

APPROVED in Open Session
4/23/2026
Manatee County Board of County
Commissioners



April 21, 2026 - Regular Meeting

Subject

Approval of the Clerk's Consent Agenda dated April 23, 2026

Category

CONSENT AGENDA

Briefings

None

Contact and/or Presenter Information

Vicki Tessmer, Board Records Supervisor, Clerk of the Circuit Court

Action Requested

Approval of the Clerk's Consent Agenda.

Enabling/Regulating Authority

N/A

Applicable Advisory Board

N/A

Background Discussion

None.

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

None

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

APPROVED in Open Session
4/23/2026
Manatee County Board of County
Commissioners

**CLERK OF THE CIRCUIT COURT
CONSENT AGENDA
April 23, 2026**

A. **SCRIVENER ERROR**

- Execute Corrective Resolution R-25-170, replacing an earlier Corrective Resolution, by adding the last three Whereas clauses with a new Section 5, and revised Section 6



April 23, 2026 - Land Use Meeting

Subject

Updates to Agenda- April 16, 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 4/16/2026) for the meeting of 4/23/2026 9:00 AM - April 23, 2026 - Land Use Meeting

G. CONSENT AGENDA

Clerk of Circuit Court

1. Approval of the Clerk's Consent Agenda dated April 23, 2026- Revised Resolution attached.

J. ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL

Presentations Upon Request

4. Approval and Execution of LDA-24-02 – Local Development Agreement for Crosswind Ranch LDA - PLN2404-0112 - Quasi-Judicial- District 1- Added Executed LDA with exhibits

6. SSP-23-01(R) – RESOLUTION 26-049- North County Middle School- School Site Plan Revision- PLN2312-0016.REV - Alyssa Grove, Planner I - District 1 - Correct typographical error in both Alternative Motions and added Attorney review information to Cover Sheet in strikethrough/underline format.

Presentations Scheduled

7. PDC-24-17(Z)(G) – SR 64/ Uihlein Road Commercial –Albatros 64 Partners – (Owner) Casto Net Lease Properties, LLC and Albatross 64 Partners (Contract Purchaser)– PLN2407-0031 -CJ Mills, Planner II - District 1- Revised Staff Report for include: Alternative Motion for Approval and attachments list to add Findings of Denial Resolution R-26-004 in strikethrough/underline format.

10. PDR-25-20(Z)(G) – Cheyenne Preserve Phase II – Kyle S And Julianne B Giella (Owner) / AMH Development, LLC (Contract Purchaser) – PLN2504-0061- Quasi-Judicial -Lindsey Craig, Planner I - District 1- Revised Staff Report to include: added language to Alternative Motion of Denial, Planning Commission Action, Public Comment and Correspondence in strikethrough/underline format and added Public Comment.

12.Execution of a Impact Fee Credit Agreement with Yort, LLC and 2351 Rye Road, LLC for Mulholland Road Improvements, Scott May, P.E. County Engineer – District 1- Executed Impact Fee Credit Agreement 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

**CLERK OF THE CIRCUIT COURT
CONSENT AGENDA
April 23, 2026**

A. SCRIVENER ERROR

- Execute Corrective Resolution R-25-170, replacing an earlier Corrective Resolution, by adding the last three Whereas clauses with a new Section 5, and revised Section 6

RESOLUTION R-25-170* (CORRECTIVE)

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING AN APPEAL OF ADMINISTRATIVE DETERMINATION AD-25-10; DENYING THE APPEAL AND AFFIRMING THE ADMINISTRATIVE DETERMINATION AD-25-10; SAID ADMINISTRATIVE DETERMINATION PERTAINING TO APPROXIMATELY 1,204± ACRES OF PROPERTY GENERALLY LOCATED ON OAK KNOLL ROAD, EAST OF COUNTY ROAD 675 AND NORTH OF STATE ROAD 64 EAST, MYAKKA CITY, (MANATEE COUNTY), EAST OF THE FDAB (FUTURE DEVELOPMENT AREA BOUNDARY LINE) IN THE COMPREHENSIVE PLAN; SETTING FORTH FINDINGS INCLUDING SETTING FORTH CONCLUSIONS OF LAW; PROVIDING FOR A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Sioux Investment Partners LLC, a Florida limited liability company, Commercial National Properties I, LLC, Commercial National Properties II, LLC, Commercial National Properties, III, LLC, each a Florida limited liability company, and 1105 RANCH I, LLC, a Florida limited liability company, 1105 RANCH II, LLC, a Florida limited liability company, and 1105 RANCH III, LLC, a Florida limited liability company, as successor in interest to Genesis 12:17, LLC. (collectively referred to as “Owners”) of the real property described herein, through Edward Vogler, II, Esq., as their agent (collectively referred to as “Applicants”) have filed an appeal to the Board of County Commissioners of Manatee County, Florida (“Board”) from an administrative determination of the Director of Development Services (Administrative Determination No. 25-10); and

WHEREAS, on February 7, 2025, Katie LaBarr, AICP, Stantec Consulting Services, Inc, on behalf of the Owners, filed a request for a letter of interpretation to the Director of the Development Services Department in regard to a portion of the Comprehensive Plan, specifically Element 2. Future Land Use, Policy 2.1.2.8. (a), asking that the Property be determined to meet the locational criteria, thus making the Property eligible to request the processing of a pending Future Land Use Map Amendment (Application PLN2411-0086) for the Property located east of the FDAB; and

WHEREAS, on February 24, 2025, the Development Services Director issued an Administrative Determination (AD-25-10) finding the Property does not meet the locational criteria of the Comprehensive Plan, Element 2. Future Land Use, Policy 2.1.2.8. (a), thus making the Property ineligible to request the processing of a pending Future Land Use Map Amendment (Application PLN2411-0086) for the Property located east of the FDAB; and

WHEREAS, Applicant timely filed a Notice of Appeal of the Administrative

* This is Resolution is referred to as the “Corrective Resolution R-25-170”.

Determination (AD-25-10) (“Notice of Appeal”) to the Board appealing the finding that the Property does not meet locational criteria in the Comprehensive Plan, Element 2. Future Land Use, Policy 2.1.2.8. (a); and

WHEREAS, Section 370, Land Development Code, and Section C.2.1.1 Introduction, Comprehensive Plan, provide that when an administrative determination of the Department Director has been timely appealed, the Board has the authority to make the final interpretation and shall conduct a public hearing which shall be advertised and conducted in accordance with Section 312, Land Development Code (LDC); and

WHEREAS, the Board, after holding a duly noticed public hearing on November 6, 2025, adopted this Resolution to deny Applicant’s appeal of Administrative Determination (AD-25-10), and affirm the decision of the Department Director regarding the locational criteria in Policy 2.1.2.8.(a), Comprehensive Plan; and

WHEREAS, the Board adopted a Revised Resolution to correct a scrivener’s error reflecting an incorrect adoption date on December 16, 2025, the “Revised Resolution R-25-170”; and

WHEREAS, the Revised Resolution was an incorrect version of the document; and

WHEREAS, the Board adopted a Corrective Resolution on April 23, 2026 identical to Resolution R-25-170 adopted on November 6, 2025, containing an effective date relating back to November 6, 2025; and

WHEREAS, Section 125.022(5), Florida Statutes, provides that a county’s action on the approval or denial of a development permit must be reduced to writing and given to the applicant as written notice of approval or denial, citing the reasons therefor and although this Resolution is not a development permit itself, it relates to pending development applications.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Manatee County, Florida, that:

Section 1. Findings of Fact. The recitals set forth above are true and correct, and are hereby adopted as findings by the Board. The Board, after considering the testimony, evidence, documentation, the Administrative Determination (AD 25-10) of the Director of Development Services, as well as all other matters presented to the Board at the public hearing date hereinafter referenced, hereby makes the following findings of fact:

- A. This Resolution pertains to the Property described in Exhibit “A”, a copy of which is attached hereto and made a part hereof by reference.
- B. The term “Comprehensive Plan” shall mean the version of the Manatee County Comprehensive Plan in effect as of November 6, 2025.
- C. The term “Land Development Code” or “LDC” shall mean the version of the

Manatee County Land Development Code in effect as of November 6, 2025.

- D. The “Property” comprised of approximately 1,204 acres is located generally at Oak Knoll Road, east of CR 675, and north of SR 64 in Myakka City (Manatee County) and is legally described in Exhibit “A”, attached hereto and incorporated herein by reference.
- E. The Property is located east of the Future Development Area Boundary (FDAB) of the Comprehensive Plan.
- F. The Property is located in the AG-R (Agricultural/Rural) Future Land Use Classification and is zoned A (General Agricultural).
- G. The Property is located within the Special Treatment Overlay (ST) and within the Watershed Protection-Lake Manatee Overlay Districts (WP-M) (collectively the “ Lake Manatee Overlay Districts”).
- H. The Board has the final decision-making authority regarding the subject matter of the Notice of Appeal.
- I. There are no other residential subdivisions near the Property.
- J. The Property is located east of Lake Manatee, and north of Lake Manatee State Park (state-owned).
- K. The property to the east and west is zoned CON (Conservation) and A (General Agriculture). Property to the north is zoned CON (Conservation) and property to the south is zoned A (General Agriculture).
- L. The properties surrounding the Project that are zoned CON (Conservation) are owned by the Southwest Florida Water Management District (SWFWMD).
- M. The Applicants have filed an application to amend the Comprehensive Plan, Future Land Use Map, (Application No. PLN2411-0086),, and they have requested Application No. PLN24-11-086 be held in abeyance and not processed by the County while the Appeal is pending. Application No. PLN2411-0086 requests the Future Land Use Classification of the Property be changed from Agriculture/Rural (AG-R) to the UF-3 (Urban Fringe - 3 dwelling units per acre) for the entire 1,204± acres. In the event the Future Land Use Map Amendment is approved, there is a pending application filed by the Applicants to rezone of the Property from the A (General Agriculture) to the PD-R (Planned Development Residential) with a proposed general development plan for the development of approximately 3,611 residential dwelling units (single-family detached, single-family semi-detached, and single family attached units, with no commercial uses proposed) as part of a Large Project Application (hereinafter collectively the “Pending Development Applications”).

- N. The intent of the CON (Conservation Zone District) is to preserve and protect large areas of open space, vegetative habitat, natural drainage systems, aquifer recharge areas, soils, and wildlife habitats located on public property, or on privately held lands as desired by the property owner. Conservation lands are intended primarily for the purpose of preserving natural resources. See Section 401.1.A., LDC.
- O. The intent of the A (General Agriculture) Zone District is to preserve agricultural lands, promote general agricultural economic activity, and allows for the co-existence of other uses generally consistent with agricultural activities. In addition, it is intended that agricultural areas be protected from the encroachment of incompatible uses and that developed be guided within the district. See Section 401.1.C., LDC.
- P. The Property is in the AG-R (Agricultural-Rural) Future Land Use Category of the Comprehensive Plan and thus the following provisions applicable to the AG-R (Agricultural-Rural) Future Land Use Category are relevant:
1. Policy 2.5.1.1, Future Land Use Element, provides:

"Designate those areas in Manatee County which are suited for long-term agriculture as Agriculture/Rural on the Future Land Use Map so as to limit the degree of suburbanization of such lands and reduce uses which may displace agriculture.
- Implementation Mechanism:
- (a) Maintain the Future Development Area Boundary on the adopted Future Land Use Map as the easternmost extent of categories other than Agriculture/Rural, except where described as a permitted exception in Policy 2.1.1.1. above."
- Q. The Watershed Protection-Lake Manatee Overlay is textually described in Comprehensive Plan, Future Land Use, Objective 2.2.2, Polices 2.2.2.1 through 2.2.2.5 with the purpose to maintain and improve the natural and man-made environment and resources in a manner protective of the water supply functions of the Lake Manatee Watershed, which contribute to this preferred potable water source, so as to maintain water quality and quantity within the Lake Manatee and all inflowing watercourses.
- R. Section 403.9, LDC, implements the regulations applicable to the Special Treatment Overlay District to include the environmental characteristics, and the archaeological or historic characteristics in an area which require special treatment to protect them.
- S. Policy 2.1.2.2. Limit urban sprawl by prohibiting all future development in the area east of the established FDAB (see Map N and the Potable

Water/Wastewater Service Areas Map in the Wastewater Sub Element), except as follows:

- (6) Lands that have been approved pursuant to Policy 2.1.2.8.
- T. Policy 2.1.2.8. Permit development east of the Future Development Area Boundary (FDAB) in areas meeting the following criteria:
- (a) A portion of the area to be developed is coterminous and contiguous to the FDAB or contiguous and coterminous to lands that have been approved pursuant to this Policy. (emphasis added)

NOTE: Subparagraphs (b)-(g) omitted for brevity, since the subject Administrative Determination pertains only to the locational criteria in Subparagraph (a).

- U. The western boundary of the Property is located approximately 2.76 miles (linear distance) from the Future Development Area Boundary (FDAB) traversing across the Manatee River and its tributaries.
- V. The western boundary of the Property is located approximately 3.87 miles traversing along the north boundary of Lake Manatee and its tributaries.
- W. In excess of 30 parcels of real property separate the Project from the Future Development Area Boundary (FDAB).
- X. The width of Lake Manatee measured from the Future Development Area Boundary (FDAB) is approximately 3,539 feet (0.67 miles).
- Y. The two (2) previously approved projects on lands east of the Future Development Area Boundary (FDAB) that have been approved pursuant to Policy 2.1.2.8, Future Land Use Element, Comprehensive Plan are generally described as the Taylor Ranch Project (Ordinance No. PDR-21-27(Z)(G)) and the East River Project (Ordinance No. PDMU-22-17(Z)(G)).
- Z. The distance between the southwest boundary of the Property and the most northwestern boundary of the two previously approved Projects east of the FDAB is approximately 8,137 feet (1.54 miles).
- AA. Policy 2.1.2.7., Future Land Use Element, Comprehensive Plan, provides: "Review all proposed development for compatibility and appropriate timing of development. The analysis shall include the following:
- Consideration of existing development patterns;

- Types of land uses;
- Transition between land uses;
- Density and intensity of land uses;
- Natural features;
- Approved development in the area;
- Availability of adequate roadways;
- Adequate centralized water and sewer facilities;
- Other necessary infrastructure and services;
- Limiting urban sprawl;
- Applicable specific area plans;
- (See also policies under Objective 2.6.1 – 2.6.3)."

