

ORDINANCE NO: 1319

AN ORDINANCE OF THE CITY OF DAVENPORT, FLORIDA; AMENDING THE CITY'S COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE MAP DESIGNATION FOR A PARCEL TOTALING 1590 ACRES OF PROPERTY GENERALLY LOCATED EAST OF HIGHWAY 27 AND NORTH OF HORSESHOE CREEK RD, FROM THE CLASSIFICATION OF COUNTY RESIDENTIAL MEDIUM (RM), EMPLOYMENT CENTER (EC), BUSINESS PARK CENTER 1 (BPC-1), TOURISM COMMERCIAL CENTERS (TCC), INDUSTRIAL (IND), RESIDENTIAL HIGH (RH), RESIDENTIAL LOW (RL) TO CITY COMMERCE ACTIVITY CENTER (CAC), RESIDENTIAL HIGH (RH), INDUSTRIAL (I), MANUFACTURING WAREHOUSE (MW), RESIDENTIAL LOW (RL); PROVIDING FOR A BUSINESS IMPACT ESTIMATE, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Davenport has adopted a Comprehensive Plan which meets the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act of 1985; and,

WHEREAS, the City of Davenport is committed to planning and managing the future growth and development of the City; and,

WHEREAS, the City Commission has the authority to amend its Comprehensive Plan pursuant to Chapter 163, Florida Statutes; and,

WHEREAS, the Future Land Use Map of the Comprehensive Plan depicts the Land Use categories that are permissible within the City; and,

WHEREAS, the Local Planning Agency held a public hearing on October 21, 2024, to consider this amendment to the Future Land Use Map of the Comprehensive Plan; and,

WHEREAS, the City Commission of the City of Davenport desires to amend the Future Land Use Map of the Comprehensive Plan to designate the subject property's land use from COUNTY RESIDENTIAL MEDIUM (RM), EMPLOYMENT CENTER (EC), BUSINESS PARK CENTER 1 (BPC-1), TOURISM COMMERCIAL CENTERS (TCC), INDUSTRIAL (IND), RESIDENTIAL HIGH (RH), RESIDENTIAL LOW (RL) to CITY COMMERCE ACTIVITY CENTER (CAC), RESIDENTIAL HIGH (RH), INDUSTRIAL (I), MANUFACTURING WAREHOUSE (MW), RESIDENTIAL LOW (RL); and,

WHEREAS, the subject property consists of a 1590 acre parcel of property; and,

WHEREAS, the City Commission held public hearings to consider this amendment, with due public notice having been provided, to obtain public comment, and considered all written and oral comments received during public hearings, including support documents; and,

WHEREAS, although exempt under the statute, the City has nevertheless in its sole discretion performed a business impact estimate pursuant to § 166.041(4)(c), and determined that adoption of this ordinance:

- (1) serves a public purpose by serving the public health, safety, morals, and welfare of the City,
- (2) has no direct negative economic impact on private, for-profit businesses in the city,
- (3) will not result in direct compliance costs by businesses,
- (4) does not impose any new charge or fee on businesses for which businesses will be financially responsible,
- (5) does not create any additional municipal regulatory cost which is not recovered appropriately and lawfully by the City; and,

WHEREAS, the City has complied with all requirements and procedures of Florida law in processing this large-scale amendment to the City's Comprehensive Plan; and,

WHEREAS, the City Commission hereby finds and determines that this amendment is internally consistent with the City's Comprehensive Plan.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF DAVENPORT, FLORIDA, AS FOLLOWS:

SECTION 1. FINDINGS. The recitals set forth above are hereby adopted as the legislative findings of the City Commission of the City of Davenport, Florida.

SECTION 2. LARGE SCALE COMPREHENSIVE PLAN AMENDMENT – FUTURE LAND USE MAP. The City of Davenport Comprehensive Plan and Future Land Use Map, and ordinances which adopted and amended said Future Land Use Map, are hereby amended to designate the subject property listed below and more particularly described by legal description in Exhibit "A" and graphically depicted in Exhibit "B," both exhibits being attached hereto, from COUNTY RESIDENTIAL MEDIUM (RM), EMPLOYMENT CENTER (EC), BUSINESS PARK CENTER 1 (BPC-1), TOURISM COMMERCIAL CENTERS (TCC), INDUSTRIAL (IND), RESIDENTIAL HIGH (RH), RESIDENTIAL LOW (RL) to CITY COMMERCE ACTIVITY CENTER (CAC), RESIDENTIAL HIGH (RH), INDUSTRIAL (I), MANUFACTURING WAREHOUSE (MW), RESIDENTIAL LOW (RL)

Property Owner of Record:

STANDARD SAND & SILICA CO

Parcel Numbers:

27-26-25-000000-011000, 27-26-26-000000-011000, 27-26-26-000000-012010, 27-26-26-000000-013010, 27-26-26-000000-014010, 27-26-27-000000-011010, 27-26-22-000000-011020, 27-26-36-000000-011010, 27-26-23-000000-022000, 27-26-24-000000-022000, 27-26-25-000000-013000, 27-26-22-000000-013010, 27-26-27-000000-021030, 27-26-27-000000-021040, 27-26-25-000000-034010

Legal Description:

See Exhibit "A"

General Location:

EAST OF HIGHWAY 27 AND NORTH OF HORSESHOE CREEK RD

Approximate Acreage: 1590 Acres

SECTION 3. BUSINESS IMPACT ESTIMATE. Pursuant to Section 166.041(4), Florida Statutes, the City of Davenport is required to prepare a business impact estimate for certain proposed ordinances. This proposed ordinance amends the land use designation in accordance with the owner's proposed use related to a voluntarily annexation of land into the City of Davenport. Such an amendment to the City's Plan (1) serves a public purpose by serving the public health, safety, morals, and welfare of the City, (2) has no direct negative economic impact on private, for-profit businesses in the city, (3) will not result in direct compliance costs by businesses, (4) does not impose any new charge or fee on businesses for which businesses will be financially responsible, and (5) does not create any additional municipal regulatory cost which is not recovered appropriately and lawfully by the City. Thus, it is estimated that neither residents nor any business will incur additional costs. The City does not seek to impose any additional user or regulatory fees or charges, nor are any direct compliance costs expected. The Business Impact Estimate form for this ordinance is on file with the City Clerk.

SECTION 4. Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

SECTION 5. CONFLICTS. That portion of any Ordinance which may conflict with this Ordinance is hereby repealed with the adoption of this Ordinance.

SECTION 6. EFFECTIVE DATE. This Ordinance does not become effective until 31 days after the Florida Commerce notifies the City that the plan amendment package is complete. If timely challenged, this Ordinance does not become effective until the Florida Commerce or the Administration Commission enters a final order determining the adopted amendment to comply. See Fla. Stat. 163.3184(3)(c)4 (2019). No development orders, development permits, or land uses dependent upon this

amendment, as described on the attached map of proposed land uses, may be issued or commenced before it has become effective.

INTRODUCED, PASSED AND DULY ADOPTED ON FIRST READING by the City Commission of Davenport, Florida, meeting in Regular Session this 21st day of October, 2024.

