative

State of Florida

County of Polk

The foregoing instrument was certified and subscribed before me this 25th day of May, 2017 by L. Warren McKnight who is personally known to me.

(seal)

Signature of Notary

Mildred C. Kimbrel
Print Name of Notary Public

MILDRED C. KIMBREL
MY COMMISSION # FF037611
EXPIRES: October 16, 2017

3/8/2016

RE: Cobrene Groves

To Whom It May Concern:

This letter is to authorize Dennis Wood Engineering, LLC, to make application to City of Davenport and City of Haines City and all related governing authorities having jurisdiction for the task of environmental agency consultation, permitting services and change in zoning, but not limited to, Polk County, The City of Davenport, The City of Haines City, Florida Department of Environmental Protection, Army Core of Engineers, Environmental Protection Commission, Southwest Florida Water Management District, and the Department of Transportation.

Folio Number(s):

272705-725500-010210
272705-725500-010280
272705-725500-010290

Robert E Taylor Jr 3/14/2016

Cobrene Groves, Inc. Date

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 14 day of March, 2016, by Robert E. Taylor, Jr., who is personally known to me or who has produced Texas Drivers License as identification.

THOMAS M. WILLIAMS
MY COMMISSION # FF 100151
EXPIRES: March 10, 2018
Bonded Thru Notary Public Underwriters

Thomas M. Williams
NOTARY PUBLIC

My commission expires: March 10, 2018

# IMPACT STATEMENT
# HOLLY HILL ROAD EAST
# PUD MODIFICATION
# POLK COUNTY, FLORIDA

**PREPARED FOR:**
**CASSIDY ORGANIZATION**
**346 EAST CENTRAL AVENUE**
**WINTER HAVEN, FL 33880**


**PREPARED BY:**
**DENNIS WOOD ENGINEERING, LLC**
**1925 BARTOW ROAD**
**LAKELAND, FL 33801**

D. Wood

**DENNIS WOOD, P.E. #17646**


DENNIS LAMAR WOOD
LICENSE
No. 17646
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

**MARCH 2018**

# TABLE OF CONTENTS

**Impact Statement**
**HOLLY HILL ROAD EAST**
**Polk County, Florida**

This Impact Statement is prepared in accordance with the guidelines specified in Chapter 8 of the City of Davenport Land Development Code.

***8.08.05 General Information Required for the Impact Statement.***

1. Will the proposed change be contrary to the established land use pattern(s) in the surrounding area? If an incompatibility would be created between the proposed and existing land uses, describe the techniques and methods that would be used to minimize such differences.

   **The proposed PUD Modification will not be contrary to the established land use pattern in the area. The zoning patterns within the City of Davenport and Polk County are consistent with the requested PUD Modification.**

2. Describe how the proposed development would be consistent with the City Comprehensive Plan in relation to land use, transportation, recreation, utilities and related Plan Elements.

   **The underlying adjacent land uses for the property are RH & RM (City of Davenport). RH requires a minimum density of 10 units per acre and a maximum density of 20 units per acre, RM requires a minimum density of 5 units per acre and a maximum density of 10 units per acre. The requested PUD Modification will satisfy the intent of the underlying land uses. The roadway and utility infrastructure is in place for the proposed PUD Modification.**

3. What changed or changing conditions in the area make the approval of the petition necessary?

   **The transportation and utility infrastructure is in place for the proposed residential zoning.**

4. Describe why the site is suitable for the uses permissible or permitted by the proposed zoning amendment (where applicable).

   **The underlying land use and adjacent land uses are intended for higher density developments. The available infrastructure and the type of soils on the site create a favorable environment to meet the goals of the existing land use through the proposed PUD zoning and the RM and RH land uses.**

5. Describe the site and list all land uses (by area calculations) and structures existing on site as of the petition date.

   **The property is an active citrus grove. Presently, there are no houses or structures on the property. The Parcels south of Forest Lake Drive are bounded by Horizons Elementary to the west, citrus groves to the north, mobile homes to the east and single family/vacant land to the south. The Parcels south of North Blvd West are bounded by citrus groves to the west, mobile homes and citrus groves to the south, mobile homes and single family/vacant land to the north, and vacant land to the east.**

   Will the proposed development materially alter the population density of the area and thereby increase the demand on public facilities, i.e. Schools, parks, sewer, water, etc.?

**The project will not significantly alter the population density. The population density shall be less, but will not be significantly less. Utilities are in place in the area, and the development plans some recreation and park areas with the development.**

6. Will the proposed development adversely affect property values of adjacent property?

   **The proposed development will not have a negative impact on the land values of the adjacent properties. If anything, the development will have an effect of raising the adjacent land values by a more consistent residential development to match the development within the nearby communities.**

7. Will the proposed development create environmental problems? How will the proposed development take into account the natural features of the site, such as topography, wetlands and similar conditions and what steps will be taken to protect these features?

   **The soils on site are candler fine sands and are well suited for residential development.**

8. Will the proposed development encroach on or disturb rare, endangered, threatened and special concern species wildlife habitat? What steps will be established to be taken to protect these habitats.

   **The site does not have any rare, threatened, or special concern species on the property. Additional site evaluations shall be conducted prior to development begins to make sure conditions do not change from planning to the construction phase.**

9. Will the proposed development create or excessively traffic congestion or otherwise affect public safety?

   **Traffic impact analysis shall be conducted for the project during the design phase. Based on prior studies conducted, the existing roadway networks are suitable to accept the proposed traffic. The impacts to the roadways are anticipated to be minimal, but all impacts shall be addressed prior to construction.**

10. Will the proposed development adversely impact living conditions on adjoining properties or within the neighborhood?

    **There will be no impact to the living conditions for the adjoining property owners.**

11. If the proposed development is located in an area presently undeveloped, describe how the proposed development may or may not influence future land uses in the area.

    **The project is located within an area that is presently developed and the City anticipated further growth in the area by designating the area with RM and RH Land use.**

12. Is it impossible to find other sites within the City suitable for the type of development proposed on land already zoned for such uses(s)?

**There are other properties within the City which are zoned R-4 with RM or RH land use. However, none of the existing zoned properties meets the criteria requested by the City for this property. The PUD Modification is necessary to provide the proper setbacks and lot sizes.**

***8.08.06 Specific Information Required for the Impact Statement.***

(A) Land Uses. Describe each of the proposed land uses and identify the following where applicable:

(1) The density, typical floor areas and types of residential dwelling units;
**The density of the proposed development shall be consistent with density, typical floor area, and types of development allowed in the existing land uses and the proposed PUD Modification.**

(2) Types of commercial, industrial or other land uses proposed for the development;
**There are no commercial, industrial or other land use proposed.**

(3) The customer service area for commercial and/or industrial land uses;
**Not Applicable.**

(4) The gross land area proposed for each type use, including parking, open space, recreation and gross area of pervious and impervious surfaces, including structures, for the site.

**The project consists of 67.04 Acres +/-. All the property is proposed for PUD Zoning and the anticipated break down for the site is:**

| | | |
|---|---|---|
| **Overall Site Area** | = | **67.04 Acres +/-** |
| **Proposed Open Space** | = | **6.70 Acres +/-** |
| **Impervious Area** | = | **21.20 Acres +/-** |
| **Pervious Area** | = | **39.14 Acres +/-** |

(B) Population Potential.

(1) Calculate the projected resident and seasonal population of the proposed development and/or the populations generated in the case of commercial or industrial land uses.

**The anticipated population from the development assuming 3.13 people/household is 882 people.**

(2) If the proposed development is a commercial or industrial use, describe the employment characteristics, including the anticipated number of employees, type of job skills or training required for new jobs, percentage of local people that will be employed and/or will be brought in from other locations, number of shifts per day and peak shift employees.

**Not Applicable.**

(3) Describe the demographic composition of any additional population generated as a result of the proposed development.

**The proposed development is consistent with the surrounding development. Therefore, there should be minimal to no change in the demographic composition from the additional population.**

(4) Describe the proposed development's service area and indicate the service areas present population.

**The proposed project is within the City of Davenport service area. Water, sewer, and police protection is provided by the City of Davenport. No changes are anticipated. The 2017 City population is 4,946.**

(C) Streets and access.

(1) Estimate the number of vehicle trips per day expected to be generated and at what peak hours(s), for all streets impacted by the development. Establish background traffic counts and determine the impact on those streets effected by the proposed development.

**The estimated Peak Hour trips are 284 trips (282 x 1.01) and the daily trips are 2202 trips (282 x 7.81). A Major Traffic Study shall be prepared during the design phase to evaluate the impact from the development. Based on a review of the connecting roadway network and the available capacity on these facilities, the additional trips generated from the site will have minimal impact on the facilities. The roadways have the available capacity to accept the additional trips from the development.**

(2) What modifications would be required of the present transportation system of the City, County and/or State to meet the needs of the proposed development?

**The impact on the existing roadway network will be minimal and no major improvements are anticipated.**

(3) Describe the off-street parking facilities to be used and the total number of spaces required for the proposed development.

**Not applicable**

(4) What walkway or other systems are planned for accommodating pedestrian traffic?

**Sidewalks shall be installed in accordance with the requirements of the Land Development Code.**

(D) Site Conditions, Surface and Stormwater Management, Wildlife Habitat.

(1) Describe the impact the proposed development will have on surface and stormwater management, including methods to be utilized to control discharges of detergents, solvents, fuel, oils silts, sediments and surface run-off.

**The development will have no impact on the storm water management and wildlife habitat. Existing drainage patterns shall be maintained and all runoff shall be controlled to the predevelopment conditions. Water quality and quantity treatment shall be in accordance with the Southwest Florida Water Management District. Overflow structures will be equipped with baffles to contain any oils, solvents, gas, etc within the retention ponds.**

(2) Describe any alteration of the site's natural drainage features or systems that would be necessary for the proposed development.

**Existing drainage patterns shall be maintained and no alterations of any natural drainage features are anticipated.**

(3) Describe the groundwater conditions and well cones of influence and any changes to these water supplies which would result from the proposed development.

**The soils on site are candler fine sands with the seasonal high water table greater than 10 ft. below the ground surface. There will be no changes to the ground water conditions from the development of the project.**

(4) Identify all rare, endangered, threatened and special concern species of wildlife and their habitats found on the site. Describe the impact of the proposed development on this wildlife and the proposed mitigation of these impacts.

**There were no rare, endangered, threatened, or special concern species of wildlife found on site. The project site is not suited for this type of wildlife. However, additional studies shall be conducted during the design phases of the project to be sure that conditions does not change.**

(E) Potable Water, Sanitary Sewer, Solid Waste Management.

(1) Indicate the location of the City water main that will serve the proposed development, size of line, extensions required, number of units or customers to be served, estimated gallons per day required, and impact and connection fees to be paid to the City.

**There is an existing 8" water line on the east side of Holly Hill Road and an 8" water line on the south side of North Blvd that will serve the development.**

**Estimated Dwelling Units = 282**

**Estimated Usage (142.5 gpd X 882) = 125,685 GPD**
**Estimated Impact Fee & Connection Fee =$484,426.00**

(2) Indicate the location of the City sewer main that will serve the proposed development, size of line, extensions required, number of units or customers to be served, estimated gallons per day to be generated, and impact and connections fees to be paid to the City.

**The nearest sewer connection is an 8" force main along North Blvd and a 10 "forcemain along unopen right of way of 10th Street. The proposed subdivision's sewer flow will be via force main to one of these existing force mains.**

**Estimated Dwelling Units = 282**
**Estimated Usage (100 gpd X 882) = 88,200 GPD**
**Estimated Impact & Connection Fee = $997,344.00**

(3) Calculate the solid waste volume anticipated to be generated in pounds per capita per day of tons per day, as a result of the proposed development.

**Refuge Collector: Republic Service**
**Estimated People = 882**
**Estimated Solid Waste (8.8 #/person X 882) = 7762 lbs**

(4) If contract services for solid waste management are to be considered, identify the solid waste disposal site and the entity responsible for collection and disposal.

**Republic Services is the trash collector for the site.**

(F) Recreation. Calculate the number of users to be created, as a result of the proposed development, of City recreation facilities. Use the LOS standards contained in the Concurrency Management System (Chapter 23) as the basis for calculations.

**Required Recreation Area = 282/50 X .5 = 2.82 Acres.**

(G) General Information: Describe the user demands for the following services.

