

ORDINANCE NO. : 26 -12

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, RELATING TO THE RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; CONTRACTING THE BOUNDARIES OF THE DISTRICT PURSUANT TO SUBSECTION 190.046(1), FLORIDA STATUTES, BY REMOVING APPROXIMATELY 5.72 ACRES OF LAND; AMENDING SUBSECTION 2-8-79 OF THE MANATEE COUNTY CODE OF ORDINANCES DESCRIBING THE AMENDED BOUNDARIES OF THE DISTRICT AS CONTRACTED; PROVIDING FOR RELIANCE UPON REPRESENTATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature has enacted and amended Chapter 190, Florida Statutes, to provide an alternative method to finance and manage basic services for community development; and

WHEREAS, a community development district serves a governmental and public purpose by financing, providing, and managing certain basic infrastructure systems, facilities, and services as allowed by Florida law, specifically Chapter 190, Florida Statutes, for the use and enjoyment of the general public, and only property owners within the district are assessed through the community development district for these improvements within the district's boundaries; and

WHEREAS, subsection 190.046(1), Florida Statutes, authorizes the Board of County Commissioners to adopt an ordinance granting a petition for the contraction of a community development district's boundaries that were established previously by ordinance; and

WHEREAS, Rye Crossing Community Development District (the "District") has been created by law and established pursuant to Manatee County Ordinance No. 22-38, adopted on May 5, 2022, effective as filed with the Secretary of State of Florida on May 12, 2022; and

WHEREAS, Ordinance No. 22-38 described the boundaries of the District, which included approximately 39.65 acres of land; and

WHEREAS, the District was amended pursuant to Manatee County Ordinance No. 23-32, adopted on February 2, 2023, effective as filed with the Secretary of State of Florida on February 2, 2023; and

WHEREAS, Ordinance No. 23-32 amended the boundaries of the District, adding approximately 152.30 acres of land; and

WHEREAS, based on the information provided by the District board of supervisors (the "Petitioner"), the District is active and in good legal standing, and the Board of County

Commissioners of Manatee County, Florida (the “Board”), has relied thereon in adopting this Ordinance; and

WHEREAS, the Petitioner has filed a petition with the Board to adopt an ordinance amending the boundaries of the District pursuant to subsection 190.046(1)(a), Florida Statutes, by contraction; and

WHEREAS, the petition proposes the contraction of approximately 5.72 acres from the District; and

WHEREAS, pursuant to sections 190.046(1)(g) and 125.66, Florida Statutes, the filing of the petition for the boundary amendment by the Petitioner constitutes consent of the landowners within the District other than those landowners whose land is proposed to be removed from the District; and

WHEREAS, Forestar (USA) Real Estate Group, Inc., a Delaware corporation, is the owner of approximately 5.72 acres of land proposed to be removed from the District and has consented in writing to the removal of said land to the District; and

WHEREAS, the Board has conducted a public hearing on the petition in accordance with the requirements and procedures of sections 190.046(1)(b) and Section 125.66, Florida Statutes, as amended; and

WHEREAS, the Board has considered the record of the public hearing and the factors set forth in subsection 190.005(1)(e), Florida Statutes, as amended, in making its determination to grant or deny the petition for ordinance amendment contracting the boundaries of the District; and

WHEREAS, the Board has relied upon the representations made in the petition and other documents attached thereto as exhibits in adopting this Ordinance; and

WHEREAS, the District established under Ordinance No. 22-38, as amended by Ordinance 23-32, and further amended by this ordinance, as an independent special district and a local unit of special purpose government and shall continue to be governed by Chapter 190, Florida Statutes, and all other applicable federal, state, and local laws within the amended boundaries described and depicted in **Exhibit “A,”** attached hereto and incorporated herein; and

WHEREAS, amendment of the boundaries of the District will protect, promote, and enhance the public health, safety, and welfare of the County and its inhabitants, including the inhabitants of the District.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY:

Section 1. Legislative findings. The Board of County Commissioners of Manatee County, Florida, hereby adopts the “WHEREAS” clauses stated above as legislative findings in support of this Ordinance.

Section 2. Authority. This Ordinance is adopted pursuant to sections 190.046(1)(b) and 125.66, Florida Statutes, as amended, and other applicable provisions of law governing county ordinances.

Section 3. Intent and Purpose. It is the intent and purpose of this Ordinance to amend the boundaries of Rye Crossing Community Development District pursuant to Chapter 190, Florida Statutes, as amended, with all the rights and obligations appertaining thereto, including all obligations accruing pursuant to applicable federal, state, and local laws

Section 4. Contracting of boundaries. The boundaries of the District are hereby contracted pursuant to subsection 190.046(1), Florida Statutes, by removing approximately 5.72 acres of land from the geographic boundaries and control of the District and contracting the boundaries of the District to a total of approximately 186.23 acres of land, are described and depicted in Exhibit “A.”

Section 5. Amending Subsection 2-8-79 of the Manatee County Code of Ordinances. Subsection 2-8-79 of the Manatee County Code of Ordinances is hereby amended to read as follows:

Sec. 2-8-79. Rye Crossing Community Development District.

...

(b) *Boundaries.* The boundaries of the district are described in the metes and bounds description attached to Ord. No. 26-12 as **Exhibit “A.”**

...

Section 6. Reliance upon representations. The contraction of the boundaries of the District is specifically based upon the representations made in the Petition to Amend Manatee County Ordinance No. 26-12 to amend the external boundaries District through contraction dated September 8, 2025 signed by Christian Cotter, chairman of the District, which was filed with Manatee County, Florida, and is attached hereto as **Composite Exhibit “B.”**

Section 7. Codification. The publisher of the County’s Code, CivicPlus, is directed to incorporate the amendments in Section 5 of this Ordinance into the Code.

Section 8. Severability. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 9. Effective date. This Ordinance shall take effect immediately upon the filing of a certified copy of this Ordinance with the Secretary of State pursuant to Section 125.66, Florida Statutes.

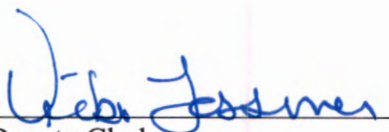
PASSED AND ADOPTED, with a quorum present and voting, by the Board of County Commissioners of Manatee County, Florida, this 30 day of April, 2026.



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

By: 
Chairperson

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

By: 
Deputy Clerk

LESS AND EXCEPT:

**EXHIBIT "A"
SKETCH OF DESCRIPTION**

Section 16 , Township 33 South, Range 18 East
Manatee County, Florida

DESCRIPTION:

A TRACT OR PARCEL OF LAND, LYING IN THE SOUTHEAST ONE QUARTER OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 19 EAST, BEING A PORTION OF A PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1685, PAGE 7417 AND A PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 2511, PAGE 7743 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 13, THENCE N00°41'21"E ALONG THE EAST LINE OF SAID SECTION FOR 100.00 FEET TO THE SOUTHEAST CORNER THE AFOREMENTIONED PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1685, PAGE 7417 AND THE POINT OF BEGINNING; THENCE CONTINUE N00°41'21"E ALONG THE EAST LINE OF SAID SECTION FOR 1601.16 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE AFOREMENTIONED PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 2511, PAGE 7743; THENCE CONTINUE N00°41'21"E ALONG THE EAST LINE OF SAID SECTION FOR 930.81 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE SOUTHEAST ONE QUARTER OF SECTION 13; THENCE S65°59'29"W ALONG THE NORTHERLY LINE OF SAID PARCEL FOR 110.07 FEET; THENCE S00°41'21"W PARALLEL WITH AND 100.00 FEET WESTERLY FROM (AS MEASURED ON A PERPENDICULAR) THE EAST LINE OF SECTION 13 FOR 883.29 FEET TO AN INTERSECTION WITH THE COMMON BOUNDARY LINE OF SAID PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 2511, PAGE 7743 AND SAID PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1685, PAGE 7417; THENCE CONTINUE S00°41'21"W FOR 1572.04 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF SAID PARCEL; THENCE S72°16'16"E ALONG THE SOUTHERLY LINE OF SAID PARCEL FOR 104.59 FEET TO AN INTERSECTION WITH THE EAST LINE OF SECTION 13 AND THE POINT OF BEGINNING.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD, IF ANY.

PARCEL CONTAINS 249,365 SQUARE FEET, (5.72 ACRES) MORE OR LESS.

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 13, AS BEARING N.00°41'21"E.
2. BEARINGS AND STATE PLANE COORDINATES SHOWN HEREON ARE GRID BEARINGS BASED ON NGS CONTROL POINTS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, BASED ON NORTH AMERICAN DATUM 1983 (2011 ADJUSTMENT).
3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DALTON R. CROSS, P.S.M.
4. THIS DESCRIPTION IS NOT COMPLETE WITHOUT THE SKETCH.
5. THIS SKETCH IS NOT A SURVEY.
6. THIS SKETCH AND DESCRIPTION IS CERTIFIED TO MANATEE COUNTY.

REVISIONS:



886.860.4200 www.atwell-group.com
CERTIFICATE OF AUTHORIZATION LB 0007832
8813 STATE ROAD 70 EAST, BRADENTON FLORIDA 34203
(841) 748-9340 (941) 998-9938 FAX

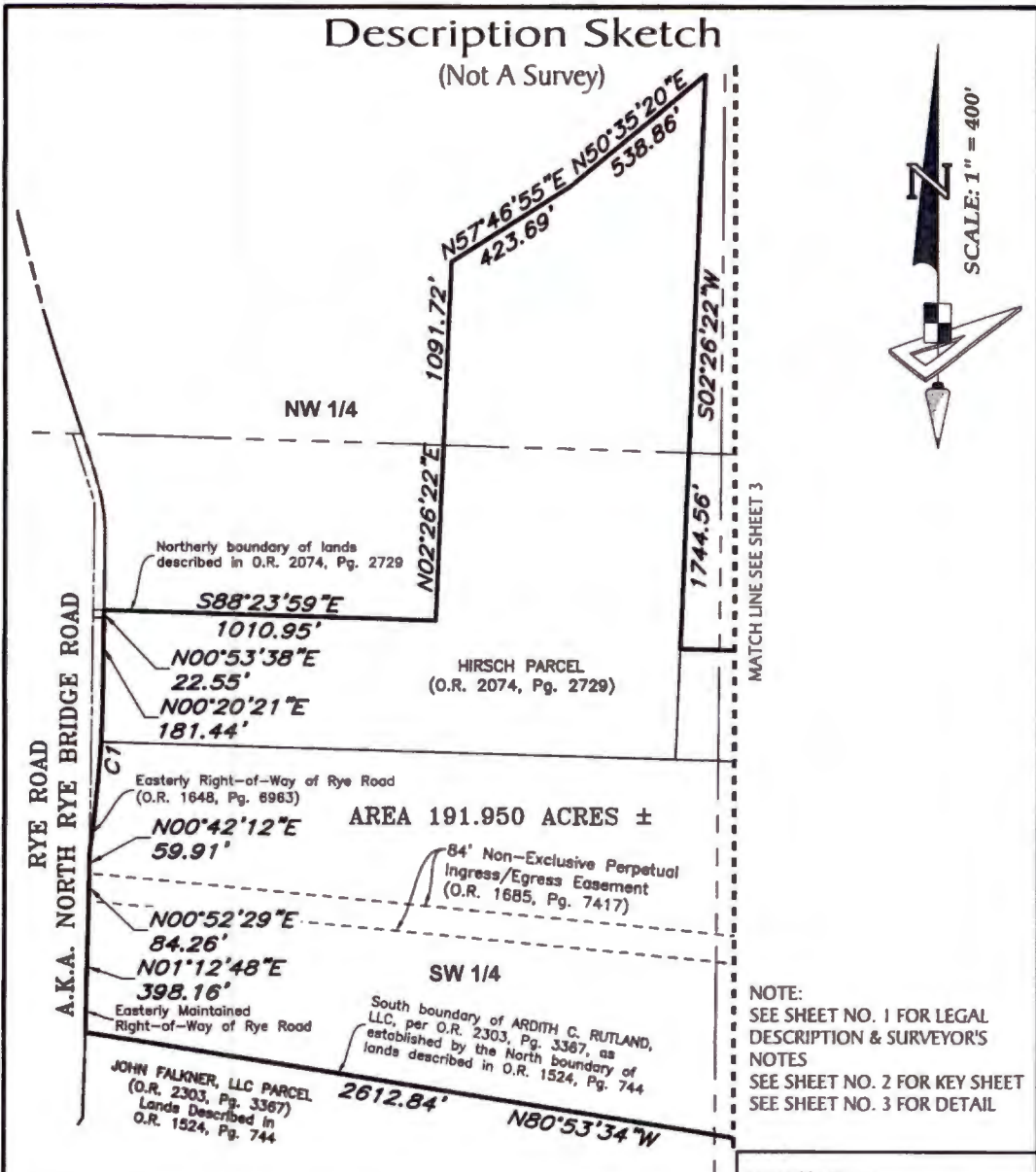
Kyle E. Cross
KYLE E. CROSS, PSM. No 7176

Drawing name: H:\Cond_Proj\proj\13 TWP 34S R19E - RYE PRESERVE.dwg SHEET 1 of 2 May 28, 2023 5:03pm by jrltlo

SHEET 1 OF 2	Scale: NA	Drawn by: JN	FB/PG: NONE	DATE: 05/30/2023
				JOB:

Description Sketch

(Not A Survey)



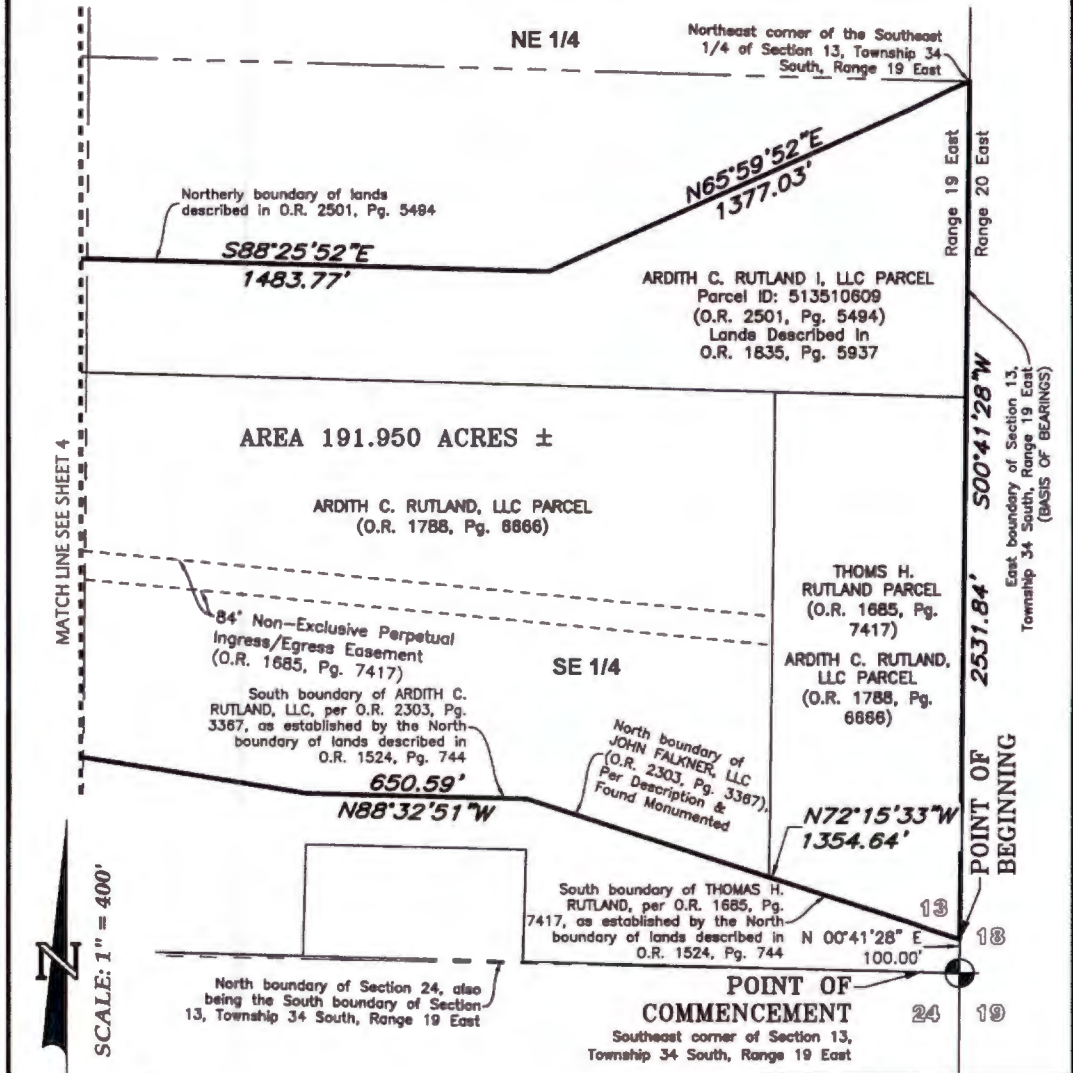
NOTE:
 SEE SHEET NO. 1 FOR LEGAL DESCRIPTION & SURVEYOR'S NOTES
 SEE SHEET NO. 2 FOR KEY SHEET
 SEE SHEET NO. 3 FOR DETAIL

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	3869.72'	7°57'31"	537.52'	537.09'	N 04°19'07" E

213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Licensed Business No.: LB 7768

GeoPoint
 Surveying, Inc.

Description Sketch (Not A Survey)



NOTE:
 SEE SHEET NO. 1 FOR LEGAL DESCRIPTION & SURVEYOR'S NOTES
 SEE SHEET NO. 2 FOR KEY SHEET
 SEE SHEET NO. 4 FOR DETAIL

213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Licensed Business No.: LB 7768

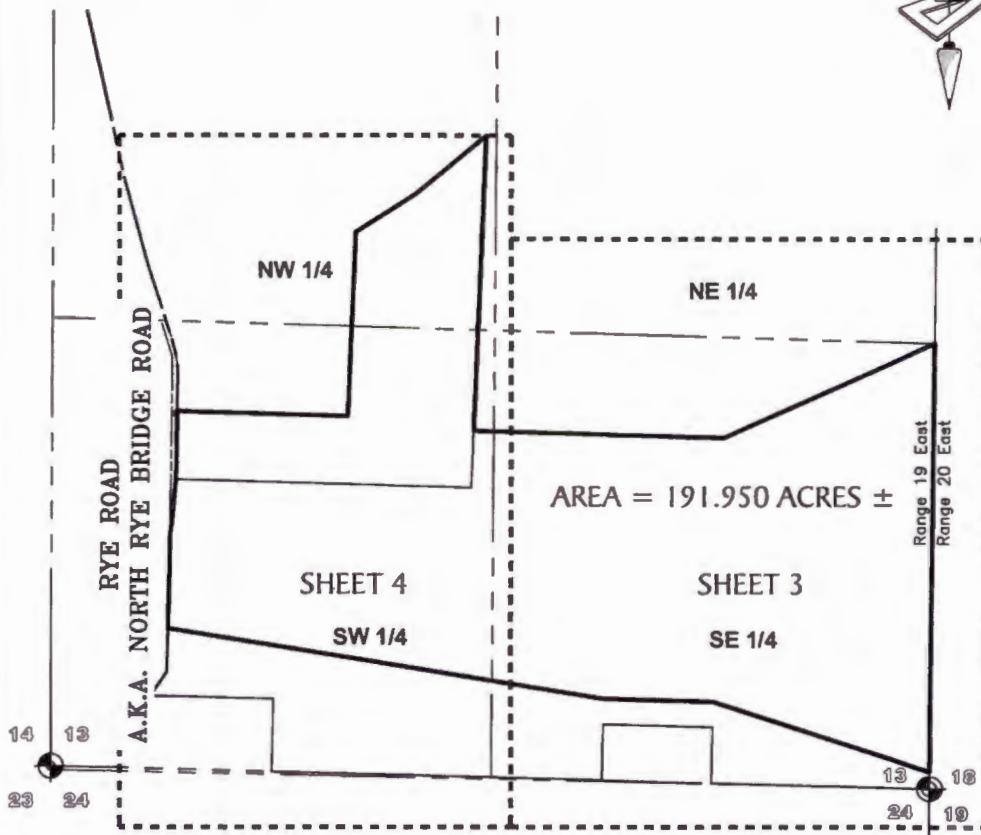


GeoPoint
 Surveying, Inc.

Description Sketch

(Not A Survey)

KEY SHEET



NOTE:
SEE SHEET NO. 1 FOR LEGAL DESCRIPTION & SURVEYOR'S NOTES
SEE SHEET NO. 3-4 FOR DETAIL

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768



Description Sketch

(Not A Survey)

RYE CROSSING CDD

DESCRIPTION: A parcel of land lying in Section 13, Township 34 South, Range 19 East, Manatee County, Florida, and being more particularly described as follows: ->

COMMENCE at the Southeast corner of said Section 13, run thence along the East boundary thereof, N.00°41'28"E, a distance of 100.00 feet to the Northerly line of that certain parcel as described and recorded in Official Records Book 1524, Page 744, Public Records of Manatee County, Florida, said point also being the **POINT OF BEGINNING**; thence along said Northerly line the following three (3) courses: 1) N.72°15'33"W, a distance of 1354.64 feet; 2) N.88°32'51"W, a distance of 650.59 feet; 3) N.80°53'34"W, a distance of 2612.84 feet to a point on the Easterly maintained right-of-way line of RYE ROAD; thence along said Easterly maintained right-of-way line the following three (3) courses: 1) N.01°12'48"E, a distance of 398.16 feet; 2) N.00°52'29"E, a distance of 84.26 feet; 3) N.00°42'12"E, a distance of 59.91 feet to the intersection of the Easterly right-of-way of RYE ROAD as described and recorded in Official Records Book 1648, Page 6963, said Public Records; thence along said Easterly right-of-way line the following three (3) courses: 1) Northerly, 537.52 feet along the arc of a non-tangent curve to the left having a radius of 3869.72 feet and a central angle of 07°57'31" (chord bearing N.04°19'07"E, 537.09 feet); 2) N.00°20'21"E, a distance of 181.44 feet; 3) N.00°53'38"E, a distance of 22.55 feet to a point on the Northerly boundary of lands described and recorded in Official Records Book 2074, Page 2729, said Public Records; thence along said Northerly boundary the following five (5) courses: 1) S.88°23'59"E, a distance of 1010.95 feet; 2) N.02°26'22"E, a distance of 1091.72 feet; 3) N.57°46'55"E, a distance of 423.69 feet; 4) N.50°35'20"E, a distance of 538.86 feet; 5) S.02°26'22"W, a distance of 1744.56 feet to a point on the Northerly boundary of lands described and recorded in Official Records Book 2501, Page 5494; thence along said Northerly boundary the following 1) S.88°25'52"E, a distance of 1483.77 feet; 2) N.65°59'52"E, a distance of 1377.03 feet to the Northeast corner of the Southeast 1/4 of aforesaid Section 13; thence along the East boundary thereof, S.00°41'28"W, a distance of 2531.84 feet to the **POINT OF BEGINNING**.

Containing 191.950 acres, more or less.

SURVEYOR'S NOTES:

- 1) Bearings shown hereon are based on the East boundary of Section 13, Township 34 South, Range 19 East, Manatee County, Florida, having a Grid bearing of N.00°12'59"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida

SEE SHEET NO. 2 FOR KEY SHEET
SEE SHEET NO. 3 -4 FOR DETAIL

PROJECT: Rutland Property		Prepared For: FORESTAR	
PHASE: Rye Crossing CDD			
DRAWN: JCM	DATE: 07/20/22	CHECKED BY: MHC	
REVISIONS			
DATE	DESCRIPTION	DRAWN BY	

David A. Williams
FLORIDA PROFESSIONAL
SURVEYOR & MAPPER NO. **LS6423**

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

FILE PATH: P:\RYE CROSSING (RUTLAND)\DESCRIPTIONS\RUTLAND-RYE-CROSSING-CDD-DS.DWG LAST SAVED BY: JORDANM 01 of 04

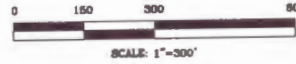
LEGEND:

ID = IDENTIFICATION
 ORB = OFFICIAL RECORDS BOOK
 PG = PAGE
 SQ \square = SQUARE FEET
 D = DELTA
 R = RADIUS
 CH = CHORD BEARING
 L = LENGTH

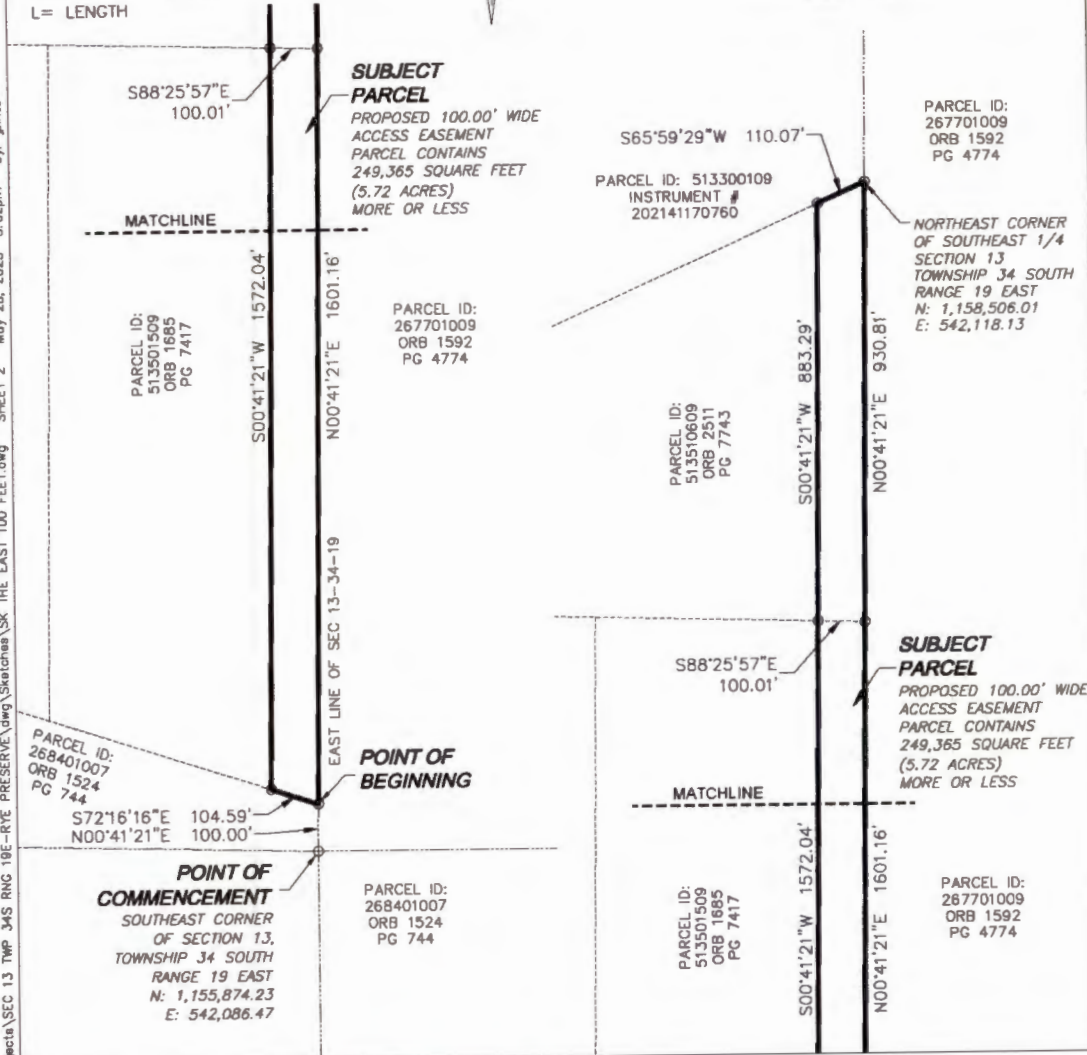


EXHIBIT "A"
SKETCH OF DESCRIPTION

Section 13, Township 34 South, Range 19 East
 Manatee County, Florida



Drawing name: H:\Land_Projects\SEC 13 TWP 34S RNG 19E-RYE PRESERVE.dwg Sketches\SK THE EAST 100 FEET.dwg SHEET 2 May 28, 2025 5:02pm by: jhnto



REVISIONS:



CERTIFICATE OF AUTHORIZATION LB 0007832
 8813 STATE ROAD 70 EAST, BRADENTON, FLORIDA 34203
 (941) 748-9340 (941) 888-8938 FAX

Kyle E. Cross
 KYLE E. CROSS, PSM. No. 7176

SHEET 2 OF 2	Scale: 1"=300'	Drawn by: JN	FB/PG: NONE	DATE: 05/30/2023
				JOB:

EXHIBIT B

PETITIONER CERTIFICATION

I HEREBY CERTIFY THAT, TO MY KNOWLEDGE, THE FACTS CONTAINED IN THE *PETITION TO AMEND THE BOUNDARIES OF THE RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT* ARE TRUE AND CORRECT.

**RYE CROSSING COMMUNITY DEVELOPMENT
DISTRICT**



Christian Cotter, Chairman
On behalf of the Petitioner,
Rye Crossing Community Development District

**BEFORE THE MANATEE COUNTY
BOARD OF COUNTY COMMISSIONERS**

**SECOND PETITION TO AMEND THE BOUNDARIES OF THE
RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Rye Crossing Community Development District (“**Petitioner**” or “**District**”), hereby petitions the Manatee County Board of County Commissioners, pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, *Florida Statutes*, and specifically Section 190.046(1), *Florida Statutes*, to adopt an amendment to Manatee County Ordinance Nos. 22-38 and 23-32 to remove approximately 5.72 acres to the District. In support of this petition, the District states:

1. **History of the District.** Pursuant to Chapter 190, *Florida Statutes*, the Board of County Commissioners of Manatee County, Florida, adopted Manatee County Ordinance No. 22-38 and established the District, which was effective on May 9, 2022. The Board of County Commissioners of Manatee County, Florida, further adopted Ordinance No. 23-32, amending the boundaries of the District, which was effective on February 2, 2023. The District is a special purpose unit of local government established under the provisions of Chapter 190, *Florida Statutes*, for the purposes of financing, acquiring, constructing, operating and maintaining public infrastructure improvements.

2. **Location and Size.** The District is located entirely within unincorporated Manatee County, Florida, and currently covers approximately 191.950 acres of land. **Exhibit 1** depicts the general location of the existing District and the location of the proposed Contraction Parcel (defined below). The District is located east of North Rye Road and southwest of Rutland Road. The current metes and bounds description of the external boundaries of the District is set forth in **Exhibit 2**. The metes and bounds description of the lands to be removed from the District, which comprise approximately 5.72 acres (“**Contraction Parcel**”), are set forth in **Exhibit 3**. Subsequent to the amendment of the District’s boundary, the District will encompass approximately 186.23 acres in total. **Exhibit 4** contains the metes and bounds description of the District boundary, as amended (“**Amended District**”).

3. **Excluded Parcels.** There are no parcels within the external boundary of the Amended District which are to be excluded.

4. **Landowner and District Consent.** Petitioner has obtained consent of one hundred (100%) percent of the owners of the lands comprising the Contraction Parcel to amend the boundary of the District as set forth in this Petition. The owners of the Contraction Parcel are Forestar (USA) Real Estate Group Inc. Documentation of this consent is attached hereto as **Exhibit 5**. The favorable action of the Board of Supervisors of the District constitutes consent for all of the lands within the District pursuant to Section 190.046(1)(e), *Florida Statutes*, as is evidenced by the District’s Resolution 2025-05 and submission of this Petition. A copy of the Resolution is attached hereto as **Exhibit 6**.

5. District Facilities and Services. There are no services and facilities currently provided by the District to the Contraction Parcel.

6. Future Land Uses. Contraction of the District in the manner proposed is consistent with the adopted Manatee County Comprehensive Plan. The designation of future general distribution, location, and extent of the public and private land uses proposed for the Contraction Parcel and the Amended District by the future land use plan elements of the Manatee County Comprehensive Plan are shown on **Exhibit 7**.

7. Statement of Estimated Regulatory Costs. **Exhibit 8** is the Statement of Estimated Regulatory Costs ("SERC") prepared in accordance with the requirements of Section 120.541, *Florida Statutes*. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

8. Authorization of Agent. **Exhibit 9** identifies the authorized agent for the Petitioner. Copies of all correspondence and official notices should be sent to:

Jere Earlywine
Florida Bar No. 155527
Jere.Earlywine@kutakrock.com
KUTAK ROCK, LLP
107 West College Avenue
Tallahassee, Florida 32301
(850) 528-6152 (telephone)

9. This Petition to amend the boundaries of the Rye Crossing Community Development District should be granted for the following reasons:

- a. Amendment of the District boundaries and all land uses and services planned within the District as amended are not inconsistent with applicable elements or portions of the adopted State Comprehensive Plan or the Manatee County Comprehensive Plan.
- b. The area of land within the District, as amended, is part of a planned community. The Amended District will continue to be of sufficient size and sufficiently compact and contiguous to be developed as one functional and interrelated community.
- c. The District currently does not provide services or facilities for the Contraction Parcel. Therefore, community development services and facilities of the Amended District provide for greater enhancement of the District without causing any undue hardship or burdens upon the land.
- d. The Amended District remains the best alternative for delivering community development services and facilities without imposing an additional burden on the general population of the local general-purpose government.

- e. The community development services and facilities of the Amended District will not be incompatible with the capacity and use of existing local and regional community development services and facilities.
- f. The area to be served by the Amended District is still amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the County Commission of Manatee County, Florida to:

- A. Schedule a public hearing in accordance with the requirements of Section 190.046(1)(b), *Florida Statutes*; and
- B. Grant this Petition and amend Manatee Ordinance Nos. 22-38 and No. 23-32 to amend the boundary of the District pursuant to Chapter 190, *Florida Statutes*.

[CONTINUED ON FOLLOWING PAGE]

RESPECTFULLY SUBMITTED, this 8th day of September, 2025.

KUTAK ROCK, LLP



Jere Earlywine
Florida Bar No.155527
Jere.Earlywine@kutakrock.com
KUTAK ROCK, LLP
107 West College Avenue
Tallahassee, Florida 32301
(850) 528-6152 (telephone)

Attorneys for Petitioner

EXHIBIT 1



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

April 24, 2026

Angelina Coloneso
Clerk of the Circuit Court
Manatee County
1115 Manatee Ave W
Bradenton, FL 34205

Dear Angelina Coloneso:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance No. 26-12, which was filed in this office on April 24, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

From: [Municode Ords Admin](#)
To: [Vicki Tessmer](#)
Subject: Re: Manatee County Ordinance 26-12
Date: Tuesday, April 28, 2026 1:01:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

[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.]

We have received your files.

Thank you and have a nice day.

Ords Administrator
Municodeords@civicplus.com
1-800-262-2633
P.O. Box 2235
Tallahassee, FL 32316

When available, please send all documents in WORD format to Municodeords@civicplus.com. However, if WORD format is not available, we welcome any document format including PDF.

svj (she/her/hers)

Production Support Specialist Supplement Department • CivicPlus

civicplus.com

Powering and Empowering Local Governments

From: Vicki Tessmer <vicki.tessmer@manateeclerk.com>
Sent: Friday, April 24, 2026 8:09 AM
To: Municode Ords Admin <MunicodeOrds@civicplus.com>
Subject: Manatee County Ordinance 26-12

Hello,

Please find attached Manatee County Ordinance 26-12, adopted on April 23. I have attached the word version of the ord, but we do not have the exhibits in word, that is as pdf, as well as the executed PDF.
Thank you,

Vicki Tessmer
Board Records Supervisor



For Angelina "Angel" Coloneso
Manatee Clerk of the Circuit Court & Comptroller
(941) 749-1800 Ext. 4081
1115 Manatee Ave W, Bradenton, FL 34205
www.ManateeClerk.com

To Protect the Public Trust through Integrity and Transparency

Under Florida law, e-mail addresses and all correspondence sent to this email address are public records and may be subject to disclosure. If you do not want your e-mail address or correspondence released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: Bobbi Roy <bobbi.roy@mymanatee.org>
Sent: Wednesday, April 15, 2026 2:12 PM
To: Hannah Bishop <hannah.bishop@manateeclerk.com>
Cc: Vicki Tessmer <vicki.tessmer@manateeclerk.com>
Subject: FW: Rye Crossing CDD Documents

[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.]

Hannah,

Here is the CDD in word but the exhibit (Petition) I do not have that document in word.

Bobbi Roy | Supervisor, Planning and Zoning – Agenda Division
Manatee County Government
Development Services
9000 Town Center Parkway
Lakewood Ranch, FL 34202
Office: 941-748-4501 ext. 6878
Mobile: 941-392-1086

Website: mymanatee.org

We are officially open to welcome customers at our new office location! Stop by and see us at 9000 Town Center Parkway, Lakewood Ranch, FL 34202.

For convenience, services are also available via the Accela Online Services Portal at mymanatee.org.

Under [Public Records Act](#), email communications sent to and from this address may be subject to public disclosure. Please be advised that any correspondence may be retained as a public record and could be disclosed upon request.



From: Brandon Tirado <brandon.tirado@mymanatee.org>
Sent: Wednesday, April 15, 2026 1:44 PM
To: Bobbi Roy <bobbi.roy@mymanatee.org>
Subject: Re: Rye Crossing CDD Documents

This should be the one.

Brandon Tirado | Planner II

Manatee County Government
Development Services Department
Mailing Address: P.O. Box 1000, Bradenton, FL 34205
Office Location: 9000 Town Center Pkwy, Lakewood Ranch, FL 34202
941-748-4501 ext. 3935
mymanatee.org

Under [Public Records Act](#), email communications sent to and from this address may be subject to public disclosure. Please be advised that any correspondence may be retained as a public record and could be disclosed upon request.



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For convenience, services are also available via the Accela Online Services Portal at mymanatee.org.

From: Bobbi Roy <bobbi.roy@mymanatee.org>
Sent: Wednesday, April 15, 2026 12:46 PM
To: Brandon Tirado <brandon.tirado@mymanatee.org>
Subject: RE: Rye Crossing CDD Documents

Which one is the final ordinance to be adopted?

Bobbi Roy | Supervisor, Planning and Zoning – Agenda Division
Manatee County Government
Development Services
9000 Town Center Parkway
Lakewood Ranch, FL 34202
Office: 941-748-4501 ext. 6878
Mobile: 941-392-1086
Website: mymanatee.org

We are officially open to welcome customers at our new office location! Stop by and see us at 9000 Town Center Parkway, Lakewood Ranch, FL 34202.

For convenience, services are also available via the Accela Online Services Portal at mymanatee.org.

Under [Public Records Act](#), email communications sent to and from this address may be subject to public disclosure. Please be advised that any correspondence may be retained as a public record and could be disclosed upon request.



From: Brandon Tirado <brandon.tirado@mymanatee.org>
Sent: Wednesday, April 15, 2026 12:40 PM
To: Bobbi Roy <bobbi.roy@mymanatee.org>
Subject: Rye Crossing CDD Documents

Here are the word Docs for you!

Brandon Tirado | Planner II

Manatee County Government
Development Services Department
Mailing Address: P.O. Box 1000, Bradenton, FL 34205
Office Location: 9000 Town Center Pkwy, Lakewood Ranch, FL 34202
941-748-4501 ext. 3935
mymanatee.org

Under [Public Records Act](#), email communications sent to and from this address may be subject to public disclosure. Please be advised that any correspondence may be retained as a public record and could be disclosed upon request.



We are officially open to welcome customers at our new office location! Stop by and see us at 9000 Town Center Parkway, Lakewood Ranch, FL 34202.

For convenience, services are also available via the Accela Online Services Portal at mymanatee.org.

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



April 23, 2026 - Land Use Meeting

Subject

Ordinance No. 26-12-Second Petition to Amend the Boundaries of the Rye Crossing Community Development District Contraction of Boundaries - Legislative - Brandon Tirado, Planner II - District 1

An Ordinance Of Manatee County, Florida, Relating To The Rye Crossing Community Development District; Providing Legislative Findings; Specifying Authority; Specifying Intent And Purpose; Contracting The Boundaries Of The District Pursuant To Subsection 190.046(1), Florida Statutes, By Removing Approximately 5.72 Acres Of Land; Amending Subsection 2-8-79 Of The Manatee County Code Of Ordinances Describing The Amended Boundaries Of The District As Contracted; Providing For Reliance Upon Representations; Providing For Codification; Providing For Severability; And Providing An Effective Date.

Category

ADVERTISED PUBLIC HEARINGS (Presentations Upon Request)

Briefings

Briefing Provided Upon Request

Contact and/or Presenter Information

Presenter: Brandon Tirado, Planner II, 941-748-4501 x3935,
brandon.tirado@mymanatee.org

Contact: Abigail Bonds, Planning and Zoning Tech III, 941-748-4501 x3927,
Abigail.bonds@mymanatee.org

Action Requested

APPROVAL

Based on the record of the public hearing, public testimony provided therein, and having evaluated the criteria for the amendment of a community development district's boundaries pursuant to Chapter 190, Florida Statutes, I move to APPROVE the petition requesting the contraction of boundaries of the Rye Crossing Community Development District and to ADOPT Ordinance No. 26-12.

DENIAL

Based on the record of the public hearing, public testimony provided therein, and having evaluated the criteria for the the amendment of a community development district's boundaries pursuant to Chapter 190, Florida Statutes, I move to DENY the petition requesting the contraction of the boundaries of the Rye Crossing Community Development District and to DENY adoption of Ordinance No. 26-12.

Enabling/Regulating Authority

N/A

Applicable Advisory Board

N/A

Background Discussion

- Summary of request:
- A petition submitted by the Petitioner (Christian Cotter, chairman of the District) requesting the Board of County Commissioners to adopt an ordinance to establish the Rye Crossing Community Development District.
- The District requests granting the Petition pursuant to the "Uniform Community Development District Act of 1980", Chapter 190, Florida Statutes.
- Acreage: The land to be removed from the District is approximately 5.72 acres, contracting the boundaries of the District to a total of approximately 186.23 acres. The subject property is generally located east of North Rye Road and South of the Rye Ranch Subdivision, Manatee County.
- FLUC: Urban Fringe-3 (UF-3)
- Zoning: PDR, Haval Farms Ord. PD-MU-17-26(Z)(G), Originally Approved 4/5/2019, Revised 6/4/2024 via Ord. PD-MU-17-26(G)(R)
- Surrounding Uses: The Subject property is surrounded by other portions of the Haval Farms GDP to the east and west. The Prosperity Lakes subdivision is located to the north, and the Villages of Amazon subdivision is located to the south.
- No neighborhood workshop was conducted for this meeting as it is not required per Section 312.6 of the Manatee County LDC.
- Conclusion: The proposed project is in conformity with the provisions of the future land use plan element of the Manatee County Comprehensive Plan.

Attorney Review

Other (Requires explanation in field below) Soto

Camilo Soto reviewed and responded by email to Matter #FY 25/26-0212 on March 12,2026.

Instructions to Board Records

Please forward a copy of the executed document to bobbi.roy@mymanatee.org and brandon.tirado@mymanatee.org.

Cost and Funds Source Account Number and Name N/A

Amount and Frequency of Recurring Costs N/A

ORDINANCE NO. : 26 -12

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, RELATING TO THE RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; CONTRACTING THE BOUNDARIES OF THE DISTRICT PURSUANT TO SUBSECTION 190.046(1), FLORIDA STATUTES, BY REMOVING APPROXIMATELY 5.72 ACRES OF LAND; AMENDING SUBSECTION 2-8-79 OF THE MANATEE COUNTY CODE OF ORDINANCES DESCRIBING THE AMENDED BOUNDARIES OF THE DISTRICT AS CONTRACTED; PROVIDING FOR RELIANCE UPON REPRESENTATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature has enacted and amended Chapter 190, Florida Statutes, to provide an alternative method to finance and manage basic services for community development; and

WHEREAS, a community development district serves a governmental and public purpose by financing, providing, and managing certain basic infrastructure systems, facilities, and services as allowed by Florida law, specifically Chapter 190, Florida Statutes, for the use and enjoyment of the general public, and only property owners within the district are assessed through the community development district for these improvements within the district's boundaries; and

WHEREAS, subsection 190.046(1), Florida Statutes, authorizes the Board of County Commissioners to adopt an ordinance granting a petition for the contraction of a community development district's boundaries that were established previously by ordinance; and

WHEREAS, Rye Crossing Community Development District (the "District") has been created by law and established pursuant to Manatee County Ordinance No. 22-38, adopted on May 5, 2022, effective as filed with the Secretary of State of Florida on May 12, 2022; and

WHEREAS, Ordinance No. 22-38 described the boundaries of the District, which included approximately 39.65 acres of land; and

WHEREAS, the District was amended pursuant to Manatee County Ordinance No. 23-32, adopted on February 2, 2023, effective as filed with the Secretary of State of Florida on February 2, 2023; and

WHEREAS, Ordinance No. 23-32 amended the boundaries of the District, adding approximately 152.30 acres of land; and

WHEREAS, based on the information provided by the District board of supervisors (the "Petitioner"), the District is active and in good legal standing, and the Board of County

Commissioners of Manatee County, Florida (the “Board”), has relied thereon in adopting this Ordinance; and

WHEREAS, the Petitioner has filed a petition with the Board to adopt an ordinance amending the boundaries of the District pursuant to subsection 190.046(1)(a), Florida Statutes, by contraction; and

WHEREAS, the petition proposes the contraction of approximately 5.72 acres from the District; and

WHEREAS, pursuant to sections 190.046(1)(g) and 125.66, Florida Statutes, the filing of the petition for the boundary amendment by the Petitioner constitutes consent of the landowners within the District other than those landowners whose land is proposed to be removed from the District; and

WHEREAS, Forestar (USA) Real Estate Group, Inc., a Delaware corporation, is the owner of approximately 5.72 acres of land proposed to be removed from the District and has consented in writing to the removal of said land to the District; and

WHEREAS, the Board has conducted a public hearing on the petition in accordance with the requirements and procedures of sections 190.046(1)(b) and Section 125.66, Florida Statutes, as amended; and

WHEREAS, the Board has considered the record of the public hearing and the factors set forth in subsection 190.005(1)(e), Florida Statutes, as amended, in making its determination to grant or deny the petition for ordinance amendment contracting the boundaries of the District; and

WHEREAS, the Board has relied upon the representations made in the petition and other documents attached thereto as exhibits in adopting this Ordinance; and

WHEREAS, the District established under Ordinance No. 22-38, as amended by Ordinance 23-32, and further amended by this ordinance, as an independent special district and a local unit of special purpose government and shall continue to be governed by Chapter 190, Florida Statutes, and all other applicable federal, state, and local laws within the amended boundaries described and depicted in **Exhibit “A,”** attached hereto and incorporated herein; and

WHEREAS, amendment of the boundaries of the District will protect, promote, and enhance the public health, safety, and welfare of the County and its inhabitants, including the inhabitants of the District.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY:

Section 1. Legislative findings. The Board of County Commissioners of Manatee County, Florida, hereby adopts the “WHEREAS” clauses stated above as legislative findings in support of this Ordinance.

Section 2. Authority. This Ordinance is adopted pursuant to sections 190.046(1)(b) and 125.66, Florida Statutes, as amended, and other applicable provisions of law governing county ordinances.

Section 3. Intent and Purpose. It is the intent and purpose of this Ordinance to amend the boundaries of Rye Crossing Community Development District pursuant to Chapter 190, Florida Statutes, as amended, with all the rights and obligations appertaining thereto, including all obligations accruing pursuant to applicable federal, state, and local laws

Section 4. Contracting of boundaries. The boundaries of the District are hereby contracted pursuant to subsection 190.046(1), Florida Statutes, by removing approximately 5.72 acres of land from the geographic boundaries and control of the District and contracting the boundaries of the District to a total of approximately 186.23 acres of land, are described and depicted in Exhibit “A.”

Section 5. Amending Subsection 2-8-79 of the Manatee County Code of Ordinances. Subsection 2-8-79 of the Manatee County Code of Ordinances is hereby amended to read as follows:

Sec. 2-8-79. Rye Crossing Community Development District.

...

(b) *Boundaries.* The boundaries of the district are described in the metes and bounds description attached to Ord. No. 26-12 as **Exhibit “A.”**

...