CITY OF DAVENPORT, FLORIDA

(SEAL)

By: _____
Brynn Summerlin, Mayor

Attest:

Raquel Castillo, City Clerk

INTRODUCED, PASSED AND ENACTED ON SECOND READING, by the City Commission of the City of Davenport, Florida, meeting in Regular Session, this 16th day of December, 2024.

CITY OF DAVENPORT, FLORIDA

(SEAL)

By: _____
Brynn Summerlin, Mayor

Attest:

Raquel Castillo, City Clerk

Approved as to form and legality:

Thomas Cloud, City Attorney

EXHIBIT "A"
POLK COUNTY, FLORIDA

LEGAL DESCRIPTION/Metes and bound

Parcel ID:

27-26-25-000000-011000, 27-26-26-000000-011000, 27-26-26-000000-012010, 27-26-26-000000-013010,
27-26-26-000000-014010, 27-26-27-000000-011010, 27-26-22-000000-011020, 27-26-36-000000-011010,
27-26-23-000000-022000, 27-26-24-000000-022000, 27-26-25-000000-013000, 27-26-22-000000-013010,
27-26-27-000000-021030, 27-26-27-000000-021040, 27-26-25-000000-034010

Tract 1A

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTH 1/4 CORNER OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AND RUN THENCE N89°39'43"E, ALONG THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 1,111.72 FEET TO THE SURVEY BASELINE OF COUNTY ROAD 547; THENCE ALONG SAID BASELINE, S16°13'01"W, 159.84 FEET; THENCE DEPARTING SAID BASELINE, N73°46'59"W, 27.21 FEET TO THE WESTERLY RIGHT-OF-WAY FOR COUNTY ROAD 547, BEING THE NORTHEAST CORNER OF RIGHT-OF-WAY PARCEL 232, AS RECORDED IN OFFICIAL RECORD BOOK 9308, PAGE 2093 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID RIGHT-OF-WAY PARCEL, BY THE FOLLOWING (8) EIGHT COURSES: (1) N73°46'59"W, 5.00 FEET, (2) S20°59'14"W, 334.16 FEET, (3) S16°13'01"W, 500.00 FEET, (4) S65°37'13"W, 42.90 FEET, (5) N68°46'59"W, 310.09 FEET, (6) S21°13'01"W, 5.00 FEET TO A POINT ON THE ARC OF CURVE, (6) 1066.30 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 66°46'11", SAID CURVE HAVING A RADIUS OF 915.00 FEET AND BEING SUBTENDED BY A CHORD BEARING N35°23'54"W, 1006.98 FEET TO A POINT OF TANGENCY, (8) N02°00'48"W, 18.47 FEET TO A POINT OF INTERSECTION WITH THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE N89°38'05"E, 137.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.192 ACRES, (792,423) SQUARE FEET, MORE OR LESS.

LESS COUNTY MAINTAINED RIGHT-OF-WAY FOR COUNTY ROAD 547, RECORDED IN MAINTAINED RIGHT-OF-WAY BOOK 8, PAGE 107 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THE ASSOCIATED ACREAGE THEREOF.

Tract 1B

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, AND RUN THENCE S89°35'58"W, 1101.80 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY OF ERNIE CALDWELL BLVD., PARCEL 300 PART "A", AS RECORDED IN OFFICIAL RECORD BOOK 9308, PAGE 2114 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID PARCEL 300 PART "A" BY THE FOLLOWING (8) EIGHT COURSES: (1) S01°59'38"E, 248.21 FEET, (2) S88°00'22"W, 5.00 FEET, (3) S01°59'38"E, 350.00 FEET, (4) N88°00'22"E, 20.00 FEET, (5) S01°59'38"E, 400.00 FEET, (6) S88°00'22"W, 20.00 FEET, (7) S01°59'38"E, 167.11 FEET TO A POINT OF CURVATURE, (8) 140.94, ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 07°26'33", SAID CURVE HAVING A RADIUS OF 1,085.00 FEET AND BEING SUBTENDED BY A CHORD BEARING S05°42'55"E, 140.84 FEET; THENCE DEPARTING SAID PARCEL 300 PART "A", S89°35'20"W, 302.94 FEET TO THE POINT ON THE ARC OF A CURVE; THENCE 132.38 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 05°28'34", SAID CURVE HAVING A RADIUS OF 1,385.00 FEET AND BEING SUBTENDED BY A CHORD BEARING N04°43'55"W, 132.33 FEET TO A POINT OF TANGENCY; THENCE N01°59'38"W, 1,007.49 FEET; THENCE S88°00'22"W, 21.00 FEET; THENCE N01°59'38"W, 746.08 FEET TO A POINT OF CURVATURE; THENCE 692.42 FEET, ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 66°47'22", SAID CURVE HAVING A RADIUS OF 594.00 FEET AND BEING SUBTENDED BY A CHORD BEARING N35°23'19"W, 653.88 FEET TO A POINT OF TANGENCY; THENCE N68°46'59"W, 93.29 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF COUNTY ROAD 547, SAID RIGHT-OF-WAY BEING THE EASTERLY RIGHT-OF-WAY OF ERNIE CALDWELL BLVD., PARCEL 300 PART "D", AS RECORDED IN OFFICIAL RECORD BOOK 9308, PAGE 2114 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE ALONG SAID RIGHT-OF-WAY, N16°13'01"E, 301.15 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF ERNIE CALDWELL BLVD., PARCEL 300 PART "A"; THENCE ALONG SAID SOUTH RIGHT-OF-WAY BY THE FOLLOWING (5) FIVE COURSES: (1) S68°46'59"E, 119.54 FEET TO THE POINT OF CURVATURE, (2) 1042.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 66°47'21", SAID CURVE HAVING A RADIUS OF 894.00 FEET AND BEING SUBTENDED BY A CHORD BEARING S35°23'19"E, 984.12 FEET, (3) S01°59'38"E, 446.46 FEET, (4) N88°00'22"E, 26.00 FEET, (5) S01°59'38"E, 141.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.097 ACRES, (875,413) SQUARE FEET, MORE OR LESS.