Educational Facilities (K-12)
**Estimated children under 18 years old (.95 X 282) = 268**
**The following schools serve the proposed property:**

- **Elementary school: Horizons Elementary (1362)**
- **Middle school: Lake Alfred-Addair Middle school (1662)**
- **High school: Ridge Community (0937)**

Health Care
**The estimated demand is 882 people and the closest hospital is Heart of Florida off Us 27.**

Fire Protection
**The estimated dwelling units are 282 which will need fire protection. The City of Davenport Fire Department shall supply fire protection.**

Police Protection

**The estimated dwelling units are 282 which will need police protection. The City of Davenport Police Department shall supply police protection.**

Utilities

**The estimated 282 dwelling units will need utilities. The following utility suppliers shall supply utility services.**

- **Water: City of Davenport**
- **Sewer: City of Davenport**
- **Electric: Duke Energy**
- **Cable: Spectrum**
- **Phone: Verizon**
- **Gas: Not available**

(H) Taxes

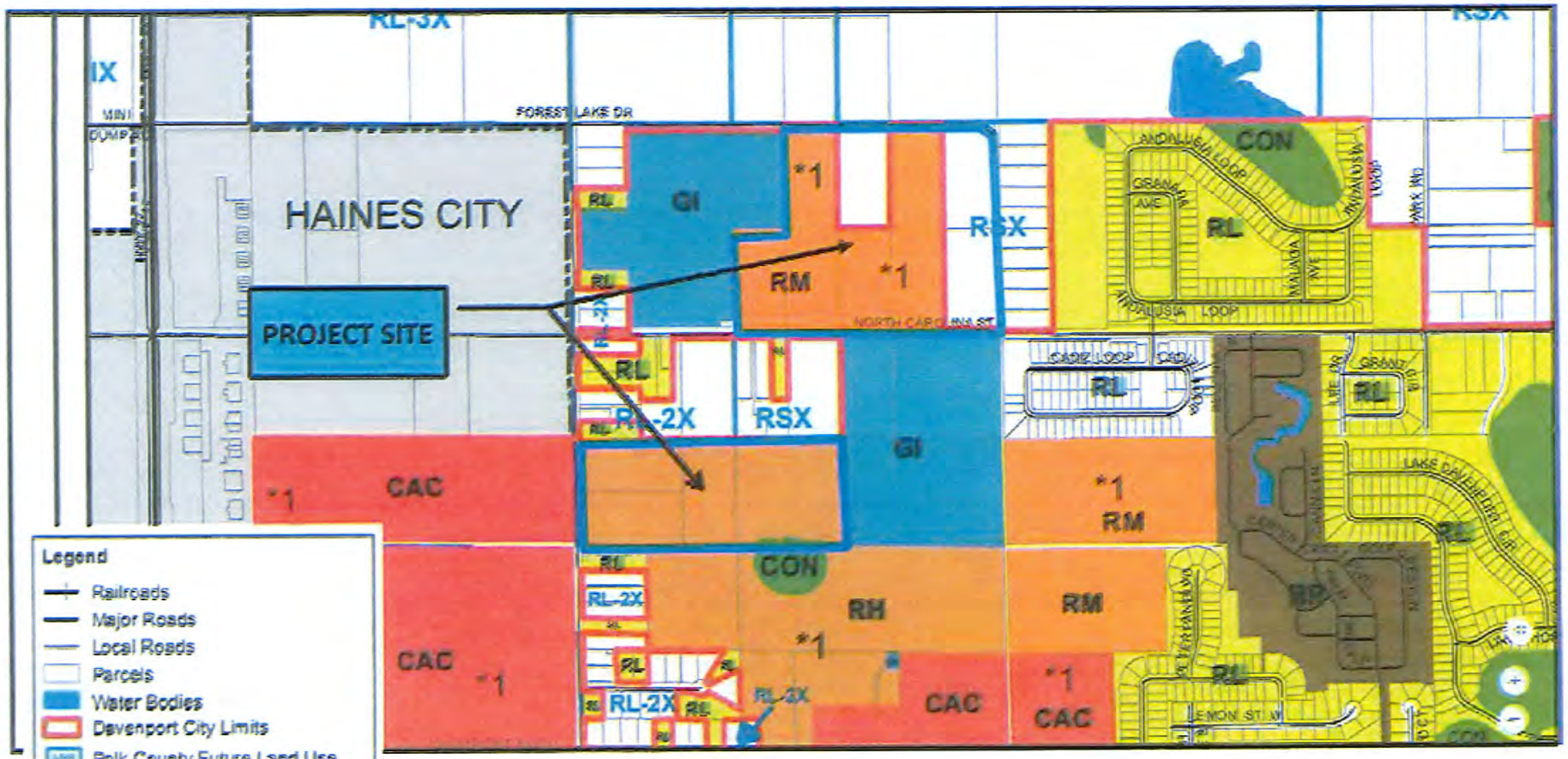
**It is anticipated that 40% of the project shall be built out within the first five years. The cost basis for a developed lot is $140,000 and a vacant lot is $15,000.**

**Estimated Taxes**

- **BOCC (113 x $140,000 x.0068665 + 169 x $15,000 x .0068665) = $126,035.00**
- **School State (113 x $140,000 x .005299 + 169 x $15,000 x .005299) = $97,263.00**
- **School Local (113 x $140,000 x .002248 + 169 x $15,000 x .002248) = $41,262.00**
- **City (113 x $140,000 x .00775 + 169 x $15,000 x .00775) = $142,251.00**
- **SWFWMD (113 x $140,000 x .0003818 + 169 x $15,000 x .0003818) = $7,008.00**

(I) Required Exhibits

**(1) Location Map (See Exhibit C)**
**(2) Flood Plain Map (See Exhibit F)**
**(3) Soils Map (See Exhibit H1, H2)**
**(4) Site Location Plan (See Exhibit I )**
**(5) Topographic & Drainage Plan (See Exhibit G1, G2)**
**Existing drainage patterns shall be maintained. No post drainage plan is available at this time.**
**(6) Property Appraiser Map (See Exhibit D1, D2)**
**(7) Site Aerial Map (See Exhibit E)**




**Legend**

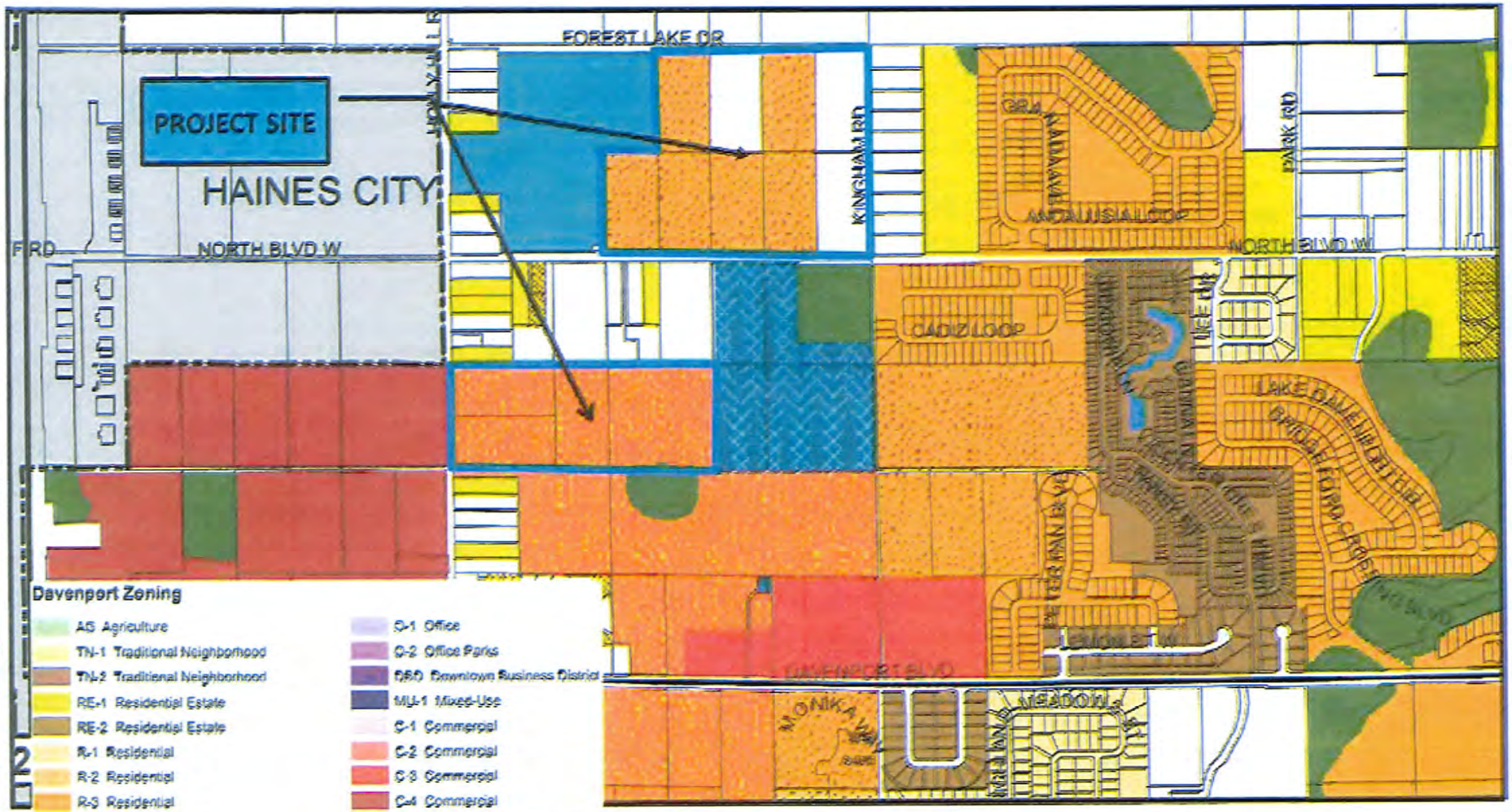
- Railroads
- Major Roads
- Local Roads
- Parcels
- Water Bodies
- Davenport City Limits
- Polk County Future Land Use

**Davenport Future Land Use**

- Residential Low (RL)
- Residential Medium (RM)
- Residential High (RH)
- Residential Park (RP)
- Commerce Activity Center (CAC)
- Office Park (OP)
- Mixed Use (MU)
- Manufacturing/Warehouse (MW)
- Industrial (IND)
- Government/Institutional (GI)
- Recreation (REC)
- Conservation (CON)