Section 6. Reliance upon representations. The contraction of the boundaries of the District is specifically based upon the representations made in the Petition to Amend Manatee County Ordinance No. 26-12 to amend the external boundaries District through contraction dated September 8, 2025 signed by Christian Cotter, chairman of the District, which was filed with Manatee County, Florida, and is attached hereto as **Composite Exhibit “B.”**

Section 7. Codification. The publisher of the County’s Code, CivicPlus, is directed to incorporate the amendments in Section 5 of this Ordinance into the Code.

Section 8. Severability. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 9. Effective date. This Ordinance shall take effect immediately upon the filing of a certified copy of this Ordinance with the Secretary of State pursuant to Section 125.66, Florida Statutes.

PASSED AND ADOPTED, with a quorum present and voting, by the Board of County Commissioners of Manatee County, Florida, 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

LESS AND EXCEPT:

EXHIBIT "A"

SKETCH OF DESCRIPTION

Section 16 , Township South, Range_:@_ East
Manatee County, Florida

DESCRIPTION:

A TRACT OR PARCEL OF LAND, LYING IN THE SOUTHEAST ONE QUARTER OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 19 EAST, BEING A PORTION OF A PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1685, PAGE 7417 AND A PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 2511, PAGE 7743 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 13, THENCE N00°41'21"E ALONG THE EAST LINE OF SAID SECTION FOR 100.00 FEET TO THE SOUTHEAST CORNER THE AFOREMENTIONED PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1685, PAGE 7417 AND THE POINT OF BEGINNING; THENCE CONTINUE N00°41'21"E ALONG THE EAST LINE OF SAID SECTION FOR 1601.16 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE AFOREMENTIONED PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 2511, PAGE 7743; THENCE CONTINUE N00°41'21"E ALONG THE EAST LINE OF SAID SECTION FOR 930.81 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE SOUTHEAST ONE QUARTER OF SECTION 13; THENCE S65°59'29"W ALONG THE NORTHERLY LINE OF SAID PARCEL FOR 110.07 FEET; THENCE S00°41'21"W PARALLEL WITH AND 100.00 FEET WESTERLY FROM (AS MEASURED ON A PERPENDICULAR) THE EAST LINE OF SECTION 13 FOR 883.29 FEET TO AN INTERSECTION WITH THE COMMON BOUNDARY LINE OF SAID PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 2511, PAGE 7743 AND SAID PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1685, PAGE 7417; THENCE CONTINUE S00°41'21"W FOR 1572.04 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF SAID PARCEL; THENCE S72°16'16"E ALONG THE SOUTHERLY LINE OF SAID PARCEL FOR 104.59 FEET TO AND INTERSECTION WITH THE EAST LINE OF SECTION 13 AND THE POINT OF BEGINNING.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD, IF ANY.

PARCEL CONTAINS 249,365 SQUARE FEET, (5.72 ACRES) MORE OR LESS.

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 13, AS BEARING N.00°41'21"E.
2. BEARINGS AND STATE PLANE COORDINATES SHOWN HEREON ARE GRID BEARINGS BASED ON NGS CONTROL POINTS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, BASED ON NORTH
3. R O D D u? E(0 161 feU 6 i.;:iRE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DALTON R. CROSS, P.S.M
4. THIS DESCRIPTION IS NOT COMPLETE WITHOUT THE SKETCH.
5. THIS SKETCH IS NOT A SURVEY.
6. THIS SKETCH AND DESCRIPTION IS CERTIFIED TO MANATEE COUNTY.

REVISIONS:



CERTIFICATE OF AUTHORIZATION LB 0007832
6813 STATE ROAD 70 EAST, BRADENTON, FLORIDA 34203
(841) 748-8340 (841) 886-8838 FAX

Kyle E. Cross
KYLE E. CROSS, PSM. No. 7176

SHEET

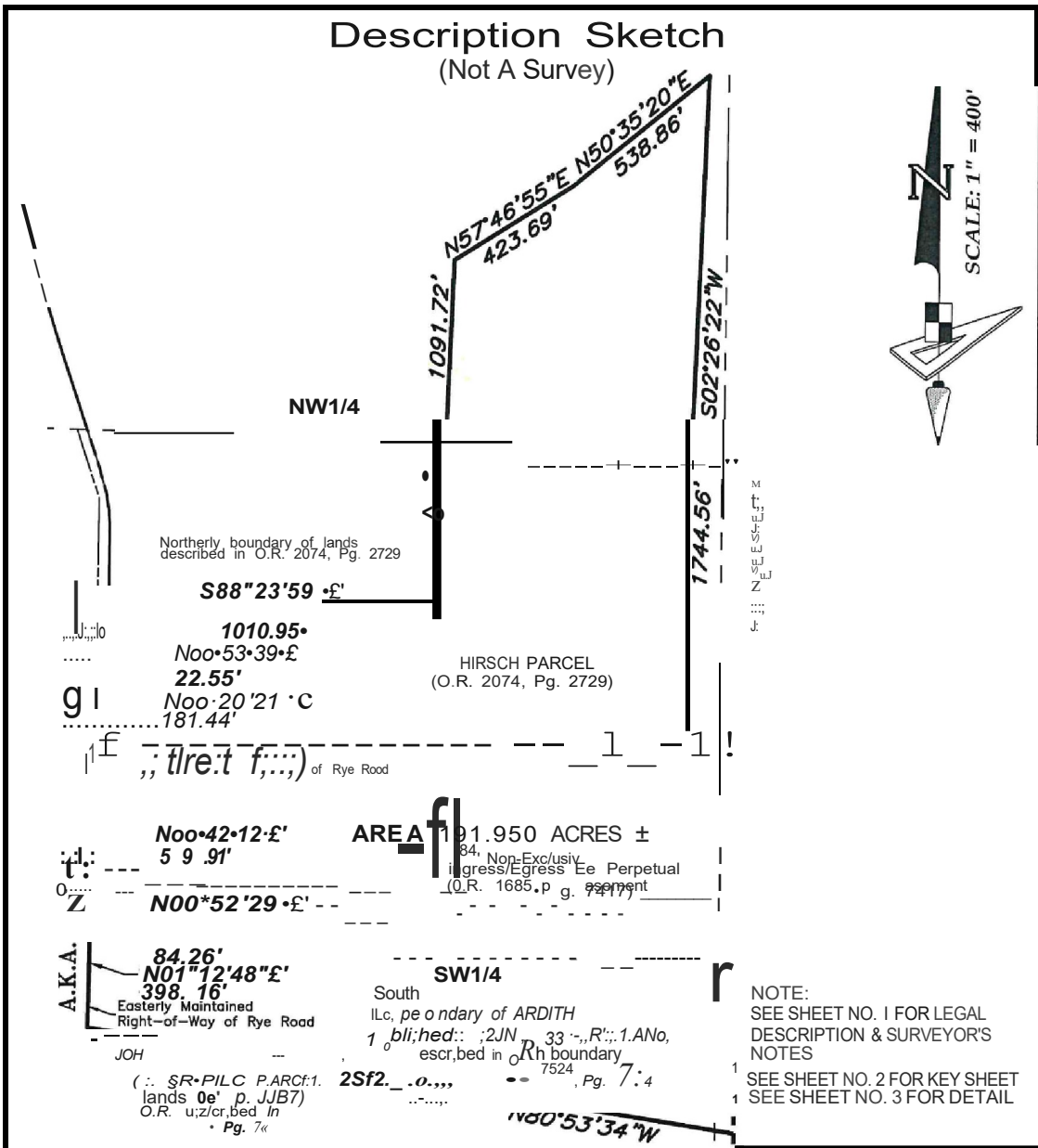
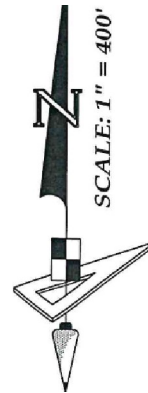
1 OF 2

8 --- S c a l e : N A _____ D r a w n b : J N _____ F B / P G : N O N E _____

DATE: 05/30/2023

JOB: _____

Description Sketch (Not A Survey)



CURVE DATA TABLE				
No.	RADIUS	DELTA	ARC	BEARING
Cl	13869.72'	7°57'31"	1537.52'	N 04°19'07" E

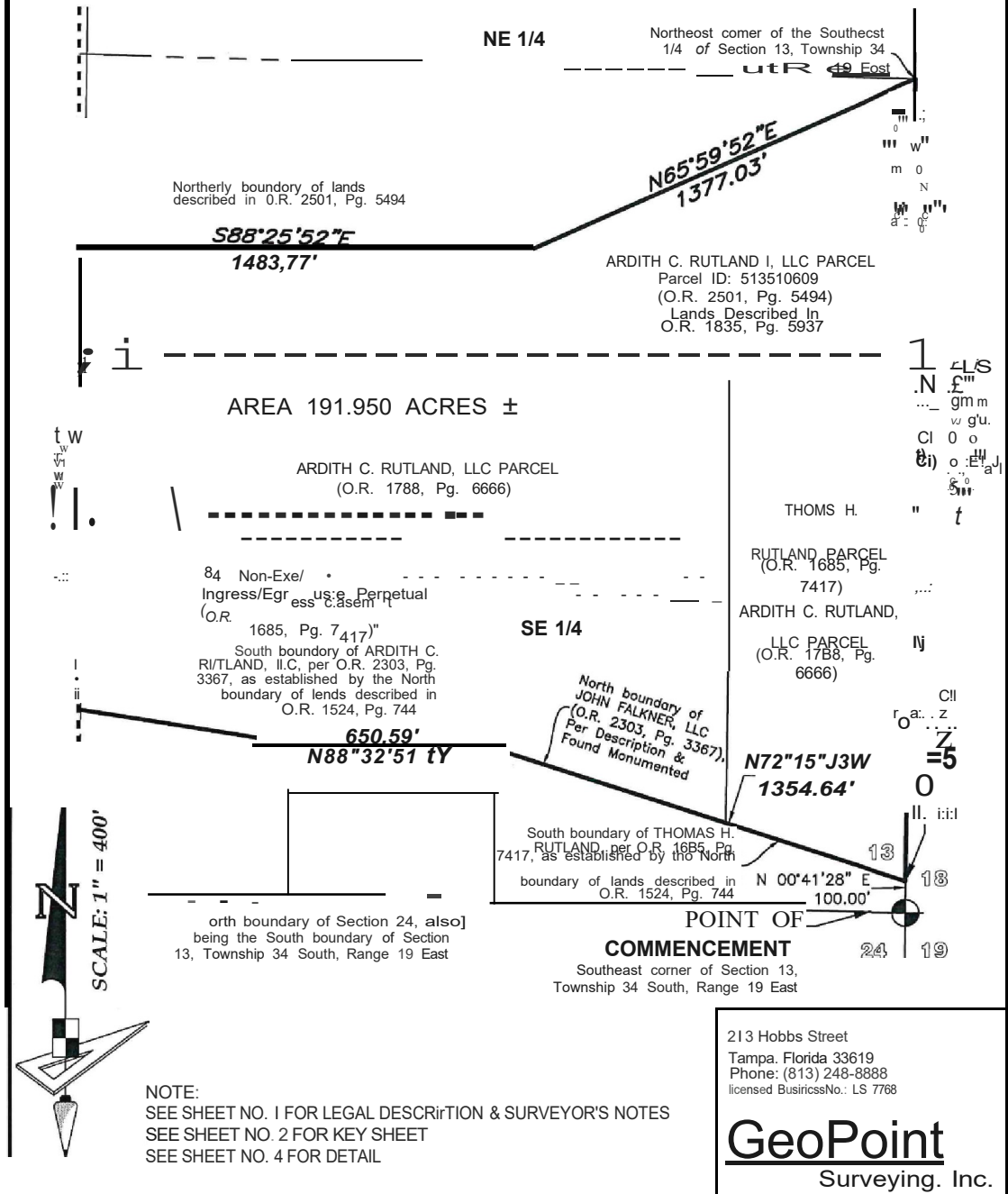
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint

Surveying, Inc.

Description Sketch

(Not A Survey)



NOTE:
 SEE SHEET NO. 1 FOR LEGAL DESCRIPTION & SURVEYOR'S NOTES
 SEE SHEET NO. 2 FOR KEY SHEET
 SEE SHEET NO. 4 FOR DETAIL

213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 licensed Business No.: LS 7768

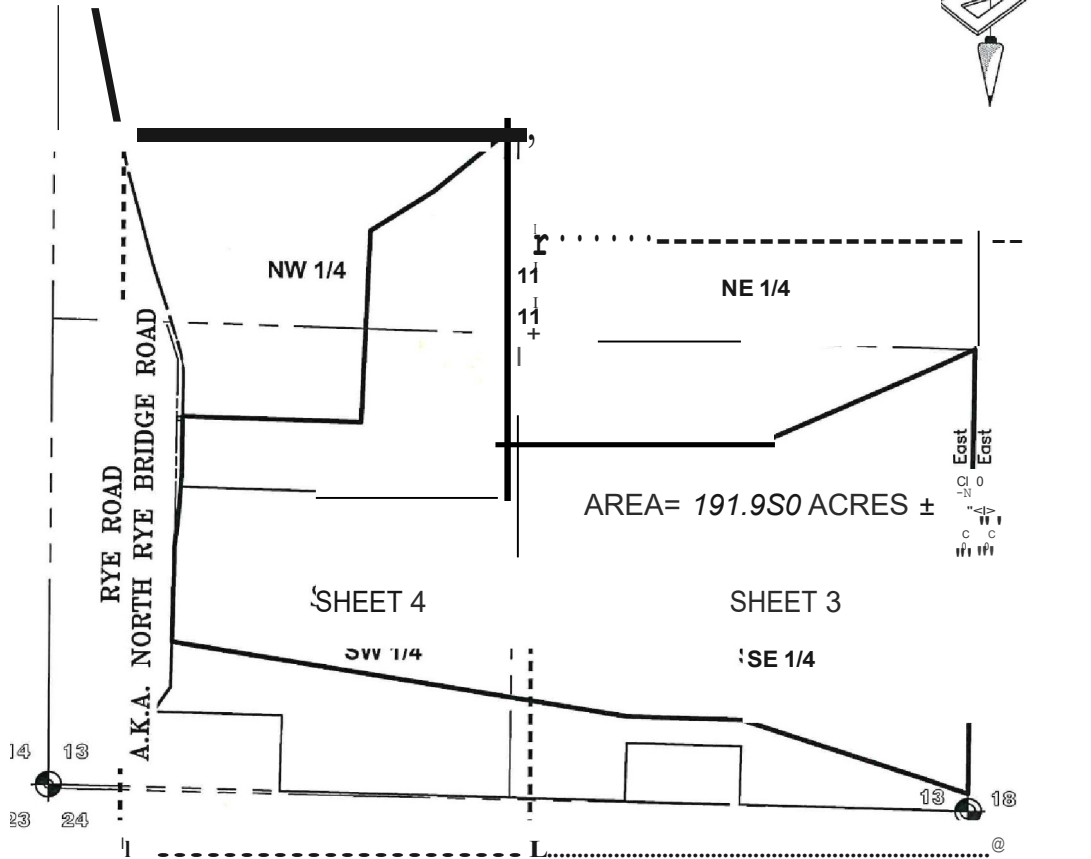
GeoPoint

Surveying, Inc.

Description Sketch

(Not A Survey)

KEY SHEET



NOTE:
SEE SHEET NO. 1 FOR LEGAL DESCRIPTION & SURVEYOR'S NOTES
SEE SHEET NO. 3-4 FOR DETAIL

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
License: 8115 Business No.: LB 7768

GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)

RYE CROSSING CDD

DESCRIPTION: A parcel of land lying in Section 13, Township 34 South, Range 19 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 13, run thence along the East boundary thereof, N.00°41'28"E, a distance of 100.00 feet to the Northerly line of that certain parcel as described and recorded in Official Records Book 1524, Page 744, Public Records of Manatee County, Florida, said point also being the **POINT OF BEGINNING**; thence along said Northerly line the following three (3) courses: 1) N.72°15'33"W, a distance of 1354.64 feet; 2) N.88°32'51"W, a distance of 650.59 feet; 3) N.80°53'34"W, a distance of 2612.84 feet to a point on the Easterly maintained right-of-way line of RYE ROAD; thence along said Easterly maintained right-of-way line the following three (3) courses: 1) N.01°12'48"E, a distance of 398.16 feet; 2) N.00°52'29"E, a distance of 84.26 feet; 3) N.00°42'12"E, a distance of 59.91 feet to the intersection of the Easterly right-of-way of RYE ROAD as described and recorded in Official Records Book 1648, Page 6963, said Public Records; thence along said Easterly right-of-way line the following three (3) courses: 1) Northerly, 537.52 feet along the arc of a non-tangent curve to the left having a radius of 3869.72 feet and a central angle of 07°57'31" (chord bearing N.04°19'07"E, 537.09 feet); 2) N.00°20'21"E, a distance of 181.44 feet; 3) N.00°53'38"E, a distance of 22.55 feet to a point on the Northerly boundary of lands described and recorded in Official Records Book 2074, Page 2729, said Public Records; thence along said Northerly boundary the following five (5) courses: 1) S.88°23'59"E, a distance of 1010.95 feet; 2) N.02°26'22"E, a distance of 1091.72 feet; 3) N.57°46'55"E, a distance of 423.69 feet; 4) N.50°35'20"E, a distance of 538.86 feet; 5) S.02°26'22"W, a distance of 1744.56 feet to a point on the Northerly boundary of lands described and recorded in Official Records Book 2501, Page 5494; thence along said Northerly boundary the following 1) S.88°25'52"E, a distance of 1483.77 feet; 2) N.65°59'52"E, a distance of 1377.03 feet to the Northeast corner of the Southeast 1/4 of aforesaid Section 13; thence along the East boundary thereof, S.00°41'28"W, a distance of 2531.84 feet to the **POINT OF BEGINNING**.

Containing 191.950 acres, more or less.

SURVEYOR'S NOTES:

- 1) Bearings shown hereon are based on the East boundary of Section 13, Township 34 South, Range 19 East, Manatee County, Florida, having a Grid bearing of N.00°12'59"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida

SEE SHEET NO. 2 FOR KEY SHEET
SEE SHEET NO. 3-4 FOR DETAIL

PROJECT: Rutland Property Prepared For: FORES: AW

PHASE: Rye Crossing, CDD

DAVID A. WILLIAMS

213 Horseshoe Street
Tampa, Florida 33619
Phone: (813) 248-3888
Licenses, No.: LB 7768

David A. Williams
FLORIDA
SURVEYOR & MAPPER NO. 6423

Point
Surveying, Inc.

FILE PATH: P:\RYE CROSSING (RUTLAND)\DESCRIPTIONS\RUTLAND-RYE-CROSSING-C00-0S.DWG LAST SAVED BY: JORDANM 101 of 04

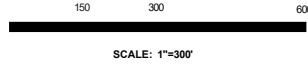
LEGEND:

ID = IDENTIFICATION
ORB = OFFICIAL RECORDS BOOK
PG = PAGE
SQUIT - SQUARE FOOT
D= DELTA
R= RADIUS
CH= CHORD BEARING
L= LENGTH



EXHIBIT "A"
SKETCH OF DESCRIPTION

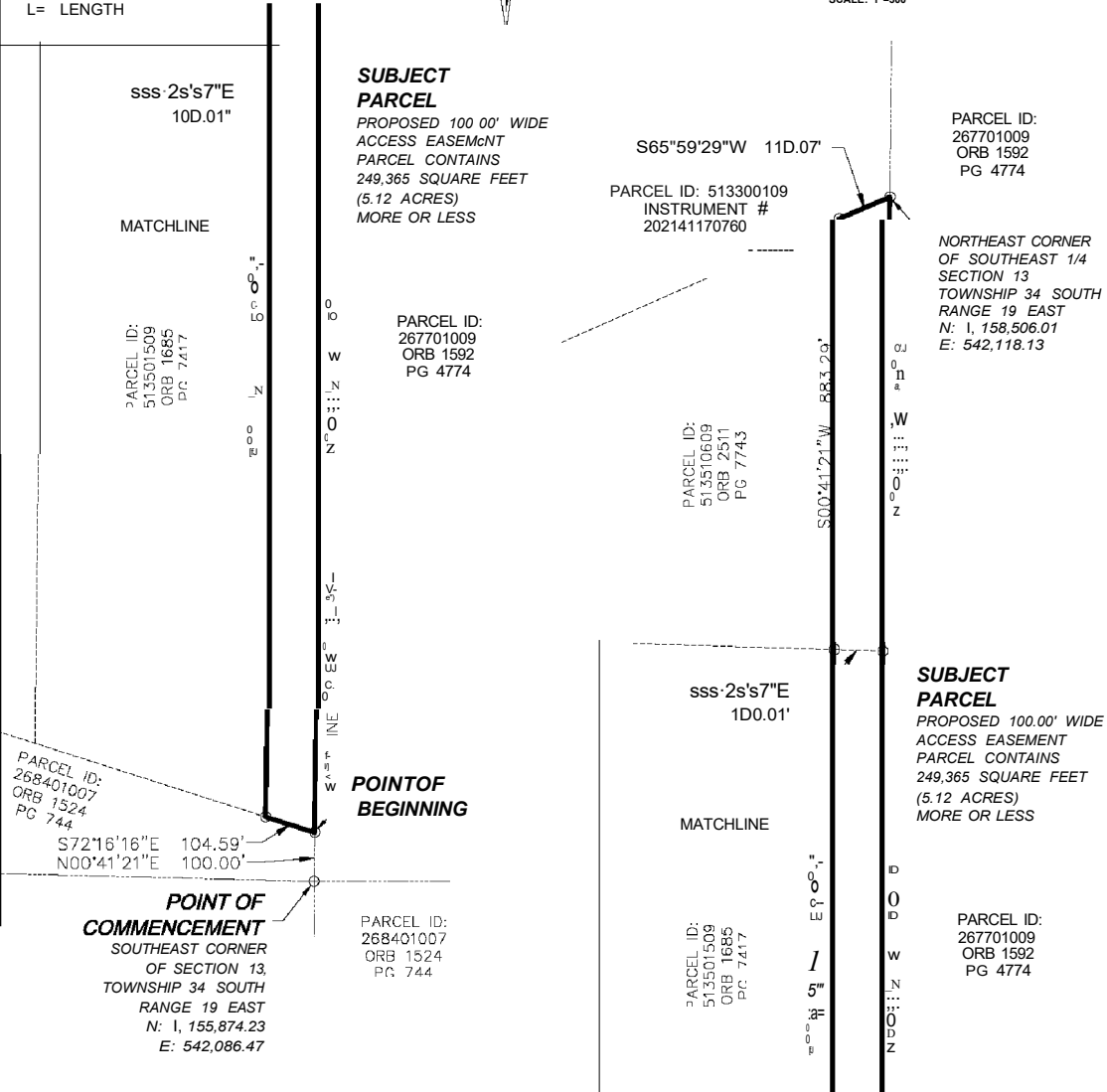
Section 13 , Township 14 South, Range 12 East
Manatee County, Florida



May 28, 2025 5:02pm

R:\RNG 19E-RYE PRESERVE\dwg\Sketches\SK THE EAST 100 FEET.dwg

19



REVISIONS:

ATWELL

866.850.4200 - atwell-graup.com

CERTIFICATE OF AUTHORIZATION LB 0007832
6813 STATE ROAD 70 EAST, BRADENTON, FLORIDA 34203
(841) 748-8340 (841) 886-8838 FAX

Kyle E. Cross
KYLE E. CROSS, PSM. No. 7176

SHEET

2 OF 2

Scale: 1"=300'

Drawn by : JN

FB/PG: NONE

DATE: 05/30/2023

JOB:

EXHIBIT B

PETITIONER CERTIFICATION

I HEREBY CERTIFY THAT, TO MY KNOWLEDGE, THE FACTS CONTAINED IN THE *PETITION TO AMEND THE BOUNDARIES OF THE RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT* ARE TRUE AND CORRECT.

**RYE CROSSING COMMUNITY DEVELOPMENT
DISTRICT**

Ac _____

Christian Cotter, Chairman
On behalf of the Petitioner,
Rye Crossing Community Development District

BEFORE THE MANATEE COUNTY
BOARD OF COUNTY COMMISSIONERS

**SECOND PETITION TO AMEND THE BOUNDARIES OF THE
RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Rye Crossing Community Development District ("**Petitioner**" or "**District**"), hereby petitions the Manatee County Board of County Commissioners, pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, *Florida Statutes*, and specifically Section 190.046(1), *Florida Statutes*, to adopt an amendment to Manatee County Ordinance Nos. 22-38 and 23-32 to remove approximately 5.72 acres to the District. In support of this petition, the District states:

1. History of the District. Pursuant to Chapter 190, *Florida Statutes*, the Board of County Commissioners of Manatee County, Florida, adopted Manatee County Ordinance No. 22-38 and established the District, which was effective on May 9, 2022. The Board of County Commissioners of Manatee County, Florida, further adopted Ordinance No. 23-32, amending the boundaries of the District, which was effective on February 2, 2023. The District is a special purpose unit of local government established under the provisions of Chapter 190, *Florida Statutes*, for the purposes of financing, acquiring, constructing, operating and maintaining public infrastructure improvements.

2. Location and Size. The District is located entirely within unincorporated Manatee County, Florida, and currently covers approximately 191.950 acres of land. **Exhibit 1** depicts the general location of the existing District and the location of the proposed Contraction Parcel (defined below). The District is located east of North Rye Road and southwest of Rutland Road. The current metes and bounds description of the external boundaries of the District is set forth in **Exhibit 2**. The metes and bounds description of the lands to be removed from the District, which comprise approximately 5.72 acres ("**Contraction Parcel**"), are set forth in **Exhibit 3**. Subsequent to the amendment of the District's boundary, the District will encompass approximately 186.23 acres in total. **Exhibit 4** contains the metes and bounds description of the District boundary, as amended ("**Amended District**").

3. Excluded Parcels. There are no parcels within the external boundary of the Amended District which are to be excluded.

4. Landowner and District Consent. Petitioner has obtained consent of one hundred (100%) percent of the owners of the lands comprising the Contraction Parcel to amend the boundary of the District as set forth in this Petition. The owners of the Contraction Parcel are Forestar (USA) Real Estate Group Inc. Documentation of this consent is attached hereto as **Exhibit 5**. The favorable action of the Board of Supervisors of the District constitutes consent for all of the lands within the District pursuant to Section 190.046(1)(e), *Florida Statutes*, as is evidenced by the District's Resolution 2025-05 and submission of this Petition. A copy of the Resolution is attached hereto as **Exhibit 6**.

5. District Facilities and Services. There are no services and facilities currently provided by the District to the Contraction Parcel.

6. Future Land Uses. Contraction of the District in the manner proposed is consistent with the adopted Manatee County Comprehensive Plan. The designation of future general distribution, location, and extent of the public and private land uses proposed for the Contraction Parcel and the Amended District by the future land use plan elements of the Manatee County Comprehensive Plan are shown on **Exhibit 7**.

7. Statement of Estimated Regulatory Costs. **Exhibit 8** is the Statement of Estimated Regulatory Costs ("**SERC**") prepared in accordance with the requirements of Section 120.541, *Florida Statutes*. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

8. Authorization of Agent. **Exhibit 9** identifies the authorized agent for the Petitioner. Copies of all correspondence and official notices should be sent to:

Jere Earlywine
Florida Bar No.155527
Jere.Earlywine@kutakrock.com
KUTAK ROCK, LLP
107 West College Avenue
Tallahassee, Florida 32301
(850) 528-6152 (telephone)

9. This Petition to amend the boundaries of the Rye Crossing Community Development District should be granted for the following reasons:

- a. Amendment of the District boundaries and all land uses and services planned within the District as amended are not inconsistent with applicable elements or portions of the adopted State Comprehensive Plan or the Manatee County Comprehensive Plan.
- b. The area of land within the District, as amended, is part of a planned community. The Amended District will continue to be of sufficient size and sufficiently compact and contiguous to be developed as one functional and interrelated community.
- c. The District currently does not provide services or facilities for the Contraction Parcel. Therefore, community development services and facilities of the Amended District provide for greater enhancement of the District without causing any undue hardship or burdens upon the land.
- d. The Amended District remains the best alternative for delivering community development services and facilities without imposing an additional burden on the general population of the local general-purpose government.

- e. The community development services and facilities of the Amended District will not be incompatible with the capacity and use of existing local and regional community development services and facilities.
- f. The area to be served by the Amended District is still amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the County Commission of Manatee County, Florida to:

- A. Schedule a public hearing in accordance with the requirements of Section 190.046(1)(b), *Florida Statutes*; and
- B. Grant this Petition and amend Manatee Ordinance Nos. 22-38 and No. 23-32 to amend the boundary of the District pursuant to Chapter 190, *Florida Statutes*.

[CONTINUED ON FOLLOWING PAGE]

RESPECTFULLY SUBMITTED, this 8th day of September, 2025.

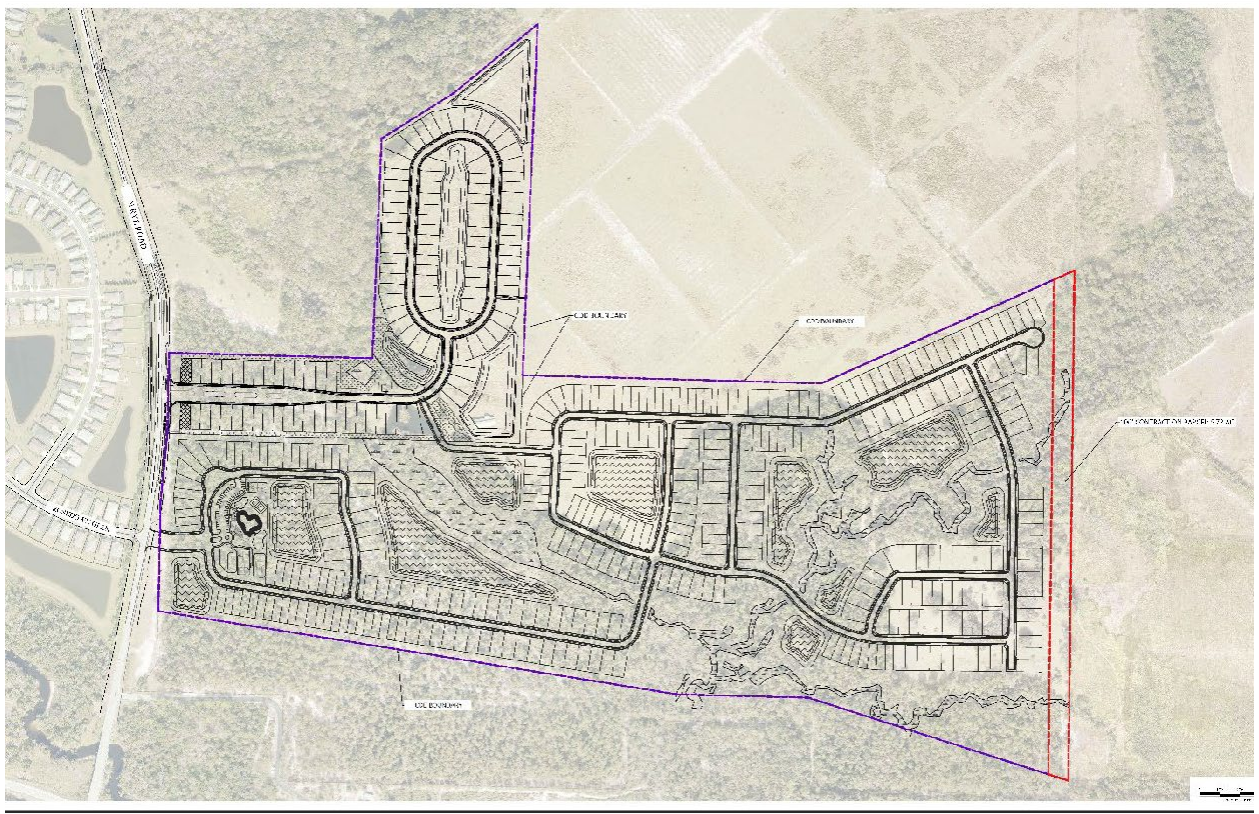
KUTAK ROCK, LLP



Jere Earlywine
Florida Bar No.155527
Jere.Earlywine@kutakrock.com
KUTAK ROCK, LLP
107 West College Avenue
Tallahassee, Florida 32301
(850) 528-6152 (telephone)

Attorneys for Petitioner

EXHIBIT 1



ATWELL
ARCHITECTS
PLANNERS
ENGINEERS

BYE-CROSSING
REF: 15/17 - 15/17 EXHIBIT 2.D.P.

Ordinance No. 26-12 f/k/a Ordinance 23-32 f/k/a Ordinance 22-38

Second Petition to Amend the Boundaries of the Rye Crossing Community
Development District Contraction of Boundaries

Request:

Adoption of Ordinance No. 26-12

ORDINANCE NO. 26-12

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, RELATING TO THE RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; CONTRACTING THE BOUNDARIES OF THE DISTRICT PURSUANT TO SUBSECTION 190.046(1), FLORIDA STATUTES, BY REMOVING APPROXIMATELY 5.72 ACRES OF LAND; AMENDING SUBSECTION 2-8-79 OF THE MANATEE COUNTY CODE OF ORDINANCES DESCRIBING THE AMENDED BOUNDARIES OF THE DISTRICT AS CONTRACTED; PROVIDING FOR RELIANCE UPON REPRESENTATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

ALTERNATIVE MOTION(S):

APPROVAL

Based on the record of the public hearing, public testimony provided therein, and having evaluated the criteria for the amendment of a community development district's boundaries pursuant to Chapter 190, Florida Statutes, I move to APPROVE the petition requesting the contraction of boundaries of the Rye Crossing Community Development District and to ADOPT Ordinance No. 26-12.

DENIAL

Based on the record of the public hearing, public testimony provided therein, and having evaluated the criteria for the the amendment of a community development district's boundaries pursuant to Chapter 190, Florida Statutes, I move to DENY the petition requesting the contraction of the boundaries of the Rye Crossing Community Development District and to DENY adoption of Ordinance No. 26-12.

Second Petition to Amend the Boundaries of the Rye Crossing Community Development District

Staff Review Report

1. Request

The Board of Supervisors of the Rye Crossing Community Development District (the "District"), has petitioned requesting that the Manatee County Board of County Commissioners amend the existing boundaries of the District by deleting 5.72 acres from the District's total acreage of approximately 191.950 acres, contracting the District to approximately 186.23 acres. Approval of the petition would only amend the District's boundaries and not have any effect on the additional special powers already granted to the District.

2. Background

On May 5, 2022, the Board of County Commissioners adopted Manatee County Ordinance No. 22-38 establishing the District. The ordinance described the District's boundaries, including approximately 39.65 acres and named the initial members of the Board of Supervisors.

On February 2, 2023, the Board of County Commissioners adopted Manatee County Ordinance No. 23-32 amending the boundaries of the District, adding approximately 152.30 acres. Resulting in the District total acreage equating to 191.95 acres.

Chapter 190, Florida Statutes, authorized the establishment of the District and continues to control changes to the District's boundaries. The District sits in the unincorporated area of Manatee County and is located east of North Rye Road and southwest of Rutland Road. The approximate location of the District is shown on the hereto attached map.

3. Discussion

The District seeks to delete approximately 5.72 acres of land from the existing District boundaries. After the contraction, the revised District boundaries will total approximately 186.23 acres of land. The Manatee County Comprehensive Plan assigns the UF-3 (Urban Fringe-3) Future Land Use Category to all the land in the amended District.

The legal descriptions with more detailed maps of the contraction parcel and the proposed amended District boundaries appear as exhibits to the Petition and Ordinance 26-12.

Pursuant to Section 190.046(1), Florida Statutes, the District Board of Supervisors submitted the petition to contract the District's boundaries. Section 190.046(1)(e), Florida Statutes, provides that the filing of a petition for contraction by CDD's Board of Supervisors shall constitute consent of the landowners within the existing CDD. The petition further contains written consents of the owners of the contraction parcels proposed for deletion from the District as required by Section 190.046(1)(e).

The District Chairperson and the District's Legal Counsel affirm and certify that the facts contained in the petition are accurate. The District also attests that lands being removed from the District are not subject to assessments that secure any outstanding bonds.

Any action on the petition does not set a precedent for future requests in the community development district. All petitions submitted to Manatee County dealing with community development districts are reviewed on a case-by-case basis in accordance with the criteria specified in Section 190.0005(1)(e), Florida Statutes.

The process specified under the state statute for establishing, terminating, contracting, or expanding a community development district addresses only factors material to managing and financing the facilities and service delivery functions of the district. The statute treats matters concerning permitting or planning of the development as not material and not relevant to this process. Regardless of the powers and duties of the district, all land development projects within the district must still abide by the county's local government comprehensive plan and local land development regulations.

4. Review Factors

Sections 190.046(1)(b) and 190.005(1)(e) Florida Statutes, require the Board of County Commissioners to hold a public hearing on the petition to contract the District's boundaries, thereby amending prior ordinances. These statutes further require the Board of County Commissioners to consider the record of the public hearing and the factors set forth in Section 190.005(1)(e), Florida Statutes, in making its determination to grant or deny the petition for ordinance amendment. A description of the factors listed in Section 190.005(1)(e), Florida Statutes, and analyses for the factors are below:

1. "Whether all statements contained within the petition [to amend] have been found to be true and correct."

Analysis:

The petition states true and correct references to Chapter 190, Florida Statutes; it states the true and correct date of approval, approval authority,

ordinance number, and size the existing District; and the contents of the petition correspond correctly to the subject requirements of sections 190.046(1) and 190.005(1)(a), Florida Statutes.

The petition includes the legal descriptions of the District as it exists currently, the contraction area, and the District as contracted. The boundary descriptions follow courses and distances that return to their points of beginning, i.e., they close during calculations. The expressed size of the District appears the same as the size calculated using the metes and bounds description. The sketch and description bear the signature and seal of a Florida-licensed professional surveyor and mapper. The seal and signature of the surveyor attest to and prove the description true and correct.

Information from the Manatee County Property Appraisers also confirms the ownership of the contraction area and District as contracted, and this is consistent with what is described in the Petition.

The Petition's Consent of The Property Owner document is executed by the manager of the company owning the contraction area. The official signatures and notary acknowledgments attest to the signatories being true and correct. A Florida licensed attorney has also signed and submitted the Petition. The Petition includes statements signed by the Petitioner and the attorney certifying the Petition is true and correct.

2. "Whether the [contraction] of the District is inconsistent with any applicable element or portion of the state comprehensive plan or of the effective local government comprehensive plan."

Analysis:

Amendment of the District boundaries and all land uses and services planned within the District as amended are consistent with applicable elements or portions of the adopted State Comprehensive Plan or the Manatee County Comprehensive Plan.

3. "Whether the area of land within the proposed [contracted] District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community."

Analysis:

The area of land within the District, as amended, is part of a planned community. The Amended District will continue to be of sufficient size and sufficiently compact and contiguous to be developed as one functional and interrelated community.

4. "Whether the district . . . [as contracted remains] the best alternative available for delivering community development services and facilities to the area that will be served by the District."

Analysis:

The District does not currently provide services or facilities to the contracted area; therefore, community development services and facilities of the District, as amended, provide for a greater enhancement of the District without causing any undue hardship or burdens upon the contracted area. The Amended District remains the best alternative for delivering community development services and facilities without imposing an additional burden on the general population of the local general-purpose government.

5. "Whether the community development services and facilities of the District will be incompatible with the capacity and uses of existing local and regional community development services and facilities."

Analysis:

The community development services and facilities of the Amended District will not be incompatible with the capacity and use of existing local and regional community development services and facilities.

6. "Whether the area that will be served by the district is amenable to separate special-district government."

Analysis

The area to be served by the Amended District is still amenable to separate special-district government.

5. Estimated Regulatory Costs

The petition includes a Statement of Estimated Regulatory Costs (SERC) as required by Section 190.005(1)(a)8 and Section 120.541, Florida Statutes. The

statement must address the impact of the contraction on small businesses, the entities affected by the contraction, and the cost to governments.

The amendment of the District's boundaries will not increase any regulatory costs on the State or the County by virtue that the District has already been established and amending its size does not change the regulatory requirements that the District will be subject to after the initial review and possible approval of the petition to amend its boundaries by the County. The District will pay a filing fee to the County to offset any expenses that the County incurs in the processing of this petition to amend the District's boundaries.

Amending the District's boundaries will not materially increase regulatory costs to the landowners within the Amended District. Such increases in regulatory costs, principally the anticipated increases in transactional costs because of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners within the Amended District. While the approximately 5.72 acres being removed from the District will not pay assessments to the Amended District, and the Amended District will not incur costs for the construction on, and maintenance of the contracted area. Property ownership in the District is completely voluntary and all initial prospective buyers will have such additional transaction costs disclosed to them prior to sale, as required by State law. Such costs, however, should be considered voluntary, self-imposed, and as a tradeoff for the service and facilities provided by the District. As to the anticipated amount of the transactional costs in the aggregate within 5 years, they are anticipated not to exceed \$5,000,000.

6. Exercise of Special Powers

The amendment of the District shall result in no change to the general and special powers relating to public improvements and community facilities. Pursuant to Sections 190.012(1), 190.012(2)(a) and 190.012(2)(d) Florida Statutes, all the special powers were granted by the Board of County Commissioners upon the adoption of Ordinance No. 22-13.

These special powers remain in effect allowing the District to plan, amend, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain additional systems and facilities for: parks and facilities for indoor and outdoor recreational, cultural, and educational uses; security including but not limited to guardhouses, fences and gates, electronic intrusion systems, and patrol cars, when authorized by the Manatee County Sheriff's Department or other proper governmental agencies; except that the District may not exercise any police power, but may contract with appropriate local general-purpose government agencies for an increased level of such services within the District boundaries.

7. Compliance With Review Standards

Staff finds that the proposed application, and the attached Ordinance No. 26-12, requesting contraction of the Rye Crossing Community Development District, can be found to comply with the applicable standards of review as detailed in Florida Statutes.

Attachments:

- Second Petition to Amend District Boundaries with Exhibits
- Ordinance No. 26-12
- Map depicting District location and Amended Boundary
- Notice of Public Hearing/Affidavit of Publishing

SECOND PETITION TO AMEND THE BOUNDARIES OF THE RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT

Submitted by:

Jere Earlywine
Florida Bar No.155527
Jere.Earlywine@kutakrock.com
KUTAK ROCK, LLP
107 West College Avenue
Tallahassee, Florida 32301
(850) 528-6152 (telephone)

**SECOND PETITION TO AMEND THE BOUNDARIES OF
THE RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT**

September 8 _____, 2025

TABLE OF CONTENTS

Manatee County Application

Development Status

Certification of Attorney

Certification of Petitioner

Petition to Amend the Boundary of the Rye Crossing Community Development District

Exhibit 1: General Location Map

Exhibit 2: Metes and Bounds Description- Current District

Exhibit 3: Metes and Bounds Description- Contraction Parcel

Exhibit 4: Metes and Bounds Description- Amended District

Exhibit 5: Landowner Consent

Exhibit 6: District Resolution 2025-05, Authorizing Boundary Amendment

Exhibit 7: Future Land Uses

Exhibit 8: Statement of Estimated Regulatory Costs

Exhibit 9: Authorization of Agent

Submitted by: Jere Earlywine
Florida Bar No.155527
Jere.Earlywine@kutakrock.com
KUTAK ROCK, LLP
107 West College Avenue
Tallahassee, Florida 32301
(850) 528-6152 (telephone)

**MANATEE COUNTY GOVERNMENT
PLANNING DEPARTMENT
LAND DEVELOPMENT APPLICATION**

FOR STAFF USE ONLY	
Date: _____	File Number: _____
File Name: _____	

This application shall be used for all land development
rezone or comprehensive plan amendment request.
Please attach appropriate standards or supplementary information, as applicable.

NAME OF THE PROJECT: RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT

TYPE OF APPROVAL DESIRED: BOUNDARY AMENDMENT OF A COMMUNITY DEVELOPMENT DISTRICT (CONTRACTION)

LIST CASE NUMBERS OF PREVIOUS APPROVALS: N/A

A. Property Information

1. Legal Description: See attached Exhibit A
2. D. P. Number(s): 513510609; 513501509
3. Section: 13 Township: 34 South Range: 19 East
4. Subdivision Name (if Platted): _____
5. Lot: N/A 6. Block: N/A
7. Address or Location of Property (See Address Coordinator, if physical address is needed): The Contraction Parcel borders the eastern boundary of the District.
8. Present Zoning Classification: Rye Crossing = PDR; Rutland: A
9. (If Rezone) Proposed Zoning Classification: Rutland: PDR
10. (If Comprehensive Plan Map Amendment) Proposed Future Land Use Category: N/A
11. Future Land Use Category: UF-3
12. Flood Zone Category: Zone A, AE, X Map/Panel Numbers: FEMA FIRM Panel 12081C0215F effective date 8/10/2021
13. Property Size (to the nearest tenth of acre or sq. ft.): 5.72 acres (Contraction Parcel)
14. Existing Use(s) of Subject Property (i.e.: vacant, residence, commercial, etc.): Vacant
15. Surrounding Land Use(s) (i.e.: vacant, residence, commercial, etc.):
a. North: Vacant c. East: Vacant
b. South: Vacant d. West: Residential
16. Description of Proposed Activity or Use (Attach separate Sheet if Necessary):
The CDD desires to remove approximately 5.72 acres of undeveloped land ("Contraction Parcel") from its boundary pursuant to Chapter 190, F.S.

B. Names/Addresses

List all person(s) having ownership in subject property

1. Name of Property Owner (Contraction Parcel): **Forestar (USA) Real Estate Group Inc.**
Address: **2221 E. Lamar Boulevard, Suite 790, Arlington, Texas**
Zip: **76006** Telephone: _____ Fax: _____
Email Address: _____

2. Name of Agent: **Jere Earlywine, Kutak Rock, LLP**
Address: **107 West College Avenue, Tallahassee, Florida**
Zip: **32301** Telephone: **(850) 528-6152** Fax: _____
Email Address: Jere.Earlywine@kutakrock.com

3. Name of Engineer: **Anthony Squitieri, P.E.**
Address: **8725 Penderly Place, Suite 101, Bradenton**
Zip: **34201** Telephone: **(941) 306-8938** Fax: _____
Email Address: asquitieri@atwell.com

4. Name of Architect: **N/A**
Address: _____
Zip: _____ Telephone: _____ Fax: _____
Email Address: _____

5. Name of Landscape Architect: **N/A**
Address: _____
Zip: _____ Telephone: _____ Fax: _____
Email Address: _____

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

C. Signature

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

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



(Signature of Property Owner or Agent)

Additional Information

CONTACT:

Planning Department
1112 Manatee Avenue West, Fourth Floor 34205
P. O. Box 1000, Bradenton, FL 34206

Telephone: (941) 748-4501, Extension 6871

Fax Number: (941) 708-6152

<http://www.mymanatee.org>

EXHIBIT A

Legal Description of Current District Boundary

Description Sketch

(Not A Survey)

RYE CROSSING CDD

DESCRIPTION: A parcel of land lying in Section 13, Township 34 South, Range 19 East, Manatee County, Florida, and being more particularly described as follows:

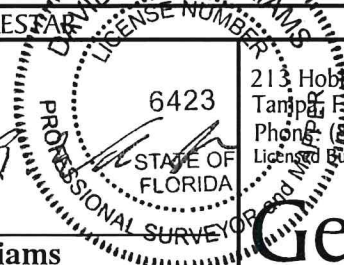

COMMENCE at the Southeast corner of said Section 13, run thence along the East boundary thereof, N.00°41'28"E, a distance of 100.00 feet to the Northerly line of that certain parcel as described and recorded in Official Records Book 1524, Page 744, Public Records of Manatee County, Florida, said point also being the **POINT OF BEGINNING**; thence along said Northerly line the following three (3) courses: 1) N.72°15'33"W, a distance of 1354.64 feet; 2) N.88°32'51"W, a distance of 650.59 feet; 3) N.80°53'34"W, a distance of 2612.84 feet to a point on the Easterly maintained right-of-way line of RYE ROAD; thence along said Easterly maintained right-of-way line the following three (3) courses: 1) N.01°12'48"E, a distance of 398.16 feet; 2) N.00°52'29"E, a distance of 84.26 feet; 3) N.00°42'12"E, a distance of 59.91 feet to the intersection of the Easterly right-of-way of RYE ROAD as described and recorded in Official Records Book 1648, Page 6963, said Public Records; thence along said Easterly right-of-way line the following three (3) courses: 1) Northerly, 537.52 feet along the arc of a non-tangent curve to the left having a radius of 3869.72 feet and a central angle of 07°57'31" (chord bearing N.04°19'07"E, 537.09 feet); 2) N.00°20'21"E, a distance of 181.44 feet; 3) N.00°53'38"E, a distance of 22.55 feet to a point on the Northerly boundary of lands described and recorded in Official Records Book 2074, Page 2729, said Public Records; thence along said Northerly boundary the following five (5) courses: 1) S.88°23'59"E, a distance of 1010.95 feet; 2) N.02°26'22"E, a distance of 1091.72 feet; 3) N.57°46'55"E, a distance of 423.69 feet; 4) N.50°35'20"E, a distance of 538.86 feet; 5) S.02°26'22"W, a distance of 1744.56 feet to a point on the Northerly boundary of lands described and recorded in Official Records Book 2501, Page 5494; thence along said Northerly boundary the following 1) S.88°25'52"E, a distance of 1483.77 feet; 2) N.65°59'52"E, a distance of 1377.03 feet to the Northeast corner of the Southeast 1/4 of aforesaid Section 13; thence along the East boundary thereof, S.00°41'28"W, a distance of 2531.84 feet to the **POINT OF BEGINNING**.