BB.Policy 2.2.1.6, Future Land Use Element, Comprehensive Plan provides: "The land development regulations may restrict development potential to less than the maximum provided for in this Comprehensive Plan, to address land use compatibility, public facility and natural resource considerations as identified in this Comprehensive Plan. Furthermore, nothing in this Comprehensive Plan shall guarantee the achievement of maximum development potential, noted in this element and the Future Land Use Map." (emphasis added)

CC.Objective 2.9.1., Future Land Use Element, Comprehensive Plan, Strong Communities, provides: "Create and maintain communities which are characterized by their:

- Connection, integration, and compatibility with surrounding land uses;
- Community spaces and focal points;
- Protection of the natural environment;
- Connection and integration of pedestrian, bicycle, and vehicular systems;
- Usable open spaces, and public access to water features;
- Unifying design elements and features;
- Variety of housing stock;

- Pedestrian oriented structures, and pedestrian friendly design; and
- Connection to recreational facilities, schools, adjacent neighborhoods, employment opportunities and commercial uses."

DD. Section 200, Definitions, LDC, defines "Compatible" to mean "a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition."

Section 2. Conclusions of Law. Based upon the prior Findings of Fact and considering the testimony, evidence, documentation, the staff report presented, and a review of the applicable provisions of the Comprehensive Plan, and the LDC, the Board hereby makes the following Conclusions of Law:

- A. The Applicants have failed to meet their burden of proof to demonstrate by substantial competent evidence that Administrative Determination (AD-25-10) was in error, and Administrative Determination (AD-25-10) is hereby affirmed.
- B. The Board specifically denies the Appeal of Administration Determination No. 25-10 based upon the specific factual and legal conclusions set forth in this Resolution, and the public hearing record.

Section 3. Description of the Property. This Resolution applies to that certain real property owned by Applicants and referred to by the Manatee County Property Appraiser's Office as Parcel ID 272901509, Parcel ID 272901609, and Parcel ID 272901459 and is comprised of approximately 1,204± acres located generally at Oak Knoll Road, east of CR 675, and north of SR 64 in Myakka City, Florida and described in Exhibit "A".

Section 4. Severability. It is hereby declared to be the intention of the Board that the phrases, clauses, sentences, paragraphs, and sections in this Resolution be deemed severable, and if any phrase, clause, sentence, paragraph or section hereof is declared unconstitutional or otherwise invalid by the valid judgment of a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Resolution.

Section 5. Repeal of Resolution In Conflict: The Revised Resolution R-25-170 adopted by the Board on December 16, 2025 is hereby repealed.

Section 6. Effective Date. The effective date of this Corrective Resolution shall be deemed to relate back to the date of adoption of Resolution R-25-170 on November 6, 2025.

DULY ADOPTED with a quorum present and voting this _____ day of _____, 2026.

**BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA**

By: _____
Chairperson

**ATTEST:ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER**

By: _____
Deputy Clerk

EXHIBIT A

Parcel ID #272901509

THAT PART OF THE FOLLOWING LANDS LYING WITHIN THE DUETTE FIRE & RESCUE DISTRICT: SOUTH PARCEL: A PARCEL OF LAND LOCATED IN SECTIONS 22, 23, 27, 28 & 34, TWN 34S RNG 20E MANATEE COUNTY, FL, BEING A PORTION OF LANDS DESC IN INST# 202141093583 PRMCFL BEING MORE PARTICULARLY DESC AS FOLLOWS: BEG AT THE NW COR SW1/4 OF THE SE1/4 OF SD SEC 27; TH ALG THE S LN OF THE NE1/4 OF THE SW1/4 OF SD SEC 27, N 89 DEG 06 MIN 12 SEC W, A DIST OF 1335.39 FT TO THE SW COR OF THE NE1/4 OF THE SW1/4 OF SD SEC 27; TH ALG THE S LN OF THE NW1/4 OF THE SW1/4 OF SD SEC 27, N 88 DEG 56 MIN 05 SEC W, A DIST OF 839.52 FT TO THE E R/W LN OF RUTLAND RD (CR 675)(VARIABLE-WIDTH R/W PER R/W MAP SEC13510-2602 AND DB 251/135 PRMCFL) TH ALG SD E R/W LN THE FOLLOWING SIX (6) COURSES: 1) N 33 DEG 58 MIN 26 SEC W, A DIST OF 1685.91 FT TO A POINT OF CURVATURE; 2) NWLY ALG THE ARC OF A CURVE TO THE LEFT (SD CURVE HAVING A RAD OF 34427.48 FT, A C/A OF 01 DEG 02 MIN 00 SEC AND A C/B AND DIST OF N 34 DEG 29 MIN 28 SEC W, 620.89 FT) FOR AN ARC DIST OF 620.90 FT TO A PT OF TANGENCY; 3) N 35 DEG 00 MIN 28 SEC W, A DIST OF 537.66 FT; 4) N 54 DEG 59 MIN 32 SEC E, A DIST OF 30.00 FT; 5) N 35 DEG 00 MIN 28 SEC W, A DIST OF 43.43 FT TO A PT OF CURVATURE; 6) NWLY ALG TH ARC OF A CURVE TO THE LEFT (SD CURVE HAVING A RAD OF 2944.88 FT, A C/A OF 01 DEG 04 MIN 57 SEC AND A C/B AN DIST OF N 35 DEG 32 MIN 57 SEC W, 55.64 FT) FOR AN ARC DIST OF 55.64 FT TO THE S LN OF LANDS OF SW FL WATER MANAGEMENT DISTRICT AS DESC IN OR 1580/7149 AND OR 1795/1541 PRMCFL; TH LEAVING SD E R/W LN AND ALG THE S LN OF SD LANDS OF SW FL WATER MANAGEMENT DISTRICT THE FOLLOWING TWENTY-NINE (29) COURSES: 1) S 89 DEG 10 MIN 20 SEC E, A DIST OF 240.30 FT; 2) N 07 DEG 16 MIN 11 SEC E, A DIST OF 193.36 FT; 3) N 59 DEG 24 MIN 02 SEC E, A DIST OF 392.22 FT; 4) N 71 DEG 35 MIN 36 SEC E, A DIST OF 223.87 FT; 5) N 58 DEG 08 MIN 01 SEC E, A DIST OF 391.90 FT; 6) N 81 DEG 38 MIN 26 SEC E, A DIST OF 161.08 FT; 7) N 89 DEG 23 MIN 46 SEC E, A DIST OF 497.83 FT; 8) N 68 DEG 58 MIN 09 SEC E, A DIST OF 229.33; 9) N 15 DEG 36 MIN 27 SEC W, A DIST OF 88.58 FT; 10) N 27 DEG 11 MIN 17 SEC E, A DIST OF 120.32; 11) N 33 DEG 59 MIN 55 SEC E, A DIST OF 88.65 FT; 12) N 58 DEG 13 MIN 08 SEC E, A DIST OF 110.08 FT; 13) N 70 DEG 48 MIN 12 SEC E, A DIST OF 345.95 FT; 14) N 07 DEG 40 MIN 04 SEC E, A DIST OF 111.97 FT; 15) N 00 DEG 49 MIN 27 SEC W, A DIST OF 183.92 FT; 16) N 54 DEG 37 MIN 24 SEC E, A DIST OF 301.83 FT; 17) N 72 DEG 17 MIN 43 SEC E, A DIST OF 141.17 FT; 18) N 89 DEG 19 MIN 43 SEC E, A DIST OF 342.25 FT; 19) N 00 DEG 27 MIN 51 SEC W, A DIST OF 22.51 FT; 20) N 88 DEG 18 MIN 44 SEC E, A DIST OF 217.24 FT; 21) N 45 DEG 48 MIN 08 SEC E, A DIST OF 510.10 FT; 22) N 00 DEG 26 MIN 19 SEC W, A DIST OF 634.00 FT; 23) N 17 DEG 22 MIN 55 SEC E, A DIST OF 143.18 FT; 24) N 37 DEG 26 MIN 14 SEC E, A DIST OF 214.05 FT; 25) N 89 DEG 14 MIN 46 SEC E, A DIST OF 107.20 FT; 26) N 61 DEG 42 MIN 38 SEC E, A DIST OF 345.92 FT; 27) S 81 DEG 27 MIN 44 SEC E, A DIST OF 280.66 FT; 28) N 47 DEG 58 MIN 42 SEC E, A DIST OF 713.62 FT; 29) N 01 DEG 24 MIN 08 SEC E, A DIST OF 239.72 FT TO THE S LN OF LANDS OF MANATEE COUNTY , FL, DESC IN OR 294/102 AND OR 305/669 PRMCFL; TH ALG SD S LN THE FOLLOWING NINETEEN (19) COURSES: 1) N 59 DEG 29 MIN 25 SEC E, A DIST OF 196.14 FT; 2) N 05 DEG 42 MIN 55 SEC E, A DIST OF 204.16 FT; 3) S 70 DEG 30 MIN 48

SEC E, A DIST OF 479.64 FT; 4) S 41 DEG 47 MIN 41 SEC E, A DIST OF 124.17 FT; 5) N 43 DEG 36 MIN 46 SEC E, A DIST OF 131.21 FT; 6) S 42 DEG 41 MIN 22 SEC E, A DIST OF 354.12 FT; 7) S 71 DEG 29 MIN 49 SEC E, A DIST OF 336.11 FT; 8) S 36 DEG 26 MIN 22 SEC E, A DIST OF 410.90 FT; 9) S 53 DEG 22 MIN 58 SEC E, A DIST OF 200.42 FT; 10) N 39 DEG 10 MIN 23 SEC E, A DIST OF 264.38 FT; 11) S 61 DEG 37 MIN 05 SEC E, A DIST OF 261.73 FT; 12) S 14 DEG 56 MIN 41 SEC E, A DIST OF 97.51 FT; 13) S 79 DEG 48 MIN 41 SEC E, A DIST OF 114.54 FT; 14) N 01 DEG 54 MIN 22 SEC W, A DIST OF 96.00 FT; 15) S 58 DEG 59 MIN 11 SEC E, A DIST OF 218.50 FT; 16) S 06 DEG 55 MIN 18 SEC W, A DIST OF 188.37 FT; 17) N 48 DEG 49 MIN 58 SEC E, A DIST OF 235.64 FT; 18) S 69 DEG 39 MIN 12 SEC E, A DIST OF 182.58 FT; 19) N 50 DEG 17 MIN 13 SEC E, A DIST OF 54.12 FT TO THE N LN OF LANDS OF MANATEE COUNTY, FL, DESC IN OR 294/10 AND OR 305/669 PRMCFL; TH ALG SD N LN THE FOLLOWING SIX (6) COURSES: 1) N 60 DEG 11 MIN 29 SEC W, A DIST OF 287.48 FT; 2) N 75 DEG 30 MIN 59 SEC W, A DIST OF 200.16 FT; 3) N 63 DEG 21 MIN 46 SEC W, A DIST OF 387.16 FT; 4) N 79 DEG 28 MIN 09 SEC W, A DIST OF 314.03 FT; 5) S 60 DEG 58 MIN 58 SEC W, A DIST OF 168.39 FT; 6) N 16 DEG 24 MIN 42 SEC W, A DIST OF 328.18 FT; TH LEAVING SD N LN, N 43 DEG 35 MIN 12 SEC E, A DIST OF 459.99 FT; TH S 89 DEG 17 MIN 03 SEC E, A DIST OF 2119.09 FT; TH S 05 32 MIN 32 SEC E, A DIST OF 328.37 FT; TH N 85 DEG 14 MIN 32 SEC E, A DIST OF 280.36 FT; TH N 34 DEG 01 MIN 34 SEC E, DIST OF 798.19 FT; TH N 26 DEG 09 MIN 46 SEC E, A DIST OF 222.25 FT TO THE S LN OF LANDS OF SW FL WATER MANAGEMENT DISTRICT AS DESC IN OR 1580/7149 PRMCFL; TH ALG S LN THE FOLLOWING FOUR (4) COURSES: 1) S 89 DEG 06 MIN 30 SEC E, A DIST OF 294.15 FT; 2) S 03 DEG 46 MIN 39 SEC E, A DIST OF 728.83 FT; 3) N 84 DEG 42 MIN 47 SEC E, A DIST OF 1157.42 FT; 4) S 80 DEG 48 MIN 30 SEC E, A DIST OF 357.60 FT TO THE W LN OF LANDS OF JOHN FALKNER LLC (NO DEED REFERENCE); TH ALG SD W LN S 01 DEG 09 MIN 45 SEC W, A DIST OF 1201.67 FT TO THE N LN OF LANDS OF SW FL WATER MANAGEMENT DISTRICT AS DESC IN OR 1580/7149; TH ALG THE N AND W LNS OF LANDS OF SW FL WATER MANAGEMENT DISTRICT AS DESC IN OR 1580/7149 AND ALG THE W LN OF LANDS OF SW FL WATER MANAGEMENT DISTRICT AS DESC IN OR 1580/7149 PRMCFL, THE FOLLOWING FIFTEEN (15) COURSES: 1) N 89 DEG 47 MIN 37 SEC W, A DIST OF 985.28 FT; 2) S 89 DEG 11 MIN 28 SEC W, A DIST OF 1624.41 FT; 3) S 66 DEG 25 MIN 11 SEC W, A DIST OF 276.22 FT; 4) N 82 DEG 57 MIN 30 SEC W, A DIST OF 1015.19 FT; 5) N 73 DEG 17 MIN 41 SEC W, A DIST OF 1095.19 FT; 6) S 50 DEG 03 MIN 12 SEC W, A DIST OF 140.40 FT; 7) S 06 DEG 18 MIN 23 SEC E, A DIST OF 169.26 FT; 8) S 06 DEG 40 MIN 58 SEC W, A DIST OF 1377.44 FT; 9) N 89 DEG 05 MIN 14 SEC W, A DIST OF 1288.90 FT; 10) S 01 DEG 09 MIN 40 SEC W, A DIST OF 1312.14 FT; 11) N 89 DEG 36 MIN 31 SEC W, A DIST OF 166.24 FT; 12) S 00 DEG 37 MIN 10 SEC W, A DIST OF 2655.95 FT; 13) S 86 DEG 15 MIN 17 SEC W, A DIST OF 46.60 FT; 14) S 00 DEG 14 MIN 19 SEC W, A DIST OF 1905.05 FT; 15) S 78 DEG 20 MIN 16 SEC E, A DIST OF 20.09 FT TO THE W LN OF LANDS DESC IN OR 2142/1371 PRMCFL; TH ALG SD W LN TH FOLLOWING THREE (3) COURSES: 1) S 09 DEG 29 MIN 57 SEC W, A DIST OF 44.24 FT; 2) S 47 DEG 28 MIN 29 SEC W, A DIST OF 39.00 FT; 3) S 00 DEG 23 MIN 50 SEC W, A DIST OF 951.14 FT TO THE S LN OF THE NE1/4 OF SEC 34, TWN 34S, RNG 20E; TH ALG SD S LN, N 89 DEG 00 MIN 38 SEC W, A DIST OF 1346.50 FT TO THE SW COR OF THE NE1/4 OF SD SEC 34; TH ALG THE W LN OF NE1/4 OF SD SEC 34 THE FOLLOWING THREE (3) COURSES: 1) N 00 DEG 51 MIN 43 SEC E, A DIST OF 402.65 FT; 2) N 00 DEG 50 MIN 49 SEC E, A DIST OF 402.45 FT; 3) N 00 DEG 42 MIN 09 SEC E, A DIST OF 805.57 FT TO THE SW COR OF THE SE1/4 OF SEC

