

No Action Required
First Public Hearing



March 5, 2026 - Land Use Meeting

Subject

First Public Hearing for LDA-24-02 – Local Development Agreement for Crosswind Ranch LDA - PLN2404-0112- Quasi-Judicial - Rachel Layton, AICP, Planning Division Manager/Impact Fee Administrator, District 1

Approval of a Local Development Agreement relating to future projects within an area identified as Crosswinds Ranch to establish the terms under which the Applicant shall commit to design, engineer, permit and construction, its proportionate share of required improvements to the Manatee County thoroughfare network (the "Thoroughfare Improvements") and the Applicant shall dedicate the right-of-way required for the Thoroughfare Improvements (the "Thoroughfare ROW"). The Thoroughfare Improvements and Thoroughfare ROW are sufficient to accomplish one or more mobility improvements that will benefit a regionally significant transportation facility such that the Applicant shall be eligible for credits against the ATS Fees. Crosswind Ranch Development LLC, Landowners of 1740-acres site, has an approved Large Project Application – Planned Development Residential project. The project is generally located North of SR 62 and East of US 301 in Parrish (Manatee County). The site is made up of three project tracks subject to the following three individual zoning approvals: PDR-22-10(Z)(G) approved for up to 288 single family detached residential units; PDR-22-09(Z)(G) approved for up to 1,322 single family detached residential units; and PDMU-06-102(P)(R) approved for up to 2,048 residential units and up to 6,550 square feet of commercial. The maximum permitted heights of any residential building with the Project Site is thirty-five (35) feet.

Category

ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

Briefings

Briefing Provided Upon Request

Contact and/or Presenter Information

Rachel Layton, Division Manager and County Impact Fee Administrator, Development Services Department

Ext. 6862 Rachel.Layton@mymanatee.org

Clarke Davis, Traffic Management Deputy Director, Public Works Department

Ext. 7272 Clarke.Davis@mymanatee.org

Action Requested

No action is required at this public hearing. This is the first of two public hearings; the second public hearing is scheduled for April 23, 2026.

Enabling/Regulating Authority

Manatee County Comprehensive Plan
 Manatee County Land Development Code
 Section 163.3180(5), Florida Statute
 Sections 163.3220-163.3243, Florida Statutes

Applicable Advisory Board

N/A

Background Discussion

- Crosswind Ranch development is generally located North of SR 62 and East of US 301 in Parrish (Manatee County). The 1,740-acre site is made up of three project tracks subject to the following three individual zoning approvals:
 - PDR-22-10(Z)(G) (the “Gagne Ordinance”) and companion GDP, approved on February 16,2023, for up to 288 single family detached residential units on 123.6-acre project site;
 - PDR-22-09(Z)(G) (the “Assemblage Ordinance” aka Crosswind Ranch) and companion GDP, approved on March 23,2023, for up to 1,322 single family detached residential units on 440.9-acre project site; and
 - PDMU-06-102(P)(R) (the “Cone Ranch Ordinance”), and companion GDP, approved on August 17,2023, for up to 2,048 residential units and up to 6,550 square feet of commercial on 1,175.8-acre project site;
- On July 30 2025, the County administratively approved an administrative modification to the GDP’s, combining the Cone Ranch GDP, Assemblage GDP (aka Crosswind Ranch), and Gagne GDP into a single Master General Development Plan known and referred as Crosswind Ranch Master General Development Plan (GDP).
- The purpose of the Local Development Agreement (LDA) is to establish the terms under which the Applicant shall commit to design, engineer, permit and construct, or cause construction of, certain improvements to the Manatee County thoroughfare network, including the dedication or conveyance of the right-of-way required for such improvements. The Thoroughfare Improvements and Thoroughfare ROW are sufficient to accomplish one or more mobility improvements that will benefit a regionally significant transportation facility such that the Applicant shall be eligible for credit against the Alternative Transportation System Fees subject to the conditions set forth in the agreement.
- The cost of the design, engineering, permitting and construction of the Thoroughfare Improvements (including stormwater ponds), exclusive of the value of dedicated road right of way, for purposes of this Agreement is projected to be Nine Million Eight Hundred Fifty-Five Thousand Eight Hundred Thirty Dollars and Thirty Cents (\$9,855,830.30) based on FDOT standards (the “Projected Thoroughfare Improvements Cost”), as more particularly set forth on the Cost Estimate attached hereto as Exhibit “E”. The Thoroughfare ROW value, using standard County estimation methods and as agreed to by the Parties, is One Hundred Thousand Dollars and Zero Cents (\$100,000.00) per acre of Thoroughfare ROW or approximately Two Million One Hundred Forty Thousand Seven Hundred Twenty Dollars and Zero Cents (\$2,140,720.00), as calculated by the approximate Thoroughfare ROW acreage multiplied by \$100,000.00 (the

“Projected Thoroughfare ROW Value”). The Projected Thoroughfare Improvements Cost and the Projected Thoroughfare ROW Value are collectively referred to as the “Total Projected Thoroughfare Cost” and totals Eleven Million Nine Hundred Ninety-Six Thousand Five Hundred Fifty dollars and Thirty Cents (11,996,550.30). The Thoroughfare Improvements and Thoroughfare ROW will serve Project Site-related needs and will satisfy the requirements of Policy 2.1.2.8. for the development of Crosswind Ranch Master Plan.

- This is the first of two required public hearings, and no action is required. Staff will request County Commission action at the second public hearing, which is scheduled for April 23, 2026.

Attorney Review

Other (Requires explanation in field below) Schenk

Sarah Schenk, County Attorney, reviewed the agreement under CAO Matter No. FY25/26-0019. The agreement presented for consideration incorporates the recommended changes provided by the County Attorney's Office.

Instructions to Board Records [Emailed 3/5/2026](#)

None at this time. Further instructions will follow at the time of the second public hearing scheduled for April 23, 2026.

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A



March 5, 2026 - Land Use Meeting

Subject

Updates to Agenda - February 27, 2026

Category

ANNOUNCEMENTS

Briefings

None

Contact and/or Presenter Information

Bobbi Roy, Agenda Division Supervisor, ext 6878

Action Requested

Updates incorporated appropriately

Enabling/Regulating Authority

N/A

Applicable Advisory Board

N/A

Background Discussion

Below are agenda updates (dated 2/27/2026) for the meeting of March 5, 2026 - Land Use Meeting

J. ADVERTISED PUBLIC HEARINGS (AFFORDABLE HOUSING) - QUASI-JUDICIAL

Presentations Scheduled

2. PA-24-10 / Ordinance 06-07 fka 25-38 – Penler Lorraine CPA – Small-Scale Comprehensive Plan Map Amendment – PLN2406-0144-Quasi-Judicial-James J. McDevitt III, MURP, Development Services Team Leader-District 5 - Added
Neighborhood workshop notes and revised staff report see changes below

Transportation Link Capacity Analysis

The short-range scenario analysis indicated that the impacted roadway segment of Lorraine Road is currently operating at or above the level of service (LOS) performance standards [D at project buildout \(2028\)](#). [However, the impacted segment](#) ~~and~~ is projected to be deficient by 2031.

NEAREST THOROUGHFARE	LINK	EXISTING LOS	ADOPTED LOS	FUTURE LOS (W/O PROJECT)	FUTURE LOS (W/PROJECT)
Lorraine Road	2648	D	D	E/C*	E/C*

~~*2050 future circulation shows Lorraine Road as 4 lanes.~~

3. PDR-24-18(Z)(P) – Penler Lorraine – T Ralph Taylor JR Family Limited Partnership LLLP (Owner) – Penler Development LLC (Contract Purchaser)– PLN2406-0126 - Quasi-Judicial-James J. McDevitt III, MURP, Development Services Team Leader-District 5 - Added Neighborhood workshop notes and revised staff report see changes below

Section 3 Site Design Details (Page 8)

TRANSPORTATION

Transportation Link Capacity Analysis

The results of the traffic study, which were reviewed and accepted by the Transportation Planning Division, indicated that the impacted roadway segment is currently operating at or above the level of service (LOS) performance standards s_D and will continue to operate at LOS performance standard D at project buildout (2028). However, the impacted segment is projected to be deficient by 2031.

Section 5 Consistent with Comprehensive Plan

Policy 2.1.2.7

The PSP submitted by the applicant shows a 25.5-foot setback from the eastern property boundary, where adjacent to low density residential development. ~~Please refer to the table for nearby developments in Section 3 of this staff report.~~

The applicant will be required to pay ~~their proportionate share~~ for any improvements to public utility infrastructure due to the impact of the proposed development.

Section 6 Positive/Negative Aspects and Mitigating Measures

Mitigating Measures

- Applicant proposes a 25.5-foot setback from the eastern property boundary where adjacent to low density residential development, which greatly exceeds the minimum rear setback of 15 feet. (Planning)
- A bus stop shelter will be provided at FSP if requested either by Manatee County or the School District. (Planning)
- Project will utilize NOAA Atlas 14 rainfall data for stormwater modeling. (Stormwater Engineering)

Section 6 Stipulations

4. [NOAA Atlas 14 rainfall data shall be used for stormwater modeling.](#)

Storm Frequency	Cumulative Rainfall	Rainfall Distribution
10-year/24-hour	NOAA Atlas	14 FLMOD
25-year/24-hour	NOAA Atlas	14 FLMOD
50-year/24 hour	NOAA Atlas	14 FLMOD
100-year/24-hour	NOAA Atlas	14 FLMOD
100-year/72-hour	18 inches	FDOT-72

[50-year storm event modeling applies to thoroughfare drainage systems only.](#)

L. ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL

Presentations Upon Request

5. PDR-24-29(P) – Willow Bend Phase V – CWES XV LLC – PLN2409-0023- Quasi-Judicial-CJ Mills, Planner II - District 1 - APPLICATION HAS BEEN WITHDRAWN.

8. PDR-23-48(Z)(P) – Yort - 2351 - 2351 Rye Road LLC and Yort, LLC. (Owners) – PLN2309-0137 - Quasi-Judicial - CJ Mills, Planner II - District 1 - APPLICANT REQUESTS FOR A CONTINUANCE TO APRIL 23, 2026, AT 9:00 A.M., OR AS SOON THEREAFTER AS SAME MAY BE HEARD - Project has also been moved to presentations upon request.

Presentations Scheduled

7. First Public Hearing for LDA-24-02 – Local Development Agreement for Crosswind Ranch LDA - PLN2404-0112- Quasi-Judicial - Rachel Layton, AICP, Planning Division Manager/Impact Fee Administrator, District 1- Added Anti-Human Traffic Affidavits

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

N/A

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A



March 5, 2026 - Land Use Meeting

Subject

Updates to Agenda - March 4, 2026

Category

ANNOUNCEMENTS

Briefings

None

Contact and/or Presenter Information

Bobbi Roy, Supervisor, Agenda Division, 941-748-4501 ext. 6878,
bobbi.roy@mymanatee.org

Action Requested

Agenda items updated accordingly

Enabling/Regulating Authority

N/A

Applicable Advisory Board

N/A

Background Discussion

Below are agenda updates (dated 3/4/26) for the meeting of March 5, 2026:

ANNOUNCEMENTS

Generic Public Comments - Additional Public Comments attached.

CONSENT AGENDA

1. **Resolution R-26-028 Denying Application PDR-24-08(Z)(P) – Zipperer Rd – Mary E. Chamness, Moran Family Land LLC, and Johnathan S Sinkler (Owners) – M/I Homes Of Sarasota, LLC (Contract Purchaser) – PLN2404-0056-James J. McDevitt III, MURP, Development Services Team Leader- District 1** - Public Comment attached.

ADVERTISED PUBLIC HEARINGS - LEGISLATIVE

Presentations Scheduled

4. PA-25-13 / Ordinance 26-01 County Initiated Comprehensive Plan Text Amendment 5-1 Series - PLN2510-0080 - Legislative - Elizabeth Shulman, Senior Planner - Countywide – Updated Ordinance removing Draft Watermark from maps.

ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL

Presentations Scheduled

7. First Public Hearing for LDA-24-02 – Local Development Agreement for Crosswind Ranch LDA - PLN2404-0112- Quasi-Judicial - Rachel Layton, AICP, Planning Division Manager/Impact Fee Administrator, District 1 - Updated Maps and Aerials attached.

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

N/A

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

CROSSWIND RANCH

LOCAL DEVELOPMENT AGREEMENT

*Crosswind Ranch Development Corporation
Manatee County*

This **CROSSWIND RANCH LOCAL DEVELOPMENT AGREEMENT** (“Development Agreement” or “Agreement”) is made and entered into as of the ____ day of _____, 2026 (“**Effective Date**”), by and between **MANATEE COUNTY**, a political subdivision of the State of Florida whose address is 1112 Manatee Avenue West, Bradenton, Florida 34205, hereinafter referred to as the “**County**,” and **CROSSWIND RANCH DEVELOPMENT CORPORATION**, a Florida corporation, whose address is 4065 Crescent Park Drive Riverview, FL 33578, hereinafter referred to as the “**Applicant**.”

WITNESSETH:

WHEREAS, Applicant is the master developer of a large parcel of land located in Manatee County, Florida, generally known and referred to as “Crosswind Ranch” (the “Crosswind Ranch” or “Project Site”), a complete legal description of which is attached hereto as **Exhibit “A”**; and

WHEREAS, the legal and equitable owners of the Project Site are fully set forth on the ownership schedule attached hereto as **Exhibit “B”** (“Ownership Schedule”), and such owners collectively hold legal and equitable title to the Project Site *less* any and all lots, tracts and parcels sold and/or transferred throughout the regular course of development; and

WHEREAS, each entity holding legal and equitable ownership to the Project Site as identified on **Exhibit “B”** has joined and executed this Development Agreement and agrees to the terms set forth herein; and

WHEREAS, the County and Applicant are collectively the “Parties” to this Development Agreement; and

WHEREAS, the Project Site has a Future Land Use Classification, per the Manatee County Comprehensive Plan (“Comprehensive Plan”), of Urban-Fringe-3 (“UF-3”); and

WHEREAS, the Project Site is made up of three Manatee County project tracts subject to three individual Manatee County zoning approvals. The three project tracts are commonly known

and referred to as Cone Ranch, Assemblage and Gagne, and are geographically depicted on **Exhibit “C”** (the “Project Map”) attached hereto and incorporated herein by reference; and

WHEREAS, on February 16, 2023, Manatee County Ordinance PDR-22-10(Z)(G) (the “Gagne Ordinance”), in relevant part, codified approval for the development of up to 288 single family detached residential units via a General Development Plan (the “Gagne GDP”) on a portion of the Project Site; and

WHEREAS, on March 23, 2023, Manatee County Ordinance PDR-22-09(Z)(G) (the “Assemblage Ordinance”), in relevant part, codified approval for the development of up to 1,322 single family detached residential units via a General Development Plan (the “Assemblage GDP”) on a portion of the Project Site; and

WHEREAS, on August 17, 2023, Manatee County Ordinance PDMU-06-102(P)(R) (the “Cone Ranch Ordinance”), in relevant part, codified approval for the development of up to 2,048 residential units (including single family detached, single family semi-detached and single family attached) and up to 6,550 square feet of commercial via a General Development Plan (the “Cone Ranch GDP”) on a portion of the Project Site; and

WHEREAS, on September 11, 2025, County approved an administrative modifications to the GDP’s, combining the Cone Ranch GDP, Assemblage GDP, and Gagne GDP into a single Master General Development Plan known and referred to as the “Crosswind Ranch GDP;” and

WHEREAS, for purposes of this Development Agreement, Cone Ranch, Gagne and Assemblage shall be collectively referred to as “Crosswind Ranch” or “Project Site,” and the Gagne Ordinance, Assemblage Ordinance and Cone Ranch Ordinance shall be collectively referred to as the “Zoning Approvals”; and

WHEREAS, because portions of the Crosswind Ranch are located east of the Future Development Area Boundary, Applicant is required to enter into this Development Agreement, pursuant to Comprehensive Plan Policy 2.1.2.8. (“Policy 2.1.2.8.”), that addresses the construction and timing of roadways and utility infrastructure needed for that area to be developed; and

WHEREAS, Applicant submitted to the County the following three Transportation Impact Analyses detailing traffic impacts from the proposed build-out of each project within Crosswind Ranch:

1. Cone Ranch Traffic Impact Analysis prepared by Kimley Horn dated October 2022, reviewed and approved by the County on June 14, 2023 (“Cone Ranch TIA”); and
2. Gagne Traffic Impact Analysis prepared by VIBEENGINEERING, INC. dated October 2022, reviewed and approved by the County on January 19, 2023 (“Gagne TIA”); and
3. Assemblage Traffic Impact Analysis prepared by VIBEENGINEERING, INC. dated October 2022, reviewed and approved by the County (“Assemblage TIA”).

WHEREAS, on or about July 30, 2025, the County issued a Certificate of Level of Service for Crosswind Ranch, CLOS-25-043 with an expiration date of July 30, 2028 (the “Crosswind Ranch CLOS”). The Crosswind Ranch CLOS identifies certain off-site concurrency-related improvements directly attributed to the collective development impacts, as more particularly set forth in the Crosswind Ranch Transportation Analysis; and

WHEREAS, pursuant to Section 163.3180(5)(h)1.c, Florida Statutes, the applicant for a development agreement may satisfy the transportation concurrency requirements and, thus, be issued a Certificate of Level of Service for the project subject to such development agreement; and

WHEREAS, since the effective dates of the Zoning Approvals and the approvals of the above CLOS’s, County has repealed transportation concurrency and has implemented the Alternative Transportation System (“ATS”) consistent with F.S. § 163.3180(5)(i) that is applied in place of transportation concurrency to enable development to mitigate the transportation impacts resulting from site plan approvals, plat approvals, final subdivision approvals, building permits, or the functional equivalent of such approvals and from which revenue shall be used to implement the needs of the local government’s plan which serves as the basis for the fee imposed. Accordingly, the concurrency-related transportation improvements identified in the above referenced CLOS’s are no longer a requirement for development of Crosswind Ranch; and

WHEREAS, it is the intent of Applicant, in good faith, to enter into this binding Development Agreement whereby Applicant shall commit to design, engineer, permit and construct, or cause construction of, certain improvements to the Manatee County thoroughfare network (the “Thoroughfare Improvements”) and Applicant shall dedicate the right-of-way required for the Thoroughfare Improvements (the “Thoroughfare ROW”). The Thoroughfare Improvements and Thoroughfare ROW are sufficient to accomplish one or more mobility

improvements that will benefit a regionally significant transportation facility such that the Applicant shall be eligible for a credit against the Alternative Transportation System Fees subject to the conditions set forth herein; and

WHEREAS, pursuant to Section 163.3220, Florida Statutes, *et seq.*, the County is authorized to enter into this Development Agreement; and

WHEREAS, the first and second required public hearings regarding this Development Agreement were held by the Manatee County Board of County Commissioners (the “Board”) on _____, 2026, and _____, 2026, at which time the Board found this Development Agreement to be consistent with the Comprehensive Plan and the LDC and authorized the Chairman to execute the Development Agreement on behalf of Manatee County.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the Parties agree as follows:

1. **Recitals True and Correct.** The Recitals set forth above are true and correct and incorporated herein by reference as if fully set forth herein.

2. **Description of the Development.** The Project Site shall be developed consistent with the Zoning Approvals with the following development uses and densities (and in the case of commercial uses, square footage):

- a. Cone Ranch: 2,048 residential units; 6,550 square feet of commercial; maximum building height of two stories (residential and commercial).
- b. Gagne: 288 residential units; maximum building height of two stories.
- c. Assemblage: 1,322 residential units; maximum building height of two stories.

3. **Ownership of Land subject to Development Agreement.** A legal description of the land subject to this Development Agreement (i.e., the Crosswind Ranch) is attached hereto as **Exhibit “A.”** The current legal and equitable owners of the Crosswind Ranch are listed on the Schedule of Owners attached hereto on **Exhibit “B.”** Individually platted lots for the sale (or previously sold) to third party homebuyers are specifically excluded from this Development Agreement and are not subject to any obligations set forth herein.

4. **Definitions.** As used in this Development Agreement, the following words, terms, and phrases shall have the meanings ascribed to them here:

(A) “Concurrency Requirements”: shall mean the dedication or conveyance of lands for public purposes and/or the design and construction of improvements to public facilities (and the payment of proportionate share mitigation in connection therewith) that the Applicant must provide to meet the concurrency requirements of the LDC, the Comprehensive Plan, and Section 163.3180, Florida Statutes.

(B) “County Administrator”: shall mean the County Administrator or his/her designee.

(C) “Crosswind Ranch Transportation Analyses”: shall mean the following three Transportation Impact Analyses:

- a. Cone Ranch TIA: Traffic Impact Analysis prepared by Kimley- Horn dated October 2022, reviewed and approved by the County on or about June 14, 2023
- b. Gagne TIA: Traffic Impact Analysis prepared by VIBEngineering, Inc. dated October 2022, reviewed and approved by the County on or about January 19, 2023.
- c. Assemblage TIA: Traffic Impact Analysis prepared by VIBEngineering, Inc. dated October 2022, reviewed and approved by the County.

5. **Description of Public Facilities.** The following public facilities and services will serve the Crosswind Ranch:

(A) Potable Water: Provided Applicant constructs the Potable Water Improvements pursuant to **Section 8** below, as required by Policy 2.1.2.8., the County will provide potable water to Crosswind Ranch in sufficient quantity to serve Crosswind Ranch, as and when actually constructed, via transmission lines and related facilities to be constructed by the Applicant.

(B) Sanitary Sewer: Provided Applicant constructs the Wastewater Improvements pursuant to **Section 8** below, as required by Policy 2.1.2.8., the County will provide sanitary sewer service to Crosswind Ranch in sufficient quantity to serve Crosswind Ranch, as and when actually constructed, via transmission lines and related facilities to be constructed the Applicant.

(C) Solid Waste: The County or its licensee(s) will provide Solid Waste Management Services to the Project Site to serve Crosswind Ranch, as and when actually constructed, via facilities which are already in place.

(D) Recreation/Open Space: Although additional open space and recreational facilities may be provided with Crosswind Ranch as individual projects are later approved, Crosswind Ranch will meet concurrency requirements for recreation/open space and will not result in degradation of the adopted level of service due to facilities currently in place.

(E) Storm Water Management: With Applicant's design and construction of the proposed storm water management facilities on the Project Site in compliance with Section 801 of the LDC, or as otherwise approved by the County, sufficient to meet County development standards and Southwest Florida Water Management District (SWFWMD) regulations, Crosswind Ranch will meet concurrency requirements for stormwater and will not result in degradation of the adopted level of service.

(F) Transportation: With Applicant's construction of transportation facilities as described in **Section 6** hereof, Crosswind Ranch will meet the requirements of Policy 2.1.2.8. for transportation.

6. Improvements to Manatee County Thoroughfare System.

(A) Thoroughfare Improvements/Thoroughfare ROW. Applicant shall construct, or cause to be constructed, or in the case of (ix) Thoroughfare ROW below, shall dedicate or cause to be dedicated, the following improvements (collectively "Thoroughfare Improvements"):

- (i) Spencer Parrish Road/SR 62 Intersection. Design, engineer, permit, and construct an eastbound left turn lane and westbound right turn lane at the intersection of Spencer Parrish Road and SR 62 (the "Spencer Parrish/SR62 Intersection").
(completed)
- (ii) Spencer Parrish Road/SR 62 Intersection Control. Prior to the final plat approval for single family units that allows for the construction of the 550th unit within Crosswind Ranch with direct access to Spencer Parrish Road, an Intersection Control Evaluation Analysis ("Intersection Analysis") shall be conducted for the Spencer Parrish Road/SR 62 intersection. In the event an intersection control is not warranted at the time of the first Intersection Analysis, an Intersection Analysis shall be conducted prior to each subsequent final plat approval within Crosswind Ranch with direct access to Spencer Parrish Road. If, based on the findings of any such Intersection Analysis, Manatee County and/or FDOT, as applicable,

determines an intersection control is required, the intersection control shall be constructed, or appropriate alternate mitigation provided, prior to the issuance of the Certificate of Occupancy for the unit that warrants the intersection control, as determined by the Intersection Analysis. At such time that intersection control warrants are met or the project is built-out, no further Intersection Analysis shall be required for the Spencer Parrish Road/SR 62 intersection.

- (iii) Spencer Parrish Road Segment 1. Design, engineer, permit, and construct Spencer Parrish Road as a four lane thoroughfare as depicted on **Exhibit “D”** as “Spencer Parrish Road Segment 1”. (**completed**)
- (iv) Spencer Parrish Road Segment 2 and 3. Design, engineer, permit, and construct the outside two lanes of Spencer Parrish Road for the future four laning of Spencer Parrish Road as depicted on **Exhibit “D”** as “Spencer Parrish Road Segment 2” and “Spencer Parrish Road Segment 3”.
- (v) Ranch Oak PKWY/SR 62 Intersection. Design, engineer, permit, and construct an eastbound left turn lane at the intersection of Ranch Oak Parkway (f/k/a Keen Road) and SR 62 (the “Ranch Oak/SR 62 Intersection”).
- (vi) Ranch Oak PKWY/SR 62 Intersection Control. Prior to the final plat approval for single family units that allows for the construction of the 1,346th unit within Crosswind Ranch with direct access to Ranch Oak PKWY, an Intersection Control Evaluation Analysis (“Intersection Analysis”) shall be conducted for the Ranch Oak PKWY/SR 62 intersection. In the event an intersection control is not warranted at the time of the first Intersection Analysis, an Intersection Analysis shall be conducted prior to each subsequent final plat approval within Crosswind Ranch. If, based on the findings of any such Intersection Analysis, Manatee County and/or FDOT, as applicable, determines an intersection control is required, the intersection control shall be constructed, or appropriate alternate mitigation provided, prior to the issuance of the Certificate of Occupancy for the unit that warrants the intersection control, as determined by the Intersection Analysis. At such time that intersection control warrants are met or the project is built-out, no further Intersection Analysis shall be required for the Ranch Oak PKWY/SR 62 intersection.

- (vii) Ranch Oak PKWY Segment 1. Design, engineer, permit, and construct the Ranch Oak PKWY as a two lane thoroughfare as depicted on **Exhibit “D”** as “Ranch Oak PKWY Segment 1”. Notwithstanding the foregoing, the Applicant may construct Ranch Oak PKWY as a four-lane roadway at their own cost.
- (viii) Ranch Oak PKWY Segment 2 and 3. Design, engineer, permit, and construct the Ranch Oak PKWY as a two lane thoroughfare as depicted on **Exhibit “D”** as “Ranch Oak PKWY Segment 2” and “Ranch Oak PKWY Segment 3”. Notwithstanding the foregoing, the Applicant may construct Ranch Oak PKWY as a four-lane roadway at their own cost.
- (ix) Thoroughfare ROW:
 - a. Dedicate 120 feet of right of way (approximately 18.84+/- total acres) for Spencer Parrish Road from SR 62 to the north-east Crosswind Ranch boundary as generally depicted on **Exhibit “D”** (only 58% of which is considered Thoroughfare ROW, or 10.9272 acres); and
 - b. Dedicate 100 feet of right of way (approximately 20.96+/- total acres) for Ranch Oak PKWY from SR 62 to the northern Crosswind Ranch boundary as generally depicted on **Exhibit “D”** (only 50% of which is considered Thoroughfare ROW, or 10.48 acres).

The projected cost of the design, engineering, permitting and construction of the Thoroughfare Improvements (including stormwater ponds), exclusive of the value of dedicated road right of way, for purposes of this Development Agreement, is **Nine Million Eight Hundred Fifty-Five Thousand Eight Hundred Thirty Dollars and Thirty Cents (\$9,855,830.30)** based on FDOT standards (the “Projected Thoroughfare Improvements Cost”), as more particularly set forth on the Cost Estimate attached hereto as **Exhibit “E”**. The Thoroughfare ROW value, using standard County estimation methods and as agreed to by the Parties, is One Hundred Thousand Dollars and Zero Cents (\$100,000.00) per acre of Thoroughfare ROW or approximately **Two Million One Hundred Forty Thousand Seven Hundred Twenty Dollars and Zero Cents (\$2,140,720.00)**, as calculated by the approximate Thoroughfare ROW acreage multiplied by \$100,000.00 (the “Projected Thoroughfare ROW Value”). The Projected Thoroughfare Improvements Cost and the Projected Thoroughfare ROW Value are collectively referred to as the “Total Projected

Thoroughfare Cost” and totals **Eleven Million Nine Hundred Ninety-Six Thousand Five Hundred Fifty Dollars and Thirty Cents (\$11,996,550.30)**.

(B) Construction and Dedication Timing. Applicant shall timely begin the design and permitting of the Thoroughfare Improvements and shall continue with the permitting and construction thereafter to diligently pursue substantial completion for each project as follows:

- a. Spencer Parrish Road/SR 62 Intersection: **COMPLETED**
- b. Spencer Parrish Road/SR 62 Intersection Control: Applicant shall complete an Intersection Analysis as set forth in Section 6.(B) above.
- c. Spencer Parrish Road Segment 1: **COMPLETED**
- d. Spencer Parrish Road Segments 2 and 3: shall be designed, engineered and constructed concurrently with adjacent future phases of the development as needed for access. At buildout of the Cone Ranch project, Spencer Parrish Road shall be constructed completely through the project as generally depicted on **Exhibit “D”**.
- e. Ranch Oak PKWY/SR 62 Intersection: shall be designed, engineered and constructed concurrently with the first phase of the Assemblage project.
- f. Ranch Oak PKWY/SR 62 Intersection Control: Applicant shall complete an Intersection Analysis as set forth in Section 6.(B) above.
- g. Ranch Oak PKWY Segment 1: shall be constructed concurrently with the first phase of the Assemblage project.
- h. Ranch Oak PKWY Segment 2 and Segment 3: shall be constructed concurrently with adjacent future phases of the development as needed for access. At buildout of the Cone Ranch project, Ranch Oak PKWY shall be constructed completely through the project as generally depicted on **Exhibit “D”**.

The foregoing deadlines are subject to reasonable extensions for events beyond the control of Applicant, including but not limited to FDOT permitting approval timing for improvements affecting state roads. Provided Applicant diligently pursues such construction, failure to meet the target date shall not be a breach of this Development Agreement. Upon completion of each phase of the Thoroughfare Improvements, Applicant shall dedicate the applicable Thoroughfare Improvements and Thoroughfare ROW to the County.

(C) Stormwater Ponds. In this Development Agreement, any reference to the construction of a roadway as part of the Thoroughfare Improvements shall include the construction of stormwater ponds required by such roadway improvement. Likewise, in this Development Agreement, any reference to dedication of right of way as part of the Thoroughfare Improvements is intended to also include the dedication of the necessary public flowage and retention easement to the County over any stormwater pond constructed with the roadway. Such easement shall be in a form generally used in the past by the County, including the right of Applicant to relocate or expand the stormwater pond at its sole expense provided its function is maintained. The stormwater ponds and conveyance systems required by Spencer Parrish Road and Ranch Oak PKWY within the Project Site shall be sized in order to serve the roadways upon build-out of the roadways.

(D) Site-Related Improvements. This Development Agreement does not govern the construction or dedication of all site-related improvements for the Crosswind Ranch. Such other site-related improvements shall be constructed and dedicated pursuant to and in accordance with the County's LDC and Comprehensive Plan.

7. **Alternative Transportation System Fee Credit.**

(A) ATS Fee Credit – Thoroughfare Improvements. Applicant is entitled to ATS Fee Credits for the actual costs incurred by Applicant for the design, engineering, permitting and construction of the Thoroughfare Improvements identified in **Sections 6** hereof, subject to the following conditions:

- (i) Spencer Parrish Road/SR 62 Intersection. The County shall award ATS Fee Credits to Applicant for one hundred percent (100%) of the actual costs incurred by Applicant for the design, engineering, permitting and construction of the Spencer Parrish Road/SR 62 Intersection. Although the initial cost estimate for the Spencer Parrish Road/SR 62 Intersection is attached as **Exhibit “E”**, the credit amount shall be adjusted as necessary to equal one hundred percent (100%) of the actual improvement costs of the Spencer Parrish Road/SR 62 Intersection incurred by Applicant.
- (ii) Ranch Oak PKWY/SR 62 Intersection. The County shall award ATS Fee Credits to Applicant for one hundred percent (100%) of the actual costs incurred by Applicant for the design, engineering, permitting and construction of the Ranch Oak PKWY/SR 62 Intersection. Although the initial cost estimate for the Ranch

Oak PKWY/SR 62 Intersection is attached as **Exhibit “E”**, the credit amount shall be adjusted as necessary to equal one hundred percent (100%) of the actual improvement costs of the Ranch Oak PKWY/SR 62 Intersection incurred by Applicant.

- (iii) Spencer Parrish Road/SR 62 Intersection Control. The County shall award ATS Fee Credits to Applicant for one hundred percent (100%) of the actual costs incurred by Applicant for the design, engineering, permitting and construction of the Spencer Parrish Road/SR 62 Intersection Control. Although the initial cost estimate for the Spencer Parrish Road/SR 62 Intersection Control is attached as **Exhibit “E”**, the credit amount shall be adjusted as necessary to equal one hundred percent (100%) of the actual improvement costs of the Spencer Parrish Road/SR 62 Intersection Control incurred by Applicant.
- (iv) Ranch Oak PKWY/SR 62 Intersection Control. The County shall award ATS Fee Credits to Applicant for one hundred percent (100%) of the actual costs incurred by Applicant for the design, engineering, permitting and construction of the Ranch Oak PKWY/SR 62 Intersection Control. Although the initial cost estimate for the Ranch Oak PKWY/SR 62 Intersection Control is attached as **Exhibit “E”**, the credit amount shall be adjusted as necessary to equal one hundred percent (100%) of the actual improvement costs of the Ranch Oak PKWY/SR 62 Intersection Control incurred by Applicant.
- (v) Spencer Parrish Segment 1. The County shall award ATS Fee Credits to Applicant for fifty-eight percent (58%) of the actual costs incurred by Applicant for the design, engineering, permitting and construction of the Spencer Parrish Road Segment 1. Although the initial cost estimate for the Spencer Parrish Improvements is attached as **Exhibit “E”**, the credit amount shall be adjusted as necessary to equal fifty-eight percent (58%) of the actual improvement costs of the Spencer Parrish Road Segment 1 incurred by Applicant.
- (vi) Spencer Parrish Segment 2 and 3. The County shall award ATS Fee Credits to Applicant for forty-one percent (41%) of the actual costs incurred by Applicant for the design, engineering, permitting and construction of the Spencer Parrish Road Segments 2 and 3. Although the initial cost estimate for the Spencer Parrish Road

Segments 2 and 3 is attached as **Exhibit “E”**, the credit amount shall be adjusted as necessary to equal forty-one percent (41%) of the actual improvement costs of the Spencer Parrish Road Segments 2 and 3 incurred by Applicant.

- (vii) Ranch Oak PKWY Segment 1, 2 and 3. The County shall award ATS Fee Credits to Applicant for added cost necessary to improve Ranch Oak PKWY from a two-lane local roadway to a two-lane thoroughfare roadway. As more fully detailed on the Cost Estimate attached hereto as **Exhibit “E,”** if the Applicant elects to 4-lane Ranch Oak Parkway, or any segment thereof, the County shall award ATS Fee Credits equal to 42% (rounded down) of the actual improvement costs for the base, sub base, asphalt and drainage of said segment of Ranch Oak Parkway. If the Applicant elects to 2-lane Ranch Oak Parkway, or any segment thereof, the County shall award ATS Fee Credits equal to 56% (rounded down) of the actual improvement costs for the base, sub base, asphalt and drainage of said segment of Ranch Oak Parkway. As Ranch Oak Parkway will be constructed in three segments, the application for ATS Fee Credits may be submitted in three separate applications as each segment is completed and accepted by the County..

(B) ATS Fee Credit – Thoroughfare ROW Value. Applicant is entitled to ATS Fee Credits for the value of the Thoroughfare ROW, subject to the following conditions:

- (i) County shall award ATS Fee Credits to Applicant for the fair market value of the Thoroughfare ROW, calculated as the Thoroughfare ROW multiplied by the fair market value of the right of way for Spencer Parrish Road and Ranch Oak PKWY, which is agreed by the Parties to be One Hundred Thousand Dollars and Zero Cents (\$100,000.00) per acre of Thoroughfare ROW, currently estimated at Two Million One Hundred Forty Thousand Seven Hundred Twenty Dollars and Zero Cents (\$2,140,720.00) (21.4072 acres @ \$100,000/acre). The actual credit amount shall be adjusted as needed based on final ROW acreage calculation.