Containing 191.950 acres, more or less.

SURVEYOR'S NOTES:

- 1) Bearings shown hereon are based on the East boundary of Section 13, Township 34 South, Range 19 East, Manatee County, Florida, having a Grid bearing of N.00°12'59"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida

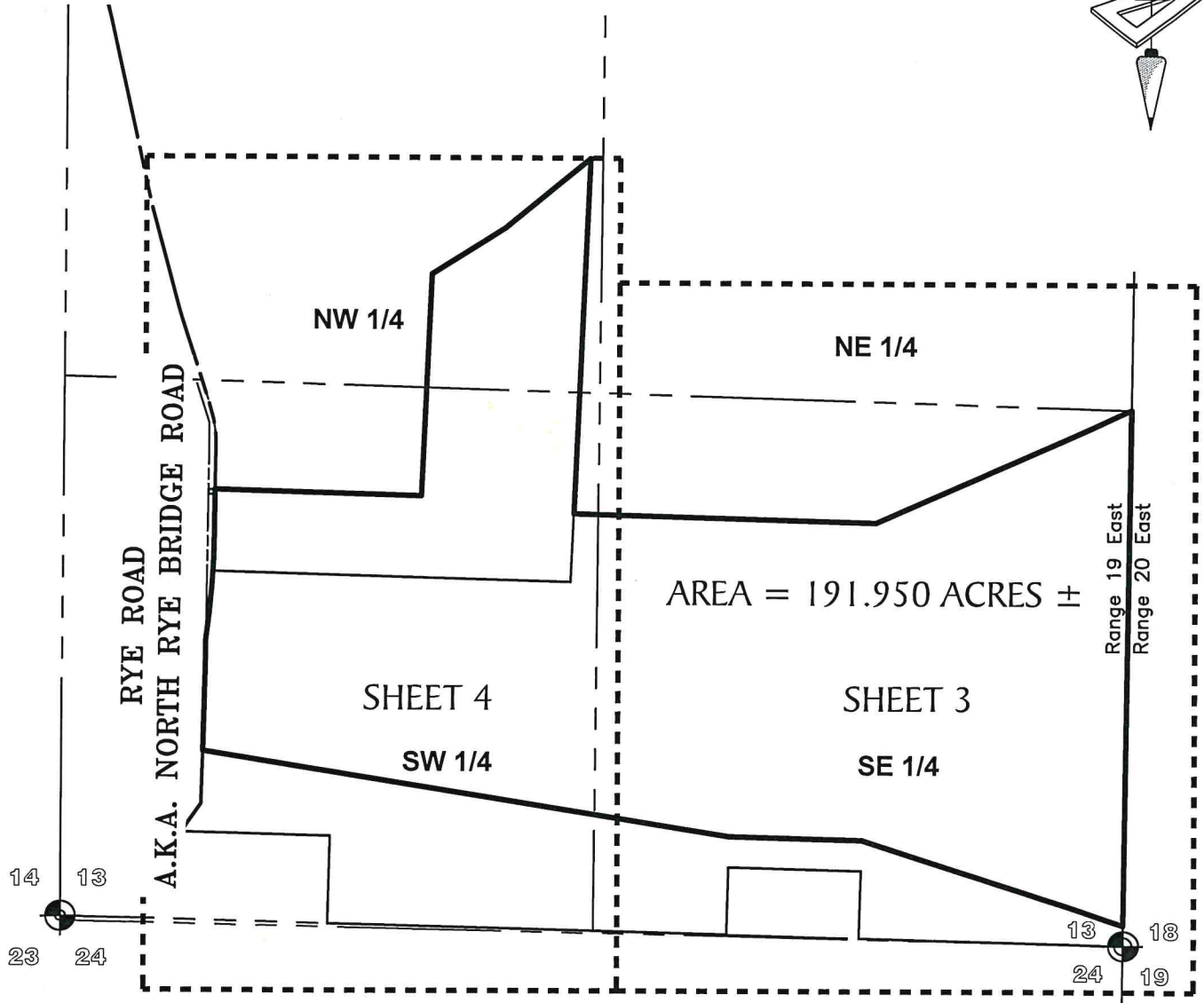
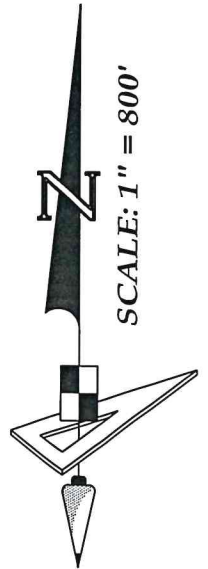
SEE SHEET NO. 2 FOR KEY SHEET
SEE SHEET NO. 3 -4 FOR DETAIL

PROJECT: Rutland Property			Prepared For: FORESTAR		
PHASE: Rye Crossing CDD					
DRAWN: JCM	DATE: 07/20/22	CHECKED BY: MHC			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
David A. Williams FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6423			213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768 		
FILE PATH: P:\RYE CROSSING (RUTLAND)\DESCRIPTIONS\RUTLAND-RYE-CROSSING-CDD-DS.DWG LAST SAVED BY: JORDANM					
					01 of 04

Description Sketch

(Not A Survey)

KEY SHEET



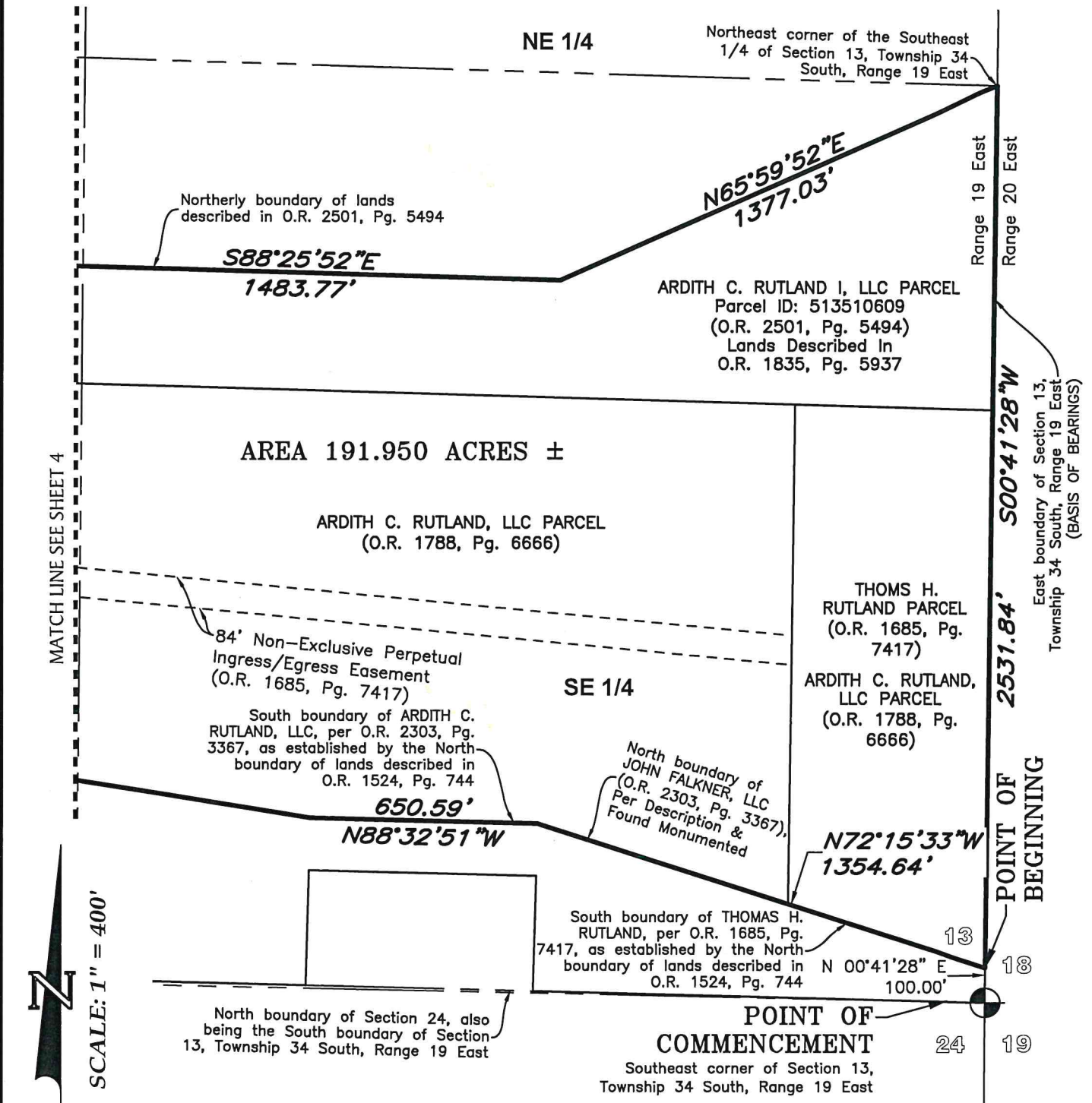
NOTE:
SEE SHEET NO. 1 FOR LEGAL DESCRIPTION & SURVEYOR'S NOTES
SEE SHEET NO. 3-4 FOR DETAIL

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

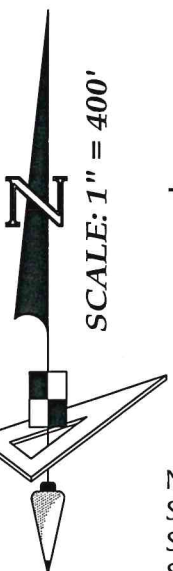


Description Sketch

(Not A Survey)



MATCH LINE SEE SHEET 4



SCALE: 1" = 400'

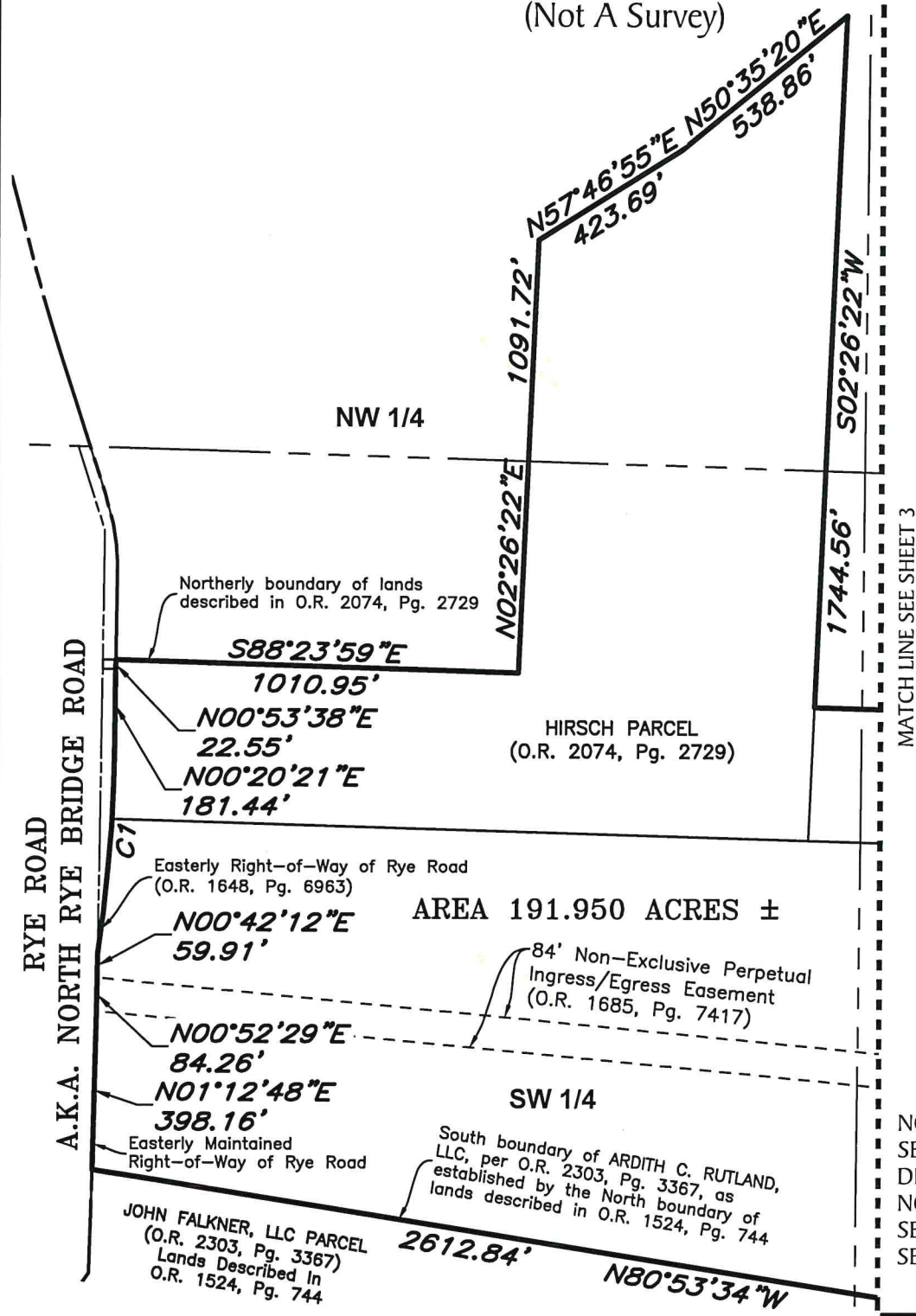
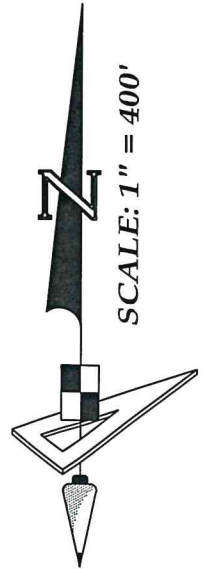
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213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Licensed Business No.: LB 7768

GeoPoint
 Surveying, Inc.

Description Sketch

(Not A Survey)



NOTE:
 SEE SHEET NO. 1 FOR LEGAL DESCRIPTION & SURVEYOR'S NOTES
 SEE SHEET NO. 2 FOR KEY SHEET
 SEE SHEET NO. 3 FOR DETAIL

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	3869.72'	7°57'31"	537.52'	537.09'	N 04°19'07" E

213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Licensed Business No.: LB 7768



ATTORNEY CERTIFICATION

I HEREBY CERTIFY THAT, TO MY KNOWLEDGE, THE FACTS CONTAINED IN THE *SECOND PETITION TO AMEND THE BOUNDARIES OF THE RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT* ARE TRUE AND CORRECT, AND THAT SUCH PETITION COMPLIES WITH STATE LAW.



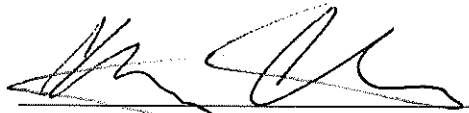
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Florida Bar No.155527
Jere.Earlywine@kutakrock.com
KUTAK ROCK, LLP
107 West College Avenue
Tallahassee, Florida 32301
(850) 528-6152 (telephone)

Attorneys for Petitioner

PETITIONER CERTIFICATION

I HEREBY CERTIFY THAT, TO MY KNOWLEDGE, THE FACTS CONTAINED IN THE *PETITION TO AMEND THE BOUNDARIES OF THE RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT* ARE TRUE AND CORRECT.

**RYE CROSSING COMMUNITY DEVELOPMENT
DISTRICT**

A handwritten signature in black ink, appearing to read 'Christian Cotter', written over a horizontal line.

Christian Cotter, Chairman
On behalf of the Petitioner,
Rye Crossing Community Development District

**BEFORE THE MANATEE COUNTY
BOARD OF COUNTY COMMISSIONERS**

**SECOND PETITION TO AMEND THE BOUNDARIES OF THE
RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Rye Crossing Community Development District (“**Petitioner**” or “**District**”), hereby petitions the Manatee County Board of County Commissioners, pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, *Florida Statutes*, and specifically Section 190.046(1), *Florida Statutes*, to adopt an amendment to Manatee County Ordinance Nos. 22-38 and 23-32 to remove approximately 5.72 acres to the District. In support of this petition, the District states:

1. History of the District. Pursuant to Chapter 190, *Florida Statutes*, the Board of County Commissioners of Manatee County, Florida, adopted Manatee County Ordinance No. 22-38 and established the District, which was effective on May 9, 2022. The Board of County Commissioners of Manatee County, Florida, further adopted Ordinance No. 23-32, amending the boundaries of the District, which was effective on February 2, 2023. The District is a special purpose unit of local government established under the provisions of Chapter 190, *Florida Statutes*, for the purposes of financing, acquiring, constructing, operating and maintaining public infrastructure improvements.

2. Location and Size. The District is located entirely within unincorporated Manatee County, Florida, and currently covers approximately 191.950 acres of land. **Exhibit 1** depicts the general location of the existing District and the location of the proposed Contraction Parcel (defined below). The District is located east of North Rye Road and southwest of Rutland Road. The current metes and bounds description of the external boundaries of the District is set forth in **Exhibit 2**. The metes and bounds description of the lands to be removed from the District, which comprise approximately 5.72 acres (“**Contraction Parcel**”), are set forth in **Exhibit 3**. Subsequent to the amendment of the District’s boundary, the District will encompass approximately 186.23 acres in total. **Exhibit 4** contains the metes and bounds description of the District boundary, as amended (“**Amended District**”).

3. Excluded Parcels. There are no parcels within the external boundary of the Amended District which are to be excluded.

4. Landowner and District Consent. Petitioner has obtained consent of one hundred (100%) percent of the owners of the lands comprising the Contraction Parcel to amend the boundary of the District as set forth in this Petition. The owners of the Contraction Parcel are Forestar (USA) Real Estate Group Inc. Documentation of this consent is attached hereto as **Exhibit 5**. The favorable action of the Board of Supervisors of the District constitutes consent for all of the lands within the District pursuant to Section 190.046(1)(e), *Florida Statutes*, as is evidenced by the District’s Resolution 2025-05 and submission of this Petition. A copy of the Resolution is attached hereto as **Exhibit 6**.

5. District Facilities and Services. There are no services and facilities currently provided by the District to the Contraction Parcel.

6. Future Land Uses. Contraction of the District in the manner proposed is consistent with the adopted Manatee County Comprehensive Plan. The designation of future general distribution, location, and extent of the public and private land uses proposed for the Contraction Parcel and the Amended District by the future land use plan elements of the Manatee County Comprehensive Plan are shown on **Exhibit 7**.

7. Statement of Estimated Regulatory Costs. **Exhibit 8** is the Statement of Estimated Regulatory Costs (“**SERC**”) prepared in accordance with the requirements of Section 120.541, *Florida Statutes*. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

8. Authorization of Agent. **Exhibit 9** identifies the authorized agent for the Petitioner. Copies of all correspondence and official notices should be sent to:

Jere Earlywine
Florida Bar No.155527
Jere.Earlywine@kutakrock.com
KUTAK ROCK, LLP
107 West College Avenue
Tallahassee, Florida 32301
(850) 528-6152 (telephone)

9. This Petition to amend the boundaries of the Rye Crossing Community Development District should be granted for the following reasons:

- a. Amendment of the District boundaries and all land uses and services planned within the District as amended are not inconsistent with applicable elements or portions of the adopted State Comprehensive Plan or the Manatee County Comprehensive Plan.
- b. The area of land within the District, as amended, is part of a planned community. The Amended District will continue to be of sufficient size and sufficiently compact and contiguous to be developed as one functional and interrelated community.
- c. The District currently does not provide services or facilities for the Contraction Parcel. Therefore, community development services and facilities of the Amended District provide for greater enhancement of the District without causing any undue hardship or burdens upon the land.
- d. The Amended District remains the best alternative for delivering community development services and facilities without imposing an additional burden on the general population of the local general-purpose government.

- e. The community development services and facilities of the Amended District will not be incompatible with the capacity and use of existing local and regional community development services and facilities.
- f. The area to be served by the Amended District is still amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the County Commission of Manatee County, Florida to:

- A. Schedule a public hearing in accordance with the requirements of Section 190.046(1)(b), *Florida Statutes*; and
- B. Grant this Petition and amend Manatee Ordinance Nos. 22-38 and No. 23-32 to amend the boundary of the District pursuant to Chapter 190, *Florida Statutes*.

[CONTINUED ON FOLLOWING PAGE]

RESPECTFULLY SUBMITTED, this 8th day of September, 2025.

KUTAK ROCK, LLP



Jere Earlywine

Florida Bar No.155527

Jere.Earlywine@kutakrock.com

KUTAK ROCK, LLP

107 West College Avenue

Tallahassee, Florida 32301

(850) 528-6152 (telephone)

Attorneys for Petitioner

EXHIBIT 1

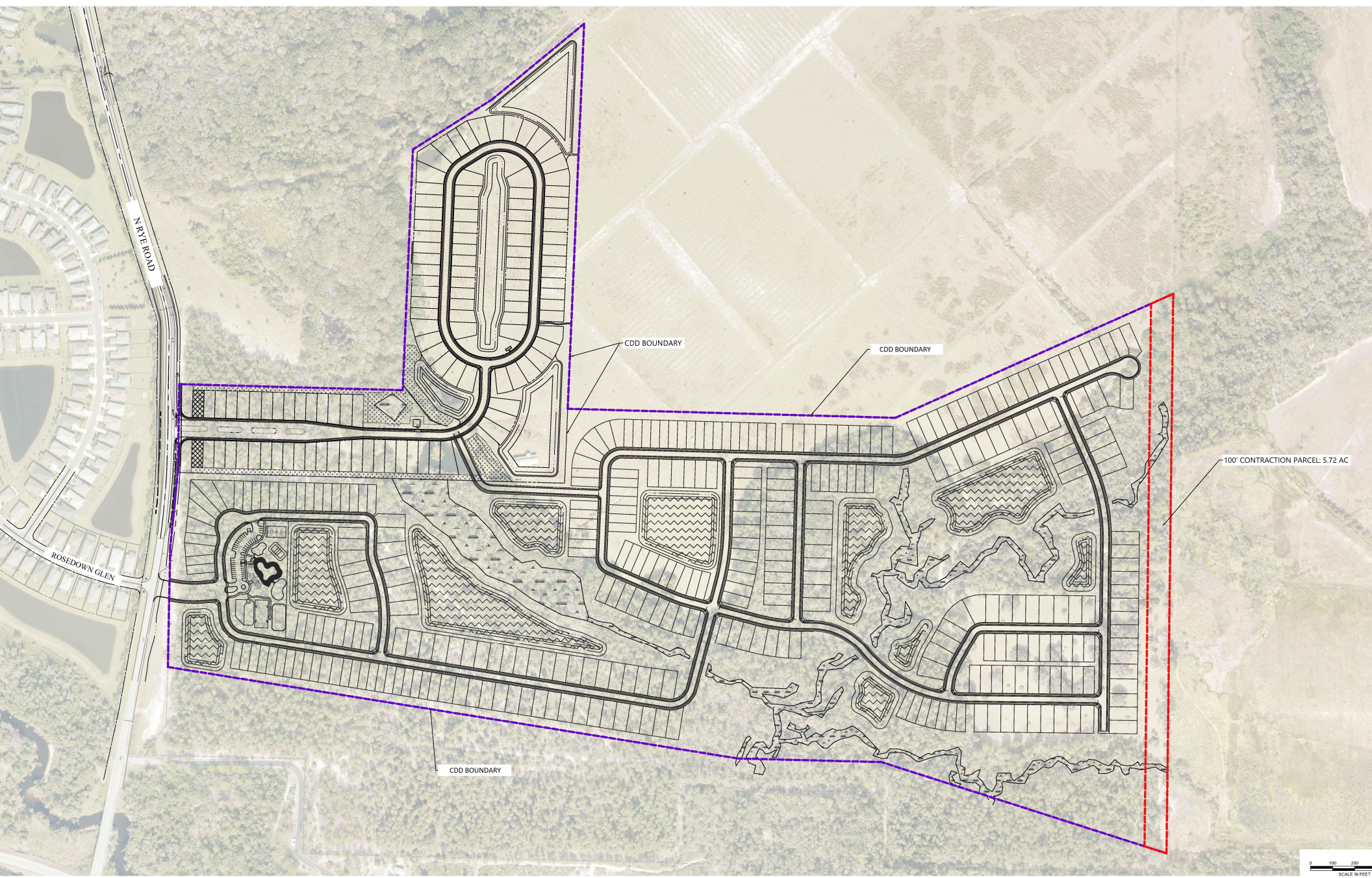
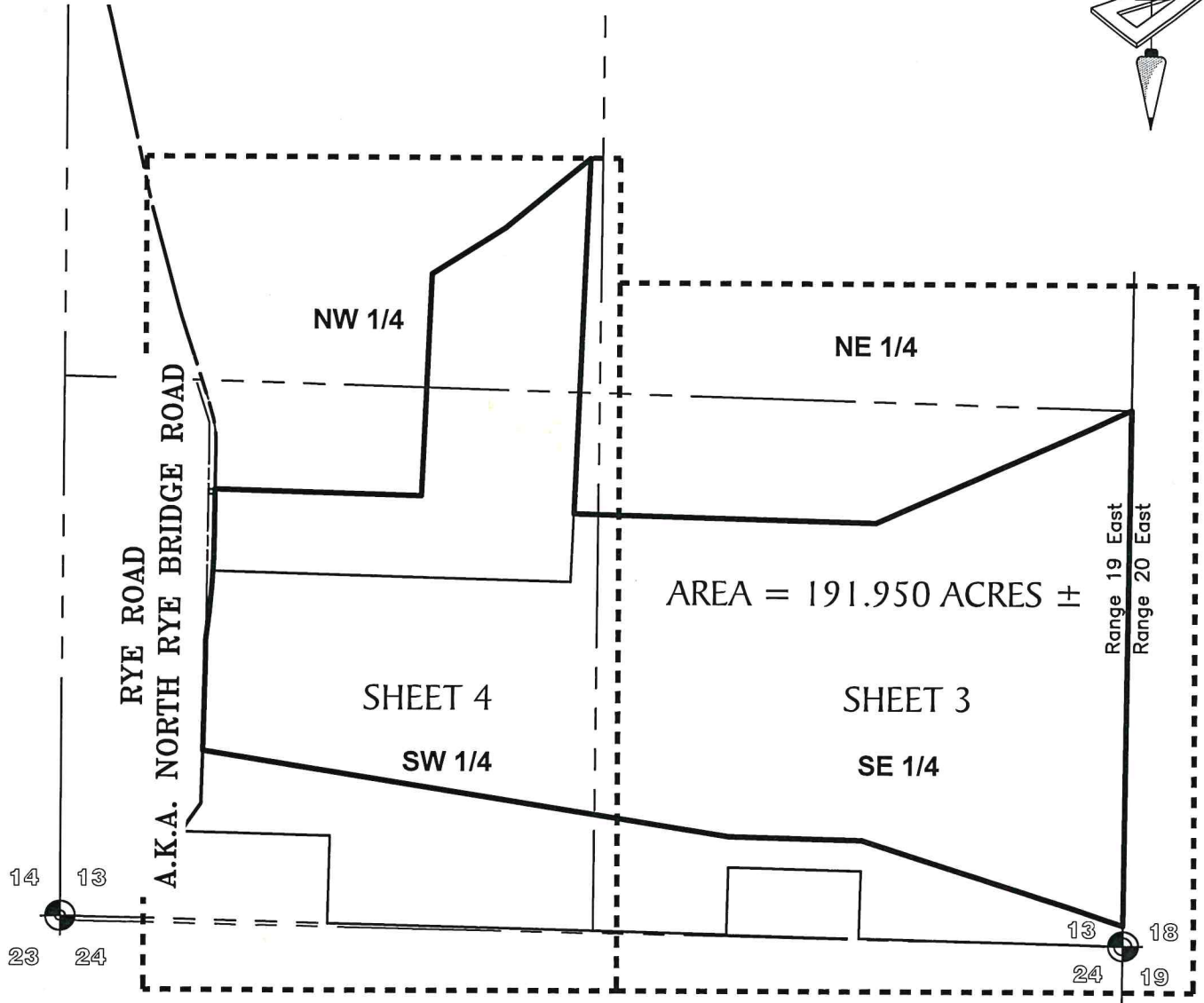
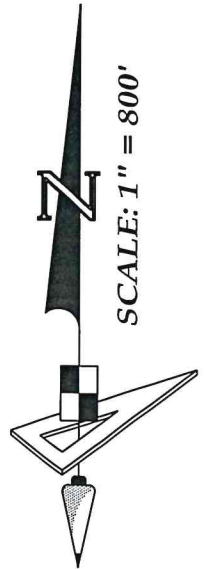


EXHIBIT 2

Description Sketch

(Not A Survey)

KEY SHEET



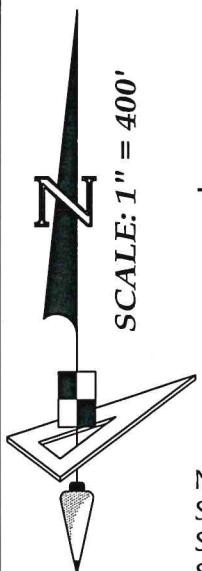
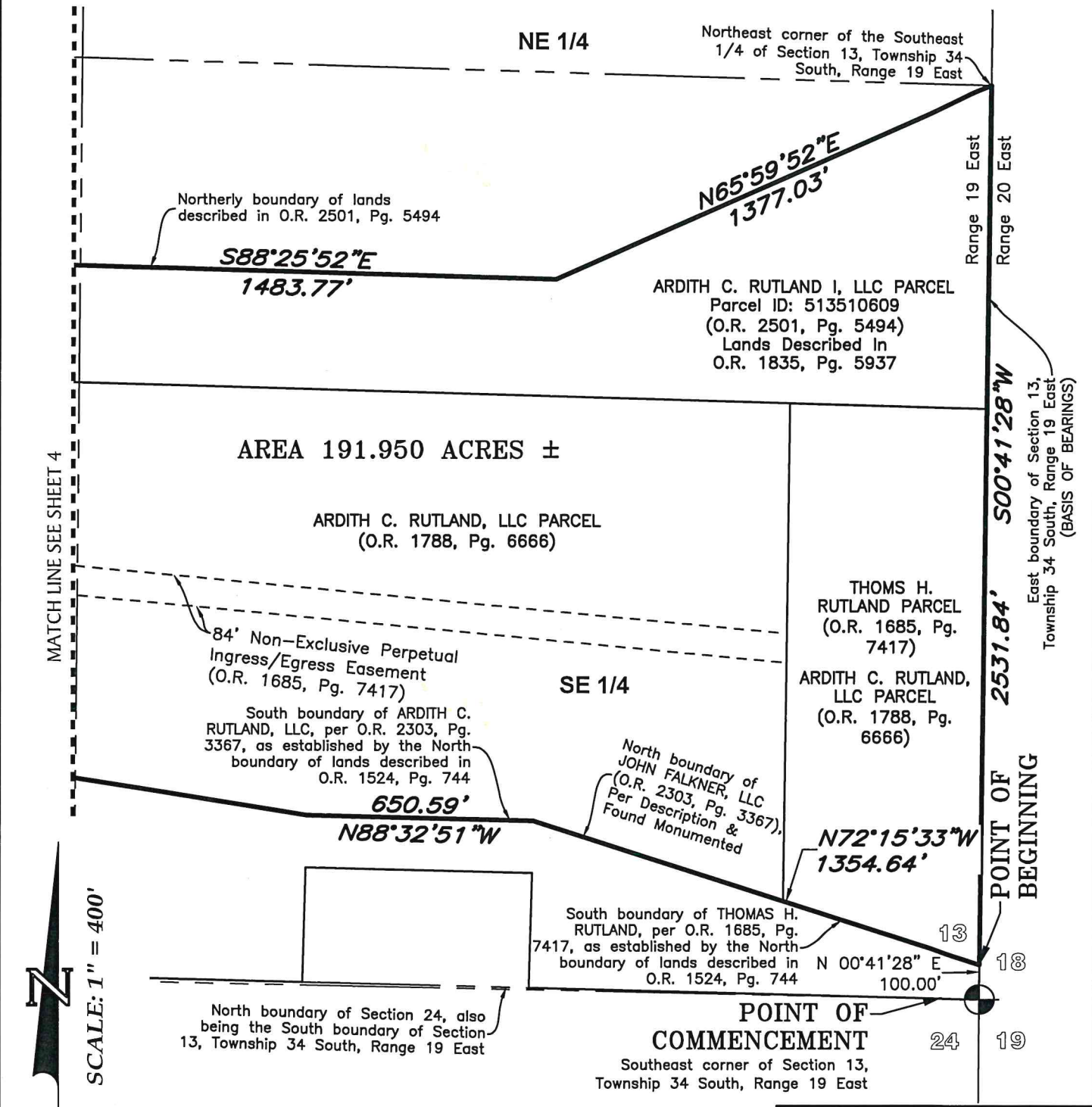
NOTE:
SEE SHEET NO. 1 FOR LEGAL DESCRIPTION & SURVEYOR'S NOTES
SEE SHEET NO. 3-4 FOR DETAIL

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768



Description Sketch

(Not A Survey)



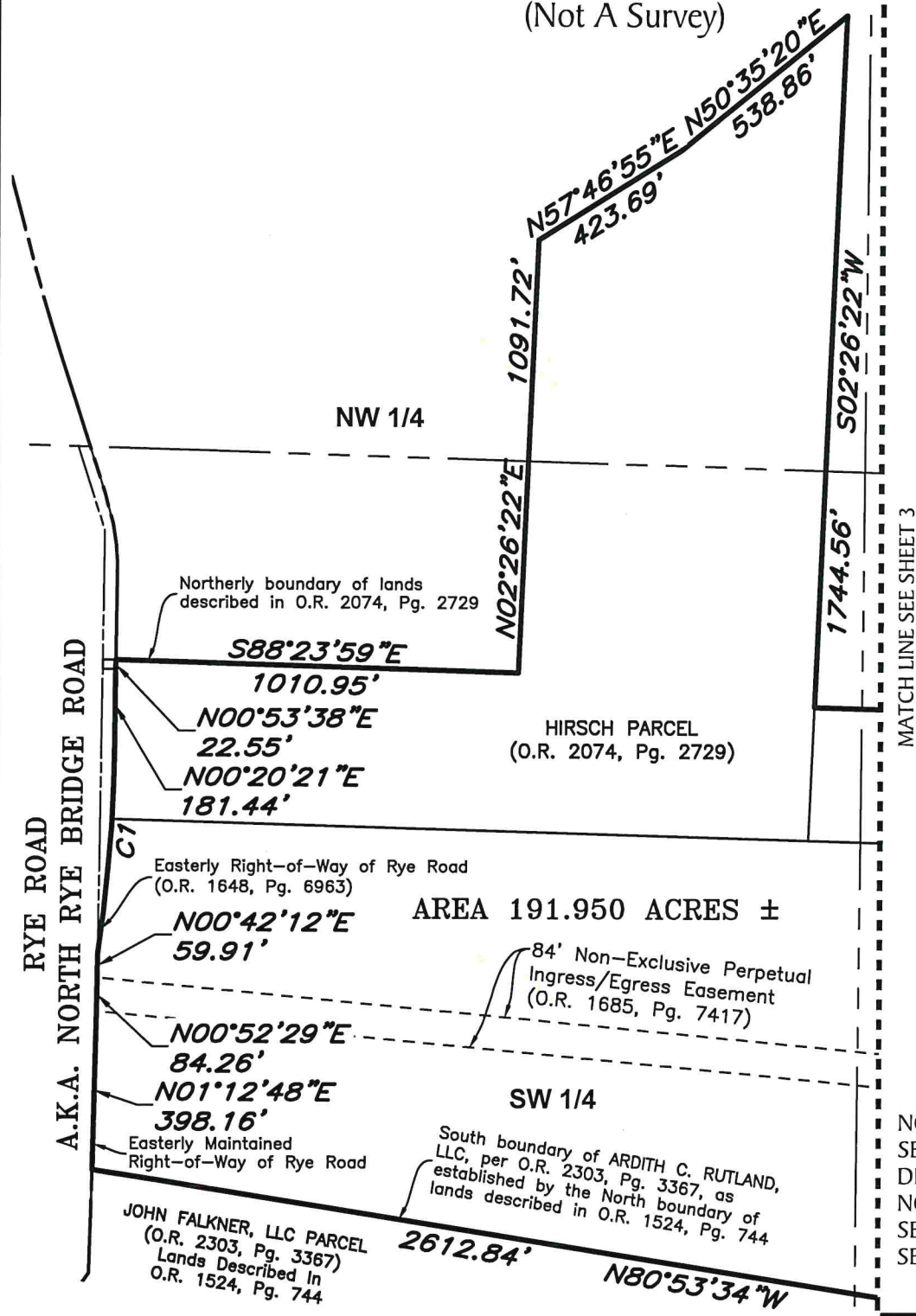
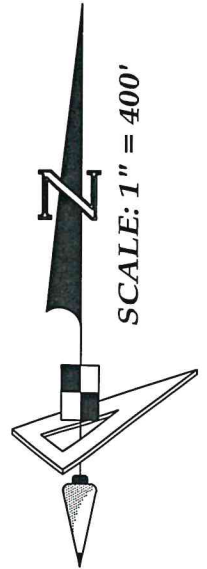
NOTE:
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 SEE SHEET NO. 2 FOR KEY SHEET
 SEE SHEET NO. 4 FOR DETAIL

213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Licensed Business No.: LB 7768

GeoPoint
 Surveying, Inc.

Description Sketch

(Not A Survey)



MATCH LINE SEE SHEET 3

NOTE:
 SEE SHEET NO. 1 FOR LEGAL DESCRIPTION & SURVEYOR'S NOTES
 SEE SHEET NO. 2 FOR KEY SHEET
 SEE SHEET NO. 3 FOR DETAIL

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	3869.72'	7°57'31"	537.52'	537.09'	N 04°19'07" E

213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Licensed Business No.: LB 7768



EXHIBIT 3

EXHIBIT "A"
SKETCH OF DESCRIPTION
 Section 16 , Township 33 South, Range 18 East
 Manatee County, Florida

DESCRIPTION:

A TRACT OR PARCEL OF LAND, LYING IN THE SOUTHEAST ONE QUARTER OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 19 EAST, BEING A PORTION OF A PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1685, PAGE 7417 AND A PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 2511, PAGE 7743 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 13, THENCE N00°41'21"E ALONG THE EAST LINE OF SAID SECTION FOR 100.00 FEET TO THE SOUTHEAST CORNER THE AFOREMENTIONED PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1685, PAGE 7417 AND THE POINT OF BEGINNING; THENCE CONTINUE N00°41'21"E ALONG THE EAST LINE OF SAID SECTION FOR 1601.16 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE AFOREMENTIONED PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 2511, PAGE 7743; THENCE CONTINUE N00°41'21"E ALONG THE EAST LINE OF SAID SECTION FOR 930.81 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE SOUTHEAST ONE QUARTER OF SECTION 13; THENCE S65°59'29"W ALONG THE NORTHERLY LINE OF SAID PARCEL FOR 110.07 FEET; THENCE S00°41'21"W PARALLEL WITH AND 100.00 FEET WESTERLY FROM (AS MEASURED ON A PERPENDICULAR) THE EAST LINE OF SECTION 13 FOR 883.29 FEET TO AN INTERSECTION WITH THE COMMON BOUNDARY LINE OF SAID PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 2511, PAGE 7743 AND SAID PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1685, PAGE 7417; THENCE CONTINUE S00°41'21"W FOR 1572.04 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF SAID PARCEL; THENCE S72°16'16"E ALONG THE SOUTHERLY LINE OF SAID PARCEL FOR 104.59 FEET TO AND INTERSECTION WITH THE EAST LINE OF SECTION 13 AND THE POINT OF BEGINNING.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD, IF ANY.

PARCEL CONTAINS 249,365 SQUARE FEET, (5.72 ACRES) MORE OR LESS.

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 13, AS BEARING N.00°41'21"E.
2. BEARINGS AND STATE PLANE COORDINATES SHOWN HEREON ARE GRID BEARINGS BASED ON NGS CONTROL POINTS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, BASED ON NORTH AMERICAN DATUM 1983 (2011 ADJUSTMENT).
3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DALTON R. CROSS., P.S.M.
4. THIS DESCRIPTION IS NOT COMPLETE WITHOUT THE SKETCH.
5. THIS SKETCH IS NOT A SURVEY.
6. THIS SKETCH AND DESCRIPTION IS CERTIFIED TO MANATEE COUNTY.

REVISIONS:



CERTIFICATE OF AUTHORIZATION LB 0007832
 6813 STATE ROAD 70 EAST, BRADENTON, FLORIDA 34203
 (941) 748-8340 (941) 896-9938 FAX

Digitally signed by Kyle E. Cross
 DN: cn=Kyle E. Cross, o=Atwell LLC, c=FL, email=kyle@atwell.com, state=FL, serial=2023053012000018000AC9F9, date=2023.05.30 12:00:00 -0400
 KYLE E. CROSS, PSM. No. 7176

Drawing name: H:\Land_Projcts\SEC 13 TWP 34S RNG 19E--RYE PRESERVE\dwg\Sketches\SK THE EAST 100 FEET.dwg SHEET 1 May 28, 2023 5:03pm by jinto

SHEET 1 OF 2	Scale: NA	Drawn by: JN	FB/PG: NONE	DATE: 05/30/2023
				JOB:

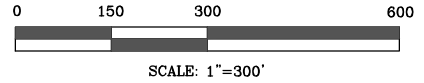
LEGEND:

ID = IDENTIFICATION
 ORB = OFFICIAL RECORDS BOOK
 PG = PAGE
 SQ FT = SQUARE FEET
 D= DELTA
 R= RADIUS
 CH= CHORD BEARING
 L= LENGTH

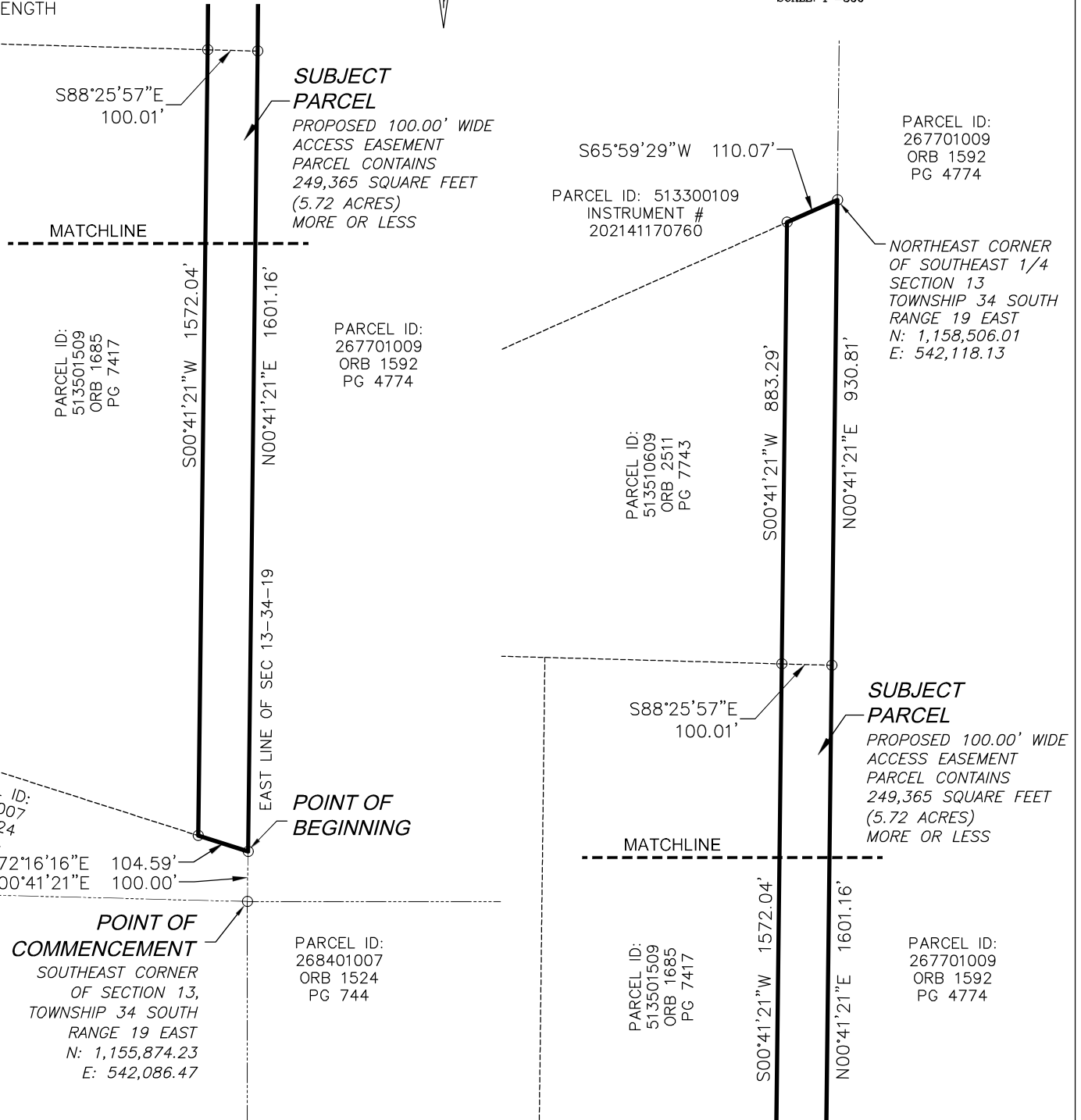


EXHIBIT "A"
SKETCH OF DESCRIPTION

Section 13 , Township 34 South, Range 19 East
 Manatee County, Florida



Drawing name: H:\Land_Projects\SEC 13 TWP 34S RNG 19E--RYE PRESERVE\dwg\Sketches\SK THE EAST 100 FEET.dwg SHEET 2 May 28, 2025 5:02pm by: jpbinto



REVISIONS:



CERTIFICATE OF AUTHORIZATION LB 0007832
 6813 STATE ROAD 70 EAST, BRADENTON, FLORIDA 34203
 (941) 748-8340 (941) 896-9938 FAX

Digitally signed by Kyle E. Cross
 DN: cn=Kyle E. Cross,
 o=Atwell LLC, c=US, state of
 Date: 2025.05.29 10:56:49-0400
 KYLE E. CROSS, PSM. No. 7176

SHEET 2 OF 2	Scale: 1"=300'	Drawn by: JN	FB/PG: NONE	DATE: 05/30/2023
				JOB:

EXHIBIT 4

Description Sketch

(Not A Survey)

RYE CROSSING CDD

DESCRIPTION: A parcel of land lying in Section 13, Township 34 South, Range 19 East, Manatee County, Florida, and being more particularly described as follows:

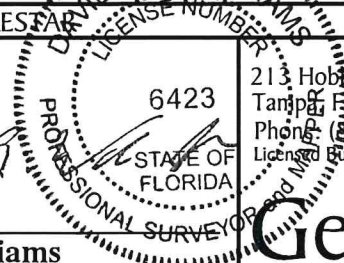

COMMENCE at the Southeast corner of said Section 13, run thence along the East boundary thereof, N.00°41'28"E, a distance of 100.00 feet to the Northerly line of that certain parcel as described and recorded in Official Records Book 1524, Page 744, Public Records of Manatee County, Florida, said point also being the **POINT OF BEGINNING**; thence along said Northerly line the following three (3) courses: 1) N.72°15'33"W, a distance of 1354.64 feet; 2) N.88°32'51"W, a distance of 650.59 feet; 3) N.80°53'34"W, a distance of 2612.84 feet to a point on the Easterly maintained right-of-way line of RYE ROAD; thence along said Easterly maintained right-of-way line the following three (3) courses: 1) N.01°12'48"E, a distance of 398.16 feet; 2) N.00°52'29"E, a distance of 84.26 feet; 3) N.00°42'12"E, a distance of 59.91 feet to the intersection of the Easterly right-of-way of RYE ROAD as described and recorded in Official Records Book 1648, Page 6963, said Public Records; thence along said Easterly right-of-way line the following three (3) courses: 1) Northerly, 537.52 feet along the arc of a non-tangent curve to the left having a radius of 3869.72 feet and a central angle of 07°57'31" (chord bearing N.04°19'07"E, 537.09 feet); 2) N.00°20'21"E, a distance of 181.44 feet; 3) N.00°53'38"E, a distance of 22.55 feet to a point on the Northerly boundary of lands described and recorded in Official Records Book 2074, Page 2729, said Public Records; thence along said Northerly boundary the following five (5) courses: 1) S.88°23'59"E, a distance of 1010.95 feet; 2) N.02°26'22"E, a distance of 1091.72 feet; 3) N.57°46'55"E, a distance of 423.69 feet; 4) N.50°35'20"E, a distance of 538.86 feet; 5) S.02°26'22"W, a distance of 1744.56 feet to a point on the Northerly boundary of lands described and recorded in Official Records Book 2501, Page 5494; thence along said Northerly boundary the following 1) S.88°25'52"E, a distance of 1483.77 feet; 2) N.65°59'52"E, a distance of 1377.03 feet to the Northeast corner of the Southeast 1/4 of aforesaid Section 13; thence along the East boundary thereof, S.00°41'28"W, a distance of 2531.84 feet to the **POINT OF BEGINNING**.