27, TWN 34S, RNG 20E; TH ALG THE W LN OF THE SE1/4 OF SD SEC 27, N 00 DEG 42 MIN 22 SEC E, A DIST OF 1327.37 FT TO THE POB. PI #2729.0150/9

Parcel ID #272901459

SOUTH PARCEL: A PARCEL OF LAND LOCATED IN SECTIONS 22, 23, 27, 28 & 34, TWN 34S RNG 20E MANATEE COUNTY, FL, BEING A PORTION OF LANDS DESC IN INST# 202141093583 PRMCFL BEING MORE PARTICULARLY DESC AS FOLLOWS: BEG AT THE NW COR SW1/4 OF THE SE1/4 OF SD SEC 27; TH ALG THE S LN OF THE NE1/4 OF THE SW1/4 OF SD SEC 27, N 89 DEG 06 MIN 12 SEC W, A DIST OF 1335.39 FT TO THE SW COR OF THE NE1/4 OF THE SW1/4 OF SD SEC 27; TH ALG THE S LN OF THE NW1/4 OF THE SW1/4 OF SD SEC 27, N 88 DEG 56 MIN 05 SEC W, A DIST OF 839.52 FT TO THE E R/W LN OF RUTLAND RD (CR 675)(VARIABLE-WIDTH R/W PER R/W MAP SEC13510-2602 AND DB 251/135 PRMCFL) TH ALG SD E R/W LN THE FOLLOWING SIX (6) COURSES: 1) N 33 DEG 58 MIN 26 SEC W, A DIST OF 1685.91 FT TO A POINT OF CURVATURE; 2) NWLY ALG THE ARC OF A CURVE TO THE LEFT (SD CURVE HAVING A RAD OF 34427.48 FT, A C/A OF 01 DEG 02 MIN 00 SEC AND A C/B AND DIST OF N 34 DEG 29 MIN 28 SEC W, 620.89 FT) FOR AN ARC DIST OF 620.90 FT TO A PT OF TANGENCY; 3) N 35 DEG 00 MIN 28 SEC W, A DIST OF 537.66 FT; 4) N 54 DEG 59 MIN 32 SEC E, A DIST OF 30.00 FT; 5) N 35 DEG 00 MIN 28 SEC W, A DIST OF 43.43 FT TO A PT OF CURVATURE; 6) NWLY ALG TH ARC OF A CURVE TO THE LEFT (SD CURVE HAVING A RAD OF 2944.88 FT, A C/A OF 01 DEG 04 MIN 57 SEC AND A C/B AN DIST OF N 35 DEG 32 MIN 57 SEC W, 55.64 FT) FOR AN ARC DIST OF 55.64 FT TO THE S LN OF LANDS OF SW FL WATER MANAGEMENT DISTRICT AS DESC IN OR 1580/7149 AND OR 1795/1541 PRMCFL; TH LEAVING SD E R/W LN AND ALG THE S LN OF SD LANDS OF SW FL WATER MANAGEMENT DISTRICT THE FOLLOWING TWENTY-NINE (29) COURSES: 1) S 89 DEG 10 MIN 20 SEC E, A DIST OF 240.30 FT; 2) N 07 DEG 16 MIN 11 SEC E, A DIST OF 193.36 FT; 3) N 59 DEG 24 MIN 02 SEC E, A DIST OF 392.22 FT; 4) N 71 DEG 35 MIN 36 SEC E, A DIST OF 223.87 FT; 5) N 58 DEG 08 MIN 01 SEC E, A DIST OF 391.90 FT; 6) N 81 DEG 38 MIN 26 SEC E, A DIST OF 161.08 FT; 7) N 89 DEG 23 MIN 46 SEC E, A DIST OF 497.83 FT; 8) N 68 DEG 58 MIN 09 SEC E, A DIST OF 229.33; 9) N 15 DEG 36 MIN 27 SEC W, A DIST OF 88.58 FT; 10) N 27 DEG 11 MIN 17 SEC E, A DIST OF 120.32; 11) N 33 DEG 59 MIN 55 SEC E, A DIST OF 88.65 FT; 12) N 58 DEG 13 MIN 08 SEC E, A DIST OF 110.08 FT; 13) N 70 DEG 48 MIN 12 SEC E, A DIST OF 345.95 FT; 14) N 07 DEG 40 MIN 04 SEC E, A DIST OF 111.97 FT; 15) N 00 DEG 49 MIN 27 SEC W, A DIST OF 183.92 FT; 16) N 54 DEG 37 MIN 24 SEC E, A DIST OF 301.83 FT; 17) N 72 DEG 17 MIN 43 SEC E, A DIST OF 141.17 FT; 18) N 89 DEG 19 MIN 43 SEC E, A DIST OF 342.25 FT; 19) N 00 DEG 27 MIN 51 SEC W, A DIST OF 22.51 FT; 20) N 88 DEG 18 MIN 44 SEC E, A DIST OF 217.24 FT; 21) N 45 DEG 48 MIN 08 SEC E, A DIST OF 510.10 FT; 22) N 00 DEG 26 MIN 19 SEC W, A DIST OF 634.00 FT; 23) N 17 DEG 22 MIN 55 SEC E, A DIST OF 143.18 FT; 24) N 37 DEG 26 MIN 14 SEC E, A DIST OF 214.05 FT; 25) N 89 DEG 14 MIN 46 SEC E, A DIST OF 107.20 FT; 26) N 61 DEG 42 MIN 38 SEC E, A DIST OF 345.92 FT; 27) S 81 DEG 27 MIN 44 SEC E, A DIST OF 280.66 FT; 28) N 47 DEG 58 MIN 42 SEC E, A DIST OF 713.62 FT; 29) N 01 DEG 24 MIN 08 SEC E, A DIST OF 239.72 FT TO THE S LN OF LANDS OF MANATEE COUNTY , FL, DESC IN OR 294/102 AND OR 305/669 PRMCFL; TH ALG SD S LN THE FOLLOWING NINETEEN (19) COURSES: 1) N 59 DEG 29 MIN 25 SEC E, A DIST OF 196.14 FT; 2) N 05 DEG 42 MIN 55 SEC E, A DIST OF 204.16 FT; 3) S 70 DEG 30 MIN 48

SEC E, A DIST OF 479.64 FT; 4) S 41 DEG 47 MIN 41 SEC E, A DIST OF 124.17 FT; 5) N 43 DEG 36 MIN 46 SEC E, A DIST OF 131.21 FT; 6) S 42 DEG 41 MIN 22 SEC E, A DIST OF 354.12 FT; 7) S 71 DEG 29 MIN 49 SEC E, A DIST OF 336.11 FT; 8) S 36 DEG 26 MIN 22 SEC E, A DIST OF 410.90 FT; 9) S 53 DEG 22 MIN 58 SEC E, A DIST OF 200.42 FT; 10) N 39 DEG 10 MIN 23 SEC E, A DIST OF 264.38 FT; 11) S 61 DEG 37 MIN 05 SEC E, A DIST OF 261.73 FT; 12) S 14 DEG 56 MIN 41 SEC E, A DIST OF 97.51 FT; 13) S 79 DEG 48 MIN 41 SEC E, A DIST OF 114.54 FT; 14) N 01 DEG 54 MIN 22 SEC W, A DIST OF 96.00 FT; 15) S 58 DEG 59 MIN 11 SEC E, A DIST OF 218.50 FT; 16) S 06 DEG 55 MIN 18 SEC W, A DIST OF 188.37 FT; 17) N 48 DEG 49 MIN 58 SEC E, A DIST OF 235.64 FT; 18) S 69 DEG 39 MIN 12 SEC E, A DIST OF 182.58 FT; 19) N 50 DEG 17 MIN 13 SEC E, A DIST OF 54.12 FT TO THE N LN OF LANDS OF MANATEE COUNTY, FL, DESC IN OR 294/10 AND OR 305/669 PRMCFL; TH ALG SD N LN THE FOLLOWING SIX (6) COURSES: 1) N 60 DEG 11 MIN 29 SEC W, A DIST OF 287.48 FT; 2) N 75 DEG 30 MIN 59 SEC W, A DIST OF 200.16 FT; 3) N 63 DEG 21 MIN 46 SEC W, A DIST OF 387.16 FT; 4) N 79 DEG 28 MIN 09 SEC W, A DIST OF 314.03 FT; 5) S 60 DEG 58 MIN 58 SEC W, A DIST OF 168.39 FT; 6) N 16 DEG 24 MIN 42 SEC W, A DIST OF 328.18 FT; TH LEAVING SD N LN, N 43 DEG 35 MIN 12 SEC E, A DIST OF 459.99 FT; TH S 89 DEG 17 MIN 03 SEC E, A DIST OF 2119.09 FT; TH S 05 32 MIN 32 SEC E, A DIST OF 328.37 FT; TH N 85 DEG 14 MIN 32 SEC E, A DIST OF 280.36 FT; TH N 34 DEG 01 MIN 34 SEC E, DIST OF 798.19 FT; TH N 26 DEG 09 MIN 46 SEC E, A DIST OF 222.25 FT TO THE S LN OF LANDS OF SW FL WATER MANAGEMENT DISTRICT AS DESC IN OR 1580/7149 PRMCFL; TH ALG S LN THE FOLLOWING FOUR (4) COURSES: 1) S 89 DEG 06 MIN 30 SEC E, A DIST OF 294.15 FT; 2) S 03 DEG 46 MIN 39 SEC E, A DIST OF 728.83 FT; 3) N 84 DEG 42 MIN 47 SEC E, A DIST OF 1157.42 FT; 4) S 80 DEG 48 MIN 30 SEC E, A DIST OF 357.60 FT TO THE W LN OF LANDS OF JOHN FALKNER LLC (NO DEED REFERENCE); TH ALG SD W LN S 01 DEG 09 MIN 45 SEC W, A DIST OF 1201.67 FT TO THE N LN OF LANDS OF SW FL WATER MANAGEMENT DISTRICT AS DESC IN OR 1580/7149; TH ALG THE N AND W LNS OF LANDS OF SW FL WATER MANAGEMENT DISTRICT AS DESC IN OR 1580/7149 AND ALG THE W LN OF LANDS OF SW FL WATER MANAGEMENT DISTRICT AS DESC IN OR 1580/7149 PRMCFL, THE FOLLOWING FIFTEEN (15) COURSES: 1) N 89 DEG 47 MIN 37 SEC W, A DIST OF 985.28 FT; 2) S 89 DEG 11 MIN 28 SEC W, A DIST OF 1624.41 FT; 3) S 66 DEG 25 MIN 11 SEC W, A DIST OF 276.22 FT; 4) N 82 DEG 57 MIN 30 SEC W, A DIST OF 1015.19 FT; 5) N 73 DEG 17 MIN 41 SEC W, A DIST OF 1095.19 FT; 6) S 50 DEG 03 MIN 12 SEC W, A DIST OF 140.40 FT; 7) S 06 DEG 18 MIN 23 SEC E, A DIST OF 169.26 FT; 8) S 06 DEG 40 MIN 58 SEC W, A DIST OF 1377.44 FT; 9) N 89 DEG 05 MIN 14 SEC W, A DIST OF 1288.90 FT; 10) S 01 DEG 09 MIN 40 SEC W, A DIST OF 1312.14 FT; 11) N 89 DEG 36 MIN 31 SEC W, A DIST OF 166.24 FT; 12) S 00 DEG 37 MIN 10 SEC W, A DIST OF 2655.95 FT; 13) S 86 DEG 15 MIN 17 SEC W, A DIST OF 46.60 FT; 14) S 00 DEG 14 MIN 19 SEC W, A DIST OF 1905.05 FT; 15) S 78 DEG 20 MIN 16 SEC E, A DIST OF 20.09 FT TO THE W LN OF LANDS DESC IN OR 2142/1371 PRMCFL; TH ALG SD W LN TH FOLLOWING THREE (3) COURSES: 1) S 09 DEG 29 MIN 57 SEC W, A DIST OF 44.24 FT; 2) S 47 DEG 28 MIN 29 SEC W, A DIST OF 39.00 FT; 3) S 00 DEG 23 MIN 50 SEC W, A DIST OF 951.14 FT TO THE S LN OF THE NE1/4 OF SEC 34, TWN 34S, RNG 20E; TH ALG SD S LN, N 89 DEG 00 MIN 38 SEC W, A DIST OF 1346.50 FT TO THE SW COR OF THE NE1/4 OF SD SEC 34; TH ALG THE W LN OF NE1/4 OF SD SEC 34 THE FOLLOWING THREE (3) COURSES: 1) N 00 DEG 51 MIN 43 SEC E, A DIST OF 402.65 FT; 2) N 00 DEG 50 MIN 49 SEC E, A DIST OF 402.45 FT; 3) N 00 DEG 42 MIN 09 SEC E, A DIST OF 805.57 FT TO THE SW COR OF THE SE1/4 OF SEC

27, TWN 34S, RNG 20E; TH ALG THE W LN OF THE SE 1/4 OF SD SEC 27, N 00 DEG 42 MIN 22 SEC E, A DIST OF 1327.37 FT TO THE POB: LESS LANDS LYING IN THE DUETTE FIRE & RESCUE DISTRCT; ALSO LESS LANDS LYING IN THE EAST MANATEE FIRE RESCUE DISTRICT; PI #2729.0145/9