(D) Granting and Use of ATS Fee Credit. The County’s impact fee administrator shall award such ATS Fee Credits pursuant to Section 1106 of the LDC. Such ATS Fee Credits may be used, transferred, or assigned in whole or in part in accordance with Section 1106 of the LDC, as such Section 1106 is written on the Effective Date as described below herein. Applicant shall be

eligible to use the ATS Fee Credit granted pursuant to this Agreement in the form of a refund from the County in accordance with Section 1106.2 of the LDC.

8. **Utility Connections.**

(A) **Connection to the County Potable Water System.** Connection to the County potable water system is required pursuant to the Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of Applicant. To the extent such water lines are creditable under the LDC and provided that if upsizing of the lines is requested by the County, Applicant and the County shall enter into a participation agreement applicable to the design and construction of certain off-site extension of lines, as provided for herein. Such off-site extension shall be constructed in accordance with Section 2-31-05 of the Manatee County Code of Ordinances, unless otherwise authorized herein. Applicant shall design, permit, construct and place into service a 12” potable water main along SR 62 from the existing terminus of such potable water main west of the Project Site to the Project Site at Ranch Oak PKWY, (the “Water Main Extension”). To the extent the Water Main Extension exceeds the needs of the Project, Applicant and the County shall enter into a participation agreement applicable to the design and construction of the Water Main Extension and any award of reimbursement therefore, if applicable.

(B) **Connection to County Wastewater System.** Connection to the County wastewater system is required pursuant to the Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of Applicant, provided that (i) Applicant may be entitled to utility Facility Investment Fee (hereinafter “FIF”) credits as provided for herein, and (ii) Applicant and the County shall enter into a participation agreement applicable to the design and construction of certain off-site extension of lines, as provided for herein. Such off-site extension shall be constructed in accordance with Section 2-31-05 of the Manatee County Code of Ordinances, unless otherwise authorized herein. Applicant shall design, permit, construct and place into service a connection to the County’s wastewater system for Crosswind Ranch consistent with the County’s North County Wastewater System Master Plan, to include the extension of the 16-inch force main along SR 62 from the existing terminus of such force main west of the Project Site to the Project Site at Ranch Oak PKWY (the “Sewer Line Extension”) as required by the Master Plan. To the extent the Applicant is eligible for Facility Investment Fee Credit and/or reimbursement for building the

Sewer Line Extension in accordance with the Master Plan, Applicant and the County shall enter into a participation agreement applicable to the design and construction of the Sewer Line Extension and the award of facility investment fee credits and/or reimbursement therefore.

(C) Reservation of Utility Capacity. Provided Applicant designs, permits, constructs and places into service the Sewer Line Extension and the Water Main Extension according to the adopted master plan, at the time of approval for each Final Site Plan (“FSP”) within Crosswind Ranch, the County shall ensure adequate plant and line capacity for potable water and sanitary sewer is available to serve the units approved with each FSP so that the FSP approvals will not be delayed or withheld due to potable water or sanitary sewer capacity. A CLOS for potable water and sanitary sewer will be issued with each FSP approval within Crosswind Ranch (“Utility Reservation”). In the event the County adopts a Utility Extension Fee allowing for the extension of the Utility Reservation, the Applicant may extend the expiration date of the Utility Reservation pursuant to the terms of any such Utility Extension Fee adopted by the County.

9. **CLOS.** On July 30, 2025, the County issued a Certificate of Level of Service for Crosswind Ranch, CLOS-25-043 with an expiration date of July 30, 2028 (the “Crosswind Ranch CLOS”) for traffic circulation, mass transit, drainage, solid waste and parks for 3,658 residential units and 6,550 square feet of commercial. As further consideration for the improvements set forth is Section 6 hereof, and upon the execution of this Development Agreement, County shall extend the Crosswind Ranch CLOS seven (7) years from the Effective Date of this Development Agreement.

10. **Extension of CLOS.** Applicant or Owner (defined below) may extend the expiration date of the Crosswind Ranch CLOS for any units of the Development not platted as of the expiration date of the Crosswind Ranch CLOS for up to an additional seven (7) years by paying the County an “Extension Fee”, which may be paid by a waiver of ATS Fee Credit, or as otherwise permitted by law. The Extension Fee shall be due and payable at least sixty (60) days prior to the then existing CLOS expiration date and calculated at the rate of \$100 per unplatted residential unit per year of extension for any such units to which such extension of the CLOS applies. Any such extension shall not exceed seven (7) years from the expiration date of the CLOS at the time of such extension. The right to obtain an extension of the CLOS shall be conditioned upon Applicant complying with the terms of this Development Agreement and providing the County written notice of the requested extension, a statement as to the number and type of residential units for which the

extension is requested, and timely payment of the Extension Fee, which may include a waiver of ATS Fee Credit. Any CLOS not properly extended as permitted herein shall terminate at its then date of expiration.

11. **Assignment.** County specifically agrees that Applicant may assign the rights and obligations to construct some or all of the Thoroughfare Improvements to a subsequent property owner, developer, or assignee without the County's prior consent. In such event, the Home Builder Developer that constructs the Thoroughfare Improvement (or phase thereof) and incurs the cost of such improvement, shall be entitled to the applicable credits for such improvements in accordance with the terms of this Development Agreement. Applicant shall provide written notice to the County Representative within ten (10) business days if any portion of this Agreement is assigned and provide proper documentation of such assignment.

12. **Concurrency Findings.** The Board, on _____, 2026, found that the concurrency requirements of the Comprehensive Plan and LDC will be met for the Development regarding the facilities and services described in **Section 5**, provided the terms and conditions of this Development Agreement are undertaken and performed by Applicant.

13. **Consistency with Comprehensive Plan.** The Board, on _____, 2026, specifically found that this Development Agreement is consistent with the County's Comprehensive Plan (specifically including Policy 2.1.2.8) and LDC, provided that Applicant performs all obligations accruing under the terms of this Development Agreement, including without implied limitation the construction of the improvements described in **Section 6** and **Section 8** hereof.

14. **Permits Required.** The following is a description of all local development permits approved or needed to be approved for the Project Site:

- Zoning application;
- Preliminary Site Plan application;
- One or more Final Site Plan application(s);
- One or more Final Plat application(s);
- One or more application(s) for Specific Approval in accordance with the requirements of the LDC;

- One or more Access and Driveway Permit(s);
- One or more Construction Plan approval(s);
- One or more Building Permit application(s); and
- One or more Certificate(s) of Occupancy or of Completion.

15. **Omission from Development Agreement.** The failure of this Development Agreement to address a particular permit, condition, term, or restriction shall not relieve Applicant of the necessity of complying with the law, including without implied limitation the applicable provisions of the County's Comprehensive Plan or LDC, governing said permitting requirements, conditions, terms, or restrictions.

16. **Disclaimer of Joint Venture.** The Parties represent that by the execution of this Development Agreement it is not the intent of the Parties that this Development Agreement be construed or deemed to represent a joint venture or common undertaking between any of the Parties, or any of the Parties individually with any third party. While engaged in carrying out and complying with the terms of this Development Agreement, Applicant is an independent principal and not a contractor for or an officer or employee of the County. Applicant shall not at any time or in any manner represent that it or any of its agents or employees are employees of County.

17. **Successors in Interest.** The burdens of this Development Agreement shall be binding upon, and the benefits shall inure to, all successors in interest to the Parties to the Development Agreement including all mortgagees to the Parties to this Development Agreement. Notwithstanding anything in this Development Agreement to the contrary, the County shall have no responsibility or liability for any obligations of Applicant under this Development Agreement, and the County does not assume any obligations to or for Applicant.

18. **Amendments:** All amendments to this Development Agreement, including any such amendments extending the term of the Development Agreement, shall be ineffective unless reduced to writing and executed by the County and Applicant, in accordance with requirements of Section 348, LDC, and Sections 163.3237 and 163.3229, Florida Statutes.

19. **Applicable County Ordinances and Codes:** In accordance with Section 163.3233, Florida Statutes, and Section 348, LDC, the County's codes, policies, and ordinances governing the development of the Development that are in effect upon the Effective Date of this Agreement, shall govern the development of the Development for the duration of this

Development Agreement. Prior to the termination of this Development Agreement in accordance with **Section 29** hereof, the County may apply codes, policies, and ordinances adopted subsequent to the execution hereof to the Development only if County has held a public hearing and made the determinations required by the above-cited Florida Statute and LDC provision.

20. **Recording of this Agreement:** The Clerk of the Circuit Court of Manatee County, as Clerk to the Board of County Commissioners (the “Clerk”) shall record this Development Agreement in the Public Records of Manatee County, Florida, no later than fourteen (14) days after the execution of this Development Agreement by the Parties. The Applicant shall bear the expense of recording this Development Agreement.

21. **Applicable Law and Venue.** This Development Agreement shall be construed, and the rights and obligations of the Parties hereunder shall be determined, in accordance with the laws of the State of Florida. Venue for any litigation pertaining to the subject matter hereof shall be exclusive in Manatee County, Florida, unless prohibited by law.

22. **Severability.** In the event any term or provision of this Development Agreement shall be held invalid by a Court of competent jurisdiction, such invalid term or provision should not affect the validity of any term or provision hereof; and all such terms and provisions hereof shall be enforceable to the fullest extent permitted by law as if such invalid term or provision had never been part of this Development Agreement; provided, however, if any term or provision of this Development Agreement is held to be invalid due to the scope or extent thereof, then, to the extent permitted by law, such term or provision shall be automatically deemed modified in order that it may be enforced to the maximum scope and extent permitted by law.

23. **Entire Agreement.** This Development Agreement constitutes the entire agreement between the Parties hereto as to the subject matter contained herein and supersedes any and all prior understandings, if any. There are no other oral or written promises, conditions, representations, understandings, or terms of any kind as conditions or inducements to the execution hereof, and none have been relied upon by either party. Any subsequent conditions, representations, warranties, or agreements shall not be valid and binding upon the Parties unless they are in writing signed by the Parties and executed in the same manner as this Development Agreement.

24. **Parties Drafted Equally.** The Parties agree that each party played an equal and a reciprocal part in drafting this Development Agreement. Therefore, no provision of this

Development Agreement shall be construed by a Court or judicial authority against any party hereto because such party is deemed to have drafted or structured such provisions.

25. **Notices.** All notices, demands, requests for approvals or other communications given by any party to another shall be in writing and shall be sent by registered or certified mail, postage prepaid, return receipt requested or by a recognized national overnight courier service, or by hand delivery to the office of each party indicated below and addressed as follows:

To Applicant: Crosswind Ranch Development Corporation
 4065 CRESCENT PARK DRIVE
 RIVERVIEW, FL 33578
 Attention: Wilhelm A Nunn

With copy to: Grimes Hawkins Gladfelter & Galvano, P.L.
 1023 Manatee Ave West
 Bradenton, Florida 34205
 Attention: Kyle W. Grimes, Esq.
 Phone: 941-748-0151

To County: Director, Development Services Department
 Manatee County
 P.O. Box 1000
 Bradenton, FL 34206

With Copies to: County Administrator
 Manatee County
 P.O. Box 1000
 Bradenton, FL 34206

County Attorney
 Manatee County
 P.O. Box 1000
 Bradenton, FL 34206

26. **Survival of Warranties, Representations.** The warranties, representations, covenants and obligations of the Parties hereto shall be binding upon the Parties and their respective successors in interest.

27. **Expiration of Site Plans.** Any preliminary site plan approved pursuant to the GDP shall expire concurrent with the expiration of the CLOS pursuant to Sections 9 and 10 hereof, provided this Development Agreement remains in full force and effect. In the event this Development Agreement terminates prior to that time, such site plan shall expire on the date of

such termination or on the date of expiration as existed, or would have existed, prior to execution of this Development Agreement, whichever is later. Consistent with LDC Section 323.4, the County determined that each Project Final Site Plan shall have an initial expiration date ten (10) years from the effective date of said Final Site Plan.

28. **Effective Date.** This Development Agreement shall become effective immediately upon the occurrence of all the following (the “Effective Date”):

(A) The recordation of a fully executed original of this Development Agreement in the public records of Manatee County, Florida, as provided in Section 20 hereof;

(B) The expiration of any and all appeal periods for any challenge to this Development Agreement; and

(C) Thirty (30) days have expired since a copy of this Development Agreement has been recorded in the public records of Manatee County, Florida, pursuant to Section 20 hereof.

29. **Termination.** This Development Agreement shall automatically terminate and expire upon the occurrence of the first of the following:

(A) The full performance by the Parties hereto of each and every one of their respective obligations arising under the terms of this Development Agreement.

(B) The expiration of thirty (30) years from the Effective Date of this Development Agreement, as defined in Section 28 above.

(C) The revocation of this Development Agreement by the Board in accordance with Section 163.3235, Florida Statutes.

(D) The execution of a written agreement by the Parties, or their successors in interest, providing for the cancellation and termination of this Development Agreement.

30. **Force Majeure.** No party shall be liable for any failure to perform, or delay in the performance of, any obligation under this Agreement if such failure is caused directly by hurricane, tornado, fire, earthquake, civil commotion or failure or disruption of utility services, or other like cause beyond the reasonable control of the party obligated to perform.

31. **Hold Harmless/Indemnification.** The Applicant and its successors in interest hereby agree that the County shall not be liable for any loss, injury, death, or damage to persons or property which at any time may be suffered or sustained by any person, including the Applicant and its successors in interest, whatsoever in relation to the requirements under this Agreement, and

that the Applicant, as to its requirements under this Agreement, agrees to hold the County harmless for any such claims and defend and indemnify the County in relation to such claims, unless such loss, injury, death, or damage shall be caused by or shall in any manner result from, or arise out of, any act, omission, or negligence of the County.

32. **Anti-Human Trafficking.** The Applicant and Owner shall provide the County with sworn affidavits signed by an officer of the Board of Directors or the Applicant or Owner's Representative under penalty of perjury attesting that Applicant or Owner does not use coercion for labor or services, such terms are defined in Section 787.06, Florida Statutes. The Anti-Human Trafficking Affidavit must be in a form substantially similar to **Exhibit "F"** and be provided to the County prior to the County executing this Agreement.

33. **Annual Review:** During the term of this Development Agreement, Applicant shall cooperate with the Development Services Director or designee in the Director's annual review as required by Section 348 of the LDC and Section 163.3235, Florida Statutes.

34. **List of Exhibits:**

- A. Project Site
- B. Ownership Schedule
- C. Project Map
- D. Thoroughfare ROW
- E. Cost Estimate
- F. Anti-Human Trafficking Affidavit

[REMAINDER OF PAGE INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the Parties hereto have executed this Development Agreement the day and year first above written.

COUNTY:

MANATEE COUNTY, FLORIDA

By its Board of County Commissioners

By: _____
Chairperson

ATTEST:
Angelina M. Colonnese
Clerk of Circuit Court and Comptroller

By: _____
Deputy Clerk

APPLICANT:

WITNESSES:

CROSSWIND RANCH DEVELOPMENT CORPORATION, a Florida corporation

By: _____

Print name:

Print name:

**STATE OF FLORIDA
COUNTY OF MANATEE**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this ____ day of _____, 2026, by _____, as _____ of Crosswind Ranch Development Corporation, a Florida corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

(Notary Seal)

Signature of Notary Public

Print Name of Notary Public

I am a Notary Public of the State of Florida
And my commission expires on _____.

**JOINDER AND CONSENT
OF OWNERS**

CWR LAC CONE, LLC, CROSSWIND RANCH ACQUISITION COMPANY, PULTE HOME COMPANY, LLC, JEN TAMPA 4, LLC, MATTAMY TAMPA/SARASOTA, LLC, and CSR Acquisition Company, LLC as the owners of property subject to this Local Development Agreement hereby join in and consent to the Local Development Agreement, to which this Joinder and Consent is attached.

Executed this __ day of _____, 20__.

Witnesses:

(print name)
Address: _____

(print name)
Address: _____

CWR LAC CONE, LLC, a Florida limited liability company

By: _____
Print Name: _____
As its: _____

Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 20__, by _____, as _____ of CWR LAC CONE, LLC, a Florida limited liability company, on behalf of the company. He/she is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)

Signature of Notary Public

Print Name of Notary Public
I am a Notary Public of the State of _____,
and my commission expires on _____.

Executed this ___ day of _____, 20__.

Witnesses:

(print name)

Address: _____

(print name)

Address: _____

CROSSWIND RANCH ACQUISITION COMPANY, LLC, a Florida limited liability company

By: _____

Print Name: _____

As its: _____

Address: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ___ day of _____, 20__, by _____, as _____ of CROSSWIND RANCH ACQUISITION COMPANY, LLC, a Florida limited liability company, on behalf of the company. He/she is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)

Signature of Notary Public

Print Name of Notary Public

I am a Notary Public of the State of _____,
and my commission expires on _____.

Executed this ___ day of _____, 20__.

Witnesses:

(print name)
Address: _____

(print name)
Address: _____

PULTE HOME COMPANY, LLC, a limited liability company

By: _____
Print Name: _____
As its: _____

Address: 2662 S Falkenburg Rd, Riverview, FL 33578

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ___ day of _____, 20__, by _____, as _____ of PULTE HOME COMPANY, LLC, a limited liability company, on behalf of the company. He/she is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)

Signature of Notary Public

Print Name of Notary Public
I am a Notary Public of the State of _____,
and my commission expires on _____.

Executed this ___ day of _____, 20__.

Witnesses:

(print name)

Address: _____

(print name)

Address: _____

JEN TAMPA 4, LLC, a Florida limited liability company

By: _____

Print Name: _____

As its: _____

Address: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ___ day of _____, 20__, by _____, as _____ of JEN TAMPA 4, LLC, a Florida limited liability company, on behalf of the company. He/she is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)

Signature of Notary Public

Print Name of Notary Public

I am a Notary Public of the State of _____,
and my commission expires on _____.

Executed this ___ day of _____, 20__.

Witnesses:

(print name)

Address: _____

(print name)

Address: _____

MATTAMY TAMPA/SARASOTA, LLC,
a limited liability company

By: _____

Print Name: _____

As its: _____

Address: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ___ day of _____, 20__, by _____, as _____ of MATTAMY TAMPA/SARASOTA, LLC, a limited liability company, on behalf of the company. He/she is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)

Signature of Notary Public

Print Name of Notary Public

I am a Notary Public of the State of _____,
and my commission expires on _____.

Executed this ___ day of _____, 20__.

Witnesses:

(print name)

Address: _____

(print name)

Address: _____

CSR ACQUISITION COMPANY, LLC, a
Florida limited liability company

By: _____

Print Name: _____

As its: _____

Address: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ___ day of _____, 20__, by _____, as _____ of CSR Acquisition Company, LLC, a Florida limited liability company, on behalf of the company. He/she is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

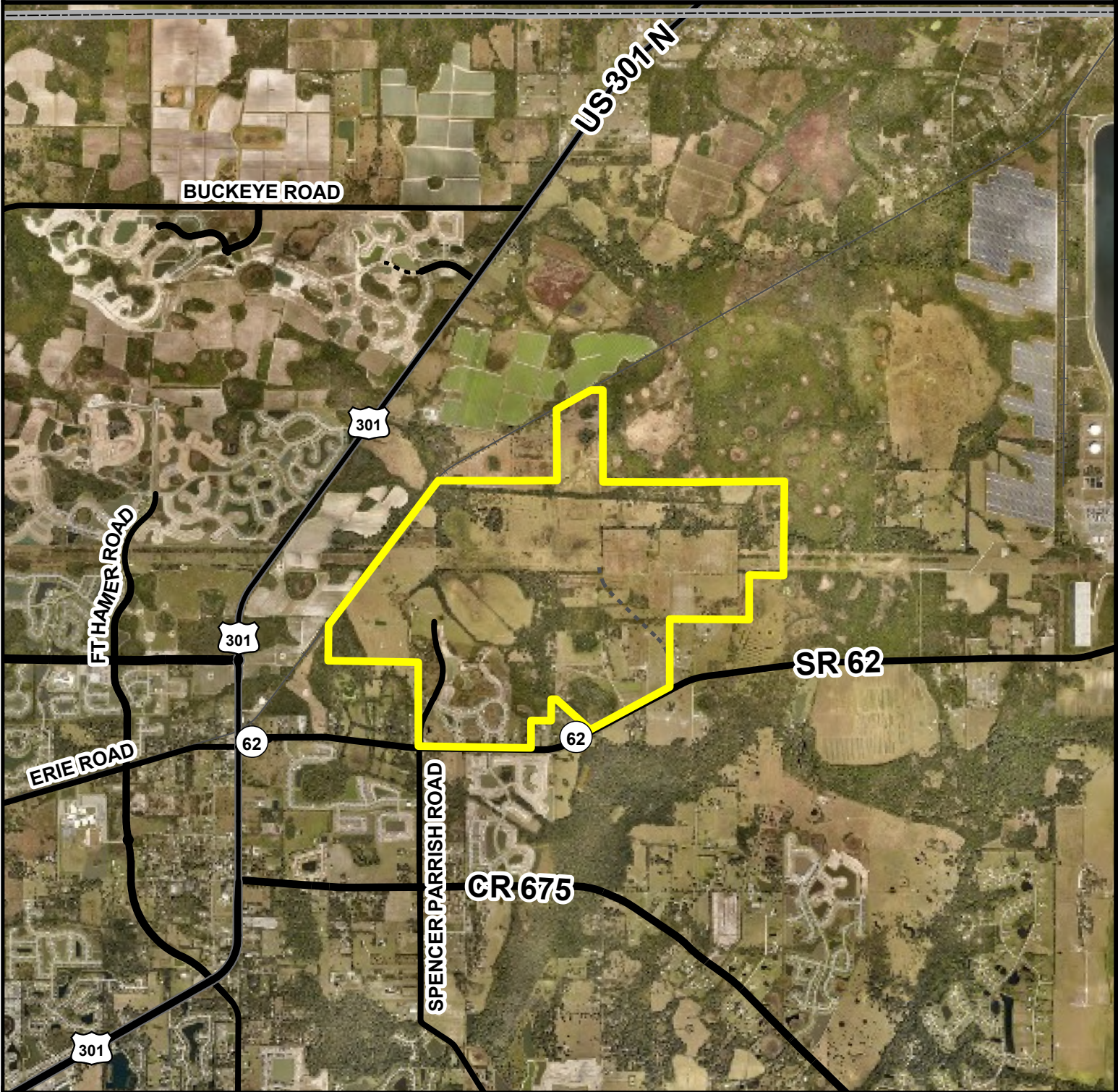
(Notary Seal)

Signature of Notary Public

Print Name of Notary Public

I am a Notary Public of the State of _____,
and my commission expires on _____.

AERIAL



Parcel ID #(s) Multiple

Project Name: Crosswind Ranch LDA

Project #: LDA-24-02

Accela #: PLN2404-0112

S/T/R: 21 33S 19E

Acreage: 1,740.30

Existing Zoning: PD-MU, PD-R, A

Existing FLU: UF-3, P/SP-1

Overlays: NONE

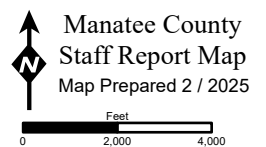
Special Areas: NONE

CHH: N

Watershed: NONE

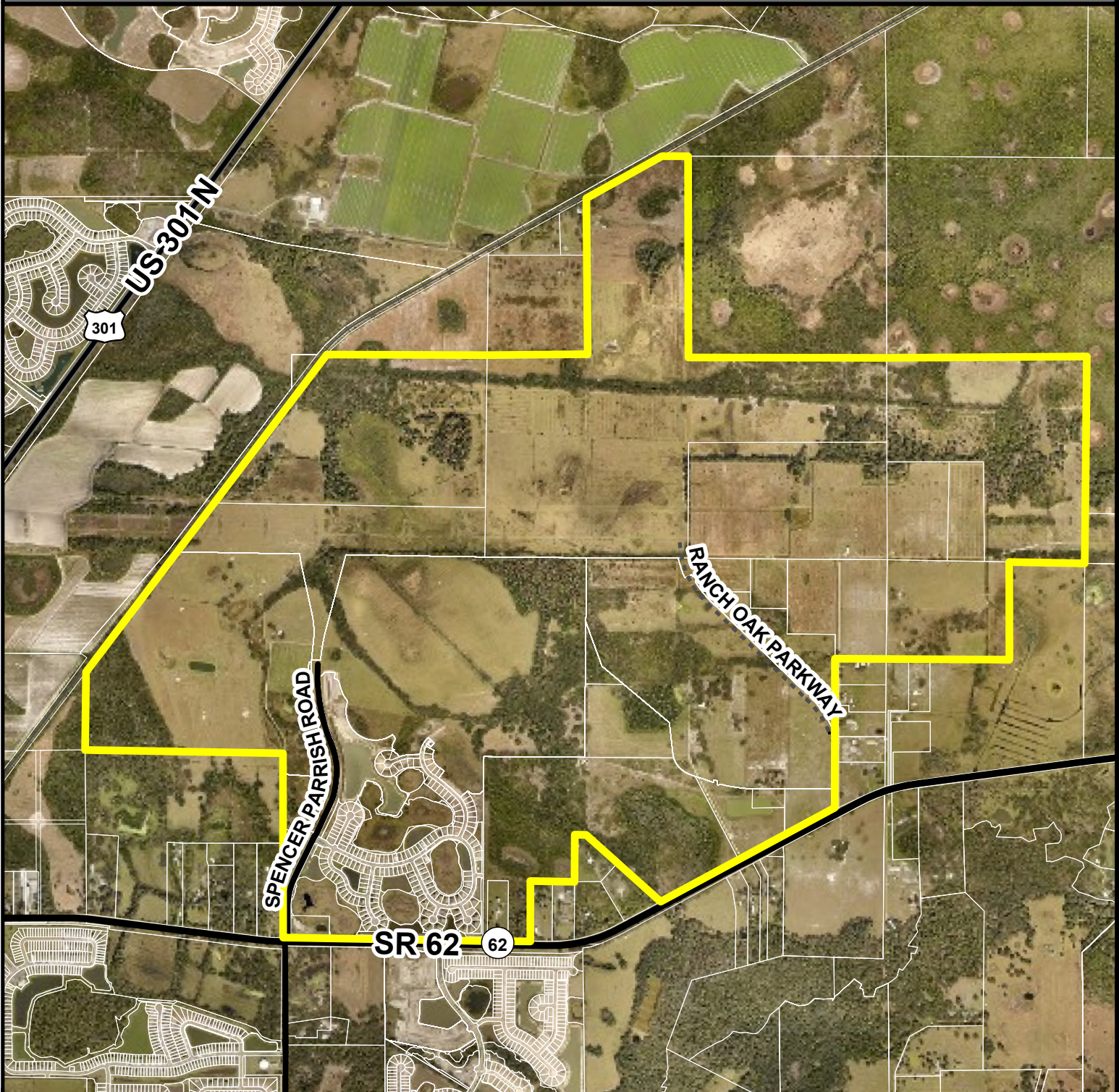
Drainage Basin: GAMBLE CREEK SINK

Commissioner: Carol Ann Felts



Manatee County
Staff Report Map
Map Prepared 2 / 2025

AERIAL



Parcel ID #(s) Multiple

Project Name: Crosswind Ranch LDA

Project #: LDA-24-02

Accela #: PLN2404-0112

S/T/R: 21 33S 19E

Acreage: 1,740.30

Existing Zoning: PD-MU, PD-R, A

Existing FLU: UF-3, P/SP-1

Overlays: NONE

Special Areas: NONE

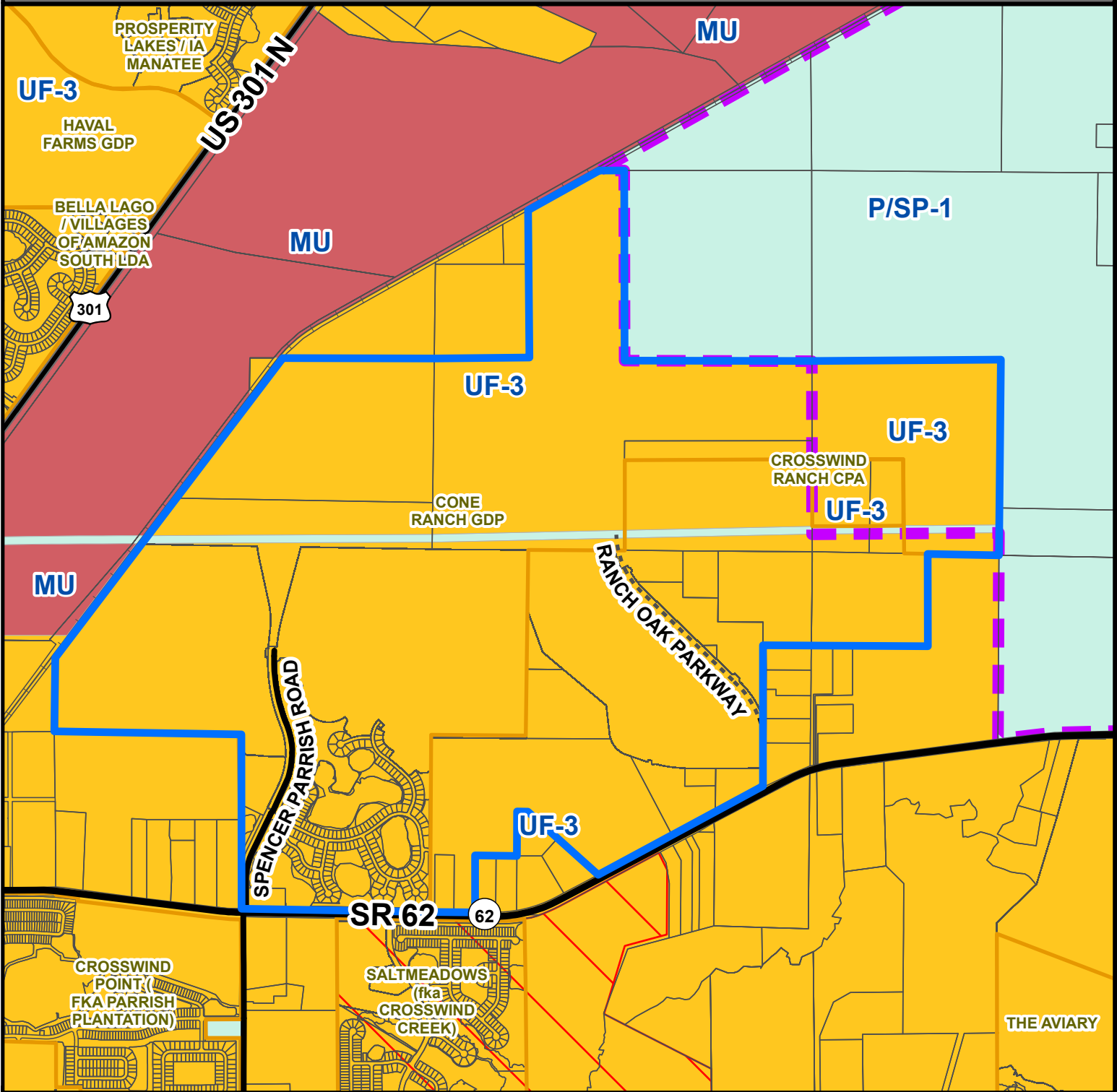
CHH: N

Watershed: NONE

Drainage Basin: GAMBLE CREEK SINK

Commissioner: Carol Ann Felts

FUTURE LAND USE



Parcel ID #(s) Multiple

Project Name: Crosswind Ranch LDA

Project #: LDA-24-02

Accela #: PLN2404-0112

FDAB

S/T/R: 21 33S 19E

Acreage: 1,740.30

Existing Zoning: PD-MU, PD-R, A

Existing FLU: UF-3, P/SP-1

Overlays: NONE

Special Areas: NONE

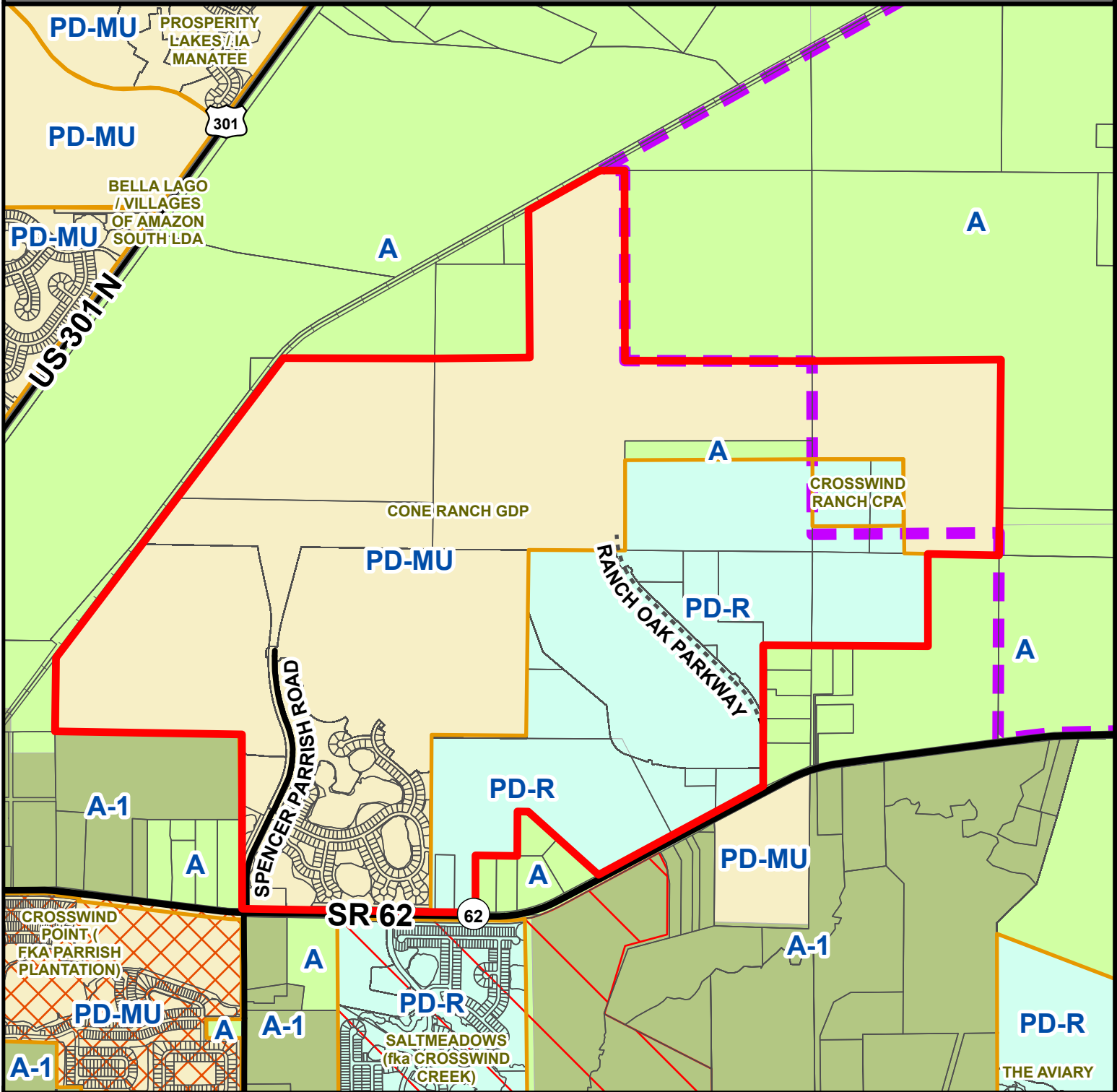
CHH: N

Watershed: NONE

Drainage Basin: GAMBLE CREEK SINK

Commissioner: Carol Ann Felts

ZONING



Parcel ID #(s) Multiple

Project Name: Crosswind Ranch LDA

Project #: LDA-24-02

Accela #: PLN2404-0112

 FDAB

S/T/R: 21 33S 19E

Acreage: 1,740.30

Existing Zoning: PD-MU, PD-R, A

Existing FLU: UF-3, P/SP-1

Overlays: NONE

Special Areas: NONE

CHH: N

Watershed: NONE

Drainage Basin: GAMBLE CREEK SINK

Commissioner: Carol Ann Felts

Exhibit "A"

Cone Ranch Legal Description

PARCEL 1 (FEE SIMPLE ESTATE)

That part of the Southwest 1/4 and the Southeast 1/4 of Section 16 Township 33 South, Range 19 East, Manatee County, Florida, lying South and East of C.S.X. Transportation incorporated railroad right-of-way (formerly Seaboard Airline Railroad), LESS the South 660.00 feet of said Section 16;

TOGETHER WITH: The part of the East 1/2 of the Northwest 1/4, lying South and East of C.S.X. Transportation Incorporated railroad right-of-way (formerly Seaboard Airline Railroad); the Southwest 1/4, and the North 1/2 of the Southeast 1/4 of Section 15, Township 33 South, Range 19 East, Manatee County, Florida;

TOGETHER WITH: The North 1/2 of the Southwest 1/4, and the Southeast 1/4 of the Southwest 1/4 of Section 14, Township 33 South, Range 19 East, Manatee County, Florida.