Containing 191.950 acres, more or less.

SURVEYOR'S NOTES:

- 1) Bearings shown hereon are based on the East boundary of Section 13, Township 34 South, Range 19 East, Manatee County, Florida, having a Grid bearing of N.00°12'59"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida

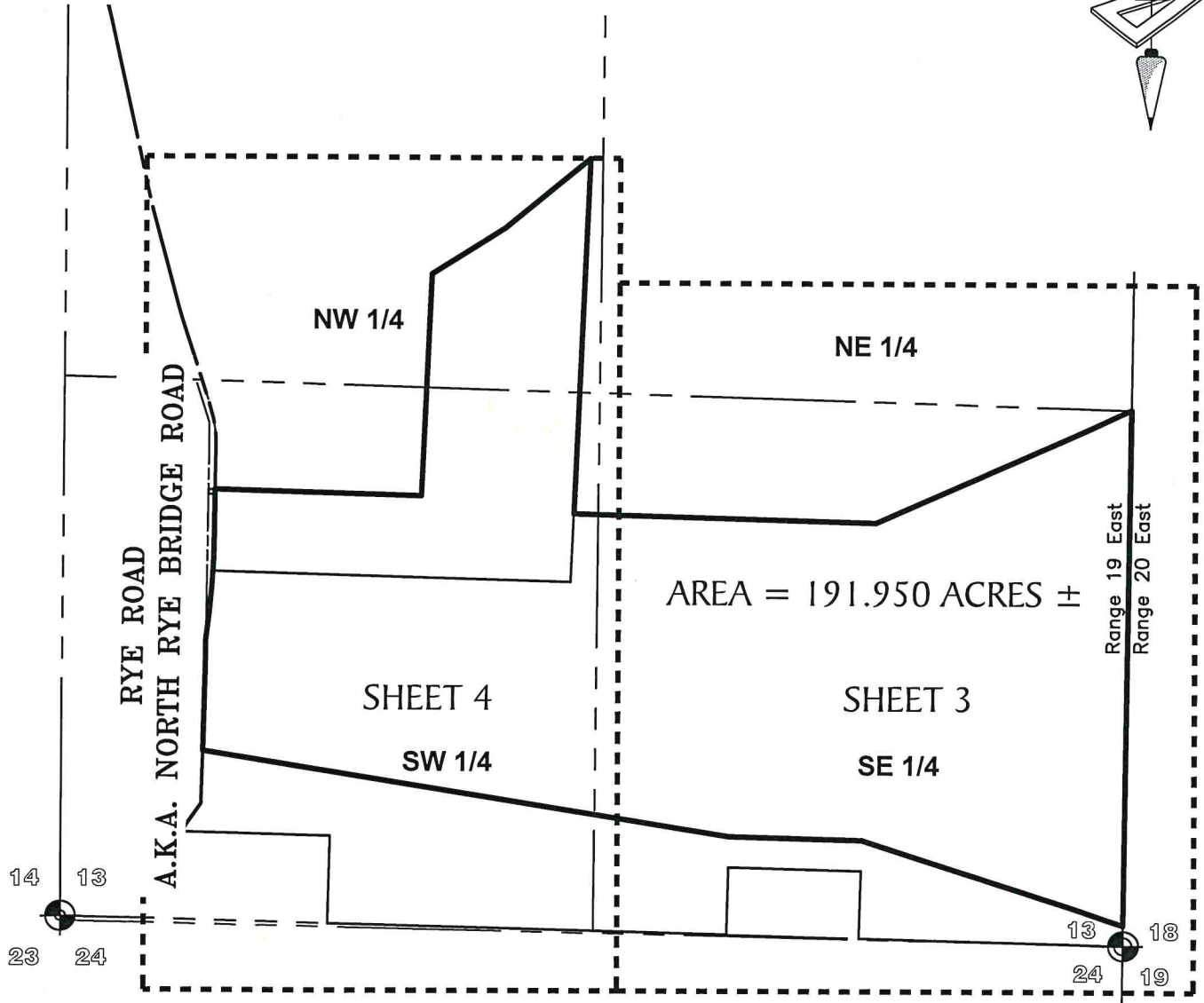
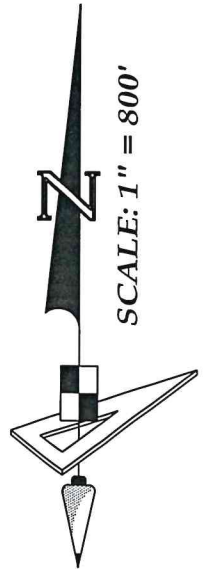
SEE SHEET NO. 2 FOR KEY SHEET
SEE SHEET NO. 3 -4 FOR DETAIL

PROJECT: Rutland Property		Prepared For: FORESTAR	
PHASE: Rye Crossing CDD			
DRAWN: JCM	DATE: 07/20/22		
REVISIONS			
DATE	DESCRIPTION	DRAWN BY	
David A. Williams		213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768	
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6423			
FILE PATH: P:\RYE CROSSING (RUTLAND)\DESCRIPTIONS\RUTLAND-RYE-CROSSING-CDD-DS.DWG LAST SAVED BY: JORDANM			01 of 04

Description Sketch

(Not A Survey)

KEY SHEET



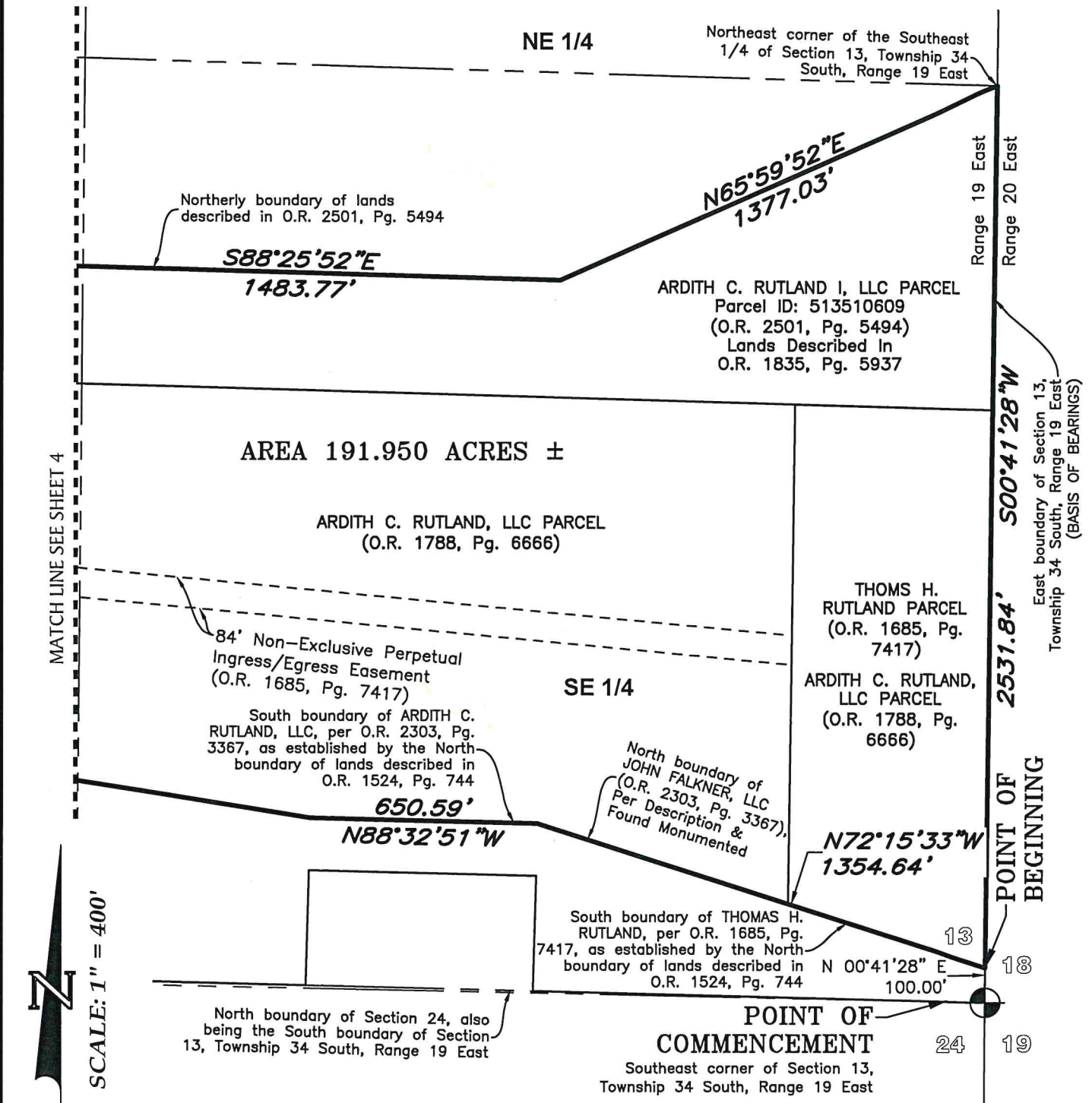
NOTE:
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213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768



Description Sketch

(Not A Survey)



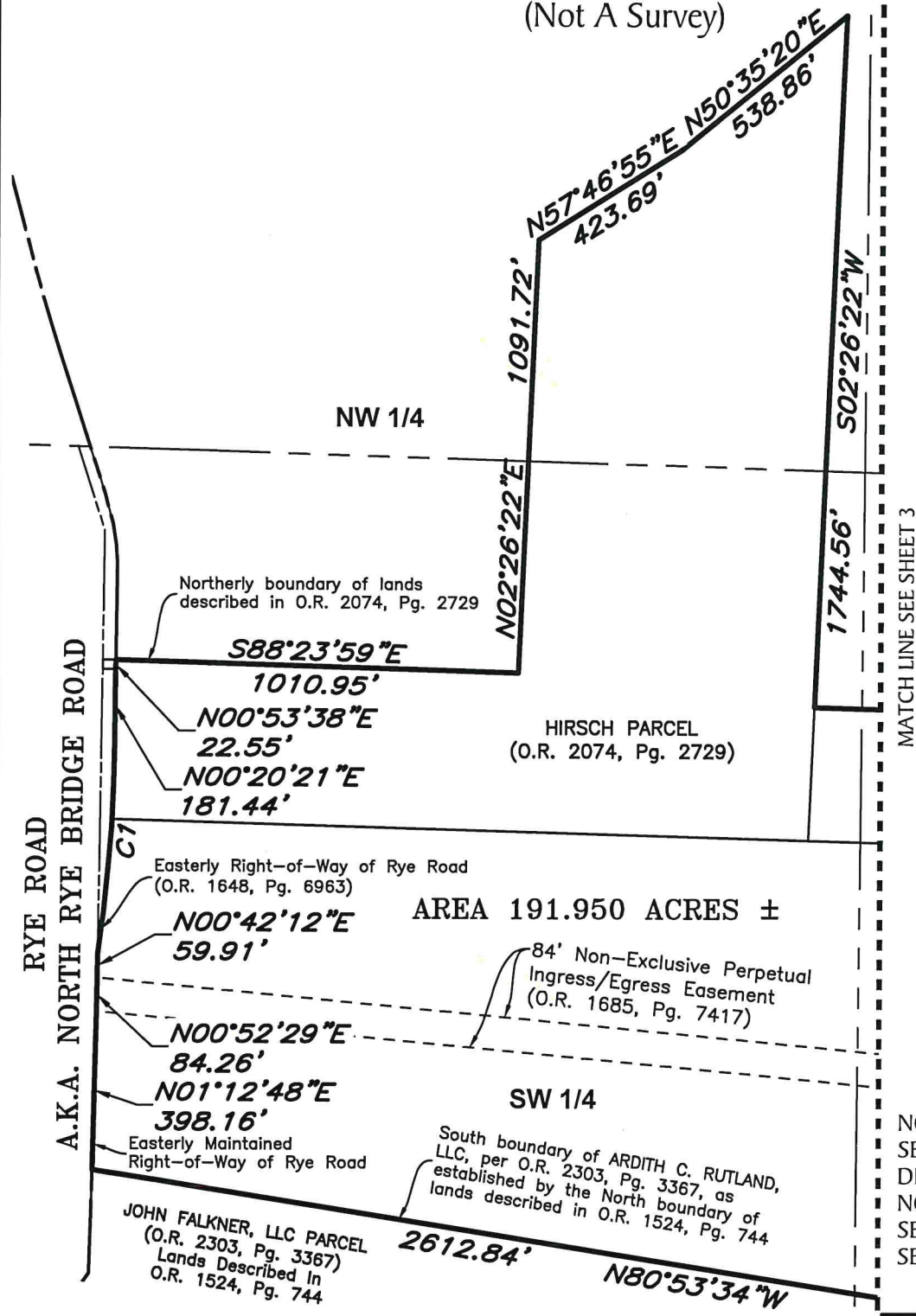
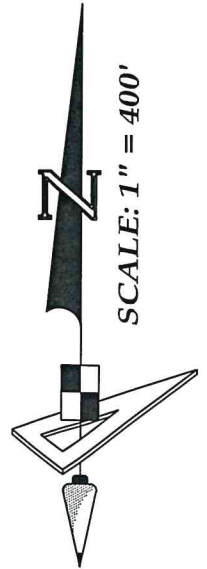
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213 Hobbs Street
 Tampa, Florida 33619
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 Licensed Business No.: LB 7768

GeoPoint
 Surveying, Inc.

Description Sketch

(Not A Survey)



NOTE:
SEE SHEET NO. 1 FOR LEGAL DESCRIPTION & SURVEYOR'S NOTES
SEE SHEET NO. 2 FOR KEY SHEET
SEE SHEET NO. 3 FOR DETAIL

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	3869.72'	7°57'31"	537.52'	537.09'	N 04°19'07" E

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768



LESS AND EXCEPT:

EXHIBIT "A"

SKETCH OF DESCRIPTION

Section 16 , Township 33 South, Range 18 East
Manatee County, Florida

DESCRIPTION:

A TRACT OR PARCEL OF LAND, LYING IN THE SOUTHEAST ONE QUARTER OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 19 EAST, BEING A PORTION OF A PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1685, PAGE 7417 AND A PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 2511, PAGE 7743 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 13, THENCE N00°41'21"E ALONG THE EAST LINE OF SAID SECTION FOR 100.00 FEET TO THE SOUTHEAST CORNER THE AFOREMENTIONED PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1685, PAGE 7417 AND THE POINT OF BEGINNING; THENCE CONTINUE N00°41'21"E ALONG THE EAST LINE OF SAID SECTION FOR 1601.16 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE AFOREMENTIONED PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 2511, PAGE 7743; THENCE CONTINUE N00°41'21"E ALONG THE EAST LINE OF SAID SECTION FOR 930.81 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE SOUTHEAST ONE QUARTER OF SECTION 13; THENCE S65°59'29"W ALONG THE NORTHERLY LINE OF SAID PARCEL FOR 110.07 FEET; THENCE S00°41'21"W PARALLEL WITH AND 100.00 FEET WESTERLY FROM (AS MEASURED ON A PERPENDICULAR) THE EAST LINE OF SECTION 13 FOR 883.29 FEET TO AN INTERSECTION WITH THE COMMON BOUNDARY LINE OF SAID PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 2511, PAGE 7743 AND SAID PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1685, PAGE 7417; THENCE CONTINUE S00°41'21"W FOR 1572.04 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF SAID PARCEL; THENCE S72°16'16"E ALONG THE SOUTHERLY LINE OF SAID PARCEL FOR 104.59 FEET TO AND INTERSECTION WITH THE EAST LINE OF SECTION 13 AND THE POINT OF BEGINNING.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD, IF ANY.

PARCEL CONTAINS 249,365 SQUARE FEET, (5.72 ACRES) MORE OR LESS.

NOTES:

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2. BEARINGS AND STATE PLANE COORDINATES SHOWN HEREON ARE GRID BEARINGS BASED ON NGS CONTROL POINTS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, BASED ON NORTH AMERICAN DATUM 1983 (2011 ADJUSTMENT).
3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DALTON R. CROSS., P.S.M
4. THIS DESCRIPTION IS NOT COMPLETE WITHOUT THE SKETCH.
5. THIS SKETCH IS NOT A SURVEY.
6. THIS SKETCH AND DESCRIPTION IS CERTIFIED TO MANATEE COUNTY.

REVISIONS:



CERTIFICATE OF AUTHORIZATION LB 0007832
6813 STATE ROAD 70 EAST, BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 896-9938 FAX

KYLE E. CROSS., PSM. No. 7176

Drawing name: H:\Land_Projcts\SEC 13 TWP 34S RNG 19E--RYE PRESERVE\dwg\Sketches\SK THE EAST 100 FEET.dwg SHEET 1 May 28, 2025 5:03pm by: jinto

SHEET 1 OF 2	Scale: NA	Drawn by: JN	FB/PG: NONE	DATE: 05/30/2023
				JOB:

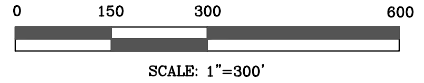
LEGEND:

ID = IDENTIFICATION
ORB = OFFICIAL RECORDS BOOK
PG = PAGE
SQ FT = SQUARE FEET
D= DELTA
R= RADIUS
CH= CHORD BEARING
L= LENGTH

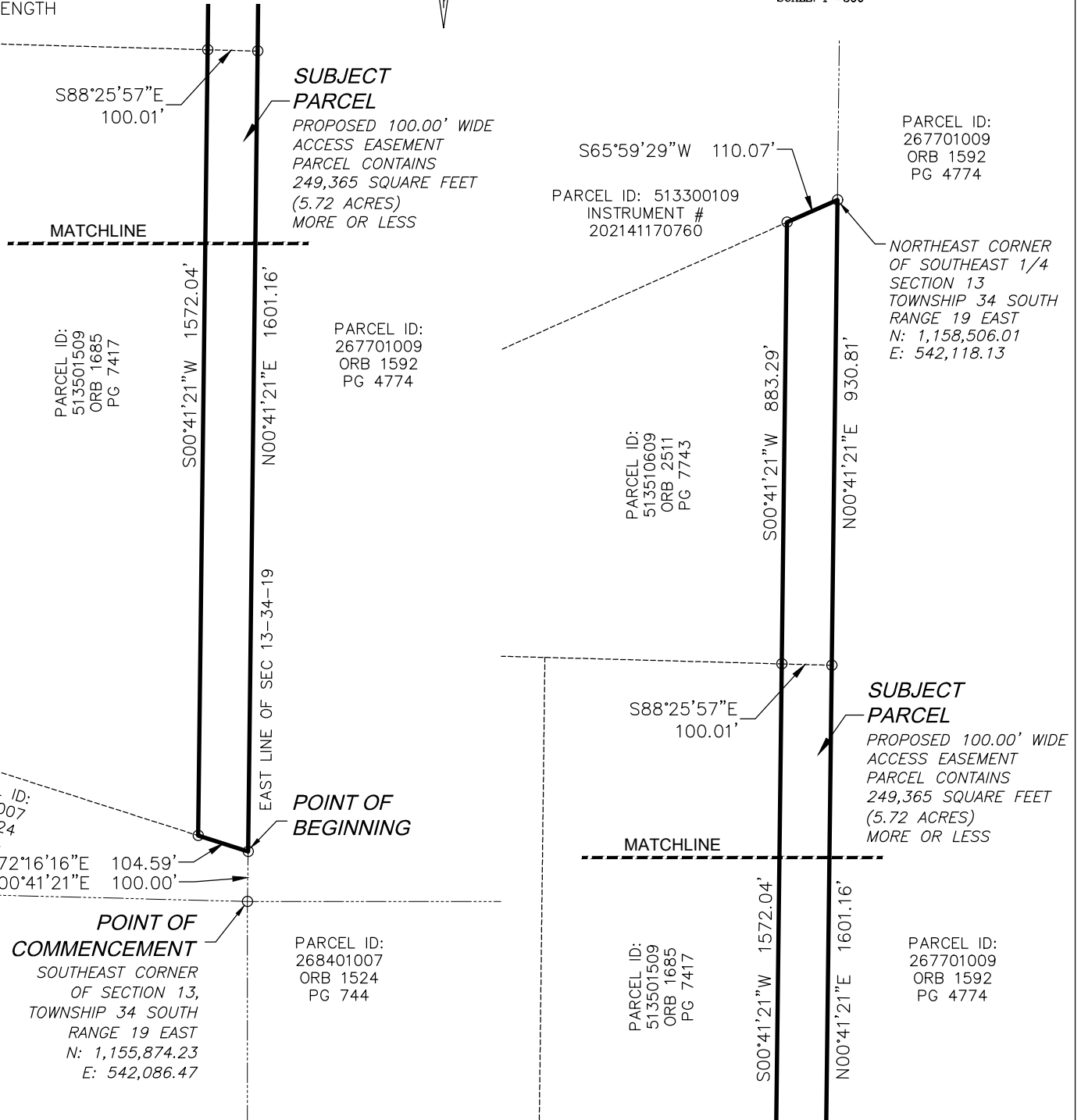


EXHIBIT "A"
SKETCH OF DESCRIPTION

Section 13 , Township 34 South, Range 19 East
Manatee County, Florida



Drawing name: H:\Lond...Projects\SEC 13 TWP 34S RNG 19E--RYE PRESERVE\dwg\Sketches\SK THE EAST 100 FEET.dwg SHEET 2 May 28, 2025 5:02pm by: jpbnto



REVISIONS:



CERTIFICATE OF AUTHORIZATION LB 0007832
6813 STATE ROAD 70 EAST, BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 896-9938 FAX

Kyle E. Cross
KYLE E. CROSS., PSM. No. 7176

SHEET 2 OF 2	Scale: 1"=300'	Drawn by: JN	FB/PG: NONE	DATE: 05/30/2023
				JOB:

EXHIBIT 5

This instrument was prepared by:

Jere Earlywine, Esq.
Kutak Rock, LLP
107 West College Avenue
Tallahassee, Florida 32301

**CONSENT AND JOINDER OF LANDOWNER FOR THE
AMENDMENT OF THE BOUNDARIES OF THE
RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT
[CONTRACTION PARCEL]**

The undersigned is the owner of certain lands which are more fully described as the "Contraction Parcel" in **Exhibit A** attached hereto and made a part hereof ("Property"). The undersigned understands and acknowledges that the Board of Supervisors of the Rye Crossing Community Development District ("Petitioner" or "District") intends to submit a petition amending the boundaries of the District in accordance with the provisions of Chapter 190, Florida Statutes.

As the owner of lands that are intended to constitute lands to be removed from the District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005 and Section 190.046, Florida Statutes, Petitioner is required to include the written consent to the amendment of the boundaries of the District of one hundred percent (100%) of the owners of the lands to be removed from the District.

The undersigned hereby requests and consents to removal of the Property from the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the petition process for the amendment of the boundaries of the District. The undersigned further acknowledges that the consent will remain in full force and effect for three years from the date hereof. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, consent to amendment of the boundaries of the District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

[signatures on following page]

Executed this 3 day of SEPT, 2025.

WITNESS

FORESTAR (USA) REAL ESTATE GROUP
INC.

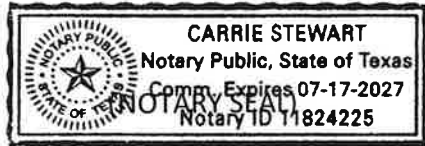
By: [Signature]
Name: CARRIE STEWART
Address: 2221 E LAMAR
ARL, TX 76006

By: [Signature]
Name: James D. Allen
Title: Executive Vice President

By: [Signature]
Name: VICTORIA WALKER
Address: 2221 E LAMAR SUITE 790
ARL, TX 76006

STATE OF TEXAS
COUNTY OF TARRANT

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3 day of SEPT, 2025, by James D. Allen, as Executive Vice President of FORESTAR (USA) REAL ESTATE GROUP INC., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

Name: CARRIE STEWART
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A: Legal Description

**EXHIBIT A:
Legal Description**

Drawing name: H:\land_projects\SEC 13 TMP 34S RNG 19E--RYE PRESERVE\dwg\Sketches\SK THE EAST 100 FEET.dwg SHEET 1 May 28, 2025 5:03pm by:jinto

EXHIBIT "A"
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DESCRIPTION:

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SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD, IF ANY.

PARCEL CONTAINS 249,365 SQUARE FEET, (5.72 ACRES) MORE OR LESS.

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 13, AS BEARING N.00°41'21"E.
2. BEARINGS AND STATE PLANE COORDINATES SHOWN HEREON ARE GRID BEARINGS BASED ON NGS CONTROL POINTS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, BASED ON NORTH AMERICAN DATUM 1983 (2011 ADJUSTMENT).
3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DALTON R. CROSS., P.S.M
4. THIS DESCRIPTION IS NOT COMPLETE WITHOUT THE SKETCH.
5. THIS SKETCH IS NOT A SURVEY.
6. THIS SKETCH AND DESCRIPTION IS CERTIFIED TO MANATEE COUNTY.

REVISIONS:



CERTIFICATE OF AUTHORIZATION LB 0007832
6913 STATE ROAD 70 EAST, BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 896-9938 FAX

Kyle E. Cross
KYLE E. CROSS, PSM. No. 7176

SHEET 1 OF 2	Scale: NA	Drawn by: JN	FB/PG: NONE	DATE: 05/30/2023
				JOB:

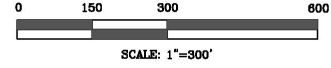
LEGEND:

ID = IDENTIFICATION
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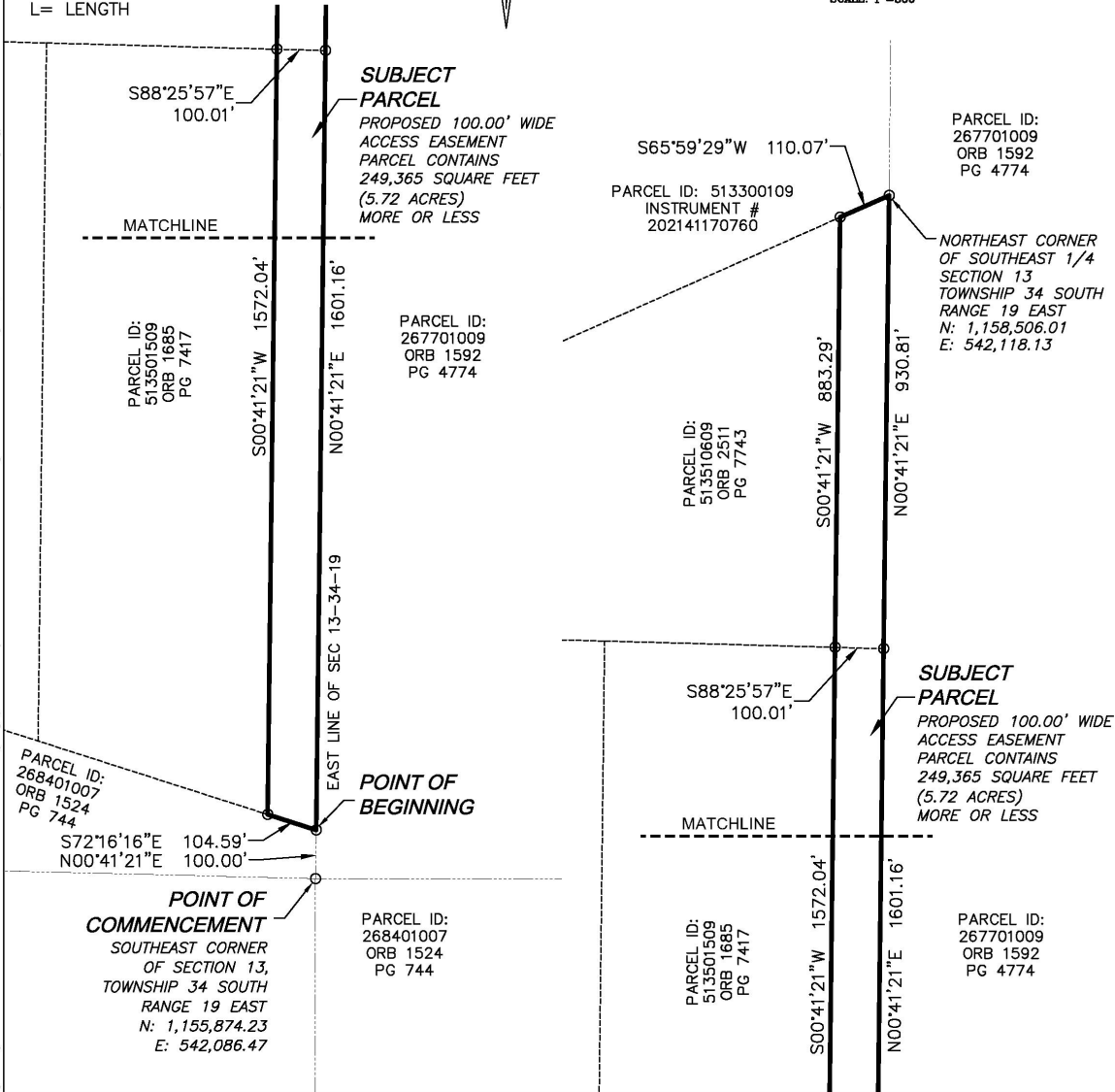


EXHIBIT "A"
SKETCH OF DESCRIPTION

Section 13 , Township 34 South, Range 19 East
 Manatee County, Florida



Drawing name: H:\Land_Projects\SEC 13 TMP 34S RNG 19E-RYE PRESERVE\dwg\Sketches\SK THE EAST 100 FEET.dwg SHEET 2 May 28, 2023 5:02pm by: jinto



REVISIONS:



CERTIFICATE OF AUTHORIZATION LB 0007832
 6813 STATE ROAD 70 EAST, BRADENTON, FLORIDA 34203
 (941) 748-8340 (941) 896-9938 FAX

Digitally signed by Kyle E. Cross, PSM, No. 7176
 Date: 2023.05.30 10:05:00 -0400
 KYLE E. CROSS, PSM, No. 7176

SHEET 2 OF 2	Scale: 1"=300'	Drawn by: JN	FB/PG: NONE	DATE: 05/30/2023
				JOB:

EXHIBIT 6

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO REQUEST THE PASSAGE OF AN ORDINANCE BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THAT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Rye Crossing Community Development District ("**District**") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("**Uniform Act**"); and

WHEREAS, pursuant to the Uniform Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District desires to amend its boundaries to be consistent with the legal description set forth in **Exhibit A** ("**Boundary Amendment**"); and

WHEREAS, the Boundary Amendment is in the best interest of the District, and the area of land within the amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, the Boundary Amendment of the District's boundaries will allow the District to continue to be the best alternative available for delivering community development services and facilities to the lands within the District, as amended; and

WHEREAS, Boundary Amendment is not inconsistent with either the State or local comprehensive plan and will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the area of land that will lie in the amended boundaries of the District will continue to be amenable to separate special district government; and

WHEREAS, in order to seek a Boundary Amendment ordinance pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District’s Board of Supervisors (“**Board**”); and

WHEREAS, the Developer has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

WHEREAS, the District hereby desires to request a Boundary Amendment in accordance with Chapter 190, *Florida Statutes*, by taking such actions as are necessary in furtherance of the same.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT:

1. RECITALS. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. AUTHORIZATION FOR BOUNDARY AMENDMENT. Pursuant to Chapter 190, *Florida Statutes*, the Board hereby authorizes the Chairman and District Staff to proceed in an expeditious manner with the preparation and filing of any documentation necessary to seek the amendment of the District’s boundaries as described in **Exhibit A**. The Board further authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the Boundary Amendment.

3. AUTHORIZATION FOR AGENT. The Board hereby authorizes the District Chairman, District Manager and District Counsel to act as agents of the District with regard to any and all matters pertaining to the petition to amend the boundaries of the District. District Staff, in consultation with the District Chairman, is further authorized to revise **Exhibit A** in order to address any further boundary adjustments as may be identified by the District Engineer. The District Manager shall ensure that the final versions of **Exhibit A** as confirmed by the Chairman are attached hereto.

4. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this 23rd day of April, 2025.

ATTEST:

**RYE CROSSING COMMUNITY
DEVELOPMENT DISTRICT**



Secretary/Assistant Secretary



Chair/Vice Chair, Board of Supervisors

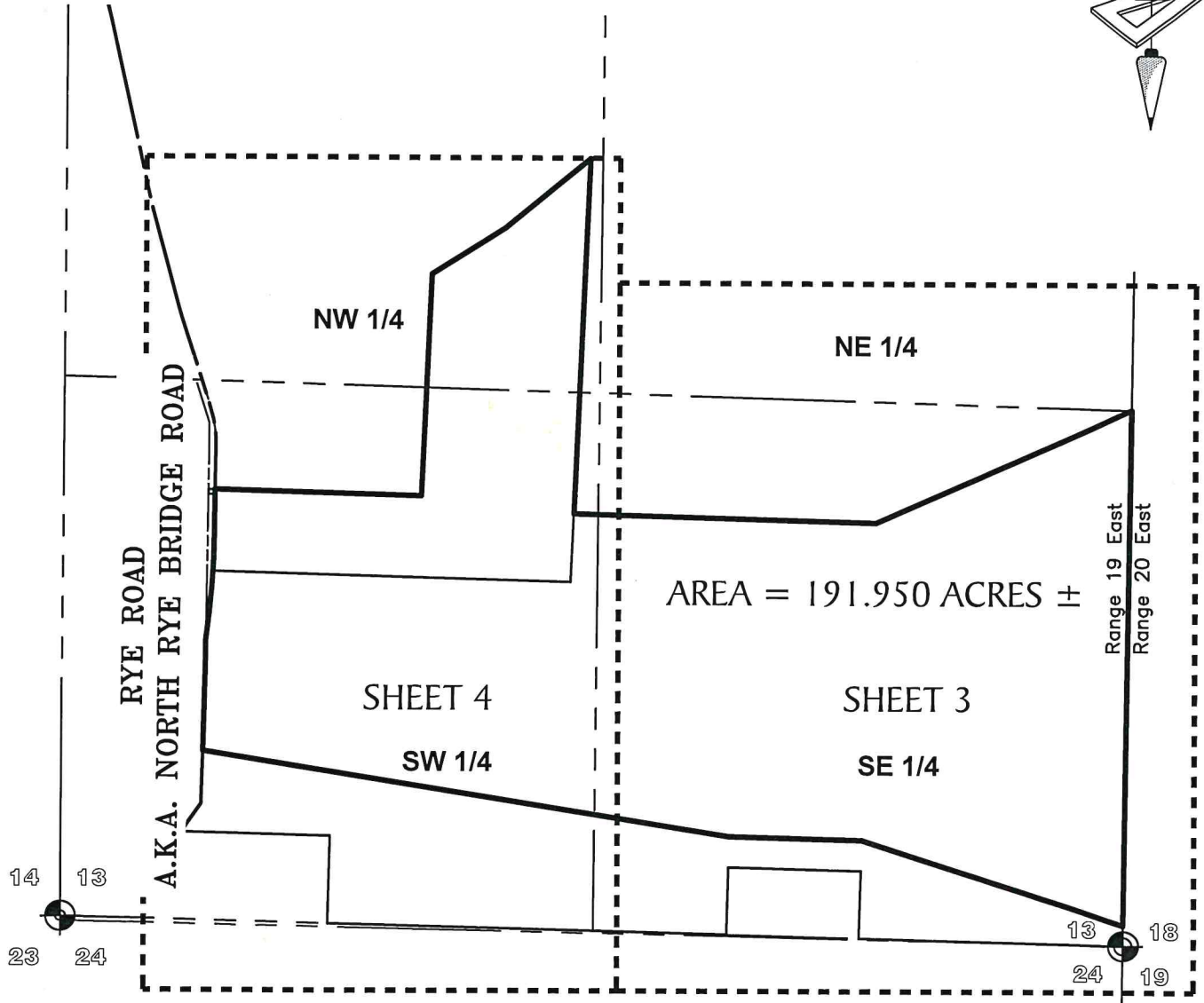
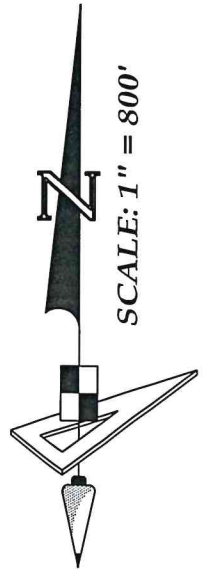
Exhibit A: Legal Description of District Boundaries, as Amended

Exhibit A:
Legal Description of District Boundaries, as Amended

Description Sketch

(Not A Survey)

KEY SHEET



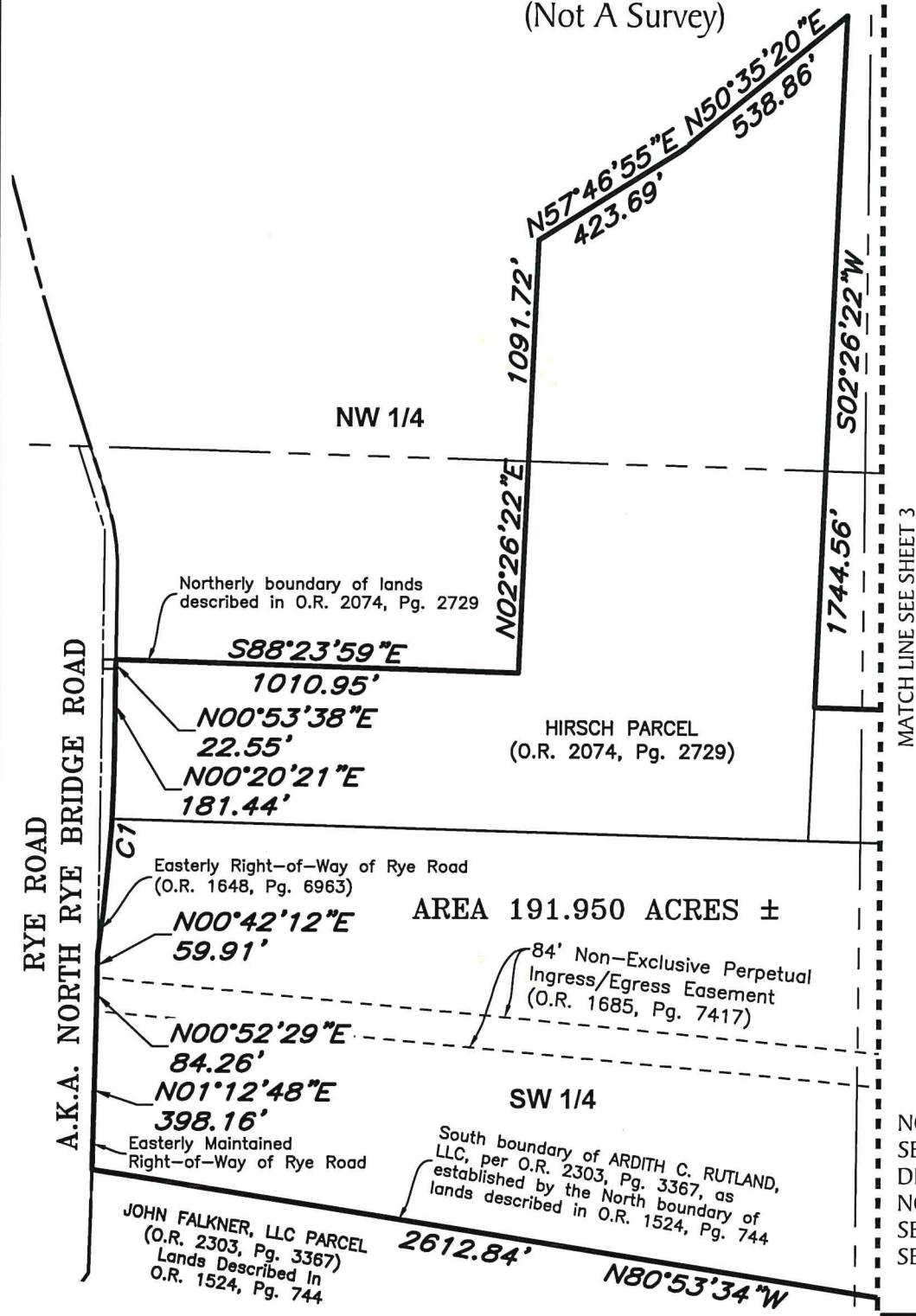
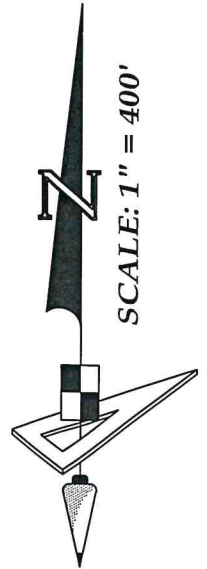
NOTE:
SEE SHEET NO. 1 FOR LEGAL DESCRIPTION & SURVEYOR'S NOTES
SEE SHEET NO. 3-4 FOR DETAIL

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768



Description Sketch

(Not A Survey)



MATCH LINE SEE SHEET 3

NOTE:
 SEE SHEET NO. 1 FOR LEGAL DESCRIPTION & SURVEYOR'S NOTES
 SEE SHEET NO. 2 FOR KEY SHEET
 SEE SHEET NO. 3 FOR DETAIL

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	3869.72'	7°57'31"	537.52'	537.09'	N 04°19'07" E

213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Licensed Business No.: LB 7768



LESS AND EXCEPT:

EXHIBIT "A"

SKETCH OF DESCRIPTION

Section 16 , Township 33 South, Range 18 East
Manatee County, Florida

DESCRIPTION:

A TRACT OR PARCEL OF LAND, LYING IN THE SOUTHEAST ONE QUARTER OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 19 EAST, BEING A PORTION OF A PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1685, PAGE 7417 AND A PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 2511, PAGE 7743 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD, IF ANY.

PARCEL CONTAINS 249,365 SQUARE FEET, (5.72 ACRES) MORE OR LESS.

NOTES:

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3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DALTON R. CROSS., P.S.M.
4. THIS DESCRIPTION IS NOT COMPLETE WITHOUT THE SKETCH.
5. THIS SKETCH IS NOT A SURVEY.
6. THIS SKETCH AND DESCRIPTION IS CERTIFIED TO MANATEE COUNTY.

REVISIONS:



CERTIFICATE OF AUTHORIZATION LB 0007832
6813 STATE ROAD 70 EAST, BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 896-9938 FAX

KYLE E. CROSS., PSM. No. 7176

Drawing name: H:\Lond...Projects\SEC 13 TWP 34S RNG 19E--RYE PRESERVE\dwg\Sketches\SK THE EAST 100 FEET.dwg SHEET 1 May 28, 2025 5:03pm by: jinto

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				JOB:

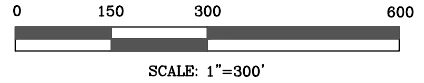
LEGEND:

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ORB = OFFICIAL RECORDS BOOK
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SQ FT = SQUARE FEET
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EXHIBIT "A"
SKETCH OF DESCRIPTION

Section 13 , Township 34 South, Range 19 East
Manatee County, Florida



Drawing name: H:\Lond...Projects\SEC 13 TWP 34S RNG 19E--RYE PRESERVE\dwg\Sketches\SK THE EAST 100 FEET.dwg SHEET 2 May 28, 2025 5:02pm by: jpbinto

S88°25'57"E
100.01'

SUBJECT PARCEL
PROPOSED 100.00' WIDE
ACCESS EASEMENT
PARCEL CONTAINS
249,365 SQUARE FEET
(5.72 ACRES)
MORE OR LESS

S65°59'29"W 110.07'

PARCEL ID: 513300109
INSTRUMENT #
202141170760

PARCEL ID:
267701009
ORB 1592
PG 4774

MATCHLINE

PARCEL ID:
513501509
ORB 1685
PG 7417

S00°41'21"W 1572.04'

N00°41'21"E 1601.16'

PARCEL ID:
267701009
ORB 1592
PG 4774

PARCEL ID:
513510609
ORB 2511
PG 7743

S00°41'21"W 883.29'

N00°41'21"E 930.81'

NORTHEAST CORNER
OF SOUTHEAST 1/4
SECTION 13
TOWNSHIP 34 SOUTH
RANGE 19 EAST
N: 1,158,506.01
E: 542,118.13

EAST LINE OF SEC 13-34-19

POINT OF BEGINNING

S88°25'57"E
100.01'

SUBJECT PARCEL
PROPOSED 100.00' WIDE
ACCESS EASEMENT
PARCEL CONTAINS
249,365 SQUARE FEET
(5.72 ACRES)
MORE OR LESS

MATCHLINE

PARCEL ID:
268401007
ORB 1524
PG 744

S72°16'16"E 104.59'
N00°41'21"E 100.00'

POINT OF COMMENCEMENT

SOUTHEAST CORNER
OF SECTION 13,
TOWNSHIP 34 SOUTH
RANGE 19 EAST
N: 1,155,874.23
E: 542,086.47

PARCEL ID:
268401007
ORB 1524
PG 744

PARCEL ID:
513501509
ORB 1685
PG 7417

S00°41'21"W 1572.04'

N00°41'21"E 1601.16'

PARCEL ID:
267701009
ORB 1592
PG 4774

REVISIONS:



CERTIFICATE OF AUTHORIZATION LB 0007832
6813 STATE ROAD 70 EAST, BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 896-9938 FAX

KYLE E. CROSS., PSM. No. 7176

SHEET
2 OF 2

Scale: 1"=300'

Drawn by: JN

FB/PG: NONE

DATE: 05/30/2023

JOB:

EXHIBIT 7

EXHIBIT 8

Rye Crossing COMMUNITY DEVELOPMENT DISTRICT

Statement
of
Estimated Regulatory Costs

September 3, 2025



Provided by

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone: 561-571-0010
Fax: 561-571-0013
Website: www.whhassociates.com

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to amend the boundaries of the Rye Crossing Community Development District ("District"). The District was established by Ordinance No. 22-38, passed by the Board of County Commissioners of Manatee County, Florida on May 5, 2022, and previously amended by Ordinance No. 23-32 to modify the boundaries of the District on February 2, 2023. The current size of the District is approximately 191.95 +/- acres and the District is located entirely within the Manatee County, Florida (the "County"). The petition to amend the boundaries of the District seeks to subtract approximately 5.72 +/- acres located in the County to the District ("Amendment Area"). After the amendment, the District will be projected to contain approximately 186.23 +/- acres and is planned to be developed with a total of 452 residential dwelling units. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing District establishment) as follows:

"That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant" (emphasis added).