Parcel ID #272901609

NORTH PARCEL 3: A PARCEL OF LAND LOCATED IN SECS 14, 15, 22 AND 23, TWN 34 S, RNG 20 E, MANATEE COUNTY, FLORIDA, BEING A PORTION OF LANDS DESC IN OR DOCUMENT #202141093583, PRMCF, BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE NW COR OF THE SW 1/4 OF THE SE 1/4 OF SD SEC 27; TH ALG THE S LN OF THE NE 1/4 OF THE SW 1/4 OF SD SEC 27, N 89 DEG 06 MIN 12 SEC W, A DIST OF 1335.39 FT TO THE SW COR OF THE NE 1/4 OF THE SW 1/4 OF SD SEC 27; TH ALG THE S LN OF THE NW 1/4 OF THE SW 1/4 OF SD SEC 27, N 88 DEG 56 MIN 05 SEC W, A DIST OF 839.52 FT TO THE E R/W LN OF RUTLAND ROAD (CR 675) (VARIABLE-WIDTH PUBLIC R/W PER R/W MAP SEC 13510-2602 AND DEED BK 251, PG 135 OF THE PRMCF); TH ALG SD E R/W LN THE FOLLOWING SIX (6) COURSES: 1) N 33 DEG 58 MIN 26 SEC W, A DIST OF 1685.91 FT TO A PC; 2) NWLY ALG THE ARC OF A CURVE TO THE LEFT (SD CURVE HAVING A RAD OF 34427.48 FT, A C/A OF 01 DEG 02 MIN 00 SEC AND A C/B AND DIST OF N 34 DEG 29 MIN 28 SEC W, 620.89 FT) FOR AN ARC DIST OF 620.90 FT TO A P.T.; 3) N 35 DEG 00 MIN 28 SEC W, A DIST OF 537.66 FT; 4) N 54 DEG 59 MIN 32 SEC E, A DIST OF 30.00 FT; 5) N 35 DEG 00 MIN 28 SEC W, A DIST OF 43.43 FT TO A PC; 6) NWLY ALG THE ARC OF A CURVE TO THE LEFT (SD CURVE HAVING A RAD OF 2944.88 FT, A C/A OF 01 DEG 04 MIN 57 SEC AND A C/B AND DIST OF N 35 DEG 32 MIN 57 SEC W, 55.64 FT) FOR AN ARC DIST OF 55.64 FT TO THE S LN OF LANDS OF SW FLORIDA WATER MANAGEMENT DISTRICT AS DESC IN OR BK 1580, PG 7149 AND OR BK 1795, PG 1541, PRMCF; TH LEAVING SD E R/W LN AND ALG THE S LN OF SD LANDS OF SW FLORIDA WATER MANAGEMENT DISTRICT THE FOLLOWING TWENTY-NINE (29) COURSES: 1) S 89 DEG 10 MIN 20 SEC E, A DIST OF 240.30 FT; 2) N 07 DEG 16 MIN 11 SEC E, A DIST OF 193.36 FT; 3) N 59 DEG 24 MIN 02 SEC E, A DIST OF 392.22 FT; 4) N 71 DEG 35 MIN 36 SEC E, A DIST OF 223.87 FT; 5) N 58 DEG 08 MIN 01 SEC E, A DIST OF 391.90 FT; 6) N 81 DEG 38 MIN 26 SEC E, A DIST OF 161.08 FT; 7) N 89 DEG 23 MIN 46 SEC E, A DIST OF 497.83 FT; 8) N 68 DEG 58 MIN 09 SEC E, A DIST OF 229.33 FT; 9) N 15 DEG 36 MIN 27 SEC W, A DIST OF 88.58 FT; 10) N 27 DEG 11 MIN 17 SEC E, A DIST OF 120.32 FT; 11) N33 DEG 59 MIN 55 SEC E, A DIST OF 88.65 FT; 12) N 58 DEG 13 MIN 08 SEC E, A DIST OF 110.08 FT; 13) N 70 DEG 48 MIN 12 SEC E, A DIST OF 345.95 FT; 14) N 07 DEG 40 MIN 04 SEC E, A DIST OF 111.97 FT; 15) N 00 DEG 49 MIN 27 SEC W, A DIST OF 183.92 FT; 16) N 54 DEG 37 MIN 24 SEC E, A DIST OF 301.83 FT; 17) N 72 DEG 17 MIN 43 SEC E, A DIST OF 141.17 FT; 18) N 89 DEG 19 MIN 43 SEC E, A DIST OF 342.25 FT; 19) N 00 DEG 27 MIN 51 SEC W, A DIST OF 22.51 FT; 20) N 88 DEG 18 MIN 44 SEC E, A DIST OF 217.24 FT; 21) N 45 DEG 48 MIN 08 SEC E, A DIST OF 510.10 FT; 22) N 00 DEG 26 MIN 19 SEC W, A DIST OF 634.00 FT; 23) N 17 DEG 22 MIN 55 SEC E, A DIST OF 143.18 FT; 24) N 37 DEG 26 MIN 14 SEC E, A DIST OF 214.05 FT; 25) N 89 DEG 14 MIN 46 SEC E, A DIST OF 107.20 FT; 26) N 61 DEG 42 MIN 38 SEC E, A DIST OF 345.92 FT; 27) S 81 DEG 27 MIN 44 SEC E, A DIST OF 280.66 FT; 28) N 47 DEG 58 MIN 42 SEC E, A DIST OF 713.62 FT; 29) N

01 DEG 24 MIN 08 SEC E, A DIST OF 239.72 FT TO THE S LN OF LANDS OF MANATEE COUNTY, FLORIDA, DESC IN OR BK 294, PG 102 AND OR BK 305, PG 669, PRMCF; TH ALG THE S LN OF SD LANDS OF MANATEE COUNTY THE FOLLOWING TWO (2) COURSES: 1) N 59 DEG 29 MIN 25 SEC E, A DIST OF 196.14 FT; 2) N 05 DEG 42 MIN 55 SEC E, A DIST OF 204.16 FT; TH LEAVING SD S LN, N 07 DEG 25 MIN 59 SEC E, A DIST OF 112.74 FT TO THE E LN OF SD LANDS OF MANATEE COUNTY AND THE POB; TH ALG THE E LN OF SD LANDS OF MANATEE COUNTY THE FOLLOWING FIFTEEN (15) COURSES: 1) N 20 DEG 03 MIN 22 SEC E, A DIST OF 236.88 FT; 2) N 46 DEG 43 MIN 07 SEC E, A DIST OF 245.71 FT; 3) N 07 DEG 17 MIN 28 SEC E, A DIST OF 407.37 FT; 4) N 34 DEG 20 MIN 22 SEC E, A DIST OF 229.71 FT; 5) N 28 DEG 37 MIN 21 SEC E, A DIST OF 218.50 FT; 6) N 13 DEG 35 MIN 26 SEC E, A DIST OF 346.27 FT; 7) N 43 DEG 31 MIN 27 SEC W, A DIST OF 292.29 FT; 8) N 20 DEG 32 MIN 58 SEC E, A DIST OF 515.45 FT; 9) N 61 DEG 00 MIN 27 SEC E, A DIST OF 312.19 FT; 10) N 77 DEG 33 MIN 17 SEC E, A DIST OF 294.45 FT; 11) N 66 DEG 10 MIN 39 SEC E, A DIST OF 114.88 FT; 12) N 80 DEG 56 MIN 33 SEC E, A DIST OF 428.36 FT; 13) N 19 DEG 53 MIN 37 SEC E, A DIST OF 242.59 FT; 14) N 85 DEG 10 MIN 57 SEC E, A DIST OF 158.76 FT; 15) N 40 DEG 49 MIN 54 SEC E, A DIST OF 18.93 FT TO THE S LN OF LANDS OF SW FLORIDA WATER MANAGEMENT DISTRICT AS DESC IN OR BK 1580, PG 7149, PRMCF; TH ALG SD S LN, S 28 DEG 30 MIN 20 SEC E, A DIST OF 239.75 FT; TH CONTINUE ALG SD S LN AND ALG THE S LN OF LANDS DESC IN OR BK 1628, PG 114, PRMCF, N 89 DEG 09 MIN 33 SEC E, A DIST OF 752.32 FT; TH CONT ALG THE S LN OF SD LANDS DESC IN OR BK 1628, PG 114 THE FOLLOWING THREE (3) COURSES: 1) N 36 DEG 09 MIN 28 SEC E, A DIST OF 539.31 FT; 2) N 55 DEG 43 MIN 45 SEC E, A DIST OF 250.60 FT; 3) S 88 DEG 55 MIN 27 SEC E, A DIST OF 1153.48 FT; TO THE W LN OF SD LANDS OF SW FLORIDA WATER MANAGEMENT DISTRICT; TH ALG SD W LN THE FOLLOWING SIX (6) COURSES: 1) S 01 DEG 52 MIN 45 SEC E, A DIST OF 652.55 FT; 2) S 89 DEG 54 MIN 56 SEC E, A DIST OF 16.97 FT; 3) S 01 DEG 12 MIN 50 SEC W, A DIST OF 1373.44 FT; 4) S 88 DEG 47 MIN 03 SEC E, A DIST OF 272.09 FT; 5) S 11 DEG 06 MIN 18 SEC E, A DIST OF 267.77 FT; 6) S 21 DEG 43 MIN 40 SEC W, A DIST OF 571.09 FT; TH LEAVING SD W LN, S 26 DEG 09 MIN 46 SEC W, A DIST OF 222.25 FT; TH S 34 DEG 01 MIN 34 SEC W, A DIST OF 798.19 FT; TH S 85 DEG 14 MIN 32 SEC W, A DIST OF 280.36 FT; TH N 05 DEG 32 MIN 32 SEC W, A DIST OF 328.37 FT; TH N 89 DEG 17 MIN 03 SEC W, A DIST OF 2119.09 FT; TH S 43 DEG 35 MIN 12 SEC W, A DIST OF 459.99 FT TO THE N LN OF SD LANDS OF MANATEE COUNTY; TH ALG SD N LN THE FOLLOWING FOUR (4) COURSES: 1) N 82 DEG 00 MIN 11 SEC W, A DIST OF 490.00 FT; 2) N 20 DEG 59 MIN 28 SEC W, A DIST OF 534.73 FT; 3) S 61 DEG 52 MIN 03 SEC W, A DIST OF 298.08 FT; 4) N 73 DEG 25 MIN 10 SEC W, A DIST OF 400.77 FT TO THE POB.; TOGETHER WITH: EASMT PARCEL 1: A 30 FOOT WIDE INGRESS AND EGRESS EASMT OVER AN EXISTING DIRT ROAD LYING IN SEC 22, TWN 34 S, RNG 20 E, MANATEE COUNTY, FLORIDA, THE C/L OF SD EASMT DESC AS FOLLOWS: COM AT THE NW COR OF SD SEC 22; TH S 89 DEG 13 MIN 56 SEC E, ALG THE CENTER OF OAK KNOLL ROAD (SHELL), A DIST OF 2910 FT FOR A POB OF SD C/L; TH S 1300 FT; TH E 300 FT; TH SELY 800 FT (M /L) TO THE WLY BOUNDARY LN OF HEREIN DESC PROPERTY AND END OF SD DESC C/L AND TERMINUS OF SD EASMT. THE SIDE LNS OF SD EASMT ARE TO BE LENGTHENED AND/OR SHORTENED AS TO FORM A CONTINUOUS STRIP OF LAND 30 FT WIDE; EASMT PARCEL 10A: AN EASMT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS GRANTED BY THAT CERTAIN GRANT OF ACCESS EASMT RECORDED IN OR BK 1580, PG 7143,

PRMCF, OVER THE S 42 FT OF SEC 16; THE S 42 FT OF SEC 15; THE N 42 FT OF SEC 20, LYING E OF THE E R/W OF CR 675; THE N 42 FT OF SEC 21 ; THE N 42 FT OF SEC 22, ALL LYING AND BEING IN TWN 34 S, RNG 20 E, MANATEE COUNTY, FLORIDA AND THAT CERTAIN 42 FT ADJACENT AND UPLAND OF THAT PORTION OF THE SE 1/4 OF THE SE 1/4 OF SEC 15, TWN 34S, RNG 20E, MANATEE COUNTY, FLORIDA DESC IN OR BK 294, PG 102, OF THE PRMCF; EASMT PARCEL 10B: AN EASMT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS GRANTED BY THAT CERTAIN GRANT OF ACCESS EASMT RECORDED IN OR BK 1691, PG 5215, PRMCF, OVER THE S 42 FT OF THAT PORTION OF THE SE 1/4 OF THE SE 1/4 OF SEC 17, TWN 34S, RNG 20E, LYING NE AND NELY OF THE R/W LN OF CR 675, BEING IN MANATEE COUNTY, FLORIDA; EASMT PARCEL 12A: NON-EXCLUSIVE INGRESS AND EGRESS EASMT GRANTED BY MANATEE COUNTY IN OR BK 1563. PG 7980, BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE NW COR OF SEC 22, TWN 34S, RNG 20E, MANATEE COUNTY, FLORIDA; TH S 89 DEG 14 MIN 34 SEC E ALG OAK KNOLL ROAD A DIST OF 4358.03 FT; TH N 72 DEG 12 MIN 19 SEC E 289.23 FT; TH N 67 DEG 57 MIN 52 SEC E 1362.00 FT; TH S 28 DEG 44 MIN 47 SEC E 286.29 FT TO A POINT ON THE NLY 40 FT CONTOUR LN OF THE MANATEE COUNTY RESERVOIR; TH S 37 DEG 32 MIN 20 SEC W ALG SD NLY 40 FT CONTOUR LN A DIST OF 6.86 FT TO A PT IDENTIFIED AS MANATEE COUNTY MONUMENT NUMBER 639 AS SHOWN ON THE MAP OF THE MANATEE COUNTY RESERVOIR; TH N 85 DEG 16 MIN 38 SEC W ALG SD NLY 40 FT CONTOUR LN A DIST OF 4.46 FT FOR A POB OF SD EASMT; TH CONT N 85 DEG 16 MIN 38 SEC W ALG SD NLY 40 FT CONTOUR LN A DIST OF 47.95 FT; TH S 28 DEG 44 MIN 47 SEC E THROUGH THE MANATEE COUNTY RESERVOIR A DIST OF 62.84 FT TO A PT ON THE SLY 40 FOOT CONTOUR LN OF SD RESERVOIR, TH 84 DEG 59 MIN 33 SEC E ALG SD SLY 40 FOOT CONTOUR LN A DIST OF 43.70 FT TO A PT LYING S 84 DEG 59 MIN 33 SEC W OF AND 8.23 FT FROM A PT IDENTIFIED AS MANATEE COUNTY MONUMENT NUMBER 636 AS SHOWN ON SD MAP; TH N 28 DEG 44 MIN 47 MIN W THROUGH MANATEE COUNTY RESERVOIR A DIST OF 53.98 FT OF THE POB. (INST#202341114487); LESS LAND LYING IN PARRISH FIRE DISTRICT. PI #2729.0160/9

From: [Sarah Schenk](#)
To: [Vicki Tessmer](#)
Cc: [Angel Colonnese](#); [Pamela DAgostino](#); [Camilo Soto](#); [Kate Welch](#); [Rachel Layton](#); [Bobbi Roy](#); [BCC Agenda](#); [Pamala Roberts](#)
Subject: Clerk's Consent Agenda-April 23, 2026 BOCC Land Use Meeting
Date: Thursday, April 9, 2026 2:45:06 PM
Attachments: [Corrective Res 25-170 Denying Appeal Pomelo Bluff \(12 pt font\) \(002\).docx](#)

[**NOTICE:** This message originated outside of Manatee County Clerk's Office -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Vicki,

Enclosed please find a Corrective Resolution R-25-170, for the April 23, 2026, Clerk's Consent Agenda. The CAO has submitted to Bobbi Roy a companion Affidavit to detail the chronology of the various resolutions, since this matter is in pending litigation. The executed Affidavit, once received by the CAO will be sent to the Clerk.