# EXHIBIT A
# HOLLY HILL ROAD EAST
# CITY OF DAVENPORT
# LAND USE MAP

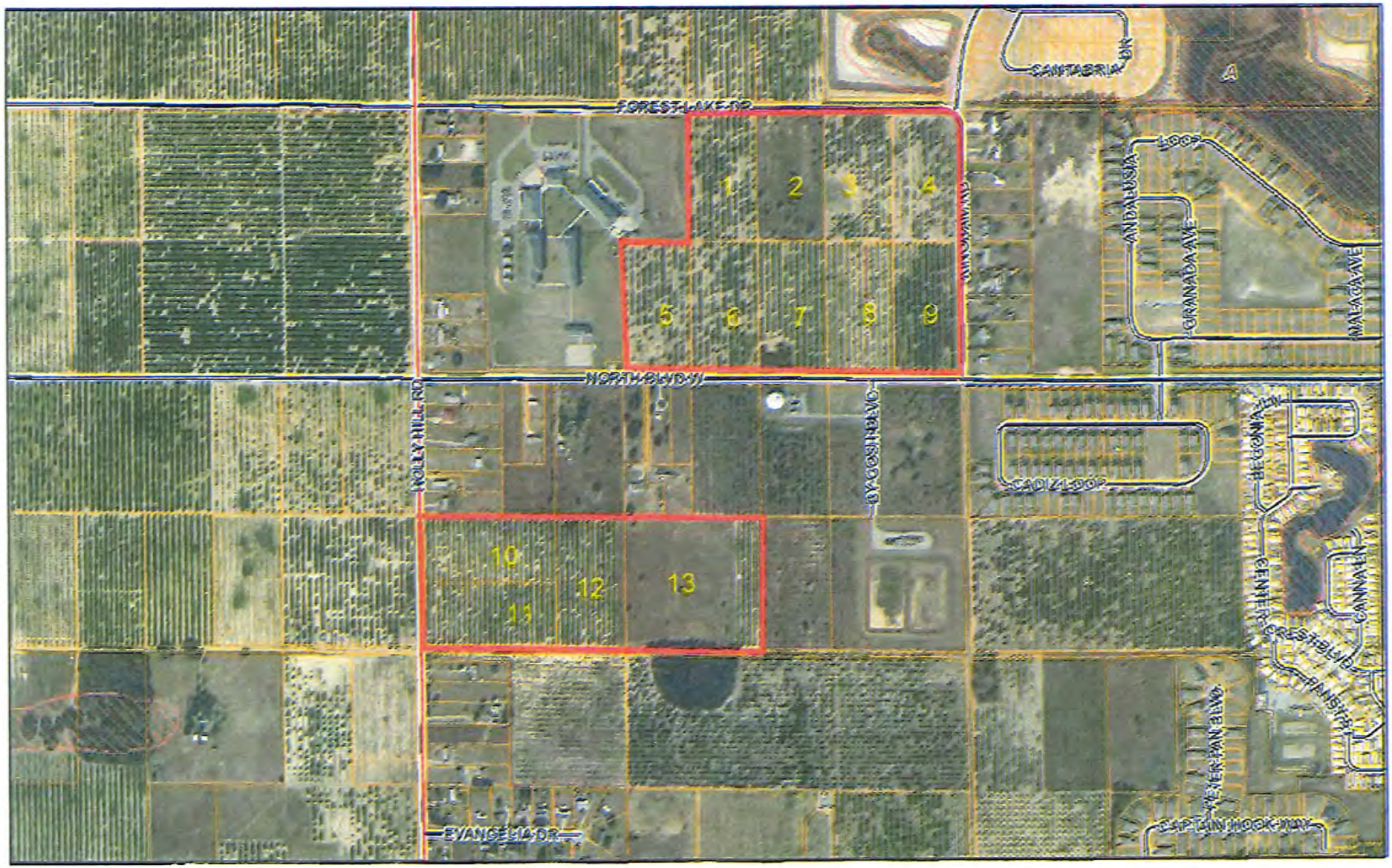
Dennis Wood Engineering LLC




# EXHIBIT B
# HOLLY HILL ROAD EAST
# CITY OF DAVENPORT
# ZONING MAP

Dennis Wood Engineering LLC

# HOLLY HILL ROAD EAST PUD - LOCATION MAP




September 14, 2017

Interstate

County

State Road

1:9,023

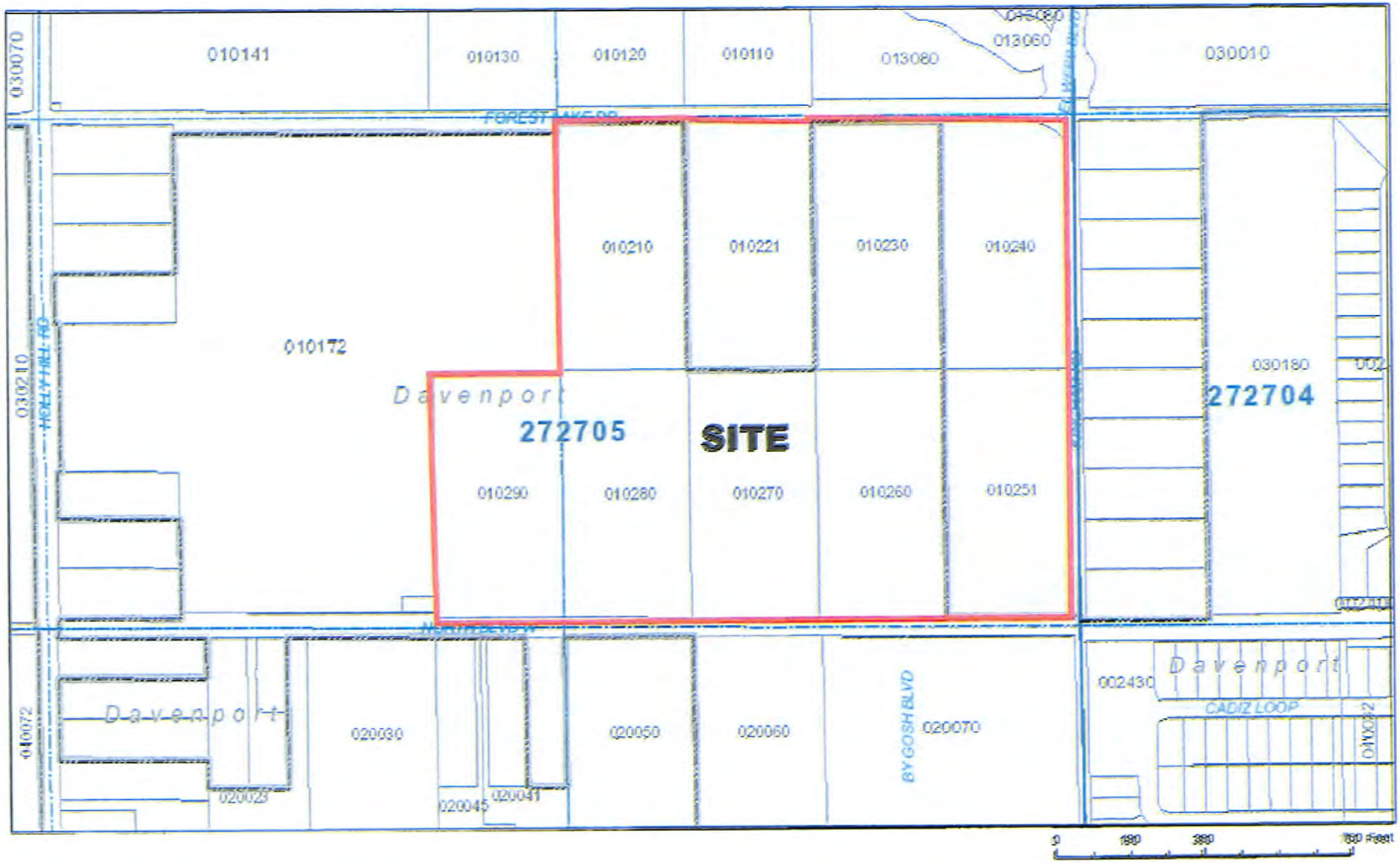
0 0.075 0.15 0.3 mi

0 0.1 0.2 0.4 km

Polk County BoCC

Disclaimer: This report is for general information only. Polk County BoCC makes

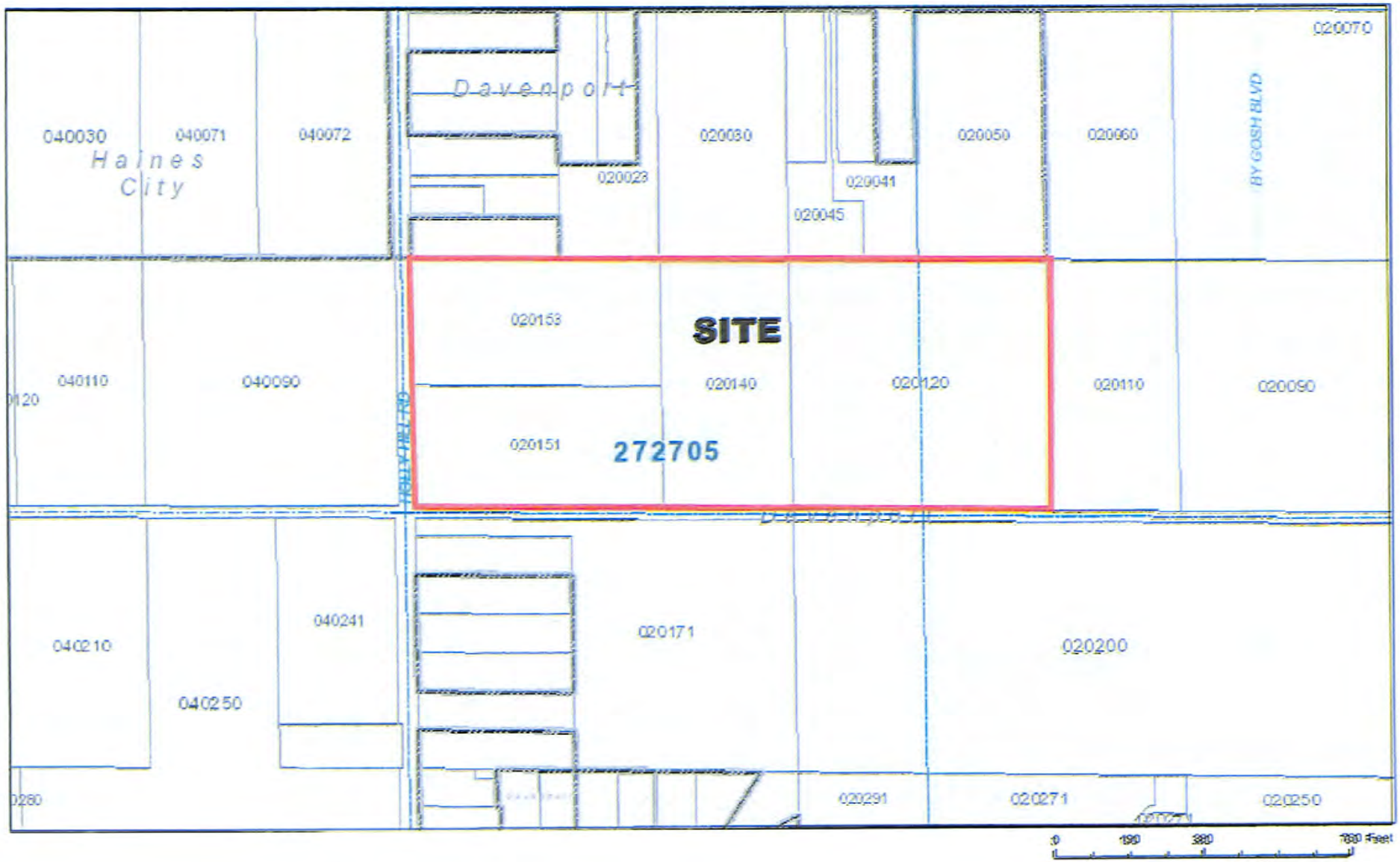
# EXHIBIT D1 - PROPERTY APPRAISER MAP




All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is".