1.2 Overview of the Rye Crossing Community Development District

The District is designed to provide public infrastructure, services, and facilities along with operation and maintenance of the same to a master planned residential development currently anticipated to contain a total of approximately 452 residential dwelling units following the amendment of the District's boundaries.

A community development district ("CDD") is an independent unit of special purpose local government authorized by the Act to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDDs provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), F.S.

A CDD is not a substitute for the local, general purpose government unit, i.e., the City or County in which the CDD lies. A CDD does not have the permitting, zoning or policing powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating and maintaining public infrastructure for developments, such as Rye Crossing.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S., defines the elements a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;
2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or
3. Is likely to increase regulatory costs, including any Transactional Costs (as defined herein), in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the Transactional Costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this SERC, "Transactional Costs" are direct costs that are readily ascertainable by the County based upon standard business practices, and may include:

1. Filing fees.
2. Expenses to obtain a license.
3. Necessary equipment.
4. Installation, utilities for, and maintenance of necessary equipment.
5. Necessary operations or procedures.
6. Accounting, financial, information management, and other administrative processes.
7. Labor, based on relevant wages, salaries, and benefits.
8. Materials and supplies.
9. Capital expenditures, including financing costs.
10. Professional and technical services, including contracted services necessary to implement and maintain compliance.
11. Monitoring and reporting.
12. Qualifying and recurring education, training, and testing.
13. Travel.
14. Insurance and surety requirements.
15. A fair and reasonable allocation of administrative costs and other overhead.
16. Reduced sales or other revenue.
17. Other items suggested by the rules ombudsman in the Executive Office of the Governor or by any interested person, business organization, or business representative

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (Manatee County, according to the Census 2020, has a population of 399,710; therefore, it is not defined as a small County for the purposes of this requirement.)

(f) In evaluating the impacts described in paragraphs (a) and (e), the County must include, if applicable, the market impacts likely to result from compliance with the proposed rule, including:

1. Changes to customer charges for goods or services.
2. Changes to the market value of goods or services produced, provided, or sold.

3. Changes to costs resulting from the purchase of substitute or alternative goods or services.
4. The reasonable value of time to be spent by owners, officers, operators, and managers to understand and comply with the proposed rule, including, but not limited to, time to be spent completing requiring education, training, or testing.

(g) Any additional information that the agency determines may be useful.

(h) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

Note: the references to "rule" in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an "ordinance" under section 190.005(2)(a), F.S.

2.0 An economic analysis showing whether the ordinance directly or indirectly:

- 1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance;**
- 2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance; or**
- 3. Is likely to increase regulatory costs, including any Transactional Costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.**

The ordinance amending the boundaries of the District is not anticipated to have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. Any increases in regulatory costs, principally the anticipated increases in Transactional Costs as a result of imposition of special assessments by the District on the Amended Area will be the direct result of facilities and services provided by the District to the landowners within the Amendment Area. However, as property ownership in the District is voluntary and all additional costs will be disclosed to prospective buyers prior to sale, such increases should be considered voluntary, self-imposed and offset by benefits received from the infrastructure and services provided by the District.

Further, the ordinance amending the boundaries of the District is not likely to result in market impacts such as customer charges, changes to the market value of goods or services produced, provided or sold, changes to costs resulting from the purchase of substitute or alternative goods or services or incur additional time be spent by State of Florida or Manatee County governments staff to understand and comply with the proposed ordinance, including, but not limited to, time to be spent completing requiring education, training, or testing, as the proposed District will be one of many already existing CDDs in Florida and Manatee County and the marginal impact of one more CDD will be negligible if any.

2.1 Impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

The sole reason for the amending of the District's boundaries is to provide public facilities and services to support the development of a new, master planned residential development. The development of the smaller, approximately 186.23 +/- acres, parcel will promote local economic activity, create local value, lead to local private sector investment and is likely, at least in the short term, to support local private sector employment and/or lead to local new job creation to a degree likely similar to that of a slightly larger, pre-amendment, approximately 191.95 +/- acre, parcel contained within the existing District boundaries.

Amending the boundaries of the District will allow it to plan, fund, implement, operate and maintain, for the benefit of the landowners within the amended and smaller District, various public facilities and services for a smaller-sized development. Such facilities and services, as further described in Section 5, will allow for the development of the land within the amended District. The provision of District's infrastructure and the subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and residents of the amended and smaller District. The private developer of the land in the amended and smaller District will use its private funds to conduct the private land development and construction of an anticipated approximately 452 residential dwelling units the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved without amending the District's boundaries by the private sector alone, the fact that the amendment of the District's boundaries is initiated by the private developer means that the private developer considers the amendment of the District's boundaries and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the amended and smaller District, which in turn will lead directly or indirectly to economic growth, likely private sector job growth and/or support private sector employment, and private sector investments.

2.2 Impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

When assessing the question of whether the amending of the boundaries of the District is likely to directly or indirectly have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation, one has to compare these factors in the presence and in the absence of the amended District boundaries in the development. When the question is phrased in this manner, it can be surmised that the amendment of the District's boundaries is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same development without the amended and smaller District. Similar to a purely private solution, District contracts will be bid competitively as to achieve the lowest cost/best value for the particular infrastructure or services desired by the landowners, which will insure that contractors wishing to bid for such contracts will have to demonstrate to the District the most optimal mix of cost, productivity and innovation. Additionally, the amendment of the District's boundaries for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was a smaller District. The amended and smaller District, in its purchasing decisions, will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

2.3 Likelihood of an increase in regulatory costs, including any Transactional Costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

The amendment of the District's boundaries will not increase any regulatory costs of the State or the County by virtue that the District has already been established and amending its size does not change the regulatory requirements that the District will be subject to after the initial review of the petition to amend its boundaries by the County and approval of such petition by the County. As described in more detail in Section 4, the District will pay a one-time filing fee to the County to offset any expenses that the County may incur in the processing of this petition to amend the District's boundaries.

Amending the District's boundaries will not materially increase regulatory costs to the landowners within the Amended District. Such increases in regulatory costs, principally the anticipated increases in transactional costs as a result of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners within the Amended District. While the 5.72 acres being removed from the District will not pay assessments to the Amended District, the Amended District will also not incur costs for the construction on, and maintenance of, this 5.72 acres. Property ownership in the District is completely voluntary and all initial prospective buyers will have such additional transaction costs disclosed to them prior to sale, as required by State law. Such costs, however, should be considered voluntary, self-imposed, and as a tradeoff for the service and facilities provided by the District. As to the anticipated amount of the transactional costs in the aggregate within 5 years, they are anticipated not to exceed \$5,000,000.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.

The proposed amended District will serve land that comprises an approximately 186.23 +/- acre master planned residential development currently anticipated to contain a total of approximately 452 residential dwelling units, although the development plan can change. Assuming an average density of 3.5 persons per residential dwelling unit, the estimated residential population of the proposed amended District at build out would be approximately 1,582 +/- and all of these residents as well as the landowners within the District will be affected by the ordinance. The County and certain state agencies will not be affected by or required to comply with the ordinance as more fully discussed hereafter.

4.0 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state or local revenues.

There is no state agency promulgating any rule relating to this project and there is no anticipated effect of the ordinance amending the District's boundaries on state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

Because the result of adopting the ordinance is the amendment of the boundaries of an existing

independent local special purpose government, there will be no additional enforcing responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs herein.

State Governmental Entities

Amending the boundaries of an already existing independent local special purpose government will result in no costs to any State governmental entities to implement and enforce the proposed amended and smaller District.

Manatee County, Florida

The existing District as well as the Amendment Area are both located within Manatee County, Florida. The County and its staff may process, analyze, conduct a public hearing, and vote upon the petition to amend the boundaries of the District. These activities will absorb some resources; however, these costs incurred by the County will be modest for a number of reasons. First, the County approved ordinance establishing the District in 2022 and that petition possessed much information about the District and County staff should be generally familiar with the District. Second, review of the petition to amend the boundaries of the District does not include analysis of the project itself. Third, the petition itself provides much of the information needed for a staff review. Fourth, the County already possesses the staff needed to conduct the review without the need for new staff. Fifth, there is no capital required to review the petition. Sixth, the potential costs are offset by a filing fee included with the petition to offset any expenses the County may incur in the processing of this petition. Finally, the County already processes similar petitions, though for entirely different subjects, for land uses and zoning changes that are far more complex than the petition to amend the boundaries of a community development district.

Further, there will be no increase in the very small annual costs to County, because of the amendment of the District's boundaries. The District is an independent unit of local government. The only annual costs the County faces, which will not change with the amendment of the District's boundaries, are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the County, or any monitoring expenses the County may incur if it maintains a monitoring program for this District.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on state or local revenues. The District is an independent unit of local government. It is designed to provide infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected.

Any non-ad valorem assessments levied by the District will not count against any millage caps imposed on other taxing authorities providing services to the lands within the District. It is also important to note that any debt obligations the District may incur are not debts of the State of Florida or any other unit of local government. By Florida law, debts of the District are strictly its own responsibility.

5.0 A good faith estimate of the Transactional Costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance.

The review of the petition to amend the boundaries of the District will be funded by a payment of an application fee to the County. This payment will be made voluntarily by the Petitioner, who is the same as/affiliated with the owners of land proposed to be included within the boundaries of the District and subject to the ordinance amending the boundaries of the District. Once the filing fee is paid, an annual Special District fee of \$175 will also be paid by the District to the State per provisions of Section 189.018, Florida Statutes.

The landowner and future residents of the small parcel being removed from the CDD will not be required to comply with the proposed ordinance, and therefore will not incur transaction costs for continuing compliance with the ordinance.

The landowner and future residents of the amended CDD will be required to comply with the ordinance, but due to the small nature of the area being contracted, these transaction costs are not significantly different than if the boundaries were not amended and the ordinance was not adopted.

The County will be required to comply with the ordinance, but will not incur any additional transaction costs not funded through the required filing fee. The County's review of annual reporting information will take the same effort and incur the same transaction costs because the CDD will still exist.

The State of Florida will be required to comply with the ordinance, but will not incur any additional transaction costs. Review of annual reporting information will take the same effort and incur the same transaction costs because the CDD will still exist.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be little impact on small businesses because of the amendment of the District. If anything, the impact may be positive because the District must competitively bid all of its contracts and competitively negotiate all of its contracts with consultants over statutory thresholds. This affords small businesses the opportunity to bid on District work.

Further, the ordinance amending the boundaries of the District is not likely to result in market impacts such as customer charges, changes to the market value of goods or services produced, provided or sold, changes to costs resulting from the purchase of substitute or alternative goods or services or incur additional time be spent by owners, officers, operators, and managers of small businesses to understand and comply with the proposed ordinance, including, but not limited to, time to be spent completing requiring education, training, or testing, as the proposed District will be one of many already existing CDDs in Florida and Manatee County and small businesses will be able to bid on District work, not unlike bidding on work for communities which are not CDDs, thus making the marginal impact negligible if any.

Manatee County has a population of 399,710 according to the Census 2020 conducted by the United States Census Bureau and is therefore not defined as a "small" County according to Section 120.52, F.S.

7.0 A description of any regulatory alternatives submitted under section 120.541(1)(a), F.S., and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

No written proposal, statement adopting an alternative or statement of the reasons for rejecting an alternative have been submitted.

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to amend the boundaries of the Rye Crossing Community Development District.

EXHIBIT 9

AUTHORIZATION OF AGENT

This letter shall serve as a designation of Jere Earlywine of Kutak Rock, LLP, to act as agent for Petitioner, Rye Crossing Community Development District, with regard to any and all matters pertaining to the Petition to the Board of County Commissioners of Manatee County, Florida, to Amend the Boundaries of the Rye Crossing Community Development District pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, *Florida Statutes*, Section 190.156(1), *Florida Statutes*. This authorization shall remain in effect until revoked in writing.

WITNESSES:

RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT

Kirsten Schaefer
Name: Kirsten Schaefer

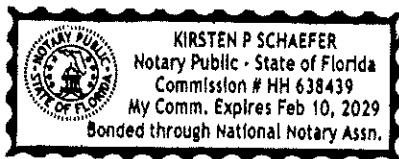
Christian Cotter
By: Christian Cotter
Chairman, Board of Supervisors

Steve Hart
Name: Steve Hart

Date: 7/23/25

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24th day of July, 2025, by Christian Cotter, as Chairman of Rye Crossing CDD, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



Kirsten P. Schaefer
NOTARY PUBLIC, STATE OF FLORIDA

Name: Kirsten P. Schaefer
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

ORDINANCE NO. : 26 -12

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, RELATING TO THE RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; CONTRACTING THE BOUNDARIES OF THE DISTRICT PURSUANT TO SUBSECTION 190.046(1), FLORIDA STATUTES, BY REMOVING APPROXIMATELY 5.72 ACRES OF LAND; AMENDING SUBSECTION 2-8-79 OF THE MANATEE COUNTY CODE OF ORDINANCES DESCRIBING THE AMENDED BOUNDARIES OF THE DISTRICT AS CONTRACTED; PROVIDING FOR RELIANCE UPON REPRESENTATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature has enacted and amended Chapter 190, Florida Statutes, to provide an alternative method to finance and manage basic services for community development; and

WHEREAS, a community development district serves a governmental and public purpose by financing, providing, and managing certain basic infrastructure systems, facilities, and services as allowed by Florida law, specifically Chapter 190, Florida Statutes, for the use and enjoyment of the general public, and only property owners within the district are assessed through the community development district for these improvements within the district’s boundaries; and

WHEREAS, subsection 190.046(1), Florida Statutes, authorizes the Board of County Commissioners to adopt an ordinance granting a petition for the contraction of a community development district’s boundaries that were established previously by ordinance; and

WHEREAS, Rye Crossing Community Development District (the “District”) has been created by law and established pursuant to Manatee County Ordinance No. 22-38, adopted on May 5, 2022, effective as filed with the Secretary of State of Florida on May 12, 2022; and

WHEREAS, Ordinance No. 22-38 described the boundaries of the District, which included approximately 39.65 acres of land; and

WHEREAS, the District was amended pursuant to Manatee County Ordinance No. 23-32, adopted on February 2, 2023, effective as filed with the Secretary of State of Florida on February 2, 2023; and

WHEREAS, Ordinance No. 23-32 amended the boundaries of the District, adding approximately 152.30 acres of land; and

WHEREAS, based on the information provided by the District board of supervisors (the “Petitioner”), the District is active and in good legal standing, and the Board of County

Commissioners of Manatee County, Florida (the “Board”), has relied thereon in adopting this Ordinance; and

WHEREAS, the Petitioner has filed a petition with the Board to adopt an ordinance amending the boundaries of the District pursuant to subsection 190.046(1)(a), Florida Statutes, by contraction; and

WHEREAS, the petition proposes the contraction of approximately 5.72 acres from the District; and

WHEREAS, pursuant to sections 190.046(1)(g) and 125.66, Florida Statutes, the filing of the petition for the boundary amendment by the Petitioner constitutes consent of the landowners within the District other than those landowners whose land is proposed to be removed from the District; and

WHEREAS, Forestar (USA) Real Estate Group, Inc., a Delaware corporation, is the owner of approximately 5.72 acres of land proposed to be removed from the District and has consented in writing to the removal of said land to the District; and

WHEREAS, the Board has conducted a public hearing on the petition in accordance with the requirements and procedures of sections 190.046(1)(b) and Section 125.66, Florida Statutes, as amended; and

WHEREAS, the Board has considered the record of the public hearing and the factors set forth in subsection 190.005(1)(e), Florida Statutes, as amended, in making its determination to grant or deny the petition for ordinance amendment contracting the boundaries of the District; and

WHEREAS, the Board has relied upon the representations made in the petition and other documents attached thereto as exhibits in adopting this Ordinance; and

WHEREAS, the District established under Ordinance No. 22-38, as amended by Ordinance 23-32, and further amended by this ordinance, as an independent special district and a local unit of special purpose government and shall continue to be governed by Chapter 190, Florida Statutes, and all other applicable federal, state, and local laws within the amended boundaries described and depicted in **Exhibit “A,”** attached hereto and incorporated herein; and

WHEREAS, amendment of the boundaries of the District will protect, promote, and enhance the public health, safety, and welfare of the County and its inhabitants, including the inhabitants of the District.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY:

Section 1. Legislative findings. The Board of County Commissioners of Manatee County, Florida, hereby adopts the “WHEREAS” clauses stated above as legislative findings in support of this Ordinance.

Section 2. Authority. This Ordinance is adopted pursuant to sections 190.046(1)(b) and 125.66, Florida Statutes, as amended, and other applicable provisions of law governing county ordinances.

Section 3. Intent and Purpose. It is the intent and purpose of this Ordinance to amend the boundaries of Rye Crossing Community Development District pursuant to Chapter 190, Florida Statutes, as amended, with all the rights and obligations appertaining thereto, including all obligations accruing pursuant to applicable federal, state, and local laws

Section 4. Contracting of boundaries. The boundaries of the District are hereby contracted pursuant to subsection 190.046(1), Florida Statutes, by removing approximately 5.72 acres of land from the geographic boundaries and control of the District and contracting the boundaries of the District to a total of approximately 186.23 acres of land, are described and depicted in Exhibit “A.”

Section 5. Amending Subsection 2-8-79 of the Manatee County Code of Ordinances. Subsection 2-8-79 of the Manatee County Code of Ordinances is hereby amended to read as follows:

Sec. 2-8-79. Rye Crossing Community Development District.

...

(b) *Boundaries.* The boundaries of the district are described in the metes and bounds description attached to Ord. No. 26-12 as **Exhibit “A.”**

...

Section 6. Reliance upon representations. The contraction of the boundaries of the District is specifically based upon the representations made in the Petition to Amend Manatee County Ordinance No. 26-12 to amend the external boundaries District through contraction dated September 8, 2025 signed by Christian Cotter, chairman of the District, which was filed with Manatee County, Florida, and is attached hereto as **Composite Exhibit “B.”**

Section 7. Codification. The publisher of the County’s Code, CivicPlus, is directed to incorporate the amendments in Section 5 of this Ordinance into the Code.

Section 8. Severability. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 9. Effective date. This Ordinance shall take effect immediately upon the filing of a certified copy of this Ordinance with the Secretary of State pursuant to Section 125.66, Florida Statutes.

PASSED AND ADOPTED, with a quorum present and voting, by the Board of County Commissioners of Manatee County, Florida, 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

LESS AND EXCEPT:

EXHIBIT "A"

SKETCH OF DESCRIPTION

Section 16 , Township 33 South, Range 18 East
Manatee County, Florida

DESCRIPTION:

A TRACT OR PARCEL OF LAND, LYING IN THE SOUTHEAST ONE QUARTER OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 19 EAST, BEING A PORTION OF A PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1685, PAGE 7417 AND A PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 2511, PAGE 7743 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 13, THENCE N00°41'21"E ALONG THE EAST LINE OF SAID SECTION FOR 100.00 FEET TO THE SOUTHEAST CORNER THE AFOREMENTIONED PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1685, PAGE 7417 AND THE POINT OF BEGINNING; THENCE CONTINUE N00°41'21"E ALONG THE EAST LINE OF SAID SECTION FOR 1601.16 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE AFOREMENTIONED PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 2511, PAGE 7743; THENCE CONTINUE N00°41'21"E ALONG THE EAST LINE OF SAID SECTION FOR 930.81 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE SOUTHEAST ONE QUARTER OF SECTION 13; THENCE S65°59'29"W ALONG THE NORTHERLY LINE OF SAID PARCEL FOR 110.07 FEET; THENCE S00°41'21'W PARALLEL WITH AND 100.00 FEET WESTERLY FROM (AS MEASURED ON A PERPENDICULAR) THE EAST LINE OF SECTION 13 FOR 883.29 FEET TO AN INTERSECTION WITH THE COMMON BOUNDARY LINE OF SAID PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 2511, PAGE 7743 AND SAID PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1685, PAGE 7417; THENCE CONTINUE S00°41'21'W FOR 1572.04 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF SAID PARCEL; THENCE S72°16'16"E ALONG THE SOUTHERLY LINE OF SAID PARCEL FOR 104.59 FEET TO AND INTERSECTION WITH THE EAST LINE OF SECTION 13 AND THE POINT OF BEGINNING.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD, IF ANY.

PARCEL CONTAINS 249,365 SQUARE FEET, (5.72 ACRES) MORE OR LESS.

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 13, AS BEARING N.00°41'21"E.
2. BEARINGS AND STATE PLANE COORDINATES SHOWN HEREON ARE GRID BEARINGS BASED ON NGS CONTROL POINTS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, BASED ON NORTH AMERICAN DATUM 1983 (2011 ADJUSTMENT).
3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DALTON R. CROSS., P.S.M
4. THIS DESCRIPTION IS NOT COMPLETE WITHOUT THE SKETCH.
5. THIS SKETCH IS NOT A SURVEY.
6. THIS SKETCH AND DESCRIPTION IS CERTIFIED TO MANATEE COUNTY.

REVISIONS:



866.850.4200 www.atwell-group.com
CERTIFICATE OF AUTHORIZATION LB 0007832
8813 STATE ROAD 70 EAST, BRADENTON, FLORIDA 34203
(841) 748-8340 (841) 898-8838 FAX

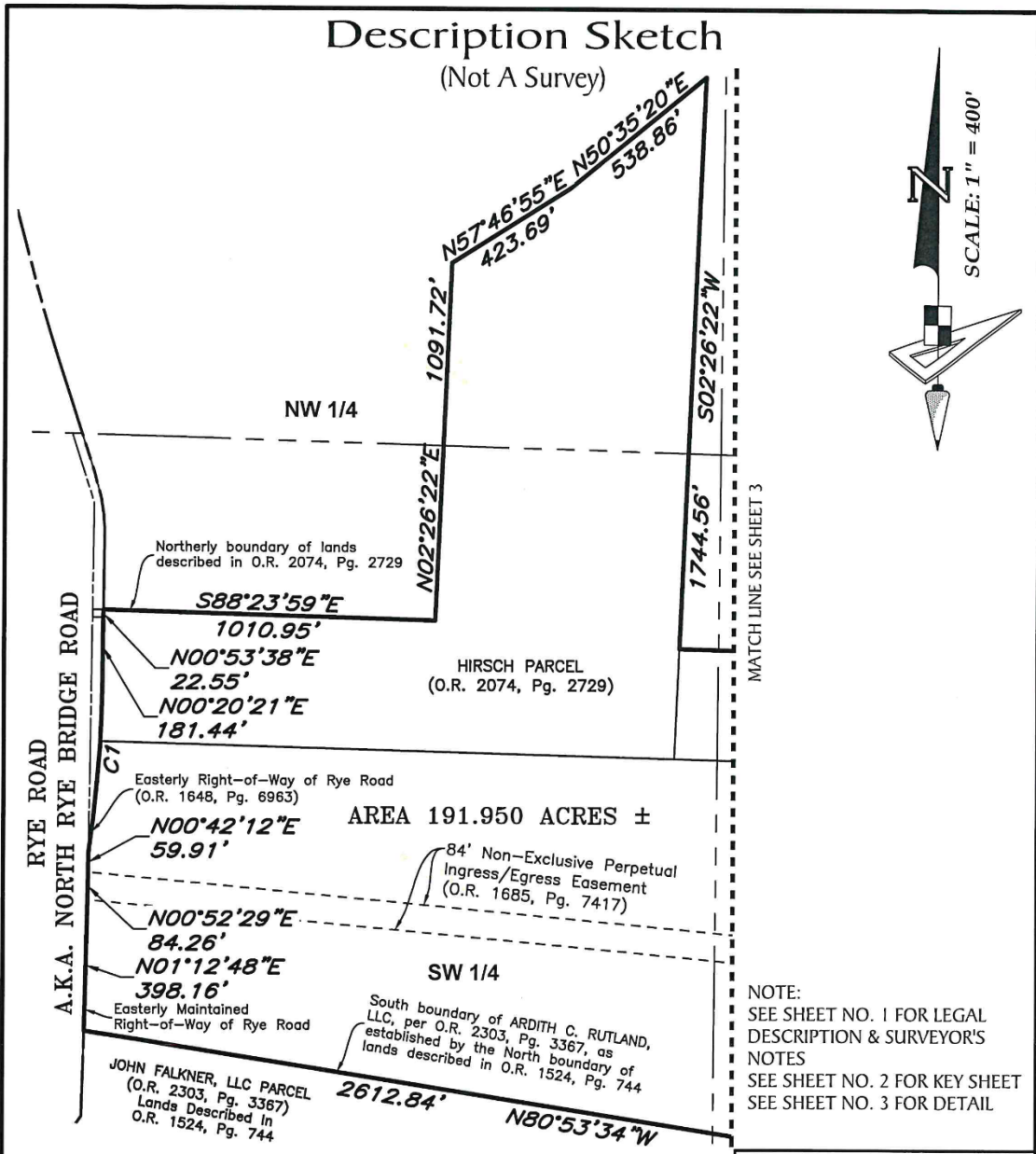
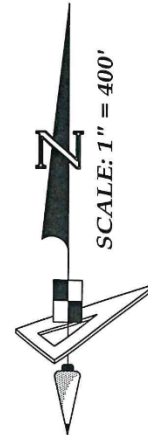
Kyle E. Cross
KYLE E. CROSS., PSM. No. 7176

SHEET 1 OF 2	Scale: NA	Drawn by: JN	FB/PG: NONE	DATE: 05/30/2023
				JOB:

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Description Sketch

(Not A Survey)



NOTE:
 SEE SHEET NO. 1 FOR LEGAL DESCRIPTION & SURVEYOR'S NOTES
 SEE SHEET NO. 2 FOR KEY SHEET
 SEE SHEET NO. 3 FOR DETAIL

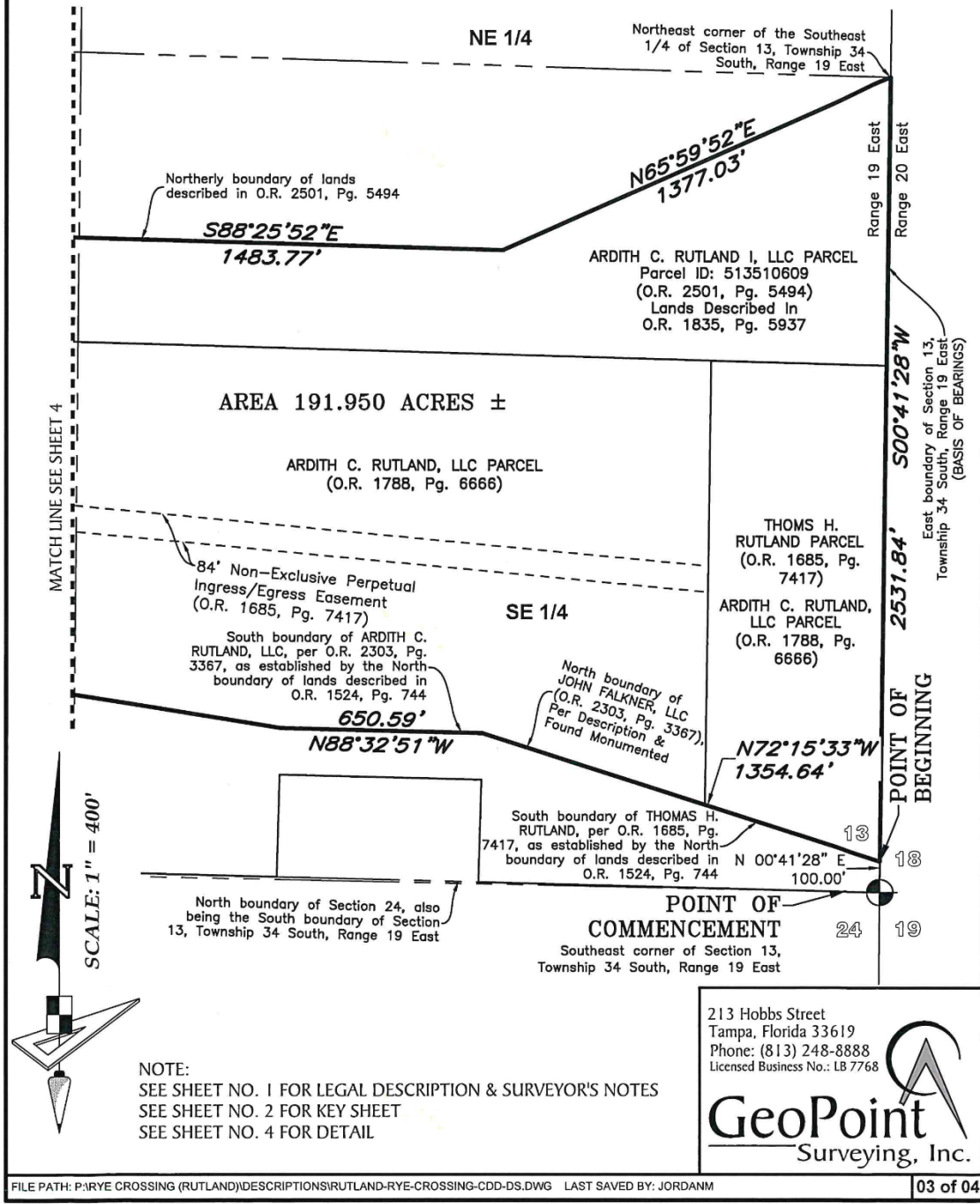
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213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Licensed Business No.: LB 7768

GeoPoint
 Surveying, Inc.

Description Sketch

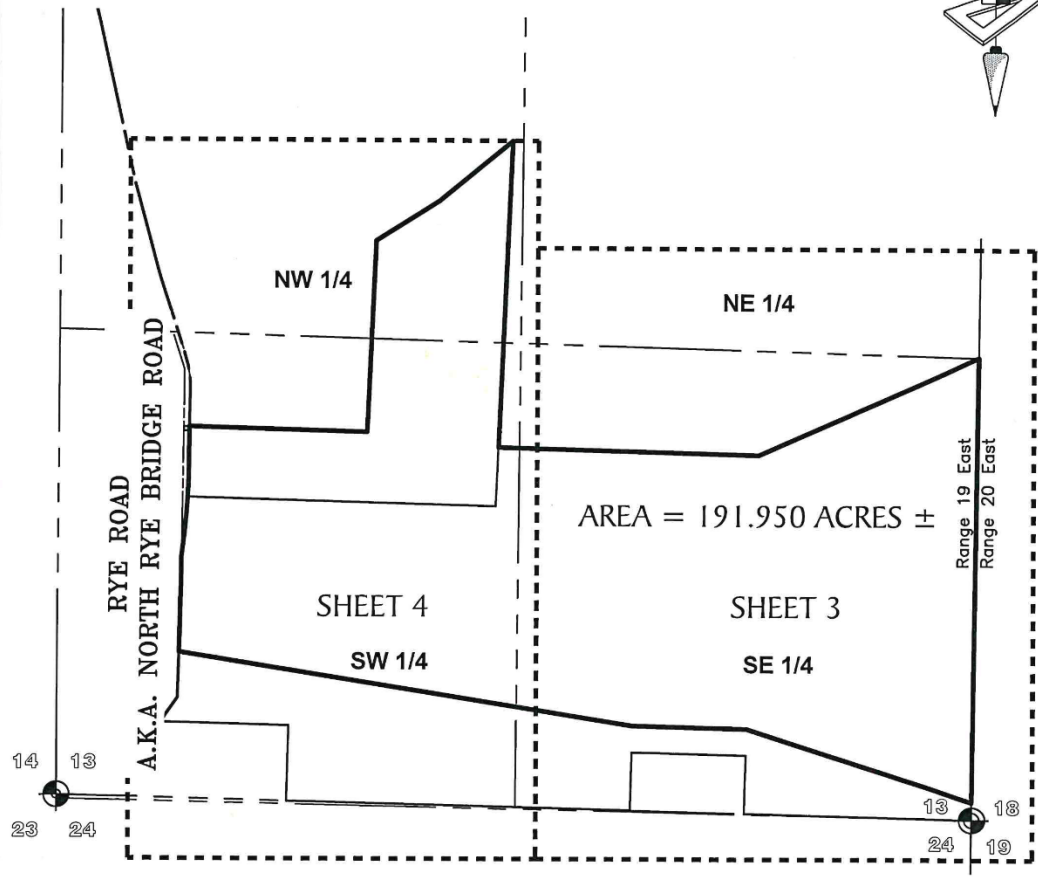
(Not A Survey)



Description Sketch

(Not A Survey)

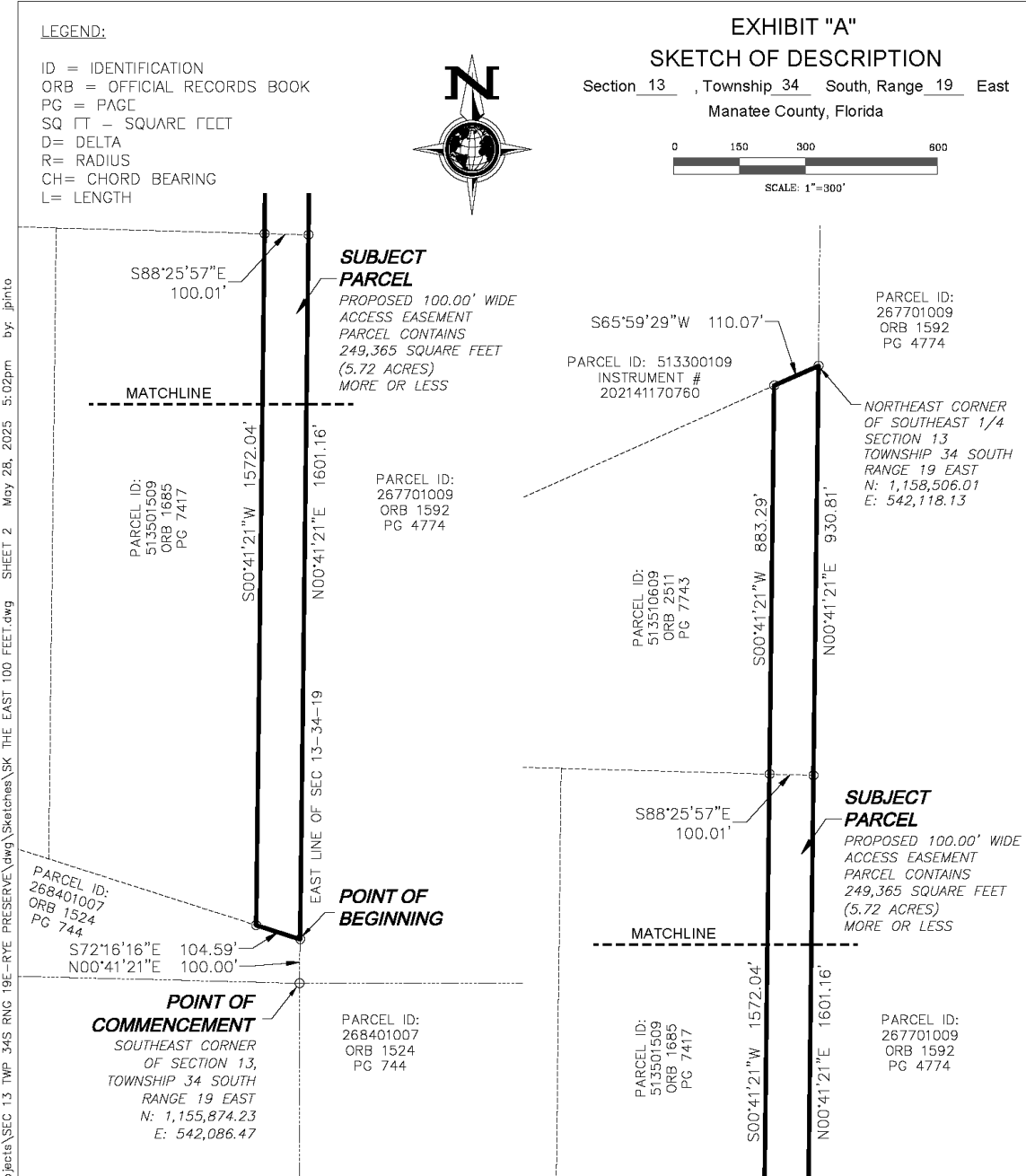
KEY SHEET



NOTE:
SEE SHEET NO. 1 FOR LEGAL DESCRIPTION & SURVEYOR'S NOTES
SEE SHEET NO. 3-4 FOR DETAIL

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768





REVISIONS:

ATWELL
 866.850.4200 www.atwell-group.com
 CERTIFICATE OF AUTHORIZATION LB 0007832
 8813 STATE ROAD 70 EAST, BRADENTON, FLORIDA 34203
 (841) 748-8340 (841) 898-9939 FAX

Kyle E. Cross
 KYLE E. CROSS., PSM. No. 7176

SHEET 2 OF 2	Scale: 1"=300'	Drawn by: JN	FB/PG: NONE	DATE: 05/30/2023
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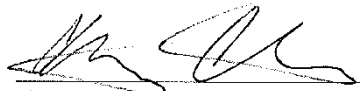
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EXHIBIT B

PETITIONER CERTIFICATION

I HEREBY CERTIFY THAT, TO MY KNOWLEDGE, THE FACTS CONTAINED IN THE *PETITION TO AMEND THE BOUNDARIES OF THE RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT* ARE TRUE AND CORRECT.

**RYE CROSSING COMMUNITY DEVELOPMENT
DISTRICT**



Christian Cotter, Chairman
On behalf of the Petitioner,
Rye Crossing Community Development District

BEFORE THE MANATEE COUNTY
BOARD OF COUNTY COMMISSIONERS

SECOND PETITION TO AMEND THE BOUNDARIES OF THE
RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT

Petitioner, Rye Crossing Community Development District (“**Petitioner**” or “**District**”), hereby petitions the Manatee County Board of County Commissioners, pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, *Florida Statutes*, and specifically Section 190.046(1), *Florida Statutes*, to adopt an amendment to Manatee County Ordinance Nos. 22-38 and 23-32 to remove approximately 5.72 acres to the District. In support of this petition, the District states:

1. History of the District. Pursuant to Chapter 190, *Florida Statutes*, the Board of County Commissioners of Manatee County, Florida, adopted Manatee County Ordinance No. 22-38 and established the District, which was effective on May 9, 2022. The Board of County Commissioners of Manatee County, Florida, further adopted Ordinance No. 23-32, amending the boundaries of the District, which was effective on February 2, 2023. The District is a special purpose unit of local government established under the provisions of Chapter 190, *Florida Statutes*, for the purposes of financing, acquiring, constructing, operating and maintaining public infrastructure improvements.

2. Location and Size. The District is located entirely within unincorporated Manatee County, Florida, and currently covers approximately 191.950 acres of land. **Exhibit 1** depicts the general location of the existing District and the location of the proposed Contraction Parcel (defined below). The District is located east of North Rye Road and southwest of Rutland Road. The current metes and bounds description of the external boundaries of the District is set forth in **Exhibit 2**. The metes and bounds description of the lands to be removed from the District, which comprise approximately 5.72 acres (“**Contraction Parcel**”), are set forth in **Exhibit 3**. Subsequent to the amendment of the District’s boundary, the District will encompass approximately 186.23 acres in total. **Exhibit 4** contains the metes and bounds description of the District boundary, as amended (“**Amended District**”).

3. Excluded Parcels. There are no parcels within the external boundary of the Amended District which are to be excluded.

4. Landowner and District Consent. Petitioner has obtained consent of one hundred (100%) percent of the owners of the lands comprising the Contraction Parcel to amend the boundary of the District as set forth in this Petition. The owners of the Contraction Parcel are Forestar (USA) Real Estate Group Inc. Documentation of this consent is attached hereto as **Exhibit 5**. The favorable action of the Board of Supervisors of the District constitutes consent for all of the lands within the District pursuant to Section 190.046(1)(e), *Florida Statutes*, as is evidenced by the District’s Resolution 2025-05 and submission of this Petition. A copy of the Resolution is attached hereto as **Exhibit 6**.

5. District Facilities and Services. There are no services and facilities currently provided by the District to the Contraction Parcel.

6. Future Land Uses. Contraction of the District in the manner proposed is consistent with the adopted Manatee County Comprehensive Plan. The designation of future general distribution, location, and extent of the public and private land uses proposed for the Contraction Parcel and the Amended District by the future land use plan elements of the Manatee County Comprehensive Plan are shown on **Exhibit 7**.

7. Statement of Estimated Regulatory Costs. **Exhibit 8** is the Statement of Estimated Regulatory Costs ("SERC") prepared in accordance with the requirements of Section 120.541, *Florida Statutes*. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

8. Authorization of Agent. **Exhibit 9** identifies the authorized agent for the Petitioner. Copies of all correspondence and official notices should be sent to:

Jere Earlywine
Florida Bar No.155527
Jere.Earlywine@kutakrock.com
KUTAK ROCK, LLP
107 West College Avenue
Tallahassee, Florida 32301
(850) 528-6152 (telephone)

9. This Petition to amend the boundaries of the Rye Crossing Community Development District should be granted for the following reasons:

- a. Amendment of the District boundaries and all land uses and services planned within the District as amended are not inconsistent with applicable elements or portions of the adopted State Comprehensive Plan or the Manatee County Comprehensive Plan.
- b. The area of land within the District, as amended, is part of a planned community. The Amended District will continue to be of sufficient size and sufficiently compact and contiguous to be developed as one functional and interrelated community.
- c. The District currently does not provide services or facilities for the Contraction Parcel. Therefore, community development services and facilities of the Amended District provide for greater enhancement of the District without causing any undue hardship or burdens upon the land.
- d. The Amended District remains the best alternative for delivering community development services and facilities without imposing an additional burden on the general population of the local general-purpose government.

- e. The community development services and facilities of the Amended District will not be incompatible with the capacity and use of existing local and regional community development services and facilities.
- f. The area to be served by the Amended District is still amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the County Commission of Manatee County, Florida to:

- A. Schedule a public hearing in accordance with the requirements of Section 190.046(1)(b), *Florida Statutes*; and
- B. Grant this Petition and amend Manatee Ordinance Nos. 22-38 and No. 23-32 to amend the boundary of the District pursuant to Chapter 190, *Florida Statutes*.

[CONTINUED ON FOLLOWING PAGE]

RESPECTFULLY SUBMITTED, this 8th day of September, 2025.

KUTAK ROCK, LLP



Jere Earlywine

Florida Bar No.155527

Jere.Earlywine@kutakrock.com

KUTAK ROCK, LLP

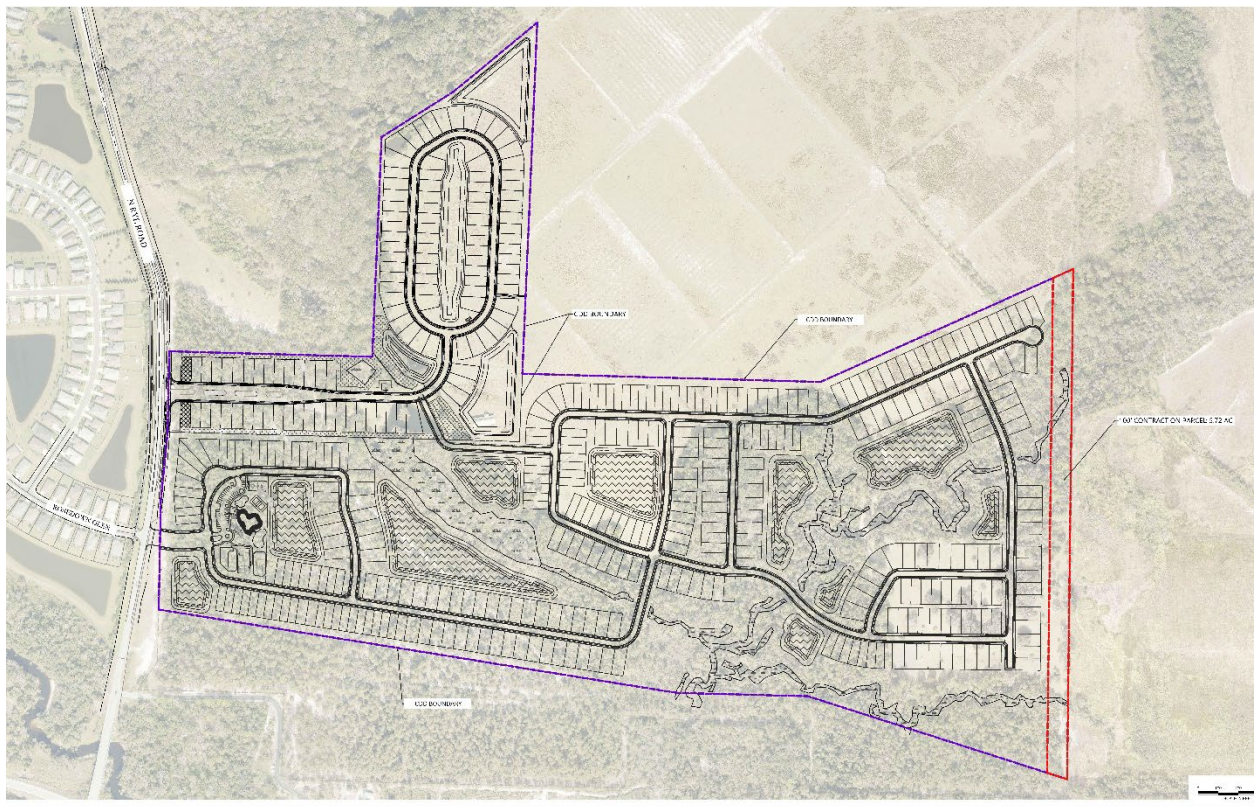
107 West College Avenue

Tallahassee, Florida 32301

(850) 528-6152 (telephone)

Attorneys for Petitioner

EXHIBIT 1



ATWELL
ARCHITECTS

RYU CROSSING
REDEVELOPMENT MAP

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, pursuant to sections 190.046 and 125.66, Florida Statutes, that the Manatee County Board of County Commissioners will hold a Public Hearing on **April 23, 2026, at 9:00 a.m. (or as soon thereafter as may be heard) at the Manatee County Administration Building, First Floor, Honorable Patricia M. Glass Chambers, 1112 Manatee Avenue West, Bradenton, Florida** to consider and act upon the following request made by the Board of Supervisors of the Rye Crossing Community Development District (“Petitioner”) to adopt:

ORDINANCE NO. 26-1

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, RELATING TO THE RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; CONTRACTING THE BOUNDARIES OF THE DISTRICT PURSUANT TO SUBSECTION 190.046(1), FLORIDA STATUTES, BY REMOVING APPROXIMATELY 5.72 ACRES OF LAND; AMENDING SUBSECTION 2-8-79 OF THE MANATEE COUNTY CODE OF ORDINANCES DESCRIBING THE AMENDED BOUNDARIES OF THE DISTRICT AS CONTRACTED; PROVIDING FOR RELIANCE UPON REPRESENTATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The amended boundaries of the land to be serviced by the Rye Crossing Community Development District (the “District”) is outlined as purple in the map below. The District includes approximately 191.950 acres generally located east of North Rye Road and southwest of Rutland Road, in Parrish, Florida. This proposed boundary amendment includes a contraction of approximately 5.72 acres (outlined in red in the attached map), leaving the District with a total of approximately 186.23. .

All interested parties are invited to appear at this hearing and be heard, subject to the proper rules of conduct. Additionally, any comments filed with the Director of the Development Services Department will be considered by the Board of County Commissioners and entered into the record. Copies of the proposed ordinance, the petition and other information regarding the petition are available for public inspection from 8:00 a.m. to 4:00 p.m. Monday through Friday at the Manatee County Development Services Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida. Interested parties may obtain assistance regarding this matter by calling (941) 748-4501 ext.6878 or emailing at planning.agenda@mymanatee.org during normal business hours.