In summary, the last three Whereas clauses have been added in the Corrective Resolution, with a new Section 5 and revised Section 6.

Thank you for your timely assistance.

Sarah A. Schenk
Chief Assistant County Attorney
Manatee County Attorney's Office
1112 Manatee Ave. W., Ste.969
Bradenton, FL 34206
941-745-3750

REVISED

AFFIDAVIT OF BOBBI ROY

STATE OF FLORIDA
COUNTY OF MANATEE

BEFORE ME, the undersigned authority, personally appeared, BOBBI ROY, who swore or affirmed the facts alleged herein are true, to wit:

1. I am over the legal age, and otherwise sui juris.
2. The facts stated herein are based upon my personal knowledge.
3. I am the Supervisor, Planning and Zoning – Agenda Division for Manatee County Government.
4. The Board adopted Resolution R-25-170 on November 6, 2025; however, the document contained a scrivener’s error reflecting an incorrect adoption date.
5. On December 16, 2025, a revised resolution was placed on the Clerk’s Consent Agenda, but the version submitted was incorrect (the “Revised Resolution”).
6. The Clerk’s Consent Agenda for the April 23, 2026 Board Meeting includes the Corrective Resolution identical to Resolution R-25-170 adopted on November 6, 2025 with a corrected effective date.
7. FURTHER AFFIANT SAYETH NOT.


Signature


Before me, a Notary Public, the foregoing instrument was acknowledged by means of

- physical presence, or
- online notarization

this 9th day of April 2026, by Bobbi Roy, who,

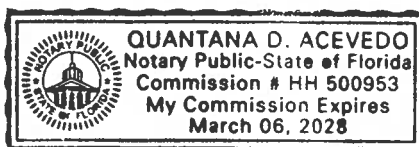
- is personally known to me or
- has produced _____ as identification.

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


Signature of Notary Public

My Commission Expires: 3/6/28

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



RESOLUTION R-25-170

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING AN APPEAL OF ADMINISTRATIVE DETERMINATION AD-25-10; DENYING THE APPEAL AND AFFIRMING THE ADMINISTRATIVE DETERMINATION AD-25-10; SAID ADMINISTRATIVE DETERMINATION PERTAINING TO APPROXIMATELY 1,204± ACRES OF PROPERTY GENERALLY LOCATED ON OAK KNOLL ROAD, EAST OF COUNTY ROAD 675 AND NORTH OF STATE ROAD 64 EAST, MYAKKA CITY, (MANATEE COUNTY), EAST OF THE FDAB (FUTURE DEVELOPMENT AREA BOUNDARY LINE) IN THE COMPREHENSIVE PLAN; SETTING FORTH FINDINGS INCLUDING SETTING FORTH CONCLUSIONS OF LAW; PROVIDING FOR A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Sioux Investment Partners LLC, a Florida limited liability company, Commercial National Properties I, LLC, Commercial National Properties II, LLC, Commercial National Properties III, LLC, each a Florida limited liability company, and 1105 RANCH I, LLC, a Florida limited liability company, 1105 RANCH II, LLC, a Florida limited liability company, and 1105 RANCH III, LLC, a Florida limited liability company, as successor in interest to Genesis 12:17, LLC. (collectively referred to as “Owners”) of the real property described herein, through Edward Vogler, II, Esq., as their agent (collectively referred to as “Applicants”) have filed an appeal to the Board of County Commissioners of Manatee County, Florida (“Board”) from an administrative determination of the Director of Development Services (Administrative Determination No. 25-10); and

WHEREAS, on February 7 2025, Katie LaBarr, AICP, Stantec Consulting Services, Inc, on behalf of the Owners, filed a request for a letter of interpretation to the Director of the Development Services Department in regard to a portion of the Comprehensive Plan, specifically Element 2. Future Land Use, Policy 2.1.2.8. (a), asking that the Property be determined to meet the locational criteria, thus making the Property eligible to request the processing of a pending Future Land Use Map Amendment (Application

PLN2411-0086) for the Property located east of the FDAB; and

WHEREAS, on February 24, 2025, the Development Services Director issued an Administrative Determination (AD-25-10) finding the Property does not meet the locational criteria of the Comprehensive Plan, Element 2. Future Land Use, Policy 2.1.2.8. (a), thus making the Property ineligible to request the processing of a pending Future Land Use Map Amendment (Application PLN2411-0086) for the Property located east of the FDAB; and

WHEREAS, Applicant timely filed a Notice of Appeal of the Administrative Determination (AD-25-10) (“Notice of Appeal”) to the Board appealing the finding that the Property does not meet locational criteria in the Comprehensive Plan, Element 2. Future Land Use, Policy 2.1.2.8. (a); and

WHEREAS, Section 370, Land Development Code, and Section C.2.1.1 Introduction, Comprehensive Plan, provide that when an administrative determination of the Department Director has been timely appealed, the Board has the authority to make the final interpretation and shall conduct a public hearing which shall be advertised and conducted in accordance with Section 312, Land Development Code (LDC); and

WHEREAS, the Board, after holding a duly noticed public hearing on November 6, 2025, denied Applicant’s appeal of Administrative Determination (AD-25-10), and affirmed the decision of the Department Director regarding the locational criteria in Policy 2.1.2.8.(a), Comprehensive Plan; and

WHEREAS, Section 125.022(5), Florida Statutes, provides that a county’s action on the approval or denial of a development permit must be reduced to writing and given to the applicant as written notice of approval or denial, citing the reasons therefor and although this Resolution is not a development permit itself, it relates to pending development applications.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Manatee County, Florida, that:

Section 1. Findings of Fact. The recitals set forth above are true and correct, and are hereby adopted as findings by the Board. The Board, after considering the testimony, evidence, documentation, the Administrative Determination (AD 25-10) of the Director of Development Services, as well as all other matters presented to the Board at the public hearing date

hereinafter referenced, hereby makes the following findings of fact:

- A. This Resolution pertains to the Property described in Exhibit “A”, a copy of which is attached hereto and made a part hereof by reference.
- B. The term “Comprehensive Plan” shall mean the version of the Manatee County Comprehensive Plan in effect as of November 6, 2025.
- C. The term “Land Development Code” or “LDC” shall mean the version of the Manatee County Land Development Code in effect as of November 6, 2025.
- D. The “Property” comprised of approximately 1,204 acres is located generally at Oak Knoll Road, east of CR 675, and north of SR 64 in Myakka City (Manatee County) and is legally described in Exhibit “A”, attached hereto and incorporated herein by reference.
- E. The Property is located east of the Future Development Area Boundary (FDAB) of the Comprehensive Plan.
- F. The Property is located in the AG-R (Agricultural/Rural) Future Land Use Classification and is zoned A (General Agricultural).
- G. The Property is located within the Special Treatment Overlay (ST) and within the Watershed Protection-Lake Manatee Overlay Districts (WP-M) (collectively the “Lake Manatee Overlay Districts”).
- H. The Board has the final decision-making authority regarding the subject matter of the Notice of Appeal.
- I. There are no other residential subdivisions near the Property.
- J. The Property is located east of Lake Manatee, and north of Lake Manatee State Park (state-owned).
- K. The property to the east and west is zoned CON (Conservation) and A (General Agriculture). Property to the north is zoned CON (Conservation) and property to the south is zoned A (General Agriculture).

- L. The properties surrounding the Project that are zoned CON (Conservation) are owned by the Southwest Florida Water Management District (SWFWMD).
- M. The Applicants have filed an application to amend the Comprehensive Plan, Future Land Use Map, (Application No. PLN2411-0086),, and they have requested Application No. PLN24-11-086 be held in abeyance and not processed by the County while the Appeal is pending. Application No. PLN2411-0086 requests the Future Land Use Classification of the Property be changed from Agriculture/Rural (AG-R) to the UF-3 (Urban Fringe - 3 dwelling units per acre) for the entire 1,204± acres. In the event the Future Land Use Map Amendment is approved, there is a pending application filed by the Applicants to rezone of the Property from the A (General Agriculture) to the PD-R (Planned Development Residential) with a proposed general development plan for the development of approximately 3,611 residential dwelling units (single-family detached, single-family semi-detached, and single family attached units, with no commercial uses proposed) as part of a Large Project Application (hereinafter collectively the "Pending Development Applications").
- N. The intent of the CON (Conservation Zone District) is to preserve and protect large areas of open space, vegetative habitat, natural drainage systems, aquifer recharge areas, soils, and wildlife habitats located on public property, or on privately held lands as desired by the property owner. Conservation lands are intended primarily for the purpose of preserving natural resources. See Section 401.1.A., LDC.
- O. The intent of the A (General Agriculture) Zone District is to preserve agricultural lands, promote general agricultural economic activity, and allows for the co-existence of other uses generally consistent with agricultural activities. In addition, it is intended that agricultural areas be protected from the encroachment of incompatible uses and that developed be guided within the district. See Section 401.1.C., LDC.
- P. The Property is in the AG-R (Agricultural-Rural) Future Land Use Category of the Comprehensive Plan and thus the following

provisions applicable to the AG-R (Agricultural-Rural) Future Land Use Category are relevant:

1. Policy 2.5.1.1, Future Land Use Element, provides:

"Designate those areas in Manatee County which are suited for long-term agriculture as Agriculture/Rural on the Future Land Use Map so as to limit the degree of suburbanization of such lands and reduce uses which may displace agriculture.

Implementation Mechanism:

(a) Maintain the Future Development Area Boundary on the adopted Future Land Use Map as the easternmost extent of categories other than Agriculture/Rural, except where described as a permitted exception in Policy 2.1.1.1. above."

- Q. The Watershed Protection-Lake Manatee Overlay is textually described in Comprehensive Plan, Future Land Use, Objective 2.2.2, Polices 2.2.2.1 through 2.2.2.5 with the purpose to maintain and improve the natural and man-made environment and resources in a manner protective of the water supply functions of the Lake Manatee Watershed, which contribute to this preferred potable water source, so as to maintain water quality and quantity within the Lake Manatee and all inflowing watercourses.
- R. Section 403.9, LDC, implements the regulations applicable to the Special Treatment Overlay District to include the environmental characteristics, and the archaeological or historic characteristics in an area which require special treatment to protect them.
- S. Policy 2.1.2.2. Limit urban sprawl by prohibiting all future development in the area east of the established FDAB (see Map N and the Potable Water/Wastewater Service Areas Map in the Wastewater Sub Element), except as follows:

- (6) Lands that have been approved pursuant to Policy 2.1.2.8.

T. Policy 2.1.2.8. Permit development east of the Future Development Area Boundary (FDAB) in areas meeting the following criteria:

(a) A portion of the area to be developed is coterminous and contiguous to the FDAB or contiguous and coterminous to lands that have been approved pursuant to this Policy.
(emphasis added)

NOTE: Subparagraphs (b)-(g) omitted for brevity, since the subject Administrative Determination pertains only to the locational criteria in Subparagraph (a).

U. The western boundary of the Property is located approximately 2.76 miles (linear distance) from the Future Development Area Boundary (FDAB) traversing across the Manatee River and its tributaries.

V. The western boundary of the Property is located approximately 3.87 miles traversing along the north boundary of Lake Manatee and its tributaries.

W. In excess of 30 parcels of real property separate the Project from the Future Development Area Boundary (FDAB).

X. The width of Lake Manatee measured from the Future Development Area Boundary (FDAB) is approximately 3,539 feet (0.67 miles).

Y. The two (2) previously approved projects on lands east of the Future Development Area Boundary (FDAB) that have been approved pursuant to Policy 2.1.2.8, Future Land Use Element, Comprehensive Plan are generally described as the Taylor Ranch Project (Ordinance No. PDR-21-27(Z)(G)) and the East River Project (Ordinance No. PDMU-22-17(Z)(G)).

Z. The distance between the southwest boundary of the Property and the most northwestern boundary of the two previously approved Projects east of the FDAB is approximately 8,137 feet (1.54 miles).

AA. Policy 2.1.2.7., Future Land Use Element, Comprehensive Plan, provides: "Review all proposed development for compatibility and

appropriate timing of development. The analysis shall include the following:

- Consideration of existing development patterns;
- Types of land uses;
- Transition between land uses;
- Density and intensity of land uses;
- Natural features;
- Approved development in the area;
- Availability of adequate roadways;
- Adequate centralized water and sewer facilities;
- Other necessary infrastructure and services;
- Limiting urban sprawl;
- Applicable specific area plans;
- (See also policies under Objective 2.6.1 – 2.6.3)."