Tract 2A

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE EAST 1/4 CORNER OF SECTION 22 TOWNSHIP 26 SOUTH, RANGE 27 EAST, AND RUN THENCE ALONG THE EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22, S00°54'50"E, 1,653.93 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF PARCEL 309 AS RECORDED IN OFFICIAL RECORD BOOK 9887, PAGE 1626 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT-OF-WAY BY THE FOLLOWING (2) TWO COURSES: (1) S81°13'28"W, 310.69 FEET TO A POINT OF CURVATURE, (2) 321.70 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 47°30'20", SAID CURVE HAVING A RADIUS OF 388.00 FEET AND BEING SUBTENDED BY A CHORD BEARING S57°28'18"W, 312.57 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY OF PARCEL 300 PART "A" AS RECORDED IN OFFICIAL RECORD BOOK 9308, PAGE 2114 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THE ARC OF A CURVE; THENCE ALONG SAID EAST RIGHT-OF-WAY 276.55 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 17°07'47", SAID CURVE HAVING A RADIUS OF 925.00 FEET AND BEING SUBTENDED BY A CHORD BEARING N43°59'47"W, 275.52 FEET TO A POINT OF INTERSECTION WITH PARCEL 300 PART "C" AS RECORDED IN OFFICIAL RECORD BOOK 9308, PAGE 2114 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID PARCEL BY THE FOLLOWING (3) THREE COURSES: (1) N15°25'47"E, 339.40 FEET, (2) N23°31'38"W, 324.36 FEET, (3) S73°47'35"W, 129.64 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY OF SAID PARCEL 300 PART "A"; THENCE N01°59'38"W, 653.04 FEET TO A POINT OF INTERSECTION WITH PARCEL 300 PART "B" AS RECORDED IN OFFICIAL RECORD BOOK 9308, PAGE 2114 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID PARCEL BY THE FOLLOWING (6) SIX COURSES: (1) N73°37'09"E, 137.76 FEET, (2) N05°32'01"E, 158.99 FEET, (3) N04°07'54"W, 99.41 FEET, (4) N09°56'23"E, 71.28 FEET, (5) N35°45'33"W, 71.28 FEET, (6) N64°29'58"W, 124.78 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY OF AFOREMENTIONED PARCEL 300 PART "A"; THENCE ALONG SAID PARCEL 300 PART "A" BY THE FOLLOWING 9 COURSES: (1) N01°59'38"W, 538.73 FEET TO A POINT OF CURVATURE, (2) 14.89 FEET, ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 00°46'32", SAID CURVE HAVING A RADIUS OF 1,100.00 FEET AND BEING SUBTENDED BY A CHORD BEARING N02°22'54"W, 14.89 FEET, (3) S87°13'50"W, 10.00 FEET TO A POINT ON THE ARC OF A CURVE, (4) 490.50 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 25°46'59", SAID CURVE HAVING A RADIUS OF 1090.00 FEET AND BEING SUBTENDED BY A CHORD BEARING N15°39'40"W, 486.37 FEET, (5) N61°26'50"E, 10.00 FEET TO A POINT ON THE ARC OF A CURVE, (6) 550.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 28°38'52", SAID CURVE HAVING A RADIUS OF 1100.00 FEET AND BEING SUBTENDED BY A CHORD BEARING N42°52'36"W, 544.29 FEET, (7) N32°47'58"E, 10.00 FEET TO A POINT ON THE ARC OF A CURVE, (8) 224.39 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°34'57", SAID CURVE HAVING A RADIUS OF 1110.00 FEET AND BEING SUBTENDED BY A CHORD BEARING N62°59'31"W, 224.01 FEET, (9) N68°46'59"W, 148.65 FEET TO A POINT OF INTERSECTION WITH PARCEL 300 PART "D" AS RECORDED IN OFFICIAL RECORD BOOK 9308, PAGE 2114 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE N16°13'01"E, ALONG SAID PARCEL 325.83 FEET TO THE SOUTH LINE OF THE NORTH 20.00 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE N89°38'36"E, ALONG SAID SOUTH LINE, 338.37 FEET TO THE WEST BOUNDARY LINE OF THOSE LANDS

DESCRIBED IN OFFICIAL RECORD BOOK 1970; PAGE 2115 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE S00°44'26"E, ALONG SAID WEST BOUNDARY LINE 310.18 FEET TO THE SOUTH BOUNDARY LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF AFOREMENTIONED SECTION 22; THENCE ALONG SAID SOUTH BOUNDARY LINE, N89°38'10"E, 1,318.89 FEET TO THE EAST BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE ALONG SAID EAST BOUNDARY LINE S00°54'50"E, 1,650.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 75.787 ACRES (3,301,282 SQUARE FEET), MORE OR LESS.

Tract 2B

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN SECTIONS 22, 26 AND 27, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AND RUN THENCE ALONG THE NORTH BOUNDARY LINE OF THE NORTHWEST 1/4, N89°41'16"E, 602.32 FEET TO THE SOUTHWEST CORNER OF RIGHT-OF-WAY PARCEL 302 PART "A" OF ERNIE CALDWELL BLVD. AS RECORDED IN OFFICIAL RECORD BOOK 9308, PAGE 2114 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID PARCEL 302 PART "A" BY THE FOLLOWING TWO (2) COURSES: (1) S65°27'21"E, 31.70 FEET, (2) THENCE S62°15'03"E, 552.86 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY OF C.S.X. TRANSPORTATION RAILROAD AS SHOWN ON VALUATION MAP V.3FLA/44; THENCE ALONG SAID RAILROAD RIGHT-OF-WAY, S24°32'26"W, 2,206.85 FEET; THENCE S89°59'19"W, 1,502.15 FEET TO A POINT OF INTERSECTION WITH THE SURVEY BASELINE FOR COUNTY ROAD 547, A POLK COUNTY MAINTAINED RIGHT-OF-WAY RECORDED IN MAINTAINED RIGHT-OF-WAY BOOK 8, PAGE 107, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID SURVEY BASELINE BY THE FOLLOWING TWO (2) COURSES: (1) N00°42'59"W, 978.25 FEET; (2) N15°15'59"W, 2,014.52 FEET TO A POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTH, EAST AND NORTH BOUNDARIES OF SAID NORTH 1/2 BY THE FOLLOWING THREE (3) COURSES: (1) N89°35'20"E, 500.77 FEET, (2) THENCE N00°44'09"W, 330.38 FEET, (3) THENCE S89°35'20"W, 586.53 FEET TO A POINT OF INTERSECTION WITH THE AFOREMENTIONED SURVEY BASELINE FOR COUNTY ROAD 547; THENCE ALONG SAID SURVEY BASELINE BY THE FOLLOWING TWO (2) COURSES: (1) N15°15'59"W, 1,696.68 FEET, (2) N16°16'13"E, 525.03 FEET; THENCE DEPARTING SAID SURVEY BASELINE, S73°43'33"E, 25.10 FEET TO THE SOUTHWEST CORNER OF RIGHT-OF-WAY PARCEL 300 PART "D" OF AFOREMENTIONED OF ERNIE CALDWELL BLVD.; THENCE ALONG SAID PARCEL 300 PART "D" BY THE FOLLOWING THREE (3) COURSES: (1) S73°43'33"E, 4.00 FEET, (2) N20°22'33"E, 701.85 FEET, (3) N16°13'01"E, 9.09 FEET; THENCE S68°46'59"E, 93.29 FEET

TO A POINT ON THE ARC OF A CURVE; THENCE 692.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 66°47'22", SAID CURVE HAVING A RADIUS OF 594.00 FEET AND BEING SUBTENDED BY A CHORD BEARING S35°23'19"E, 653.88 FEET TO A POINT OF TANGENCY; THENCE S01°59'38"E, 746.08 FEET; THENCE N88°00'22"E, 21.00 FEET; THENCE S01°59'38"E, 1,007.49 FEET TO A POINT OF CURVATURE; THENCE 132.38, ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 05°28'34", SAID CURVE HAVING A RADIUS OF 1,385.00 FEET AND BEING SUBTENDED BY A CHORD BEARING S04°43'55"E, 132.33 FEET;