Martha M. Faux, CFA, ASA
Property Appraiser
Polk County, Florida
May 11, 2017

# EXHIBIT D2 - PROPERTY APPRAISER MAP

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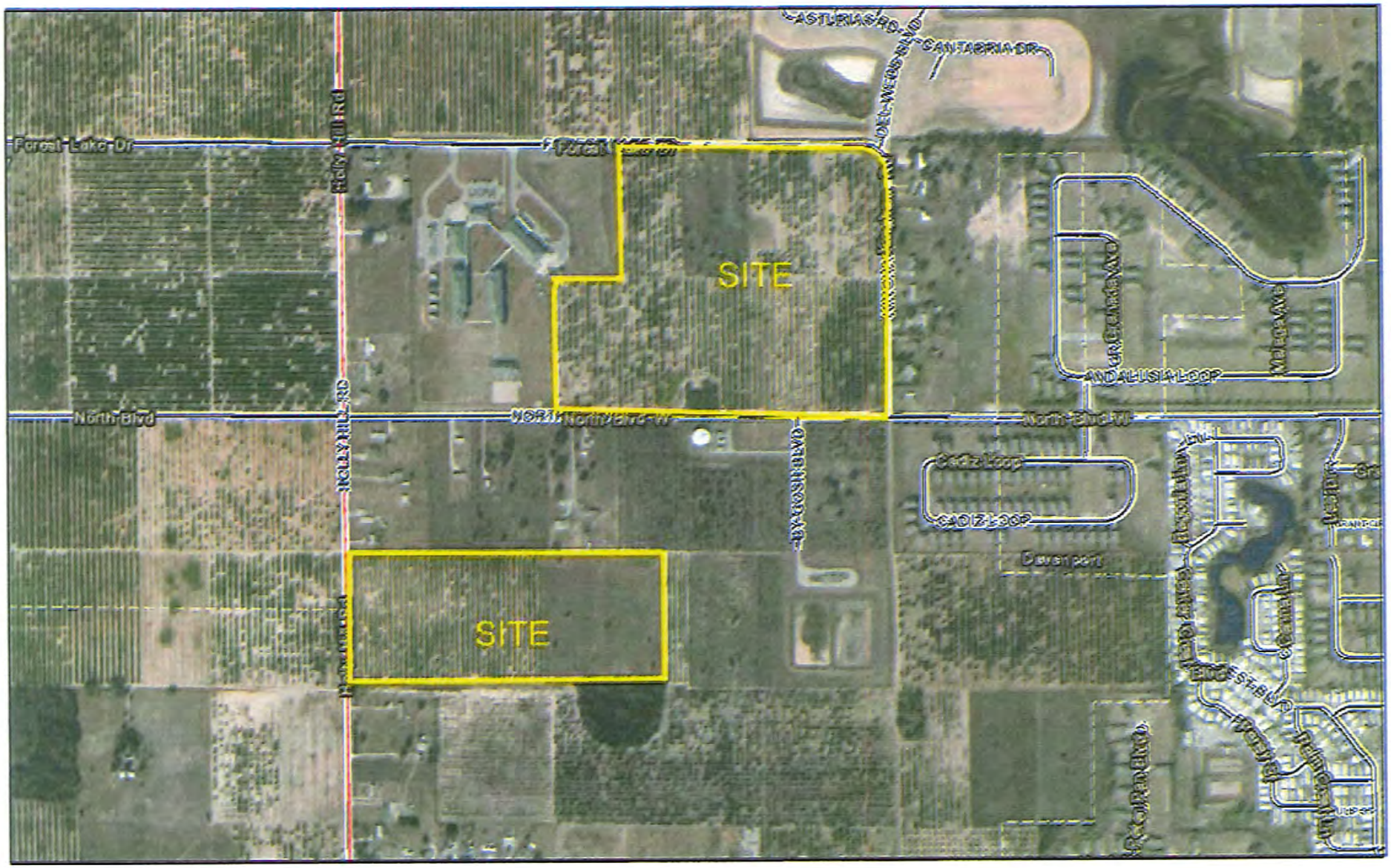
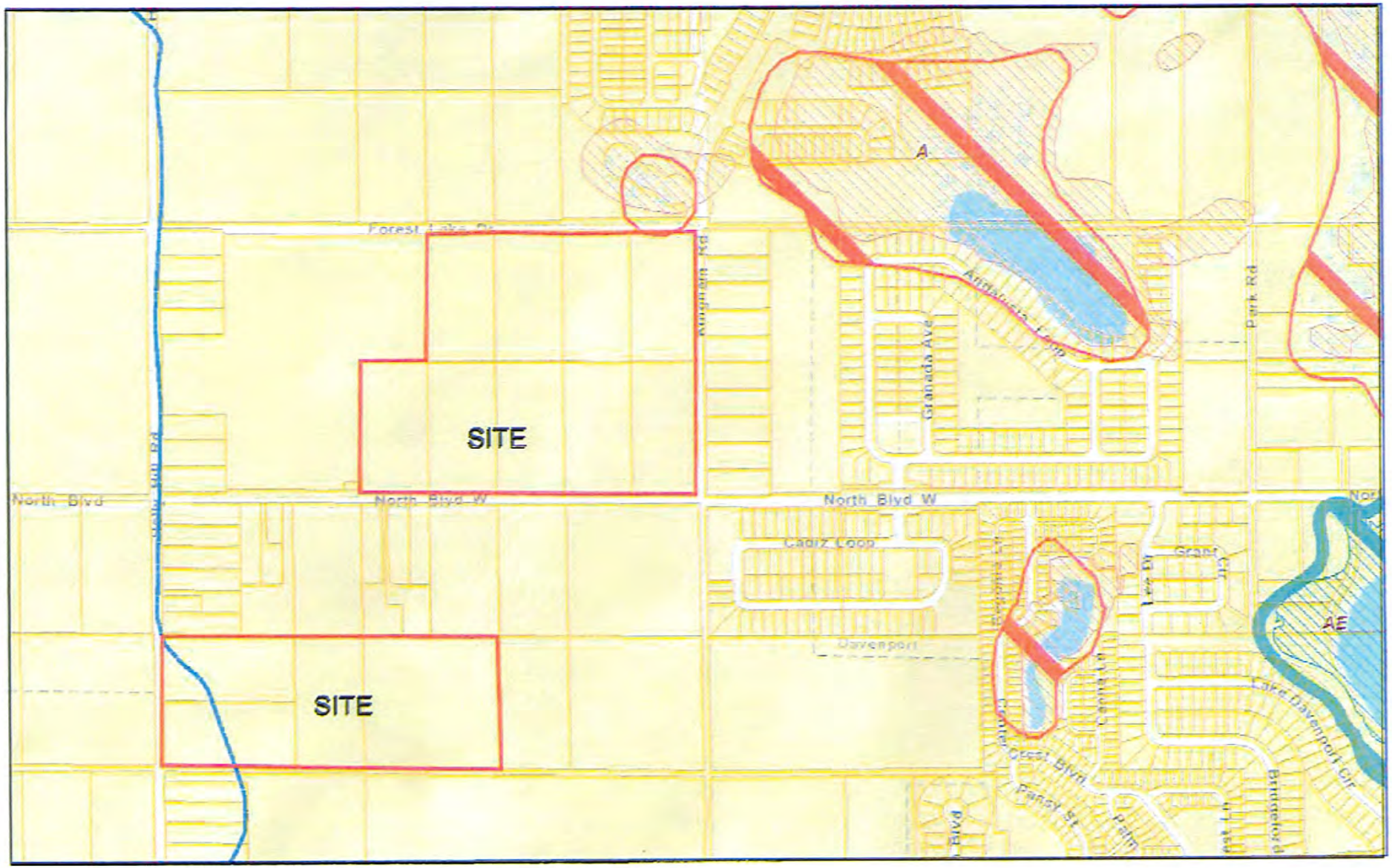
Marsha M. Faux, CFA, ASA
Property Appraiser
Polk County, Florida
May 11, 2017

# EXHIBIT E - AERIAL MAP




Dennis Wood Engineering LLC

# EXHIBIT F - FLOODPLAIN MAP




May 11, 2017

THERE ARE NO FLOODPLAINS ON SITE.

1:9,028

0 0.075 0.15 0.3 mi

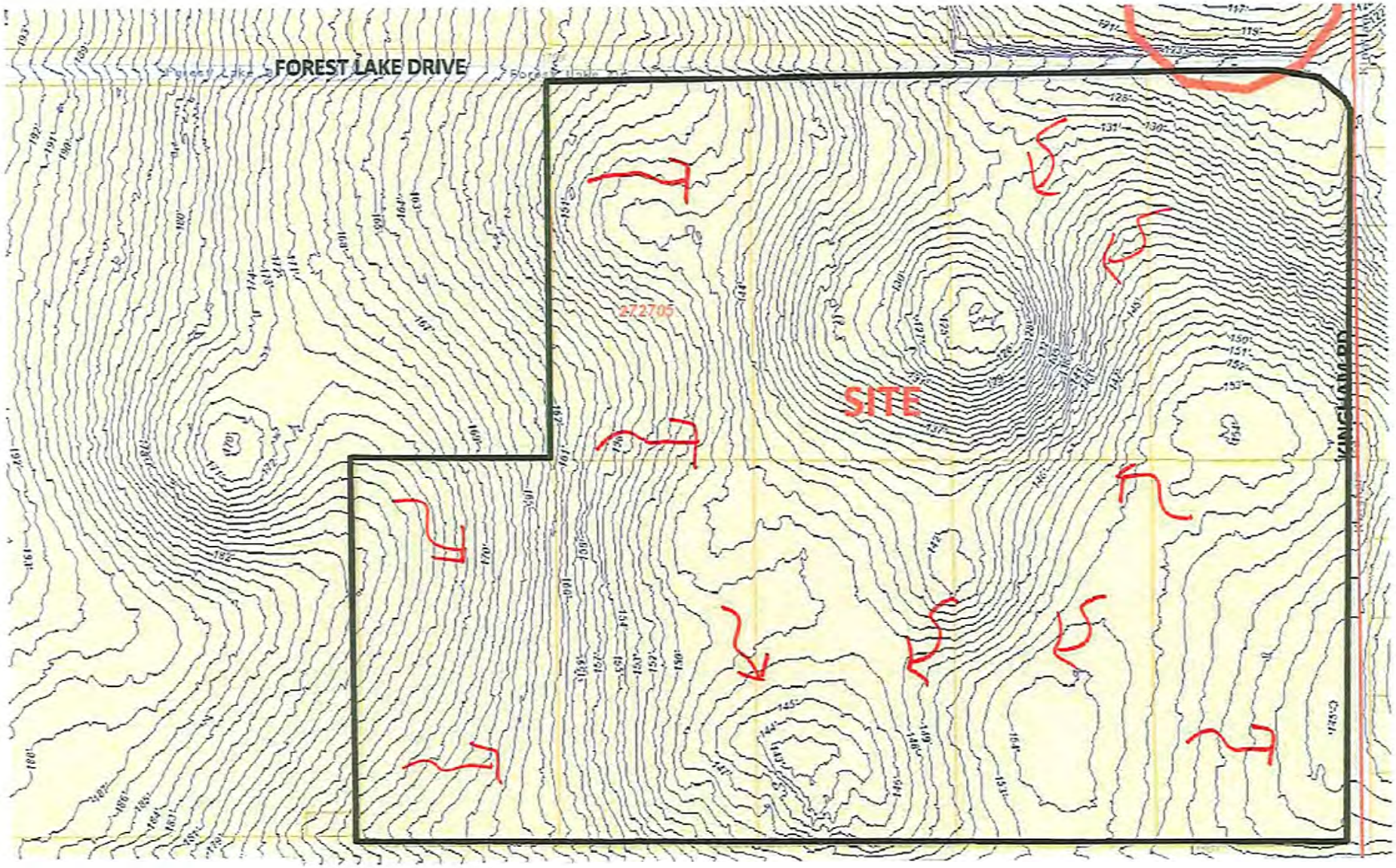
0 0.1 0.2 0.4 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand).

Polk County BoCC

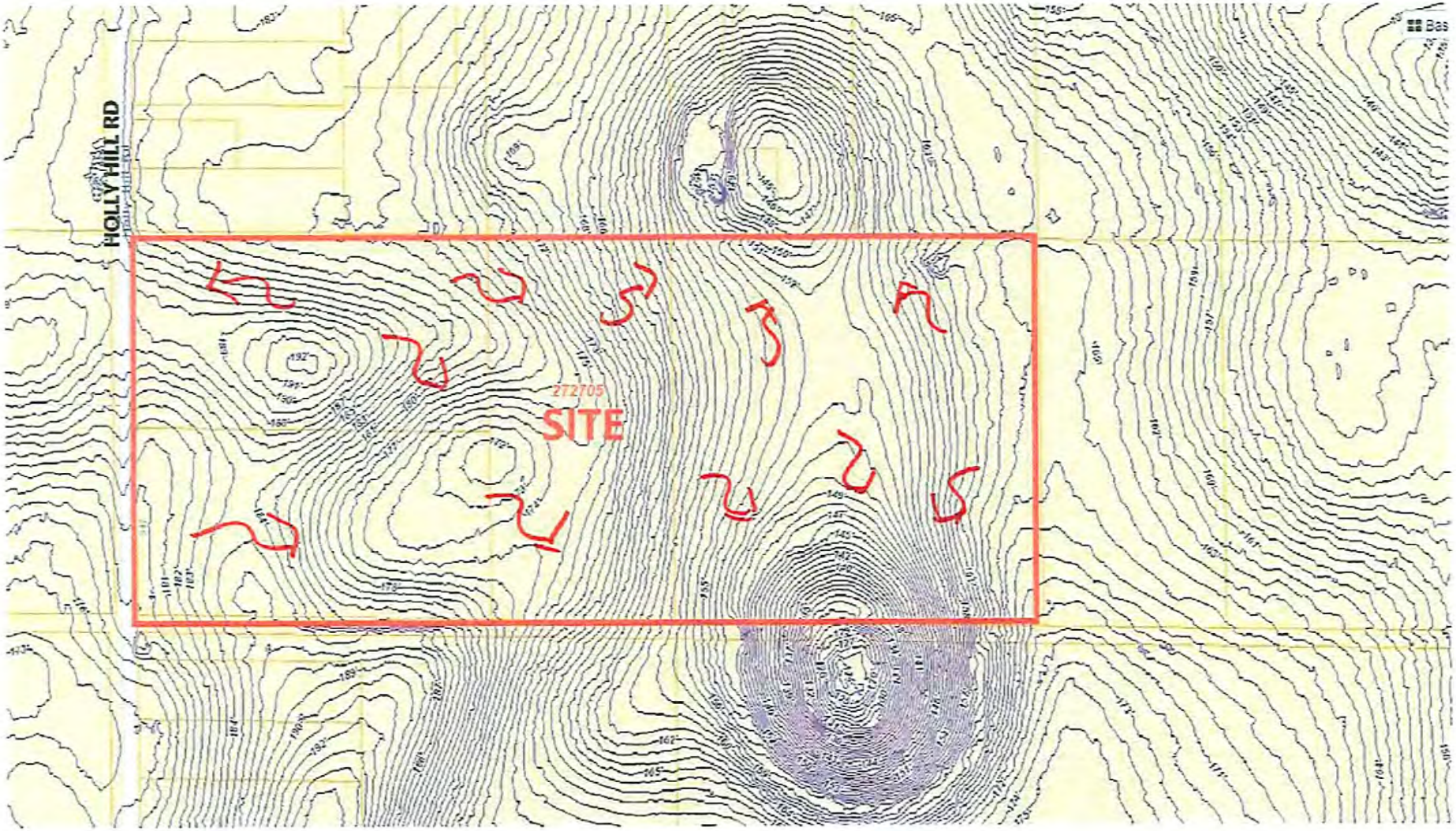
Disclaimer: This report is for general information only. Polk County BoCC makes