BB.Policy 2.2.1.6, Future Land Use Element, Comprehensive Plan provides: "The land development regulations may restrict development potential to less than the maximum provided for in this Comprehensive Plan, to address land use compatibility, public facility and natural resource considerations as identified in this Comprehensive Plan. Furthermore, nothing in this Comprehensive Plan shall guarantee the achievement of maximum development potential, noted in this element and the Future Land Use Map." (emphasis added)

CC.Objective 2.9.1., Future Land Use Element, Comprehensive Plan, Strong Communities, provides: "Create and maintain communities which are characterized by their:

- Connection, integration, and compatibility with surrounding land uses;

- Community spaces and focal points;
- Protection of the natural environment;
- Connection and integration of pedestrian, bicycle, and vehicular systems;
- Usable open spaces, and public access to water features;
- Unifying design elements and features;
- Variety of housing stock;
- Pedestrian oriented structures, and pedestrian friendly design; and
- Connection to recreational facilities, schools, adjacent neighborhoods, employment opportunities and commercial uses."

DD. Section 200, Definitions, LDC, defines "Compatible" to mean "a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition."

Section 2. Conclusions of Law. Based upon the prior Findings of Fact and considering the testimony, evidence, documentation, the staff report presented, and a review of the applicable provisions of the Comprehensive Plan, and the LDC, the Board hereby makes the following Conclusions of Law:

- A. The Applicants have failed to meet their burden of proof to demonstrate by substantial competent evidence that Administrative Determination (AD-25-10) was in error, and Administrative Determination (AD-25-10) is hereby affirmed.
- B. The Board specifically denies the Appeal of Administration Determination No. 25-10 based upon the specific factual and legal conclusions set forth in this Resolution, and the public hearing record.

Section 3. Description of the Property. This Resolution applies to that certain real property owned by Applicants and referred to by the Manatee County Property Appraiser's Office as Parcel ID 272901509, Parcel ID 272901609 ,and Parcel ID 272901459 and is comprised of approximately 1,204± acres located generally at Oak Knoll Road, east of CR 675, and north of SR 64 in Myakka City, Florida and described in Exhibit "A".

Section 4. Severability. It is hereby declared to be the intention of the Board that the phrases, clauses, sentences, paragraphs, and sections in this Resolution be deemed severable, and if any phrase, clause, sentence, paragraph or section hereof is declared unconstitutional or otherwise invalid by the valid judgment of a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Resolution.

Section 5. Effective Date. The effective date of this Resolution shall be the date of adoption of this Resolution.

DULY ADOPTED with a quorum present and voting this _____ day of _____, 2026.

**BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA**

By: _____
Chairperson

**ATTEST:ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER**

By: _____
Deputy Clerk

EXHIBIT A

Parcel ID #272901509

THAT PART OF THE FOLLOWING LANDS LYING WITHIN THE DUETTE FIRE & RESCUE DISTRICT: SOUTH PARCEL: A PARCEL OF LAND LOCATED IN SECTIONS 22, 23, 27, 28 & 34, TWN 34S RNG 20E MANATEE COUNTY, FL, BEING A PORTION OF LANDS DESC IN INST# 202141093583 PRMCFL BEING MORE PARTICULARLY DESC AS FOLLOWS: BEG AT THE NW COR SW1/4 OF THE SE1/4 OF SD SEC 27; TH ALG THE S LN OF THE NE1/4 OF THE SW1/4 OF SD SEC 27, N 89 DEG 06 MIN 12 SEC W, A DIST OF 1335.39 FT TO THE SW COR OF THE NE1/4 OF THE SW1/4 OF SD SEC 27; TH ALG THE S LN OF THE NW1/4 OF THE SW1/4 OF SD SEC 27, N 88 DEG 56 MIN 05 SEC W, A DIST OF 839.52 FT TO THE E R/W LN OF RUTLAND RD (CR 675)(VARIABLE-WIDTH R/W PER R/W MAP SEC13510-2602 AND DB 251/135 PRMCFL) TH ALG SD E R/W LN THE FOLLOWING SIX (6) COURSES: 1) N 33 DEG 58 MIN 26 SEC W, A DIST OF 1685.91 FT TO A POINT OF CURVATURE; 2) NWLY ALG THE ARC OF A CURVE TO THE LEFT (SD CURVE HAVING A RAD OF 34427.48 FT, A C/A OF 01 DEG 02 MIN 00 SEC AND A C/B AND DIST OF N 34 DEG 29 MIN 28 SEC W, 620.89 FT) FOR AN ARC DIST OF 620.90 FT TO A PT OF TANGENCY; 3) N 35 DEG 00 MIN 28 SEC W, A DIST OF 537.66 FT; 4) N 54 DEG 59 MIN 32 SEC E, A DIST OF 30.00 FT; 5) N 35 DEG 00 MIN 28 SEC W, A DIST OF 43.43 FT TO A PT OF CURVATURE; 6) NWLY ALG TH ARC OF A CURVE TO THE LEFT (SD CURVE HAVING A RAD OF 2944.88 FT, A C/A OF 01 DEG 04 MIN 57 SEC AND A C/B AN DIST OF N 35 DEG 32 MIN 57 SEC W, 55.64 FT) FOR AN ARC DIST OF 55.64 FT TO THE S LN OF LANDS OF SW FL WATER MANAGEMENT DISTRICT AS DESC IN OR 1580/7149 AND OR 1795/1541 PRMCFL; TH LEAVING SD E R/W LN AND ALG THE S LN OF SD LANDS OF SW FL WATER MANAGEMENT DISTRICT THE FOLLOWING TWENTY-NINE (29) COURSES: 1) S 89 DEG 10 MIN 20 SEC E, A DIST OF 240.30 FT; 2) N 07 DEG 16 MIN 11 SEC E, A DIST OF 193.36 FT; 3) N 59 DEG 24 MIN 02 SEC E, A DIST OF 392.22 FT; 4) N 71 DEG 35 MIN 36 SEC E, A DIST OF 223.87 FT; 5) N 58 DEG 08 MIN 01 SEC E, A DIST OF 391.90 FT; 6) N 81 DEG 38 MIN 26 SEC E, A DIST OF 161.08 FT; 7) N 89 DEG 23 MIN 46 SEC E, A DIST OF 497.83 FT; 8) N 68 DEG 58 MIN 09 SEC E, A DIST OF 229.33; 9) N 15 DEG 36 MIN 27 SEC W, A DIST OF 88.58 FT; 10) N 27 DEG 11 MIN 17 SEC E, A DIST OF 120.32; 11) N 33 DEG 59 MIN 55 SEC E, A DIST OF 88.65 FT; 12) N 58 DEG 13 MIN 08 SEC E, A DIST OF 110.08 FT; 13) N 70 DEG 48 MIN 12 SEC E, A DIST OF 345.95 FT; 14) N 07 DEG 40 MIN 04 SEC E, A DIST OF 111.97 FT; 15) N 00 DEG 49 MIN 27

SEC W, A DIST OF 183.92 FT; 16) N 54 DEG 37 MIN 24 SEC E, A DIST OF 301.83 FT; 17) N 72 DEG 17 MIN 43 SEC E, A DIST OF 141.17 FT; 18) N 89 DEG 19 MIN 43 SEC E, A DIST OF 342.25 FT; 19) N 00 DEG 27 MIN 51 SEC W, A DIST OF 22.51 FT; 20) N 88 DEG 18 MIN 44 SEC E, A DIST OF 217.24 FT; 21) N 45 DEG 48 MIN 08 SEC E, A DIST OF 510.10 FT; 22) N 00 DEG 26 MIN 19 SEC W, A DIST OF 634.00 FT; 23) N 17 DEG 22 MIN 55 SEC E, A DIST OF 143.18 FT; 24) N 37 DEG 26 MIN 14 SEC E, A DIST OF 214.05 FT; 25) N 89 DEG 14 MIN 46 SEC E, A DIST OF 107.20 FT; 26) N 61 DEG 42 MIN 38 SEC E, A DIST OF 345.92 FT; 27) S 81 DEG 27 MIN 44 SEC E, A DIST OF 280.66 FT; 28) N 47 DEG 58 MIN 42 SEC E, A DIST OF 713.62 FT; 29) N 01 DEG 24 MIN 08 SEC E, A DIST OF 239.72 FT TO THE S LN OF LANDS OF MANATEE COUNTY , FL, DESC IN OR 294/102 AND OR 305/669 PRMCFL; TH ALG SD S LN THE FOLLOWING NINETEEN (19) COURSES: 1) N 59 DEG 29 MIN 25 SEC E, A DIST OF 196.14 FT; 2) N 05 DEG 42 MIN 55 SEC E, A DIST OF 204.16 FT; 3) S 70 DEG 30 MIN 48 SEC E, A DIST OF 479.64 FT; 4) S 41 DEG 47 MIN 41 SEC E, A DIST OF 124.17 FT; 5) N 43 DEG 36 MIN 46 SEC E, A DIST OF 131.21 FT; 6) S 42 DEG 41 MIN 22 SEC E, A DIST OF 354.12 FT; 7) S 71 DEG 29 MIN 49 SEC E, A DIST OF 336.11 FT; 8) S 36 DEG 26 MIN 22 SEC E, A DIST OF 410.90 FT; 9) S 53 DEG 22 MIN 58 SEC E, A DIST OF 200.42 FT; 10) N 39 DEG 10 MIN 23 SEC E, A DIST OF 264.38 FT; 11) S 61 DEG 37 MIN 05 SEC E, A DIST OF 261.73 FT; 12) S 14 DEG 56 MIN 41 SEC E, A DIST OF 97.51 FT; 13) S 79 DEG 48 MIN 41 SEC E, A DIST OF 114.54 FT; 14) N 01 DEG 54 MIN 22 SEC W, A DIST OF 96.00 FT; 15) S 58 DEG 59 MIN 11 SEC E, A DIST OF 218.50 FT; 16) S 06 DEG 55 MIN 18 SEC W, A DIST OF 188.37 FT; 17) N 48 DEG 49 MIN 58 SEC E, A DIST OF 235.64 FT; 18) S 69 DEG 39 MIN 12 SEC E, A DIST OF 182.58 FT; 19) N 50 DEG 17 MIN 13 SEC E, A DIST OF 54.12 FT TO THE N LN OF LANDS OF MANATEE COUNTY, FL, DESC IN OR 294/10 AND OR 305/669 PRMCFL; TH ALG SD N LN THE FOLLOWING SIX (6) COURSES: 1) N 60 DEG 11 MIN 29 SEC W, A DIST OF 287.48 FT; 2) N 75 DEG 30 MIN 59 SEC W, A DIST OF 200.16 FT; 3) N 63 DEG 21 MIN 46 SEC W, A DIST OF 387.16 FT; 4) N 79 DEG 28 MIN 09 SEC W, A DIST OF 314.03 FT; 5) S 60 DEG 58 MIN 58 SEC W, A DIST OF 168.39 FT; 6) N 16 DEG 24 MIN 42 SEC W, A DIST OF 328.18 FT; TH LEAVING SD N LN, N 43 DEG 35 MIN 12 SEC E, A DIST OF 459.99 FT; TH S 89 DEG 17 MIN 03 SEC E, A DIST OF 2119.09 FT; TH S 05 32 MIN 32 SEC E, A DIST OF 328.37 FT; TH N 85 DEG 14 MIN 32 SEC E, A DIST OF 280.36 FT; TH N 34 DEG 01 MIN 34 SEC E, DIST OF 798.19 FT; TH N 26 DEG 09 MIN 46 SEC E, A DIST OF 222.25 FT TO THE S LN OF LANDS OF SW FL WATER MANAGEMENT DISTRICT AS DESC IN OR 1580/7149 PRMCFL; TH ALG S LN THE FOLLOWING FOUR (4) COURSES: 1) S 89 DEG 06 MIN 30 SEC E, A DIST OF

294.15 FT; 2) S 03 DEG 46 MIN 39 SEC E, A DIST OF 728.83 FT; 3) N 84 DEG 42 MIN 47 SEC E, A DIST OF 1157.42 FT; 4) S 80 DEG 48 MIN 30 SEC E, A DIST OF 357.60 FT TO THE W LN OF LANDS OF JOHN FALKNER LLC (NO DEED REFERENCE); TH ALG SD W LN S 01 DEG 09 MIN 45 SEC W, A DIST OF 1201.67 FT TO THE N LN OF LANDS OF SW FL WATER MANAGEMENT DISTRICT AS DESC IN OR 1580/7149; TH ALG THE N AND W LNS OF LANDS OF SW FL WATER MANAGEMENT DISTRICT AS DESC IN OR 1580/7149 AND ALG THE W LN OF LANDS OF SW FL WATER MANAGEMENT DISTRICT AS DESC IN OR 1580/7149 PRMCFL, THE FOLLOWING FIFTEEN (15) COURSES: 1) N 89 DEG 47 MIN 37 SEC W, A DIST OF 985.28 FT; 2) S 89 DEG 11 MIN 28 SEC W, A DIST OF 1624.41 FT; 3) S 66 DEG 25 MIN 11 SEC W, A DIST OF 276.22 FT; 4) N 82 DEG 57 MIN 30 SEC W, A DIST OF 1015.19 FT; 5) N 73 DEG 17 MIN 41 SEC W, A DIST OF 1095.19 FT; 6) S 50 DEG 03 MIN 12 SEC W, A DIST OF 140.40 FT; 7) S 06 DEG 18 MIN 23 SEC E, A DIST OF 169.26 FT; 8) S 06 DEG 40 MIN 58 SEC W, A DIST OF 1377.44 FT; 9) N 89 DEG 05 MIN 14 SEC W, A DIST OF 1288.90 FT; 10) S 01 DEG 09 MIN 40 SEC W, A DIST OF 1312.14 FT; 11) N 89 DEG 36 MIN 31 SEC W, A DIST OF 166.24 FT; 12) S 00 DEG 37 MIN 10 SEC W, A DIST OF 2655.95 FT; 13) S 86 DEG 15 MIN 17 SEC W, A DIST OF 46.60 FT; 14) S 00 DEG 14 MIN 19 SEC W, A DIST OF 1905.05 FT; 15) S 78 DEG 20 MIN 16 SEC E, A DIST OF 20.09 FT TO THE W LN OF LANDS DESC IN OR 2142/1371 PRMCFL; TH ALG SD W LN TH FOLLOWING THREE (3) COURSES: 1) S 09 DEG 29 MIN 57 SEC W, A DIST OF 44.24 FT; 2) S 47 DEG 28 MIN 29 SEC W, A DIST OF 39.00 FT; 3) S 00 DEG 23 MIN 50 SEC W, A DIST OF 951.14 FT TO THE S LN OF THE NE1/4 OF SEC 34, TWN 34S, RNG 20E; TH ALG SD S LN, N 89 DEG 00 MIN 38 SEC W, A DIST OF 1346.50 FT TO THE SW COR OF THE NE1/4 OF SD SEC 34; TH ALG THE W LN OF NE1/4 OF SD SEC 34 THE FOLLOWING THREE (3) COURSES: 1) N 00 DEG 51 MIN 43 SEC E, A DIST OF 402.65 FT; 2) N 00 DEG 50 MIN 49 SEC E, A DIST OF 402.45 FT; 3) N 00 DEG 42 MIN 09 SEC E, A DIST OF 805.57 FT TO THE SW COR OF THE SE1/4 OF SEC 27, TWN 34S, RNG 20E; TH ALG THE W LN OF THE SE1/4 OF SD SEC 27, N 00 DEG 42 MIN 22 SEC E, A DIST OF 1327.37 FT TO THE POB. PI #2729.0150/9