THENCE N89°35'20"E, 302.94 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY OF ERNIE CALDWELL BLVD., PARCEL 300 PART "A", AND THE ARC OF A CURVE; THENCE ALONG SAID WEST RIGHT-OF-WAY BY THE FOLLOWING SIX (6) COURSES: (1) THENCE 220.25 FEET ALONG THE ARC OF A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 11°37'51", SAID CURVE HAVING A RADIUS OF 1085.00 FEET AND BEING SUBTENDED BY A CHORD BEARING S15°15'07"E, 219.87 FEET, (2) N68°55'58"E, 5.00 FEET TO A POINT ON THE ARC OF A CURVE, (3) 486.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 25°46'59", SAID CURVE HAVING RADIUS OF 1080.00 FEET AND BEING SUBTENDED BY A CHORD BEARING S33°57'32"E, 481.91 FEET, (4) THENCE S43°08'59"W, 20.00 FEET TO A POINT ON THE ARC OF A CURVE, (5) 357.20 FEET ALONG THE ARC OF A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 18°36'19", SAID CURVE HAVING A RADIUS OF 1,100.00 FEET AND BEING SUBTENDED BY A CHORD BEARING S56°09'11"E, 355.63 FEET, (6) S65°27'21"E, 523.65 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF AFOREMENTIONED SECTION 22; THENCE ALONG SAID SOUTHEAST 1/4, S00°54'50"E, 287.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 183.153 ACRES, (7,978,121 SQUARE FEET), MORE OR LESS.

LESS MAINTAINED RIGHT-OF-WAY FOR COUNTY ROAD 547 AS RECORDED IN MAINTAINED RIGHT-OF-WAY BOOK 8, PAGE 107 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THE ASSOCIATED ACREAGE THEREOF.

Tract 3A

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN SECTION 26, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AND RUN THENCE N89°41'16"E, 854.50 FEET, ALONG THE NORTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 26 TO THE SURVEY BASELINE OF ERNIE CALDWELL BLVD., AS RECORDED IN OFFICIAL RECORD BOOK 9308, PAGE 2114 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE S65°27'21"E, ALONG SAID SURVEY BASELINE AND THE EXTENSION THEREOF, 1984.35 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-

WAY OF STATE ROAD 600 (U.S. HIGHWAY 17/92) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 1605; THENCE N28°24'08"E, ALONG SAID EAST RIGHT-OF-WAY, 92.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY N28°24'08"E, 859.50 FEET TO A POINT OF INTERSECTION WITH THE NORTH BOUNDARY LINE OF AFOREMENTIONED SECTION 26; THENCE ALONG SAID NORTH BOUNDARY LINE, N89°37'47"E, 242.51 FEET; THENCE S00°22'48"E, 1058.28 FEET; THENCE N65°27'21"W, 723.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.070 ACRES, (438,653 SQUARE FEET), MORE OR LESS.

Tract 3B

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN SECTION 26, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE RIGHT-OF-WAY PARCEL 304 FOR ERNIE CALDWELL BLVD., AS RECORDED IN OFFICIAL RECORD BOOK 9308, PAGE 2114 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; SAID CORNER ALSO BEING ON THE EAST RIGHT-OF-WAY OF C.S.X. TRANSPORTATION RAILROAD AS SHOWN ON VALUATION MAP V.3FLA/44; THENCE N24°32'26"E, ALONG SAID EAST RIGHT-OF-WAY, 60.72 FEET TO THE NORTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE N89°41'16"E, ALONG SAID NORTH BOUNDARY LINE, 1,279.29 FEET TO THE NORTH 1/4 CORNER OF AFOREMENTIONED SECTION 26; THENCE N89°37'47"E, ALONG THE NORTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 26, A DISTANCE OF 363.05 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY OF STATE ROAD 600, (U.S. HIGHWAY 17/92), ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 1605; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S28°24'08"W, 467.43 FEET TO THE NORTHEAST CORNER OF THE RIGHT-OF-WAY FOR ERNIE CALDWELL BLVD. PARCEL 307, AS RECORDED IN OFFICIAL RECORD BOOK 9334, PAGE 383 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID PARCEL BY THE FOLLOWING TWO COURSES: (1) N61°35'52"W, 17.00 FEET, (2) S28°24'08"W, 261.14 FEET TO A CORNER OF PARCEL 303 PART "A" ON THE RIGHT-OF-WAY FOR AFOREMENTIONED ERNIE CALDWELL BLVD.; THENCE ALONG SAID PARCEL 303 PART "A" BY THE FOLLOWING TWO (2) COURSES: (1) S28°24'08"W, 85.81 FEET, (2) N65°27'21"W, 730.11 FEET TO A POINT OF INTERSECTION WITH SAID ERNIE CALDWELL BLVD., POND 1100, PARCEL 303 PART "B"; THENCE ALONG SAID POND 1100 PARCEL BY THE FOLLOWING THREE (3) COURSES: (1) N19°58'12"E, 361.21 FEET, (2) S89°41'16"W, 565.34 FEET, (3) S24°32'39"W, 67.99 FEET TO A POINT OF INTERSECTION WITH AFOREMENTIONED PARCEL 303 PART "A"; THENCE ALONG SAID PARCEL 303 PART "A" N60°45'31"W, 68.02 FEET TO THE NORTHEAST CORNER OF AFOREMENTIONED PARCEL 304; THENCE ALONG SAID PARCEL 304, N65°27'21"W, 78.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.135 ACRES, (528,596 SQUARE FEET), MORE OR LESS.

Tract 3C

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN SECTION 26, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AND RUN THENCE N89°41'16"E, 854.50 FEET, ALONG THE NORTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 26 TO THE SURVEY BASELINE OF ERNIE CALDWELL BLVD., AS RECORDED IN OFFICIAL RECORD BOOK 9308, PAGE 2114 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE S65°27'21"E, ALONG SAID SURVEY BASELINE AND THE EXTENSION THEREOF, 1984.35 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY OF STATE ROAD 600 (U.S. HIGHWAY 17/92) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 1605; THENCE S28°24'08"W, ALONG SAID EAST RIGHT-OF-WAY, 45.20 FEET TO THE POINT OF BEGINNING; THENCE S65°27'21"E, 941.36 FEET; THENCE S27°48'00"W, 1,258.55 FEET TO A POINT OF INTERSECTION WITH THE WEST BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 4126, PAGE 1325 OF THE PUBLIC RECORDS OF POLK COUNTY; THENCE ALONG SAID LANDS BY THE FOLLOWING FOUR (4) COURSES: (1) S00°00'00"W, 521.04 FEET, (2) N41°17'02"W, 479.59 FEET, (3) N67°04'26"W, 291.42 FEET, (4) N86°04'20"W, 505.89 FEET TO A POINT OF INTERSECTION WITH THE AFOREMENTIONED EAST RIGHT-OF-WAY OF STATE ROAD 600; THENCE ALONG SAID EAST RIGHT-OF-WAY N28°24'08"E, 1,724.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 35.734 ACRES, (1,556,589 SQUARE FEET), MORE OR LESS.