# EXHIBIT G1 - TOPOGRAPHIC & DRAINAGE MAP



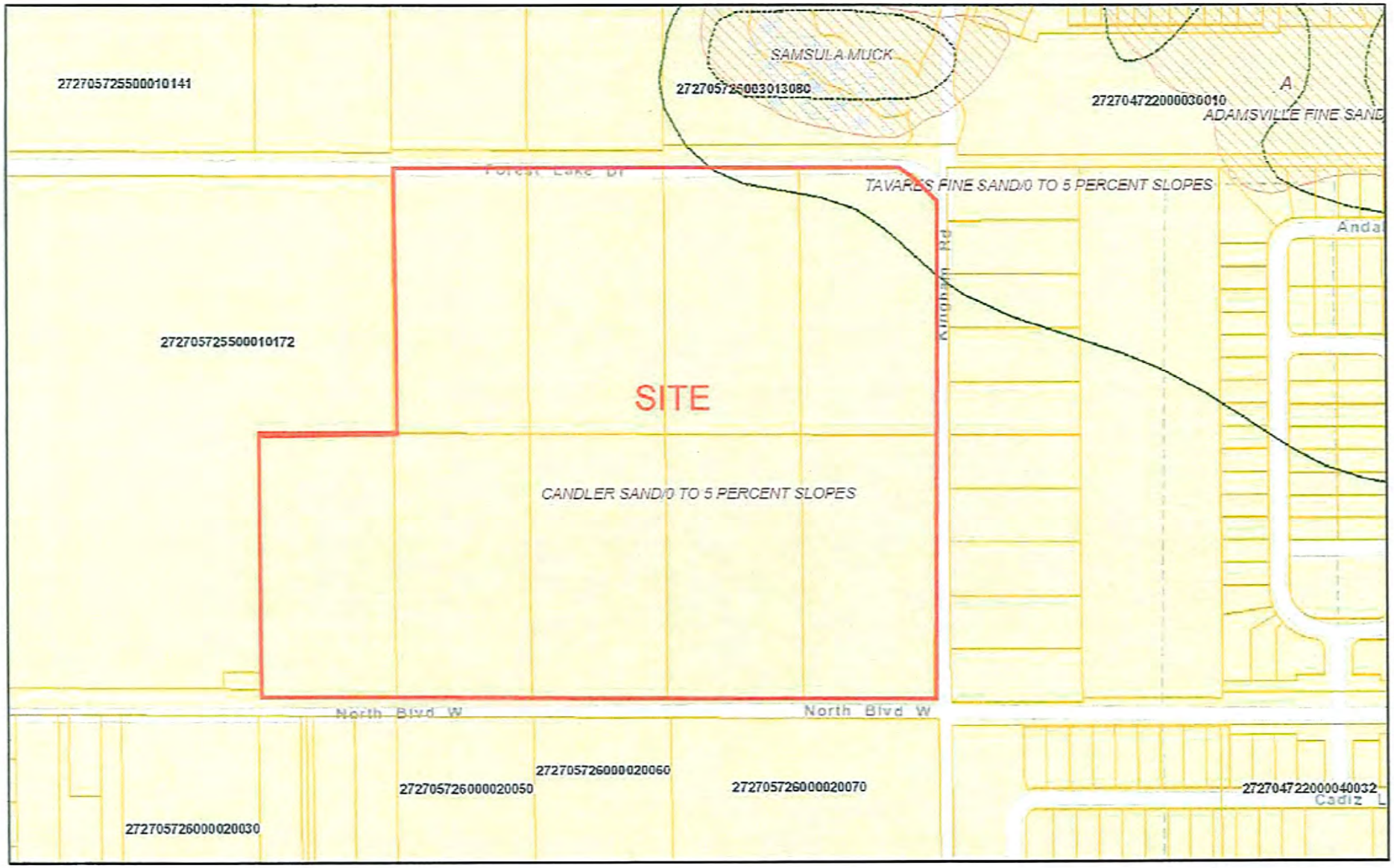

Dennis Wood Engineering LLC

# EXHIBIT G2 - TOPOGRAPHIC & DRAINAGE MAP




Dennis Wood Engineering LLC

# EXHIBIT H1 - SOILS MAP




May 11, 2017

1:4,514

0 0.0375 0.075 0.15 mi

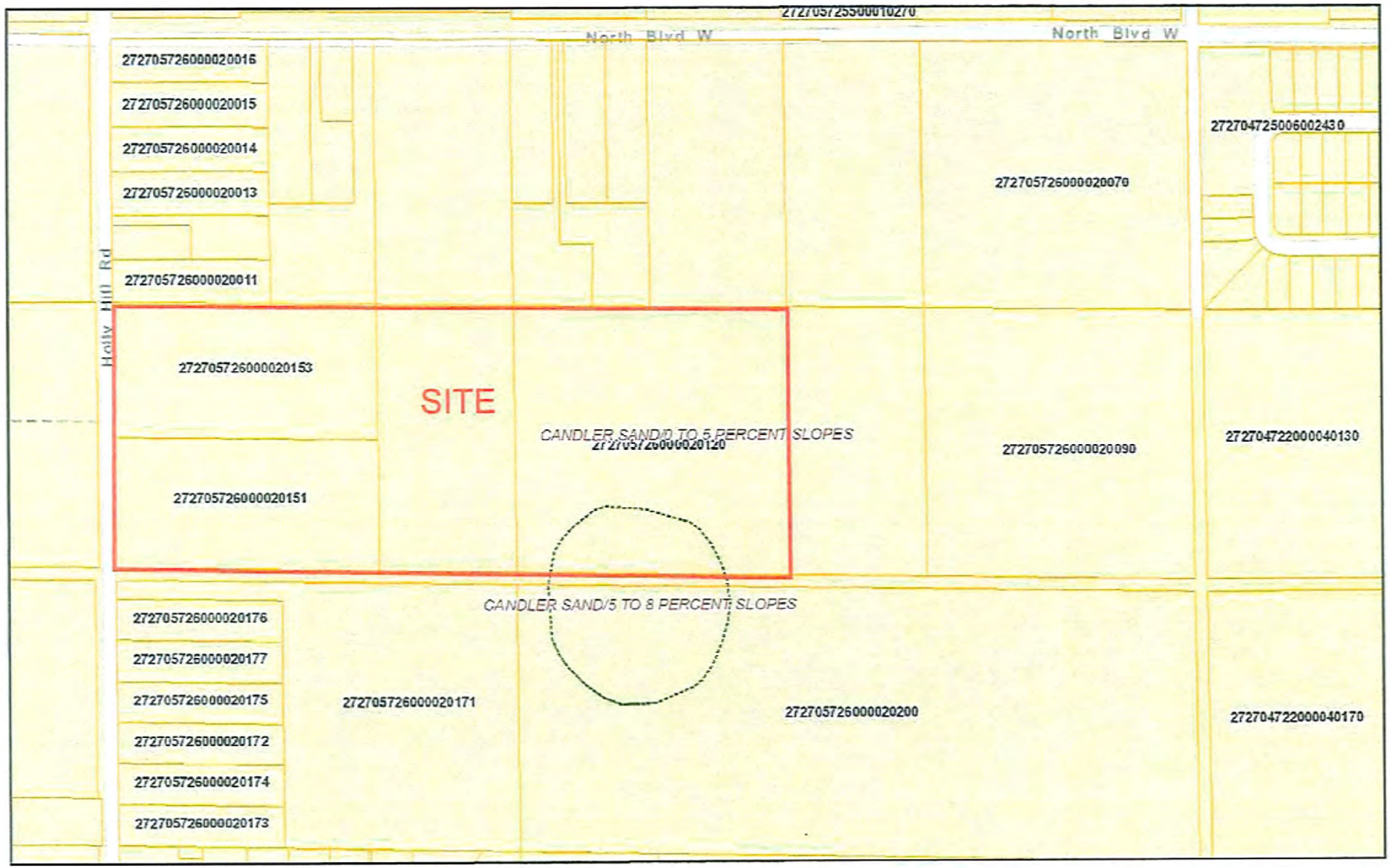
0 0.05 0.1 0.2 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Polk County BoCC

Disclaimer: This report is for general information only. Polk County BoCC makes

# EXHIBIT H2 - SOILS MAP




May 11, 2017

1:4,514

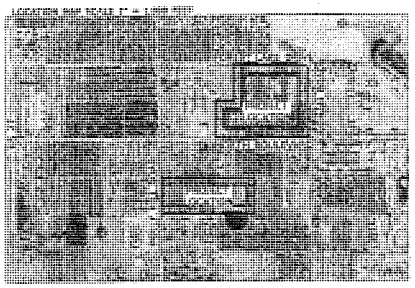
0 0.0375 0.075 0.15 mi

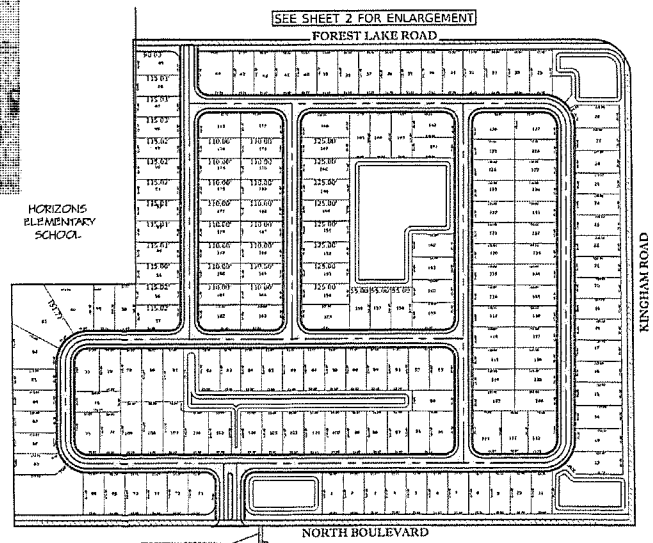
0 0.05 0.1 0.2 km

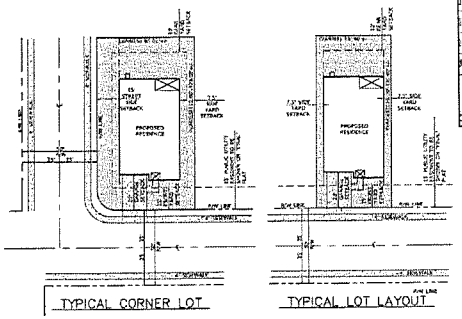
Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