Parcel ID #272901459

SOUTH PARCEL: A PARCEL OF LAND LOCATED IN SECTIONS 22, 23, 27, 28 & 34, TWN 34S RNG 20E MANATEE COUNTY, FL, BEING A PORTION OF LANDS DESC IN INST# 202141093583 PRMCFL BEING MORE PARTICULARLY DESC AS FOLLOWS: BEG AT THE NW COR SW1/4 OF THE

SE1/4 OF SD SEC 27; TH ALG THE S LN OF THE NE1/4 OF THE SW1/4 OF SD SEC 27, N 89 DEG 06 MIN 12 SEC W, A DIST OF 1335.39 FT TO THE SW COR OF THE NE1/4 OF THE SW1/4 OF SD SEC 27; TH ALG THE S LN OF THE NW1/4 OF THE SW1/4 OF SD SEC 27, N 88 DEG 56 MIN 05 SEC W, A DIST OF 839.52 FT TO THE E R/W LN OF RUTLAND RD (CR 675)(VARIABLE-WIDTH R/W PER R/W MAP SEC13510-2602 AND DB 251/135 PRMCFL) TH ALG SD E R/W LN THE FOLLOWING SIX (6) COURSES: 1) N 33 DEG 58 MIN 26 SEC W, A DIST OF 1685.91 FT TO A POINT OF CURVATURE; 2) NWLY ALG THE ARC OF A CURVE TO THE LEFT (SD CURVE HAVING A RAD OF 34427.48 FT, A C/A OF 01 DEG 02 MIN 00 SEC AND A C/B AND DIST OF N 34 DEG 29 MIN 28 SEC W, 620.89 FT) FOR AN ARC DIST OF 620.90 FT TO A PT OF TANGENCY; 3) N 35 DEG 00 MIN 28 SEC W, A DIST OF 537.66 FT; 4) N 54 DEG 59 MIN 32 SEC E, A DIST OF 30.00 FT; 5) N 35 DEG 00 MIN 28 SEC W, A DIST OF 43.43 FT TO A PT OF CURVATURE; 6) NWLY ALG TH ARC OF A CURVE TO THE LEFT (SD CURVE HAVING A RAD OF 2944.88 FT, A C/A OF 01 DEG 04 MIN 57 SEC AND A C/B AN DIST OF N 35 DEG 32 MIN 57 SEC W, 55.64 FT) FOR AN ARC DIST OF 55.64 FT TO THE S LN OF LANDS OF SW FL WATER MANAGEMENT DISTRICT AS DESC IN OR 1580/7149 AND OR 1795/1541 PRMCFL; TH LEAVING SD E R/W LN AND ALG THE S LN OF SD LANDS OF SW FL WATER MANAGEMENT DISTRICT THE FOLLOWING TWENTY-NINE (29) COURSES: 1) S 89 DEG 10 MIN 20 SEC E, A DIST OF 240.30 FT; 2) N 07 DEG 16 MIN 11 SEC E, A DIST OF 193.36 FT; 3) N 59 DEG 24 MIN 02 SEC E, A DIST OF 392.22 FT; 4) N 71 DEG 35 MIN 36 SEC E, A DIST OF 223.87 FT; 5) N 58 DEG 08 MIN 01 SEC E, A DIST OF 391.90 FT; 6) N 81 DEG 38 MIN 26 SEC E, A DIST OF 161.08 FT; 7) N 89 DEG 23 MIN 46 SEC E, A DIST OF 497.83 FT; 8) N 68 DEG 58 MIN 09 SEC E, A DIST OF 229.33; 9) N 15 DEG 36 MIN 27 SEC W, A DIST OF 88.58 FT; 10) N 27 DEG 11 MIN 17 SEC E, A DIST OF 120.32; 11) N 33 DEG 59 MIN 55 SEC E, A DIST OF 88.65 FT; 12) N 58 DEG 13 MIN 08 SEC E, A DIST OF 110.08 FT; 13) N 70 DEG 48 MIN 12 SEC E, A DIST OF 345.95 FT; 14) N 07 DEG 40 MIN 04 SEC E, A DIST OF 111.97 FT; 15) N 00 DEG 49 MIN 27 SEC W, A DIST OF 183.92 FT; 16) N 54 DEG 37 MIN 24 SEC E, A DIST OF 301.83 FT; 17) N 72 DEG 17 MIN 43 SEC E, A DIST OF 141.17 FT; 18) N 89 DEG 19 MIN 43 SEC E, A DIST OF 342.25 FT; 19) N 00 DEG 27 MIN 51 SEC W, A DIST OF 22.51 FT; 20) N 88 DEG 18 MIN 44 SEC E, A DIST OF 217.24 FT; 21) N 45 DEG 48 MIN 08 SEC E, A DIST OF 510.10 FT; 22) N 00 DEG 26 MIN 19 SEC W, A DIST OF 634.00 FT; 23) N 17 DEG 22 MIN 55 SEC E, A DIST OF 143.18 FT; 24) N 37 DEG 26 MIN 14 SEC E, A DIST OF 214.05 FT; 25) N 89 DEG 14 MIN 46 SEC E, A DIST OF 107.20 FT; 26) N 61 DEG 42 MIN 38 SEC E, A DIST OF 345.92 FT; 27) S 81 DEG 27 MIN 44 SEC E, A DIST OF 280.66 FT; 28)

N 47 DEG 58 MIN 42 SEC E, A DIST OF 713.62 FT; 29) N 01 DEG 24 MIN 08 SEC E, A DIST OF 239.72 FT TO THE S LN OF LANDS OF MANATEE COUNTY, FL, DESC IN OR 294/102 AND OR 305/669 PRMCFL; TH ALG SD S LN THE FOLLOWING NINETEEN (19) COURSES: 1) N 59 DEG 29 MIN 25 SEC E, A DIST OF 196.14 FT; 2) N 05 DEG 42 MIN 55 SEC E, A DIST OF 204.16 FT; 3) S 70 DEG 30 MIN 48 SEC E, A DIST OF 479.64 FT; 4) S 41 DEG 47 MIN 41 SEC E, A DIST OF 124.17 FT; 5) N 43 DEG 36 MIN 46 SEC E, A DIST OF 131.21 FT; 6) S 42 DEG 41 MIN 22 SEC E, A DIST OF 354.12 FT; 7) S 71 DEG 29 MIN 49 SEC E, A DIST OF 336.11 FT; 8) S 36 DEG 26 MIN 22 SEC E, A DIST OF 410.90 FT; 9) S 53 DEG 22 MIN 58 SEC E, A DIST OF 200.42 FT; 10) N 39 DEG 10 MIN 23 SEC E, A DIST OF 264.38 FT; 11) S 61 DEG 37 MIN 05 SEC E, A DIST OF 261.73 FT; 12) S 14 DEG 56 MIN 41 SEC E, A DIST OF 97.51 FT; 13) S 79 DEG 48 MIN 41 SEC E, A DIST OF 114.54 FT; 14) N 01 DEG 54 MIN 22 SEC W, A DIST OF 96.00 FT; 15) S 58 DEG 59 MIN 11 SEC E, A DIST OF 218.50 FT; 16) S 06 DEG 55 MIN 18 SEC W, A DIST OF 188.37 FT; 17) N 48 DEG 49 MIN 58 SEC E, A DIST OF 235.64 FT; 18) S 69 DEG 39 MIN 12 SEC E, A DIST OF 182.58 FT; 19) N 50 DEG 17 MIN 13 SEC E, A DIST OF 54.12 FT TO THE N LN OF LANDS OF MANATEE COUNTY, FL, DESC IN OR 294/10 AND OR 305/669 PRMCFL; TH ALG SD N LN THE FOLLOWING SIX (6) COURSES: 1) N 60 DEG 11 MIN 29 SEC W, A DIST OF 287.48 FT; 2) N 75 DEG 30 MIN 59 SEC W, A DIST OF 200.16 FT; 3) N 63 DEG 21 MIN 46 SEC W, A DIST OF 387.16 FT; 4) N 79 DEG 28 MIN 09 SEC W, A DIST OF 314.03 FT; 5) S 60 DEG 58 MIN 58 SEC W, A DIST OF 168.39 FT; 6) N 16 DEG 24 MIN 42 SEC W, A DIST OF 328.18 FT; TH LEAVING SD N LN, N 43 DEG 35 MIN 12 SEC E, A DIST OF 459.99 FT; TH S 89 DEG 17 MIN 03 SEC E, A DIST OF 2119.09 FT; TH S 05 32 MIN 32 SEC E, A DIST OF 328.37 FT; TH N 85 DEG 14 MIN 32 SEC E, A DIST OF 280.36 FT; TH N 34 DEG 01 MIN 34 SEC E, DIST OF 798.19 FT; TH N 26 DEG 09 MIN 46 SEC E, A DIST OF 222.25 FT TO THE S LN OF LANDS OF SW FL WATER MANAGEMENT DISTRICT AS DESC IN OR 1580/7149 PRMCFL; TH ALG S LN THE FOLLOWING FOUR (4) COURSES: 1) S 89 DEG 06 MIN 30 SEC E, A DIST OF 294.15 FT; 2) S 03 DEG 46 MIN 39 SEC E, A DIST OF 728.83 FT; 3) N 84 DEG 42 MIN 47 SEC E, A DIST OF 1157.42 FT; 4) S 80 DEG 48 MIN 30 SEC E, A DIST OF 357.60 FT TO THE W LN OF LANDS OF JOHN FALKNER LLC (NO DEED REFERENCE); TH ALG SD W LN S 01 DEG 09 MIN 45 SEC W, A DIST OF 1201.67 FT TO THE N LN OF LANDS OF SW FL WATER MANAGEMENT DISTRICT AS DESC IN OR 1580/7149; TH ALG THE N AND W LNS OF LANDS OF SW FL WATER MANAGEMENT DISTRICT AS DESC IN OR 1580/7149 AND ALG THE W LN OF LANDS OF SW FL WATER MANAGEMENT DISTRICT AS DESC IN OR 1580/7149 PRMCFL, THE FOLLOWING FIFTEEN (15) COURSES:

1) N 89 DEG 47 MIN 37 SEC W, A DIST OF 985.28 FT; 2) S 89 DEG 11 MIN 28 SEC W, A DIST OF 1624.41 FT; 3) S 66 DEG 25 MIN 11 SEC W, A DIST OF 276.22 FT; 4) N 82 DEG 57 MIN 30 SEC W, A DIST OF 1015.19 FT; 5) N 73 DEG 17 MIN 41 SEC W, A DIST OF 1095.19 FT; 6) S 50 DEG 03 MIN 12 SEC W, A DIST OF 140.40 FT; 7) S 06 DEG 18 MIN 23 SEC E, A DIST OF 169.26 FT; 8) S 06 DEG 40 MIN 58 SEC W, A DIST OF 1377.44 FT; 9) N 89 DEG 05 MIN 14 SEC W, A DIST OF 1288.90 FT; 10) S 01 DEG 09 MIN 40 SEC W, A DIST OF 1312.14 FT; 11) N 89 DEG 36 MIN 31 SEC W, A DIST OF 166.24 FT; 12) S 00 DEG 37 MIN 10 SEC W, A DIST OF 2655.95 FT; 13) S 86 DEG 15 MIN 17 SEC W, A DIST OF 46.60 FT; 14) S 00 DEG 14 MIN 19 SEC W, A DIST OF 1905.05 FT; 15) S 78 DEG 20 MIN 16 SEC E, A DIST OF 20.09 FT TO THE W LN OF LANDS DESC IN OR 2142/1371 PRMCFL; TH ALG SD W LN TH FOLLOWING THREE (3) COURSES: 1) S 09 DEG 29 MIN 57 SEC W, A DIST OF 44.24 FT; 2) S 47 DEG 28 MIN 29 SEC W, A DIST OF 39.00 FT; 3) S 00 DEG 23 MIN 50 SEC W, A DIST OF 951.14 FT TO THE S LN OF THE NE1/4 OF SEC 34, TWN 34S, RNG 20E; TH ALG SD S LN, N 89 DEG 00 MIN 38 SEC W, A DIST OF 1346.50 FT TO THE SW COR OF THE NE1/4 OF SD SEC 34; TH ALG THE W LN OF NE1/4 OF SD SEC 34 THE FOLLOWING THREE (3) COURSES: 1) N 00 DEG 51 MIN 43 SEC E, A DIST OF 402.65 FT; 2) N 00 DEG 50 MIN 49 SEC E, A DIST OF 402.45 FT; 3) N 00 DEG 42 MIN 09 SEC E, A DIST OF 805.57 FT TO THE SW COR OF THE SE1/4 OF SEC 27, TWN 34S, RNG 20E; TH ALG THE W LN OF THE SE1/4 OF SD SEC 27, N 00 DEG 42 MIN 22 SEC E, A DIST OF 1327.37 FT TO THE POB: LESS LANDS LYING IN THE DUETTE FIRE & RESCUE DISTRCT; ALSO LESS LANDS LYING IN THE EAST MANATEE FIRE RESCUE DISTRICT; PI #2729.0145/9

Parcel ID #272901609

NORTH PARCEL 3: A PARCEL OF LAND LOCATED IN SECS 14, 15, 22 AND 23, TWN 34 S, RNG 20 E, MANATEE COUNTY, FLORIDA, BEING A PORTION OF LANDS DESC IN OR DOCUMENT #202141093583, PRMCF, BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE NW COR OF THE SW 1/4 OF THE SE 1/4 OF SD SEC 27; TH ALG THE S LN OF THE NE 1/4 OF THE SW 1/4 OF SD SEC 27, N 89 DEG 06 MIN 12 SEC W, A DIST OF 1335.39 FT TO THE SW COR OF THE NE 1/4 OF THE SW 1/4 OF SD SEC 27; TH ALG THE S LN OF THE NW 1/4 OF THE SW 1/4 OF SD SEC 27, N 88 DEG 56 MIN 05 SEC W, A DIST OF 839.52 FT TO THE E R/W LN OF RUTLAND ROAD (CR 675) (VARIABLE-WIDTH PUBLIC R/W PER R/W MAP SEC 13510-2602 AND DEED