PARCEL 2 (NON-EXCLUSIVE EASEMENT ESTATE)

Together with the non-exclusive easement as created by that certain Easement Agreement recorded April 1, 2005 in Official Records Book 2006, Page 6773, of the Public Records of Manatee County, Florida.

DESCRIPTION (Provided by Client):

COMMENCE AT THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE S.89°43'47"E., ALONG THE NORTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 33 SOUTH, RANGE 19 EAST, A DISTANCE OF 1,354.09 FEET; THENCE

S.00°30'34"W., ALONG THE EAST LINE OF SAID WEST 1/2, A DISTANCE OF 2,667.84 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID WEST 1/2; THENCE N.89°36'28"W., ALONG SAID SOUTH LINE, A DISTANCE OF 1,345.17 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S.00°19'08"W., ALONG THE EAST OF SAID SOUTHEAST 1/4, A DISTANCE OF 2,453.09 FEET TO THE INTERSECTION WITH THE NORTH MAINTAINED RIGHT OF WAY OF STATE ROAD 62 (MAP SECTION 13060-251 0) (WIDTH VARIES); THENCE N.89°01'17"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1,565.91 FEET; THENCE N.89°05'41"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 989.17 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 5,669.36 FEET AND A CENTRAL ANGLE OF 00°46'16", WITH A CHORD BEARING OF N.88°42'34"W.; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 76.29 FEET; THENCE CONTINUE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°35'08", WITH A CHORD BEARING OF N.88°01'52"W., A DISTANCE OF 57.95 FEET TO THE INTERSECTION WITH THE WEST LINE OF THAT CERTAIN PARCEL OF LAND, AS DESCRIBED AND RECORDED IN O.R. BOOK 1495, PAGE 4194, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N.00°22'50"W., ALONG SAID WEST LINE, A DISTANCE OF 1,209.40 FEET; THENCE S.86°21'56"E., ALONG THE NORTH LINE OF SAID CERTAIN PARCEL, A DISTANCE OF

46.63 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE N.00°55'14"W., ALONG SAID WEST LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 1,271.20 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE N.89°35'26"W., ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 16, A DISTANCE OF 2,642.85 FEET TO THE SOUTHWEST CORNER OF THE OF SAID NORTHWEST 1/4; THENCE N.00°41'23"E., ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21, A DISTANCE OF 1,036.42 FEET TO THE INTERSECTION WITH THE EASTERLY RAILROAD RIGHT OF WAY LINE OF FLORIDA POWER & LIGHT COMPANY (FORMERLY C.S.X. TRANSPORTATION INC. AND FORMERLY SEABOARD AIRLINE RAILROAD) (100.0 FEET WIDE); THENCE N.37°07'45"E., ALONG SAID EASTERLY RAILROAD RIGHT OF WAY LINE, A DISTANCE OF 2,836.56 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH 660.0 FEET OF SECTION 16, TOWNSHIP 33 SOUTH, RANGE 19 EAST; THENCE S.89°00'47"E., ALONG SAID NORTH LINE OF THE SOUTH 660.0 FEET, A DISTANCE OF 967.91 FEET; THENCE S.89°00'53"E., ALONG SAID NORTH LINE OF THE SOUTH 660.0 FEET, A DISTANCE OF 2,657.20 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID SECTION 16; THENCE S.00°37'21"W., ALONG SAID EAST LINE OF SECTION 16, A DISTANCE OF 660.01 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTIONS 16 & 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 25,903,529 SQUARE FEET OR 594.66 ACRES, MORE OR LESS.

LESS LOTS, TRACTS AND/OR PARCELS SOLD AND/OR TRANSFERRED THROUGHOUT THE REGULAR COURSE OF DEVELOPMENT

Crosswind Ranch Legal Description

RIMER PARCEL - DESCRIPTION (PER TITLE COMMITMENT NO. 9550462) PARCEL 1: East Parcel, a parcel of land lying and being in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22 for a Point of Beginning; thence continue North 89° 11' 47" East, along said north line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said East line, a distance of 1038.34 feet to the Northeast corner of said Northwest 1/4 of the Southeast 1/4; thence North 00° 05' 44" West, along the East line of the Southwest 1/4 of the Northeast 1/4 of said Section 22, a distance of 1333.34 feet to the Northeast corner of said Southwest 1/4 of the Northeast 1/4; thence South 89° 12' 54" West, along the North line of said Southwest 1/4 of the Northeast 1/4, a distance of 1344.13 feet to the Northwest corner of said Southwest 1/4 of the Northeast 1/4; thence South 00° 25' 38" East, along the West line of said Southwest 1/4 of the Northeast 1/4, a distance of 333.42 feet to the Southeast corner of the North 1/2 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence South 89° 10' 39" West, along the South line of said North 1/2 of the North 1/2, a distance of 1349.22 feet to the Southwest corner of said North 1/2 of the North 1/2; thence South 00° 40' 32" East, along the West line of said Southeast 1/4 of the Northwest 1/4, a distance of 999.82 feet to the Point of Beginning. LESS AND EXCEPTING a parcel of land lying and being in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said East line, a distance of 889.69 feet; thence South 89° 12' 54" West, 50.0 feet for a Point of Beginning; thence continue South 89° 12' 54" West, 431.09 feet; thence South 00° 03' 49" East, 505.00 feet; thence North 89° 12' 54" East, 434.77 feet; thence North 00° 30' 49" West, 504.97 feet to the Point of Beginning. SUBJECT TO : A 50 foot wide ingress, egress and utility easement lying in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 628.40 feet for a Point of Beginning; thence continue North 60° 59' 13" East, along said right-of-way line, a distance of 56.89 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence

North 00° 30' 49" West, along said East line, a distance of 889.69 feet; thence South 89° 12' 54" West, 50.0 feet; thence South 00° 30' 49" East, 916.60 feet to the Point of Beginning. LESS AND EXCEPTING a parcel of land lying and being in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said East line, a distance of 889.69 feet for a Point of Beginning; thence South 89° 12' 54" West, 431.09 feet; thence South 00° 03' 49" East, 505.00 feet; thence North 12' 54" East, 435.06 feet; thence North 00° 30' 49" West, 504.97 feet to the Point of Beginning. SUBJECT TO: A 20 foot wide ingress, egress and utility easement lying in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet for a Point of Beginning; thence North 00° 30' 49" West, along the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22, a distance of 384.72 feet; thence South 89° 12' 54" West, 20.00 feet; thence South 00° 30' 49" East, 395.49 feet; thence North 60° 59' 13" East, along the aforementioned right-of-way line, a distance of 22.76 feet to the Point of Beginning. TOGETHER WITH the West 50 feet of the following parcel: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said East line, a distance of 889.69 feet; thence South 89° 12' 54" West, 50.0 feet for a Point of Beginning; thence continue South 89° 12' 54" West, 431.09 feet; thence South 00° 03' 49" East, 505.00 feet; thence North 89° 12' 54" East, 434.77 feet; thence North 00° 30' 49" West, 504.97 feet to the Point of Beginning. SUBJECT TO: A 50 foot wide ingress, egress and utility easement lying in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 628.40 feet for a Point of Beginning; thence continue North 60°

59' 13" East, along said right-of-way line, a distance of 56.89 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said East line, a distance of 889.69 feet; thence South 89° 12' 54" West, 50.0 feet; thence South 00° 30' 49" East, 916.60 feet to the Point of Beginning. AND LESS AND EXCEPTING a parcel of land lying and being in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along the North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said line, a distance of 889.69 feet for a Point of Beginning; thence South 89° 12' 54" West, 50.00 feet; thence continue South 00° 30' 49" West, 504.97 feet; thence North 59° 12' 54" East, 50.00 feet; thence North 00° 30' 49" East, 504.97 feet to the Point of Beginning. AND LESS AND EXCEPTING a parcel of land lying and being in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said East line, a distance of 889.69 feet for a Point of Beginning; thence North 00° 30' 49" West, along said East line, a distance of 148.65 feet to the Northeast corner of said Northwest 1/4 of the Southeast 1/4; thence North 00° 05' 44" West, along the East line of the Southwest 1/4 of the Northeast 1/4 of said Section 22, a distance of 1333.34 feet to the Northeast corner of said Southwest 1/4 of the Northeast 1/4; thence South 89° 12' 54" West, along the North line of said Southwest 1/4 of the Northeast 1/4, a distance of 429.18 feet; thence South 00° 03' 49" East 1482.01 feet; thence North 89° 12' 54" East, 431.09 feet to the Point of Beginning. PARCEL 2: A parcel of land lying and being in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said East line, a distance of 889.69 feet for a Point of Beginning; thence North 00° 30' 49" West, along said East line, a distance of 148.65 feet to the Northeast corner of said Northwest 1/4 of the Southeast 1/4; thence North 00° 05' 44" West, along the East line of the Southwest 1/4 of the Northeast 1/4 of said Section 22, a distance of 1333.34 feet to the Northeast corner of said Southwest 1/4 of the Northeast 1/4; thence South 89° 12' 54" West, along the North line of said Southwest 1/4 of the Northeast 1/4, a distance of 429.18 feet; thence South 00° 03' 49" East 1482.01 feet; thence North 89° 12' 54" East, 431.09

feet to the Point of Beginning. TOGETHER WITH: A 20 foot wide easement for ingress, egress, and utilities lying in Section 22, Township 33 South, Range 19 East, Manatee County, Florida described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line a distance of 161.84 feet for a Point of Beginning; thence continue North 60° 59' 13" East, along said right-of-way line, a distance of 22.86 feet; thence North 00° 03' 48" West, 1156.54 feet; thence South 89° 12' 54" West, 20.00 feet; thence South 00° 03' 49" East, 1167.35 feet to the Point of Beginning. PARCEL 3: A parcel of land lying and being in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said East line, a distance of 889.69 feet; thence South 89° 12' 54" West, 50.0 feet for a Point of Beginning; thence continue South 89° 12' 54" West, 431.09 feet; thence South 00° 03' 49" East, 505.00 feet; thence North 89° 12' 54" East, 434.77 feet; thence North 00° 30' 49" West, 504.97 feet to the Point of Beginning. SUBJECT TO: A 50 foot wide ingress, egress and utility easement lying in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 628.40 feet for a Point of Beginning; thence continue North 60° 59' 13" East, along said right-of-way line, a distance of 56.89 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said East line, a distance of 889.69 feet; thence South 89° 12' 54" West, 50.0 feet; thence South 00° 30' 49" East, 916.60 feet to the Point of Beginning. AND TOGETHER WITH a parcel of land lying and being in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said East line, a distance of 889.69 feet for a Point of Beginning; thence South 89° 12' 54" West, 431.09 feet; thence South 00° 03' 49" East,

505.00 feet; thence North 89° 12' 54" East, 435.06 feet; thence North 00° 30' 49" West, 504.97 feet to the Point of Beginning. SUBJECT TO: A 20 foot wide ingress, egress and utility easement lying In Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet for a Point of Beginning; thence North 00° 30' 49" West, along the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22, a distance of 384.72 feet; thence South 89° 12' 54" West, 20.00 feet; thence South 00° 30' 49" East, 395.49 feet; thence North 60° 59' 13" East, along the aforementioned right-of-way line, a distance of 22.76 feet to the Point of Beginning. LESS AND EXCEPTING the West 50 feet of the following parcel : Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said East line, a distance of 889.69 feet; thence South 89° 12' 54" West, 50.0 feet for a Point of Beginning ; thence continue South 89° 12' 54" West, 431.09 feet; thence South 00° 03' 49" East, 505.00 feet; thence North 89° 12' 54" East, 434.77 feet; thence North 00° 30' 49" West, 504.97 feet to the Point of Beginning. AND TOGETHER WITH a parcel of land lying and being in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along the North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said line, a distance of 889.69 feet for a Point of Beginning; thence South 89° 12' 54" West, 50.00 feet; thence continue South 00° 30' 49", 504.97 feet; thence North 59° 12' 54" East, 50.00 feet; thence North 00° 30' 49" 504.97 feet to the Point of Beginning. AND TOGETHER WITH: KEEN PARCEL - DESCRIPTION (PER TITLE COMMITMENT NO. 9698091) The Northwest 1/4 of the Northwest 1/4 of Section 23, Township 33 South, Range 19 East, Manatee County, Florida. And Begin at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 33 South, Range 19 East, Manatee County, Florida; thence South 440 yards, thence East 110 yards, thence North 440 yards and West 110 yards to the Point of Beginning. AND TOGETHER WITH: BRC PARCEL - DESCRIPTION (PER TITLE COMMITMENT NO. 9278169) The West 1/2 of the SE 1/4 of the NE 1/4 and the West 1/2 of the NE 1/4 of the SE 1/4, lying North of Highway #62, in Section 22, Township 33 South, Range 19 East, Manatee County, Florida. AND The South 1/4 of the West 1/2 of the NE 1/4 of the NE 1/4, the NW 1/4 of the NE 1/4, LESS: Begin at the NE corner of the NW 1/4 of the NE 1/4, South 220 yards, West 165 yards, North

220 yards, East 165 yards to Point of Beginning. The NE 1/4 of the NW 1/4, LESS property described in Deed Book 313, Page 593, of the Public Records of Manatee County, Florida, and the North 1/2 of the North 1/2 of the SE 1/4 of the NW 1/4, all in Section 22, Township 33 South, Range 19 East, Manatee County, Florida. AND TOGETHER WITH: CHAPMAN PARCEL - DESCRIPTION (PER TITLE COMMITMENT NO. 9362421) PARCEL 1: The West 273 yards of the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 33 South, Range 19 East, Manatee County, Florida. PARCEL 2: The South 1/2 of the Southeast 1/4, Section 15, Township 33 South, Range 19 East, Manatee County, Florida. PARCEL 3: The East 1/2 of the Northeast 1/4 of the Northeast 1/4, and the North 3/4 of the West 1/2 of the Northeast 1/4 of the Northeast 1/4, Section 22, Township 33 South, Range 19 East, Manatee County, Florida. PARCEL 4: The North 220 yards of the East 165 yards of the Northwest 1/4 of the Northeast 1/4 of Section 22, Township 33 South, Range 19 East, Manatee County, Florida. PARCEL 5: Begin 165 yards West of the Northeast corner of the Northwest 1/4 of the Northeast 1/4, run thence South 147 yards, thence West 330 yards, thence North 147 yards, thence East 330 yards to the Point of Beginning, all In Section 22, Township 33 South, Range 19 East, Manatee County, Florida. PARCEL 6: Beginning at the Southeast corner of the Southwest 1/4 of Section 14, Township 33 South, Range 19 East, running thence West 167 yards; thence North 440 yards to the North boundary line of said Southwest 1/4 of the Southwest 1/4; thence East 167 yards; thence South to the Point of Beginning. TOGETHER WITH easement recorded In Official Records Book 1151, Page 1049, of the Public Records of Manatee County, Florida.

LESS LOTS, TRACTS AND/OR PARCELS SOLD AND/OR TRANSFERRED THROUGHOUT THE REGULAR COURSE OF DEVELOPMENT

Gagne Legal Description

A parcel of land lying in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 22, run thence along the West boundary of said Section 22, the following two (2) courses: 1) North 00°19'08" East, 60.00 feet to a point on the North maintained right-of-way line of State Road 62 (Parrish - Wauchula Road) for a Point of Beginning; 2) continue North 00°19'08" East, 2453.09 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence along the North boundary of said Southwest 1/4 of Section 22, South 89°36'28" East, 2691.06 feet to the Northeast corner thereof; thence South 27°40'48" East, 1543.46 feet to a point on the Northerly maintained right-of-way line of aforesaid State Road 62, as found monumented; thence along said Northerly maintained right-of-way line and the Northerly right-of-way line of State Road 62, per Florida Department of Transportation

Right-of-Way Map Section 13060-2501 (120' right-of-way), as found monumented, South 62°10'34" West, 1185.47 feet to the Southeasterly corner of that certain parcel of land described in Official Records Book 1920, page 4101, of the public records of Manatee County, Florida; thence along the Easterly boundary of said parcel of land described in Official Records Book 1920, page 4101, and the Easterly boundary of that certain parcel of land described in Official Records Book 1783, page 107, of the public records of Manatee County, Florida, North 48°01'59" West, 1335.79 feet to the Northeasterly corner of said parcel of land described in Official Records Book 1783, page 107; thence along the North boundary of said parcel of land described in Official Records Book 1783, page 107, North 89°04'25" West, 152.29 feet to the Northwest corner thereof; thence along the West boundary of said parcel of land described in Official Records Book 1783, page 107, South 00°19'08" West, 629.97 feet to the Southwest corner thereof, also being the Northeast corner of that certain parcel of land described in Official Records Book 1772, page 5026, of the public records of Manatee County, Florida; thence along the North boundary of said parcel of land described in Official Records Book 1772, page 5026, and the North boundary of that certain parcel of land described in Official Records Book 1742, page 6120, of the public records of Manatee County, Florida, North 89°04'25" West, 589.98 feet to the Northwest corner of said parcel of land described in Official Records Book 1742, page 6120; thence along the West boundary of said parcel of land described in Official Records Book 1742, page 6120, South 00°19'07" West, 799.97 feet to the aforesaid North right-of-way line of State Road 62, per Florida Department of Transportation Right - of- Way Map Section 13060-2501 (120' right-of-way), as found monumented; thence along said North right-of-way line and aforesaid North maintained right-of-way line, North 89°04'25" West, 294.99 feet to the Southeast corner of that certain parcel of land described in Official Records 1768, page 4066, of the public records of Manatee County, Florida; thence along the East boundary of said parcel of land described in Official Records Book 1768, page 4066, North 00°19'08" East, 799.97 feet to the Northeast corner thereof; thence along the North boundary of said parcel of land described in Official Records Book 1768, page 4066, North 89°04'25" West, 274.98 feet to the Northwest corner thereof; thence along the West boundary of said parcel of land described in Official Records Book 1768, page 4066, South 00°19'08" West, 799.97 feet to aforesaid North maintained right-of-way line of State Road 62; thence along said North maintained right-of-way line, North 89°04'25" West, 60.00 feet, to the Point of Beginning.

A parcel of land lying and being in section 22, township 33 south, range 19 east, Manatee County, Florida described as follows:

Commence at the Southwest corner of said Section 22; Thence n 00° 52'31" W, along the West line of said Section 22, a distance of 60.00 feet to a point on the North right-of-way line of state road number 62; Thence n 89° 43'57" e, along said North right-of-way-line, a distance of 60.00 feet for a point beginning; Thence continue n 89°43'57" e, along said North right-of-way line, a distance of 275.00 feet; Thence n 00° 52'31" W, 800.00 feet; Thence s 89° 43'57" W, 275.00 feet; Thence s 00° 52'31" e, 800.00 feet to the point of beginning.

LESS LOTS, TRACTS AND/OR PARCELS SOLD AND/OR TRANSFERRED THROUGHOUT THE REGULAR COURSE OF DEVELOPMENT

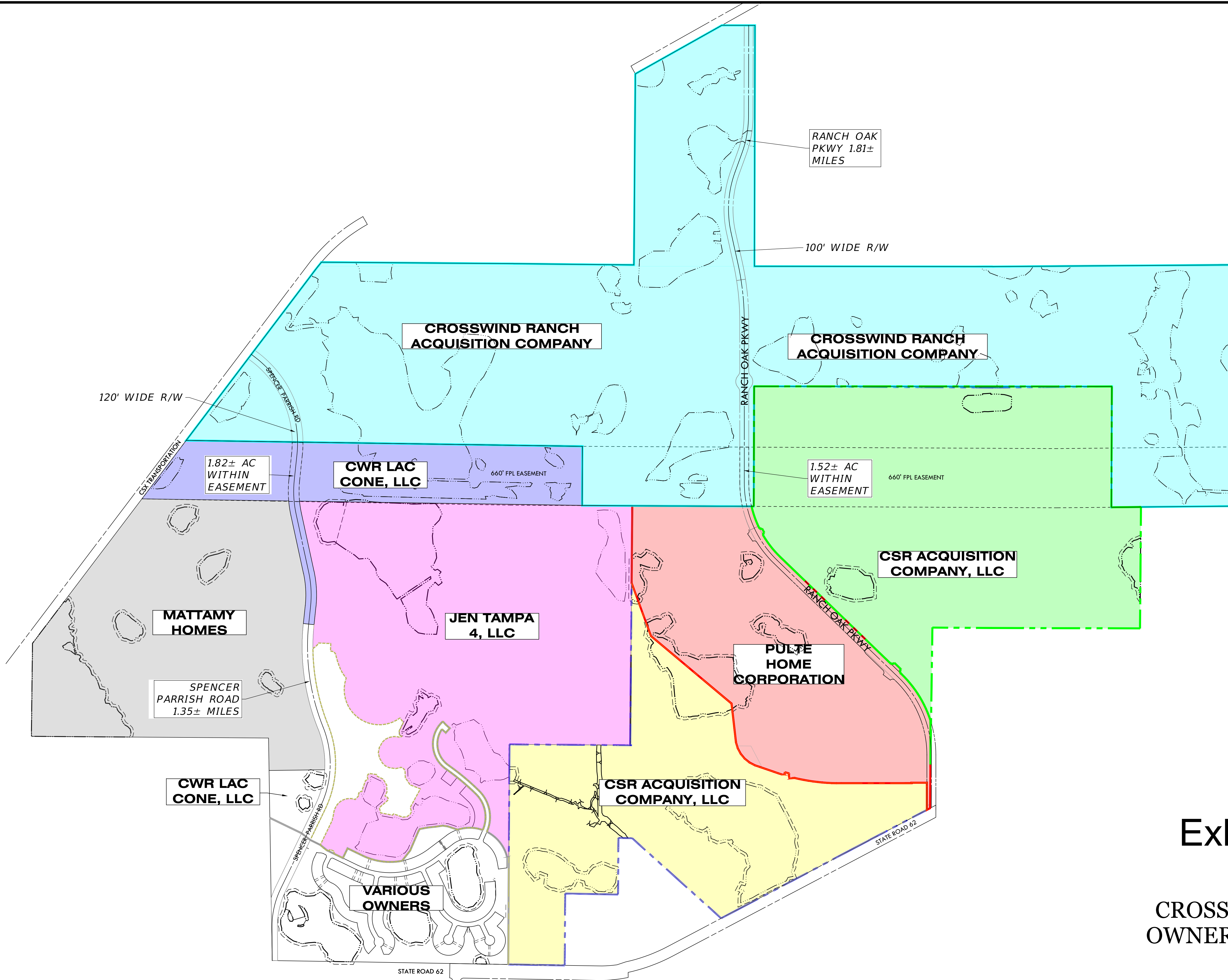


Exhibit "B"

CROSSWIND RANCH OWNERSHIP EXHIBIT

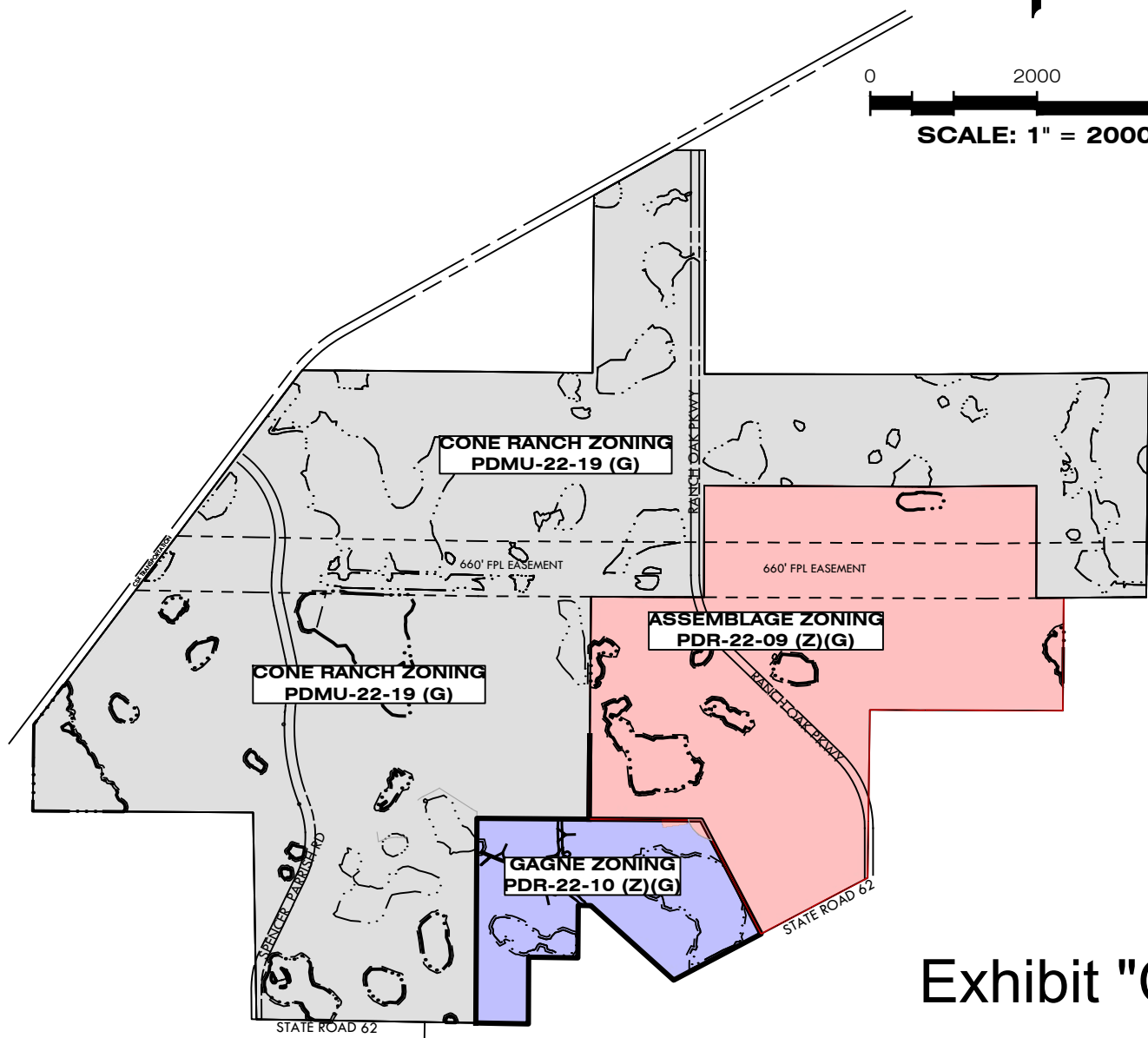
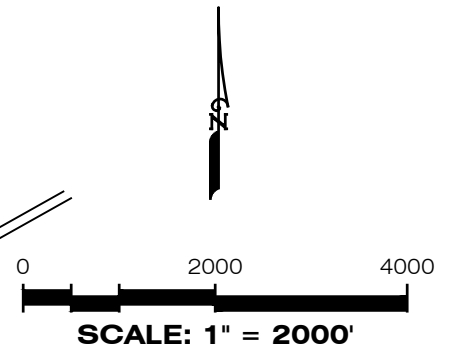


Exhibit "C"

CROSSWIND RANCH ZONING EXHIBIT

PREPARED BY:



Registered Business Number: RY28858
3010 W Azelee St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

Date: January 12, 2024

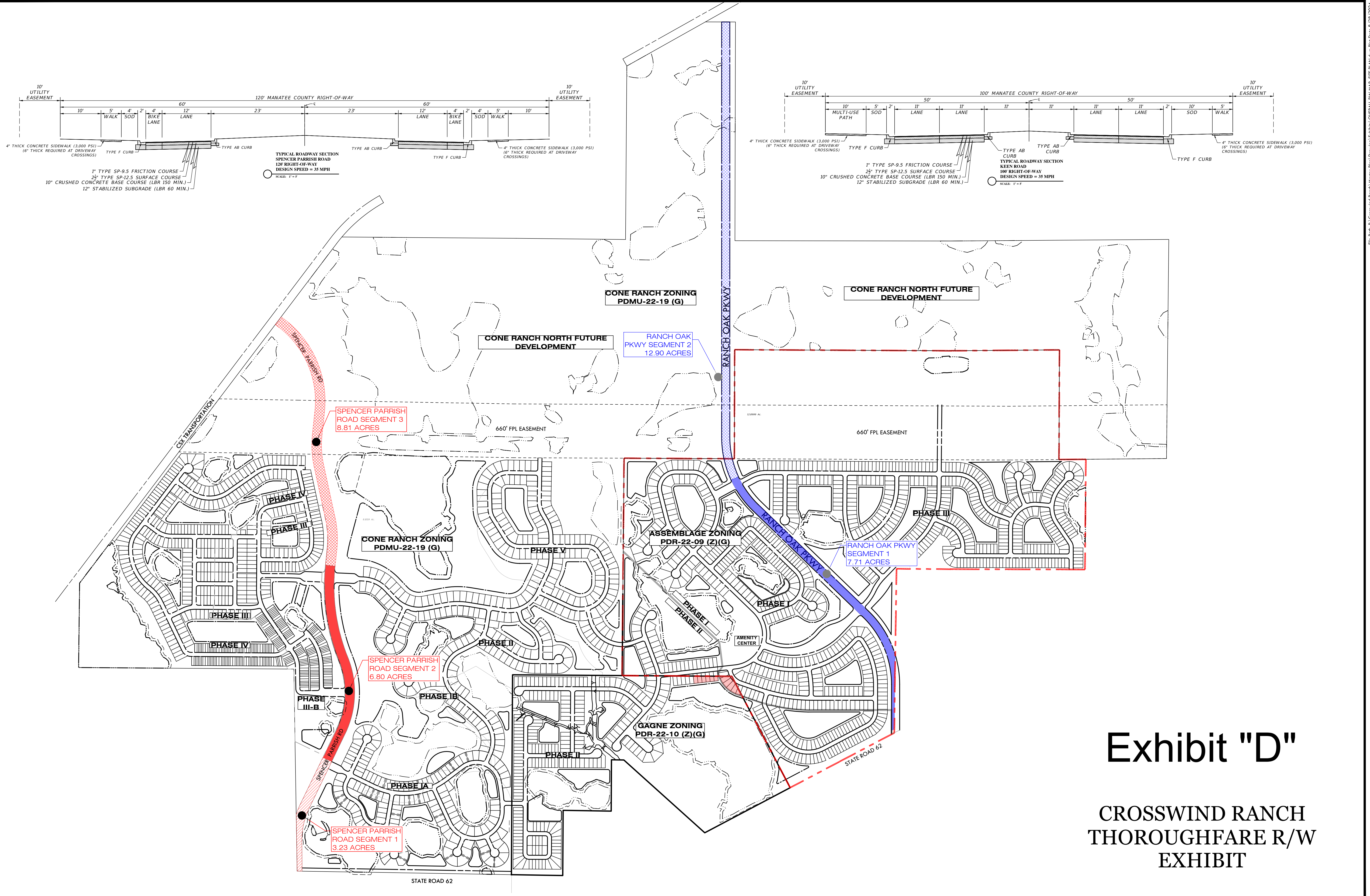


Exhibit "D"
CROSSWIND RANCH THOROUGHFARE R/W EXHIBIT

Exhibit E- Cost Estimate

ROADWAY IMPROVEMENTS SPENCER PARRISH SEGMENT 1

Description	Unit	County Required Oversizing		Total
		Quantity	Unit Price	
12" Sub Base	SY	10875	\$ 11.20	\$ 121,800.00
10" Base	SY	8915	\$ 25.66	\$ 228,758.90
AB Curb (Median)	LF	2800	\$ 23.10	\$ 64,680.00
Asphalt 3"	SY	10893	\$ 23.45	\$ 255,440.85
				\$ 670,679.75
TOTAL				\$670,679.75
COUNTY IMPACT FEES				\$388,994.26 58%

ROADWAY IMPROVEMENTS SPENCER PARRISH SEGMENT 2

Description	Unit	County Required Oversizing		Total
		Quantity	Unit Price	
12" Sub Base	SY	11000	\$ 17.50	\$ 192,500.00
10" Base	SY	11000	\$ 25.66	\$ 282,260.00
AB Curb (Median)	LF	5000	\$ 28.50	\$ 142,500.00
Asphalt 3"	SY	11000	\$ 46.25	\$ 508,750.00
				\$ 1,126,010.00
TOTAL				\$1,126,010.00
COUNTY IMPACT FEES				\$ 461,864.10 41%

ROADWAY IMPROVEMENTS SPENCER PARRISH SEGMENT 3

Description	Unit	County Required Oversizing		Total
		Quantity	Unit Price	
12" Sub Base	SY	13000	\$ 17.50	\$ 227,500.00
10" Base	SY	13000	\$ 25.66	\$ 333,580.00
AB Curb (Median)	LF	6400	\$ 28.50	\$ 182,400.00
Asphalt 3"	SY	13000	\$ 46.25	\$ 601,250.00
				\$ 1,344,730.00
TOTAL				\$1,344,730.00
ESTIMATED IMPACT FEE				\$51,339.30 41%

Traffic Signal Cost SR 62 Spencer Parrish Road

TOTAL	\$850,000.00
ESTIMATED IMPACT FEE	\$850,000.00 100%

Spencer Parrish Road/SR 62 Intersection

	UPDATE
TOTAL	\$750,000.00
ESTIMATED IMPACT FEE	\$750,000.00 100%

ROADWAY IMPROVEMENTS RANCH OAK PARKWAY SEGMENT 1

Project Required Description	Unit	Quantity	Unit Price	Total	County Required Oversizing (2-16' Lanes) Description	Unit	Quantity	Unit Price	Total	Developer Elected (4-11' Lanes) Description	Unit	Quantity	Unit Price	Total
6" Sub Base	SY	12400	\$10.00	\$124,000.00	12" Sub Base	SY	16530	\$18.00	\$297,540.00	12" Sub Base	SY	22312	\$18.00	\$401,616.00
6" Base	SY	12400	\$17.50	\$217,000.00	10" Base	SY	16530	\$26.50	\$438,045.00	10" Base	SY	22312	\$26.50	\$591,268.00
Asphalt 2"	SY	12400	\$ 21.00	\$260,400.00	Asphalt 3.5"	SY	16530	\$ 38.50	\$636,405.00	Asphalt 3.5"	SY	22312	\$ 38.50	\$859,012.00
Required Drainage (20%)	AC	0.77	\$ 100,000.00	\$77,000.00	Required Drainage (20%)	AC	1.34	\$ 100,000.00	\$134,000.00	Required Drainage (20%)	AC	1.54	\$ 100,000.00	\$154,000.00
TOTAL				\$678,400.00	TOTAL				\$1,245,990.00	TOTAL				\$2,005,896.00
					Developer's Cost				\$678,400.00	Developer's Cost				\$1,158,396.00
					ESTIMATED IMPACT FEE				\$847,590.00	ESTIMATED IMPACT FEE				\$847,590.00
					Credit Percentage of Total Cost				55.44%	Credit Percentage of Total Cost				42.25%

ROADWAY IMPROVEMENTS RANCH OAK PARKWAY SEGMENT 2

Project Required Description	Unit	Quantity	Unit Price	Total	County Required Oversizing (2-16' Lanes) Description	Unit	Quantity	Unit Price	Total	Developer Elected (4-11' Lanes) Description	Unit	Quantity	Unit Price	Total
6" Sub Base	SY	7500	\$10.00	\$75,000.00	12" Sub Base	SY	10000	\$18.00	\$180,000.00	12" Sub Base	SY	13500	\$18.00	\$243,000.00
6" Base	SY	7500	\$17.50	\$131,250.00	10" Base	SY	10000	\$26.50	\$265,000.00	10" Base	SY	13500	\$26.50	\$357,750.00
Asphalt 2"	SY	7500	\$ 21.00	\$157,500.00	Asphalt 3.5"	SY	10000	\$ 38.50	\$385,000.00	Asphalt 3.5"	SY	13500	\$ 38.50	\$519,750.00
Required Drainage (20%)	AC	0.66	\$ 100,000.00	\$66,000.00	Required Drainage (20%)	AC	1.33	\$ 100,000.00	\$133,000.00	Required Drainage (20%)	AC	1.33	\$ 100,000.00	\$133,000.00
TOTAL				\$429,750.00	TOTAL				\$963,000.00	TOTAL				\$1,453,500.00
					Developer's Cost				\$429,750.00	Developer's Cost				\$720,250.00
					ESTIMATED IMPACT FEE				\$533,250.00	ESTIMATED IMPACT FEE				\$533,250.00
					Credit Percentage of Total Cost				55.37%	Credit Percentage of Total Cost				42.54%

ROADWAY IMPROVEMENTS RANCH OAK PARKWAY SEGMENT 3

Project Required Description	Unit	Quantity	Unit Price	Total	County Required Oversizing (2-16' Lanes) Description	Unit	Quantity	Unit Price	Total	Constructed (4-11' Lanes) Description	Unit	Quantity	Unit Price	Total
6" Sub Base	SY	7750	\$10.00	\$77,500.00	12" Sub Base	SY	10500	\$18.00	\$189,000.00	12" Sub Base	SY	14175	\$18.00	\$255,150.00
6" Base	SY	7750	\$17.50	\$135,625.00	10" Base	SY	10500	\$26.50	\$278,250.00	10" Base	SY	14175	\$26.50	\$375,637.50
Asphalt 2"	SY	7750	\$ 21.00	\$162,750.00	Asphalt 3.5"	SY	10500	\$ 38.50	\$404,250.00	Asphalt 3.5"	SY	14175	\$ 38.50	\$545,737.50
Required Drainage (20%)	AC	0.66	\$ 100,000.00	\$66,000.00	Required Drainage (20%)	AC	1.33	\$ 100,000.00	\$133,000.00	Required Drainage (20%)	AC	1.33	\$ 100,000.00	\$133,000.00
TOTAL				\$441,875.00	TOTAL				\$1,060,500.00	TOTAL				\$1,309,525.00
					Developer's Cost				\$441,875.00	Developer's Cost				\$745,000.00
					ESTIMATED IMPACT FEE				\$562,625.00	ESTIMATED IMPACT FEE				\$562,625.00
					Credit Percentage of Total Cost				56.01%	Credit Percentage of Total Cost				42.96%

Traffic Signal Cost SR 62 Ranch Oak Parkway

TOTAL	\$850,000.00
ESTIMATED IMPACT FEE	\$850,000.00

SR 62 Turn Lane Ranch Oak Parkway

Current FDOT Required Improvements	TOTAL	\$4,911,026.00
	ESTIMATED IMPACT FEE	\$4,911,026.00

Total Estimated Credits

Improvements	\$9,855,830.30
ROW	\$2,140,720.00
Total	\$11,996,550.30

ANTI-HUMAN TRAFFICKING AFFIDAVIT
(Section 787.06, Florida Statutes)

Before me, the undersigned authority, personally appeared _____ who was sworn and says that the following information is true and correct:

1. I am the _____ of Crosswind Ranch Development Corporation, a Florida corporation. I have been authorized by the Entity to provide and execute this affidavit.
2. I am over eighteen years of age and the following information is given from my own personal knowledge.
3. Entity is a nongovernmental entity and I hereby attest that Entity does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. This affidavit is made and given by affiant under penalty of perjury with full knowledge of applicable Florida laws regarding sworn affidavits and the penalties and liabilities resulting from false statements and misrepresentations therein.