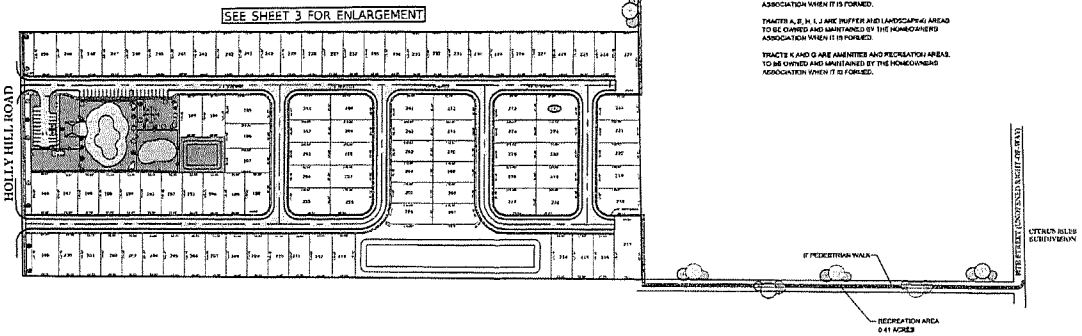
Polk County BoCC

Disclaimer: This report is for general information only. Polk County BoCC makes






## LEGAL DESCRIPTION:

TRACTS 21, 22 AND 23 IN THE NORTHEAST 1/4 OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "HOLLY HILL GROVE AND FRUIT COMPANY", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 10, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. LESS MAINTAINED RIGHT-OF-WAY PER MAP BOOK 17, PAGES 100-104, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND
TRACT 26 IN THE NORTHEAST 1/4 OF SECT 05 TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "HOLLY HILL GROVE AND FRUIT COMPANY", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 10, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. LESS RIGHT-OF-WAY PER O.R. BOOK 781, PAGE 700, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND
TRACT 27 IN THE NORTHEAST 1/4 OF SECT 05 OR, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "HOLLY HILL GROVE AND FRUIT COMPANY", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 10, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. LESS RIGHT-OF-WAY PER O.R. BOOK 781, PAGE 667, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND
TRACTS 28 AND 29 IN THE NORTHEAST 1/4 OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF "HOLLY HILL GROVE AND FRUIT COMPANY", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 10, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. LESS RIGHT-OF-WAY PER O.R. BOOK 781, PAGE 696, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND
TRACT 24 IN THE NW1/4 OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST OF HOLLY HILL GROVE & FRUIT COMPANY SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 10, PUBLIC RECORDS OF POLK COUNTY. LESS MAINTAINED RIGHT-OF-WAY FOR FOREST LAKE DRIVE, PER MAP BOOK 17, PAGE 100, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND
TRACT 25 IN THE NW1/4 OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST OF HOLLY HILL GROVE & FRUIT COMPANY SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 10, PUBLIC RECORDS OF POLK COUNTY. LESS RIGHT-OF-WAY FOR NORTH BOULEVARD WEST PER OFFICIAL RECORDS BOOK 794, PAGE 787, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TRACTS 12 AND 13 IN THE SOUTHEAST 1/4 OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA OF "FLORIDA DEVELOPMENT COMPANY TRACT," ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 01, PAGES 85-88 PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND
TRACT 14 IN THE SOUTHEAST 1/4 OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA OF "FLORIDA DEVELOPMENT COMPANY TRACT," ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 01, PAGES 85-88 PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND
THE SOUTH 1/2 OF TRACTS 15 AND 16 IN THE SOUTHEAST 1/4 OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA OF "FLORIDA DEVELOPMENT COMPANY TRACT," ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 01, PAGE 85-88 PUBLIC RECORDS OF POLK COUNTY, FLORIDA. LESS AND EXCEPT THAT PORTION OF SAID PROPERTY CONVEYED TO POLK COUNTY, FLORIDA BY THAT CERTAIN QUIT CLAIM DEED AS RECORDED IN O.R. BOOK 781, PAGE 713 PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND
THE NORTH 1/2 OF TRACTS 25 AND 26 IN THE SOUTHEAST 1/4 OF SECTION 05, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA OF "FLORIDA DEVELOPMENT COMPANY TRACT," ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 01, PAGES 85-88 PUBLIC RECORDS OF POLK COUNTY, FLORIDA. LESS AND EXCEPT THAT PORTION OF SAID HOLLY HILL ROAD CONVEYED TO POLK COUNTY, FLORIDA BY THAT CERTAIN QUIT CLAIM DEED AS RECORDED IN O.R. BOOK 781, PAGE 713 PUBLIC RECORDS OF POLK COUNTY, FLORIDA

ALL, ALSO BEING DESCRIBED AS

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT 12 AND RUN THENCE ALONG THE EAST LINE THEREOF, S00°39'44"-E, 630.29 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE SOUTH LINE OF SAID TRACTS 12, 13, 14, 15 AND 16 N 89°58'15"-W, 1,162.80 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HOLLY HILL ROAD, PER O.R. BOOK 781, PAGE 713 PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, AND THE CONTINUING ALONG THE EAST RIGHT-OF-WAY OF HOLLY HILL ROAD, PER O.R. BOOK 781, PAGE 713 PUBLIC RECORDS OF POLK COUNTY, FLORIDA N 00°29'24"-W, 945.68 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 12; THENCE ALONG THE NORTH LINE OF SAID TRACTS 16, 15, 14, 13 AND 12, S-89°54'47"-E, 2626.84 FEET TO THE POINT OF BEGINNING.

PROPERTY DESCRIBED CONTAINS: 67.04 ACRES, MORE OR LESS

## SITE INFORMATION:

- LAND USE: RM & RH (CITY OF DAVENPORT)
- UTILITY SERVICE AREA: CITY OF DAVENPORT

## PARCELS:

27270572550001021O
27270572550001022I
27270572550001023O
27270572550001029O
27270572550001028O
27270572550001027O
27270572550001026O
27270572550001025I
27270572550001024O
27270572600002015S
27270572600002014O
27270572600002012O
27270572600002015I

TOTAL 67.04 AC

## TRACT USAGE TABLE

TRACTS C, D, E, F, K RETENTION AND OPEN AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WHEN IT IS FORMED.

TRACTS A, B, H, I, J ARE BUFFER AND LANDSCAPING AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WHEN IT IS FORMED.

TRACTS K AND G ARE AMENITIES AND RECREATION AREAS. TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WHEN IT IS FORMED.

## SITE PLAN STANDARDS NOTES

PROJECT IS PROPOSED TO BE CONSTRUCTED IN A SINGLE PHASE

ESTIMATED TIME OF COMPLETION OF PROJECT: JANUARY, 2019

GROSS AREA PROJECT: 67.04+/- ACRES (TO EXISTING RIGHT-OF-WAYS OF NORTH BOULEVARD, FOREST LAKE ROAD, KINGHAM ROAD, AND HOLLY HILL ROAD)

NET AREA PROJECT: 65.20+/- ACRES (TO PROPOSED RIGHT-OF-WAY - AFTER ADDITIONAL RIGHT-OF-WAY DEDICATION FOR NORTH BOULEVARD, FOREST LAKE ROAD, KINGHAM ROAD, AND HOLLY HILL ROAD)

PROPOSED DENSITY: 282 LOT ON 67.04+/- ACRES - 4.21 LOTS / ACRE

NUMBER OF DWELLING UNITS: 282 SINGLE FAMILY RESIDENTIAL UNITS PROPOSED

FLOOR AREA RATIO (FAR): NOT APPLICABLE - PROPOSED RESIDENTIAL DEVELOPMENT.

NO EXISTING WETLANDS ON SITE

THIS REQUEST FOR A ZONE CHANGE TO PLANNED DEVELOPMENT IS TO ALLOW THE PROPOSED MINIMUM LOT SIZE OF 5,050 SF.

PROJECT IS A DEVELOPMENT OF SINGLE FAMILY RESIDENTIAL HOMES WITH A MAXIMUM HEIGHT OF 2 STORIES.

CURRENT/FUTURE LAND USE OF SITE IS RM & RH (CITY OF DAVENPORT) WITH ZONING MF-3 & RT-1 (CITY OF DAVENPORT). CURRENT/FUTURE LAND USE AND ZONING DESIGNATIONS FOR PROPERTIES IMMEDIATELY ADJACENT WITHIN 150' OF SITE ARE DEPICTED ON PLAN.

FLOOD ZONES ON SITE AND WITHIN 150' OF THE SITE BOUNDARIES IS ZONE X.

PROPOSED LOT LINES AND DIMENSIONS ARE DEPICTED ON PLAN. GENERAL LAND USE WILL BE A SINGLE SINGLE FAMILY RESIDENTIAL SUBDIVISION DEVELOPMENT. THE USE OF THE TRACTS ARE NOTED ON THE PLAN, INCLUDING OPEN SPACE AND BUFFER AREAS. EASEMENTS FOR PUBLIC UTILITIES ARE DELINEATED ON PLAN.

TYPICAL LOT LAYOUTS ARE DEPICTED IN DETAIL ON PLAN.

PROPOSED ENTRANCE SIGNAGE AREAS SHALL BE LOCATED IN TRACT A, B, I, AND J

## LAND USE TABLE:

| | |
|---|---|
| TOTAL LAND AREA: | 67.04+/- AC |
| RIGHT-OF-WAY DEDICATION: | 1.84 AC |
| NET LAND AREA: | 65.20 AC |
| REQUIRED OPEN SPACE (0.1 X 67.04): | 6.70 AC |
| RETENTION AND OPEN SPACE: | 6.82 AC |
| RECREATION REQUIRED (282/60X.5): | 2.52 AC |
| RECREATION PROVIDED: | 3.30 AC |
| DENSITY (282 / 67.04) | 4.21 LOTS/AC |
| TOTAL LOTS: | 282 LOTS |

## LOT DIMENSIONS:

| | |
|---|---|
| MINIMUM LOT SIZE: | 5,050 SF |
| MINIMUM LOT WIDTH: | 55 FEET |
| MINIMUM LOT DEPTH: | 110 FEET |

## SETBACKS

| | |
|---|---|
| FRONT (HOUSE): | 15 FT |
| FRONT (GARAGE) | 20 FT |
| SIDE: | 7.5 FT |
| REAR: | 10 FT |
| ACCESORY: | 5 FT |
| FRONT (NORTH BLVD, HOLLY HILL RD, FOREST LAKE RD, KINGHAM RD): | 20 FT |

## MINIMUM LIVING AREA

| | |
|---|---|
| AIR CONDITIONED FLOOR AREA | 1250 SF |
| GARAGE FLOOR AREA | 375 SF |

## DEVELOPMENT PLAN NOTES FOR UTILITIES

EXISTING POTABLE WATER SHALL BE PROVIDED BY THE CITY OF DAVENPORT. THIS PROJECT WILL CONNECT WITH THE EXISTING SYSTEMS, AND WILL BE EXTENDED TO SITE THROUGH EXISTING AND PROPOSED EASEMENTS. ELECTRIC POWER, TELEPHONE AND CABLE TV SERVICE WILL BE PROVIDED FROM EXISTING SYSTEMS IN NORTH ROAD. SEWAGE DISPOSAL IS SERVICED BY THE CITY OF DAVENPORT

EXISTING AND PROPOSED EASEMENT FOR FACILITIES MAINTAINED BY CITY OF DAVENPORT MEDIOR POLK COUNTY ARE DEPICTED ON PLAN.

PROPOSED EXTENSIONS OF THE EXISTING POTABLE WATER AND SANITARY SEWER SYSTEM WILL BE THROUGH EXISTING PLATTED EASEMENTS OR R/W DEPICTED ON PLAN.

## DEVELOPMENT PLAN NOTES FOR ACCESS

24' WIDE PAVEMENT WITH 2' MIAMI CURBS AND GUTTERS ARE DEPICTED ON PLAN, THAT MAY BE USED FOR ACCESS BY EMERGENCY VEHICLES.

ACCESS TO SITE WILL BE VIA NORTH BOULEVARD AND HOLLY HILL ROAD FULLY IMPROVED POLK COUNTY PUBLIC ROADWAYS.

## DEVELOPMENT PLAN NOTES FOR FIRE PROTECTION

PROPOSED FIRE HYDRANTS FOR DEVELOPMENT WILL BE SERVICED BY 8" MINIMUM WATER MAIN. LOCATION WILL BE REVIEWED DURING CITY REVIEW OF PRE-CONSTRUCTION PLANS FOR DEVELOPMENT. FIRE FLOW REQUIREMENTS WILL BE PROVIDED AT TIME OF CITY REVIEW OF DEVELOPMENT

North 1" = 150'

REVISIONS

| DATE | NO. | |
|---|---|---|
| | | |


Dennis Wood Engineering
OFFICE: (863) 682-5243
FAX: (863) 682-2341
CELL: (863) 682-0018
1925 BARTON ROAD
LAKELAND, FL 33801
DENNIS WOOD, PROFESSIONAL ENGINEER
EMAIL: denniswoodengineering@gmail.com