Tract 3D

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN SECTION 26, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF RIGHT-OF-WAY PARCEL 304 OF ERNIE CALDWELL BLVD., AS RECORDED IN OFFICIAL RECORD BOOK 9308, PAGE 2114 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND RUN THENCE S65°27'21"E, 78.60 FEET ALONG THE SOUTH BOUNDARY OF SAID PARCEL 304 TO THE SOUTHWEST CORNER OF RIGHT-OF-WAY PARCEL 303 PART "A" OF SAID ERNIE CALDWELL BLVD.;

THENCE ALONG THE SOUTH BOUNDARY ON SAID RIGHT-OF-WAY PARCEL 303 PART "A" BY THE FOLLOWING ELEVEN (11) COURSES: (1) S71°10'24"E, 501.90 FEET, (2) S65°27'21"E, 500.50 FEET, (3) S24°32'39"W, 12.40 FEET, (4) S65°27'21"E, 25.00 FEET, (5) N24°32'39"E, 12.40 FEET, (6) S65°27'21"E, 291.50 FEET, (7) S33°42'34"E, 18.98 FEET, (8) S28°24'08"W, 260.00 FEET, (9) N61°35'52"W, 6.00 FEET, (10) S28°24'08"W, 380.00 FEET, (11) S61°35'52"E, 18.00 FEET TO THE WEST RIGHT-OF-WAY OF STATE ROAD 600 (U.S. HIGHWAY 17/92) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 1605; THENCE ALONG SAID RIGHT-OF-WAY S28°24'08"W, 1,166.95 FEET; THENCE N46°26'46"W, 268.06 FEET; THENCE N02°36'25"W, 448.15 FEET; THENCE N27°19'48"W, 223.40 FEET; THENCE N66°56'30"W, 668.00 FEET TO THE EAST RIGHT-OF-WAY OF C.S.X. TRANSPORTATION RAILROAD AS SHOWN ON VALUATION MAP V.3FLA/44; THENCE N24°32'26"E, ALONG SAID EAST RIGHT-OF-WAY 1,156.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 42.844 ACRES, (1,866,294 SQUARE FEET), MORE OR LESS.

Tract 4

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN SECTION 26, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF RIGHT-OF-WAY PARCEL 304 OF ERNIE CALDWELL BLVD., AS RECORDED IN OFFICIAL RECORD BOOK 9308, PAGE 2114 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID CORNER ALSO BEING ON THE EAST RIGHT-OF-WAY OF C.S.X. TRANSPORTATION RAILROAD AS SHOWN ON VALUATION MAP V.3FLA/44, AND RUN THENCE S24°32'26"W, 1156.95 FEET ALONG SAID EAST RIGHT-OF-WAY TO THE POINT OF BEGINNING; THENCE S66°56'30"E, 668.00 FEET; THENCE S27°19'48"E, 223.40 FEET; THENCE S02°36'25"E, 448.15 FEET; THENCE S46°26'46"E, 268.06 FEET TO THE WEST RIGHT-OF-WAY OF STATE ROAD 600 (U.S. HIGHWAY 17/92) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 1605; THENCE ALONG SAID RIGHT-OF-WAY S28°24'08"W, 494.39 FEET; THENCE N65°17'18"W, 1,268.14 FEET TO THE AFOREMENTIONED EAST RIGHT-OF-WAY OF C.S.X. TRANSPORTATION RAILROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY N24°32'26"E, 1,096.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.767 ACRES, (1,209,525 SQUARE FEET), MORE OR LESS.

Tract 5

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN SECTION 27, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AND RUN THENCE ALONG THE NORTH

BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 26, N89°41'16"E, 602.32 FEET TO THE SOUTHWEST CORNER OF RIGHT-OF-WAY PARCEL 302 PART "A" OF ERNIE CALDWELL BLVD. AS RECORDED IN OFFICIAL RECORD BOOK 9308, PAGE 2114 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID PARCEL 302 PART "A" BY THE FOLLOWING TWO (2) COURSES: (1) S65°27'21"E, 31.70 FEET, (2) THENCE S62°15'03"E, 552.87 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY OF C.S.X. TRANSPORTATION RAILROAD AS SHOWN ON VALUATION MAP V.3FLA/44; THENCE ALONG SAID RAILROAD RIGHT-OF-WAY, S24°32'26"W, 3,905.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S24°32'26"W, ALONG SAID RAILROAD RIGHT-OF-WAY, 1643.63 FEET TO A POINT OF INTERSECTION WITH THE SURVEY BASELINE FOR LEM CARNES ROAD AS RECORDED IN MAINTAINED RIGHT-OF-WAY BOOK 4, PAGE 19 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID SURVEY BASELINE, N89°53'56"W, 538.21 FEET TO A POINT OF INTERSECTION WITH THE SURVEY BASELINE FOR COUNTY ROAD 547, A POLK COUNTY MAINTAINED RIGHT-OF-WAY RECORDED IN MAINTAINED RIGHT-OF-WAY BOOK 8, PAGE 107, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID SURVEY BASELINE, N11°12'01"E, 1623.72 FEET; THENCE DEPARTING SAID SURVEY BASELINE S83°47'10"W, 910.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 26.156 ACRES, (1,139,345 SQUARE FEET), MORE OR LESS.

LESS MAINTAINED RIGHT-OF-WAY FOR COUNTY ROAD 547 AS RECORDED IN MAINTAINED RIGHT-OF-WAY BOOK 8, PAGE 107 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THE ASSOCIATED ACREAGE THEREOF.

AND LESS MAINTAINED RIGHT-OF-WAY FOR LEM CARNES ROAD AS RECORDED IN MAINTAINED RIGHT-OF-WAY BOOK 4, PAGE 19 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THE ASSOCIATED ACREAGE THEREOF.

Tract 6A

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN SECTIONS 26 AND 27, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AND RUN THENCE ALONG THE NORTH BOUNDARY LINE OF THE NORTHWEST 1/4, N89°41'16"E, 602.32 FEET TO THE SOUTHWEST CORNER OF RIGHT-OF-WAY PARCEL 302 PART "A" OF ERNIE CALDWELL BLVD. AS RECORDED IN OFFICIAL RECORD BOOK 9308, PAGE 2114 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID PARCEL 302 PART "A" BY THE FOLLOWING TWO (2) COURSES: (1) S65°27'21"E, 31.70 FEET, (2) THENCE S62°15'03"E, 552.87 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY OF C.S.X. TRANSPORTATION RAILROAD AS SHOWN ON VALUATION MAP V.3FLA/44; THENCE ALONG SAID RAILROAD RIGHT-OF-WAY, S24°32'26"W, 2,206.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S24°32'26"W, ALONG SAID

RAILROAD RIGHT-OF-WAY, 1698.37 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY N83°47'10"W, 910.83 FEET TO A POINT OF INTERSECTION WITH THE SURVEY BASELINE FOR COUNTY ROAD 547, A POLK COUNTY MAINTAINED RIGHT-OF-WAY RECORDED IN MAINTAINED RIGHT-OF-WAY BOOK 8, PAGE 107, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID SURVEY BASELINE BY THE FOLLOWING TWO (2) COURSES: (1) N11°12'01"E, 614.08 FEET, (2) N00°42'59"W, 843.75 FEET; THENCE DEPARTING SAID SURVEY BASELINE S89°59'19"W, 1,502.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.561 ACRES, (1,766,827 SQUARE FEET), MORE OR LESS.