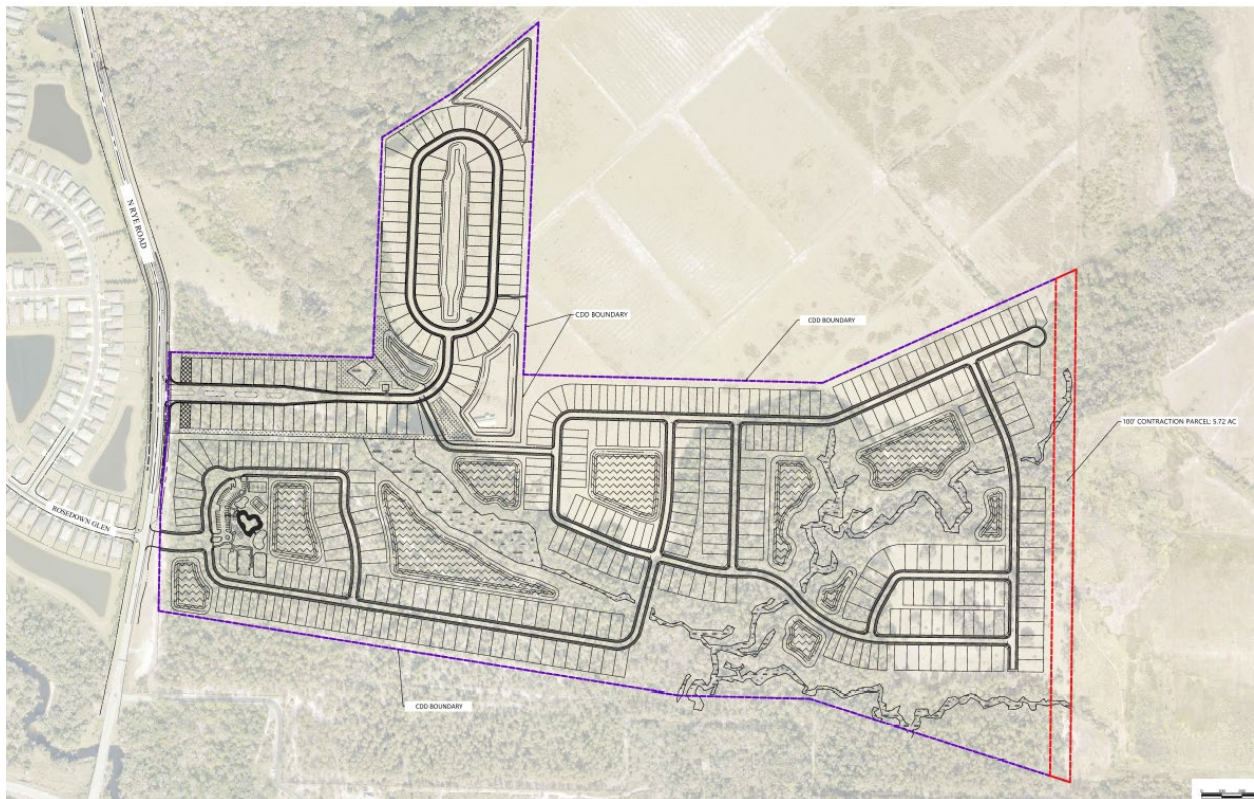
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American With Disabilities: The Board of County Commissioners does not discriminate upon the basis of any individual’s disability status. Manatee County is committed to providing full access to facilities, programs, and services to all, as well as supporting the employment of qualified individuals with disabilities in its workforce in accordance with federal and state laws and regulations, including the Americans with Disabilities Act of 1990 (“ADA”) and as amended (“ADAA”), and 503 and 504 of the Rehabilitation Act of 1973. Anyone requiring reasonable accommodation for this meeting as provided for in the ADA, or assistance with accessing any of these documents, should contact Carmine DeMilio ADA Compliance Coordinator, at 941-792-4501 ext. 6016 or Carmine.demilio@maymanatee.org, at least 3 business days prior to the scheduled meeting. If you are deaf/hard of hearing and require the services of an interpreter, please contact the Florida Relay Service at 711.

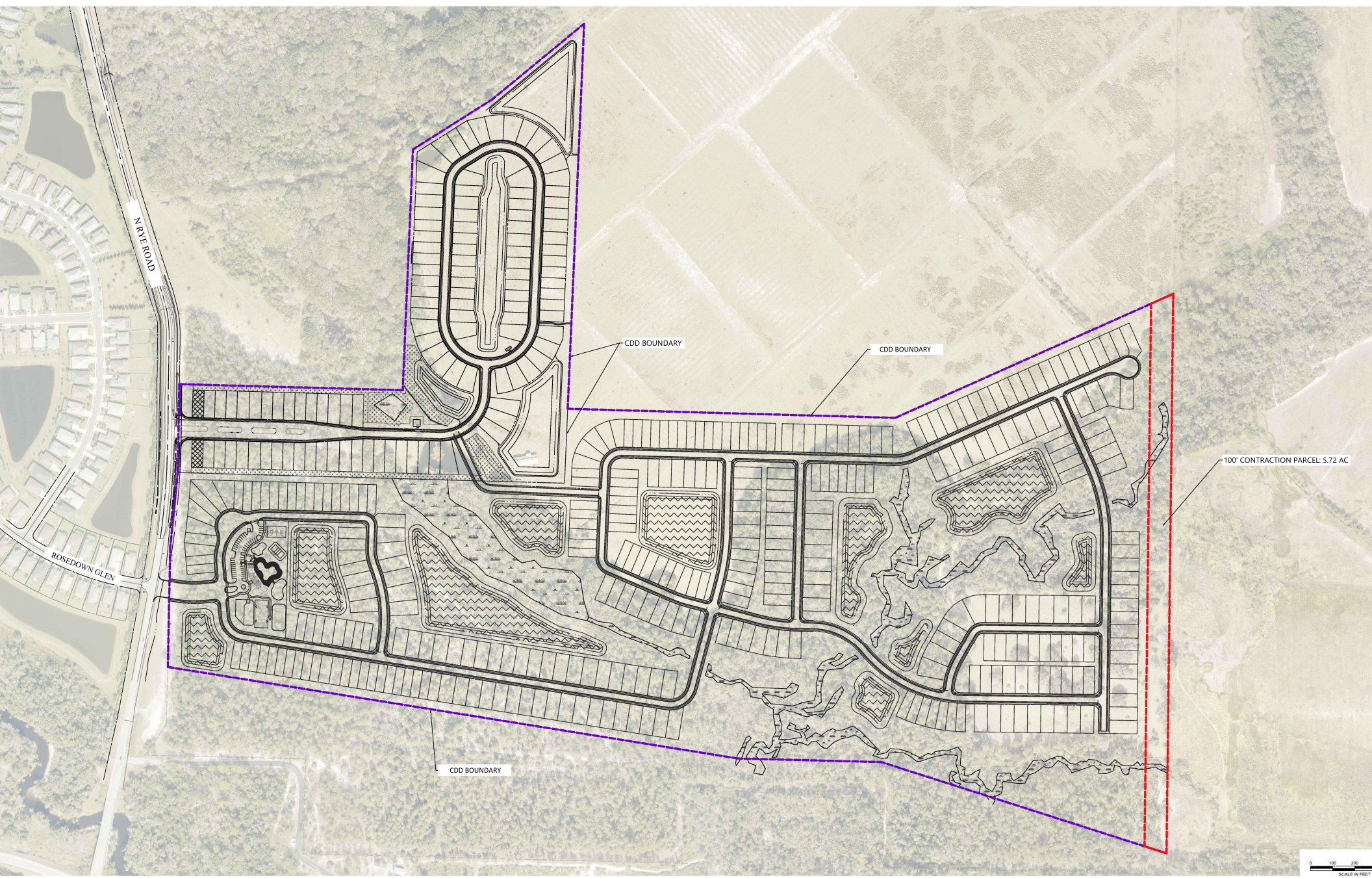
SAID HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Manatee County Development Services Department Manatee County, Florida

LOCATION MAP:



-  - Rye Crossing CDD District Boundary
-  - Contraction Parcel



N RYE ROAD

ROSEDOWN GLEN

CDD BOUNDARY

CDD BOUNDARY

100' CONTRACTION PARCEL 5.72 AC

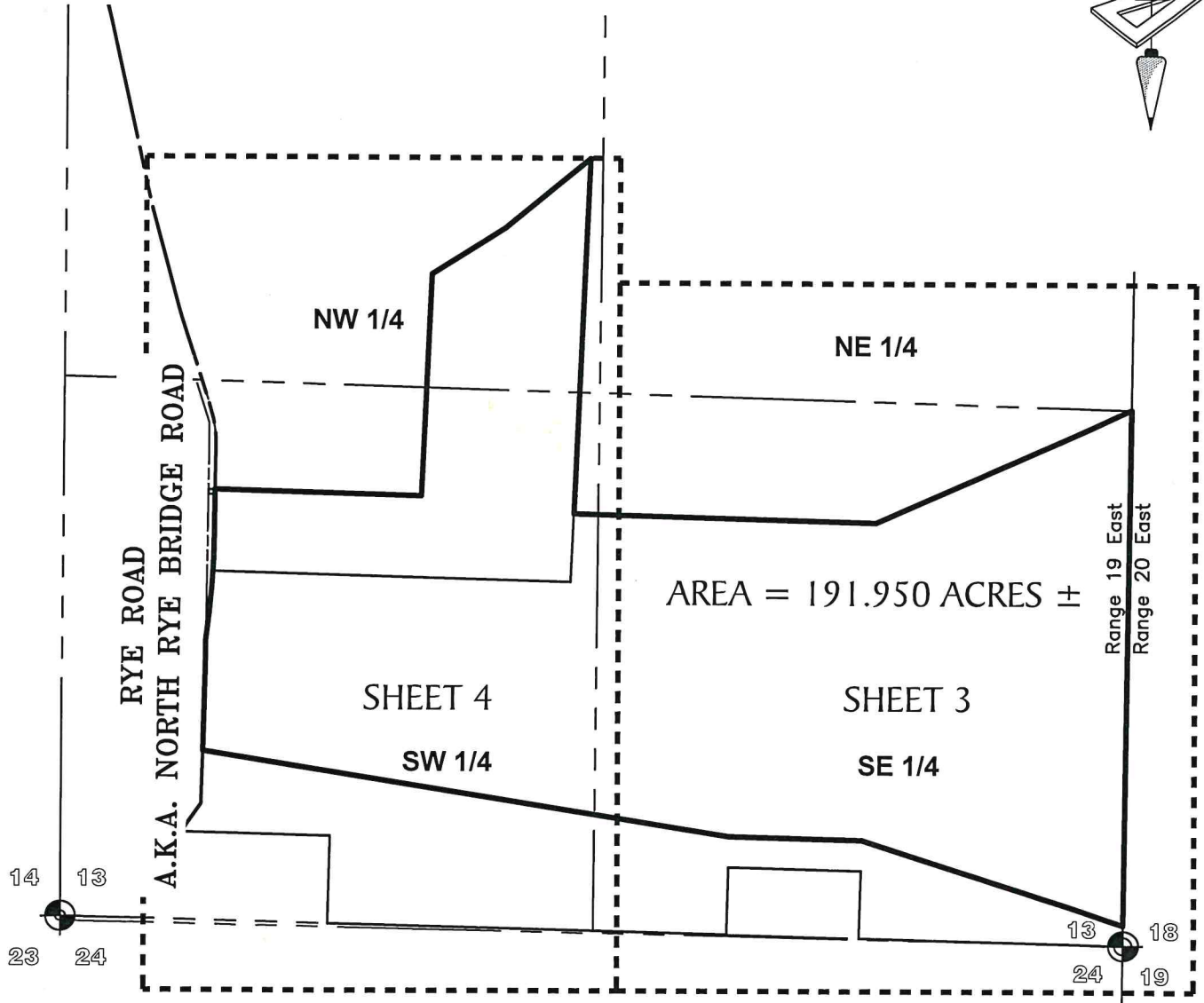
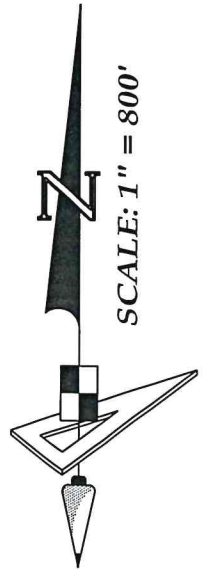
CDD BOUNDARY



Description Sketch

(Not A Survey)

KEY SHEET



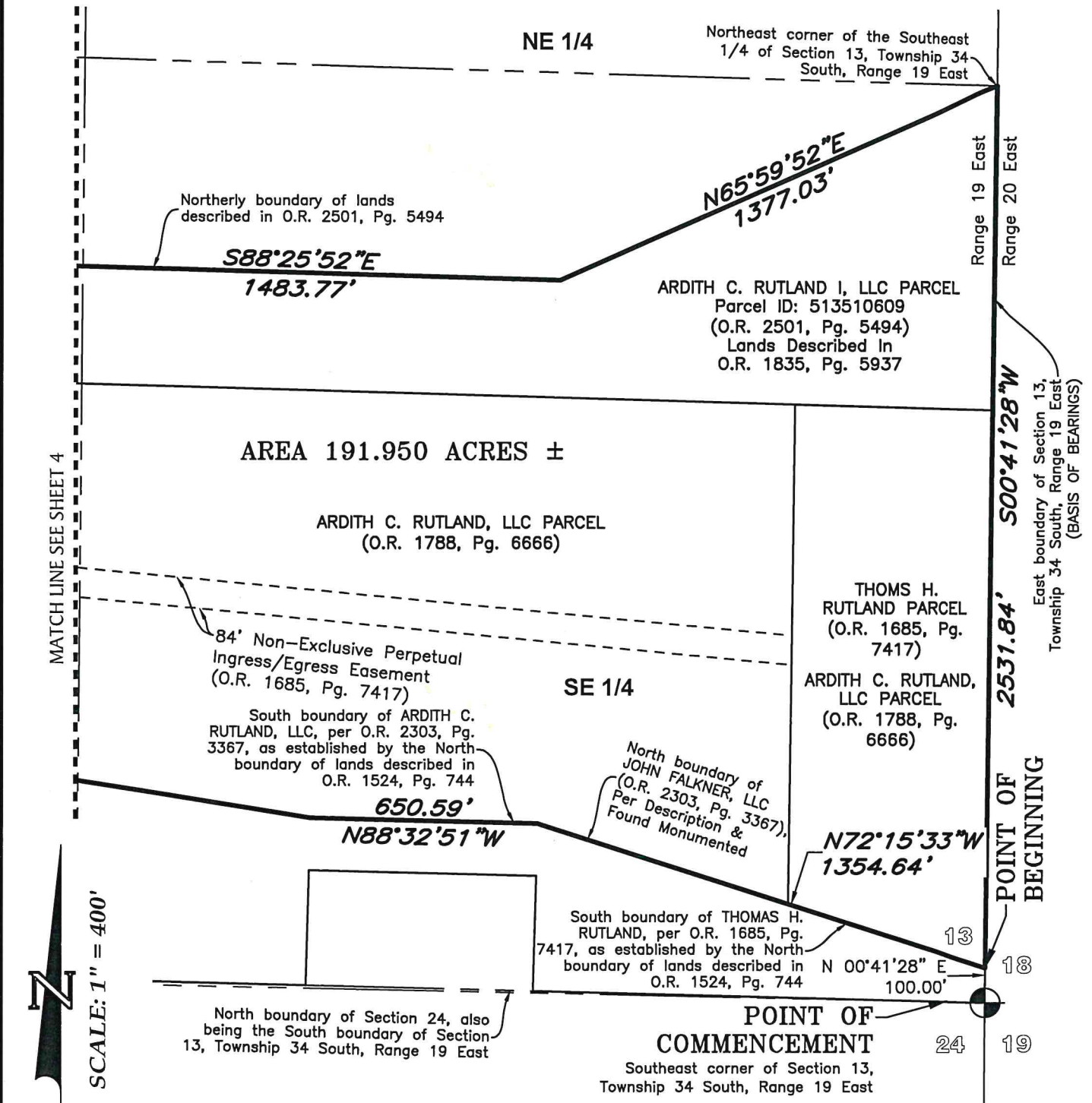
NOTE:
SEE SHEET NO. 1 FOR LEGAL DESCRIPTION & SURVEYOR'S NOTES
SEE SHEET NO. 3-4 FOR DETAIL

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768



Description Sketch

(Not A Survey)



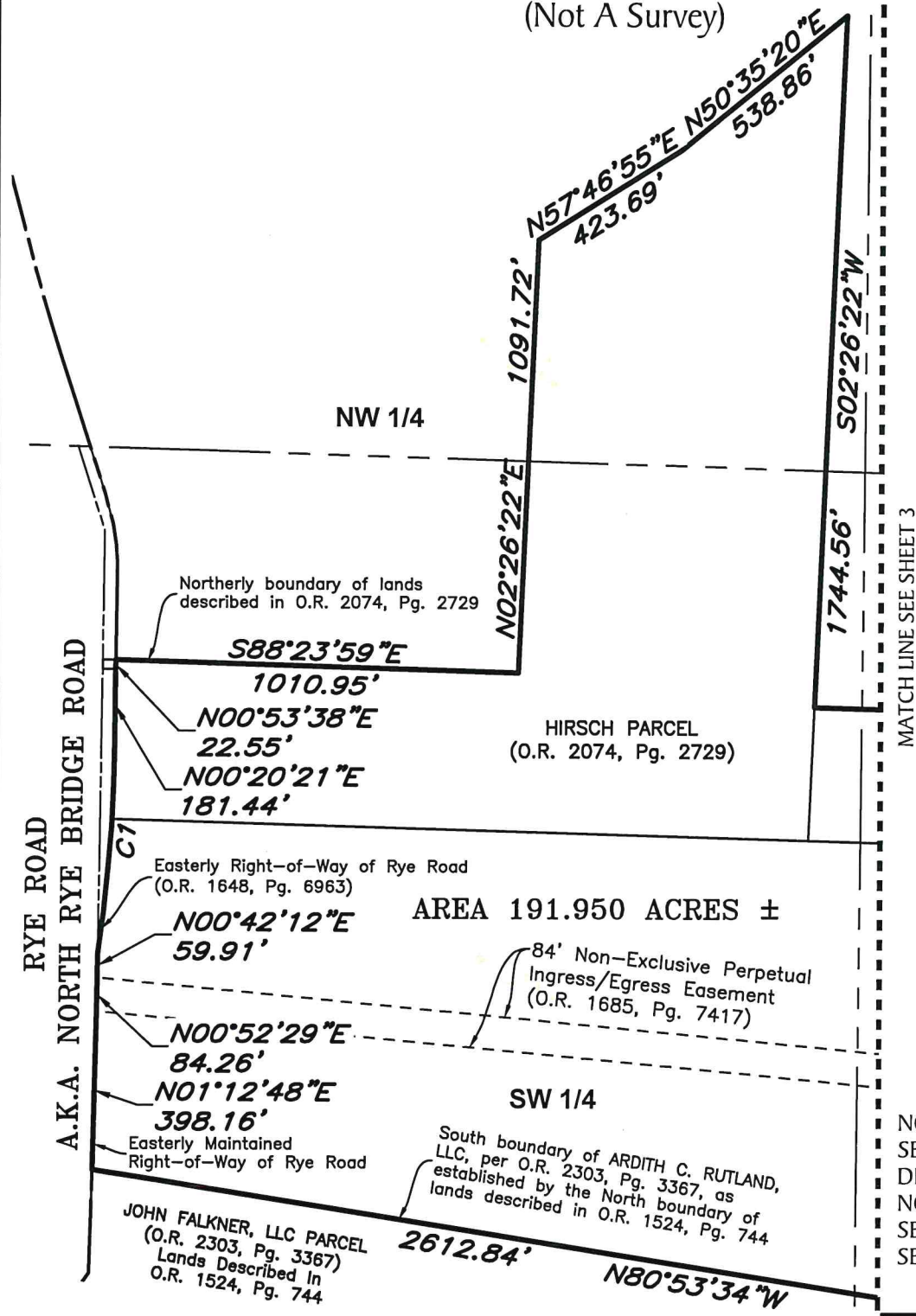
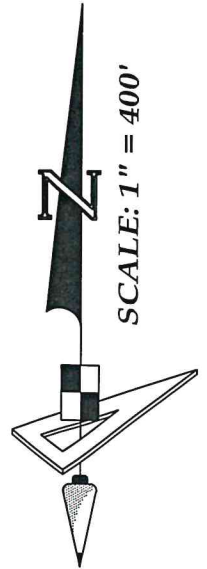
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GeoPoint
 Surveying, Inc.

Description Sketch

(Not A Survey)



MATCH LINE SEE SHEET 3

NOTE:
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 SEE SHEET NO. 2 FOR KEY SHEET
 SEE SHEET NO. 3 FOR DETAIL

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	3869.72'	7°57'31"	537.52'	537.09'	N 04°19'07" E

213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Licensed Business No.: LB 7768



EXHIBIT "A"
SKETCH OF DESCRIPTION
Section 16 , Township 33 South, Range 18 East
Manatee County, Florida

DESCRIPTION:

A TRACT OR PARCEL OF LAND, LYING IN THE SOUTHEAST ONE QUARTER OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 19 EAST, BEING A PORTION OF A PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1685, PAGE 7417 AND A PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 2511, PAGE 7743 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 13, THENCE N00°41'21"E ALONG THE EAST LINE OF SAID SECTION FOR 100.00 FEET TO THE SOUTHEAST CORNER THE AFOREMENTIONED PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1685, PAGE 7417 AND THE POINT OF BEGINNING; THENCE CONTINUE N00°41'21"E ALONG THE EAST LINE OF SAID SECTION FOR 1601.16 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE AFOREMENTIONED PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 2511, PAGE 7743; THENCE CONTINUE N00°41'21"E ALONG THE EAST LINE OF SAID SECTION FOR 930.81 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE SOUTHEAST ONE QUARTER OF SECTION 13; THENCE S65°59'29"W ALONG THE NORTHERLY LINE OF SAID PARCEL FOR 110.07 FEET; THENCE S00°41'21"W PARALLEL WITH AND 100.00 FEET WESTERLY FROM (AS MEASURED ON A PERPENDICULAR) THE EAST LINE OF SECTION 13 FOR 883.29 FEET TO AN INTERSECTION WITH THE COMMON BOUNDARY LINE OF SAID PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 2511, PAGE 7743 AND SAID PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1685, PAGE 7417; THENCE CONTINUE S00°41'21"W FOR 1572.04 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF SAID PARCEL; THENCE S72°16'16"E ALONG THE SOUTHERLY LINE OF SAID PARCEL FOR 104.59 FEET TO AND INTERSECTION WITH THE EAST LINE OF SECTION 13 AND THE POINT OF BEGINNING.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD, IF ANY.

PARCEL CONTAINS 249,365 SQUARE FEET, (5.72 ACRES) MORE OR LESS.

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 13, AS BEARING N.00°41'21"E.
2. BEARINGS AND STATE PLANE COORDINATES SHOWN HEREON ARE GRID BEARINGS BASED ON NGS CONTROL POINTS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, BASED ON NORTH AMERICAN DATUM 1983 (2011 ADJUSTMENT).
3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DALTON R. CROSS., P.S.M.
4. THIS DESCRIPTION IS NOT COMPLETE WITHOUT THE SKETCH.
5. THIS SKETCH IS NOT A SURVEY.
6. THIS SKETCH AND DESCRIPTION IS CERTIFIED TO MANATEE COUNTY.

REVISIONS:



CERTIFICATE OF AUTHORIZATION LB 0007832
6813 STATE ROAD 70 EAST, BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 896-9938 FAX

Digitally signed by Kyle E. Cross
DN: cn=Kyle E. Cross, o=Atwell LLC, c=US, email=kyle@atwell.com, state=FL, serial=2023053012000018000AC9F9, date=2023.05.30 12:00:00 -0400

KYLE E. CROSS., PSM. No. 7176

Drawing name: H:\Lond_Projcts\SEC 13 TWP 34S RNG 19E--RYE PRESERVE\dwg\Sketches\SK THE EAST 100 FEET.dwg SHEET 1 May 28, 2023 5:03pm by jinto

SHEET 1 OF 2	Scale: NA	Drawn by: JN	FB/PG: NONE	DATE: 05/30/2023
				JOB:

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
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ATTENTION: Kutak Rock LLP-Florida IP
 107 West College Avenue
 Tallahassee, FL 32301
 Jennifer.Gillis@KutakRock.com

THE STATE OF FLORIDA
 COUNTY OF MANATEE

Before the undersigned authority personally appeared the undersigned, who on oath says that he/she is Legal Advertising Representative of the The Bradenton Herald, a newspaper published in Manatee County, Florida, that the attached was published on the publicly accessible website of The Bradenton Herald or by print in the issues and dates listed below.

THE STATE OF FLORIDA
 COUNTY OF MANATEE

Affiant further says that The Bradenton Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

1.0 insertion(s) published on:
 04/08/26 Print

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Amanda Rodela



Amanda Rodela

Sherry J Chasteen



Sworn to and subscribed before me on

Apr 8, 2026, 10:41 AM EDT



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**NOTICE OF PUBLIC HEARING
 ORDINANCE AMENDING THE BOUNDARIES OF THE RYE CROSSING COMMUNITY
 DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN, pursuant to Section 190.046 and Section 125.66, Florida Statutes, that the Manatee County Board of County Commissioners will hold a Public Hearing on April 23, 2026, at 9:00 a.m. (or as soon thereafter as may be heard) in the Commission Chambers, located on the First Floor of the Manatee County Administrative Center, 1112 Manatee Avenue West, Bradenton, Florida, to consider and act upon the following request made by the Board of Supervisors of the Rye Crossing Community Development District ("Petitioner" or "District"):

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, RELATING TO RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; AMENDING THE BOUNDARIES OF THE DISTRICT PURSUANT TO SUBSECTION 190.046(1), FLORIDA STATUTES, BY REMOVING APPROXIMATELY 5.72 ACRES OF LAND; AMENDING SUBSECTION 2-8-79 OF THE MANATEE COUNTY CODE OF ORDINANCES TO DESCRIBE THE AMENDED BOUNDARIES OF THE DISTRICT AS CONTRACTED; PROVIDING FOR RELIANCE UPON REPRESENTATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The amended boundaries of the land to be serviced by the District are outlined in the map below. The District includes approximately 191.950 acres generally located east of North Rye Road and southwest of Ruffland Road, in Manatee County, Florida. The proposed boundary amendment includes the removal of 5.72 acres, which will result in the amended District including 186.23 acres.

All interested parties are invited to appear at this hearing and be heard, subject to the proper rules of conduct. Additionally, any comments filed with the Director of the Planning Department will be considered by the Board of County Commissioners and entered in the record. Copies of the proposed ordinance, the petition and other information regarding the petition are available for public inspection from 8:00 a.m. to 5:00 p.m., Monday through Friday at the Manatee County Planning Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida. Interested parties may obtain assistance regarding this matter by calling (941) 749-3070 during normal business hours.

In accordance with Section 286.0105, Florida Statutes, if any person decides to appeal any decision made with respect to any matters considered at such meeting or hearing, that person will need a record of the proceedings, and for such purpose, that person may need to assure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.

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SAID HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS

Manatee County Building and Development Services Department
 Manatee County, Florida



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ORDINANCE AMENDING THE BOUNDARIES OF THE RYE CROSSING COMMUNITY
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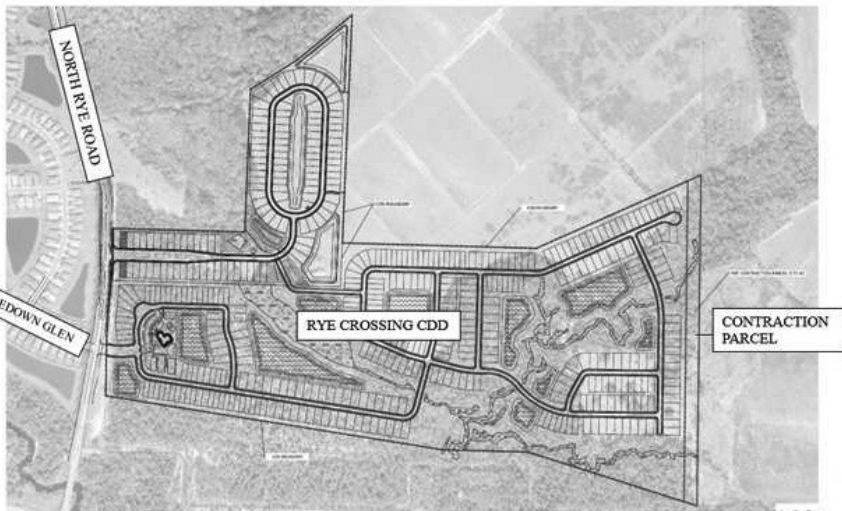
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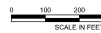
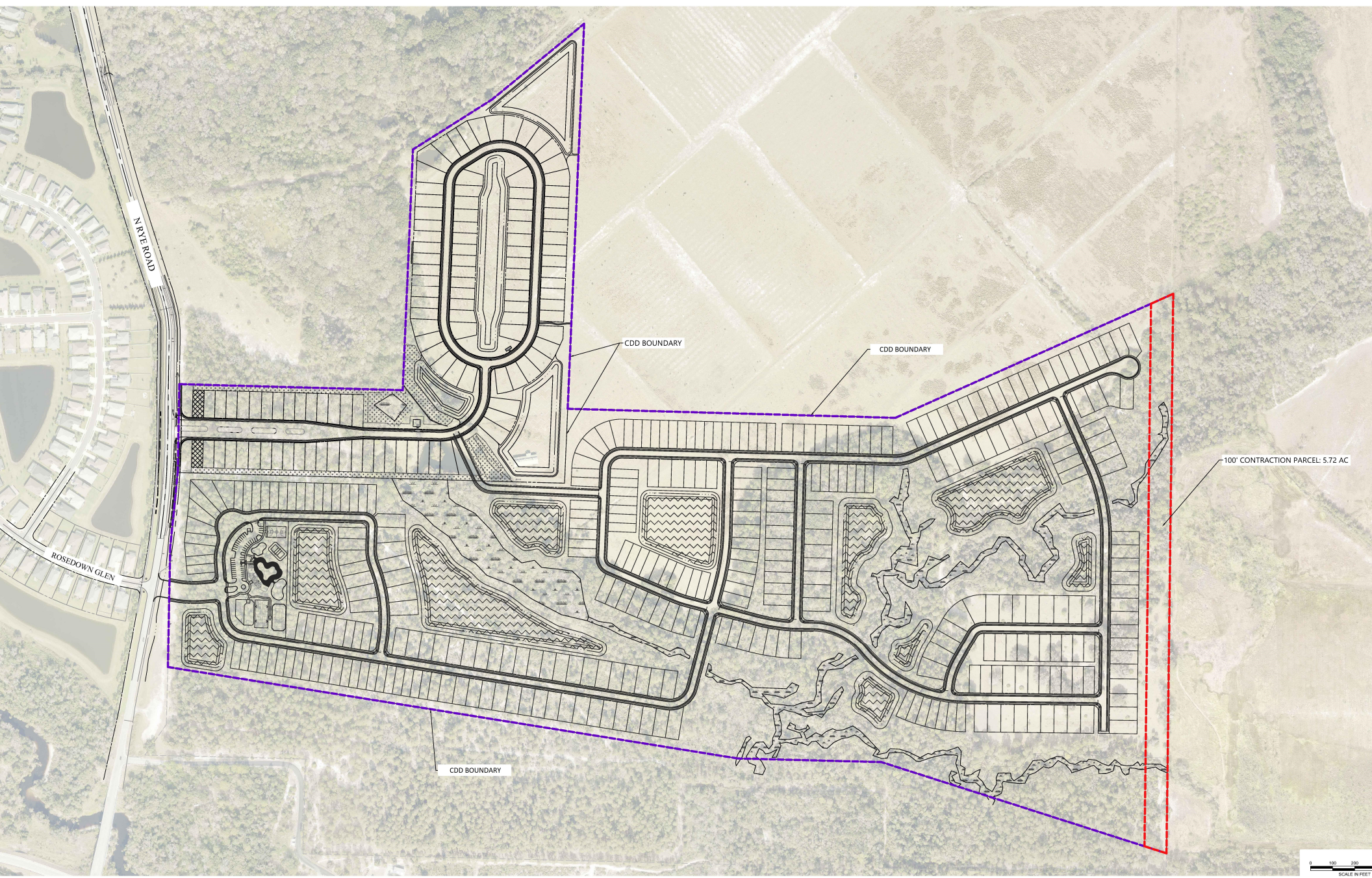
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MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS

Manatee County Building and Development Services Department
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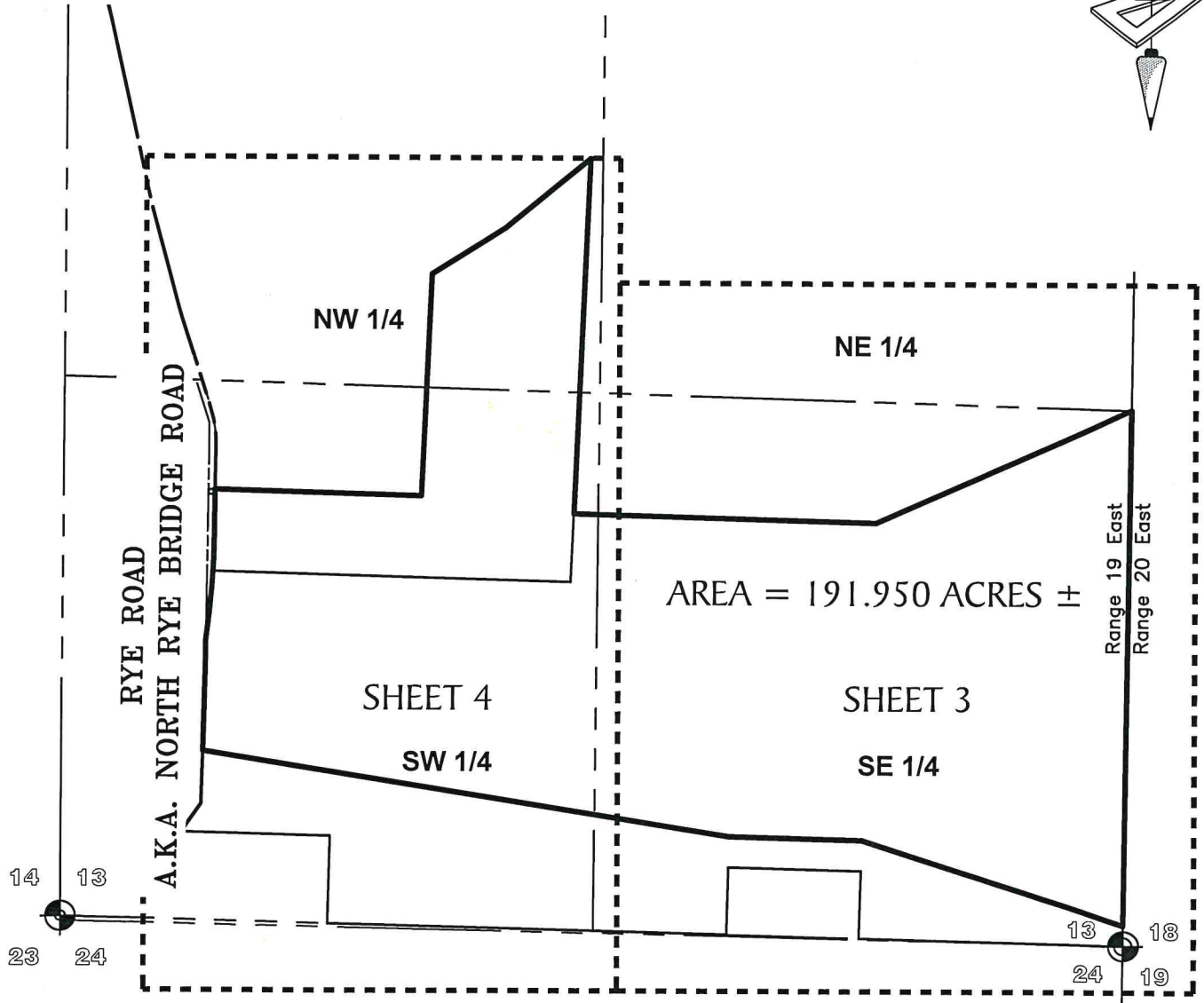
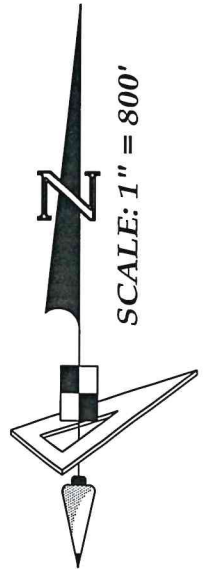




Description Sketch

(Not A Survey)

KEY SHEET



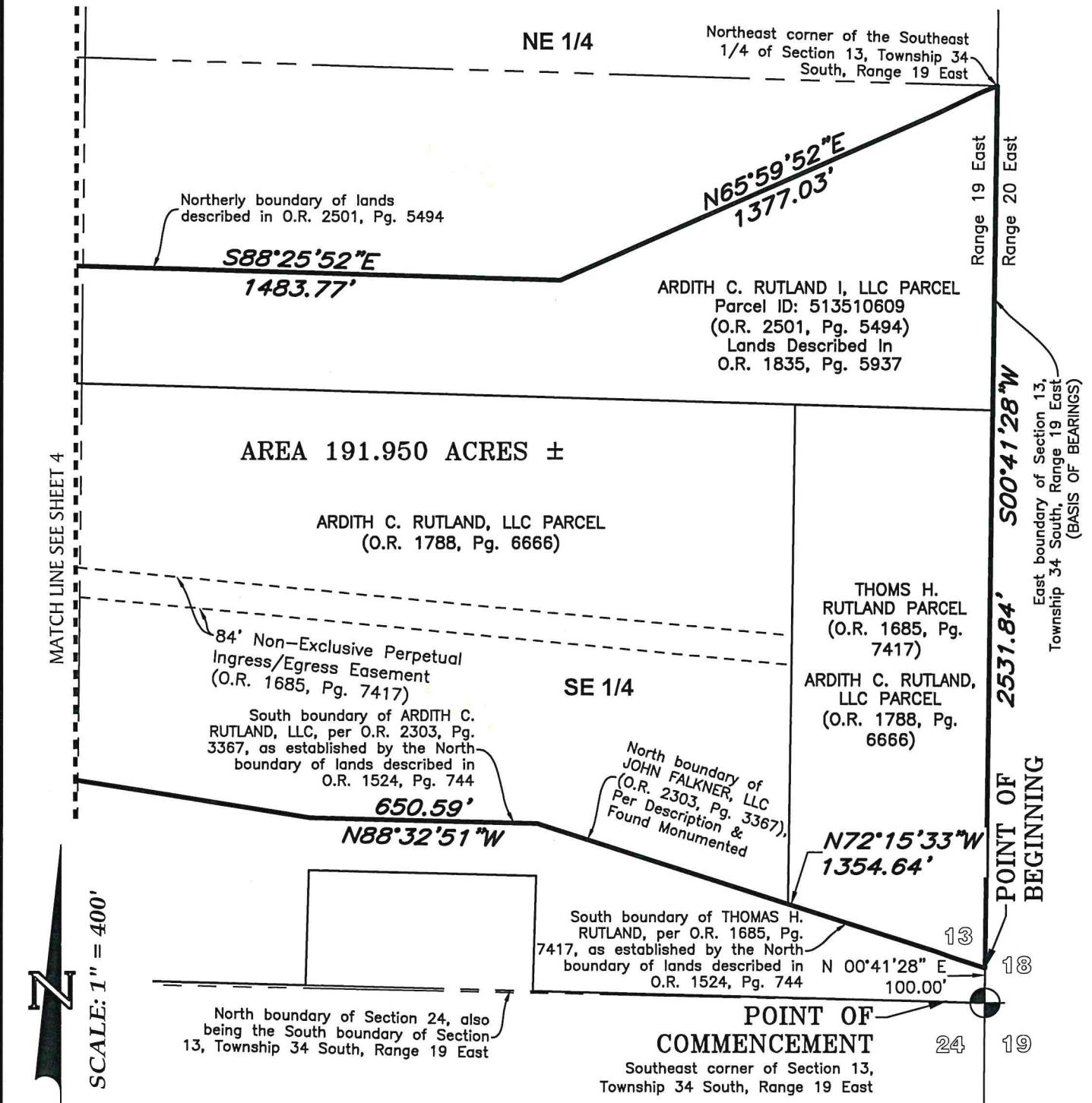
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Licensed Business No.: LB 7768



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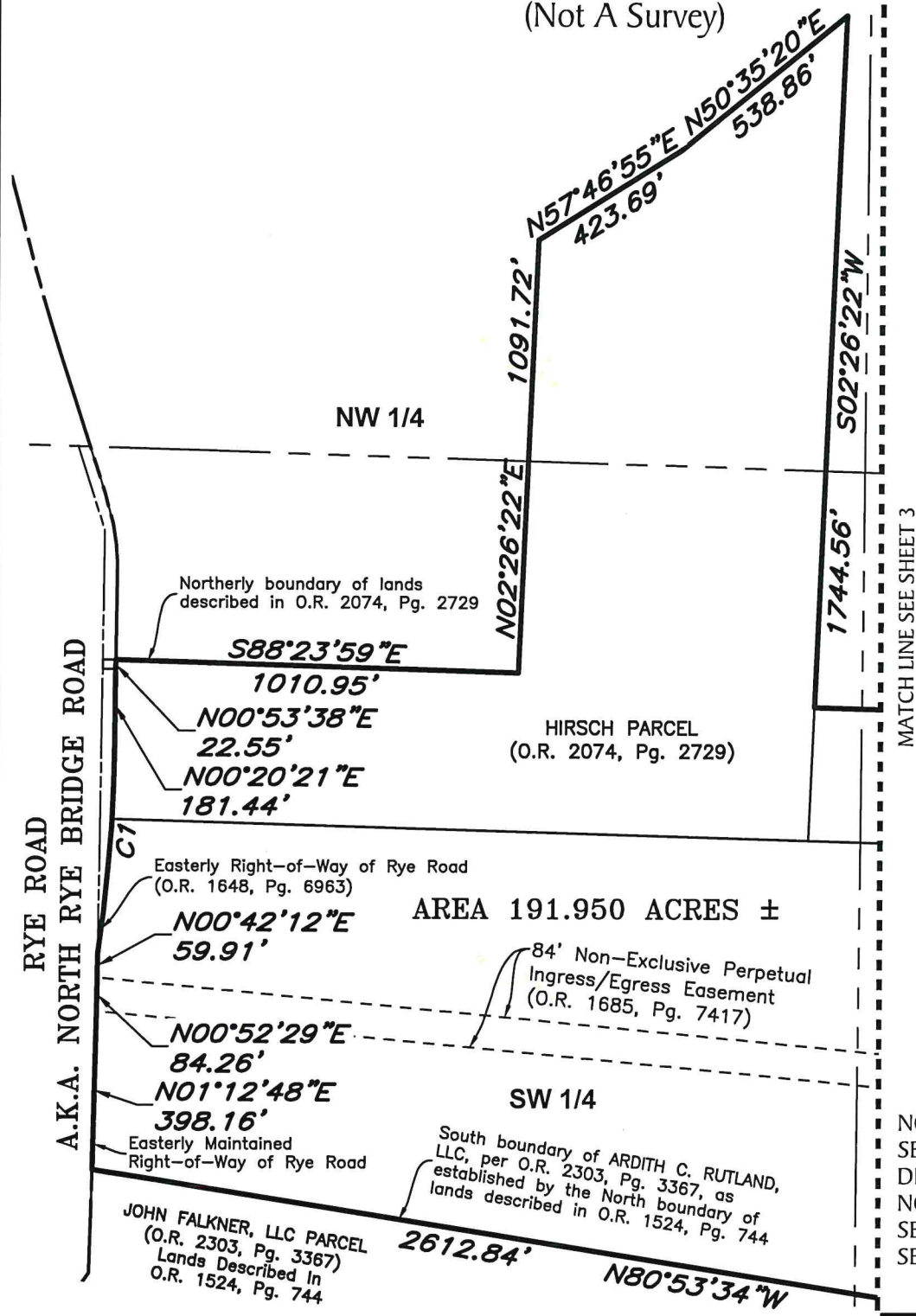
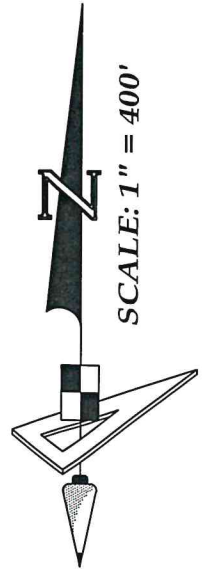
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MATCH LINE SEE SHEET 3

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CURVE DATA TABLE

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SKETCH OF DESCRIPTION
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SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD, IF ANY.

PARCEL CONTAINS 249,365 SQUARE FEET, (5.72 ACRES) MORE OR LESS.

NOTES:

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3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DALTON R. CROSS., P.S.M.
4. THIS DESCRIPTION IS NOT COMPLETE WITHOUT THE SKETCH.
5. THIS SKETCH IS NOT A SURVEY.
6. THIS SKETCH AND DESCRIPTION IS CERTIFIED TO MANATEE COUNTY.