Signature

STATE OF FLORIDA
COUNTY OF MANATEE

Sworn to (or affirmed) and subscribed before me by means of

- physical presence or
 online notarization

this _____ day of _____, 2026, by _____,
who

- is personally known to me or
- has produced _____ as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION
REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

_____ My Commission Expires: _____

Signature of Notary Public
(Legibly print, type, or stamp commissioned name of Notary Public and affix
official notary seal below.)

**MANATEE COUNTY GOVERNMENT
BUILDING AND DEVELOPMENT SERVICES DEPARTMENT
B-2 Affidavit of Ownership/Agent Authorization Affidavit**

Property Owner (Company or Individual) (Print): Crosswind Ranch Development Corporation, a Florida corporation

Mailing Address (Print): 4065 Crescent Park Drive Riverview, FL 33578

Officer's Name and Title (Print): Bruce Danielson, Director

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

1. That I am (we are) the owner's and record title holder(s) of the following described property legal description, to wit: see attached.

2. That this property constitutes the property for which a request for: Local Development Agreement is
(Type of Application Approval Requested)

being applied for to Manatee County, Florida;

3. That the undersigned has (have) appointed and does (do) appoint Grimes Hawkins Gladfelter & Galvano, P.L. as

agent(s) to execute any petitions or other documents necessary to affect such petition; and request that you accept my agent(s) signature as representing my agreement of all terms and conditions of the approval process;

4. That this affidavit has been executed to induce Manatee County, Florida to consider and act on the foregoing request;

5. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct.

[Signature] / _____
Owner's Signature/Print Title
Bruce Danielson
Owner's Signature/Print Title

STATE OF Florida
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of physical presence or

online notarization, this October 6, 2025 by Bruce Danielson, Manager
(Date) *(Name of person acknowledging)*

who is personally known to me or who has produced
(Type of identification)
as identification.



[Signature]
Signature of Notary Public – State of Florida
(Print, Type or Stamp Commissioned Name Of Notary Public to the Left of Signature)

Exhibit "A"

Cone Ranch Legal Description

PARCEL 1 (FEE SIMPLE ESTATE)

That part of the Southwest 1/4 and the Southeast 1/4 of Section 16 Township 33 South, Range 19 East, Manatee County, Florida, lying South and East of C.S.X. Transportation incorporated railroad right-of-way (formerly Seaboard Airline Railroad), LESS the South 660.00 feet of said Section 16;

TOGETHER WITH: The part of the East 1/2 of the Northwest 1/4, lying South and East of C.S.X. Transportation Incorporated railroad right-of-way (formerly Seaboard Airline Railroad); the Southwest 1/4, and the North 1/2 of the Southeast 1/4 of Section 15, Township 33 South, Range 19 East, Manatee County, Florida;

TOGETHER WITH: The North 1/2 of the Southwest 1/4, and the Southeast 1/4 of the Southwest 1/4 of Section 14, Township 33 South, Range 19 East, Manatee County, Florida.

PARCEL 2 (NON-EXCLUSIVE EASEMENT ESTATE)

Together with the non-exclusive easement as created by that certain Easement Agreement recorded April 1, 2005 in Official Records Book 2006, Page 6773, of the Public Records of Manatee County, Florida.

DESCRIPTION (Provided by Client):

COMMENCE AT THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE S.89°43'47"E., ALONG THE NORTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 33 SOUTH, RANGE 19 EAST, A DISTANCE OF 1,354.09 FEET; THENCE

S.00°30'34"W., ALONG THE EAST LINE OF SAID WEST 1/2, A DISTANCE OF 2,667.84 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID WEST 1/2; THENCE N.89°36'28"W., ALONG SAID SOUTH LINE, A DISTANCE OF 1,345.17 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S.00°19'08"W., ALONG THE EAST OF SAID SOUTHEAST 1/4, A DISTANCE OF 2,453.09 FEET TO THE INTERSECTION WITH THE NORTH MAINTAINED RIGHT OF WAY OF STATE ROAD 62 (MAP SECTION 13060-251 0) (WIDTH VARIES); THENCE N.89°01'17"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1,565.91 FEET; THENCE N.89°05'41"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 989.17 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 5,669.36 FEET AND A CENTRAL ANGLE OF 00°46'16", WITH A CHORD BEARING OF N.88°42'34"W.; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 76.29 FEET; THENCE CONTINUE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°35'08", WITH A CHORD BEARING OF N.88°01'52"W., A DISTANCE OF 57.95 FEET TO THE INTERSECTION WITH THE WEST LINE OF THAT CERTAIN PARCEL OF LAND, AS DESCRIBED AND RECORDED IN O.R. BOOK 1495, PAGE 4194, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N.00°22'50"W., ALONG SAID WEST LINE, A DISTANCE OF 1,209.40 FEET; THENCE S.86°21'56"E., ALONG THE NORTH LINE OF SAID CERTAIN PARCEL, A DISTANCE OF

46.63 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE N.00°55'14"W., ALONG SAID WEST LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 1,271.20 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE N.89°35'26"W., ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 16, A DISTANCE OF 2,642.85 FEET TO THE SOUTHWEST CORNER OF THE OF SAID NORTHWEST 1/4; THENCE N.00°41'23"E., ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21, A DISTANCE OF 1,036.42 FEET TO THE INTERSECTION WITH THE EASTERLY RAILROAD RIGHT OF WAY LINE OF FLORIDA POWER & LIGHT COMPANY (FORMERLY C.S.X. TRANSPORTATION INC. AND FORMERLY SEABOARD AIRLINE RAILROAD) (100.0 FEET WIDE); THENCE N.37°07'45"E., ALONG SAID EASTERLY RAILROAD RIGHT OF WAY LINE, A DISTANCE OF 2,836.56 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH 660.0 FEET OF SECTION 16, TOWNSHIP 33 SOUTH, RANGE 19 EAST; THENCE S.89°00'47"E., ALONG SAID NORTH LINE OF THE SOUTH 660.0 FEET, A DISTANCE OF 967.91 FEET; THENCE S.89°00'53"E., ALONG SAID NORTH LINE OF THE SOUTH 660.0 FEET, A DISTANCE OF 2,657.20 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID SECTION 16; THENCE S.00°37'21"W., ALONG SAID EAST LINE OF SECTION 16, A DISTANCE OF 660.01 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTIONS 16 & 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 25,903,529 SQUARE FEET OR 594.66 ACRES, MORE OR LESS.

LESS LOTS, TRACTS AND/OR PARCELS SOLD AND/OR TRANSFERRED THROUGHOUT THE REGULAR COURSE OF DEVELOPMENT

Crosswind Ranch Legal Description

RIMER PARCEL - DESCRIPTION (PER TITLE COMMITMENT NO. 9550462) PARCEL 1: East Parcel, a parcel of land lying and being in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22 for a Point of Beginning; thence continue North 89° 11' 47" East, along said north line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said East line, a distance of 1038.34 feet to the Northeast corner of said Northwest 1/4 of the Southeast 1/4; thence North 00° 05' 44" West, along the East line of the Southwest 1/4 of the Northeast 1/4 of said Section 22, a distance of 1333.34 feet to the Northeast corner of said Southwest 1/4 of the Northeast 1/4; thence South 89° 12' 54" West, along the North line of said Southwest 1/4 of the Northeast 1/4, a distance of 1344.13 feet to the Northwest corner of said Southwest 1/4 of the Northeast 1/4; thence South 00° 25' 38" East, along the West line of said Southwest 1/4 of the Northeast 1/4, a distance of 333.42 feet to the Southeast corner of the North 1/2 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence South 89° 10' 39" West, along the South line of said North 1/2 of the North 1/2, a distance of 1349.22 feet to the Southwest corner of said North 1/2 of the North 1/2; thence South 00° 40' 32" East, along the West line of said Southeast 1/4 of the Northwest 1/4, a distance of 999.82 feet to the Point of Beginning. LESS AND EXCEPTING a parcel of land lying and being in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said East line, a distance of 889.69 feet; thence South 89° 12' 54" West, 50.0 feet for a Point of Beginning; thence continue South 89° 12' 54" West, 431.09 feet; thence South 00° 03' 49" East, 505.00 feet; thence North 89° 12' 54" East, 434.77 feet; thence North 00° 30' 49" West, 504.97 feet to the Point of Beginning. SUBJECT TO : A 50 foot wide ingress, egress and utility easement lying in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 628.40 feet for a Point of Beginning; thence continue North 60° 59' 13" East, along said right-of-way line, a distance of 56.89 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence

North 00° 30' 49" West, along said East line, a distance of 889.69 feet; thence South 89° 12' 54" West, 50.0 feet; thence South 00° 30' 49" East, 916.60 feet to the Point of Beginning. LESS AND EXCEPTING a parcel of land lying and being in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said East line, a distance of 889.69 feet for a Point of Beginning; thence South 89° 12' 54" West, 431.09 feet; thence South 00° 03' 49" East, 505.00 feet; thence North 12' 54" East, 435.06 feet; thence North 00° 30' 49" West, 504.97 feet to the Point of Beginning. SUBJECT TO: A 20 foot wide ingress, egress and utility easement lying in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet for a Point of Beginning; thence North 00° 30' 49" West, along the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22, a distance of 384.72 feet; thence South 89° 12' 54" West, 20.00 feet; thence South 00° 30' 49" East, 395.49 feet; thence North 60° 59' 13" East, along the aforementioned right-of-way line, a distance of 22.76 feet to the Point of Beginning. TOGETHER WITH the West 50 feet of the following parcel: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said East line, a distance of 889.69 feet; thence South 89° 12' 54" West, 50.0 feet for a Point of Beginning; thence continue South 89° 12' 54" West, 431.09 feet; thence South 00° 03' 49" East, 505.00 feet; thence North 89° 12' 54" East, 434.77 feet; thence North 00° 30' 49" West, 504.97 feet to the Point of Beginning. SUBJECT TO: A 50 foot wide ingress, egress and utility easement lying in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 628.40 feet for a Point of Beginning; thence continue North 60°

59' 13" East, along said right-of-way line, a distance of 56.89 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said East line, a distance of 889.69 feet; thence South 89° 12' 54" West, 50.0 feet; thence South 00° 30' 49" East, 916.60 feet to the Point of Beginning. AND LESS AND EXCEPTING a parcel of land lying and being in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along the North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said line, a distance of 889.69 feet for a Point of Beginning; thence South 89° 12' 54" West, 50.00 feet; thence continue South 00° 30' 49" West, 504.97 feet; thence North 59° 12' 54" East, 50.00 feet; thence North 00° 30' 49" East, 504.97 feet to the Point of Beginning. AND LESS AND EXCEPTING a parcel of land lying and being in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said East line, a distance of 889.69 feet for a Point of Beginning; thence North 00° 30' 49" West, along said East line, a distance of 148.65 feet to the Northeast corner of said Northwest 1/4 of the Southeast 1/4; thence North 00° 05' 44" West, along the East line of the Southwest 1/4 of the Northeast 1/4 of said Section 22, a distance of 1333.34 feet to the Northeast corner of said Southwest 1/4 of the Northeast 1/4; thence South 89° 12' 54" West, along the North line of said Southwest 1/4 of the Northeast 1/4, a distance of 429.18 feet; thence South 00° 03' 49" East 1482.01 feet; thence North 89° 12' 54" East, 431.09 feet to the Point of Beginning. PARCEL 2: A parcel of land lying and being in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said East line, a distance of 889.69 feet for a Point of Beginning; thence North 00° 30' 49" West, along said East line, a distance of 148.65 feet to the Northeast corner of said Northwest 1/4 of the Southeast 1/4; thence North 00° 05' 44" West, along the East line of the Southwest 1/4 of the Northeast 1/4 of said Section 22, a distance of 1333.34 feet to the Northeast corner of said Southwest 1/4 of the Northeast 1/4; thence South 89° 12' 54" West, along the North line of said Southwest 1/4 of the Northeast 1/4, a distance of 429.18 feet; thence South 00° 03' 49" East 1482.01 feet; thence North 89° 12' 54" East, 431.09

feet to the Point of Beginning. TOGETHER WITH: A 20 foot wide easement for ingress, egress, and utilities lying in Section 22, Township 33 South, Range 19 East1 Manatee County, Florida described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 25 13.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line1 a distance of 161.84 feet for a Point of Beginning; thence continue North 60° 59' 13" East, along said right-of-way line, a distance of 22.86 feet; thence North 00° 03' 48" West, 1156.54 feet; thence South 89° 12' 54" West, 20.00 feet; thence South 00° 03' 49" East, 1167.35 feet to the Point of Beginning. PARCEL 3: A parcel of land lying and being in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, a long said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said East line, a distance of 889.69 feet; thence South 89° 12' 54" West, 50.0 feet for a Point of Beginning; thence continue South 89° 12' 54" West, 431.09 feet; thence South 00° 03' 49" East, 505.00 feet; thence North 89° 12' 54" East, 434.77 feet; thence North 00° 30' 49" West, 504.97 feet to the Point of Beginning. SUBJECT TO: A 50 foot wide ingress, egress and utility easement lying in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 628.40 feet for a Point of Beginning; thence continue North 60° 59' 13" East, along said right-of-way line, a distance of 56.89 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said East line, a distance of 889.69 feet; thence South 89° 12' 54" West, 50.0 feet; thence South 00° 30' 49" East, 916.60 feet to the Point of Beginning. AND TOGETHER WITH a parcel of land lying and being in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said East line, a distance of 889.69 feet for a Point of Beginning; thence South 89° 12' 54" West, 431.09 feet; thence South 00° 03' 49" East,

505.00 feet; thence North 89° 12' 54" East, 435.06 feet; thence North 00° 30' 49" West, 504.97 feet to the Point of Beginning. SUBJECT TO: A 20 foot wide ingress, egress and utility easement lying In Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet for a Point of Beginning; thence North 00° 30' 49" West, along the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22, a distance of 384.72 feet; thence South 89° 12' 54" West, 20.00 feet; thence South 00° 30' 49" East, 395.49 feet; thence North 60° 59' 13" East, along the aforementioned right-of-way line, a distance of 22.76 feet to the Point of Beginning. LESS AND EXCEPTING the West 50 feet of the following parcel : Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said East line, a distance of 889.69 feet; thence South 89° 12' 54" West, 50.0 feet for a Point of Beginning ; thence continue South 89° 12' 54" West, 431.09 feet; thence South 00° 03' 49" East, 505.00 feet; thence North 89° 12' 54" East, 434.77 feet; thence North 00° 30' 49" West, 504.97 feet to the Point of Beginning. AND TOGETHER WITH a parcel of land lying and being in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along the North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said line, a distance of 889.69 feet for a Point of Beginning; thence South 89° 12' 54" West, 50.00 feet; thence continue South 00° 30' 49", 504.97 feet; thence North 59° 12' 54" East, 50.00 feet; thence North 00° 30' 49" 504.97 feet to the Point of Beginning. AND TOGETHER WITH: KEEN PARCEL - DESCRIPTION (PER TITLE COMMITMENT NO. 9698091) The Northwest 1/4 of the Northwest 1/4 of Section 23, Township 33 South, Range 19 East, Manatee County, Florida. And Begin at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 33 South, Range 19 East, Manatee County, Florida; thence South 440 yards, thence East 110 yards, thence North 440 yards and West 110 yards to the Point of Beginning. AND TOGETHER WITH: BRC PARCEL - DESCRIPTION (PER TITLE COMMITMENT NO. 9278169) The West 1/2 of the SE 1/4 of the NE 1/4 and the West 1/2 of the NE 1/4 of the SE 1/4, lying North of Highway #62, in Section 22, Township 33 South, Range 19 East, Manatee County, Florida. AND The South 1/4 of the West 1/2 of the NE 1/4 of the NE 1/4, the NW 1/4 of the NE 1/4, LESS: Begin at the NE corner of the NW 1/4 of the NE 1/4, South 220 yards, West 165 yards, North

220 yards, East 165 yards to Point of Beginning. The NE 1/4 of the NW 1/4, LESS property described in Deed Book 313, Page 593, of the Public Records of Manatee County, Florida, and the North 1/2 of the North 1/2 of the SE 1/4 of the NW 1/4, all in Section 22, Township 33 South, Range 19 East, Manatee County, Florida. AND TOGETHER WITH: CHAPMAN PARCEL - DESCRIPTION (PER TITLE COMMITMENT NO. 9362421) PARCEL 1: The West 273 yards of the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 33 South, Range 19 East, Manatee County, Florida. PARCEL 2: The South 1/2 of the Southeast 1/4, Section 15, Township 33 South, Range 19 East, Manatee County, Florida. PARCEL 3: The East 1/2 of the Northeast 1/4 of the Northeast 1/4, and the North 3/4 of the West 1/2 of the Northeast 1/4 of the Northeast 1/4, Section 22, Township 33 South, Range 19 East, Manatee County, Florida. PARCEL 4: The North 220 yards of the East 165 yards of the Northwest 1/4 of the Northeast 1/4 of Section 22, Township 33 South, Range 19 East, Manatee County, Florida. PARCEL 5: Begin 165 yards West of the Northeast corner of the Northwest 1/4 of the Northeast 1/4, run thence South 147 yards, thence West 330 yards, thence North 147 yards, thence East 330 yards to the Point of Beginning, all In Section 22, Township 33 South, Range 19 East, Manatee County, Florida. PARCEL 6: Beginning at the Southeast corner of the Southwest 1/4 of Section 14, Township 33 South, Range 19 East, running thence West 167 yards; thence North 440 yards to the North boundary line of said Southwest 1/4 of the Southwest 1/4; thence East 167 yards; thence South to the Point of Beginning. TOGETHER WITH easement recorded In Official Records Book 1151, Page 1049, of the Public Records of Manatee County, Florida.

LESS LOTS, TRACTS AND/OR PARCELS SOLD AND/OR TRANSFERRED THROUGHOUT THE REGULAR COURSE OF DEVELOPMENT

Gagne Legal Description

A parcel of land lying in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 22, run thence along the West boundary of said Section 22, the following two (2) courses: 1) North 00°19'08" East, 60.00 feet to a point on the North maintained right-of-way line of State Road 62 (Parrish - Wauchula Road) for a Point of Beginning; 2) continue North 00°19'08" East, 2453.09 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence along the North boundary of said Southwest 1/4 of Section 22, South 89°36'28" East, 2691.06 feet to the Northeast corner thereof; thence South 27°40'48" East, 1543.46 feet to a point on the Northerly maintained right-of-way line of aforesaid State Road 62, as found monumented; thence along said Northerly maintained right-of-way line and the Northerly right-of-way line of State Road 62, per Florida Department of Transportation

Right-of-Way Map Section 13060-2501 (120' right-of-way), as found monumented, South 62°10'34" West, 1185.47 feet to the Southeasterly corner of that certain parcel of land described in Official Records Book 1920, page 4101, of the public records of Manatee County, Florida; thence along the Easterly boundary of said parcel of land described in Official Records Book 1920, page 4101, and the Easterly boundary of that certain parcel of land described in Official Records Book 1783, page 107, of the public records of Manatee County, Florida, North 48°01'59" West, 1335.79 feet to the Northeasterly corner of said parcel of land described in Official Records Book 1783, page 107; thence along the North boundary of said parcel of land described in Official Records Book 1783, page 107, North 89°04'25" West, 152.29 feet to the Northwest corner thereof; thence along the West boundary of said parcel of land described in Official Records Book 1783, page 107, South 00°19'08" West, 629.97 feet to the Southwest corner thereof, also being the Northeast corner of that certain parcel of land described in Official Records Book 1772, page 5026, of the public records of Manatee County, Florida; thence along the North boundary of said parcel of land described in Official Records Book 1772, page 5026, and the North boundary of that certain parcel of land described in Official Records Book 1742, page 6120, of the public records of Manatee County, Florida, North 89°04'25" West, 589.98 feet to the Northwest corner of said parcel of land described in Official Records Book 1742, page 6120; thence along the West boundary of said parcel of land described in Official Records Book 1742, page 6120, South 00°19'07" West, 799.97 feet to the aforesaid North right-of-way line of State Road 62, per Florida Department of Transportation Right - of- Way Map Section 13060-2501 (120' right-of-way), as found monumented; thence along said North right-of-way line and aforesaid North maintained right-of-way line, North 89°04'25" West, 294.99 feet to the Southeast corner of that certain parcel of land described in Official Records 1768, page 4066, of the public records of Manatee County, Florida; thence along the East boundary of said parcel of land described in Official Records Book 1768, page 4066, North 00°19'08" East, 799.97 feet to the Northeast corner thereof; thence along the North boundary of said parcel of land described in Official Records Book 1768, page 4066, North 89°04'25" West, 274.98 feet to the Northwest corner thereof; thence along the West boundary of said parcel of land described in Official Records Book 1768, page 4066, South 00°19'08" West, 799.97 feet to aforesaid North maintained right-of-way line of State Road 62; thence along said North maintained right-of-way line, North 89°04'25" West, 60.00 feet, to the Point of Beginning.

A parcel of land lying and being in section 22, township 33 south, range 19 east, Manatee County, Florida described as follows:

Commence at the Southwest corner of said Section 22; Thence n 00° 52'31" W, along the West line of said Section 22, a distance of 60.00 feet to a point on the North right-of-way line of state road number 62; Thence n 89° 43'57" e, along said North right-of-way-line, a distance of 60.00 feet for a point beginning; Thence continue n 89°43'57" e, along said North right-of-way line, a distance of 275.00 feet; Thence n 00° 52'31" W, 800.00 feet; Thence s 89° 43'57" W, 275.00 feet; Thence s 00° 52'31" e, 800.00 feet to the point of beginning.

LESS LOTS, TRACTS AND/OR PARCELS SOLD AND/OR TRANSFERRED THROUGHOUT THE REGULAR COURSE OF DEVELOPMENT

NOTICE OF PUBLIC HEARING**NOTICE OF LOCAL DEVELOPMENT AGREEMENT CHANGES IN UNINCORPORATED MANATEE COUNTY**

NOTICE IS HEREBY GIVEN that the **Board of County Commissioners of Manatee County** will conduct Public Hearings on **March 05, 2026, and April 23, 2026, at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Government Administration Building, 1st Floor Patricia M. Glass Chambers, 1112 Manatee Avenue West, Bradenton, Florida**, to consider and act upon the following matter:

LDA 24-02 – LOCAL DEVELOPMENT AGREEMENT / CROSSWINDS RANCH – [PLN2404-0112](#)

Request for approval of a Local Development Agreement relating to future projects within an area identified as Crosswinds Ranch to establish the terms under which the Applicant shall commit to design, engineer, permit and construction, its proportionate share of required improvements to the Manatee County thoroughfare network (the “Thoroughfare Improvements”) and the Applicant shall dedicate the right-of-way required for the Thoroughfare Improvements (the “Thoroughfare ROW”). The Thoroughfare Improvements and Thoroughfare ROW are sufficient to accomplish one or more mobility improvements that will benefit a regionally significant transportation facility such that the Applicant shall be eligible for credits against the ATS Fees.

CROSSWIND RANCH DEVELOPMENT LLC, Landowners of 1740-acre site, has an approved Large Project Application – Planned Development Residential project. The project is generally located North of SR 62 and East of US 301 in Parrish (Manatee County). The 1,740-acre site is made up of three project tracks subject to the following three individual zoning approvals: PDR-22-10(Z)(G) (the “Gagne Ordinance”) and companion GDP, approved on February 16, 2023, for up to 288 single family detached residential units on 123.6-acre project site; PDR-22-09(Z)(G) (the “Assemblage Ordinance” aka Crosswind Ranch) and companion GDP, approved on March 23, 2023, for up to 1,322 single family detached residential units on 440.9-acre project site; and PDMU-06-102(P)(R) (the “Cone Ranch Ordinance”), and companion GDP, approved on August 17, 2023, for up to 2,048 residential units and up to 6,550 square feet of commercial on 1,175.8-acre project site. The approved development includes 3,658 units. The maximum permitted heights of any residential building with the Project Site is thirty-five (35) feet.

Interested parties may examine the proposed Ordinances and related documents and may obtain assistance regarding this matter from the Manatee County Development Services Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida; telephone number (941) 748-4501 x6878; e-mail to: planning.agenda@mymanatee.org.

All interested parties may appear and be heard at the meeting with respect to the proposed Ordinances. According to Florida Statutes, Section 286.0105, any person desiring to appeal any decision made by the Board of County Commissioners with respect to any matter considered at said Public Hearing will need a record of the proceedings, and for such purposes he may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.

Rules of procedure for this public hearing are in effect pursuant to Resolution 22-051. A copy of this Resolution is available for review or purchase from the Development Services Department (see address below).

Please send comments to: Manatee County Development Services Department
Attn: Planning Coordinator
1112 Manatee Avenue West / Post Office Box 1000
Bradenton, FL 34205
Planning.agenda@mymanatee.org

Americans with Disabilities: The Board of County Commissioners does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to and participation in public hearings. Anyone requiring reasonable accommodation for this meeting as provided for in the ADA, should contact Carmine DeMilio 941-792-8774 ext. 8303 or carmine.demilio@mymanatee.org; or FAX 745-3790.

THIS HEARING MAY BE CONTINUED FROM TIME-TO-TIME PENDING ADJOURNMENTS.

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS

Manatee County Development Services Department

Manatee County, Florida

Date published: February 20, 2026

NOTICE OF PUBLIC HEARING

NOTICE OF LOCAL DEVELOPMENT AGREEMENT CHANGES IN UNINCORPORATED MANATEE COUNTY

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Bradenton, FL 34205
Planning.agenda@mymanatee.org

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THIS HEARING MAY BE CONTINUED FROM TIME-TO-TIME PENDING ADJOURNMENTS.

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS

Manatee County Development Services Department

Manatee County, Florida

Date published: February 20, 2026

CROSSWIND RANCH

LOCAL DEVELOPMENT AGREEMENT

*Crosswind Ranch Development Corporation
Manatee County*

This **CROSSWIND RANCH LOCAL DEVELOPMENT AGREEMENT** (“Development Agreement” or “Agreement”) is made and entered into as of the ____ day of _____, 2026 (“**Effective Date**”), by and between **MANATEE COUNTY**, a political subdivision of the State of Florida whose address is 1112 Manatee Avenue West, Bradenton, Florida 34205, hereinafter referred to as the “**County**,” and **CROSSWIND RANCH DEVELOPMENT CORPORATION**, a Florida corporation, whose address is 4065 Crescent Park Drive Riverview, FL 33578, hereinafter referred to as the “**Applicant**.”

WITNESSETH:

WHEREAS, Applicant is the master developer of a large parcel of land located in Manatee County, Florida, generally known and referred to as “Crosswind Ranch” (the “Crosswind Ranch” or “Project Site”), a complete legal description of which is attached hereto as **Exhibit “A”**; and

WHEREAS, the legal and equitable owners of the Project Site are fully set forth on the ownership schedule attached hereto as **Exhibit “B”** (“Ownership Schedule”), and such owners collectively hold legal and equitable title to the Project Site *less* any and all lots, tracts and parcels sold and/or transferred throughout the regular course of development; and

WHEREAS, each entity holding legal and equitable ownership to the Project Site as identified on **Exhibit “B”** has joined and executed this Development Agreement and agrees to the terms set forth herein; and

WHEREAS, the County and Applicant are collectively the “Parties” to this Development Agreement; and

WHEREAS, the Project Site has a Future Land Use Classification, per the Manatee County Comprehensive Plan (“Comprehensive Plan”), of Urban-Fringe-3 (“UF-3”); and

WHEREAS, the Project Site is made up of three Manatee County project tracts subject to three individual Manatee County zoning approvals. The three project tracts are commonly known

and referred to as Cone Ranch, Assemblage and Gagne, and are geographically depicted on **Exhibit “C”** (the “Project Map”) attached hereto and incorporated herein by reference; and

WHEREAS, on February 16, 2023, Manatee County Ordinance PDR-22-10(Z)(G) (the “Gagne Ordinance”), in relevant part, codified approval for the development of up to 288 single family detached residential units via a General Development Plan (the “Gagne GDP”) on a portion of the Project Site; and

WHEREAS, on March 23, 2023, Manatee County Ordinance PDR-22-09(Z)(G) (the “Assemblage Ordinance”), in relevant part, codified approval for the development of up to 1,322 single family detached residential units via a General Development Plan (the “Assemblage GDP”) on a portion of the Project Site; and

WHEREAS, on August 17, 2023, Manatee County Ordinance PDMU-06-102(P)(R) (the “Cone Ranch Ordinance”), in relevant part, codified approval for the development of up to 2,048 residential units (including single family detached, single family semi-detached and single family attached) and up to 6,550 square feet of commercial via a General Development Plan (the “Cone Ranch GDP”) on a portion of the Project Site; and

WHEREAS, on September 11, 2025, County approved an administrative modifications to the GDP’s, combining the Cone Ranch GDP, Assemblage GDP, and Gagne GDP into a single Master General Development Plan known and referred to as the “Crosswind Ranch GDP;” and

WHEREAS, for purposes of this Development Agreement, Cone Ranch, Gagne and Assemblage shall be collectively referred to as “Crosswind Ranch” or “Project Site,” and the Gagne Ordinance, Assemblage Ordinance and Cone Ranch Ordinance shall be collectively referred to as the “Zoning Approvals”; and

WHEREAS, because portions of the Crosswind Ranch are located east of the Future Development Area Boundary, Applicant is required to enter into this Development Agreement, pursuant to Comprehensive Plan Policy 2.1.2.8. (“Policy 2.1.2.8.”), that addresses the construction and timing of roadways and utility infrastructure needed for that area to be developed; and

WHEREAS, Applicant submitted to the County the following three Transportation Impact Analyses detailing traffic impacts from the proposed build-out of each project within Crosswind Ranch:

1. Cone Ranch Traffic Impact Analysis prepared by Kimley Horn dated October 2022, reviewed and approved by the County on June 14, 2023 (“Cone Ranch TIA”); and
2. Gagne Traffic Impact Analysis prepared by VIBEENGINEERING, INC. dated October 2022, reviewed and approved by the County on January 19, 2023 (“Gagne TIA”); and
3. Assemblage Traffic Impact Analysis prepared by VIBEENGINEERING, INC. dated October 2022, reviewed and approved by the County (“Assemblage TIA”).

WHEREAS, on or about July 30, 2025, the County issued a Certificate of Level of Service for Crosswind Ranch, CLOS-25-043 with an expiration date of July 30, 2028 (the “Crosswind Ranch CLOS”). The Crosswind Ranch CLOS identifies certain off-site concurrency-related improvements directly attributed to the collective development impacts, as more particularly set forth in the Crosswind Ranch Transportation Analysis; and

WHEREAS, pursuant to Section 163.3180(5)(h)1.c, Florida Statutes, the applicant for a development agreement may satisfy the transportation concurrency requirements and, thus, be issued a Certificate of Level of Service for the project subject to such development agreement; and

WHEREAS, since the effective dates of the Zoning Approvals and the approvals of the above CLOS’s, County has repealed transportation concurrency and has implemented the Alternative Transportation System (“ATS”) consistent with F.S. § 163.3180(5)(i) that is applied in place of transportation concurrency to enable development to mitigate the transportation impacts resulting from site plan approvals, plat approvals, final subdivision approvals, building permits, or the functional equivalent of such approvals and from which revenue shall be used to implement the needs of the local government’s plan which serves as the basis for the fee imposed. Accordingly, the concurrency-related transportation improvements identified in the above referenced CLOS’s are no longer a requirement for development of Crosswind Ranch; and

WHEREAS, it is the intent of Applicant, in good faith, to enter into this binding Development Agreement whereby Applicant shall commit to design, engineer, permit and construct, or cause construction of, certain improvements to the Manatee County thoroughfare network (the “Thoroughfare Improvements”) and Applicant shall dedicate the right-of-way required for the Thoroughfare Improvements (the “Thoroughfare ROW”). The Thoroughfare Improvements and Thoroughfare ROW are sufficient to accomplish one or more mobility

improvements that will benefit a regionally significant transportation facility such that the Applicant shall be eligible for a credit against the Alternative Transportation System Fees subject to the conditions set forth herein; and

WHEREAS, pursuant to Section 163.3220, Florida Statutes, *et seq.*, the County is authorized to enter into this Development Agreement; and

WHEREAS, the first and second required public hearings regarding this Development Agreement were held by the Manatee County Board of County Commissioners (the “Board”) on _____, 2026, and _____, 2026, at which time the Board found this Development Agreement to be consistent with the Comprehensive Plan and the LDC and authorized the Chairman to execute the Development Agreement on behalf of Manatee County.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the Parties agree as follows:

1. **Recitals True and Correct.** The Recitals set forth above are true and correct and incorporated herein by reference as if fully set forth herein.