LESS MAINTAINED RIGHT-OF-WAY FOR COUNTY ROAD 547 AS RECORDED IN MAINTAINED RIGHT-OF-WAY BOOK 8, PAGE 107 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THE ASSOCIATED ACREAGE THEREOF.

Tract 6B

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN SECTIONS 26 AND 27, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF RIGHT-OF-WAY PARCEL 304 OF ERNIE CALDWELL BLVD., AS RECORDED IN OFFICIAL RECORD BOOK 9308, PAGE 2114 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID CORNER ALSO BEING ON THE EAST RIGHT-OF-WAY OF C.S.X. TRANSPORTATION RAILROAD AS SHOWN ON VALUATION MAP V.3FLA/44, AND RUN THENCE S24°32'26"W, 2253.19 FEET ALONG SAID EAST RIGHT-OF-WAY TO THE POINT OF BEGINNING; THENCE S65°17'18"E, 1,268.14 FEET TO THE WEST RIGHT-OF-WAY OF STATE ROAD 600 (U.S. HIGHWAY 17/92) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 1605; THENCE ALONG SAID RIGHT-OF-WAY S28°24'08"W, 1,661.25 FEET; THENCE N63°29'42"W, 1,156.93 FEET TO THE AFOREMENTIONED EAST RIGHT-OF-WAY OF C.S.X. TRANSPORTATION RAILROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY, N24°32'26"E, 1,621.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 45.653 ACRES, (1,988,661 SQUARE FEET), MORE OR LESS.

Tract 7A

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN SECTION 26, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AND RUN THENCE N89°41'16"E, 854.50

FEET, ALONG THE NORTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 26 TO THE SURVEY BASELINE OF ERNIE CALDWELL BLVD., AS RECORDED IN OFFICIAL RECORD BOOK 9308, PAGE 2114 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE S65°27'21"E, ALONG SAID SURVEY BASELINE AND THE EXTENSION THEREOF, 1984.35 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY OF STATE ROAD 600 (U.S. HIGHWAY 17/92) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 1605; THENCE N28°24'08"E, ALONG SAID EAST RIGHT-OF-WAY, 92.11 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY N28°24'08"E, 859.50 FEET TO A POINT OF INTERSECTION WITH THE NORTH BOUNDARY LINE OF AFOREMENTIONED SECTION 26; THENCE N89°37'47"E, 242.51 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SECTION LINE, N89°37'47"E, 596.77; THENCE S00°07'31"W, 1330.21 FEET TO A POINT ON THE ARC OF A CURVE; THENCE 11.42 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 00°54'54", SAID CURVE HAVING A RADIUS OF 715.00 FEET AND BEING SUBTENDED BY A CHORD BEARING N64°54'49"W, 11.42 FEET; THENCE N65°27'21"W, 633.76 FEET; THENCE N00°22'48"W, 1058.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.218 ACRES, (706,436 SQUARE FEET), MORE OR LESS.

Tract 7B

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN SECTION 26, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AND RUN THENCE N89°41'16"E, 854.50 FEET, ALONG THE NORTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 26 TO THE SURVEY BASELINE OF ERNIE CALDWELL BLVD., AS RECORDED IN OFFICIAL RECORD BOOK 9308, PAGE 2114 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE S65°27'21"E, ALONG SAID SURVEY BASELINE AND THE EXTENSION THEREOF, 1984.35 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY OF STATE ROAD 600 (U.S. HIGHWAY 17/92) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 1605; THENCE S28°24'08"W, ALONG SAID EAST RIGHT-OF-WAY, 45.20 FEET; THENCE S65°27'21"E, 941.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S65°27'21"E, 425.40 FEET TO A POINT OF CURVATURE; THENCE 72.26 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 04°51'33", SAID CURVE HAVING A RADIUS OF 852.00 FEET AND BEING SUBTENDED BY A CHORD BEARING S67°53'08"E, 72.24 FEET; THENCE S00°07'31"W, 1370.19 FEET TO A POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF PARCEL 1 OF EXHIBIT "A" OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 7010, PAGE 2214 OF THE PUBLIC RECORDS OF POLK COUNTY; THENCE ALONG SAID LANDS BY THE FOLLOWING FOUR (4) COURSES: (1) S88°46'33"W, 392.27 FEET, (2) S61°22'02"W, 233.78 FEET, (3) N87°02'04"W, 441.07 FEET, (4)

N00°00'00"E, 37.35 FEET, THENCE CONTINUE N00°00'00"E 521.04 FEET; THENCE N27°48'00"E, 1258.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 30.430 ACRES, (1,325,516 SQUARE FEET), MORE OR LESS.

Tract 9

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN SECTIONS 24, 25, 26 AND 36, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA AND RUN THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 25, S00°15'17"E, 1,574.31 FEET; THENCE CONTINUE ALONG SAID EAST BOUNDARY S00°15'19"E, 3,711.41 FEET TO THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE S00°27'21"E, 5,384.91 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE ALONG THE SOUTH BOUNDARY OF SECTION 36, S89°43'57"W, 850.40 FEET TO A CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 4126, PAGE 1325 OF THE PUBLIC RECORDS OF POLK COUNTY FLORIDA; THENCE ALONG SAID LANDS BY THE FOLLOWING SIX (6) COURSES: (1) N01°41'07"W, 3,518.83 FEET, (2) N27°41'50"E, 596.59 FEET, (3) N10°35'10"W, 1,355.39 FEET TO A POINT OF INTERSECTION WITH THE SOUTH BOUNDARY LINE OF AFOREMENTIONED SECTION 25, (4) ALONG SAID SOUTH BOUNDARY, S89°17'44"W, 3,306.36 FEET, (5) N09°41'26"W, 2,519.65 FEET, (6) N75°50'03"E, 94.44 FEET TO A POINT ON THE SOUTH BOUNDARY OF THOSE LANDS DESCRIBED IN EXHIBIT "A", PARCEL 1 OF OFFICIAL RECORD BOOK 7010, PAGE 2214 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, THENCE ALONG SAID SOUTH BOUNDARY BY THE FOLLOWING SEVEN (7) COURSES: (1) N88°07'27"W, 195.48 FEET (195.44 FEET PER OFFICIAL RECORD BOOK) TO A POINT ON THE ARC OF A CURVE, (2) 192.15 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 22°01'07", SAID CURVE HAVING A RADIUS OF 500.00 FEET AND BEING SUBTENDED BY A CHORD BEARING S80°52'00"W, 190.97 FEET, (3) S69°51'27"W, 1,061.11 FEET, (4) N80°21'00"W, 138.64 FEET, (5) N63°39'48"W, 428.66 FEET, (6) N59°04'39"W, 218.53 FEET, (7) S88°46'33"W, 34.25 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, N00°07'31"E, 1,370.19 FEET TO A POINT ON THE ARC OF A CURVE; THENCE 292.72 FEET ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19°41'06", SAID CURVE HAVING A RADIUS OF 852.00 FEET AND BEING SUBTENDED BY A CHORD BEARING S80°09'28"E, 291.28 FEET; THENCE N90°00'00"E, 29.46 FEET TO A POINT OF CURVATURE; THENCE 34.12, ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 55°51'18", SAID CURVE HAVING A RADIUS OF 35.00 FEET AND BEING SUBTENDED BY A CHORD BEARING S62°04'21"E, 32.78 FEET TO THE POINT OF REVERSE CURVATURE; THENCE 233.96 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 111°42'35", SAID CURVE HAVING A RADIUS OF 120.00 FEET AND BEING SUBTENDED BY A CHORD BEARING N90°00'00"E, 198.63 FEET TO A POINT OF REVERSE CURVATURE; THENCE 34.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 55°51'18", SAID CURVE HAVING A RADIUS OF 35.00 FEET AND BEING