# HOLLY HILL ROAD EAST PLAN DEVELOPMENT

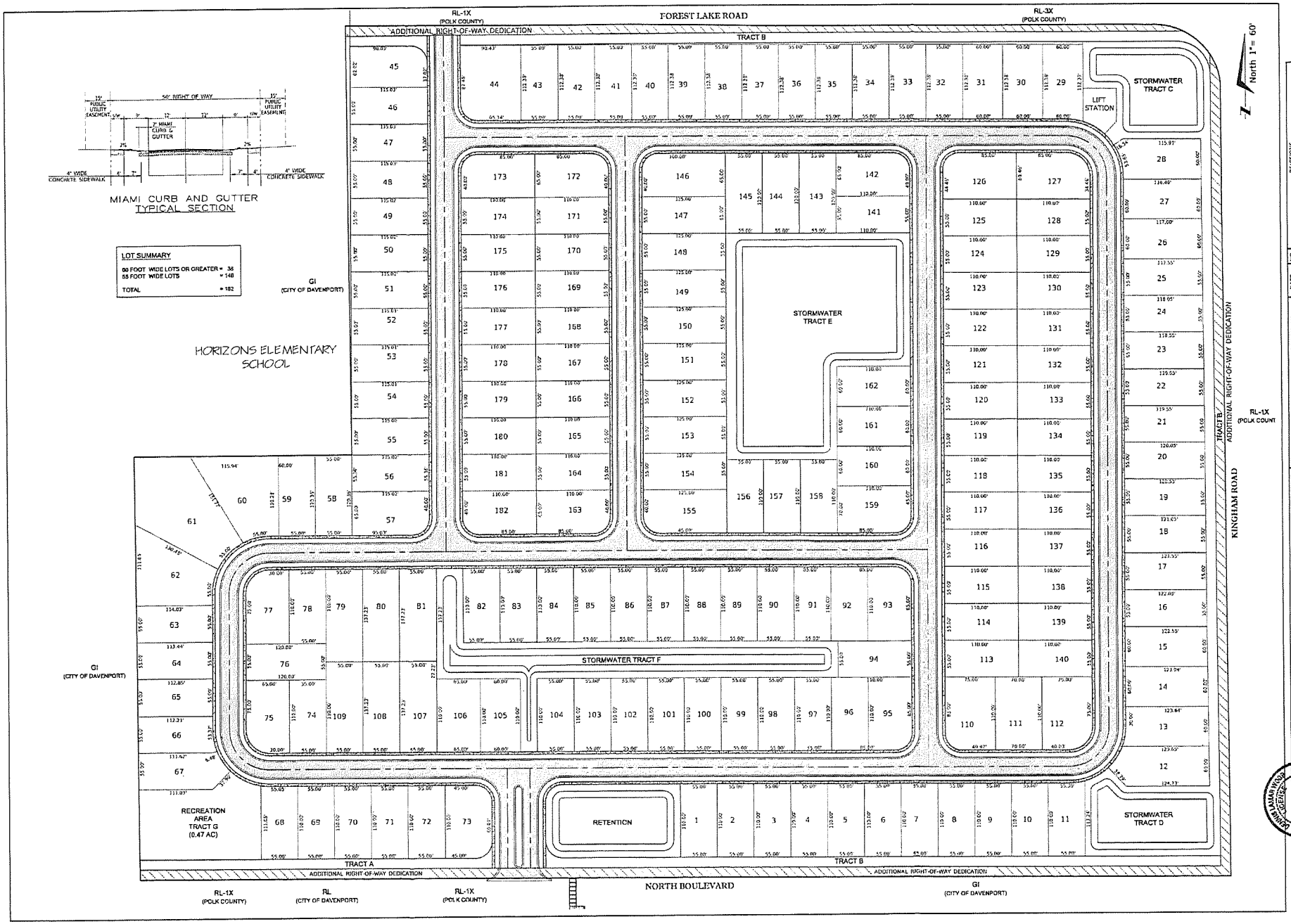
CITY OF DAVENPORT
POLK COUNTY, FLORIDA

DENNIS LAMAR WOOD
No. 17368
STATE OF FLORIDA
PROFESSIONAL ENGINEER
ANCY VALDEZ-PROJECT SEAL
MAR 2 0 2018
DENNIS L. WOOD, P.E. #17368
DATE

OVERALL MASTER PLAN

SHT 1

J:\Drawing Files\HOLLY HILL RD EAST CDD\PD Plan\Hol Road East CDD PD Plan.dwg, 3/19/2018 7:44:33 AM, 24x36, 1:24x36




| REVISIONS | | | |
|---|---|---|---|
| DATE | NO. | REVISED LOT LAYOUT PER ENGINEER | |
| 3/09/17 | 1 | | |


Dennis Wood Engineering LLC
OFFICE (863) 940-9941
FAX (863) 940-9944
CELL (863) 682-0011
1925 BARTOW ROAD
LAKELAND, FL 33801
DENNIS WOOD, PROFESSIONAL ENGINEER
EMAIL: denniswoodengineering@gmail.com


# HOLLY HILL ROAD EAST PLANNED DEVELOPMENT

CITY OF DAVENPORT

POLK COUNTY, FLORIDA

DENNIS WAYNE WOOD LICENSE No. 17646 STATE OF FLORIDA PROFESSIONAL ENGINEER

MAR 2 0 2018

DATE

OVERALL MASTER PLAN

SHT 2

Drawing F:\HOLLY HILL RD EAST CDD\PD Parish Road East CDD PD Plan.dwg, 3/19/2018 7:43:01 AM, 24x36,

LOT SUMMARY

60 FOOT WIDE LOTS OR GREATER = 48
50 FOOT WIDE LOTS = 52
TOTAL = 100

North 1" = 60'

RL (CITY OF DAVENPORT)
RL-2X (POLK COUNTY)
RL-1X (POLK COUNTY)
CAC (CITY OF DAVENPORT)
HOLLY HILL ROAD
GI (CITY OF DAVENPORT)
RL (CITY OF DAVENPORT)
RH (CITY OF DAVENPORT)
CON (CITY OF DAVENPORT)
RH (CITY OF DAVENPORT)

TRACT J
TRACT I
TRACT H
TRACT K (2.11 AC)
AMENITIES AREA
STORMWATER
STORMWATER TRACT L
4' SIDEWALK

MIAMI CURB AND GUTTER
TYPICAL SECTION

REVISIONS

| DATE | NO. | REVISED PER ENGINEER |
|---|---|---|
| 3/13/2018 | 1 | |

Dennis Wood Engineering
1925 BARTOW ROAD
LAKELAND, FL 33801
OFFICE: (863) 940-2040
FAX: (863) 940-2344
CELL: (863) 604-0651
DENNIS WOOD, PROFESSIONAL ENGINEER
EMAIL: dennisweedengineering@gmail.com

# HOLLY HILL ROAD EAST PLANNED DEVELOPMENT

CITY OF DAVENPORT
POLK COUNTY, FLORIDA

MAR 2 0 2018

OVERALL MASTER PLAN

SHT 3

# PROFESSIONAL QUALIFICATIONS

## OSWALD P. CARREROU, President

A.R.E.A. REAL ESTATE APPRAISERS, INC.,
State Certified General Contractor CGC 1511393
State Certified General Real Estate Appraiser RZ271

Mr. Carrerou founded A.R.E.A Real Estate Appraisers, Incorporated in 1982. He is currently the owner and President of the firm, which specializes in appraising commercial, industrial, agricultural, residential, and special purpose properties. Mr. Carrerou is committed to excellence and quality and is dedicated to providing superior customer service.

| | |
|---|---|
| State Certified General Real Estate Appraiser, | 1990, No. RZ271 |
| President, A.R.E.A. Real Estate Appraisers, Inc. | SINCE 1982 |
| President, Premier Construction, LLC | SINCE 1996 |
| Special Magistrate Appointment: Highlands County, Florida | 1999 – 2001, 2003 – 2008 |
| Polk County, Florida | 2000 – 2001, 2004 – 2010 |
| Brevard County, Florida | 2009, 2010, 2011, 2012 |
| Alachua County, Florida | 2009, 2010, 2011, 2012 |

## FORMAL EDUCATION

Florida State University - Tallahassee, Florida

Bachelor of Science in Business Administration and Real Estate - 1978

## PROFESSIONAL ASSOCIATIONS, DESIGNATIONS & MEMBERSHIPS

*APPRAISAL INSTITUTE, SRA Designation - 1982*
*STATE CERTIFIED GENERAL REAL ESTATE APPRAISER, Since 1990, #RZ271 (State of Florida)*
*STATE CERTIFIED GENERAL REAL PROPERTY APPRAISER, Since 2008, #332706 (State of Georgia)*
*STATE CERTIFIED GENERAL CONTRACTOR 1511393*
*Florida Association of Realtors*
*East Polk County Association of Realtors*
*Licensed Real Estate Broker - State of Florida*

EDUCATIONAL CREDITS -(Courses Completed)
Appraisal Institute
SRA Designation, 1982
410 Standard of Professional Practice Part a (USPAP)
430 Standards of Professional Practice, Part "C"
510 Advanced Income Capitalization
520 Highest & Best Use and Market Analysis
530 Advanced Sales Comparison and Cost Approach
Regression Analysis in Appraisal Practice
707 Technology Forum, Part I
713 Technology Forum Part II
Appraisal of Retail Properties
Subdivision Valuation
Litigation Appraising
Condemnation Appraising Principles & App
Liens, Taxes, and Foreclosures

Florida State University
- Real Estate Principles and Practices
- Real Estate Finance
- Real Estate Appraisal
- Advanced Real Estate Appraisal
- Legal Environment of Real Estate
- Real Estate Feasibility Analysis

Florida Department of Revenue, Stephen Keller, Office of General Counsel
Value Adjustment Board/Special Master Training Seminar
Value Adjustment Board workshop on drafting new VAB procedures – Tallahassee, May 2009

OSWALD P. CARREROU, TYPES OF APPRAISALS COMPLETED

AGRICULTURAL & VACANT LAND:
- Citrus Groves, Pasture and Crop Land
- Commercial & Industrial
- Residential
- Conservation/Reserved Wetlands

RESIDENTIAL:
- Townhome, Villa, Duplex
- Single Family
- Condominium
- Planned Residential Subdivisions

RESIDENTIAL INCOME PRODUCING:
- Apartment Buildings
- Small Residential Income (1-4 family)
- Proposed and Existing Townhome Developments

INDUSTRIAL:
- Distribution, Storage & Mini-Storage Warehouses
- Flex-Space Industrial Buildings

COMMERCIAL:
- Luxury Hotels
- Resort Motels
- Free-Standing & Multi-Story Office Buildings
- Professional Office Condominiums
- Community & Neighborhood Shopping Centers
- Free-Standing & Retail Strip Centers
- Mobile Home and Recreational Vehicle Parks
- Restaurants, Including Fast Food & Drive-Through
- Service Stations, Service Garages & Dealerships

SPECIAL PURPOSE & OTHER:
- Have provided appraisal services, valuation analysis and consulting services.
- Completing several eminent domain appraisal assignments in Polk and Hillsboro Counties.
- Qualified as an Expert Witness Polk, Hillsboro through testimony in several trials and Order of Taking Hearings.

## EXPERIENCE

| | |
|---|---|
| *1982 to Present* | A.R.E. A. Real Estate Appraisers, Inc., President<br>Single Family, Multiple Family, Condominium, Commercial Appraising (100% time appraising). |
| *6/80 to 4/82* | Cypress Gardens Realty, 290 Cypress Gardens Boulevard, Winter Haven, Florida. Single Family, Multiple Family, Condominium, Commercial Appraising (100% time appraising). |
| *8/78 to 6/80* | First Federal of Broward, Fort Lauderdale, Florida. Single Family, Multiple Family and Condominiums (100% time appraising). |

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

**STATE OF FLORIDA**
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**
**FLORIDA REAL ESTATE APPRAISAL BD**

| LICENSE NUMBER |
|---|
| RZ271 |

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2018

CARREROU, OSWALD P
1136 FIRST STREET SOUTH
WINTER HAVEN FL 33880

ISSUED: 11/06/2016

DISPLAY AS REQUIRED BY LAW

SEQ # L1611060002136

# PROFESSIONAL QUALIFICATIONS


## KEVIN L. WILLIAMS

**SENIOR ASSOCIATE**

**COMMERCIAL APPRAISAL DEPARTMENT**

A.R.E.A. REAL ESTATE APPRAISERS, INC.

State Certified General REA #RZ2630


**REAL ESTATE/APPRAISAL EXPERIENCE**

*July 2011-Present*
KLW Partnership, Inc., President

*August 1992-Present*
A.R.E.A. Real Estate Appraisers, Inc.; Winter Haven, Florida; Fee Appraiser

*February 1992-August 1992*
Appraisal Associates of Central Florida; Lakeland, Florida; Fee Appraiser

**EDUCATIONAL/PROFESSIONAL CREDITS**

**McKissock Real Estate & Appraisal School, November 2016**
U.S.P.A.P. Update 2016-2017
Florida Appraisal Laws and Regulations (2016)
Appraisal of Fast Food Facilities
Appraisal of Owner Occupied Commercial Properties
Appraisal of Small Apartment Properties

**McKissock Real Estate & Appraisal School, November 2014**
U.S.P.A.P. Update 2014-2015
Florida Appraisal Laws and Regulations (2014)
Essential Elements of Disclosures and Disclaimers
Appraisal of Assisted Living Facilities
Appraisal of Self-Storage Facilities

**Cooke Real Estate School, November 2012**
Foreclosure Basics for Appraisers
Appraisal or 2-4 Family and Multi-Family Properties

**Appraisal Institute, February 2006**
Subdivision Valuation Seminar

**CLE International**
Eminent Domain Conference, 2003

**Elgin School of Real Estate**
Course AB-III, July 2002

**Institute of Florida Real Estate Careers**
U.S.P.A.P. Course, 1992
Certified Appraiser Course, AB I, 1992
Courses, AB-II and AB-IIB, November 1994

**American Society of Appraisers**
U.S.P.A.P., 1994

**EDUCATIONAL/PROFESSIONAL CREDITS (Continued)**

**Bert Rogers Schools of Real Estate**

Real Estate Principles, Practices, and Law, 1992

**Polk Community College**

Real Estate Principles, Practices, and Law, 1990

**PROFESSIONAL RECOGNITION**

State Certified General REA, #RZ2630

Florida Real Estate Salesman, #0568988

**TYPES OF PROPERTY APPRAISED**

| | |
|---|---|
| RESIDENTIAL: | Single family homes; 2-4 family dwellings; Vacant residential land; Employee Relocation; Condominiums |
| COMMERCIAL: | Office buildings; Retail buildings; Office warehouse properties; Commercial land; Strip shopping centers; Convenience Stores; Apartment Complexes; Existing and proposed residential subdivisions; Convenience stores; Mixed use; Day care centers; Churches |
| INDUSTRIAL: | Warehouse properties; Distribution warehouses; Manufacturing complexes; Mini-warehouse storage complexes |
| AGRICULTURAL: | Citrus groves; Farmland; Pasture land; Wetlands; Timberland |
| SPECIAL USE: | Bowling Alleys, Residential Airstrips; Replacement Cost Analysis |
| SPECIAL PURPOSE: | Eminent Domain, Probate, Tax Assessment Evaluation |
| EMINENT DOMAIN: | Florida Department of Transportation, District VII; Partial Takings; Full Takings; Easements; Roadways; Railroad Easements |
| REVIEW: | Review of all commercial and residential property types |

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

**STATE OF FLORIDA**
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**
**FLORIDA REAL ESTATE APPRAISAL BD**

| LICENSE NUMBER | |
|---|---|
| RZ2630 | |

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2018

WILLIAMS, KEVIN LANCE
626 CRYSTALS BOULEVARD
WINTER HAVEN FL 33884

ISSUED: 11/30/2016

DISPLAY AS REQUIRED BY LAW

SEQ # L1611300002566

# Holly Hill Road East
# Community Development District

## Payment Authorization Nos. 23 - 25

# HOLLY HILL ROAD EAST
# COMMUNITY DEVELOPMENT DISTRICT

**Payment Authorization No. 023**
3/16/2018

| Item No. | Vendor | Invoice Number | General Fund |
|---|---|---|---|
| 1 | **Duke Energy**<br>Acct: 66949 31127 ; Deposit | -- | $ 240.00 |
| 2 | **Business Observer**<br>Legal Ad On 03/09/2018 | 18-00403K | $ 46.75 |
| | | **TOTAL** | **$ 286.75** |

Lauren Schwenk
Board Member

Please Return To:
Holly Hill Road East CDD
c/o Fishkind & Associates
12051 Corporate Boulevard
Orlando, FL 32817

RECEIVED MAR 19 2018

DUKE ENERGY.