REVISIONS:



CERTIFICATE OF AUTHORIZATION LB 0007832
6813 STATE ROAD 70 EAST, BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 896-9938 FAX

Digitally signed by Kyle E. Cross
DN: cn=Kyle E. Cross, o=Atwell LLC, c=US, email=kyle@atwell.com, ou=State of Florida
KYLE E. CROSS, PSM. No. 7176

Drawing name: H:\Land_Projcts\SEC 13 TWP 34S RNG 19E--RYE PRESERVE\dwg\Sketches\SK THE EAST 100 FEET.dwg SHEET 1 May 28, 2025 5:03pm by jinto

SHEET 1 OF 2	Scale: NA	Drawn by: JN	FB/PG: NONE	DATE: 05/30/2023
				JOB:

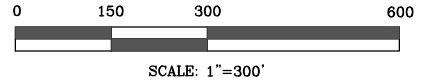
LEGEND:

ID = IDENTIFICATION
 ORB = OFFICIAL RECORDS BOOK
 PG = PAGE
 SQ FT = SQUARE FEET
 D= DELTA
 R= RADIUS
 CH= CHORD BEARING
 L= LENGTH

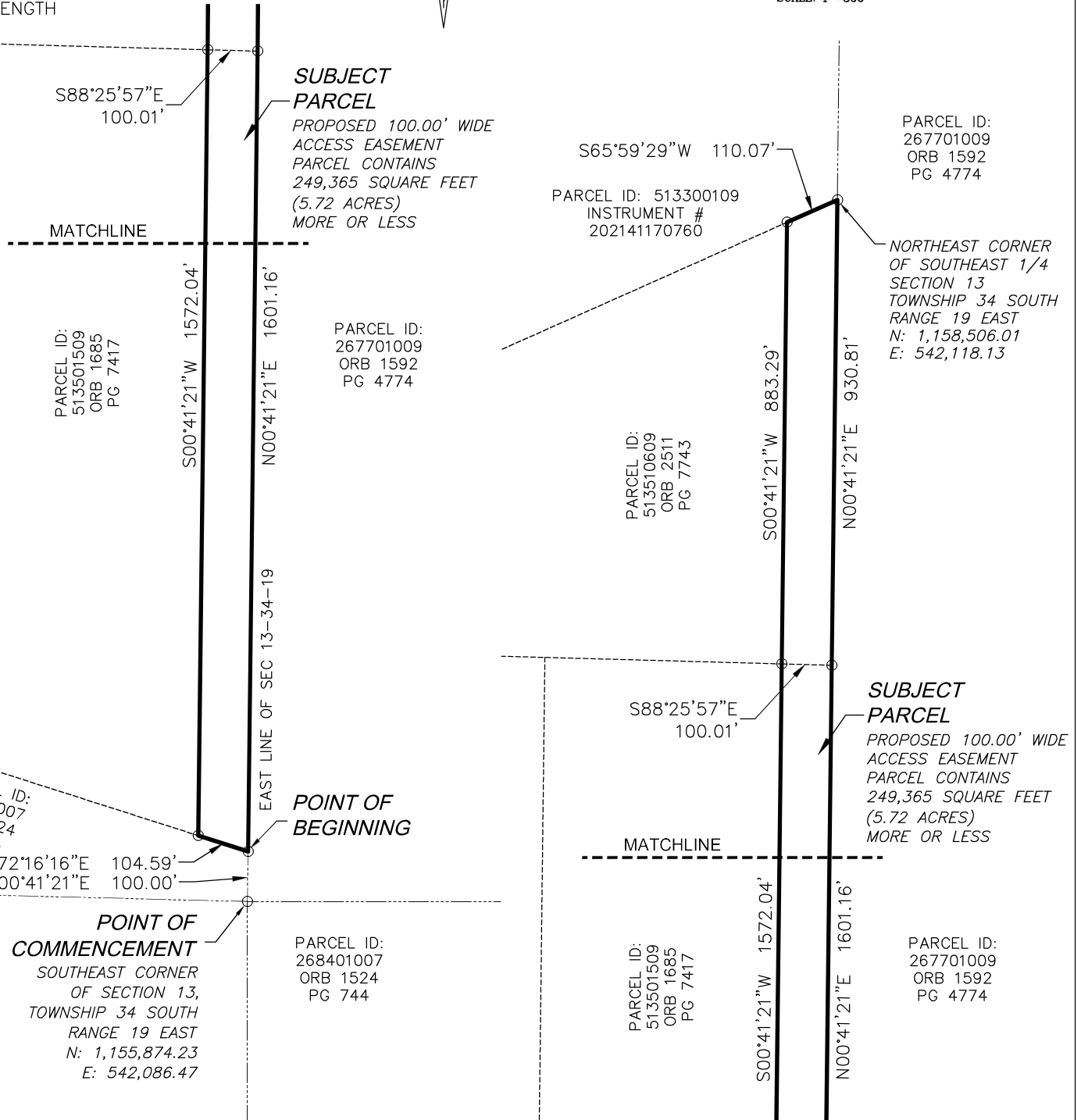


EXHIBIT "A"
SKETCH OF DESCRIPTION

Section 13 , Township 34 South, Range 19 East
 Manatee County, Florida



Drawing name: H:\Land_Projects\SEC 13 TWP 34S RNG 19E--RYE PRESERVE\dwg\Sketches\SK THE EAST 100 FEET.dwg SHEET 2 May 28, 2025 5:02pm by: jpbinto



REVISIONS:



CERTIFICATE OF AUTHORIZATION LB 0007832
 6813 STATE ROAD 70 EAST, BRADENTON, FLORIDA 34203
 (941) 748-8340 (941) 896-9938 FAX

Digitally signed by Kyle E. Cross, DN: cn=Kyle E. Cross, o=Atwell LLC, c=US, state or province=Manatee, email=kyle@atwell.com, serial=2025052910000018EC93359F000AC9P9, date.2025.05.29 10:00:00-0400

 KYLE E. CROSS, PSM. No. 7176

SHEET 2 OF 2	Scale: 1"=300'	Drawn by: JN	FB/PG: NONE	DATE: 05/30/2023
				JOB:



**Petition to Amend the Boundaries of
the Rye Crossing CDD (2025)
Ordinance No. 26-12
PLN2509-0064**



**Brandon Tirado, Planner II
Board of County
Commissioners
April 23, 2025**

What is a Community Development District

CDDs are established through Chapter 190 of the Florida Statutes

- **Independent units of local special purpose government.**
 - CDDs operate independent of the county government and the Manatee County Board of County Commissioners in the provision of certain services.
- **CDDs do not have all the powers of a city government or a county government.**
 - CDDs do not have police powers or zoning authority.
- **Serves a governmental and public purpose by financing, providing, and managing certain basic infrastructure systems, facilities, and services.**
- **Only property owners within the district are assessed through the district for these improvements within its boundaries.**



Why a CDD?

Benefits for homeowners within the CDD:

- Control over quality and level of services within their neighborhood
- Residents need not rely on the County to maintain infrastructure within the CDD boundaries

Benefits for the overall community:

- Places burden of managing and maintaining infrastructure on the neighborhood that is utilizing them



Petition to Amend the Boundaries of the Rye Crossing CDD

Request:

- To approve Ordinance No. 26-12: Second Petition to Amend the Boundaries of the Rye Crossing Community Development District.
- The Board of Supervisors of the Rye Crossing Community Development District (the “District”), has petitioned requesting that the Manatee County Board of County Commissioners amend the existing boundaries of the District by deleting 5.72 acres from the District’s total acreage of approximately 191.950 acres, contracting the District to approximately 186.23 acres. Approval of the petition would only amend the District’s boundaries and not have any effect on the additional special powers already granted to the District.
- Chapter 190, Florida Statutes, authorized the establishment of the District and continues to control changes to the District’s boundaries.

The request appears to be consistent with the “Uniform Community Development District Act of 1980”, the Comprehensive Plan, and in compliance with the requirements of the Land Development Code.

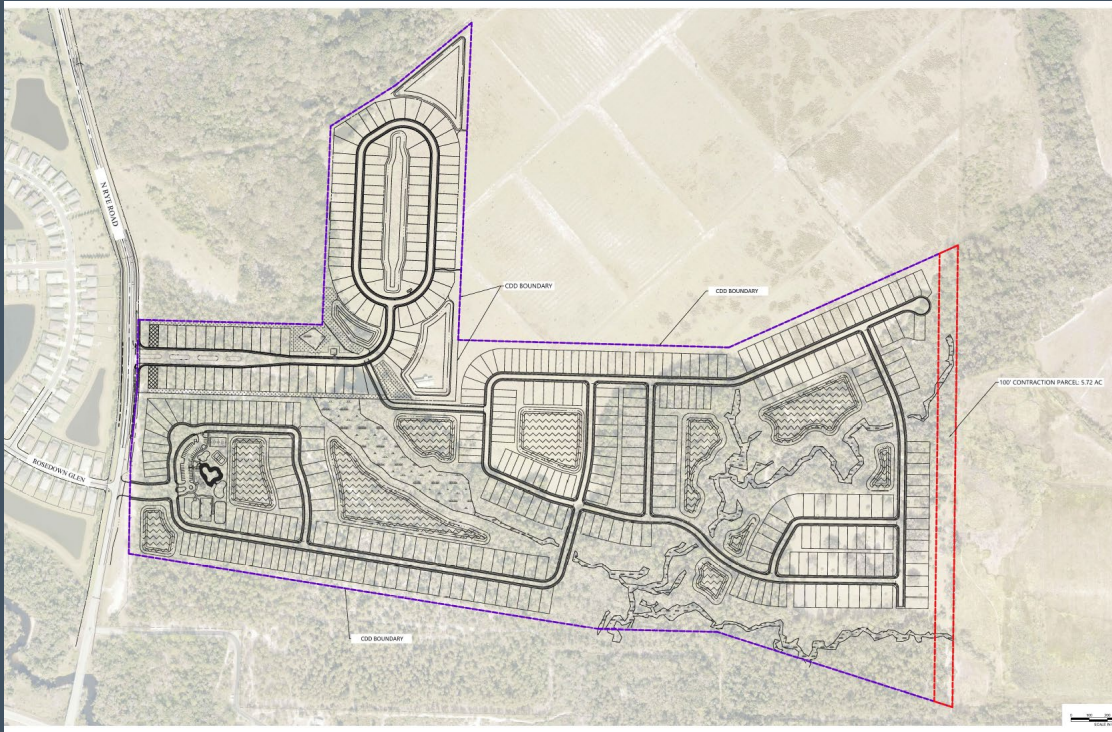
Petition to Amend the Boundaries of the Rye Crossing CDD

Site Details:

- Rye Crossing currently consist of 191.95 total acres. The petition proposes to remove approximately 5.72 acres from the District (demonstrated in red), contracting the boundaries of the District to a total of approximately 186.23 acres. The subject property is generally located east of North Rye Road and South of the Rye Ranch Subdivision, Manatee County.

Previous Approvals:

- On May 5, 2022, the Board of County Commissioners adopted Manatee County Ordinance No. 22-38 establishing the District. The ordinance described the District's boundaries, including approximately 39.65 acres and named the initial members of the Board of Supervisors.
- On February 2, 2023, the Board of County Commissioners adopted Manatee County Ordinance No. 23-32 amending the boundaries of the District, adding approximately 152.30 acres. Resulting in the District total acreage equating to 191.95 acres.



Questions?



Development History

Project #	Description	Status
Ord.22-38	Established the Rye Crossing CDD, which included approximately 39.65 acres and named the initial Board of Supervisors	Public Hearing Approved April 5, 2019.
Ord. 23-32	Amended the boundaries of the District, adding approximately 152.30 acres, totaling 191.95 acres	Administratively Approved January 1, 2025



AGENDA SPEAKER FORM

Agenda Item No. and Project

Name: ALL of them

Name: Cynthia Keogh

County of Residence: Manatee

Position:

For: _____

Against: _____

Comment: _____

Would you like to be notified of a
Dispute Resolution proceeding?
If so, how would you like to be
notified?

NO
Email, Phone, or Mailing Address.

Enter here: _____

SECOND PETITION TO AMEND THE BOUNDARIES OF THE RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT

Submitted by:

Jere Earlywine
Florida Bar No.155527
Jere.Earlywine@kutakrock.com
KUTAK ROCK, LLP
107 West College Avenue
Tallahassee, Florida 32301
(850) 528-6152 (telephone)

**SECOND PETITION TO AMEND THE BOUNDARIES OF
THE RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT**

September 8 _____, 2025

TABLE OF CONTENTS

Manatee County Application

Development Status

Certification of Attorney

Certification of Petitioner

Petition to Amend the Boundary of the Rye Crossing Community Development District

Exhibit 1: General Location Map

Exhibit 2: Metes and Bounds Description- Current District

Exhibit 3: Metes and Bounds Description- Contraction Parcel

Exhibit 4: Metes and Bounds Description- Amended District

Exhibit 5: Landowner Consent

Exhibit 6: District Resolution 2025-05, Authorizing Boundary Amendment

Exhibit 7: Future Land Uses

Exhibit 8: Statement of Estimated Regulatory Costs

Exhibit 9: Authorization of Agent

Submitted by: Jere Earlywine
Florida Bar No.155527
Jere.Earlywine@kutakrock.com
KUTAK ROCK, LLP
107 West College Avenue
Tallahassee, Florida 32301
(850) 528-6152 (telephone)

**MANATEE COUNTY GOVERNMENT
PLANNING DEPARTMENT
LAND DEVELOPMENT APPLICATION**

FOR STAFF USE ONLY	
Date: _____	File Number: _____
File Name: _____	

This application shall be used for all land development
rezone or comprehensive plan amendment request.
Please attach appropriate standards or supplementary information, as applicable.

NAME OF THE PROJECT: RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT

TYPE OF APPROVAL DESIRED: BOUNDARY AMENDMENT OF A COMMUNITY DEVELOPMENT DISTRICT (CONTRACTION)

LIST CASE NUMBERS OF PREVIOUS APPROVALS: N/A

A. Property Information

1. Legal Description: See attached Exhibit A
2. D. P. Number(s): 513510609; 513501509
3. Section: 13 Township: 34 South Range: 19 East
4. Subdivision Name (if Platted): _____
5. Lot: N/A 6. Block: N/A
7. Address or Location of Property (See Address Coordinator, if physical address is needed): The Contraction Parcel borders the eastern boundary of the District.
8. Present Zoning Classification: Rye Crossing = PDR; Rutland: A
9. (If Rezone) Proposed Zoning Classification: Rutland: PDR
10. (If Comprehensive Plan Map Amendment) Proposed Future Land Use Category: N/A
11. Future Land Use Category: UF-3
12. Flood Zone Category: Zone A, AE, X Map/Panel Numbers: FEMA FIRM Panel 12081C0215F effective date 8/10/2021
13. Property Size (to the nearest tenth of acre or sq. ft.): 5.72 acres (Contraction Parcel)
14. Existing Use(s) of Subject Property (i.e.: vacant, residence, commercial, etc.): Vacant
15. Surrounding Land Use(s) (i.e.: vacant, residence, commercial, etc.):
a. North: Vacant c. East: Vacant
b. South: Vacant d. West: Residential
16. Description of Proposed Activity or Use (Attach separate Sheet if Necessary):
The CDD desires to remove approximately 5.72 acres of undeveloped land ("Contraction Parcel") from its boundary pursuant to Chapter 190, F.S.

B. Names/Addresses

List all person(s) having ownership in subject property

1. Name of Property Owner (Contraction Parcel): **Forestar (USA) Real Estate Group Inc.**
Address: **2221 E. Lamar Boulevard, Suite 790, Arlington, Texas**
Zip: **76006** Telephone: _____ Fax: _____
Email Address: _____

2. Name of Agent: **Jere Earlywine, Kutak Rock, LLP**
Address: **107 West College Avenue, Tallahassee, Florida**
Zip: **32301** Telephone: **(850) 528-6152** Fax: _____
Email Address: Jere.Earlywine@kutakrock.com

3. Name of Engineer: **Anthony Squitieri, P.E.**
Address: **8725 Penderly Place, Suite 101, Bradenton**
Zip: **34201** Telephone: **(941) 306-8938** Fax: _____
Email Address: asquitieri@atwell.com

4. Name of Architect: **N/A**
Address: _____
Zip: _____ Telephone: _____ Fax: _____
Email Address: _____

5. Name of Landscape Architect: **N/A**
Address: _____
Zip: _____ Telephone: _____ Fax: _____
Email Address: _____

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

C. Signature

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

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



(Signature of Property Owner or Agent)

Additional Information

CONTACT:

Planning Department
1112 Manatee Avenue West, Fourth Floor 34205
P. O. Box 1000, Bradenton, FL 34206

Telephone: (941) 748-4501, Extension 6871

Fax Number: (941) 708-6152

<http://www.mymanatee.org>

EXHIBIT A

Legal Description of Current District Boundary

Description Sketch

(Not A Survey)

RYE CROSSING CDD

DESCRIPTION: A parcel of land lying in Section 13, Township 34 South, Range 19 East, Manatee County, Florida, and being more particularly described as follows:

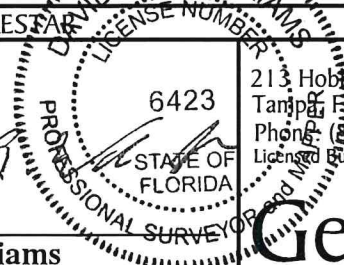

COMMENCE at the Southeast corner of said Section 13, run thence along the East boundary thereof, N.00°41'28"E, a distance of 100.00 feet to the Northerly line of that certain parcel as described and recorded in Official Records Book 1524, Page 744, Public Records of Manatee County, Florida, said point also being the **POINT OF BEGINNING**; thence along said Northerly line the following three (3) courses: 1) N.72°15'33"W, a distance of 1354.64 feet; 2) N.88°32'51"W, a distance of 650.59 feet; 3) N.80°53'34"W, a distance of 2612.84 feet to a point on the Easterly maintained right-of-way line of RYE ROAD; thence along said Easterly maintained right-of-way line the following three (3) courses: 1) N.01°12'48"E, a distance of 398.16 feet; 2) N.00°52'29"E, a distance of 84.26 feet; 3) N.00°42'12"E, a distance of 59.91 feet to the intersection of the Easterly right-of-way of RYE ROAD as described and recorded in Official Records Book 1648, Page 6963, said Public Records; thence along said Easterly right-of-way line the following three (3) courses: 1) Northerly, 537.52 feet along the arc of a non-tangent curve to the left having a radius of 3869.72 feet and a central angle of 07°57'31" (chord bearing N.04°19'07"E, 537.09 feet); 2) N.00°20'21"E, a distance of 181.44 feet; 3) N.00°53'38"E, a distance of 22.55 feet to a point on the Northerly boundary of lands described and recorded in Official Records Book 2074, Page 2729, said Public Records; thence along said Northerly boundary the following five (5) courses: 1) S.88°23'59"E, a distance of 1010.95 feet; 2) N.02°26'22"E, a distance of 1091.72 feet; 3) N.57°46'55"E, a distance of 423.69 feet; 4) N.50°35'20"E, a distance of 538.86 feet; 5) S.02°26'22"W, a distance of 1744.56 feet to a point on the Northerly boundary of lands described and recorded in Official Records Book 2501, Page 5494; thence along said Northerly boundary the following 1) S.88°25'52"E, a distance of 1483.77 feet; 2) N.65°59'52"E, a distance of 1377.03 feet to the Northeast corner of the Southeast 1/4 of aforesaid Section 13; thence along the East boundary thereof, S.00°41'28"W, a distance of 2531.84 feet to the **POINT OF BEGINNING**.

Containing 191.950 acres, more or less.

SURVEYOR'S NOTES:

- 1) Bearings shown hereon are based on the East boundary of Section 13, Township 34 South, Range 19 East, Manatee County, Florida, having a Grid bearing of N.00°12'59"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida

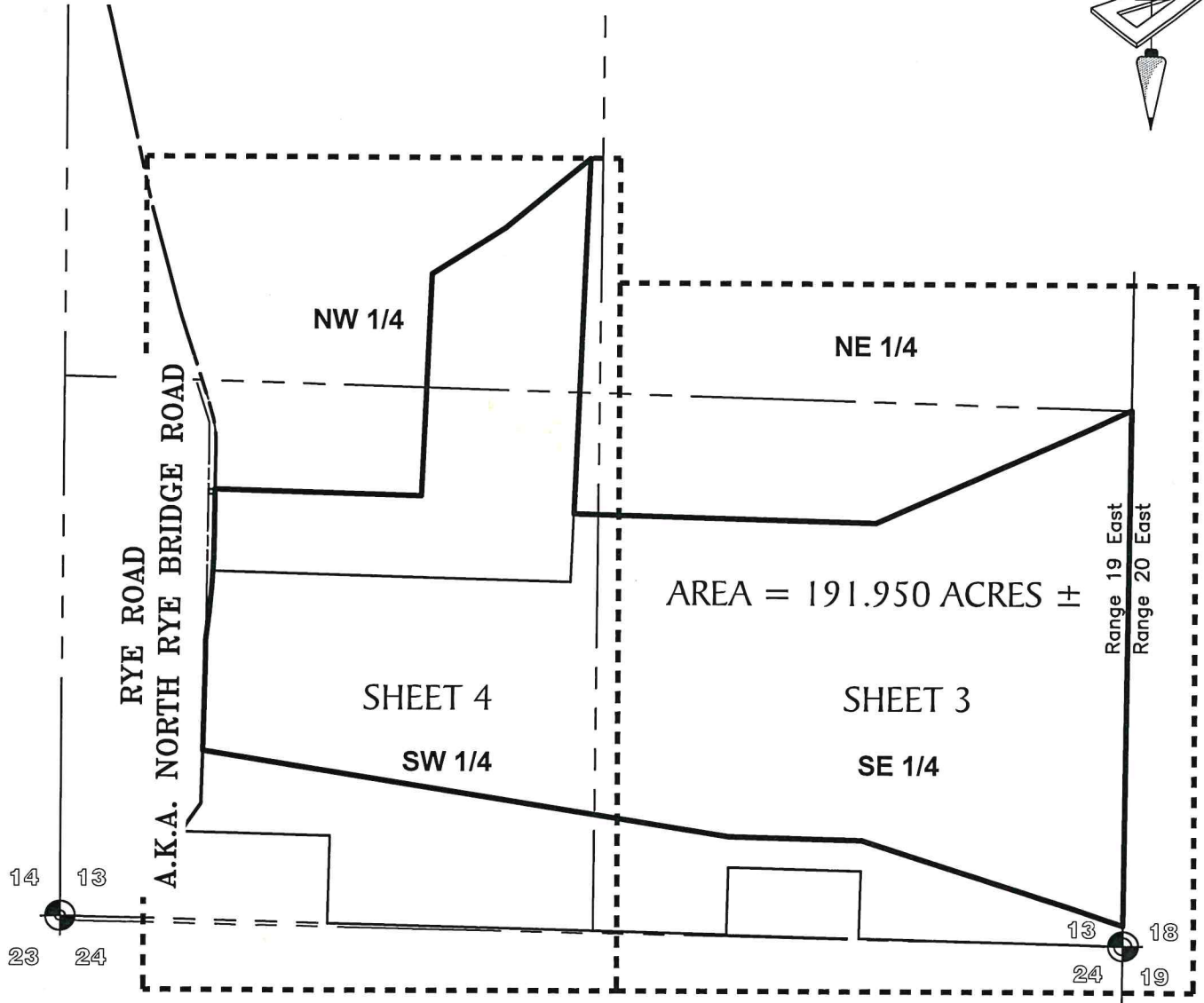
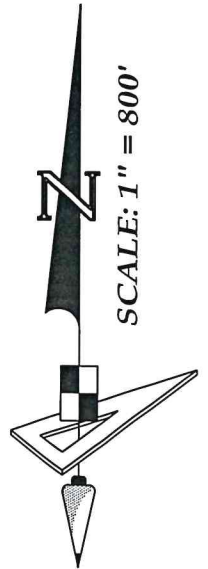
SEE SHEET NO. 2 FOR KEY SHEET
SEE SHEET NO. 3 -4 FOR DETAIL

PROJECT: Rutland Property			Prepared For: FORESTAR		
PHASE: Rye Crossing CDD					
DRAWN: JCM	DATE: 07/20/22	CHECKED BY: MHC			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
David A. Williams FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6423			213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768 		
FILE PATH: P:\RYE CROSSING (RUTLAND)\DESCRIPTIONS\RUTLAND-RYE-CROSSING-CDD-DS.DWG LAST SAVED BY: JORDANM					
					01 of 04

Description Sketch

(Not A Survey)

KEY SHEET



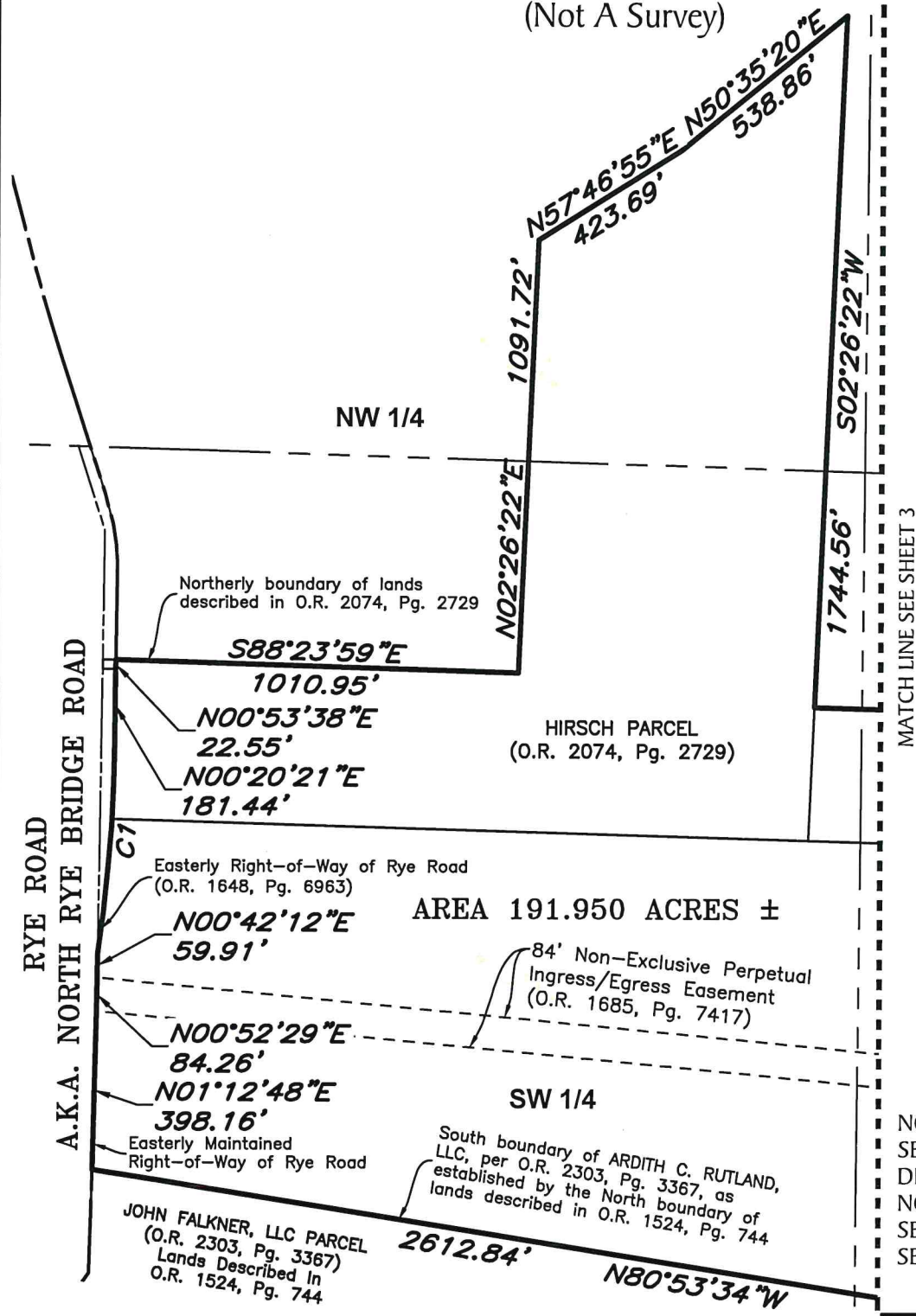
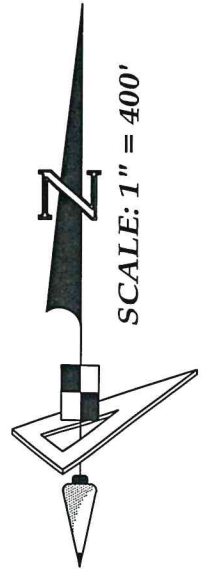
NOTE:
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213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768



Description Sketch

(Not A Survey)



NOTE:
SEE SHEET NO. 1 FOR LEGAL
DESCRIPTION & SURVEYOR'S
NOTES
SEE SHEET NO. 2 FOR KEY SHEET
SEE SHEET NO. 3 FOR DETAIL

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	3869.72'	7°57'31"	537.52'	537.09'	N 04°19'07" E

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768



ATTORNEY CERTIFICATION

I HEREBY CERTIFY THAT, TO MY KNOWLEDGE, THE FACTS CONTAINED IN THE *SECOND PETITION TO AMEND THE BOUNDARIES OF THE RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT* ARE TRUE AND CORRECT, AND THAT SUCH PETITION COMPLIES WITH STATE LAW.



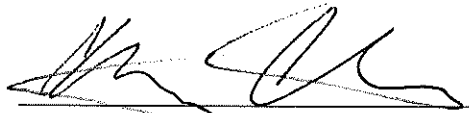
Jere Earlywine
Florida Bar No.155527
Jere.Earlywine@kutakrock.com
KUTAK ROCK, LLP
107 West College Avenue
Tallahassee, Florida 32301
(850) 528-6152 (telephone)

Attorneys for Petitioner

PETITIONER CERTIFICATION

I HEREBY CERTIFY THAT, TO MY KNOWLEDGE, THE FACTS CONTAINED IN THE *PETITION TO AMEND THE BOUNDARIES OF THE RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT* ARE TRUE AND CORRECT.

**RYE CROSSING COMMUNITY DEVELOPMENT
DISTRICT**

A handwritten signature in black ink, appearing to read 'Christian Cotter', written over a horizontal line.

Christian Cotter, Chairman
On behalf of the Petitioner,
Rye Crossing Community Development District

**BEFORE THE MANATEE COUNTY
BOARD OF COUNTY COMMISSIONERS**

**SECOND PETITION TO AMEND THE BOUNDARIES OF THE
RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Rye Crossing Community Development District (“**Petitioner**” or “**District**”), hereby petitions the Manatee County Board of County Commissioners, pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, *Florida Statutes*, and specifically Section 190.046(1), *Florida Statutes*, to adopt an amendment to Manatee County Ordinance Nos. 22-38 and 23-32 to remove approximately 5.72 acres to the District. In support of this petition, the District states:

1. History of the District. Pursuant to Chapter 190, *Florida Statutes*, the Board of County Commissioners of Manatee County, Florida, adopted Manatee County Ordinance No. 22-38 and established the District, which was effective on May 9, 2022. The Board of County Commissioners of Manatee County, Florida, further adopted Ordinance No. 23-32, amending the boundaries of the District, which was effective on February 2, 2023. The District is a special purpose unit of local government established under the provisions of Chapter 190, *Florida Statutes*, for the purposes of financing, acquiring, constructing, operating and maintaining public infrastructure improvements.

2. Location and Size. The District is located entirely within unincorporated Manatee County, Florida, and currently covers approximately 191.950 acres of land. **Exhibit 1** depicts the general location of the existing District and the location of the proposed Contraction Parcel (defined below). The District is located east of North Rye Road and southwest of Rutland Road. The current metes and bounds description of the external boundaries of the District is set forth in **Exhibit 2**. The metes and bounds description of the lands to be removed from the District, which comprise approximately 5.72 acres (“**Contraction Parcel**”), are set forth in **Exhibit 3**. Subsequent to the amendment of the District’s boundary, the District will encompass approximately 186.23 acres in total. **Exhibit 4** contains the metes and bounds description of the District boundary, as amended (“**Amended District**”).

3. Excluded Parcels. There are no parcels within the external boundary of the Amended District which are to be excluded.

4. Landowner and District Consent. Petitioner has obtained consent of one hundred (100%) percent of the owners of the lands comprising the Contraction Parcel to amend the boundary of the District as set forth in this Petition. The owners of the Contraction Parcel are Forestar (USA) Real Estate Group Inc. Documentation of this consent is attached hereto as **Exhibit 5**. The favorable action of the Board of Supervisors of the District constitutes consent for all of the lands within the District pursuant to Section 190.046(1)(e), *Florida Statutes*, as is evidenced by the District’s Resolution 2025-05 and submission of this Petition. A copy of the Resolution is attached hereto as **Exhibit 6**.

5. District Facilities and Services. There are no services and facilities currently provided by the District to the Contraction Parcel.

6. Future Land Uses. Contraction of the District in the manner proposed is consistent with the adopted Manatee County Comprehensive Plan. The designation of future general distribution, location, and extent of the public and private land uses proposed for the Contraction Parcel and the Amended District by the future land use plan elements of the Manatee County Comprehensive Plan are shown on **Exhibit 7**.

7. Statement of Estimated Regulatory Costs. **Exhibit 8** is the Statement of Estimated Regulatory Costs (“**SERC**”) prepared in accordance with the requirements of Section 120.541, *Florida Statutes*. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

8. Authorization of Agent. **Exhibit 9** identifies the authorized agent for the Petitioner. Copies of all correspondence and official notices should be sent to:

Jere Earlywine
Florida Bar No.155527
Jere.Earlywine@kutakrock.com
KUTAK ROCK, LLP
107 West College Avenue
Tallahassee, Florida 32301
(850) 528-6152 (telephone)

9. This Petition to amend the boundaries of the Rye Crossing Community Development District should be granted for the following reasons:

- a. Amendment of the District boundaries and all land uses and services planned within the District as amended are not inconsistent with applicable elements or portions of the adopted State Comprehensive Plan or the Manatee County Comprehensive Plan.
- b. The area of land within the District, as amended, is part of a planned community. The Amended District will continue to be of sufficient size and sufficiently compact and contiguous to be developed as one functional and interrelated community.
- c. The District currently does not provide services or facilities for the Contraction Parcel. Therefore, community development services and facilities of the Amended District provide for greater enhancement of the District without causing any undue hardship or burdens upon the land.
- d. The Amended District remains the best alternative for delivering community development services and facilities without imposing an additional burden on the general population of the local general-purpose government.

- e. The community development services and facilities of the Amended District will not be incompatible with the capacity and use of existing local and regional community development services and facilities.
- f. The area to be served by the Amended District is still amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the County Commission of Manatee County, Florida to:

- A. Schedule a public hearing in accordance with the requirements of Section 190.046(1)(b), *Florida Statutes*; and
- B. Grant this Petition and amend Manatee Ordinance Nos. 22-38 and No. 23-32 to amend the boundary of the District pursuant to Chapter 190, *Florida Statutes*.

[CONTINUED ON FOLLOWING PAGE]

RESPECTFULLY SUBMITTED, this 8th day of September, 2025.

KUTAK ROCK, LLP



Jere Earlywine

Florida Bar No.155527

Jere.Earlywine@kutakrock.com

KUTAK ROCK, LLP

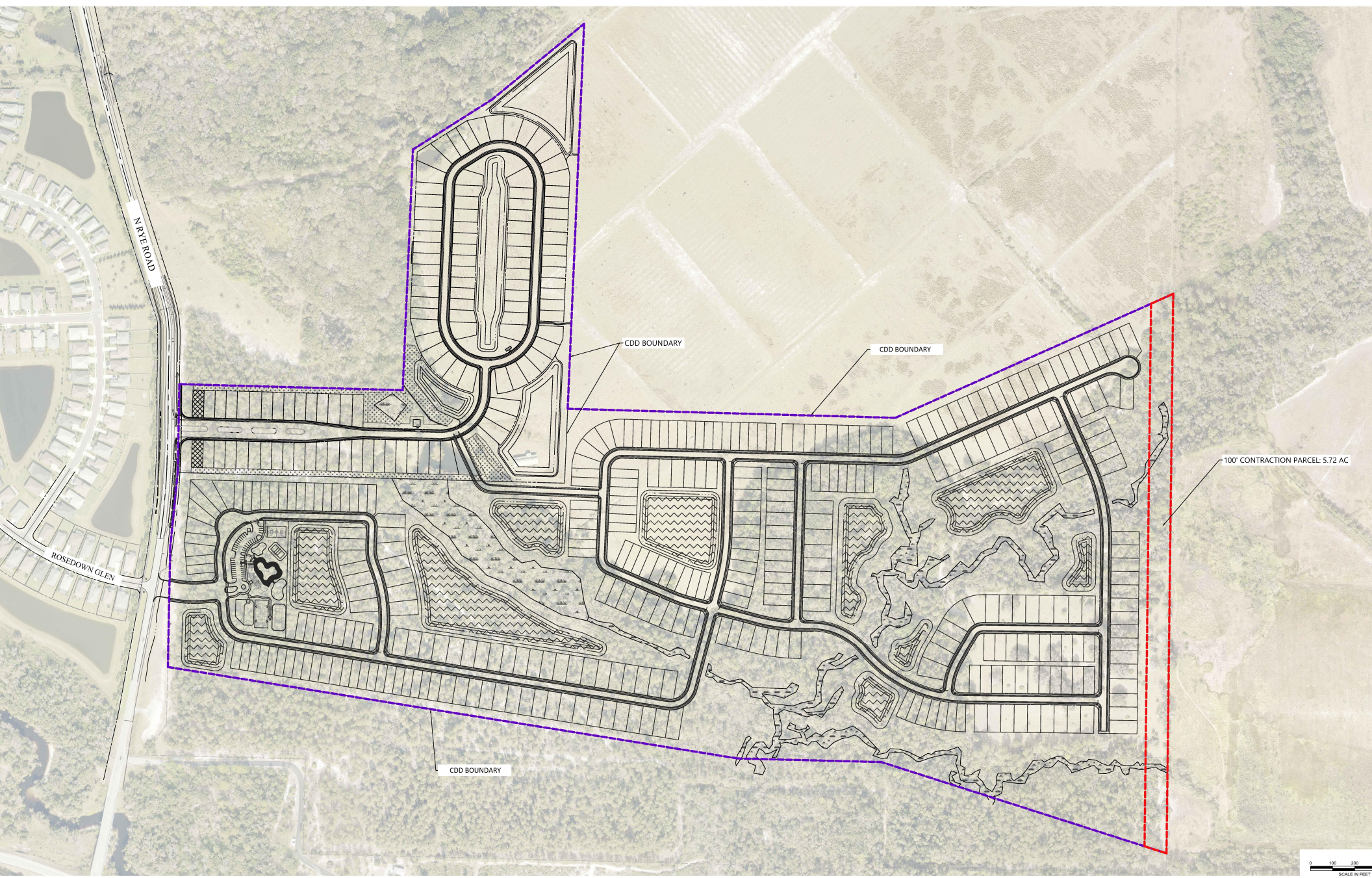
107 West College Avenue

Tallahassee, Florida 32301

(850) 528-6152 (telephone)

Attorneys for Petitioner

EXHIBIT 1



N RYE ROAD

ROSEDOWN GLEN

CDD BOUNDARY

CDD BOUNDARY

100' CONTRACTION PARCEL 5.72 AC

CDD BOUNDARY

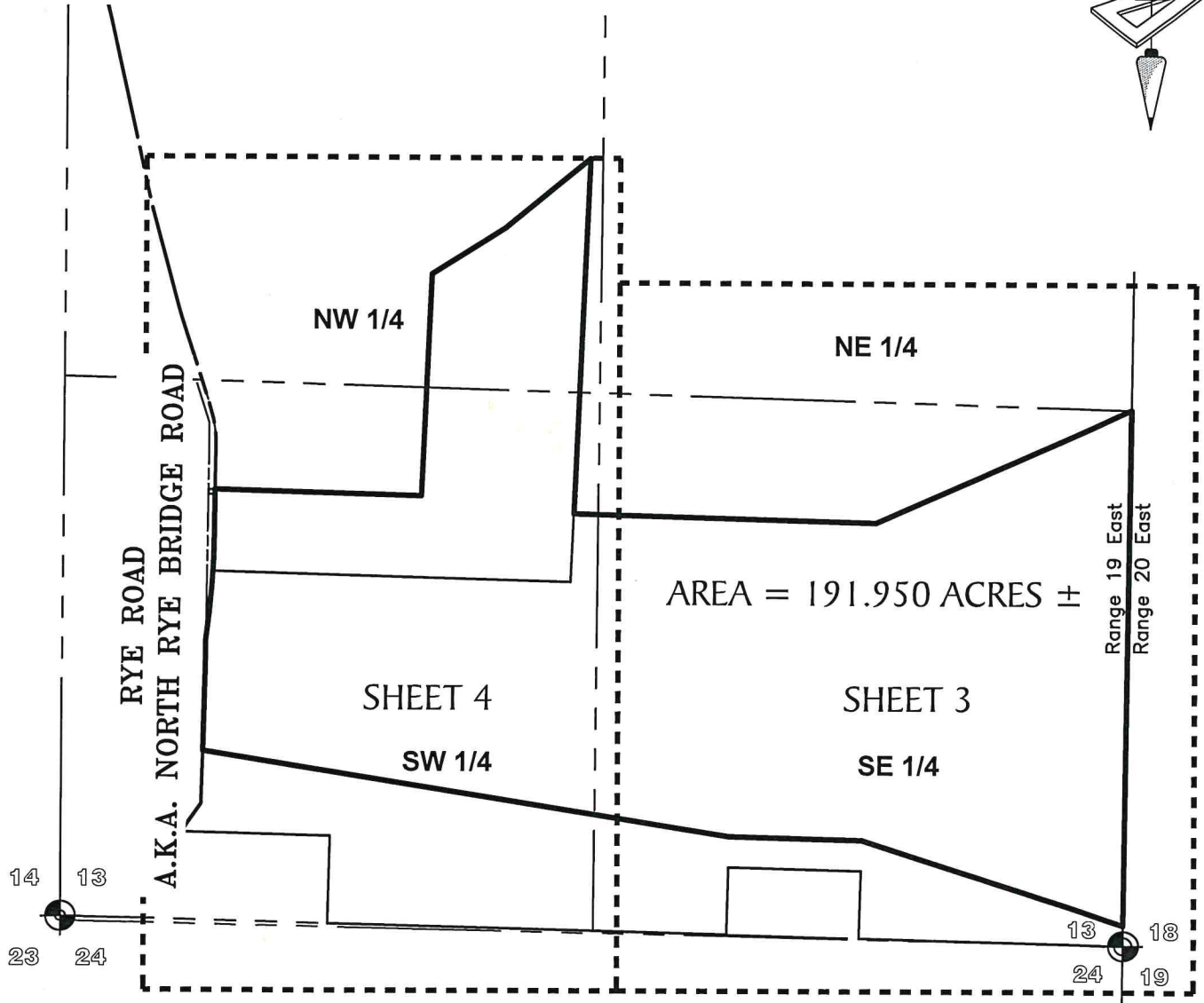
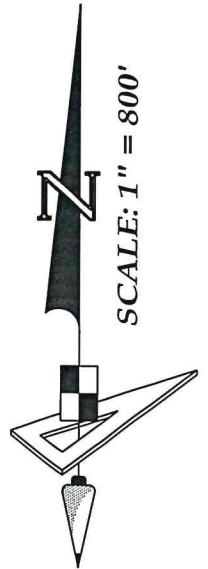


EXHIBIT 2

Description Sketch

(Not A Survey)

KEY SHEET



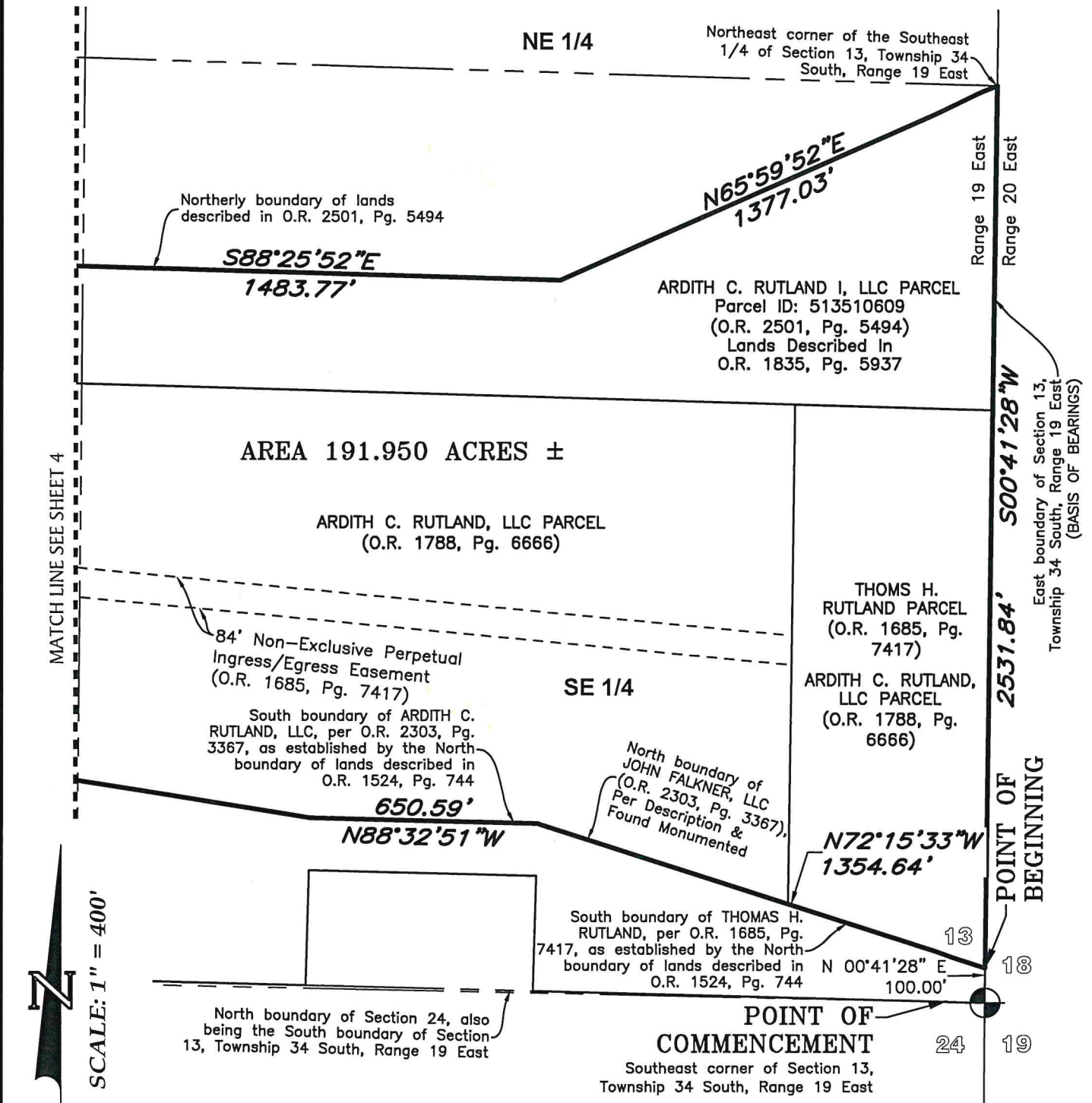
NOTE:
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SEE SHEET NO. 3-4 FOR DETAIL

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768



Description Sketch

(Not A Survey)



MATCH LINE SEE SHEET 4



SCALE: 1" = 400'

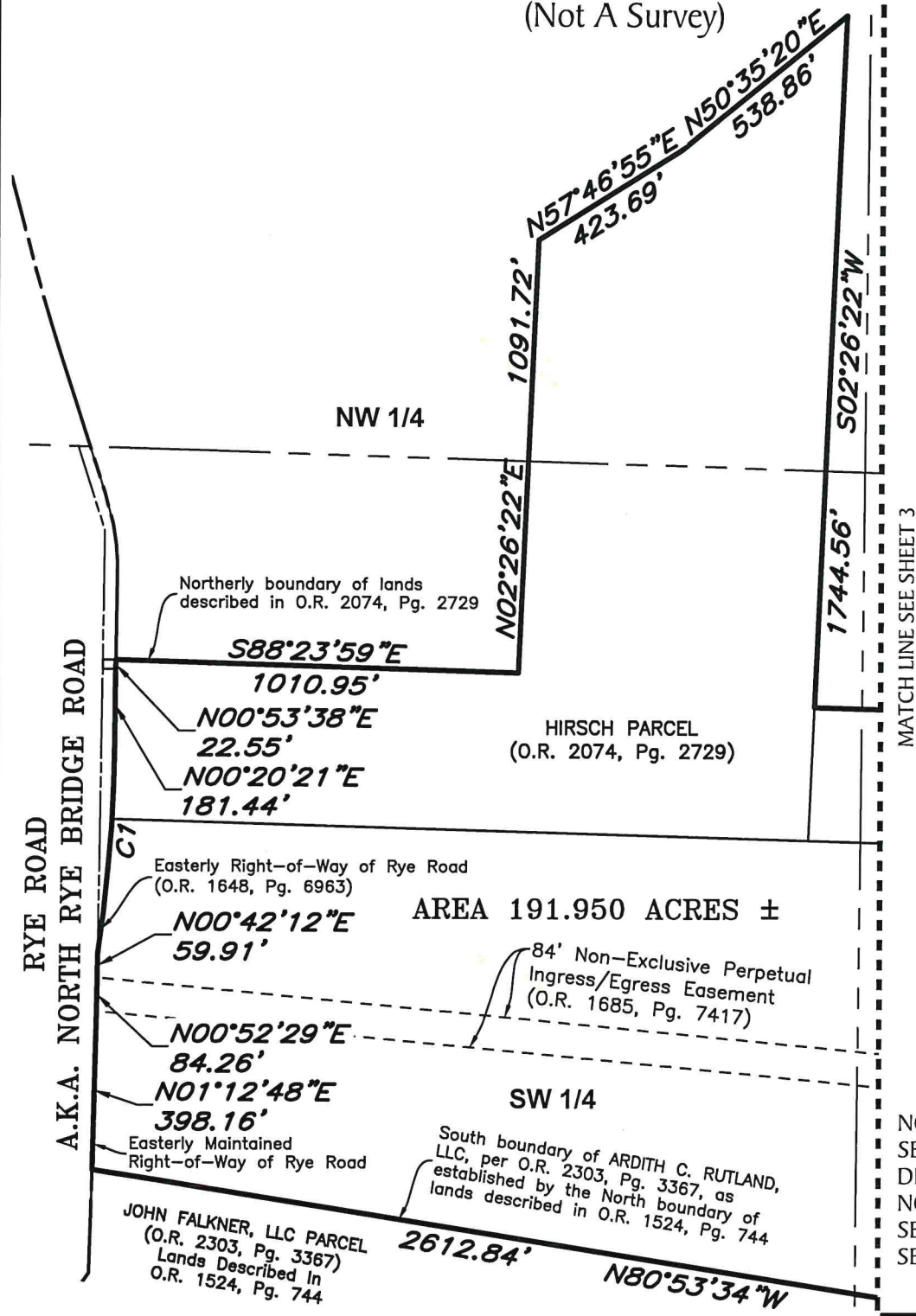
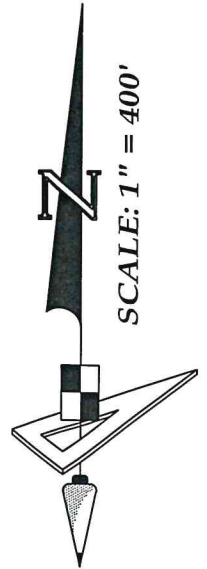
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213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Licensed Business No.: LB 7768

GeoPoint
 Surveying, Inc.