2. **Description of the Development.** The Project Site shall be developed consistent with the Zoning Approvals with the following development uses and densities (and in the case of commercial uses, square footage):

- a. Cone Ranch: 2,048 residential units; 6,550 square feet of commercial; maximum building height of two stories (residential and commercial).
- b. Gagne: 288 residential units; maximum building height of two stories.
- c. Assemblage: 1,322 residential units; maximum building height of two stories.

3. **Ownership of Land subject to Development Agreement.** A legal description of the land subject to this Development Agreement (i.e., the Crosswind Ranch) is attached hereto as **Exhibit “A.”** The current legal and equitable owners of the Crosswind Ranch are listed on the Schedule of Owners attached hereto on **Exhibit “B.”** Individually platted lots for the sale (or previously sold) to third party homebuyers are specifically excluded from this Development Agreement and are not subject to any obligations set forth herein.

4. **Definitions.** As used in this Development Agreement, the following words, terms, and phrases shall have the meanings ascribed to them here:

(A) “Concurrency Requirements”: shall mean the dedication or conveyance of lands for public purposes and/or the design and construction of improvements to public facilities (and the payment of proportionate share mitigation in connection therewith) that the Applicant must provide to meet the concurrency requirements of the LDC, the Comprehensive Plan, and Section 163.3180, Florida Statutes.

(B) “County Administrator”: shall mean the County Administrator or his/her designee.

(C) “Crosswind Ranch Transportation Analyses”: shall mean the following three Transportation Impact Analyses:

- a. Cone Ranch TIA: Traffic Impact Analysis prepared by Kimley- Horn dated October 2022, reviewed and approved by the County on or about June 14, 2023
- b. Gagne TIA: Traffic Impact Analysis prepared by VIBEngineering, Inc. dated October 2022, reviewed and approved by the County on or about January 19, 2023.
- c. Assemblage TIA: Traffic Impact Analysis prepared by VIBEngineering, Inc. dated October 2022, reviewed and approved by the County.

5. **Description of Public Facilities.** The following public facilities and services will serve the Crosswind Ranch:

(A) Potable Water: Provided Applicant constructs the Potable Water Improvements pursuant to **Section 8** below, as required by Policy 2.1.2.8., the County will provide potable water to Crosswind Ranch in sufficient quantity to serve Crosswind Ranch, as and when actually constructed, via transmission lines and related facilities to be constructed by the Applicant.

(B) Sanitary Sewer: Provided Applicant constructs the Wastewater Improvements pursuant to **Section 8** below, as required by Policy 2.1.2.8., the County will provide sanitary sewer service to Crosswind Ranch in sufficient quantity to serve Crosswind Ranch, as and when actually constructed, via transmission lines and related facilities to be constructed the Applicant.

(C) Solid Waste: The County or its licensee(s) will provide Solid Waste Management Services to the Project Site to serve Crosswind Ranch, as and when actually constructed, via facilities which are already in place.

(D) Recreation/Open Space: Although additional open space and recreational facilities may be provided with Crosswind Ranch as individual projects are later approved, Crosswind Ranch will meet concurrency requirements for recreation/open space and will not result in degradation of the adopted level of service due to facilities currently in place.

(E) Storm Water Management: With Applicant's design and construction of the proposed storm water management facilities on the Project Site in compliance with Section 801 of the LDC, or as otherwise approved by the County, sufficient to meet County development standards and Southwest Florida Water Management District (SWFWMD) regulations, Crosswind Ranch will meet concurrency requirements for stormwater and will not result in degradation of the adopted level of service.

(F) Transportation: With Applicant's construction of transportation facilities as described in **Section 6** hereof, Crosswind Ranch will meet the requirements of Policy 2.1.2.8. for transportation.

6. Improvements to Manatee County Thoroughfare System.

(A) Thoroughfare Improvements/Thoroughfare ROW. Applicant shall construct, or cause to be constructed, or in the case of (ix) Thoroughfare ROW below, shall dedicate or cause to be dedicated, the following improvements (collectively "Thoroughfare Improvements"):

- (i) Spencer Parrish Road/SR 62 Intersection. Design, engineer, permit, and construct an eastbound left turn lane and westbound right turn lane at the intersection of Spencer Parrish Road and SR 62 (the "Spencer Parrish/SR62 Intersection").
(completed)
- (ii) Spencer Parrish Road/SR 62 Intersection Control. Prior to the final plat approval for single family units that allows for the construction of the 550th unit within Crosswind Ranch with direct access to Spencer Parrish Road, an Intersection Control Evaluation Analysis ("Intersection Analysis") shall be conducted for the Spencer Parrish Road/SR 62 intersection. In the event an intersection control is not warranted at the time of the first Intersection Analysis, an Intersection Analysis shall be conducted prior to each subsequent final plat approval within Crosswind Ranch with direct access to Spencer Parrish Road. If, based on the findings of any such Intersection Analysis, Manatee County and/or FDOT, as applicable,

determines an intersection control is required, the intersection control shall be constructed, or appropriate alternate mitigation provided, prior to the issuance of the Certificate of Occupancy for the unit that warrants the intersection control, as determined by the Intersection Analysis. At such time that intersection control warrants are met or the project is built-out, no further Intersection Analysis shall be required for the Spencer Parrish Road/SR 62 intersection.

- (iii) Spencer Parrish Road Segment 1. Design, engineer, permit, and construct Spencer Parrish Road as a four lane thoroughfare as depicted on **Exhibit “D”** as “Spencer Parrish Road Segment 1”. **(completed)**
- (iv) Spencer Parrish Road Segment 2 and 3. Design, engineer, permit, and construct the outside two lanes of Spencer Parrish Road for the future four laning of Spencer Parrish Road as depicted on **Exhibit “D”** as “Spencer Parrish Road Segment 2” and “Spencer Parrish Road Segment 3”.
- (v) Ranch Oak PKWY/SR 62 Intersection. Design, engineer, permit, and construct an eastbound left turn lane at the intersection of Ranch Oak Parkway (f/k/a Keen Road) and SR 62 (the “Ranch Oak/SR 62 Intersection”).
- (vi) Ranch Oak PKWY/SR 62 Intersection Control. Prior to the final plat approval for single family units that allows for the construction of the 1,346th unit within Crosswind Ranch with direct access to Ranch Oak PKWY, an Intersection Control Evaluation Analysis (“Intersection Analysis”) shall be conducted for the Ranch Oak PKWY/SR 62 intersection. In the event an intersection control is not warranted at the time of the first Intersection Analysis, an Intersection Analysis shall be conducted prior to each subsequent final plat approval within Crosswind Ranch. If, based on the findings of any such Intersection Analysis, Manatee County and/or FDOT, as applicable, determines an intersection control is required, the intersection control shall be constructed, or appropriate alternate mitigation provided, prior to the issuance of the Certificate of Occupancy for the unit that warrants the intersection control, as determined by the Intersection Analysis. At such time that intersection control warrants are met or the project is built-out, no further Intersection Analysis shall be required for the Ranch Oak PKWY/SR 62 intersection.

- (vii) Ranch Oak PKWY Segment 1. Design, engineer, permit, and construct the Ranch Oak PKWY as a two lane thoroughfare as depicted on **Exhibit “D”** as “Ranch Oak PKWY Segment 1”. Notwithstanding the foregoing, the Applicant may construct Ranch Oak PKWY as a four-lane roadway at their own cost.
- (viii) Ranch Oak PKWY Segment 2 and 3. Design, engineer, permit, and construct the Ranch Oak PKWY as a two lane thoroughfare as depicted on **Exhibit “D”** as “Ranch Oak PKWY Segment 2” and “Ranch Oak PKWY Segment 3”. Notwithstanding the foregoing, the Applicant may construct Ranch Oak PKWY as a four-lane roadway at their own cost.
- (ix) Thoroughfare ROW:
 - a. Dedicate 120 feet of right of way (approximately 18.84+/- total acres) for Spencer Parrish Road from SR 62 to the north-east Crosswind Ranch boundary as generally depicted on **Exhibit “D”** (only 58% of which is considered Thoroughfare ROW, or 10.9272 acres); and
 - b. Dedicate 100 feet of right of way (approximately 20.96+/- total acres) for Ranch Oak PKWY from SR 62 to the northern Crosswind Ranch boundary as generally depicted on **Exhibit “D”** (only 50% of which is considered Thoroughfare ROW, or 10.48 acres).

The projected cost of the design, engineering, permitting and construction of the Thoroughfare Improvements (including stormwater ponds), exclusive of the value of dedicated road right of way, for purposes of this Development Agreement, is **Nine Million Eight Hundred Fifty-Five Thousand Eight Hundred Thirty Dollars and Thirty Cents (\$9,855,830.30)** based on FDOT standards (the “Projected Thoroughfare Improvements Cost”), as more particularly set forth on the Cost Estimate attached hereto as **Exhibit “E”**. The Thoroughfare ROW value, using standard County estimation methods and as agreed to by the Parties, is One Hundred Thousand Dollars and Zero Cents (\$100,000.00) per acre of Thoroughfare ROW or approximately **Two Million One Hundred Forty Thousand Seven Hundred Twenty Dollars and Zero Cents (\$2,140,720.00)**, as calculated by the approximate Thoroughfare ROW acreage multiplied by \$100,000.00 (the “Projected Thoroughfare ROW Value”). The Projected Thoroughfare Improvements Cost and the Projected Thoroughfare ROW Value are collectively referred to as the “Total Projected

Thoroughfare Cost” and totals **Eleven Million Nine Hundred Ninety-Six Thousand Five Hundred Fifty Dollars and Thirty Cents (\$11,996,550.30)**.

(B) Construction and Dedication Timing. Applicant shall timely begin the design and permitting of the Thoroughfare Improvements and shall continue with the permitting and construction thereafter to diligently pursue substantial completion for each project as follows:

- a. Spencer Parrish Road/SR 62 Intersection: **COMPLETED**
- b. Spencer Parrish Road/SR 62 Intersection Control: Applicant shall complete an Intersection Analysis as set forth in Section 6.(B) above.
- c. Spencer Parrish Road Segment 1: **COMPLETED**
- d. Spencer Parrish Road Segments 2 and 3: shall be designed, engineered and constructed concurrently with adjacent future phases of the development as needed for access. At buildout of the Cone Ranch project, Spencer Parrish Road shall be constructed completely through the project as generally depicted on **Exhibit “D”**.
- e. Ranch Oak PKWY/SR 62 Intersection: shall be designed, engineered and constructed concurrently with the first phase of the Assemblage project.
- f. Ranch Oak PKWY/SR 62 Intersection Control: Applicant shall complete an Intersection Analysis as set forth in Section 6.(B) above.
- g. Ranch Oak PKWY Segment 1: shall be constructed concurrently with the first phase of the Assemblage project.
- h. Ranch Oak PKWY Segment 2 and Segment 3: shall be constructed concurrently with adjacent future phases of the development as needed for access. At buildout of the Cone Ranch project, Ranch Oak PKWY shall be constructed completely through the project as generally depicted on **Exhibit “D”**.

The foregoing deadlines are subject to reasonable extensions for events beyond the control of Applicant, including but not limited to FDOT permitting approval timing for improvements affecting state roads. Provided Applicant diligently pursues such construction, failure to meet the target date shall not be a breach of this Development Agreement. Upon completion of each phase of the Thoroughfare Improvements, Applicant shall dedicate the applicable Thoroughfare Improvements and Thoroughfare ROW to the County.

(C) Stormwater Ponds. In this Development Agreement, any reference to the construction of a roadway as part of the Thoroughfare Improvements shall include the construction of stormwater ponds required by such roadway improvement. Likewise, in this Development Agreement, any reference to dedication of right of way as part of the Thoroughfare Improvements is intended to also include the dedication of the necessary public flowage and retention easement to the County over any stormwater pond constructed with the roadway. Such easement shall be in a form generally used in the past by the County, including the right of Applicant to relocate or expand the stormwater pond at its sole expense provided its function is maintained. The stormwater ponds and conveyance systems required by Spencer Parrish Road and Ranch Oak PKWY within the Project Site shall be sized in order to serve the roadways upon build-out of the roadways.

(D) Site-Related Improvements. This Development Agreement does not govern the construction or dedication of all site-related improvements for the Crosswind Ranch. Such other site-related improvements shall be constructed and dedicated pursuant to and in accordance with the County's LDC and Comprehensive Plan.

7. **Alternative Transportation System Fee Credit.**

(A) ATS Fee Credit – Thoroughfare Improvements. Applicant is entitled to ATS Fee Credits for the actual costs incurred by Applicant for the design, engineering, permitting and construction of the Thoroughfare Improvements identified in **Sections 6** hereof, subject to the following conditions:

- (i) Spencer Parrish Road/SR 62 Intersection. The County shall award ATS Fee Credits to Applicant for one hundred percent (100%) of the actual costs incurred by Applicant for the design, engineering, permitting and construction of the Spencer Parrish Road/SR 62 Intersection. Although the initial cost estimate for the Spencer Parrish Road/SR 62 Intersection is attached as **Exhibit “E”**, the credit amount shall be adjusted as necessary to equal one hundred percent (100%) of the actual improvement costs of the Spencer Parrish Road/SR 62 Intersection incurred by Applicant.
- (ii) Ranch Oak PKWY/SR 62 Intersection. The County shall award ATS Fee Credits to Applicant for one hundred percent (100%) of the actual costs incurred by Applicant for the design, engineering, permitting and construction of the Ranch Oak PKWY/SR 62 Intersection. Although the initial cost estimate for the Ranch

Oak PKWY/SR 62 Intersection is attached as **Exhibit “E”**, the credit amount shall be adjusted as necessary to equal one hundred percent (100%) of the actual improvement costs of the Ranch Oak PKWY/SR 62 Intersection incurred by Applicant.

- (iii) Spencer Parrish Road/SR 62 Intersection Control. The County shall award ATS Fee Credits to Applicant for one hundred percent (100%) of the actual costs incurred by Applicant for the design, engineering, permitting and construction of the Spencer Parrish Road/SR 62 Intersection Control. Although the initial cost estimate for the Spencer Parrish Road/SR 62 Intersection Control is attached as **Exhibit “E”**, the credit amount shall be adjusted as necessary to equal one hundred percent (100%) of the actual improvement costs of the Spencer Parrish Road/SR 62 Intersection Control incurred by Applicant.
- (iv) Ranch Oak PKWY/SR 62 Intersection Control. The County shall award ATS Fee Credits to Applicant for one hundred percent (100%) of the actual costs incurred by Applicant for the design, engineering, permitting and construction of the Ranch Oak PKWY/SR 62 Intersection Control. Although the initial cost estimate for the Ranch Oak PKWY/SR 62 Intersection Control is attached as **Exhibit “E”**, the credit amount shall be adjusted as necessary to equal one hundred percent (100%) of the actual improvement costs of the Ranch Oak PKWY/SR 62 Intersection Control incurred by Applicant.
- (v) Spencer Parrish Segment 1. The County shall award ATS Fee Credits to Applicant for fifty-eight percent (58%) of the actual costs incurred by Applicant for the design, engineering, permitting and construction of the Spencer Parrish Road Segment 1. Although the initial cost estimate for the Spencer Parrish Improvements is attached as **Exhibit “E”**, the credit amount shall be adjusted as necessary to equal fifty-eight percent (58%) of the actual improvement costs of the Spencer Parrish Road Segment 1 incurred by Applicant.
- (vi) Spencer Parrish Segment 2 and 3. The County shall award ATS Fee Credits to Applicant for forty-one percent (41%) of the actual costs incurred by Applicant for the design, engineering, permitting and construction of the Spencer Parrish Road Segments 2 and 3. Although the initial cost estimate for the Spencer Parrish Road

Segments 2 and 3 is attached as **Exhibit “E”**, the credit amount shall be adjusted as necessary to equal forty-one percent (41%) of the actual improvement costs of the Spencer Parrish Road Segments 2 and 3 incurred by Applicant.

- (vii) Ranch Oak PKWY Segment 1, 2 and 3. The County shall award ATS Fee Credits to Applicant for added cost necessary to improve Ranch Oak PKWY from a two-lane local roadway to a two-lane thoroughfare roadway. As more fully detailed on the Cost Estimate attached hereto as **Exhibit “E,”** if the Applicant elects to 4-lane Ranch Oak Parkway, or any segment thereof, the County shall award ATS Fee Credits equal to 42% (rounded down) of the actual improvement costs for the base, sub base, asphalt and drainage of said segment of Ranch Oak Parkway. If the Applicant elects to 2-lane Ranch Oak Parkway, or any segment thereof, the County shall award ATS Fee Credits equal to 56% (rounded down) of the actual improvement costs for the base, sub base, asphalt and drainage of said segment of Ranch Oak Parkway. As Ranch Oak Parkway will be constructed in three segments, the application for ATS Fee Credits may be submitted in three separate applications as each segment is completed and accepted by the County..

(B) ATS Fee Credit – Thoroughfare ROW Value. Applicant is entitled to ATS Fee Credits for the value of the Thoroughfare ROW, subject to the following conditions:

- (i) County shall award ATS Fee Credits to Applicant for the fair market value of the Thoroughfare ROW, calculated as the Thoroughfare ROW multiplied by the fair market value of the right of way for Spencer Parrish Road and Ranch Oak PKWY, which is agreed by the Parties to be One Hundred Thousand Dollars and Zero Cents (\$100,000.00) per acre of Thoroughfare ROW, currently estimated at Two Million One Hundred Forty Thousand Seven Hundred Twenty Dollars and Zero Cents (\$2,140,720.00) (21.4072 acres @ \$100,000/acre). The actual credit amount shall be adjusted as needed based on final ROW acreage calculation.

(D) Granting and Use of ATS Fee Credit. The County’s impact fee administrator shall award such ATS Fee Credits pursuant to Section 1106 of the LDC. Such ATS Fee Credits may be used, transferred, or assigned in whole or in part in accordance with Section 1106 of the LDC, as such Section 1106 is written on the Effective Date as described below herein. Applicant shall be

eligible to use the ATS Fee Credit granted pursuant to this Agreement in the form of a refund from the County in accordance with Section 1106.2 of the LDC.

8. **Utility Connections.**

(A) Connection to the County Potable Water System. Connection to the County potable water system is required pursuant to the Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of Applicant. To the extent such water lines are creditable under the LDC and provided that if upsizing of the lines is requested by the County, Applicant and the County shall enter into a participation agreement applicable to the design and construction of certain off-site extension of lines, as provided for herein. Such off-site extension shall be constructed in accordance with Section 2-31-05 of the Manatee County Code of Ordinances, unless otherwise authorized herein. Applicant shall design, permit, construct and place into service a 12” potable water main along SR 62 from the existing terminus of such potable water main west of the Project Site to the Project Site at Ranch Oak PKWY, (the “Water Main Extension”). To the extent the Water Main Extension exceeds the needs of the Project, Applicant and the County shall enter into a participation agreement applicable to the design and construction of the Water Main Extension and any award of reimbursement therefore, if applicable.

(B) Connection to County Wastewater System. Connection to the County wastewater system is required pursuant to the Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of Applicant, provided that (i) Applicant may be entitled to utility Facility Investment Fee (hereinafter “FIF”) credits as provided for herein, and (ii) Applicant and the County shall enter into a participation agreement applicable to the design and construction of certain off-site extension of lines, as provided for herein. Such off-site extension shall be constructed in accordance with Section 2-31-05 of the Manatee County Code of Ordinances, unless otherwise authorized herein. Applicant shall design, permit, construct and place into service a connection to the County’s wastewater system for Crosswind Ranch consistent with the County’s North County Wastewater System Master Plan, to include the extension of the 16-inch force main along SR 62 from the existing terminus of such force main west of the Project Site to the Project Site at Ranch Oak PKWY (the “Sewer Line Extension”) as required by the Master Plan. To the extent the Applicant is eligible for Facility Investment Fee Credit and/or reimbursement for building the

Sewer Line Extension in accordance with the Master Plan, Applicant and the County shall enter into a participation agreement applicable to the design and construction of the Sewer Line Extension and the award of facility investment fee credits and/or reimbursement therefore.

(C) Reservation of Utility Capacity. Provided Applicant designs, permits, constructs and places into service the Sewer Line Extension and the Water Main Extension according to the adopted master plan, at the time of approval for each Final Site Plan (“FSP”) within Crosswind Ranch, the County shall ensure adequate plant and line capacity for potable water and sanitary sewer is available to serve the units approved with each FSP so that the FSP approvals will not be delayed or withheld due to potable water or sanitary sewer capacity. A CLOS for potable water and sanitary sewer will be issued with each FSP approval within Crosswind Ranch (“Utility Reservation”). In the event the County adopts a Utility Extension Fee allowing for the extension of the Utility Reservation, the Applicant may extend the expiration date of the Utility Reservation pursuant to the terms of any such Utility Extension Fee adopted by the County.

9. **CLOS.** On July 30, 2025, the County issued a Certificate of Level of Service for Crosswind Ranch, CLOS-25-043 with an expiration date of July 30, 2028 (the “Crosswind Ranch CLOS”) for traffic circulation, mass transit, drainage, solid waste and parks for 3,658 residential units and 6,550 square feet of commercial. As further consideration for the improvements set forth is Section 6 hereof, and upon the execution of this Development Agreement, County shall extend the Crosswind Ranch CLOS seven (7) years from the Effective Date of this Development Agreement.

10. **Extension of CLOS.** Applicant or Owner (defined below) may extend the expiration date of the Crosswind Ranch CLOS for any units of the Development not platted as of the expiration date of the Crosswind Ranch CLOS for up to an additional seven (7) years by paying the County an “Extension Fee”, which may be paid by a waiver of ATS Fee Credit, or as otherwise permitted by law. The Extension Fee shall be due and payable at least sixty (60) days prior to the then existing CLOS expiration date and calculated at the rate of \$100 per unplatted residential unit per year of extension for any such units to which such extension of the CLOS applies. Any such extension shall not exceed seven (7) years from the expiration date of the CLOS at the time of such extension. The right to obtain an extension of the CLOS shall be conditioned upon Applicant complying with the terms of this Development Agreement and providing the County written notice of the requested extension, a statement as to the number and type of residential units for which the

extension is requested, and timely payment of the Extension Fee, which may include a waiver of ATS Fee Credit. Any CLOS not properly extended as permitted herein shall terminate at its then date of expiration.

11. **Assignment.** County specifically agrees that Applicant may assign the rights and obligations to construct some or all of the Thoroughfare Improvements to a subsequent property owner, developer, or assignee without the County’s prior consent. In such event, the Home Builder Developer that constructs the Thoroughfare Improvement (or phase thereof) and incurs the cost of such improvement, shall be entitled to the applicable credits for such improvements in accordance with the terms of this Development Agreement. Applicant shall provide written notice to the County Representative within ten (10) business days if any portion of this Agreement is assigned and provide proper documentation of such assignment.

12. **Concurrency Findings.** The Board, on _____, 2026, found that the concurrency requirements of the Comprehensive Plan and LDC will be met for the Development regarding the facilities and services described in **Section 5**, provided the terms and conditions of this Development Agreement are undertaken and performed by Applicant.

13. **Consistency with Comprehensive Plan.** The Board, on _____, 2026, specifically found that this Development Agreement is consistent with the County’s Comprehensive Plan (specifically including Policy 2.1.2.8) and LDC, provided that Applicant performs all obligations accruing under the terms of this Development Agreement, including without implied limitation the construction of the improvements described in **Section 6** and **Section 8** hereof.

14. **Permits Required.** The following is a description of all local development permits approved or needed to be approved for the Project Site:

- Zoning application;
- Preliminary Site Plan application;
- One or more Final Site Plan application(s);
- One or more Final Plat application(s);
- One or more application(s) for Specific Approval in accordance with the requirements of the LDC;

- One or more Access and Driveway Permit(s);
- One or more Construction Plan approval(s);
- One or more Building Permit application(s); and
- One or more Certificate(s) of Occupancy or of Completion.

15. **Omission from Development Agreement.** The failure of this Development Agreement to address a particular permit, condition, term, or restriction shall not relieve Applicant of the necessity of complying with the law, including without implied limitation the applicable provisions of the County’s Comprehensive Plan or LDC, governing said permitting requirements, conditions, terms, or restrictions.

16. **Disclaimer of Joint Venture.** The Parties represent that by the execution of this Development Agreement it is not the intent of the Parties that this Development Agreement be construed or deemed to represent a joint venture or common undertaking between any of the Parties, or any of the Parties individually with any third party. While engaged in carrying out and complying with the terms of this Development Agreement, Applicant is an independent principal and not a contractor for or an officer or employee of the County. Applicant shall not at any time or in any manner represent that it or any of its agents or employees are employees of County.

17. **Successors in Interest.** The burdens of this Development Agreement shall be binding upon, and the benefits shall inure to, all successors in interest to the Parties to the Development Agreement including all mortgagees to the Parties to this Development Agreement. Notwithstanding anything in this Development Agreement to the contrary, the County shall have no responsibility or liability for any obligations of Applicant under this Development Agreement, and the County does not assume any obligations to or for Applicant.

18. **Amendments:** All amendments to this Development Agreement, including any such amendments extending the term of the Development Agreement, shall be ineffective unless reduced to writing and executed by the County and Applicant, in accordance with requirements of Section 348, LDC, and Sections 163.3237 and 163.3229, Florida Statutes.

19. **Applicable County Ordinances and Codes:** In accordance with Section 163.3233, Florida Statutes, and Section 348, LDC, the County’s codes, policies, and ordinances governing the development of the Development that are in effect upon the Effective Date of this Agreement, shall govern the development of the Development for the duration of this

Development Agreement. Prior to the termination of this Development Agreement in accordance with **Section 29** hereof, the County may apply codes, policies, and ordinances adopted subsequent to the execution hereof to the Development only if County has held a public hearing and made the determinations required by the above-cited Florida Statute and LDC provision.

20. **Recording of this Agreement:** The Clerk of the Circuit Court of Manatee County, as Clerk to the Board of County Commissioners (the “Clerk”) shall record this Development Agreement in the Public Records of Manatee County, Florida, no later than fourteen (14) days after the execution of this Development Agreement by the Parties. The Applicant shall bear the expense of recording this Development Agreement.

21. **Applicable Law and Venue.** This Development Agreement shall be construed, and the rights and obligations of the Parties hereunder shall be determined, in accordance with the laws of the State of Florida. Venue for any litigation pertaining to the subject matter hereof shall be exclusive in Manatee County, Florida, unless prohibited by law.

22. **Severability.** In the event any term or provision of this Development Agreement shall be held invalid by a Court of competent jurisdiction, such invalid term or provision should not affect the validity of any term or provision hereof; and all such terms and provisions hereof shall be enforceable to the fullest extent permitted by law as if such invalid term or provision had never been part of this Development Agreement; provided, however, if any term or provision of this Development Agreement is held to be invalid due to the scope or extent thereof, then, to the extent permitted by law, such term or provision shall be automatically deemed modified in order that it may be enforced to the maximum scope and extent permitted by law.

23. **Entire Agreement.** This Development Agreement constitutes the entire agreement between the Parties hereto as to the subject matter contained herein and supersedes any and all prior understandings, if any. There are no other oral or written promises, conditions, representations, understandings, or terms of any kind as conditions or inducements to the execution hereof, and none have been relied upon by either party. Any subsequent conditions, representations, warranties, or agreements shall not be valid and binding upon the Parties unless they are in writing signed by the Parties and executed in the same manner as this Development Agreement.

24. **Parties Drafted Equally.** The Parties agree that each party played an equal and a reciprocal part in drafting this Development Agreement. Therefore, no provision of this

Development Agreement shall be construed by a Court or judicial authority against any party hereto because such party is deemed to have drafted or structured such provisions.

25. **Notices.** All notices, demands, requests for approvals or other communications given by any party to another shall be in writing and shall be sent by registered or certified mail, postage prepaid, return receipt requested or by a recognized national overnight courier service, or by hand delivery to the office of each party indicated below and addressed as follows:

To Applicant: Crosswind Ranch Development Corporation
4065 CRESCENT PARK DRIVE
RIVERVIEW, FL 33578
Attention: Wilhelm A Nunn

With copy to: Grimes Hawkins Gladfelter & Galvano, P.L.
1023 Manatee Ave West
Bradenton, Florida 34205
Attention: Kyle W. Grimes, Esq.
Phone: 941-748-0151

To County: Director, Development Services Department
Manatee County
P.O. Box 1000
Bradenton, FL 34206

With Copies to: County Administrator
Manatee County
P.O. Box 1000
Bradenton, FL 34206

County Attorney
Manatee County
P.O. Box 1000
Bradenton, FL 34206

26. **Survival of Warranties, Representations.** The warranties, representations, covenants and obligations of the Parties hereto shall be binding upon the Parties and their respective successors in interest.

27. **Expiration of Site Plans.** Any preliminary site plan approved pursuant to the GDP shall expire concurrent with the expiration of the CLOS pursuant to Sections 9 and 10 hereof, provided this Development Agreement remains in full force and effect. In the event this Development Agreement terminates prior to that time, such site plan shall expire on the date of

such termination or on the date of expiration as existed, or would have existed, prior to execution of this Development Agreement, whichever is later. Consistent with LDC Section 323.4, the County determined that each Project Final Site Plan shall have an initial expiration date ten (10) years from the effective date of said Final Site Plan.

28. **Effective Date.** This Development Agreement shall become effective immediately upon the occurrence of all the following (the “Effective Date”):

(A) The recordation of a fully executed original of this Development Agreement in the public records of Manatee County, Florida, as provided in Section 20 hereof;

(B) The expiration of any and all appeal periods for any challenge to this Development Agreement; and

(C) Thirty (30) days have expired since a copy of this Development Agreement has been recorded in the public records of Manatee County, Florida, pursuant to Section 20 hereof.

29. **Termination.** This Development Agreement shall automatically terminate and expire upon the occurrence of the first of the following:

(A) The full performance by the Parties hereto of each and every one of their respective obligations arising under the terms of this Development Agreement.

(B) The expiration of thirty (30) years from the Effective Date of this Development Agreement, as defined in Section 28 above.

(C) The revocation of this Development Agreement by the Board in accordance with Section 163.3235, Florida Statutes.

(D) The execution of a written agreement by the Parties, or their successors in interest, providing for the cancellation and termination of this Development Agreement.

30. **Force Majeure.** No party shall be liable for any failure to perform, or delay in the performance of, any obligation under this Agreement if such failure is caused directly by hurricane, tornado, fire, earthquake, civil commotion or failure or disruption of utility services, or other like cause beyond the reasonable control of the party obligated to perform.

31. **Hold Harmless/Indemnification.** The Applicant and its successors in interest hereby agree that the County shall not be liable for any loss, injury, death, or damage to persons or property which at any time may be suffered or sustained by any person, including the Applicant and its successors in interest, whatsoever in relation to the requirements under this Agreement, and

that the Applicant, as to its requirements under this Agreement, agrees to hold the County harmless for any such claims and defend and indemnify the County in relation to such claims, unless such loss, injury, death, or damage shall be caused by or shall in any manner result from, or arise out of, any act, omission, or negligence of the County.

32. **Anti-Human Trafficking.** The Applicant and Owner shall provide the County with sworn affidavits signed by an officer of the Board of Directors or the Applicant or Owner's Representative under penalty of perjury attesting that Applicant or Owner does not use coercion for labor or services, such terms are defined in Section 787.06, Florida Statutes. The Anti-Human Trafficking Affidavit must be in a form substantially similar to **Exhibit "F"** and be provided to the County prior to the County executing this Agreement.

33. **Annual Review:** During the term of this Development Agreement, Applicant shall cooperate with the Development Services Director or designee in the Director's annual review as required by Section 348 of the LDC and Section 163.3235, Florida Statutes.

34. **List of Exhibits:**

- A. Project Site
- B. Ownership Schedule
- C. Project Map
- D. Thoroughfare ROW
- E. Cost Estimate
- F. Anti-Human Trafficking Affidavit

[REMAINDER OF PAGE INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the Parties hereto have executed this Development Agreement the day and year first above written.

COUNTY:

MANATEE COUNTY, FLORIDA

By its Board of County Commissioners

By: _____
Chairperson

ATTEST:
Angelina M. Colonnese
Clerk of Circuit Court and Comptroller

By: _____
Deputy Clerk

APPLICANT:

WITNESSES:

CROSSWIND RANCH DEVELOPMENT CORPORATION, a Florida corporation

By: _____

Print name:

Print name:

**STATE OF FLORIDA
COUNTY OF MANATEE**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this ____ day of _____, 2026, by _____, as _____ of Crosswind Ranch Development Corporation, a Florida corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

(Notary Seal)

Signature of Notary Public

Print Name of Notary Public

I am a Notary Public of the State of Florida
And my commission expires on _____.

**JOINDER AND CONSENT
OF OWNERS**

CWR LAC CONE, LLC, CROSSWIND RANCH ACQUISITION COMPANY, PULTE HOME COMPANY, LLC, JEN TAMPA 4, LLC, MATTAMY TAMPA/SARASOTA, LLC, and CSR Acquisition Company, LLC as the owners of property subject to this Local Development Agreement hereby join in and consent to the Local Development Agreement, to which this Joinder and Consent is attached.

Executed this ___ day of _____, 20__.

Witnesses:

(print name)

Address: _____

(print name)

Address: _____

CWR LAC CONE, LLC, a Florida limited liability company

By: _____

Print Name: _____

As its: _____

Address: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ___ day of _____, 20__, by _____, as _____ of CWR LAC CONE, LLC, a Florida limited liability company, on behalf of the company. He/she is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)

Signature of Notary Public

Print Name of Notary Public

I am a Notary Public of the State of _____,
and my commission expires on _____.

Executed this ___ day of _____, 20__.

Witnesses:

(print name)

Address: _____

(print name)

Address: _____

CROSSWIND RANCH ACQUISITION COMPANY, LLC, a Florida limited liability company

By: _____

Print Name: _____

As its: _____

Address: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ___ day of _____, 20__, by _____, as _____ of CROSSWIND RANCH ACQUISITION COMPANY, LLC, a Florida limited liability company, on behalf of the company. He/she is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)

Signature of Notary Public

Print Name of Notary Public

I am a Notary Public of the State of _____,
and my commission expires on _____.

Executed this ___ day of _____, 20__.

Witnesses:

(print name)
Address: _____

(print name)
Address: _____

PULTE HOME COMPANY, LLC, a
limited liability company

By: _____
Print Name: _____
As its: _____

Address: 2662 S Falkenburg Rd, Riverview,
FL 33578

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence
or [] online notarization, this ___ day of _____, 20__, by
_____, as _____ of PULTE HOME COMPANY, LLC, a
limited liability company, on behalf of the company. He/she is personally known to me or has
produced _____ as identification. If no type of identification is indicated, the
above-named person is personally known to me.

(Notary Seal)

Signature of Notary Public

Print Name of Notary Public
I am a Notary Public of the State of _____,
and my commission expires on _____.

Executed this ___ day of _____, 20__.

Witnesses:

(print name)
Address: _____

(print name)
Address: _____

JEN TAMPA 4, LLC, a Florida limited liability company

By: _____
Print Name: _____
As its: _____

Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ___ day of _____, 20__, by _____, as _____ of JEN TAMPA 4, LLC, a Florida limited liability company, on behalf of the company. He/she is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)

Signature of Notary Public

Print Name of Notary Public
I am a Notary Public of the State of _____,
and my commission expires on _____.

Executed this ___ day of _____, 20__.

Witnesses:

(print name)

Address: _____

(print name)

Address: _____

MATTAMY TAMPA/SARASOTA, LLC,
a limited liability company

By: _____

Print Name: _____

As its: _____

Address: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ___ day of _____, 20__, by _____, as _____ of MATTAMY TAMPA/SARASOTA, LLC, a limited liability company, on behalf of the company. He/she is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)

Signature of Notary Public

Print Name of Notary Public

I am a Notary Public of the State of _____,
and my commission expires on _____.

Executed this ___ day of _____, 20__.

Witnesses:

(print name)

Address: _____

(print name)

Address: _____

CSR ACQUISITION COMPANY, LLC, a
Florida limited liability company

By: _____

Print Name: _____

As its: _____

Address: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ___ day of _____, 20__, by _____, as _____ of CSR Acquisition Company, LLC, a Florida limited liability company, on behalf of the company. He/she is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)

Signature of Notary Public

Print Name of Notary Public

I am a Notary Public of the State of _____,
and my commission expires on _____.