BK 251, PG 135 OF THE PRMCF); TH ALG SD E R/W LN THE FOLLOWING SIX (6) COURSES: 1) N 33 DEG 58 MIN 26 SEC W, A DIST OF 1685.91 FT TO A PC; 2) NWLY ALG THE ARC OF A CURVE TO THE LEFT (SD CURVE HAVING A RAD OF 34427.48 FT, A C/A OF 01 DEG 02 MIN 00 SEC AND A C/B AND DIST OF N 34 DEG 29 MIN 28 SEC W, 620.89 FT) FOR AN ARC DIST OF 620.90 FT TO A P.T.; 3) N 35 DEG 00 MIN 28 SEC W, A DIST OF 537.66 FT; 4) N 54 DEG 59 MIN 32 SEC E, A DIST OF 30.00 FT; 5) N 35 DEG 00 MIN 28 SEC W, A DIST OF 43.43 FT TO A PC; 6) NWLY ALG THE ARC OF A CURVE TO THE LEFT (SD CURVE HAVING A RAD OF 2944.88 FT, A C/A OF 01 DEG 04 MIN 57 SEC AND A C/B AND DIST OF N 35 DEG 32 MIN 57 SEC W, 55.64 FT) FOR AN ARC DIST OF 55.64 FT TO THE S LN OF LANDS OF SW FLORIDA WATER MANAGEMENT DISTRICT AS DESC IN OR BK 1580, PG 7149 AND OR BK 1795, PG 1541, PRMCF; TH LEAVING SD E R/W LN AND ALG THE S LN OF SD LANDS OF SW FLORIDA WATER MANAGEMENT DISTRICT THE FOLLOWING TWENTY-NINE (29) COURSES: 1) S 89 DEG 10 MIN 20 SEC E, A DIST OF 240.30 FT; 2) N 07 DEG 16 MIN 11 SEC E, A DIST OF 193.36 FT; 3) N 59 DEG 24 MIN 02 SEC E, A DIST OF 392.22 FT; 4) N 71 DEG 35 MIN 36 SEC E, A DIST OF 223.87 FT; 5) N 58 DEG 08 MIN 01 SEC E, A DIST OF 391.90 FT; 6) N 81 DEG 38 MIN 26 SEC E, A DIST OF 161.08 FT; 7) N 89 DEG 23 MIN 46 SEC E, A DIST OF 497.83 FT; 8) N 68 DEG 58 MIN 09 SEC E, A DIST OF 229.33 FT; 9) N 15 DEG 36 MIN 27 SEC W, A DIST OF 88.58 FT; 10) N 27 DEG 11 MIN 17 SEC E, A DIST OF 120.32 FT; 11) N33 DEG 59 MIN 55 SEC E, A DIST OF 88.65 FT; 12) N 58 DEG 13 MIN 08 SEC E, A DIST OF 110.08 FT; 13) N 70 DEG 48 MIN 12 SEC E, A DIST OF 345.95 FT; 14) N 07 DEG 40 MIN 04 SEC E, A DIST OF 111.97 FT; 15) N 00 DEG 49 MIN 27 SEC W, A DIST OF 183.92 FT; 16) N 54 DEG 37 MIN 24 SEC E, A DIST OF 301.83 FT; 17) N 72 DEG 17 MIN 43 SEC E, A DIST OF 141.17 FT; 18) N 89 DEG 19 MIN 43 SEC E, A DIST OF 342.25 FT; 19) N 00 DEG 27 MIN 51 SEC W, A DIST OF 22.51 FT; 20) N 88 DEG 18 MIN 44 SEC E, A DIST OF 217.24 FT; 21) N 45 DEG 48 MIN 08 SEC E, A DIST OF 510.10 FT; 22) N 00 DEG 26 MIN 19 SEC W, A DIST OF 634.00 FT; 23) N 17 DEG 22 MIN 55 SEC E, A DIST OF 143.18 FT; 24) N 37 DEG 26 MIN 14 SEC E, A DIST OF 214.05 FT; 25) N 89 DEG 14 MIN 46 SEC E, A DIST OF 107.20 FT; 26) N 61 DEG 42 MIN 38 SEC E, A DIST OF 345.92 FT; 27) S 81 DEG 27 MIN 44 SEC E, A DIST OF 280.66 FT; 28) N 47 DEG 58 MIN 42 SEC E, A DIST OF 713.62 FT; 29) N 01 DEG 24 MIN 08 SEC E, A DIST OF 239.72 FT TO THE S LN OF LANDS OF MANATEE COUNTY, FLORIDA, DESC IN OR BK 294, PG 102 AND OR BK 305, PG 669, PRMCF; TH ALG THE S LN OF SD LANDS OF MANATEE COUNTY THE FOLLOWING TWO (2) COURSES: 1) N 59 DEG 29 MIN 25 SEC E, A DIST OF 196.14 FT; 2) N 05 DEG 42 MIN 55 SEC E, A DIST OF 204.16 FT; TH

LEAVING SD S LN, N 07 DEG 25 MIN 59 SEC E, A DIST OF 112.74 FT TO THE E LN OF SD LANDS OF MANATEE COUNTY AND THE POB; TH ALG THE E LN OF SD LANDS OF MANATEE COUNTY THE FOLLOWING FIFTEEN (15) COURSES: 1) N 20 DEG 03 MIN 22 SEC E, A DIST OF 236.88 FT; 2) N 46 DEG 43 MIN 07 SEC E, A DIST OF 245.71 FT; 3) N 07 DEG 17 MIN 28 SEC E, A DIST OF 407.37 FT; 4) N 34 DEG 20 MIN 22 SEC E, A DIST OF 229.71 FT; 5) N 28 DEG 37 MIN 21 SEC E, A DIST OF 218.50 FT; 6) N 13 DEG 35 MIN 26 SEC E, A DIST OF 346.27 FT; 7) N 43 DEG 31 MIN 27 SEC W, A DIST OF 292.29 FT; 8) N 20 DEG 32 MIN 58 SEC E, A DIST OF 515.45 FT; 9) N 61 DEG 00 MIN 27 SEC E, A DIST OF 312.19 FT; 10) N 77 DEG 33 MIN 17 SEC E, A DIST OF 294.45 FT; 11) N 66 DEG 10 MIN 39 SEC E, A DIST OF 114.88 FT; 12) N 80 DEG 56 MIN 33 SEC E, A DIST OF 428.36 FT; 13) N 19 DEG 53 MIN 37 SEC E, A DIST OF 242.59 FT; 14) N 85 DEG 10 MIN 57 SEC E, A DIST OF 158.76 FT; 15) N 40 DEG 49 MIN 54 SEC E, A DIST OF 18.93 FT TO THE S LN OF LANDS OF SW FLORIDA WATER MANAGEMENT DISTRICT AS DESC IN OR BK 1580, PG 7149, PRMCF; TH ALG SD S LN, S 28 DEG 30 MIN 20 SEC E, A DIST OF 239.75 FT; TH CONTINUE ALG SD S LN AND ALG THE S LN OF LANDS DESC IN OR BK 1628, PG 114, PRMCF, N 89 DEG 09 MIN 33 SEC E, A DIST OF 752.32 FT; TH CONT ALG THE S LN OF SD LANDS DESC IN OR BK 1628, PG 114 THE FOLLOWING THREE (3) COURSES: 1) N 36 DEG 09 MIN 28 SEC E, A DIST OF 539.31 FT; 2) N 55 DEG 43 MIN 45 SEC E, A DIST OF 250.60 FT; 3) S 88 DEG 55 MIN 27 SEC E, A DIST OF 1153.48 FT; TO THE W LN OF SD LANDS OF SW FLORIDA WATER MANAGEMENT DISTRICT; TH ALG SD W LN THE FOLLOWING SIX (6) COURSES: 1) S 01 DEG 52 MIN 45 SEC E, A DIST OF 652.55 FT; 2) S 89 DEG 54 MIN 56 SEC E, A DIST OF 16.97 FT; 3) S 01 DEG 12 MIN 50 SEC W, A DIST OF 1373.44 FT; 4) S 88 DEG 47 MIN 03 SEC E, A DIST OF 272.09 FT; 5) S 11 DEG 06 MIN 18 SEC E, A DIST OF 267.77 FT; 6) S 21 DEG 43 MIN 40 SEC W, A DIST OF 571.09 FT; TH LEAVING SD W LN, S 26 DEG 09 MIN 46 SEC W, A DIST OF 222.25 FT; TH S 34 DEG 01 MIN 34 SEC W, A DIST OF 798.19 FT; TH S 85 DEG 14 MIN 32 SEC W, A DIST OF 280.36 FT; TH N 05 DEG 32 MIN 32 SEC W, A DIST OF 328.37 FT; TH N 89 DEG 17 MIN 03 SEC W, A DIST OF 2119.09 FT; TH S 43 DEG 35 MIN 12 SEC W, A DIST OF 459.99 FT TO THE N LN OF SD LANDS OF MANATEE COUNTY; TH ALG SD N LN THE FOLLOWING FOUR (4) COURSES: 1) N 82 DEG 00 MIN 11 SEC W, A DIST OF 490.00 FT; 2) N 20 DEG 59 MIN 28 SEC W, A DIST OF 534.73 FT; 3) S 61 DEG 52 MIN 03 SEC W, A DIST OF 298.08 FT; 4) N 73 DEG 25 MIN 10 SEC W, A DIST OF 400.77 FT TO THE POB.; TOGETHER WITH: EASMT PARCEL 1: A 30 FOOT WIDE INGRESS AND EGRESS EASMT OVER AN EXISTING DIRT ROAD LYING IN SEC 22, TWN 34 S, RNG 20 E, MANATEE COUNTY, FLORIDA,

THE C/L OF SD EASMT DESC AS FOLLOWS: COM AT THE NW COR OF SD SEC 22; TH S 89 DEG 13 MIN 56 SEC E, ALG THE CENTER OF OAK KNOLL ROAD (SHELL), A DIST OF 2910 FT FOR A POB OF SD C/L; TH S 1300 FT; TH E 300 FT; TH SELY 800 FT (M /L) TO THE WLY BOUNDARY LN OF HEREIN DESC PROPERTY AND END OF SD DESC C/L AND TERMINUS OF SD EASMT. THE SIDE LNS OF SD EASMT ARE TO BE LENGTHENED AND/OR SHORTENED AS TO FORM A CONTINUOUS STRIP OF LAND 30 FT WIDE; EASMT PARCEL 10A: AN EASMT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS GRANTED BY THAT CERTAIN GRANT OF ACCESS EASMT RECORDED IN OR BK 1580, PG 7143, PRMCF, OVER THE S 42 FT OF SEC 16; THE S 42 FT OF SEC 15; THE N 42 FT OF SEC 20, LYING E OF THE E R/W OF CR 675; THE N 42 FT OF SEC 21 ; THE N 42 FT OF SEC 22, ALL LYING AND BEING IN TWN 34 S, RNG 20 E, MANATEE COUNTY, FLORIDA AND THAT CERTAIN 42 FT ADJACENT AND UPLAND OF THAT PORTION OF THE SE 1/4 OF THE SE 1/4 OF SEC 15, TWN 34S, RNG 20E, MANATEE COUNTY, FLORIDA DESC IN OR BK 294, PG 102, OF THE PRMCF; EASMT PARCEL 10B: AN EASMT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS GRANTED BY THAT CERTAIN GRANT OF ACCESS EASMT RECORDED IN OR BK 1691, PG 5215, PRMCF, OVER THE S 42 FT OF THAT PORTION OF THE SE 1/4 OF THE SE 1/4 OF SEC 17, TWN 34S, RNG 20E, LYING NE AND NELY OF THE R/W LN OF CR 675, BEING IN MANATEE COUNTY, FLORIDA; EASMT PARCEL 12A: NON-EXCLUSIVE INGRESS AND EGRESS EASMT GRANTED BY MANATEE COUNTY IN OR BK 1563. PG 7980, BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE NW COR OF SEC 22, TWN 34S, RNG 20E, MANATEE COUNTY, FLORIDA; TH S 89 DEG 14 MIN 34 SEC E ALG OAK KNOLL ROAD A DIST OF 4358.03 FT; TH N 72 DEG 12 MIN 19 SEC E 289.23 FT; TH N 67 DEG 57 MIN 52 SEC E 1362.00 FT; TH S 28 DEG 44 MIN 47 SEC E 286.29 FT TO A POINT ON THE NLY 40 FT CONTOUR LN OF THE MANATEE COUNTY RESERVOIR; TH S 37 DEG 32 MIN 20 SEC W ALG SD NLY 40 FT CONTOUR LN A DIST OF 6.86 FT TO A PT IDENTIFIED AS MANATEE COUNTY MONUMENT NUMBER 639 AS SHOWN ON THE MAP OF THE MANATEE COUNTY RESERVOIR; TH N 85 DEG 16 MIN 38 SEC W ALG SD NLY 40 FT CONTOUR LN A DIST OF 4.46 FT FOR A POB OF SD EASMT; TH CONT N 85 DEG 16 MIN 38 SEC W ALG SD NLY 40 FT CONTOUR LN A DIST OF 47.95 FT; TH S 28 DEG 44 MIN 47 SEC E THROUGH THE MANATEE COUNTY RESERVOIR A DIST OF 62.84 FT TO A PT ON THE SLY 40 FOOT CONTOUR LN OF SD RESERVOIR, TH 84 DEG 59 MIN 33 SEC E ALG SD SLY 40 FOOT CONTOUR LN A DIST OF 43.70 FT TO A PT LYING S 84 DEG 59 MIN 33 SEC W OF AND 8.23 FT FROM A PT IDENTIFIED AS

MANATEE COUNTY MONUMENT NUMBER 636 AS SHOWN ON SD MAP; TH
N 28 DEG 44 MIN 47 MIN W THROUGH MANATEE COUNTY RESERVOIR A
DIST OF 53.98 FT OF THE POB. (INST#202341114487); LESS LAND LYING IN
PARRISH FIRE DISTRICT. PI #2729.0160/9

REVISED