SUBTENDED BY A CHORD BEARING OF N62°04'22"E, 32.78 FEET TO A POINT OF TANGENCY; THENCE N90°00'00"E, 1,129.48 FEET TO A POINT OF CURVATURE; THENCE 34.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 55°51'18", SAID CURVE HAVING A RADIUS OF 35.00 FEET AND BEING SUBTENDED BY A CHORD BEARING S62°04'21"E, 32.78 FEET TO A POINT OF REVERSE CURVATURE; THENCE 233.96 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE 111°42'35", SAID CURVE HAVING A RADIUS OF 120.00 FEET AND BEING SUBTENDED BY A CHORD BEARING N90°00'00"E, 198.63 FEET TO A POINT OF REVERSE CURVATURE; THENCE 34.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 55°51'18", SAID CURVE HAVING A RADIUS OF 35.00 FEET AND BEING SUBTENDED BY A CHORD BEARING N62°04'22"E, 32.78 FEET TO A POINT OF TANGENCY; THENCE N90°00'00"E, 2,156.67 FEET TO A POINT OF CURVATURE; THENCE 34.12, ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 55°51'18", SAID CURVE HAVING A RADIUS OF 35.00 FEET AND BEING SUBTENDED BY A CHORD BEARING S62°04'21"E, 32.78 FEET TO THE POINT OF REVERSE CURVATURE; THENCE 233.96 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 111°42'35", SAID CURVE HAVING A RADIUS OF 120.00 FEET AND BENG SUBTENDED BY A CHORD BEARING N90°00'00"E, 198.63 FEET TO A POINT OF REVERSE CURVATURE; THENCE 34.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 55°51'18", SAID CURVE HAVING A RADIUS OF 35.00 FEET AND BEING SUBTENDED BY A CHORD BEARING OF N62°04'22"E, 32.78 FEET TO A POINT OF TANGENCY; THENCE N90°00'00"E, 1274.33 FEET; THENCE N00°00'00"W, 137.00 FEET; THENCE N06°59'57"E, 172.10 FEET TO A POINT OF CURVATURE; THENCE 96.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 24°41'48", SAID CURVE HAVING A RADIUS OF 222.99 FEET AND BEING SUBTENDED BY A CHORD BEARING N05°20'57"W, 95.38 FEET TO A POINT OF TANGENCY; THENCE N17°41'52"W, 226.52 FEET TO A POINT OF CURVATURE; THENCE 537.87 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 41°48'40", SAID CURVE HAVING A RADIUS OF 737.07 FEET AND BEING SUBTENDED BY A CHORD BEARING N38°36'12"W, 526.01 FEET; THENCE N30°29'28"E, 226.45 FEET TO A POINT ON THE ARC OF A CURVE; THENCE 579.19 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 136°33'57", SAID CURVE HAVING A RADIUS OF 243.00 FEET AND BEING SUBTENDED BY A CHORD BEARING N37°47'31"W, 451.50 FEET; THENCE S52°43'29"W, 73.42 FEET; THENCE S50°39'33"W, 79.46 FEET; THENCE S55°27'37"W, 54.78 FEET; THENCE S55°11'36"W, 89.19 FEET; THENCE S48°48'48"W, 79.76 FEET; THENCE S81°04'20"W, 68.49 FEET; THENCE S58°51'03"W, 60.77 FEET; THENCE S55°38'17"W, 93.78 FEET; THENCE S45°47'45"W, 77.09 FEET; THENCE S59°34'26"W, 67.37 FEET; THENCE S85°03'20"W, 29.39 FEET; THENCE N50°25'12"W, 53.25 FEET; THENCE N48°43'15"W, 43.19 FEET; THENCE N47°37'16"W, 52.88 FEET; THENCE N33°25'34"W, 43.73 FEET; THENCE N32°10'22"W, 72.31 FEET; THENCE N45°12'48"W, 76.60 FEET; THENCE N36°05'26"W, 83.77 FEET; THENCE N27°42'49"W, 71.72 FEET; THENCE N29°21'59"W, 35.96 FEET; THENCE N53°55'01"W, 50.46 FEET; THENCE N56°09'33"W, 73.20 FEET; THENCE N20°56'39"W, 38.48 FEET; THENCE N09°02'04"E, 34.61 FEET; THENCE N20°19'41"E, 25.94 FEET; THENCE N04°13'36"E, 23.19 FEET; THENCE N05°27'07"W, 39.12 FEET; THENCE N34°27'41"W, 29.45 FEET; THENCE N42°07'26"W, 43.87 FEET; THENCE N40°26'29"W, 44.70 FEET; THENCE N13°14'08"W, 36.66 FEET; THENCE N08°59'55"E, 30.92 FEET; THENCE N11°11'00"E, 19.87 FEET; THENCE N63°15'06"W, 0.44 FEET; THENCE N77°06'21"W, 51.55 FEET; THENCE N81°27'02"W, 39.80 FEET; THENCE N65°56'49"W, 37.12 FEET; THENCE N66°03'51"W, 50.00 FEET;

THENCE N50°28'38"W, 78.57 FEET; THENCE N53°16'37"W, 74.05 FEET; THENCE N39°34'12"W, 68.18 FEET; THENCE N45°23'19"W, 47.46 FEET; THENCE N40°16'10"W, 51.82 FEET; THENCE N49°09'54"W, 39.62 FEET; THENCE N25°06'36"W, 21.84 FEET; THENCE N30°26'27"W, 38.43 FEET; THENCE N42°20'17"W, 65.33 FEET; THENCE N03°54'47"E, 50.91 FEET; THENCE N45°55'55"E, 48.91 FEET; THENCE N62°56'25"E, 42.23 FEET; THENCE N70°00'36"E, 77.94 FEET; THENCE N76°33'21"E, 81.24 FEET; THENCE N75°49'48"E, 74.10 FEET; THENCE N69°44'44"E, 43.05 FEET; THENCE N59°42'58"E, 40.69 FEET; THENCE N53°34'27"E, 13.49 FEET; THENCE N00°24'23"W, 282.29 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE N89°35'09"E, 2,772.52 FEET TO A POINT OF INTERSECTION WITH THE EAST BOUNDARY OF SAID SECTION 24; THENCE ALONG SAID EAST BOUNDARY, S00°23'37"E, 1,321.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 684.962 ACRES (29,836,966 SQUARE FEET), MORE OR LESS.