**MANATEE COUNTY GOVERNMENT
BUILDING AND DEVELOPMENT SERVICES DEPARTMENT
B-2 Affidavit of Ownership/Agent Authorization Affidavit**

Property Owner (Company or Individual) (Print): Crosswind Ranch Development Corporation, a Florida corporation

Mailing Address (Print): 4065 Crescent Park Drive Riverview, FL 33578

Officer's Name and Title (Print): Bruce Danielson, Director

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

1. That I am (we are) the owner's and record title holder(s) of the following described property legal description, to wit: see attached.

2. That this property constitutes the property for which a request for: Local Development Agreement is
(Type of Application Approval Requested)

being applied for to Manatee County, Florida;

3. That the undersigned has (have) appointed and does (do) appoint Grimes Hawkins Gladfelter & Galvano, P.L. as

agent(s) to execute any petitions or other documents necessary to affect such petition; and request that you accept my agent(s) signature as representing my agreement of all terms and conditions of the approval process;

4. That this affidavit has been executed to induce Manatee County, Florida to consider and act on the foregoing request;

5. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct.

[Signature] / _____
Owner's Signature/Print Title
Bruce Danielson
Owner's Signature/Print Title

STATE OF Florida
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of physical presence or

online notarization, this October 6, 2025 by Bruce Danielson, Manager
(Date) *(Name of person acknowledging)*

who is personally known to me or who has produced
(Type of identification)

as identification.



[Signature]
Signature of Notary Public – State of Florida
(Print, Type or Stamp Commissioned Name Of Notary Public to the Left of Signature)

Exhibit "A"

Cone Ranch Legal Description

PARCEL 1 (FEE SIMPLE ESTATE)

That part of the Southwest 1/4 and the Southeast 1/4 of Section 16 Township 33 South, Range 19 East, Manatee County, Florida, lying South and East of C.S.X. Transportation incorporated railroad right-of-way (formerly Seaboard Airline Railroad), LESS the South 660.00 feet of said Section 16;

TOGETHER WITH: The part of the East 1/2 of the Northwest 1/4, lying South and East of C.S.X. Transportation Incorporated railroad right-of-way (formerly Seaboard Airline Railroad); the Southwest 1/4, and the North 1/2 of the Southeast 1/4 of Section 15, Township 33 South, Range 19 East, Manatee County, Florida;

TOGETHER WITH: The North 1/2 of the Southwest 1/4, and the Southeast 1/4 of the Southwest 1/4 of Section 14, Township 33 South, Range 19 East, Manatee County, Florida.

PARCEL 2 (NON-EXCLUSIVE EASEMENT ESTATE)

Together with the non-exclusive easement as created by that certain Easement Agreement recorded April 1, 2005 in Official Records Book 2006, Page 6773, of the Public Records of Manatee County, Florida.

DESCRIPTION (Provided by Client):

COMMENCE AT THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE S.89°43'47"E., ALONG THE NORTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 33 SOUTH, RANGE 19 EAST, A DISTANCE OF 1,354.09 FEET; THENCE

S.00°30'34"W., ALONG THE EAST LINE OF SAID WEST 1/2, A DISTANCE OF 2,667.84 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID WEST 1/2; THENCE N.89°36'28"W., ALONG SAID SOUTH LINE, A DISTANCE OF 1,345.17 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S.00°19'08"W., ALONG THE EAST OF SAID SOUTHEAST 1/4, A DISTANCE OF 2,453.09 FEET TO THE INTERSECTION WITH THE NORTH MAINTAINED RIGHT OF WAY OF STATE ROAD 62 (MAP SECTION 13060-251 0) (WIDTH VARIES); THENCE N.89°01'17"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1,565.91 FEET; THENCE N.89°05'41"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 989.17 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 5,669.36 FEET AND A CENTRAL ANGLE OF 00°46'16", WITH A CHORD BEARING OF N.88°42'34"W.; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 76.29 FEET; THENCE CONTINUE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°35'08", WITH A CHORD BEARING OF N.88°01'52"W., A DISTANCE OF 57.95 FEET TO THE INTERSECTION WITH THE WEST LINE OF THAT CERTAIN PARCEL OF LAND, AS DESCRIBED AND RECORDED IN O.R. BOOK 1495, PAGE 4194, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N.00°22'50"W., ALONG SAID WEST LINE, A DISTANCE OF 1,209.40 FEET; THENCE S.86°21'56"E., ALONG THE NORTH LINE OF SAID CERTAIN PARCEL, A DISTANCE OF

46.63 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE N.00°55'14"W., ALONG SAID WEST LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 1,271.20 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE N.89°35'26"W., ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 16, A DISTANCE OF 2,642.85 FEET TO THE SOUTHWEST CORNER OF THE OF SAID NORTHWEST 1/4; THENCE N.00°41'23"E., ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21, A DISTANCE OF 1,036.42 FEET TO THE INTERSECTION WITH THE EASTERLY RAILROAD RIGHT OF WAY LINE OF FLORIDA POWER & LIGHT COMPANY (FORMERLY C.S.X. TRANSPORTATION INC. AND FORMERLY SEABOARD AIRLINE RAILROAD) (100.0 FEET WIDE); THENCE N.37°07'45"E., ALONG SAID EASTERLY RAILROAD RIGHT OF WAY LINE, A DISTANCE OF 2,836.56 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH 660.0 FEET OF SECTION 16, TOWNSHIP 33 SOUTH, RANGE 19 EAST; THENCE S.89°00'47"E., ALONG SAID NORTH LINE OF THE SOUTH 660.0 FEET, A DISTANCE OF 967.91 FEET; THENCE S.89°00'53"E., ALONG SAID NORTH LINE OF THE SOUTH 660.0 FEET, A DISTANCE OF 2,657.20 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID SECTION 16; THENCE S.00°37'21"W., ALONG SAID EAST LINE OF SECTION 16, A DISTANCE OF 660.01 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTIONS 16 & 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 25,903,529 SQUARE FEET OR 594.66 ACRES, MORE OR LESS.

LESS LOTS, TRACTS AND/OR PARCELS SOLD AND/OR TRANSFERRED THROUGHOUT THE REGULAR COURSE OF DEVELOPMENT

Crosswind Ranch Legal Description

RIMER PARCEL - DESCRIPTION (PER TITLE COMMITMENT NO. 9550462) PARCEL 1: East Parcel, a parcel of land lying and being in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22 for a Point of Beginning; thence continue North 89° 11' 47" East, along said north line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said East line, a distance of 1038.34 feet to the Northeast corner of said Northwest 1/4 of the Southeast 1/4; thence North 00° 05' 44" West, along the East line of the Southwest 1/4 of the Northeast 1/4 of said Section 22, a distance of 1333.34 feet to the Northeast corner of said Southwest 1/4 of the Northeast 1/4; thence South 89° 12' 54" West, along the North line of said Southwest 1/4 of the Northeast 1/4, a distance of 1344.13 feet to the Northwest corner of said Southwest 1/4 of the Northeast 1/4; thence South 00° 25' 38" East, along the West line of said Southwest 1/4 of the Northeast 1/4, a distance of 333.42 feet to the Southeast corner of the North 1/2 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence South 89° 10' 39" West, along the South line of said North 1/2 of the North 1/2, a distance of 1349.22 feet to the Southwest corner of said North 1/2 of the North 1/2; thence South 00° 40' 32" East, along the West line of said Southeast 1/4 of the Northwest 1/4, a distance of 999.82 feet to the Point of Beginning. LESS AND EXCEPTING a parcel of land lying and being in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said East line, a distance of 889.69 feet; thence South 89° 12' 54" West, 50.0 feet for a Point of Beginning; thence continue South 89° 12' 54" West, 431.09 feet; thence South 00° 03' 49" East, 505.00 feet; thence North 89° 12' 54" East, 434.77 feet; thence North 00° 30' 49" West, 504.97 feet to the Point of Beginning. SUBJECT TO : A 50 foot wide ingress, egress and utility easement lying in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 628.40 feet for a Point of Beginning; thence continue North 60° 59' 13" East, along said right-of-way line, a distance of 56.89 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence

North 00° 30' 49" West, along said East line, a distance of 889.69 feet; thence South 89° 12' 54" West, 50.0 feet; thence South 00° 30' 49" East, 916.60 feet to the Point of Beginning. LESS AND EXCEPTING a parcel of land lying and being in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said East line, a distance of 889.69 feet for a Point of Beginning; thence South 89° 12' 54" West, 431.09 feet; thence South 00° 03' 49" East, 505.00 feet; thence North 12' 54" East, 435.06 feet; thence North 00° 30' 49" West, 504.97 feet to the Point of Beginning. SUBJECT TO: A 20 foot wide ingress, egress and utility easement lying in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet for a Point of Beginning; thence North 00° 30' 49" West, along the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22, a distance of 384.72 feet; thence South 89° 12' 54" West, 20.00 feet; thence South 00° 30' 49" East, 395.49 feet; thence North 60° 59' 13" East, along the aforementioned right-of-way line, a distance of 22.76 feet to the Point of Beginning. TOGETHER WITH the West 50 feet of the following parcel: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said East line, a distance of 889.69 feet; thence South 89° 12' 54" West, 50.0 feet for a Point of Beginning; thence continue South 89° 12' 54" West, 431.09 feet; thence South 00° 03' 49" East, 505.00 feet; thence North 89° 12' 54" East, 434.77 feet; thence North 00° 30' 49" West, 504.97 feet to the Point of Beginning. SUBJECT TO: A 50 foot wide ingress, egress and utility easement lying in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 628.40 feet for a Point of Beginning; thence continue North 60°

59' 13" East, along said right-of-way line, a distance of 56.89 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said East line, a distance of 889.69 feet; thence South 89° 12' 54" West, 50.0 feet; thence South 00° 30' 49" East, 916.60 feet to the Point of Beginning. AND LESS AND EXCEPTING a parcel of land lying and being in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along the North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said line, a distance of 889.69 feet for a Point of Beginning; thence South 89° 12' 54" West, 50.00 feet; thence continue South 00° 30' 49" West, 504.97 feet; thence North 59° 12' 54" East, 50.00 feet; thence North 00° 30' 49" East, 504.97 feet to the Point of Beginning. AND LESS AND EXCEPTING a parcel of land lying and being in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said East line, a distance of 889.69 feet for a Point of Beginning; thence North 00° 30' 49" West, along said East line, a distance of 148.65 feet to the Northeast corner of said Northwest 1/4 of the Southeast 1/4; thence North 00° 05' 44" West, along the East line of the Southwest 1/4 of the Northeast 1/4 of said Section 22, a distance of 1333.34 feet to the Northeast corner of said Southwest 1/4 of the Northeast 1/4; thence South 89° 12' 54" West, along the North line of said Southwest 1/4 of the Northeast 1/4, a distance of 429.18 feet; thence South 00° 03' 49" East 1482.01 feet; thence North 89° 12' 54" East, 431.09 feet to the Point of Beginning. PARCEL 2: A parcel of land lying and being in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said East line, a distance of 889.69 feet for a Point of Beginning; thence North 00° 30' 49" West, along said East line, a distance of 148.65 feet to the Northeast corner of said Northwest 1/4 of the Southeast 1/4; thence North 00° 05' 44" West, along the East line of the Southwest 1/4 of the Northeast 1/4 of said Section 22, a distance of 1333.34 feet to the Northeast corner of said Southwest 1/4 of the Northeast 1/4; thence South 89° 12' 54" West, along the North line of said Southwest 1/4 of the Northeast 1/4, a distance of 429.18 feet; thence South 00° 03' 49" East 1482.01 feet; thence North 89° 12' 54" East, 431.09

feet to the Point of Beginning. TOGETHER WITH: A 20 foot wide easement for ingress, egress, and utilities lying in Section 22, Township 33 South, Range 19 East, Manatee County, Florida described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line a distance of 161.84 feet for a Point of Beginning; thence continue North 60° 59' 13" East, along said right-of-way line, a distance of 22.86 feet; thence North 00° 03' 48" West, 1156.54 feet; thence South 89° 12' 54" West, 20.00 feet; thence South 00° 03' 49" East, 1167.35 feet to the Point of Beginning. PARCEL 3: A parcel of land lying and being in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said East line, a distance of 889.69 feet; thence South 89° 12' 54" West, 50.0 feet for a Point of Beginning; thence continue South 89° 12' 54" West, 431.09 feet; thence South 00° 03' 49" East, 505.00 feet; thence North 89° 12' 54" East, 434.77 feet; thence North 00° 30' 49" West, 504.97 feet to the Point of Beginning. SUBJECT TO: A 50 foot wide ingress, egress and utility easement lying in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 628.40 feet for a Point of Beginning; thence continue North 60° 59' 13" East, along said right-of-way line, a distance of 56.89 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said East line, a distance of 889.69 feet; thence South 89° 12' 54" West, 50.0 feet; thence South 00° 30' 49" East, 916.60 feet to the Point of Beginning. AND TOGETHER WITH a parcel of land lying and being in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said East line, a distance of 889.69 feet for a Point of Beginning; thence South 89° 12' 54" West, 431.09 feet; thence South 00° 03' 49" East,

505.00 feet; thence North 89° 12' 54" East, 435.06 feet; thence North 00° 30' 49" West, 504.97 feet to the Point of Beginning. SUBJECT TO: A 20 foot wide ingress, egress and utility easement lying In Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet for a Point of Beginning; thence North 00° 30' 49" West, along the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22, a distance of 384.72 feet; thence South 89° 12' 54" West, 20.00 feet; thence South 00° 30' 49" East, 395.49 feet; thence North 60° 59' 13" East, along the aforementioned right-of-way line, a distance of 22.76 feet to the Point of Beginning. LESS AND EXCEPTING the West 50 feet of the following parcel : Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said East line, a distance of 889.69 feet; thence South 89° 12' 54" West, 50.0 feet for a Point of Beginning ; thence continue South 89° 12' 54" West, 431.09 feet; thence South 00° 03' 49" East, 505.00 feet; thence North 89° 12' 54" East, 434.77 feet; thence North 00° 30' 49" West, 504.97 feet to the Point of Beginning. AND TOGETHER WITH a parcel of land lying and being in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along the North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said line, a distance of 889.69 feet for a Point of Beginning; thence South 89° 12' 54" West, 50.00 feet; thence continue South 00° 30' 49", 504.97 feet; thence North 89° 12' 54" East, 50.00 feet; thence North 00° 30' 49" 504.97 feet to the Point of Beginning. AND TOGETHER WITH: KEEN PARCEL - DESCRIPTION (PER TITLE COMMITMENT NO. 9698091) The Northwest 1/4 of the Northwest 1/4 of Section 23, Township 33 South, Range 19 East, Manatee County, Florida. And Begin at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 33 South, Range 19 East, Manatee County, Florida; thence South 440 yards, thence East 110 yards, thence North 440 yards and West 110 yards to the Point of Beginning. AND TOGETHER WITH: BRC PARCEL - DESCRIPTION (PER TITLE COMMITMENT NO. 9278169) The West 1/2 of the SE 1/4 of the NE 1/4 and the West 1/2 of the NE 1/4 of the SE 1/4, lying North of Highway #62, in Section 22, Township 33 South, Range 19 East, Manatee County, Florida. AND The South 1/4 of the West 1/2 of the NE 1/4 of the NE 1/4, the NW 1/4 of the NE 1/4, LESS: Begin at the NE corner of the NW 1/4 of the NE 1/4, South 220 yards, West 165 yards, North

220 yards, East 165 yards to Point of Beginning. The NE 1/4 of the NW 1/4, LESS property described in Deed Book 313, Page 593, of the Public Records of Manatee County, Florida, and the North 1/2 of the North 1/2 of the SE 1/4 of the NW 1/4, all in Section 22, Township 33 South, Range 19 East, Manatee County, Florida. AND TOGETHER WITH: CHAPMAN PARCEL - DESCRIPTION (PER TITLE COMMITMENT NO. 9362421) PARCEL 1: The West 273 yards of the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 33 South, Range 19 East, Manatee County, Florida. PARCEL 2: The South 1/2 of the Southeast 1/4, Section 15, Township 33 South, Range 19 East, Manatee County, Florida. PARCEL 3: The East 1/2 of the Northeast 1/4 of the Northeast 1/4, and the North 3/4 of the West 1/2 of the Northeast 1/4 of the Northeast 1/4, Section 22, Township 33 South, Range 19 East, Manatee County, Florida. PARCEL 4: The North 220 yards of the East 165 yards of the Northwest 1/4 of the Northeast 1/4 of Section 22, Township 33 South, Range 19 East, Manatee County, Florida. PARCEL 5: Begin 165 yards West of the Northeast corner of the Northwest 1/4 of the Northeast 1/4, run thence South 147 yards, thence West 330 yards, thence North 147 yards, thence East 330 yards to the Point of Beginning, all In Section 22, Township 33 South, Range 19 East, Manatee County, Florida. PARCEL 6: Beginning at the Southeast corner of the Southwest 1/4 of Section 14, Township 33 South, Range 19 East, running thence West 167 yards; thence North 440 yards to the North boundary line of said Southwest 1/4 of the Southwest 1/4; thence East 167 yards; thence South to the Point of Beginning. TOGETHER WITH easement recorded In Official Records Book 1151, Page 1049, of the Public Records of Manatee County, Florida.

LESS LOTS, TRACTS AND/OR PARCELS SOLD AND/OR TRANSFERRED THROUGHOUT THE REGULAR COURSE OF DEVELOPMENT

Gagne Legal Description

A parcel of land lying in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 22, run thence along the West boundary of said Section 22, the following two (2) courses: 1) North 00°19'08" East, 60.00 feet to a point on the North maintained right-of-way line of State Road 62 (Parrish - Wauchula Road) for a Point of Beginning; 2) continue North 00°19'08" East, 2453.09 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence along the North boundary of said Southwest 1/4 of Section 22, South 89°36'28" East, 2691.06 feet to the Northeast corner thereof; thence South 27°40'48" East, 1543.46 feet to a point on the Northerly maintained right-of-way line of aforesaid State Road 62, as found monumented; thence along said Northerly maintained right-of-way line and the Northerly right-of-way line of State Road 62, per Florida Department of Transportation

Right-of-Way Map Section 13060-2501 (120' right-of-way), as found monumented, South 62°10'34" West, 1185.47 feet to the Southeasterly corner of that certain parcel of land described in Official Records Book 1920, page 4101, of the public records of Manatee County, Florida; thence along the Easterly boundary of said parcel of land described in Official Records Book 1920, page 4101, and the Easterly boundary of that certain parcel of land described in Official Records Book 1783, page 107, of the public records of Manatee County, Florida, North 48°01'59" West, 1335.79 feet to the Northeasterly corner of said parcel of land described in Official Records Book 1783, page 107; thence along the North boundary of said parcel of land described in Official Records Book 1783, page 107, North 89°04'25" West, 152.29 feet to the Northwest corner thereof; thence along the West boundary of said parcel of land described in Official Records Book 1783, page 107, South 00°19'08" West, 629.97 feet to the Southwest corner thereof, also being the Northeast corner of that certain parcel of land described in Official Records Book 1772, page 5026, of the public records of Manatee County, Florida; thence along the North boundary of said parcel of land described in Official Records Book 1772, page 5026, and the North boundary of that certain parcel of land described in Official Records Book 1742, page 6120, of the public records of Manatee County, Florida, North 89°04'25" West, 589.98 feet to the Northwest corner of said parcel of land described in Official Records Book 1742, page 6120; thence along the West boundary of said parcel of land described in Official Records Book 1742, page 6120, South 00°19'07" West, 799.97 feet to the aforesaid North right-of-way line of State Road 62, per Florida Department of Transportation Right - of- Way Map Section 13060-2501 (120' right-of-way), as found monumented; thence along said North right-of-way line and aforesaid North maintained right-of-way line, North 89°04'25" West, 294.99 feet to the Southeast corner of that certain parcel of land described in Official Records 1768, page 4066, of the public records of Manatee County, Florida; thence along the East boundary of said parcel of land described in Official Records Book 1768, page 4066, North 00°19'08" East, 799.97 feet to the Northeast corner thereof; thence along the North boundary of said parcel of land described in Official Records Book 1768, page 4066, North 89°04'25" West, 274.98 feet to the Northwest corner thereof; thence along the West boundary of said parcel of land described in Official Records Book 1768, page 4066, South 00°19'08" West, 799.97 feet to aforesaid North maintained right-of-way line of State Road 62; thence along said North maintained right-of-way line, North 89°04'25" West, 60.00 feet, to the Point of Beginning.

A parcel of land lying and being in section 22, township 33 south, range 19 east, Manatee County, Florida described as follows:

Commence at the Southwest corner of said Section 22; Thence n 00° 52'31" W, along the West line of said Section 22, a distance of 60.00 feet to a point on the North right-of-way line of state road number 62; Thence n 89° 43'57" e, along said North right-of-way-line, a distance of 60.00 feet for a point beginning; Thence continue n 89°43'57" e, along said North right-of-way line, a distance of 275.00 feet; Thence n 00° 52'31" W, 800.00 feet; Thence s 89° 43'57" W, 275.00 feet; Thence s 00° 52'31" e, 800.00 feet to the point of beginning.

LESS LOTS, TRACTS AND/OR PARCELS SOLD AND/OR TRANSFERRED THROUGHOUT THE REGULAR COURSE OF DEVELOPMENT

Exhibit "A"

Cone Ranch Legal Description

PARCEL 1 (FEE SIMPLE ESTATE)

That part of the Southwest 1/4 and the Southeast 1/4 of Section 16 Township 33 South, Range 19 East, Manatee County, Florida, lying South and East of C.S.X. Transportation incorporated railroad right-of-way (formerly Seaboard Airline Railroad), LESS the South 660.00 feet of said Section 16;

TOGETHER WITH: The part of the East 1/2 of the Northwest 1/4, lying South and East of C.S.X. Transportation Incorporated railroad right-of-way (formerly Seaboard Airline Railroad); the Southwest 1/4, and the North 1/2 of the Southeast 1/4 of Section 15, Township 33 South, Range 19 East, Manatee County, Florida;

TOGETHER WITH: The North 1/2 of the Southwest 1/4, and the Southeast 1/4 of the Southwest 1/4 of Section 14, Township 33 South, Range 19 East, Manatee County, Florida.

PARCEL 2 (NON-EXCLUSIVE EASEMENT ESTATE)

Together with the non-exclusive easement as created by that certain Easement Agreement recorded April 1, 2005 in Official Records Book 2006, Page 6773, of the Public Records of Manatee County, Florida.

DESCRIPTION (Provided by Client):

COMMENCE AT THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE S.89°43'47"E., ALONG THE NORTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 33 SOUTH, RANGE 19 EAST, A DISTANCE OF 1,354.09 FEET; THENCE

S.00°30'34"W., ALONG THE EAST LINE OF SAID WEST 1/2, A DISTANCE OF 2,667.84 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID WEST 1/2; THENCE N.89°36'28"W., ALONG SAID SOUTH LINE, A DISTANCE OF 1,345.17 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S.00°19'08"W., ALONG THE EAST OF SAID SOUTHEAST 1/4, A DISTANCE OF 2,453.09 FEET TO THE INTERSECTION WITH THE NORTH MAINTAINED RIGHT OF WAY OF STATE ROAD 62 (MAP SECTION 13060-251 0) (WIDTH VARIES); THENCE N.89°01'17"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1,565.91 FEET; THENCE N.89°05'41"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 989.17 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 5,669.36 FEET AND A CENTRAL ANGLE OF 00°46'16", WITH A CHORD BEARING OF N.88°42'34"W.; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 76.29 FEET; THENCE CONTINUE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°35'08", WITH A CHORD BEARING OF N.88°01'52"W., A DISTANCE OF 57.95 FEET TO THE INTERSECTION WITH THE WEST LINE OF THAT CERTAIN PARCEL OF LAND, AS DESCRIBED AND RECORDED IN O.R. BOOK 1495, PAGE 4194, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N.00°22'50"W., ALONG SAID WEST LINE, A DISTANCE OF 1,209.40 FEET; THENCE S.86°21'56"E., ALONG THE NORTH LINE OF SAID CERTAIN PARCEL, A DISTANCE OF

46.63 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE N.00°55'14"W., ALONG SAID WEST LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 1,271.20 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE N.89°35'26"W., ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 16, A DISTANCE OF 2,642.85 FEET TO THE SOUTHWEST CORNER OF THE OF SAID NORTHWEST 1/4; THENCE N.00°41'23"E., ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21, A DISTANCE OF 1,036.42 FEET TO THE INTERSECTION WITH THE EASTERLY RAILROAD RIGHT OF WAY LINE OF FLORIDA POWER & LIGHT COMPANY (FORMERLY C.S.X. TRANSPORTATION INC. AND FORMERLY SEABOARD AIRLINE RAILROAD) (100.0 FEET WIDE); THENCE N.37°07'45"E., ALONG SAID EASTERLY RAILROAD RIGHT OF WAY LINE, A DISTANCE OF 2,836.56 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH 660.0 FEET OF SECTION 16, TOWNSHIP 33 SOUTH, RANGE 19 EAST; THENCE S.89°00'47"E., ALONG SAID NORTH LINE OF THE SOUTH 660.0 FEET, A DISTANCE OF 967.91 FEET; THENCE S.89°00'53"E., ALONG SAID NORTH LINE OF THE SOUTH 660.0 FEET, A DISTANCE OF 2,657.20 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID SECTION 16; THENCE S.00°37'21"W., ALONG SAID EAST LINE OF SECTION 16, A DISTANCE OF 660.01 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTIONS 16 & 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 25,903,529 SQUARE FEET OR 594.66 ACRES, MORE OR LESS.

LESS LOTS, TRACTS AND/OR PARCELS SOLD AND/OR TRANSFERRED THROUGHOUT THE REGULAR COURSE OF DEVELOPMENT

Crosswind Ranch Legal Description

RIMER PARCEL - DESCRIPTION (PER TITLE COMMITMENT NO. 9550462) PARCEL 1: East Parcel, a parcel of land lying and being in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22 for a Point of Beginning; thence continue North 89° 11' 47" East, along said north line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said East line, a distance of 1038.34 feet to the Northeast corner of said Northwest 1/4 of the Southeast 1/4; thence North 00° 05' 44" West, along the East line of the Southwest 1/4 of the Northeast 1/4 of said Section 22, a distance of 1333.34 feet to the Northeast corner of said Southwest 1/4 of the Northeast 1/4; thence South 89° 12' 54" West, along the North line of said Southwest 1/4 of the Northeast 1/4, a distance of 1344.13 feet to the Northwest corner of said Southwest 1/4 of the Northeast 1/4; thence South 00° 25' 38" East, along the West line of said Southwest 1/4 of the Northeast 1/4, a distance of 333.42 feet to the Southeast corner of the North 1/2 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence South 89° 10' 39" West, along the South line of said North 1/2 of the North 1/2, a distance of 1349.22 feet to the Southwest corner of said North 1/2 of the North 1/2; thence South 00° 40' 32" East, along the West line of said Southeast 1/4 of the Northwest 1/4, a distance of 999.82 feet to the Point of Beginning. LESS AND EXCEPTING a parcel of land lying and being in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said East line, a distance of 889.69 feet; thence South 89° 12' 54" West, 50.0 feet for a Point of Beginning; thence continue South 89° 12' 54" West, 431.09 feet; thence South 00° 03' 49" East, 505.00 feet; thence North 89° 12' 54" East, 434.77 feet; thence North 00° 30' 49" West, 504.97 feet to the Point of Beginning. SUBJECT TO : A 50 foot wide ingress, egress and utility easement lying in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 628.40 feet for a Point of Beginning; thence continue North 60° 59' 13" East, along said right-of-way line, a distance of 56.89 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence

North 00° 30' 49" West, along said East line, a distance of 889.69 feet; thence South 89° 12' 54" West, 50.0 feet; thence South 00° 30' 49" East, 916.60 feet to the Point of Beginning. LESS AND EXCEPTING a parcel of land lying and being in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said East line, a distance of 889.69 feet for a Point of Beginning; thence South 89° 12' 54" West, 431.09 feet; thence South 00° 03' 49" East, 505.00 feet; thence North 12' 54" East, 435.06 feet; thence North 00° 30' 49" West, 504.97 feet to the Point of Beginning. SUBJECT TO: A 20 foot wide ingress, egress and utility easement lying in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet for a Point of Beginning; thence North 00° 30' 49" West, along the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22, a distance of 384.72 feet; thence South 89° 12' 54" West, 20.00 feet; thence South 00° 30' 49" East, 395.49 feet; thence North 60° 59' 13" East, along the aforementioned right-of-way line, a distance of 22.76 feet to the Point of Beginning. TOGETHER WITH the West 50 feet of the following parcel: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said East line, a distance of 889.69 feet; thence South 89° 12' 54" West, 50.0 feet for a Point of Beginning; thence continue South 89° 12' 54" West, 431.09 feet; thence South 00° 03' 49" East, 505.00 feet; thence North 89° 12' 54" East, 434.77 feet; thence North 00° 30' 49" West, 504.97 feet to the Point of Beginning. SUBJECT TO: A 50 foot wide ingress, egress and utility easement lying in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 628.40 feet for a Point of Beginning; thence continue North 60°

59' 13" East, along said right-of-way line, a distance of 56.89 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said East line, a distance of 889.69 feet; thence South 89° 12' 54" West, 50.0 feet; thence South 00° 30' 49" East, 916.60 feet to the Point of Beginning. AND LESS AND EXCEPTING a parcel of land lying and being in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along the North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said line, a distance of 889.69 feet for a Point of Beginning; thence South 89° 12' 54" West, 50.00 feet; thence continue South 00° 30' 49" West, 504.97 feet; thence North 59° 12' 54" East, 50.00 feet; thence North 00° 30' 49" East, 504.97 feet to the Point of Beginning. AND LESS AND EXCEPTING a parcel of land lying and being in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said East line, a distance of 889.69 feet for a Point of Beginning; thence North 00° 30' 49" West, along said East line, a distance of 148.65 feet to the Northeast corner of said Northwest 1/4 of the Southeast 1/4; thence North 00° 05' 44" West, along the East line of the Southwest 1/4 of the Northeast 1/4 of said Section 22, a distance of 1333.34 feet to the Northeast corner of said Southwest 1/4 of the Northeast 1/4; thence South 89° 12' 54" West, along the North line of said Southwest 1/4 of the Northeast 1/4, a distance of 429.18 feet; thence South 00° 03' 49" East 1482.01 feet; thence North 89° 12' 54" East, 431.09 feet to the Point of Beginning. PARCEL 2: A parcel of land lying and being in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said East line, a distance of 889.69 feet for a Point of Beginning; thence North 00° 30' 49" West, along said East line, a distance of 148.65 feet to the Northeast corner of said Northwest 1/4 of the Southeast 1/4; thence North 00° 05' 44" West, along the East line of the Southwest 1/4 of the Northeast 1/4 of said Section 22, a distance of 1333.34 feet to the Northeast corner of said Southwest 1/4 of the Northeast 1/4; thence South 89° 12' 54" West, along the North line of said Southwest 1/4 of the Northeast 1/4, a distance of 429.18 feet; thence South 00° 03' 49" East 1482.01 feet; thence North 89° 12' 54" East, 431.09

feet to the Point of Beginning. TOGETHER WITH: A 20 foot wide easement for ingress, egress, and utilities lying in Section 22, Township 33 South, Range 19 East, Manatee County, Florida described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line a distance of 161.84 feet for a Point of Beginning; thence continue North 60° 59' 13" East, along said right-of-way line, a distance of 22.86 feet; thence North 00° 03' 48" West, 1156.54 feet; thence South 89° 12' 54" West, 20.00 feet; thence South 00° 03' 49" East, 1167.35 feet to the Point of Beginning. PARCEL 3: A parcel of land lying and being in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said East line, a distance of 889.69 feet; thence South 89° 12' 54" West, 50.0 feet for a Point of Beginning; thence continue South 89° 12' 54" West, 431.09 feet; thence South 00° 03' 49" East, 505.00 feet; thence North 89° 12' 54" East, 434.77 feet; thence North 00° 30' 49" West, 504.97 feet to the Point of Beginning. SUBJECT TO: A 50 foot wide ingress, egress and utility easement lying in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 628.40 feet for a Point of Beginning; thence continue North 60° 59' 13" East, along said right-of-way line, a distance of 56.89 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said East line, a distance of 889.69 feet; thence South 89° 12' 54" West, 50.0 feet; thence South 00° 30' 49" East, 916.60 feet to the Point of Beginning. AND TOGETHER WITH a parcel of land lying and being in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said East line, a distance of 889.69 feet for a Point of Beginning; thence South 89° 12' 54" West, 431.09 feet; thence South 00° 03' 49" East,

505.00 feet; thence North 89° 12' 54" East, 435.06 feet; thence North 00° 30' 49" West, 504.97 feet to the Point of Beginning. SUBJECT TO: A 20 foot wide ingress, egress and utility easement lying In Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet for a Point of Beginning; thence North 00° 30' 49" West, along the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22, a distance of 384.72 feet; thence South 89° 12' 54" West, 20.00 feet; thence South 00° 30' 49" East, 395.49 feet; thence North 60° 59' 13" East, along the aforementioned right-of-way line, a distance of 22.76 feet to the Point of Beginning. LESS AND EXCEPTING the West 50 feet of the following parcel : Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East, along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along said North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said East line, a distance of 889.69 feet; thence South 89° 12' 54" West, 50.0 feet for a Point of Beginning ; thence continue South 89° 12' 54" West, 431.09 feet; thence South 00° 03' 49" East, 505.00 feet; thence North 89° 12' 54" East, 434.77 feet; thence North 00° 30' 49" West, 504.97 feet to the Point of Beginning. AND TOGETHER WITH a parcel of land lying and being in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Southwest corner of said Section 22; thence North 00° 52' 31" West, along the West line of said Section 22, a distance of 2513.28 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence North 89° 11' 47" East along the North line of said Southwest 1/4, a distance of 1345.74 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence continue North 89° 11' 47" East, along the North line, a distance of 1345.74 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence South 28° 51' 46" East, 1543.70 feet to a point on the North right-of-way line of State Road 62; thence North 60° 59' 13" East, along said right-of-way line, a distance of 685.29 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00° 30' 49" West, along said line, a distance of 889.69 feet for a Point of Beginning; thence South 89° 12' 54" West, 50.00 feet; thence continue South 00° 30' 49", 504.97 feet; thence North 59° 12' 54" East, 50.00 feet; thence North 00° 30' 49" 504.97 feet to the Point of Beginning. AND TOGETHER WITH: KEEN PARCEL - DESCRIPTION (PER TITLE COMMITMENT NO. 9698091) The Northwest 1/4 of the Northwest 1/4 of Section 23, Township 33 South, Range 19 East, Manatee County, Florida. And Begin at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 33 South, Range 19 East, Manatee County, Florida; thence South 440 yards, thence East 110 yards, thence North 440 yards and West 110 yards to the Point of Beginning. AND TOGETHER WITH: BRC PARCEL - DESCRIPTION (PER TITLE COMMITMENT NO. 9278169) The West 1/2 of the SE 1/4 of the NE 1/4 and the West 1/2 of the NE 1/4 of the SE 1/4, lying North of Highway #62, in Section 22, Township 33 South, Range 19 East, Manatee County, Florida. AND The South 1/4 of the West 1/2 of the NE 1/4 of the NE 1/4, the NW 1/4 of the NE 1/4, LESS: Begin at the NE corner of the NW 1/4 of the NE 1/4, South 220 yards, West 165 yards, North

220 yards, East 165 yards to Point of Beginning. The NE 1/4 of the NW 1/4, LESS property described in Deed Book 313, Page 593, of the Public Records of Manatee County, Florida, and the North 1/2 of the North 1/2 of the SE 1/4 of the NW 1/4, all in Section 22, Township 33 South, Range 19 East, Manatee County, Florida. AND TOGETHER WITH: CHAPMAN PARCEL - DESCRIPTION (PER TITLE COMMITMENT NO. 9362421) PARCEL 1: The West 273 yards of the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 33 South, Range 19 East, Manatee County, Florida. PARCEL 2: The South 1/2 of the Southeast 1/4, Section 15, Township 33 South, Range 19 East, Manatee County, Florida. PARCEL 3: The East 1/2 of the Northeast 1/4 of the Northeast 1/4, and the North 3/4 of the West 1/2 of the Northeast 1/4 of the Northeast 1/4, Section 22, Township 33 South, Range 19 East, Manatee County, Florida. PARCEL 4: The North 220 yards of the East 165 yards of the Northwest 1/4 of the Northeast 1/4 of Section 22, Township 33 South, Range 19 East, Manatee County, Florida. PARCEL 5: Begin 165 yards West of the Northeast corner of the Northwest 1/4 of the Northeast 1/4, run thence South 147 yards, thence West 330 yards, thence North 147 yards, thence East 330 yards to the Point of Beginning, all In Section 22, Township 33 South, Range 19 East, Manatee County, Florida. PARCEL 6: Beginning at the Southeast corner of the Southwest 1/4 of Section 14, Township 33 South, Range 19 East, running thence West 167 yards; thence North 440 yards to the North boundary line of said Southwest 1/4 of the Southwest 1/4; thence East 167 yards; thence South to the Point of Beginning. TOGETHER WITH easement recorded In Official Records Book 1151, Page 1049, of the Public Records of Manatee County, Florida.