# STATEMENT OF SERVICE

MARCH 2018

25

ACCOUNT NUMBER
66949 31127

FOR CUSTOMER SERVICE OR PAYMENT LOCATIONS CALL:
1-877-372-8477

WEB SITE: www.duke-energy.com

TO REPORT A POWER OUTAGE:
1-800-228-8485

HOLLY HILL ROAD EAST CDD
ATTN: JOE MCCLAREN
12051 CORPORATE BLVD
ORLANDO FL 32817

SERVICE ADDRESS
950 DAVENPORT BLVD, LIFT
DAVENPORT FL 33837

| | |
|---|---|
| DUE DATE MAR 27 2018 | TOTAL AMOUNT DUE 240.00 |
| NEXT READ DATE ON OR ABOUT | DEPOSIT AMOUNT ON ACCOUNT NONE |

**PIN: 568174431**

**METER READINGS**

| | |
|---|---|
| DEPOSIT | 240.00 |
| TOTAL CURRENT BILL | 240.00 |
| TOTAL DUE THIS STATEMENT | $240.00 |

Payment of this statement within 90 days from the billing date will avoid a 1% late charge being applied to this account.
Learn how to lower your bill with a free on-site Business Energy Check. This no-cost analysis provides you with specific tips on how to save energy and qualify for valuable rebates for energy-savings measures. You may also qualify for a FREE Commercial Energy Savings Kit. Visit us at http://duke-energy.com/FreeBizCheck, or call 1-877-372-8477.

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ENERGY USE

BF_BL_DEF_20180305_212341_1.CSV-14663-000022842

DETACH AND RETURN THIS SECTION ZP05 0000622

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 66949 31127

014663 000022842

HOLLY HILL ROAD EAST CDD
ATTN: JOE MCCLAREN
12051 CORPORATE BLVD
ORLANDO FL 32817-1450

P.O. BOX 1004
CHARLOTTE,
NC 28201-1004

DUE DATE
MAR 27 2018

TOTAL DUE
240.00

PLEASE ENTER AMOUNT PAID

669493112720000002400020000000000000000002400020100000000009

# Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236

941-906-9386 x322

## INVOICE

**Legal Advertising**

**Invoice # 18-00403K**

**Date 03/09/2018**

**Attn:** Jane Gaarlandt
Fishkind & Associates, Inc.
12051 CORPORATE BLVD.
ORLANDO FL 32817

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

| Description | Amount |
|---|---|
| **Serial #** 18-00403K<br>**Notice of Board of Supervisors' Meeting**<br>**RE:** Holly Hill Road East Community Development District<br>**Published:** 3/9/2018 | $46.75 |

| Important Message |
|---|
| |

| | |
|---|---|
| Paid | () |
| **Total** | **$46.75** |

RECEIVED MAR 12 2018

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

**Business Observer**
1970 Main Street
3rd Floor
Sarasota, FL 34236

941-906-9386 x322

# INVOICE

## Legal Advertising

**Holly Hill Road East**
**Community Development District**
**Notice of**
**Board of Supervisors' Meeting**

The Board of Supervisors of the Holly Hill Road East Community Development District ("Board") will hold a meeting on Wednesday, March 21, 2018 at 10:45 a.m. at the Offices of Cassidy Homes, 346 East Central Ave., Winter Haven, Florida 33880. The meeting is open to the public and will be conducted in accordance with provision of Florida Law related to Special Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda may be obtained at the offices of the District Manager, 12051 Corporate Blvd., Orlando, Florida 32817, during normal business hours.

There may be occasions when staff or other individuals may participate by speaker telephone.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (407) 382-3256 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
March 9, 2018 18-00403K

# HOLLY HILL ROAD EAST
# COMMUNITY DEVELOPMENT DISTRICT

**Payment Authorization No. 024**
3/23/2018

| Item No. | Vendor | Invoice Number | General Fund |
|---|---|---|---|
| 1 | **Fishkind & Associates**<br>DM Fee & Reimbursables: March 2018 | 22322 | $ 1,897.11 |
| | | **TOTAL** | **$ 1,897.11** |

Board Member

Please Return To:
Holly Hill Road East CDD
c/o Fishkind & Associates
12051 Corporate Boulevard
Orlando, FL 32817

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Fishkind & Associates, Inc.
12051 Corporate Blvd.
Orlando, FL 32817

FISHKIND
& ASSOCIATES

# Invoice

| Invoice #: | 22322 |
|---|---|
| 3/13/2018 | |

Holly Hill Road East CDD
c/o Fishkind & Associates, Inc.
12051 Corporate Blvd
Orlando, FL 32817

RECEIVED MAR 16 2018

File: HollyHillRoadEastCDD

Holly Hill Road East

| Services: | Amount |
|---|---|
| District Management Fee: March 2018 | 1,666.67 |
| Website Fee | 125.00 |
| UPS | 3.33 |
| Copies | 93.60 |
| Postage | 8.51 |

**Please include the invoice number on your remittance and submit to:**
**Fishkind & Associates, Inc.**
**12051 Corporate Blvd.**
**Orlando, FL 32817**
Ph: 407-382-3256
Fax: 407-382-3254
www.fishkind.com

Balance Due $1,897.11

| | | | | | | |
|---|---|---|---|---|---|---|
| UPS No: 1Z1Y9R280394765523 | | Shipper | Receiver | Freight | 11.71 | 9.37 |
| Pickup Date | 02/02/2018 | FISHKIND & ASSOCIATES | U.S. BANK, N.A.-CDD | Fuel Surcharge | 0.76 | 0.61 |
| Service Level | Commercial Ground | 12051 CORPORATE BLVD | EP-MN-01LB | | | |
| Weight | 1 lb | ORLANDO | 1200 ENERGY PARK DRIVE | | | |
| Zone | 006 | FL 32817 | SAINT PAUL | | | |
| Payer | Shipper | | MN 55108 | | | |
| | | AMANDA LANE | LOCKBOX SERVICES-12- | | | |
| Bill Reference: HMii, Holly, Towne | | | | Total | 12.47 | 9.98 |
| | | HMii, Holly, Towne | 1 count | Sub Total | 12.47 | 9.98 |

3.33

# Copy Count

Account: Holly Hill

Amount of Copies: 624

Total $: 93.60

Month: February

pitney bowes

# Account Summary Report

Date Range: Feb 1, 2018 to Feb 28th, 2018
Meter Group: All Meters
Meter 1W00 - 1376538 OLD at ORLANDO, FL
Meter 4W00 - 0347354 at ORLANDO, FL

## Meter Details

| Location | Meter Name | Serial Number | PhP Account Number |
|---|---|---|---|
| ORLANDO, FL | 4W00 - 0347354 | 0347354 | 24978470 |
| ORLANDO, FL | 1W00 - 1376538 OLD | 1376538 | 24978470 |

## Account Summary

| Account | Sub Account | Pieces | Total Charged |
|---|---|---|---|
| Holly Hill Road East CDD | | 6 | $8.510 |
| | Grand Total | | $8.510 |

# HOLLY HILL ROAD EAST
# COMMUNITY DEVELOPMENT DISTRICT

**Payment Authorization No. 025**
4/6/2018

| Item No. | Vendor | Invoice Number | General Fund |
|---|---|---|---|
| 1 | **Hopping Green & Sams** | | |
| | General Counsel Through 02/28/2018 | 99376 | $ 1,820.42 |
| 2 | **Supervisor Fees - 03/21/2018 Meeting** | | |
| | Rennie Heath | -- | $ 200.00 |
| | Scott Shapiro | -- | $ 200.00 |
| | Lauren Schwenk | -- | $ 200.00 |
| | John Mazuchowski | -- | $ 200.00 |
| | Andrew Rhinehart | -- | $ 200.00 |
| | | **TOTAL** | **$ 2,820.42** |

Board Member

Please Return To:
Holly Hill Road East CDD
c/o Fishkind & Associates
12051 Corporate Boulevard
Orlando, FL 32817

RECEIVED APR 0 7 2018

Hopping Green & Sams
Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500



========== STATEMENT ==========

March 28, 2018

Holly Hill Road East CDD
c/o Fishkind & Associates
12051 Corporate Blvd.
Orlando, FL 32817

Bill Number 99376
Billed through 02/28/2018

**General Counsel/Monthly Meeting**
**HHECDD 00001 RVW**

**FOR PROFESSIONAL SERVICES RENDERED**

| | | | |
|---|---|---|---|
| 02/15/18 | SSW | Attend development status conference call. | 0.30 hrs |
| 02/19/18 | SSW | Prepare form of engineering services agreement; confer with Gaarlandt regarding proposals for first work authorization; confer with engineer regarding necessary revisions to proposals. | 1.30 hrs |
| 02/21/18 | RVW | Attend board meeting. | 3.80 hrs |
| 02/21/18 | SSW | Conduct meeting follow-up. | 0.20 hrs |
| 02/22/18 | AHJ | Attend development status conference call. | 0.10 hrs |
| | | Total fees for this matter | $1,631.50 |

**DISBURSEMENTS**

| | |
|---|---|
| Document Reproduction | 35.75 |
| Travel | 145.42 |
| Travel - Meals | 7.75 |
| Total disbursements for this matter | $188.92 |

**MATTER SUMMARY**

| | | | |
|---|---|---|---|
| Jaskolski, Amy H. - Paralegal | 0.10 hrs | 125 /hr | $12.50 |
| Van Wyk, Roy | 3.80 hrs | 310 /hr | $1,178.00 |
| Warren, Sarah S. | 1.80 hrs | 245 /hr | $441.00 |
| TOTAL FEES | | | $1,631.50 |
| TOTAL DISBURSEMENTS | | | $188.92 |
| **TOTAL CHARGES FOR THIS MATTER** | | | **$1,820.42** |

**BILLING SUMMARY**

| | | | |
|---|---|---|---|
| Jaskolski, Amy H. - Paralegal | 0.10 hrs | 125 /hr | $12.50 |

| | | | |
|---|---|---|---|
| Van Wyk, Roy | 3.80 hrs | 310 /hr | $1,178.00 |
| Warren, Sarah S. | 1.80 hrs | 245 /hr | $441.00 |
| TOTAL FEES | | | $1,631.50 |
| TOTAL DISBURSEMENTS | | | $188.92 |
| **TOTAL CHARGES FOR THIS BILL** | | | **$1,820.42** |

**Please include the bill number on your check.**

# Holly Hill Road East Community Development District

Date of Meeting: March 21, 2018

| Board Members: | Attendance | Fee |
|---|---|---|
| 1. Rennie Heath | x | $200 |
| 2. Scott Shapiro | x (p) | $200 |
| 3. Lauren Schwenk | x | $200 |
| 4. John Mazuchowski | x | $200 |
| 6. Andrew Rhinehart | x | $200 |
| | | $1,000 |

**Approved For Payment:**

Manager

4/5/18
Date

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# Holly Hill Road East
# Community Development District

## Monthly Financials

*(provided under separate cover)*