Tract 10

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

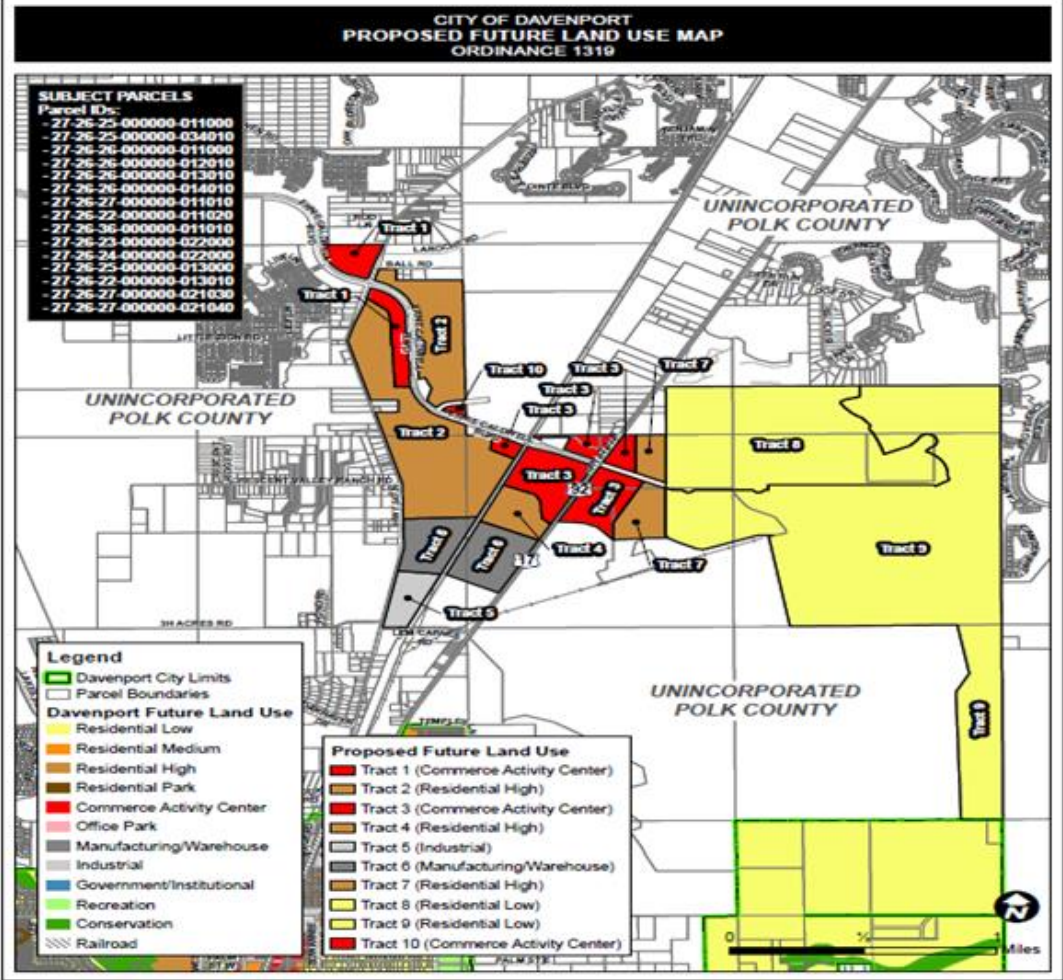
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AND RUN THENCE ALONG THE EAST BOUNDARY LINE OF THE SOUTHEAST 1/4, OF SAID SECTION 22, N00°54'50"W, 287.06 FEET TO THE SOUTHEAST CORNER OF RIGHT-OF-WAY PARCEL 300 PART "A" OF ERNIE CALDWELL BLVD. AS RECORDED IN OFFICIAL RECORD BOOK 9308, PAGE 2114 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID EAST BOUNDARY LINE N00°54'50"W, 210.43 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF SAID PARCEL 300 PART "A", BEING THE POINT OF BEGINNING; THENCE ALONG SAID PARCEL 300 PART "A" BY THE FOLLOWING THREE (3) COURSES: (1) N65°27'21"W, 433.20 FEET, (2) S24°32'39"W, 15.00 FEET TO A POINT ON THE ARC OF A CURVE, (3) 78.06 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 04°50'07", SAID CURVE HAVING A RADIUS OF 925.00 FEET AND BEING SUBTENDED BY A CHORD BEARING N63°02'17"W, 78.04 FEET TO A POINT ON THE ARC OF A CURVE, SAID POINT BEING THE SOUTHWEST CORNER OF PARCEL 309 OF ERNIE CALDWELL BLVD. AS RECORDED IN OFFICIAL RECORD BOOK 9887, PAGE 1626 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID PARCEL 309 BY THE FOLLOWING TWO (2) COURSES: (1) 213.21 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 47°20'57", SAID CURVE HAVING A RADIUS OF 258.00 FEET AND BEING SUBTENDED BY A CHORD BEARING N57°33'00"E, 207.20 FEET TO A POINT OF TANGENCY; (2) N81°13'28"E, 292.72 FEET TO A POINT OF INTERSECTION WITH THE AFOREMENTIONED EAST BOUNDARY LINE OF

SECTION 22; THENCE ALONG SAID EAST BOUNDARY LINE S00°54'50"E, 357.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.220 ACRES, (96,706 SQUARE FEET), MORE OR LESS.

EXHIBIT "B"

Location Map





Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Davenport's website by the time notice of the proposed ordinance is published.

AN ORDINANCE OF THE CITY OF DAVENPORT, FLORIDA; AMENDING THE CITY'S COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE MAP DESIGNATION FOR A PARCEL TOTALING 1590 ACRES OF PROPERTY GENERALLY LOCATED EAST OF HIGHWAY 27 AND NORTH OF HORSESHOE CREEK RD, FROM THE CLASSIFICATION OF COUNTY RESIDENTIAL MEDIUM (RM), EMPLOYMENT CENTER (EC), BUSINESS PARK CENTER 1 (BPC-1), TOURISM COMMERCIAL CENTERS (TCC), INDUSTRIAL (IND), RESIDENTIAL HIGH (RH), RESIDENTIAL LOW (RL) TO CITY COMMERCE ACTIVITY CENTER (CAC), RESIDENTIAL HIGH (RH), INDUSTRIAL (I), MANUFACTURING WAREHOUSE (MW), RESIDENTIAL LOW (RL); PROVIDING FOR A BUSINESS IMPACT ESTIMATE, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Davenport is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City of Davenport is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:

¹ See Section 166.041(4)(c), Florida Statutes.

- a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
- b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of Davenport hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

This proposed ordinance will provide City services for the applicant and will expand the City boundaries, thus serving the public health safety, morals and welfare.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Davenport, if any:
 - (a) An estimate of direct compliance costs that businesses may reasonably incur;
 - (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
 - (c) An estimate of the City of Davenport's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

Annexation does not lessen or remove any private resident or commercial business. Thus, it is estimated that neither residents nor any business will incur additional costs. The city does not seek to impose any additional user or regulatory fees or charges, nor are any direct compliance costs expected.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: *Zero (0)*

4. Additional information the governing body deems useful (if any):

City of Davenport staff solicited comments from businesses and residents in the City of Davenport as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on City of Davenport's website, public workshop, etc. The proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not affect residents or businesses.