LESS LOTS, TRACTS AND/OR PARCELS SOLD AND/OR TRANSFERRED THROUGHOUT THE REGULAR COURSE OF DEVELOPMENT

Gagne Legal Description

A parcel of land lying in Section 22, Township 33 South, Range 19 East, Manatee County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 22, run thence along the West boundary of said Section 22, the following two (2) courses: 1) North 00°19'08" East, 60.00 feet to a point on the North maintained right-of-way line of State Road 62 (Parrish - Wauchula Road) for a Point of Beginning; 2) continue North 00°19'08" East, 2453.09 feet to the Northwest corner of the Southwest 1/4 of said Section 22; thence along the North boundary of said Southwest 1/4 of Section 22, South 89°36'28" East, 2691.06 feet to the Northeast corner thereof; thence South 27°40'48" East, 1543.46 feet to a point on the Northerly maintained right-of-way line of aforesaid State Road 62, as found monumented; thence along said Northerly maintained right-of-way line and the Northerly right-of-way line of State Road 62, per Florida Department of Transportation

Right-of-Way Map Section 13060-2501 (120' right-of-way), as found monumented, South 62°10'34" West, 1185.47 feet to the Southeasterly corner of that certain parcel of land described in Official Records Book 1920, page 4101, of the public records of Manatee County, Florida; thence along the Easterly boundary of said parcel of land described in Official Records Book 1920, page 4101, and the Easterly boundary of that certain parcel of land described in Official Records Book 1783, page 107, of the public records of Manatee County, Florida, North 48°01'59" West, 1335.79 feet to the Northeasterly corner of said parcel of land described in Official Records Book 1783, page 107; thence along the North boundary of said parcel of land described in Official Records Book 1783, page 107, North 89°04'25" West, 152.29 feet to the Northwest corner thereof; thence along the West boundary of said parcel of land described in Official Records Book 1783, page 107, South 00°19'08" West, 629.97 feet to the Southwest corner thereof, also being the Northeast corner of that certain parcel of land described in Official Records Book 1772, page 5026, of the public records of Manatee County, Florida; thence along the North boundary of said parcel of land described in Official Records Book 1772, page 5026, and the North boundary of that certain parcel of land described in Official Records Book 1742, page 6120, of the public records of Manatee County, Florida, North 89°04'25" West, 589.98 feet to the Northwest corner of said parcel of land described in Official Records Book 1742, page 6120; thence along the West boundary of said parcel of land described in Official Records Book 1742, page 6120, South 00°19'07" West, 799.97 feet to the aforesaid North right-of-way line of State Road 62, per Florida Department of Transportation Right - of- Way Map Section 13060-2501 (120' right-of-way), as found monumented; thence along said North right-of-way line and aforesaid North maintained right-of-way line, North 89°04'25" West, 294.99 feet to the Southeast corner of that certain parcel of land described in Official Records 1768, page 4066, of the public records of Manatee County, Florida; thence along the East boundary of said parcel of land described in Official Records Book 1768, page 4066, North 00°19'08" East, 799.97 feet to the Northeast corner thereof; thence along the North boundary of said parcel of land described in Official Records Book 1768, page 4066, North 89°04'25" West, 274.98 feet to the Northwest corner thereof; thence along the West boundary of said parcel of land described in Official Records Book 1768, page 4066, South 00°19'08" West, 799.97 feet to aforesaid North maintained right-of-way line of State Road 62; thence along said North maintained right-of-way line, North 89°04'25" West, 60.00 feet, to the Point of Beginning.

A parcel of land lying and being in section 22, township 33 south, range 19 east, Manatee County, Florida described as follows:

Commence at the Southwest corner of said Section 22; Thence n 00° 52'31" W, along the West line of said Section 22, a distance of 60.00 feet to a point on the North right-of-way line of state road number 62; Thence n 89° 43'57" e, along said North right-of-way-line, a distance of 60.00 feet for a point beginning; Thence continue n 89°43'57" e, along said North right-of-way line, a distance of 275.00 feet; Thence n 00° 52'31" W, 800.00 feet; Thence s 89° 43'57" W, 275.00 feet; Thence s 00° 52'31" e, 800.00 feet to the point of beginning.

LESS LOTS, TRACTS AND/OR PARCELS SOLD AND/OR TRANSFERRED THROUGHOUT THE REGULAR COURSE OF DEVELOPMENT

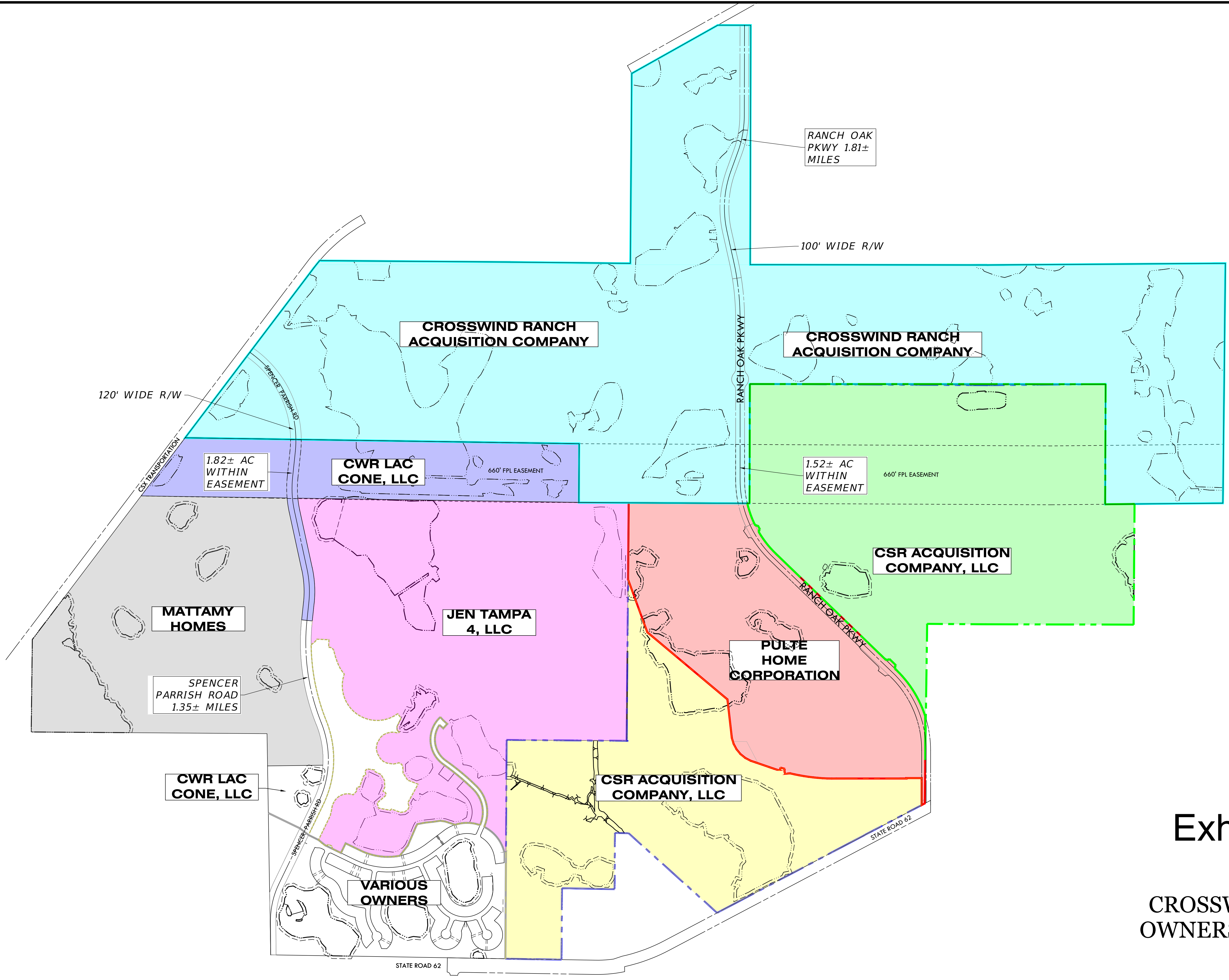


Exhibit "B"

CROSSWIND RANCH OWNERSHIP EXHIBIT

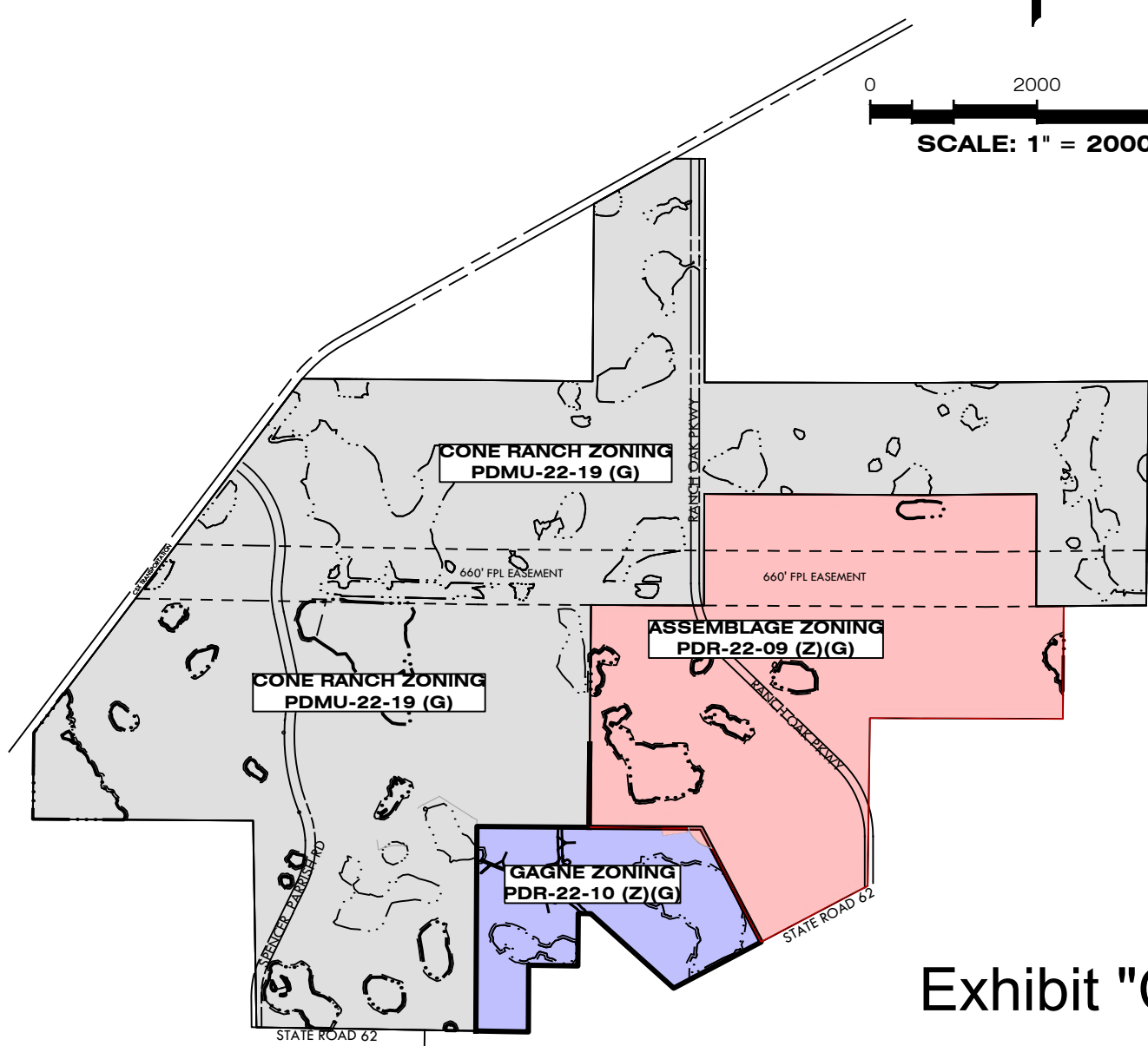
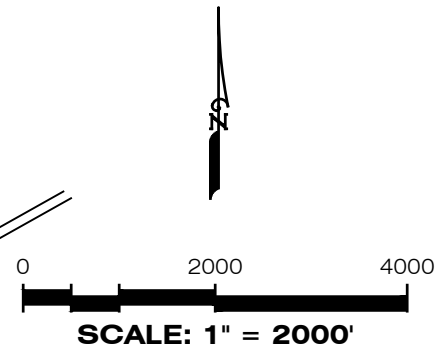


Exhibit "C"

CROSSWIND RANCH ZONING EXHIBIT

PREPARED BY:



Registered Business Number: RY28858
3010 W Azelee St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

Date: January 12, 2024

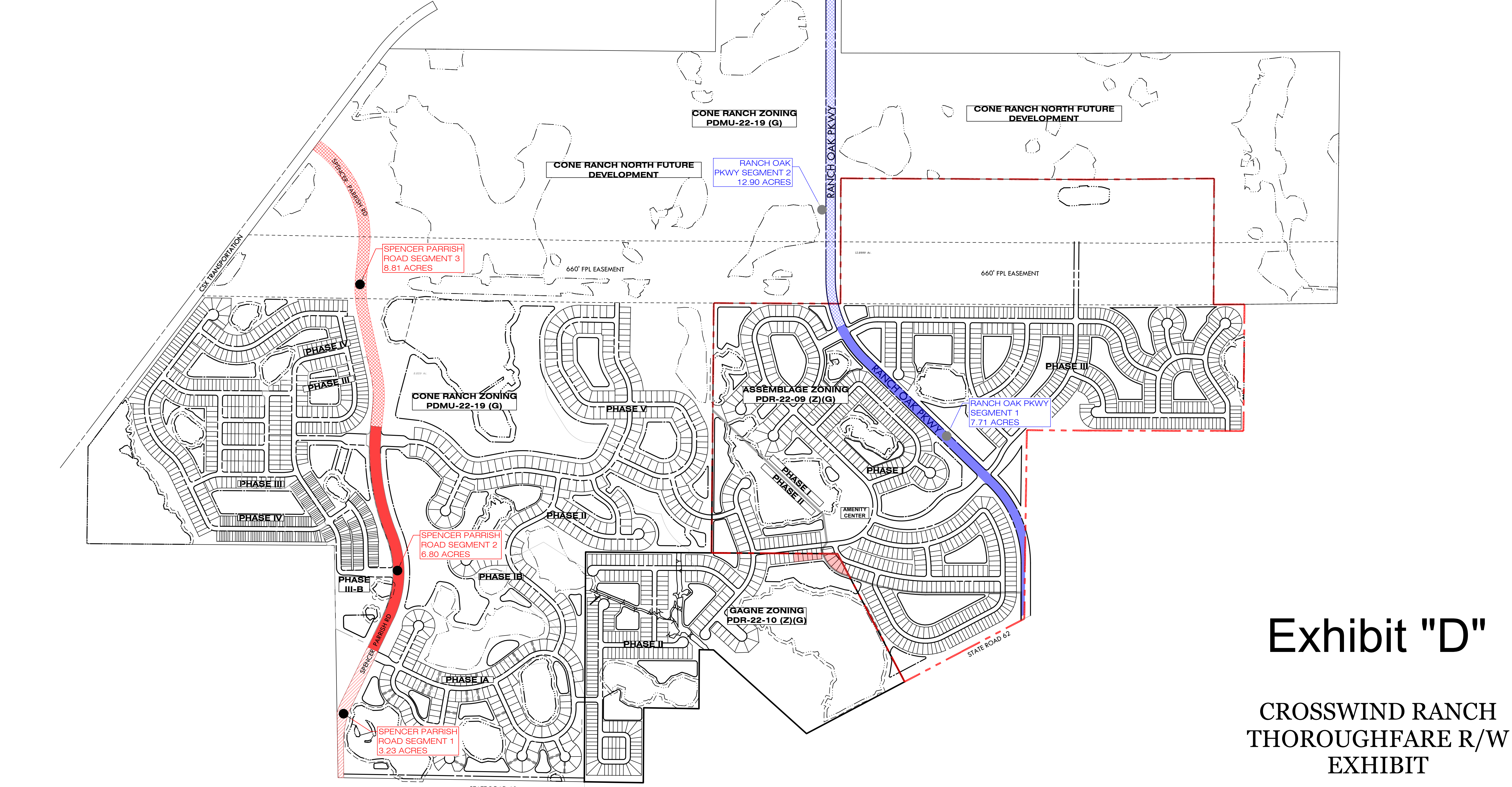
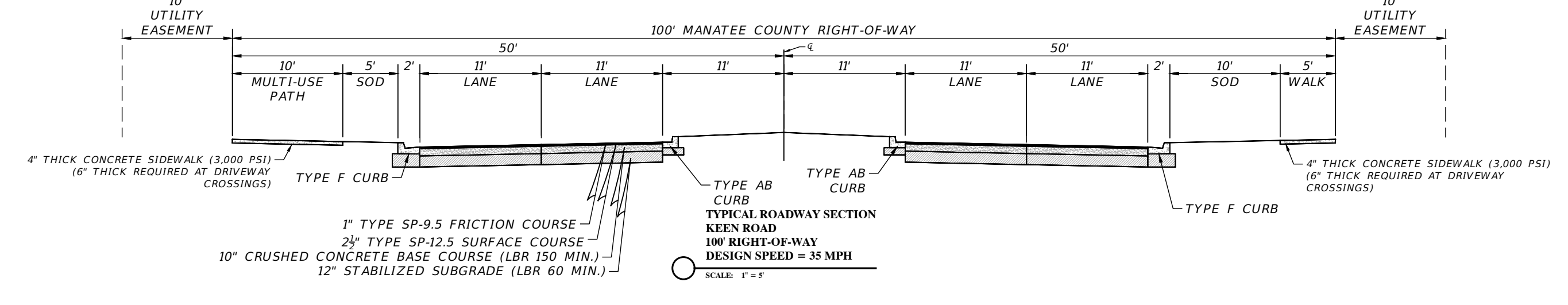
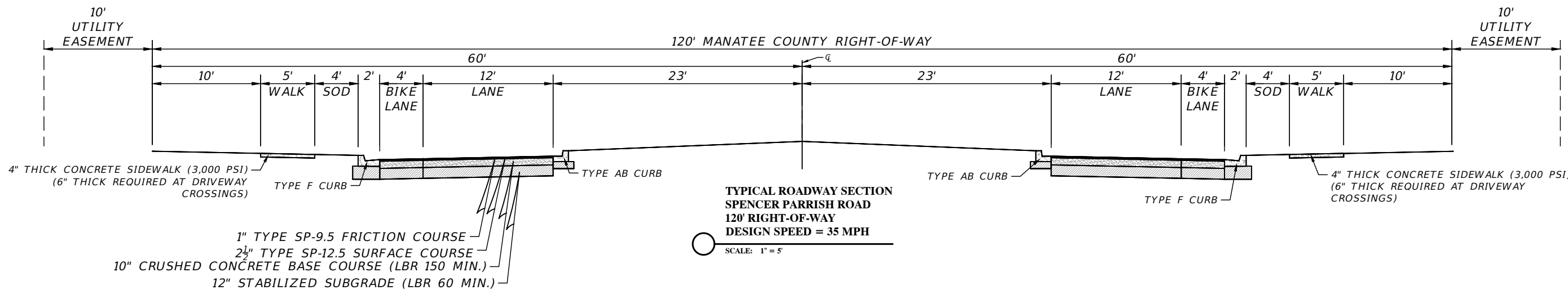


Exhibit "D"
CROSSWIND RANCH
THOROUGHFARE R/W
EXHIBIT

Exhibit E- Cost Estimate

ROADWAY IMPROVEMENTS SPENCER PARRISH SEGMENT 1

Description	Unit	County Required Oversizing		Total
		Quantity	Unit Price	
12" Sub Base	SY	10875	\$ 11.20	\$ 121,800.00
10" Base	SY	8915	\$ 25.66	\$ 228,758.90
AB Curb (Median)	LF	2800	\$ 23.10	\$ 64,680.00
Asphalt 3"	SY	10893	\$ 23.45	\$ 255,440.85
				\$ 670,679.75
TOTAL				\$670,679.75
COUNTY IMPACT FEES				\$388,994.26 58%

ROADWAY IMPROVEMENTS SPENCER PARRISH SEGMENT 2

Description	Unit	County Required Oversizing		Total
		Quantity	Unit Price	
12" Sub Base	SY	11000	\$ 17.50	\$ 192,500.00
10" Base	SY	11000	\$ 25.66	\$ 282,260.00
AB Curb (Median)	LF	5000	\$ 28.50	\$ 142,500.00
Asphalt 3"	SY	11000	\$ 46.25	\$ 508,750.00
				\$ 1,126,010.00
TOTAL				\$1,126,010.00
COUNTY IMPACT FEES				\$ 461,864.10 41%

ROADWAY IMPROVEMENTS SPENCER PARRISH SEGMENT 3

Description	Unit	County Required Oversizing		Total
		Quantity	Unit Price	
12" Sub Base	SY	13000	\$ 17.50	\$ 227,500.00
10" Base	SY	13000	\$ 25.66	\$ 333,580.00
AB Curb (Median)	LF	6400	\$ 28.50	\$ 182,400.00
Asphalt 3"	SY	13000	\$ 46.25	\$ 601,250.00
				\$ 1,344,730.00
TOTAL				\$1,344,730.00
ESTIMATED IMPACT FEE				\$51,339.30 41%

Traffic Signal Cost SR 62 Spencer Parrish Road

TOTAL	\$850,000.00
ESTIMATED IMPACT FEE	\$850,000.00 100%

Spencer Parrish Road/SR 62 Intersection

	UPDATE
TOTAL	\$750,000.00
ESTIMATED IMPACT FEE	\$750,000.00 100%

ROADWAY IMPROVEMENTS RANCH OAK PARKWAY SEGMENT 1

Project Required Description	Unit	Quantity	Unit Price	Total	County Required Oversizing (2-16' Lanes) Description	Unit	Quantity	Unit Price	Total	Developer Elected (4-11' Lanes) Description	Unit	Quantity	Unit Price	Total
6" Sub Base	SY	12400	\$10.00	\$124,000.00	12" Sub Base	SY	16530	\$18.00	\$297,540.00	12" Sub Base	SY	22312	\$18.00	\$401,616.00
6" Base	SY	12400	\$17.50	\$217,000.00	10" Base	SY	16530	\$26.50	\$438,045.00	10" Base	SY	22312	\$26.50	\$591,268.00
Asphalt 2"	SY	12400	\$ 21.00	\$260,400.00	Asphalt 3.5"	SY	16530	\$ 38.50	\$636,405.00	Asphalt 3.5"	SY	22312	\$ 38.50	\$859,012.00
Required Drainage (20%)	AC	0.77	\$ 100,000.00	\$77,000.00	Required Drainage (20%)	AC	1.34	\$ 100,000.00	\$134,000.00	Required Drainage (20%)	AC	1.54	\$ 100,000.00	\$154,000.00
TOTAL				\$678,400.00	TOTAL				\$1,245,990.00	TOTAL				\$2,005,896.00
					Developer's Cost				\$678,400.00	Developer's Cost				\$1,158,396.00
					ESTIMATED IMPACT FEE				\$847,590.00	ESTIMATED IMPACT FEE				\$847,590.00
					Credit Percentage of Total Cost				55.44%	Credit Percentage of Total Cost				42.25%

ROADWAY IMPROVEMENTS RANCH OAK PARKWAY SEGMENT 2

Project Required Description	Unit	Quantity	Unit Price	Total	County Required Oversizing (2-16' Lanes) Description	Unit	Quantity	Unit Price	Total	Developer Elected (4-11' Lanes) Description	Unit	Quantity	Unit Price	Total
6" Sub Base	SY	7500	\$10.00	\$75,000.00	12" Sub Base	SY	10000	\$18.00	\$180,000.00	12" Sub Base	SY	13500	\$18.00	\$243,000.00
6" Base	SY	7500	\$17.50	\$131,250.00	10" Base	SY	10000	\$26.50	\$265,000.00	10" Base	SY	13500	\$26.50	\$357,750.00
Asphalt 2"	SY	7500	\$ 21.00	\$157,500.00	Asphalt 3.5"	SY	10000	\$ 38.50	\$385,000.00	Asphalt 3.5"	SY	13500	\$ 38.50	\$519,750.00
Required Drainage (20%)	AC	0.66	\$ 100,000.00	\$66,000.00	Required Drainage (20%)	AC	1.33	\$ 100,000.00	\$133,000.00	Required Drainage (20%)	AC	1.33	\$ 100,000.00	\$133,000.00
TOTAL				\$429,750.00	TOTAL				\$963,000.00	TOTAL				\$1,453,500.00
					Developer's Cost				\$429,750.00	Developer's Cost				\$720,250.00
					ESTIMATED IMPACT FEE				\$533,250.00	ESTIMATED IMPACT FEE				\$533,250.00
					Credit Percentage of Total Cost				55.37%	Credit Percentage of Total Cost				42.54%

ROADWAY IMPROVEMENTS RANCH OAK PARKWAY SEGMENT 3

Project Required Description	Unit	Quantity	Unit Price	Total	County Required Oversizing (2-16' Lanes) Description	Unit	Quantity	Unit Price	Total	Constructed (4-11' Lanes) Description	Unit	Quantity	Unit Price	Total
6" Sub Base	SY	7750	\$10.00	\$77,500.00	12" Sub Base	SY	10500	\$18.00	\$189,000.00	12" Sub Base	SY	14175	\$18.00	\$255,150.00
6" Base	SY	7750	\$17.50	\$135,625.00	10" Base	SY	10500	\$26.50	\$278,250.00	10" Base	SY	14175	\$26.50	\$375,637.50
Asphalt 2"	SY	7750	\$ 21.00	\$162,750.00	Asphalt 3.5"	SY	10500	\$ 38.50	\$404,250.00	Asphalt 3.5"	SY	14175	\$ 38.50	\$545,737.50
Required Drainage (20%)	AC	0.66	\$ 100,000.00	\$66,000.00	Required Drainage (20%)	AC	1.33	\$ 100,000.00	\$133,000.00	Required Drainage (20%)	AC	1.33	\$ 100,000.00	\$133,000.00
TOTAL				\$441,875.00	TOTAL				\$1,064,500.00	TOTAL				\$1,309,525.00
					Developer's Cost				\$441,875.00	Developer's Cost				\$745,000.00
					ESTIMATED IMPACT FEE				\$562,625.00	ESTIMATED IMPACT FEE				\$562,625.00
					Credit Percentage of Total Cost				56.01%	Credit Percentage of Total Cost				42.96%

Traffic Signal Cost SR 62 Ranch Oak Parkway

TOTAL	\$850,000.00
ESTIMATED IMPACT FEE	\$850,000.00

SR 62 Turn Lane Ranch Oak Parkway

Current FDOT Required Improvements	TOTAL	\$4,911,026.00
	ESTIMATED IMPACT FEE	\$4,911,026.00

Total Estimated Credits

Improvements	\$9,855,830.30
ROW	\$2,140,720.00
Total	\$11,996,550.30

ANTI-HUMAN TRAFFICKING AFFIDAVIT
(Section 787.06, Florida Statutes)

Before me, the undersigned authority, personally appeared _____ who was sworn and says that the following information is true and correct:

1. I am the _____ of Crosswind Ranch Development Corporation, a Florida corporation. I have been authorized by the Entity to provide and execute this affidavit.
2. I am over eighteen years of age and the following information is given from my own personal knowledge.
3. Entity is a nongovernmental entity and I hereby attest that Entity does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. This affidavit is made and given by affiant under penalty of perjury with full knowledge of applicable Florida laws regarding sworn affidavits and the penalties and liabilities resulting from false statements and misrepresentations therein.

Signature

STATE OF FLORIDA
COUNTY OF MANATEE

Sworn to (or affirmed) and subscribed before me by means of

- physical presence or
 online notarization

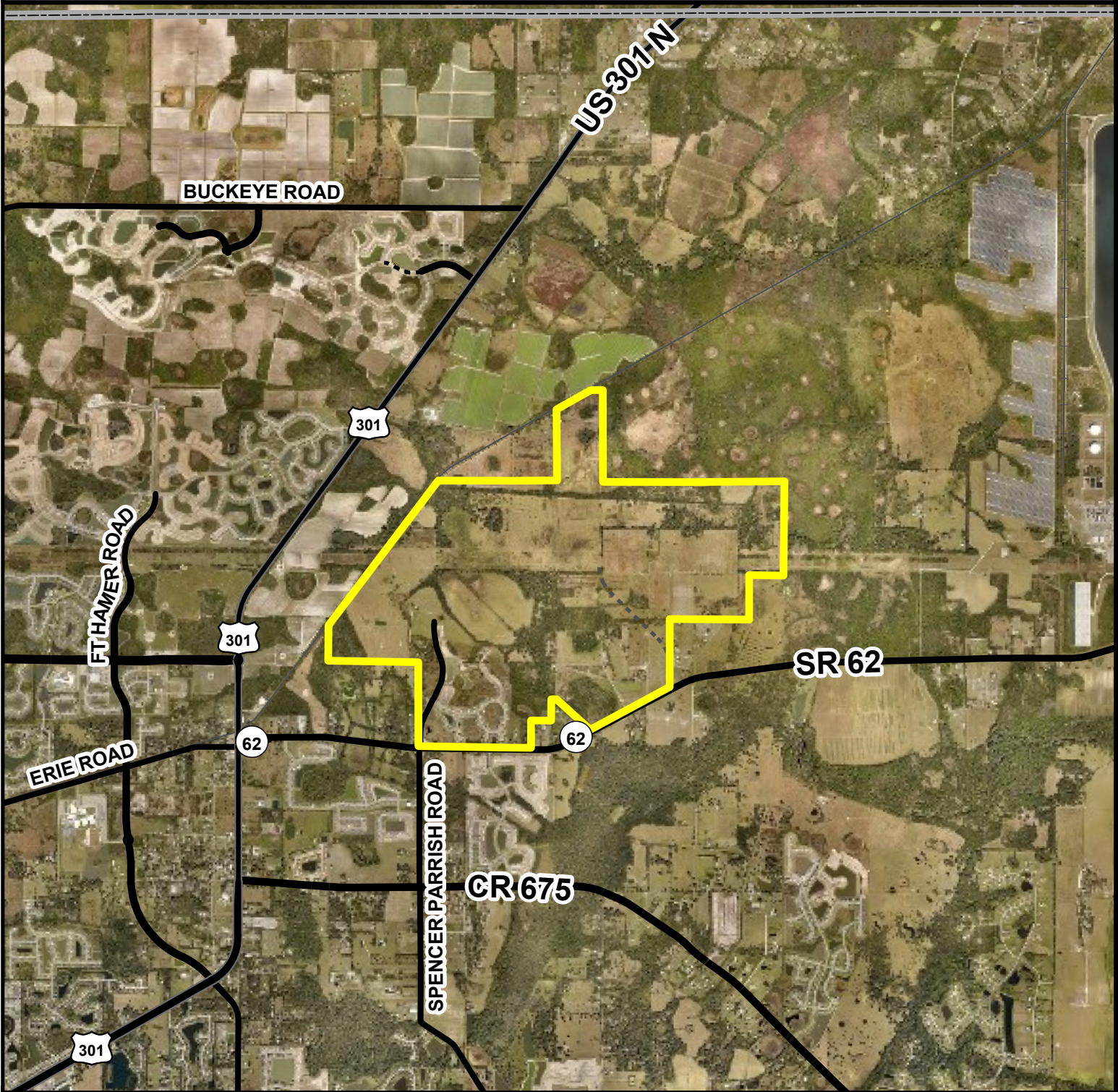
this _____ day of _____, 2026, by _____,
who

- is personally known to me or
- has produced _____ as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION
REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

_____ My Commission Expires: _____
Signature of Notary Public
(Legibly print, type, or stamp commissioned name of Notary Public and affix
official notary seal below.)

AERIAL



Parcel ID #(s) Multiple

Project Name: Crosswind Ranch LDA

Project #: LDA-24-02

Accela #: PLN2404-0112

S/T/R: 21 33S 19E

Acreage: 1,740.30

Existing Zoning: PD-MU, PD-R, A

Existing FLU: UF-3, P/SP-1

Overlays: NONE

Special Areas: NONE

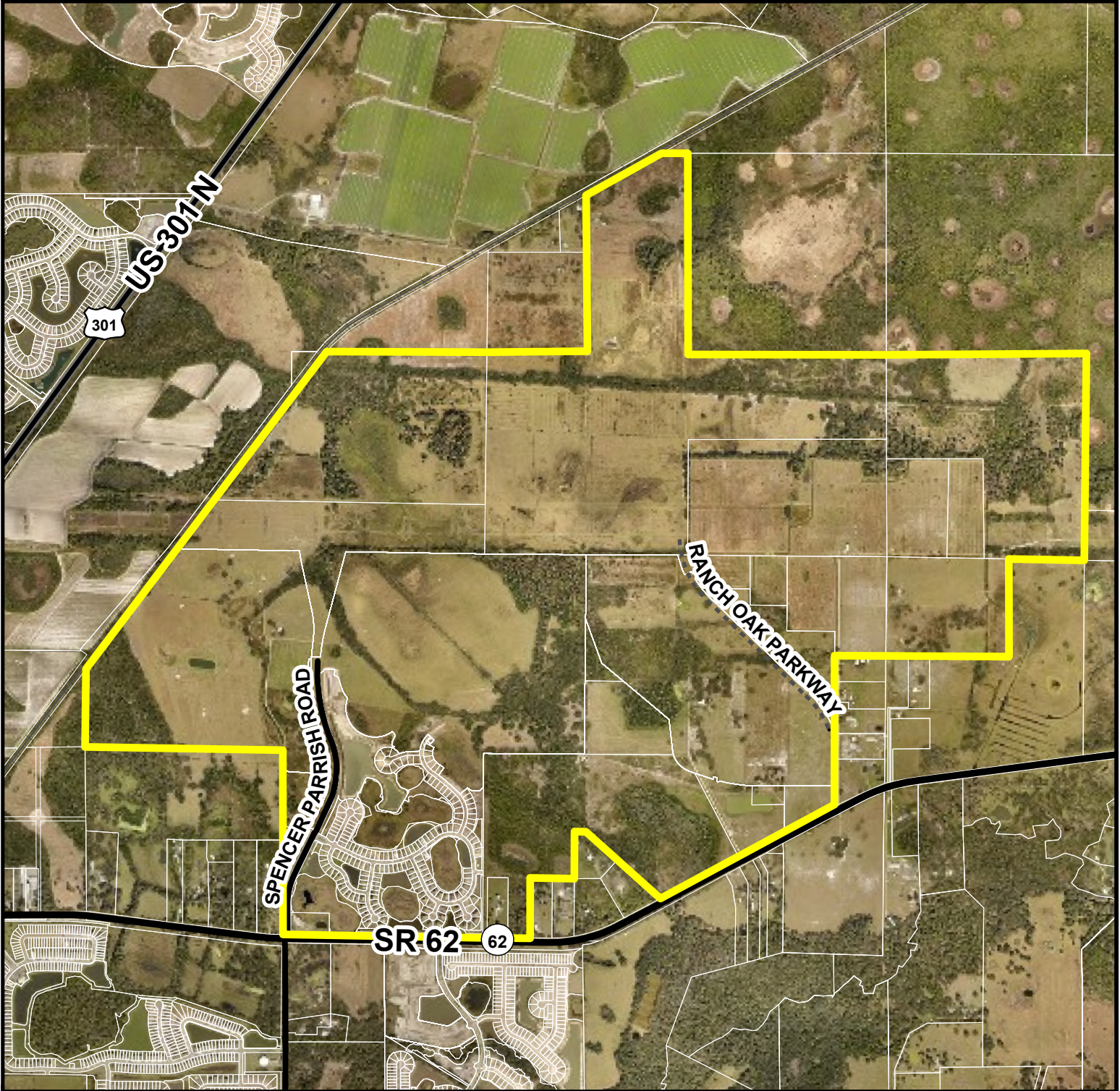
CHH: N

Watershed: NONE

Drainage Basin: GAMBLE CREEK SINK

Commissioner: Carol Ann Felts

AERIAL



Parcel ID #(s) Multiple

Project Name: Crosswind Ranch LDA

Project #: LDA-24-02

Accela #: PLN2404-0112

S/T/R: 21 33S 19E

Acreage: 1,740.30

Existing Zoning: PD-MU, PD-R, A

Existing FLU: UF-3, P/SP-1

Overlays: NONE

Special Areas: NONE

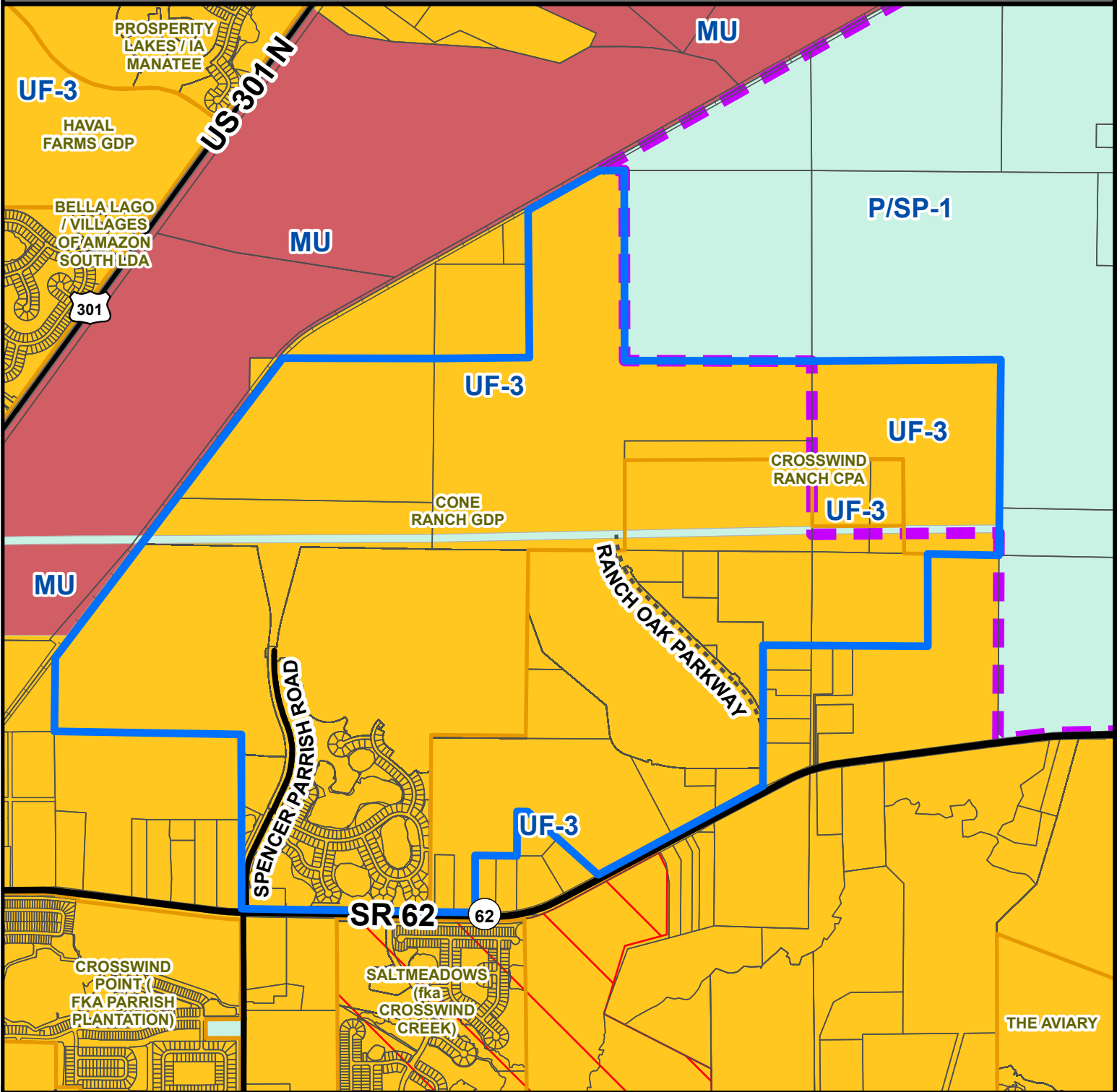
CHH: N

Watershed: NONE

Drainage Basin: GAMBLE CREEK SINK

Commissioner: Carol Ann Felts

FUTURE LAND USE



Parcel ID #(s) Multiple

Project Name: Crosswind Ranch LDA

Project #: LDA-24-02

Accela #: PLN2404-0112

--- | FDAB

S/T/R: 21 33S 19E

Acreage: 1,740.30

Existing Zoning: PD-MU, PD-R, A

Existing FLU: UF-3, P/SP-1

Overlays: NONE

Special Areas: NONE

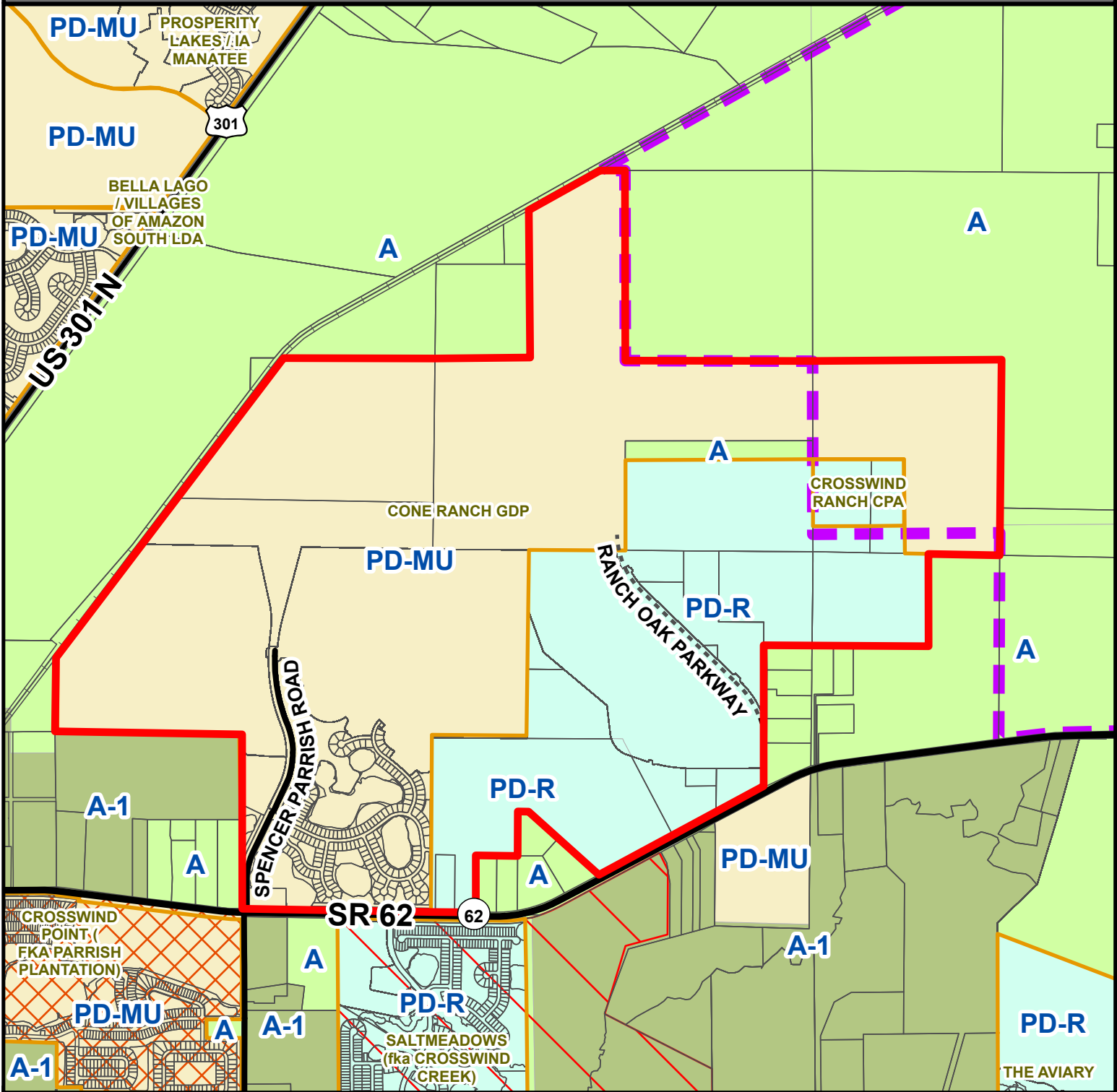
CHH: N

Watershed: NONE

Drainage Basin: GAMBLE CREEK SINK

Commissioner: Carol Ann Felts

ZONING



Parcel ID #(s) Multiple

Project Name: Crosswind Ranch LDA

Project #: LDA-24-02

Accela #: PLN2404-0112

FDAB

S/T/R: 21 33S 19E

Acreage: 1,740.30

Existing Zoning: PD-MU, PD-R, A

Existing FLU: UF-3, P/SP-1

Overlays: NONE

Special Areas: NONE

CHH: N

Watershed: NONE

Drainage Basin: GAMBLE CREEK SINK

Commissioner: Carol Ann Felts

ANTI-HUMAN TRAFFICKING AFFIDAVIT
(Section 787.06, Florida Statutes)

Before me, the undersigned authority, personally appeared Elizabeth Bradburn who was sworn and says that the following information is true and correct:

1. I am the CFO of **CROSSWIND RANCH ACQUISITION COMPANY, LLC**, a Florida limited liability company. I have been authorized by the Entity to provide and execute this affidavit.
2. I am over eighteen years of age and the following information is given from my own personal knowledge.
3. Entity is a nongovernmental entity and I hereby attest that Entity does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. This affidavit is made and given by affiant under penalty of perjury with full knowledge of applicable Florida laws regarding sworn affidavits and the penalties and liabilities resulting from false statements and misrepresentations therein.



Signature

STATE OF FLORIDA
COUNTY OF MANATEE

Sworn to (or affirmed) and subscribed before me by means of

- physical presence or
 online notarization

this 23rd day of February, 2026, by Elizabeth Bradburn,
who

is personally known to me or
 has produced _____ as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION
REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]



My Commission Expires: 10/9/2029

Signature of Notary Public

(Legibly print, type, or stamp commissioned name of Notary Public and affix
official notary seal below.)



ANTI-HUMAN TRAFFICKING AFFIDAVIT
(Section 787.06, Florida Statutes)

Before me, the undersigned authority, personally appeared Elizabeth Bradburn who was sworn and says that the following information is true and correct:

1. I am the CFO of Crosswind Ranch Development Corporation, a Florida corporation. I have been authorized by the Entity to provide and execute this affidavit.
2. I am over eighteen years of age and the following information is given from my own personal knowledge.
3. Entity is a nongovernmental entity and I hereby attest that Entity does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. This affidavit is made and given by affiant under penalty of perjury with full knowledge of applicable Florida laws regarding sworn affidavits and the penalties and liabilities resulting from false statements and misrepresentations therein.

Elizabeth Bradburn

Signature

STATE OF FLORIDA
COUNTY OF MANATEE

Sworn to (or affirmed) and subscribed before me by means of

- physical presence or
 online notarization

this 23rd day of February, 2026, by Elizabeth Bradburn,
who

is personally known to me or
 has produced _____ as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION
REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]



My Commission Expires: 10/9/2029

Signature of Notary Public

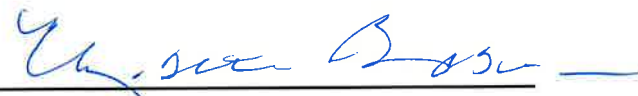
(Legibly print, type, or stamp commissioned name of Notary Public and affix
official notary seal below.)



ANTI-HUMAN TRAFFICKING AFFIDAVIT
(Section 787.06, Florida Statutes)

Before me, the undersigned authority, personally appeared Elizabeth Bradburn who was sworn and says that the following information is true and correct:

1. I am the CFO of **CSR ACQUISITION COMPANY, LLC**, a Florida limited liability company. I have been authorized by the Entity to provide and execute this affidavit.
2. I am over eighteen years of age and the following information is given from my own personal knowledge.
3. Entity is a nongovernmental entity and I hereby attest that Entity does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. This affidavit is made and given by affiant under penalty of perjury with full knowledge of applicable Florida laws regarding sworn affidavits and the penalties and liabilities resulting from false statements and misrepresentations therein.


Signature

STATE OF FLORIDA
COUNTY OF MANATEE


Sworn to (or affirmed) and subscribed before me by means of

- physical presence or
 online notarization

this 23rd day of February, 2026, by Elizabeth Bradburn,
who

is personally known to me or
 has produced _____ as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION
REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]


Signature of Notary Public

My Commission Expires: 10/9/2029


(Legibly print, type, or stamp commissioned name of Notary Public and affix
official notary seal below.)



ANTI-HUMAN TRAFFICKING AFFIDAVIT
(Section 787.06, Florida Statutes)

Before me, the undersigned authority, personally appeared Elizabeth Bradburn who was sworn and says that the following information is true and correct:

1. I am the CFO of **CWR LAC CONE, LLC**, a Florida limited liability company. I have been authorized by the Entity to provide and execute this affidavit.
2. I am over eighteen years of age and the following information is given from my own personal knowledge.
3. Entity is a nongovernmental entity and I hereby attest that Entity does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. This affidavit is made and given by affiant under penalty of perjury with full knowledge of applicable Florida laws regarding sworn affidavits and the penalties and liabilities resulting from false statements and misrepresentations therein.


Signature

STATE OF FLORIDA
COUNTY OF MANATEE

Sworn to (or affirmed) and subscribed before me by means of

- physical presence or
 online notarization

this 23rd day of February, 2026, by Elizabeth Bradburn,
who

is personally known to me or
 has produced _____ as identification.

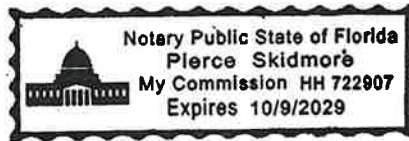
[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION
REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]



My Commission Expires: 10/9/2029

Signature of Notary Public


(Legibly print, type, or stamp commissioned name of Notary Public and affix
official notary seal below.)



ANTI-HUMAN TRAFFICKING AFFIDAVIT
(Section 787.06, Florida Statutes)

Before me, the undersigned authority, personally appeared Matt O'Brien who was sworn and says that the following information is true and correct:

1. I am the Vice President of **JEN TAMPA 4, LLC**, a Florida limited liability company. I have been authorized by the Entity to provide and execute this affidavit.
2. I am over eighteen years of age and the following information is given from my own personal knowledge.
3. Entity is a nongovernmental entity and I hereby attest that Entity does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. This affidavit is made and given by affiant under penalty of perjury with full knowledge of applicable Florida laws regarding sworn affidavits and the penalties and liabilities resulting from false statements and misrepresentations therein.


Signature

STATE OF FLORIDA
COUNTY OF MANATEE

Sworn to (or affirmed) and subscribed before me by means of

- physical presence or
- online notarization

this 24th day of February, 2026, by Matt O'Brien,
who

- is personally known to me or
 has produced _____ as identification.

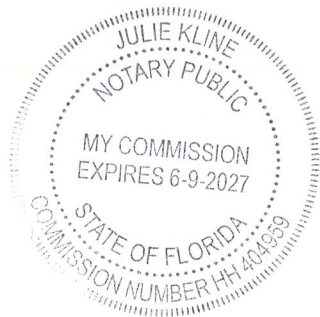
[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION
REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

[Signature]

My Commission Expires: 6-9-27

Signature of Notary Public


(Legibly print, type, or stamp commissioned name of Notary Public and affix
official notary seal below.)



ANTI-HUMAN TRAFFICKING AFFIDAVIT
(Section 787.06, Florida Statutes)

Before me, the undersigned authority, personally appeared **Timothy Murray** who was sworn and says that the following information is true and correct:


1. I am the **Vice President** of **MATTAMY TAMPA/SARASOTA, LLC**, a Florida limited liability company. I have been authorized by the Entity to provide and execute this affidavit.
2. I am over eighteen years of age and the following information is given from my own personal knowledge.
3. Entity is a nongovernmental entity and I hereby attest that Entity does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. This affidavit is made and given by affiant under penalty of perjury with full knowledge of applicable Florida laws regarding sworn affidavits and the penalties and liabilities resulting from false statements and misrepresentations therein.



Signature

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn to (or affirmed) and subscribed before me by means of physical presence this 24th day of February, 2026, by Timothy Murray, who is personally known to me.



Signature of Notary Public

My Commission Expires: 12/3/2027

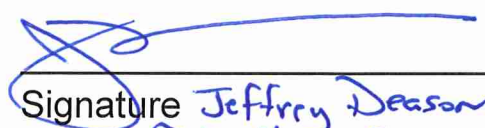
(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)



ANTI-HUMAN TRAFFICKING AFFIDAVIT
(Section 787.06, Florida Statutes)

Before me, the undersigned authority, personally appeared Jeffrey Deason who was sworn and says that the following information is true and correct:

1. I am the Vice President - Land Development of **PULTE HOME COMPANY, LLC**, a Florida limited liability company. I have been authorized by the Entity to provide and execute this affidavit.
2. I am over eighteen years of age and the following information is given from my own personal knowledge.
3. Entity is a nongovernmental entity and I hereby attest that Entity does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. This affidavit is made and given by affiant under penalty of perjury with full knowledge of applicable Florida laws regarding sworn affidavits and the penalties and liabilities resulting from false statements and misrepresentations therein.


Signature Jeffrey Deason -
Pulte Home Company, LLC

STATE OF FLORIDA
COUNTY OF MANATEE

Sworn to (or affirmed) and subscribed before me by means of

- physical presence or
 online notarization

this 25 day of FEBRUARY, 2026, by JEFFREY DEARSON,
who

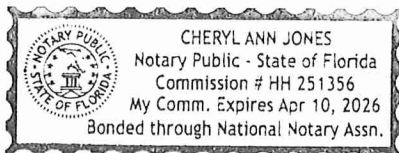
- is personally known to me or
 has produced _____ as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION
REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

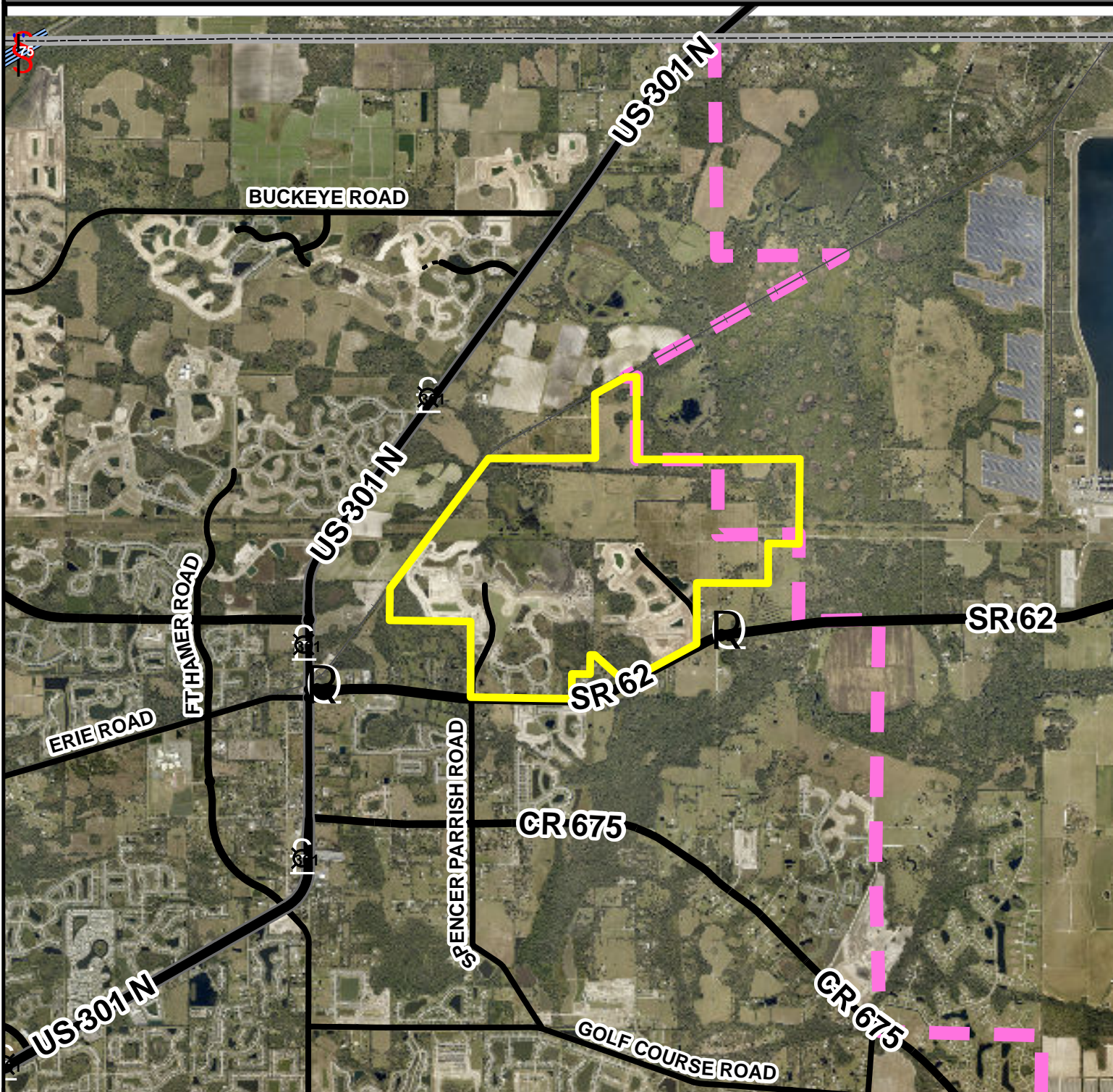
Cheryl Ann Jones
Signature of Notary Public

My Commission Expires: APRIL 10, 2026

(Legibly print, type, or stamp commissioned name of Notary Public and affix
official notary seal below.)



AERIAL



Parcel ID #(s) Multiple

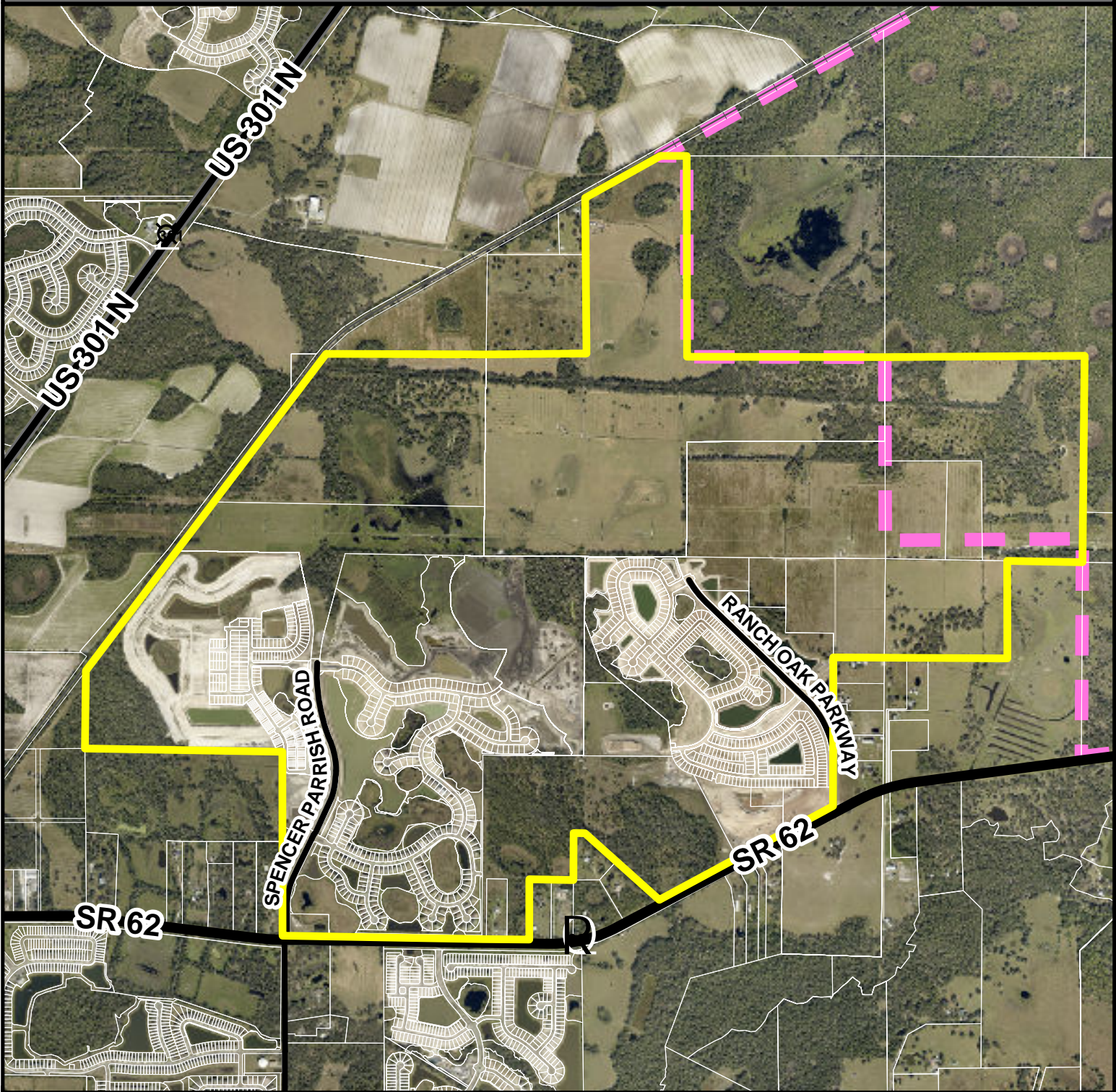
Project Name: Crosswind Ranch LDA
Project #: LDA-24-02
Accela #: PLN2404-0112

FDAB

S/T/R: 21 33S 19E
Acreage: 1,740.30
Existing Zoning: PD-MU, PD-R, A
Existing FLU: UF-3, P/SP-1
Overlays: NONE
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: GAMBLE CREEK SINK
Commissioner: Vacant

AERIAL



Parcel ID #(s) Multiple

Project Name: Crosswind Ranch LDA

Project #: LDA-24-02

Accela #: PLN2404-0112

FDAB

S/T/R: 21 33S 19E

Acreage: 1,740.30

Existing Zoning: PD-MU, PD-R, A

Existing FLU: UF-3, P/SP-1

Overlays: NONE

Special Areas: NONE

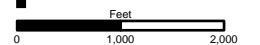
CHH: N

Watershed: NONE

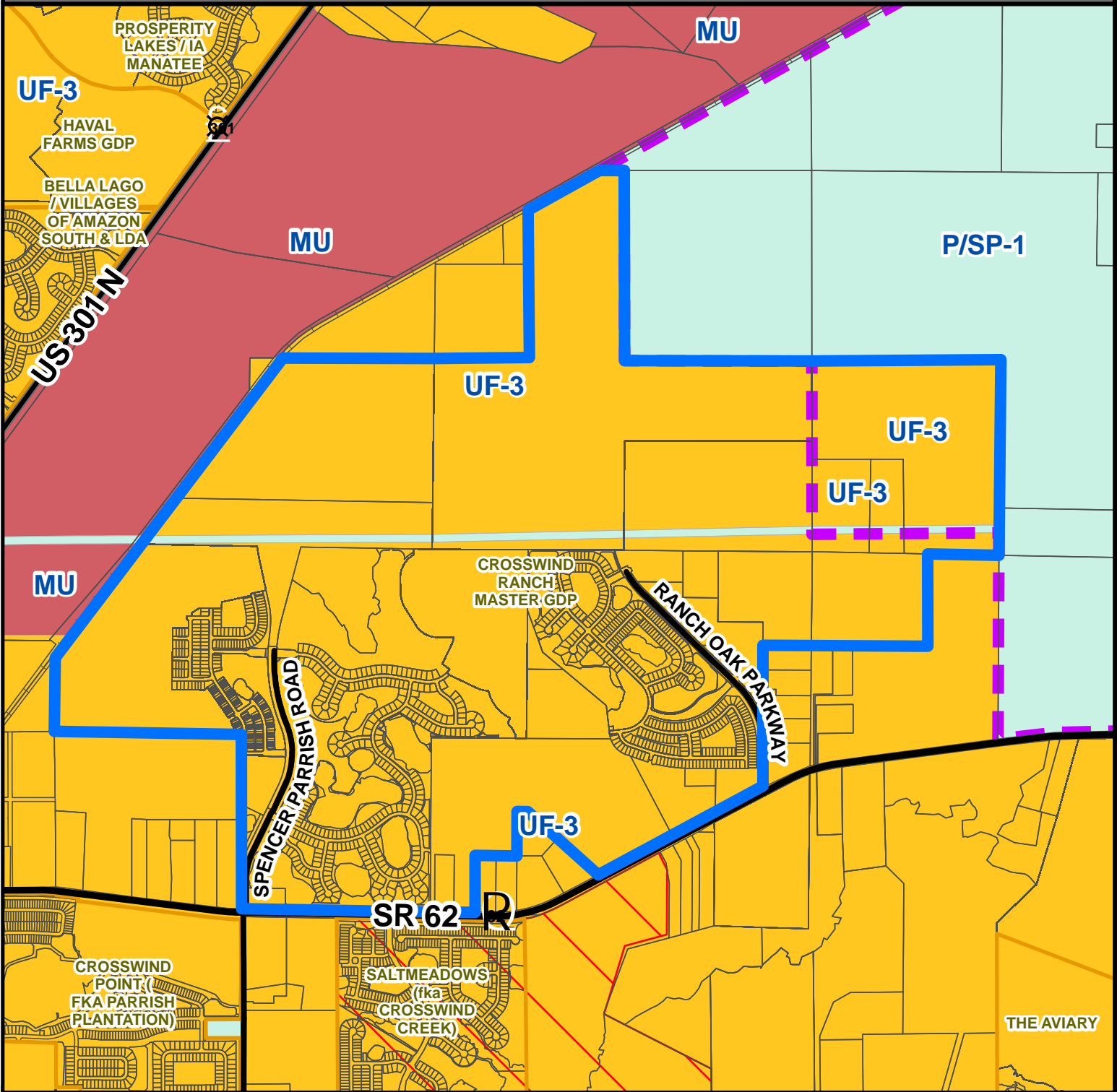
Drainage Basin: GAMBLE CREEK SINK

Commissioner: Vacant

Manatee County
Staff Report Map
Map Prepared 3 / 2026



FUTURE LAND USE



Parcel ID #(s) Multiple

Project Name: Crosswind Ranch LDA

Project #: LDA-24-02

Accela #: PLN2404-0112

FDAB

S/T/R: 21 33S 19E

Acreage: 1,740.30

Existing Zoning: PD-MU, PD-R, A

Existing FLU: UF-3, P/SP-1

Overlays: NONE

Special Areas: NONE

CHH: N

Watershed: NONE

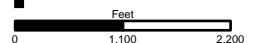
Drainage Basin: GAMBLE CREEK SINK

Commissioner: Vacant

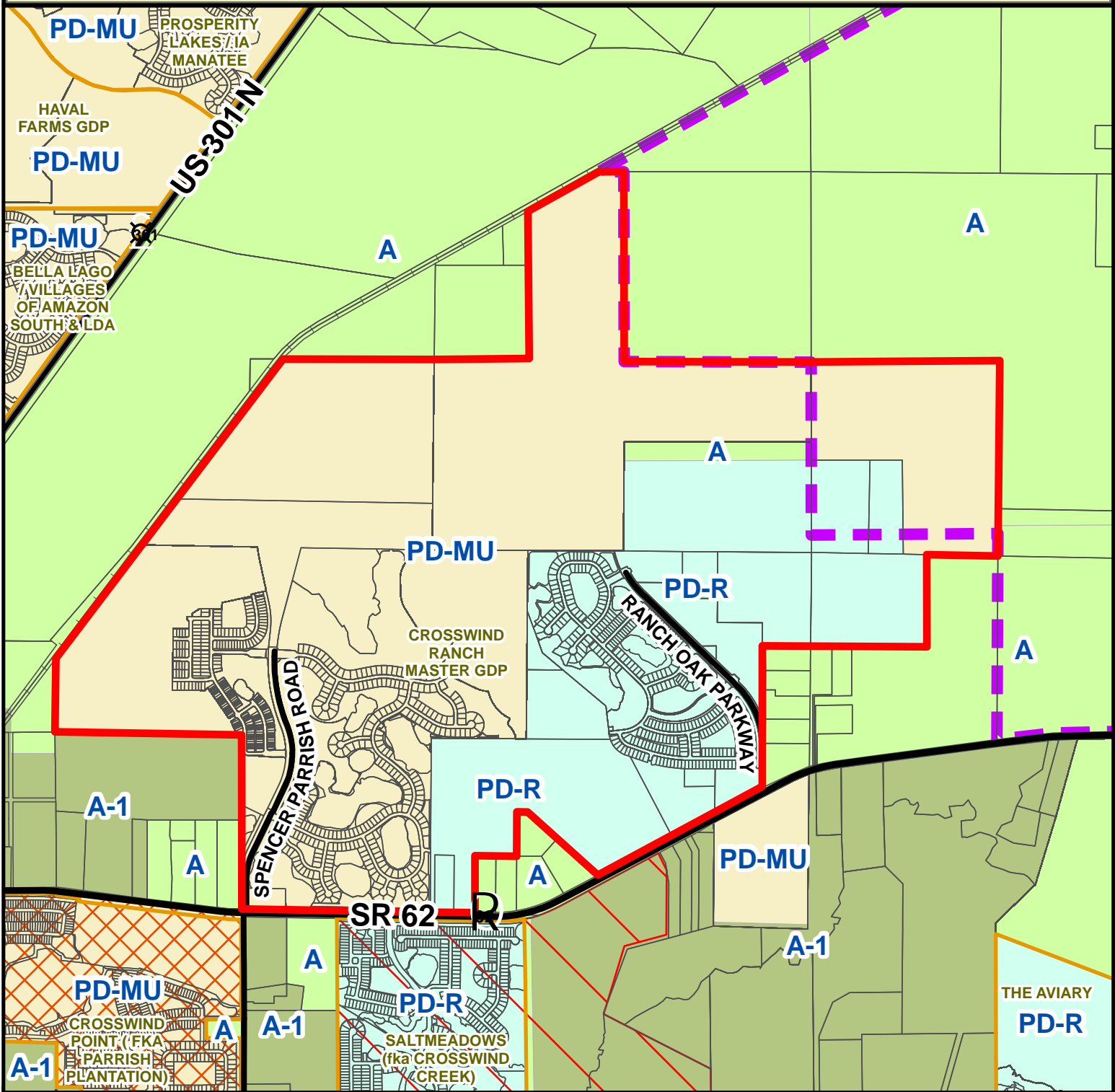
Manatee County

Staff Report Map

Map Prepared 3 / 2026



ZONING



Parcel ID #(s) Multiple

Project Name: Crosswind Ranch LDA

Project #: LDA-24-02

Accela #: PLN2404-0112

FDAB

S/T/R: 21 33S 19E

Acreage: 1,740.30

Existing Zoning: PD-MU, PD-R, A

Existing FLU: UF-3, P/SP-1

Overlays: NONE

Special Areas: NONE

CHH: N

Watershed: NONE

Drainage Basin: GAMBLE CREEK SINK

Commissioner: Vacant