Description Sketch

(Not A Survey)



MATCH LINE SEE SHEET 3

NOTE:
 SEE SHEET NO. 1 FOR LEGAL DESCRIPTION & SURVEYOR'S NOTES
 SEE SHEET NO. 2 FOR KEY SHEET
 SEE SHEET NO. 3 FOR DETAIL

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	3869.72'	7°57'31"	537.52'	537.09'	N 04°19'07" E

213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Licensed Business No.: LB 7768



EXHIBIT 3

EXHIBIT "A"
SKETCH OF DESCRIPTION
Section 16 , Township 33 South, Range 18 East
Manatee County, Florida

DESCRIPTION:

A TRACT OR PARCEL OF LAND, LYING IN THE SOUTHEAST ONE QUARTER OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 19 EAST, BEING A PORTION OF A PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1685, PAGE 7417 AND A PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 2511, PAGE 7743 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD, IF ANY.

PARCEL CONTAINS 249,365 SQUARE FEET, (5.72 ACRES) MORE OR LESS.

NOTES:

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3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DALTON R. CROSS., P.S.M.
4. THIS DESCRIPTION IS NOT COMPLETE WITHOUT THE SKETCH.
5. THIS SKETCH IS NOT A SURVEY.
6. THIS SKETCH AND DESCRIPTION IS CERTIFIED TO MANATEE COUNTY.

REVISIONS:



CERTIFICATE OF AUTHORIZATION LB 0007832
6813 STATE ROAD 70 EAST, BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 896-9938 FAX

Digitally signed by Kyle E. Cross
DN: cn=Kyle E. Cross, o=Atwell LLC, c=US, email=kyle@atwell.com, state=FL, postalCode=34203
KYLE E. CROSS, PSM. No. 7176

Drawing name: H:\Land_Projcts\SEC 13 TWP 34S RNG 19E--RYE PRESERVE\dwg\Sketches\SK THE EAST 100 FEET.dwg SHEET 1 May 28, 2025 5:03pm by jinto

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				JOB:

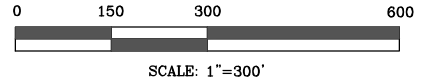
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 CH= CHORD BEARING
 L= LENGTH

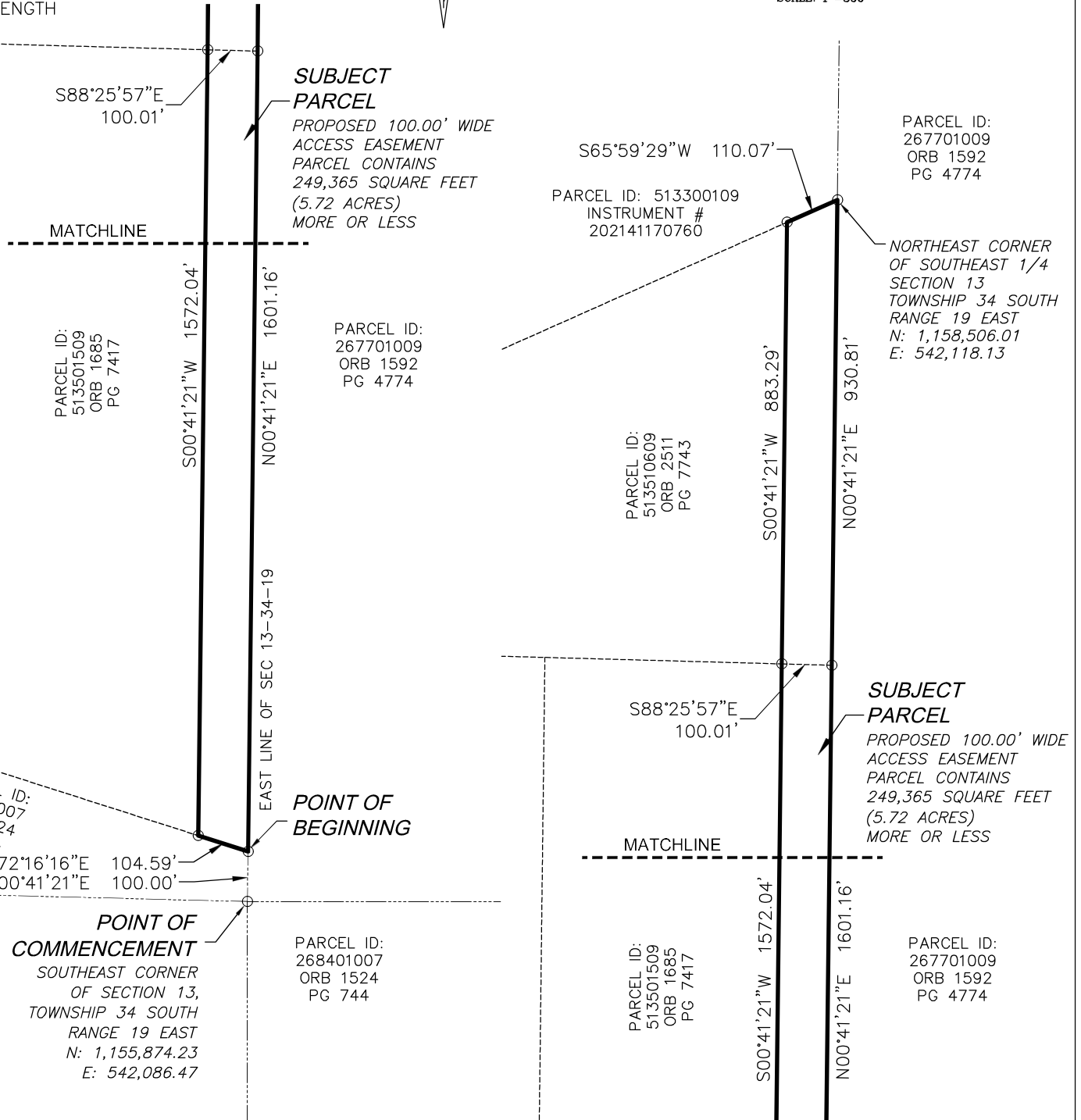


EXHIBIT "A"
SKETCH OF DESCRIPTION

Section 13 , Township 34 South, Range 19 East
 Manatee County, Florida



Drawing name: H:\Land_P\Projects\SEC 13 TWP 34S RNG 19E--RYE PRESERVE\dwg\Sketches\SK THE EAST 100 FEET.dwg SHEET 2 May 28, 2025 5:02pm by: jpbinto



REVISIONS:



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KYLE E. CROSS, PSM. No. 7176

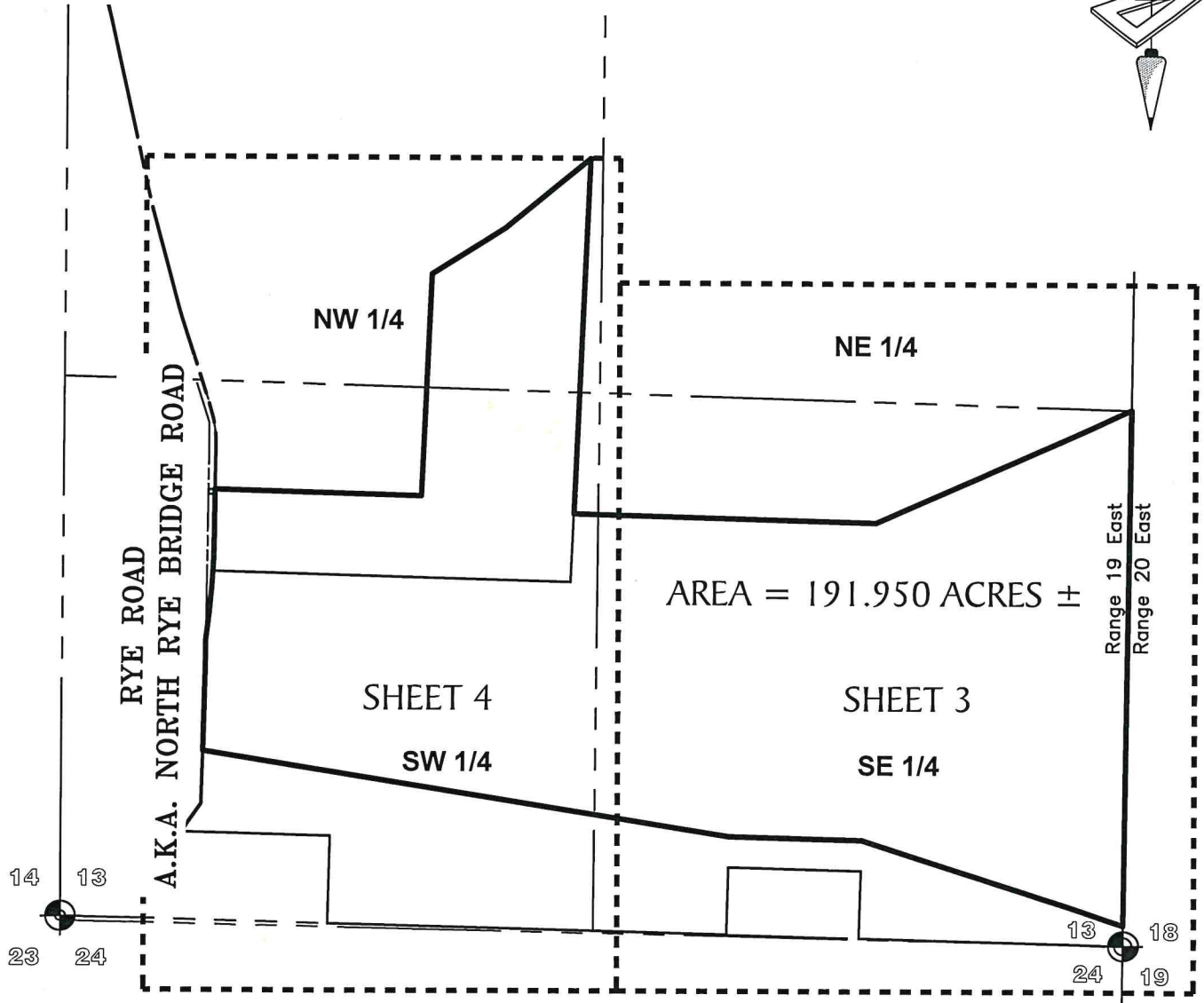
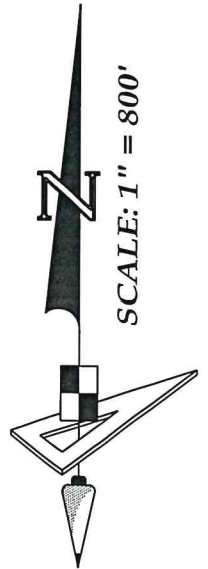
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				JOB:

EXHIBIT 4

Description Sketch

(Not A Survey)

KEY SHEET



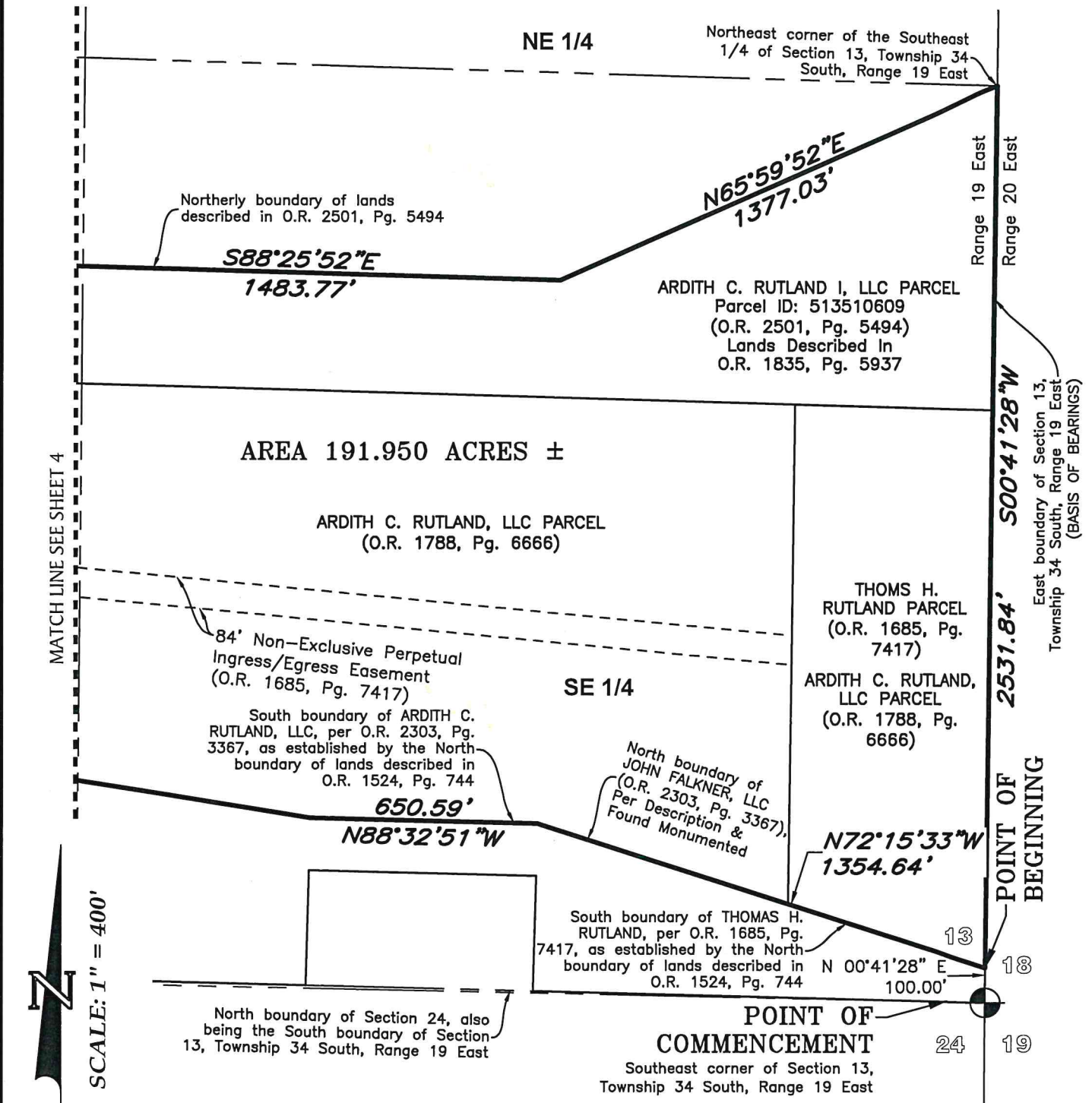
NOTE:
SEE SHEET NO. 1 FOR LEGAL DESCRIPTION & SURVEYOR'S NOTES
SEE SHEET NO. 3-4 FOR DETAIL

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768



Description Sketch

(Not A Survey)



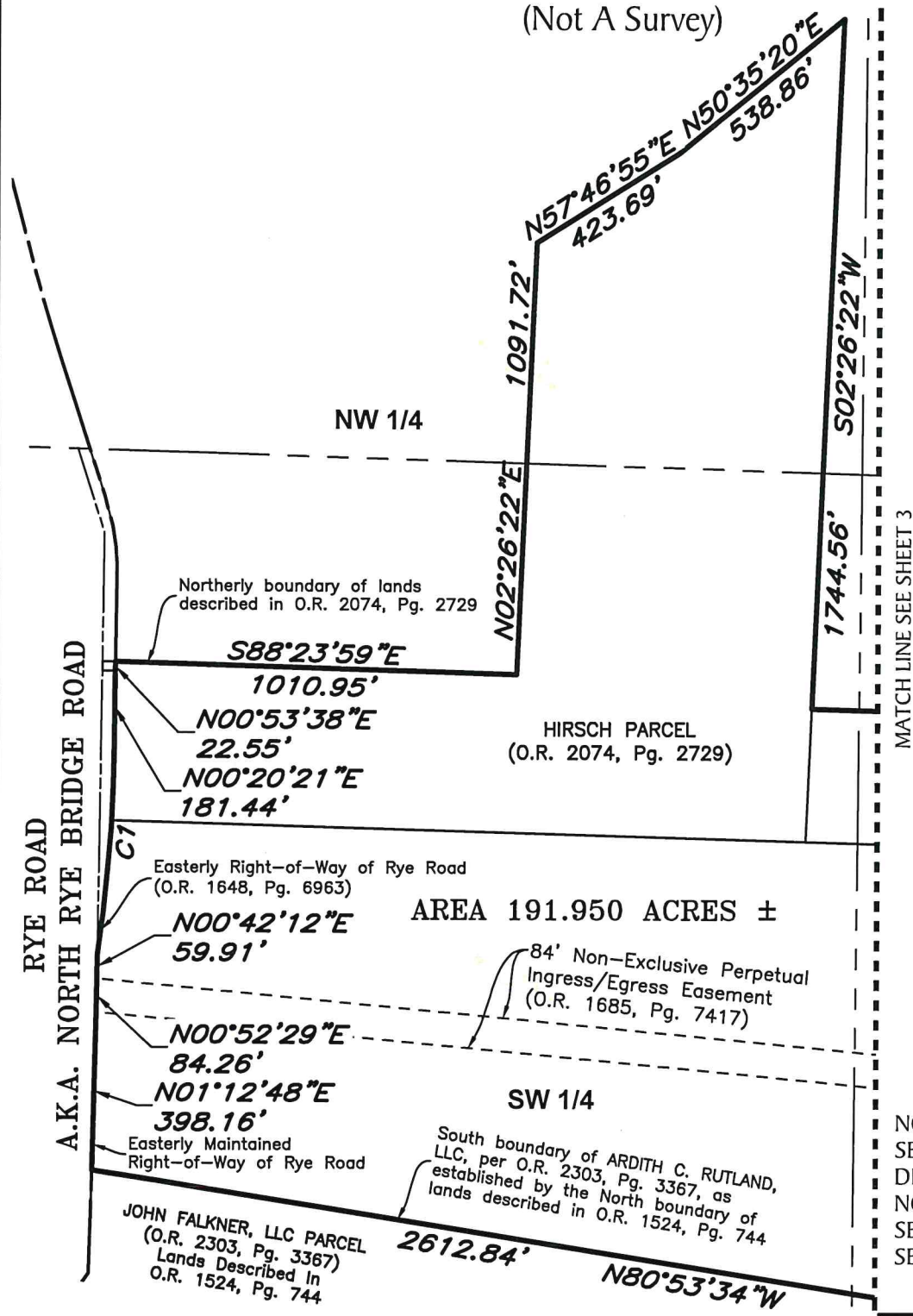
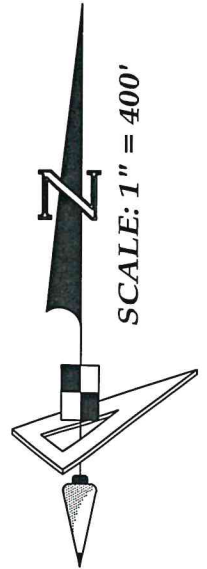
NOTE:
 SEE SHEET NO. 1 FOR LEGAL DESCRIPTION & SURVEYOR'S NOTES
 SEE SHEET NO. 2 FOR KEY SHEET
 SEE SHEET NO. 4 FOR DETAIL

213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Licensed Business No.: LB 7768

GeoPoint
 Surveying, Inc.

Description Sketch

(Not A Survey)



MATCH LINE SEE SHEET 3

NOTE:
 SEE SHEET NO. 1 FOR LEGAL DESCRIPTION & SURVEYOR'S NOTES
 SEE SHEET NO. 2 FOR KEY SHEET
 SEE SHEET NO. 3 FOR DETAIL

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	3869.72'	7°57'31"	537.52'	537.09'	N 04°19'07" E

213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Licensed Business No.: LB 7768



LESS AND EXCEPT:

EXHIBIT "A"

SKETCH OF DESCRIPTION

Section 16 , Township 33 South, Range 18 East
Manatee County, Florida

DESCRIPTION:

A TRACT OR PARCEL OF LAND, LYING IN THE SOUTHEAST ONE QUARTER OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 19 EAST, BEING A PORTION OF A PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1685, PAGE 7417 AND A PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 2511, PAGE 7743 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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4. THIS DESCRIPTION IS NOT COMPLETE WITHOUT THE SKETCH.
5. THIS SKETCH IS NOT A SURVEY.
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REVISIONS:



CERTIFICATE OF AUTHORIZATION LB 0007832
6813 STATE ROAD 70 EAST, BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 896-9938 FAX

KYLE E. CROSS., PSM. No. 7176

Drawing name: H:\Land_P\Projects\SEC 13 TWP 34S RNG 19E--RYE PRESERVE\dwg\Sketches\SK THE EAST 100 FEET.dwg SHEET 1 May 28, 2025 5:03pm by: jinto

SHEET 1 OF 2	Scale: NA	Drawn by: JN	FB/PG: NONE	DATE: 05/30/2023
				JOB:

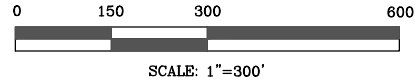
LEGEND:

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 SQ FT = SQUARE FEET
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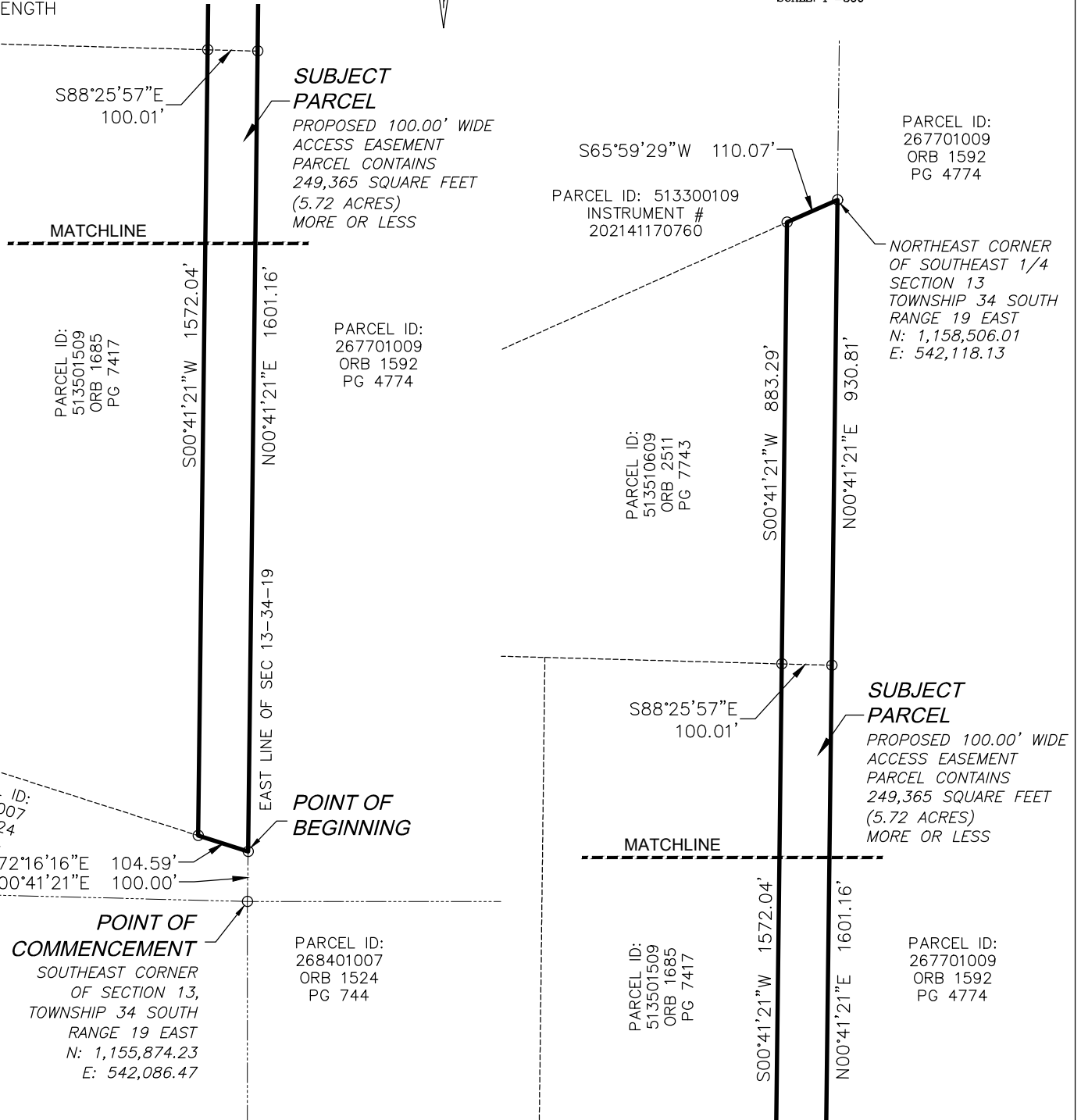


EXHIBIT "A"
SKETCH OF DESCRIPTION

Section 13 , Township 34 South, Range 19 East
 Manatee County, Florida



Drawing name: H:\Lond_Proj\Projects\SEC 13 TWP 34S RNG 19E--RYE PRESERVE\dwg\Sketches\SK THE EAST 100 FEET.dwg SHEET 2 May 28, 2025 5:02pm by: jpbnto



REVISIONS:



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Kyle E. Cross
 KYLE E. CROSS., PSM. No. 7176

SHEET 2 OF 2	Scale: 1"=300'	Drawn by: JN	FB/PG: NONE	DATE: 05/30/2023
				JOB:

EXHIBIT 5

This instrument was prepared by:

Jere Earlywine, Esq.
Kutak Rock, LLP
107 West College Avenue
Tallahassee, Florida 32301

**CONSENT AND JOINDER OF LANDOWNER FOR THE
AMENDMENT OF THE BOUNDARIES OF THE
RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT
[CONTRACTION PARCEL]**

The undersigned is the owner of certain lands which are more fully described as the "Contraction Parcel" in **Exhibit A** attached hereto and made a part hereof ("Property"). The undersigned understands and acknowledges that the Board of Supervisors of the Rye Crossing Community Development District ("Petitioner" or "District") intends to submit a petition amending the boundaries of the District in accordance with the provisions of Chapter 190, Florida Statutes.

As the owner of lands that are intended to constitute lands to be removed from the District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005 and Section 190.046, Florida Statutes, Petitioner is required to include the written consent to the amendment of the boundaries of the District of one hundred percent (100%) of the owners of the lands to be removed from the District.

The undersigned hereby requests and consents to removal of the Property from the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the petition process for the amendment of the boundaries of the District. The undersigned further acknowledges that the consent will remain in full force and effect for three years from the date hereof. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, consent to amendment of the boundaries of the District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

[signatures on following page]

Executed this 3 day of SEPT, 2025.

WITNESS

FORESTAR (USA) REAL ESTATE GROUP
INC.

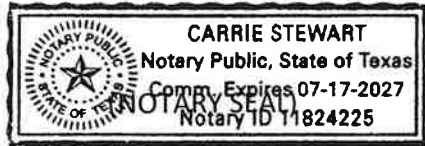
By: [Signature]
Name: CARRIE STEWART
Address: 2221 E LAMAR
ARL, TX 76006

By: [Signature]
Name: James D. Allen
Title: Executive Vice President

By: [Signature]
Name: VICTORIA WALKER
Address: 2221 E LAMAR SUITE 790
ARL, TX 76006

STATE OF TEXAS
COUNTY OF TARRANT

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3 day of SEPT, 2025, by James D. Allen, as Executive Vice President of FORESTAR (USA) REAL ESTATE GROUP INC., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS
Name: CARRIE STEWART
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A: Legal Description

**EXHIBIT A:
Legal Description**

**EXHIBIT "A"
SKETCH OF DESCRIPTION**
Section 16 , Township 33 South, Range 18 East
Manatee County, Florida

DESCRIPTION:

A TRACT OR PARCEL OF LAND, LYING IN THE SOUTHEAST ONE QUARTER OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 19 EAST, BEING A PORTION OF A PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1685, PAGE 7417 AND A PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 2511, PAGE 7743 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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REVISIONS:



CERTIFICATE OF AUTHORIZATION LB 0007832
6913 STATE ROAD 70 EAST, BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 896-9938 FAX


KYLE E. CROSS, P.S.M. No. 7176

Drawing name: H:\Land_Proj\Projects\SEC 13 TMP 34S RNG 19E--RYE PRESERVE\dwg\Sketches\SK THE EAST 100 FEET.dwg SHEET 1 May 28, 2023 5:03pm by:jinto

SHEET 1 OF 2	Scale: NA	Drawn by: JN	FB/PG: NONE	DATE: 05/30/2023
				JOB:

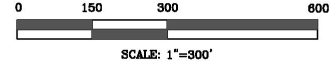
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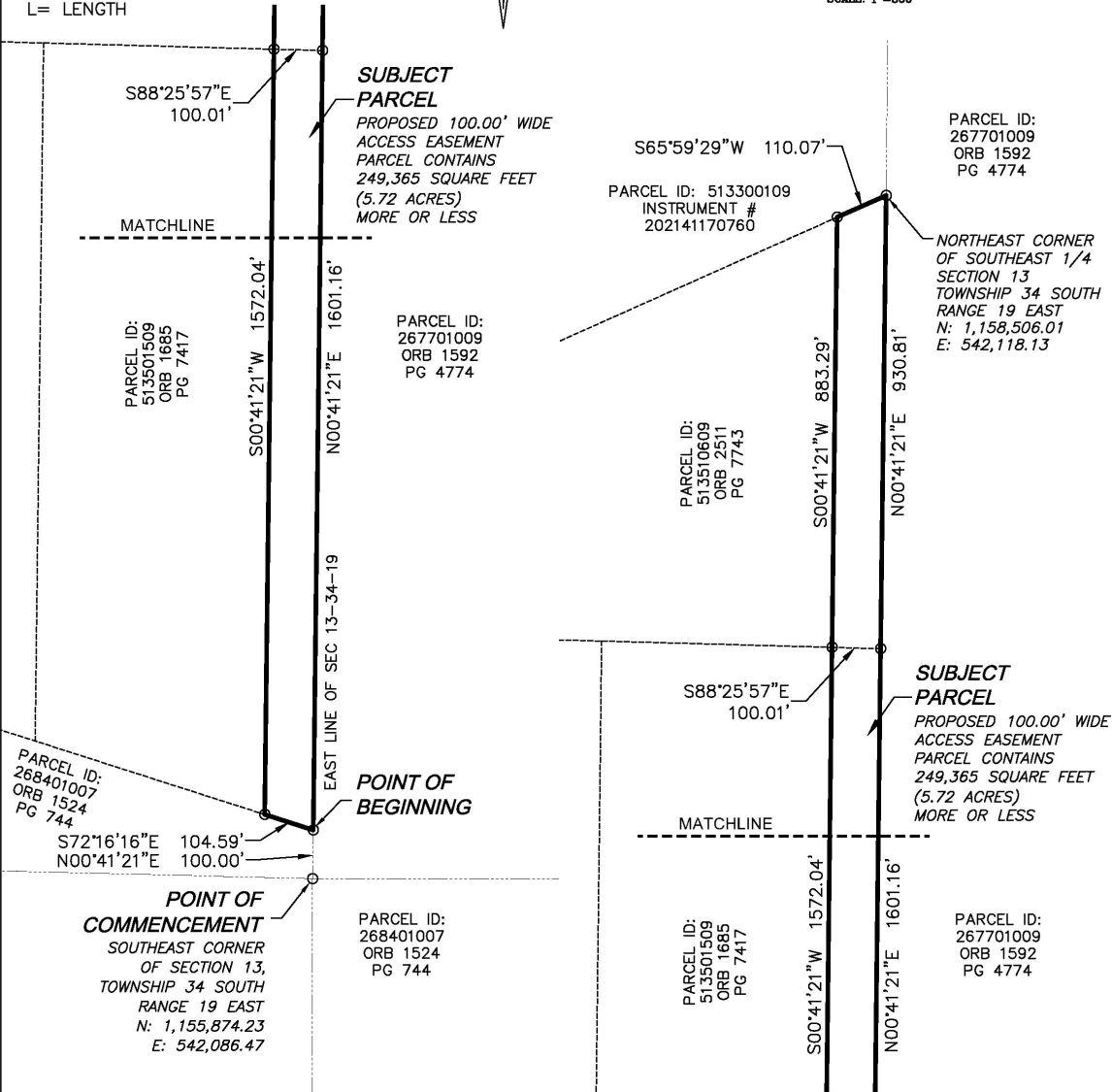


EXHIBIT "A"
SKETCH OF DESCRIPTION

Section 13 , Township 34 South, Range 19 East
 Manatee County, Florida



Drawing name: H:\Land_Projects\SEC 13 TMP 34S RNG 19E-RYE PRESERVE\dwg\Sketches\SK THE EAST 100 FEET.dwg SHEET 2 May 28, 2023 5:02pm by: jinto



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 (941) 748-8340 (941) 896-9938 FAX



KYLE E. CROSS, PSM, No. 7176

SHEET 2 OF 2	Scale: 1"=300'	Drawn by: JN	FB/PG: NONE	DATE: 05/30/2023
				JOB:

EXHIBIT 6

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO REQUEST THE PASSAGE OF AN ORDINANCE BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THAT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Rye Crossing Community Development District ("**District**") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("**Uniform Act**"); and

WHEREAS, pursuant to the Uniform Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District desires to amend its boundaries to be consistent with the legal description set forth in **Exhibit A** ("**Boundary Amendment**"); and

WHEREAS, the Boundary Amendment is in the best interest of the District, and the area of land within the amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, the Boundary Amendment of the District's boundaries will allow the District to continue to be the best alternative available for delivering community development services and facilities to the lands within the District, as amended; and

WHEREAS, Boundary Amendment is not inconsistent with either the State or local comprehensive plan and will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the area of land that will lie in the amended boundaries of the District will continue to be amenable to separate special district government; and

WHEREAS, in order to seek a Boundary Amendment ordinance pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District’s Board of Supervisors (“**Board**”); and

WHEREAS, the Developer has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

WHEREAS, the District hereby desires to request a Boundary Amendment in accordance with Chapter 190, *Florida Statutes*, by taking such actions as are necessary in furtherance of the same.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT:

1. RECITALS. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. AUTHORIZATION FOR BOUNDARY AMENDMENT. Pursuant to Chapter 190, *Florida Statutes*, the Board hereby authorizes the Chairman and District Staff to proceed in an expeditious manner with the preparation and filing of any documentation necessary to seek the amendment of the District’s boundaries as described in **Exhibit A**. The Board further authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the Boundary Amendment.

3. AUTHORIZATION FOR AGENT. The Board hereby authorizes the District Chairman, District Manager and District Counsel to act as agents of the District with regard to any and all matters pertaining to the petition to amend the boundaries of the District. District Staff, in consultation with the District Chairman, is further authorized to revise **Exhibit A** in order to address any further boundary adjustments as may be identified by the District Engineer. The District Manager shall ensure that the final versions of **Exhibit A** as confirmed by the Chairman are attached hereto.

4. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this 23rd day of April, 2025.

ATTEST:

**RYE CROSSING COMMUNITY
DEVELOPMENT DISTRICT**



Secretary/Assistant Secretary



Chair/Vice Chair, Board of Supervisors

Exhibit A: Legal Description of District Boundaries, as Amended

Exhibit A:
Legal Description of District Boundaries, as Amended

Description Sketch

(Not A Survey)

RYE CROSSING CDD

DESCRIPTION: A parcel of land lying in Section 13, Township 34 South, Range 19 East, Manatee County, Florida, and being more particularly described as follows:

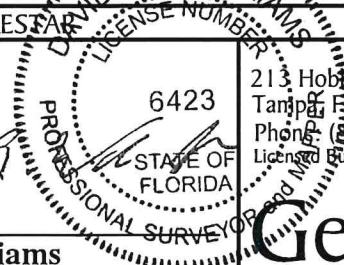

COMMENCE at the Southeast corner of said Section 13, run thence along the East boundary thereof, N.00°41'28"E, a distance of 100.00 feet to the Northerly line of that certain parcel as described and recorded in Official Records Book 1524, Page 744, Public Records of Manatee County, Florida, said point also being the **POINT OF BEGINNING**; thence along said Northerly line the following three (3) courses: 1) N.72°15'33"W, a distance of 1354.64 feet; 2) N.88°32'51"W, a distance of 650.59 feet; 3) N.80°53'34"W, a distance of 2612.84 feet to a point on the Easterly maintained right-of-way line of RYE ROAD; thence along said Easterly maintained right-of-way line the following three (3) courses: 1) N.01°12'48"E, a distance of 398.16 feet; 2) N.00°52'29"E, a distance of 84.26 feet; 3) N.00°42'12"E, a distance of 59.91 feet to the intersection of the Easterly right-of-way of RYE ROAD as described and recorded in Official Records Book 1648, Page 6963, said Public Records; thence along said Easterly right-of-way line the following three (3) courses: 1) Northerly, 537.52 feet along the arc of a non-tangent curve to the left having a radius of 3869.72 feet and a central angle of 07°57'31" (chord bearing N.04°19'07"E, 537.09 feet); 2) N.00°20'21"E, a distance of 181.44 feet; 3) N.00°53'38"E, a distance of 22.55 feet to a point on the Northerly boundary of lands described and recorded in Official Records Book 2074, Page 2729, said Public Records; thence along said Northerly boundary the following five (5) courses: 1) S.88°23'59"E, a distance of 1010.95 feet; 2) N.02°26'22"E, a distance of 1091.72 feet; 3) N.57°46'55"E, a distance of 423.69 feet; 4) N.50°35'20"E, a distance of 538.86 feet; 5) S.02°26'22"W, a distance of 1744.56 feet to a point on the Northerly boundary of lands described and recorded in Official Records Book 2501, Page 5494; thence along said Northerly boundary the following 1) S.88°25'52"E, a distance of 1483.77 feet; 2) N.65°59'52"E, a distance of 1377.03 feet to the Northeast corner of the Southeast 1/4 of aforesaid Section 13; thence along the East boundary thereof, S.00°41'28"W, a distance of 2531.84 feet to the **POINT OF BEGINNING**.

Containing 191.950 acres, more or less.

SURVEYOR'S NOTES:

- 1) Bearings shown hereon are based on the East boundary of Section 13, Township 34 South, Range 19 East, Manatee County, Florida, having a Grid bearing of N.00°12'59"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida

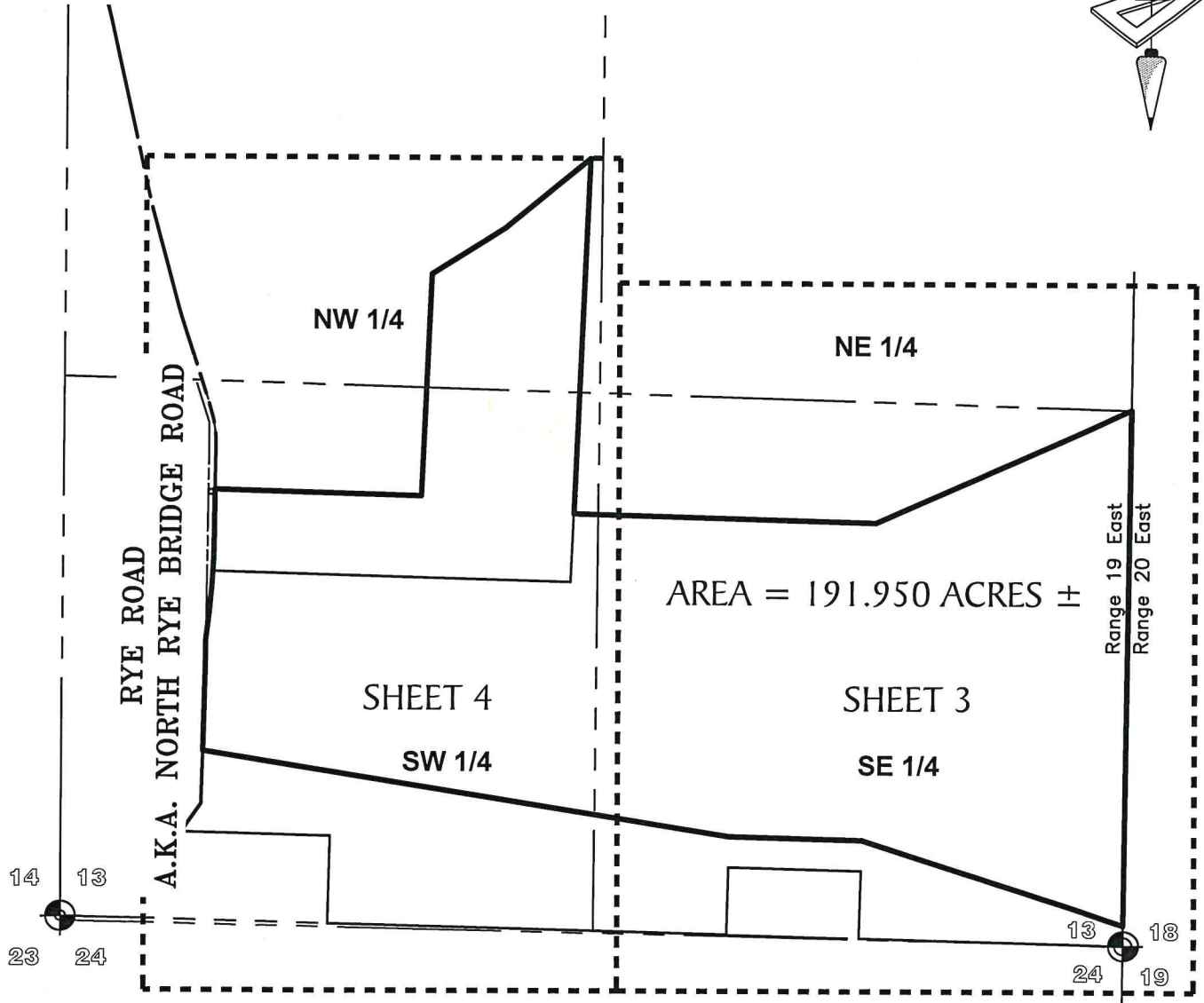
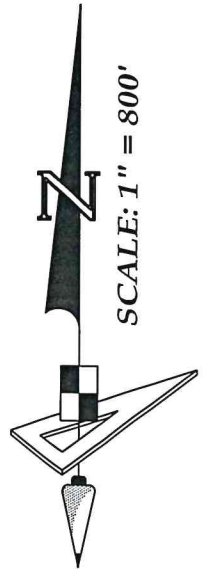
SEE SHEET NO. 2 FOR KEY SHEET
SEE SHEET NO. 3 -4 FOR DETAIL

PROJECT: Rutland Property		Prepared For: FORESTAR	
PHASE: Rye Crossing CDD			
DRAWN: JCM	DATE: 07/20/22		
REVISIONS			
DATE	DESCRIPTION	DRAWN BY	
David A. Williams		213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768	
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6423			
FILE PATH: P:\RYE CROSSING (RUTLAND)\DESCRIPTIONS\RUTLAND-RYE-CROSSING-CDD-DS.DWG LAST SAVED BY: JORDANM			01 of 04

Description Sketch

(Not A Survey)

KEY SHEET



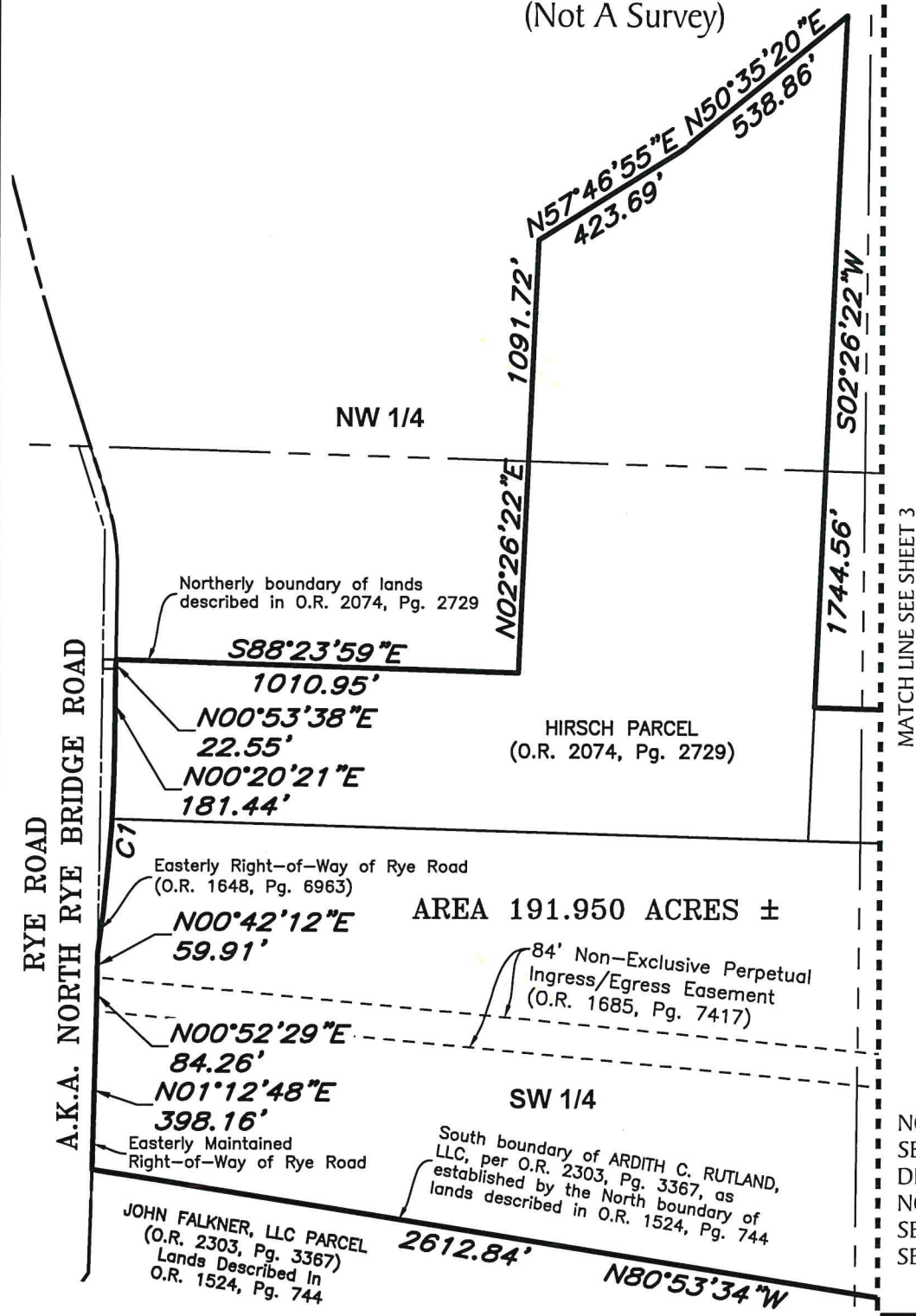
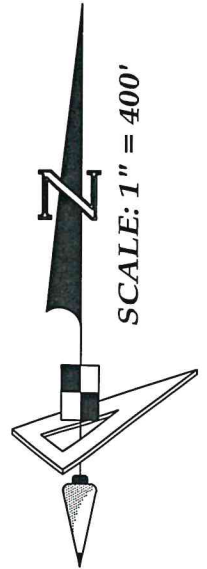
NOTE:
SEE SHEET NO. 1 FOR LEGAL DESCRIPTION & SURVEYOR'S NOTES
SEE SHEET NO. 3-4 FOR DETAIL

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768



Description Sketch

(Not A Survey)



NOTE:
 SEE SHEET NO. 1 FOR LEGAL DESCRIPTION & SURVEYOR'S NOTES
 SEE SHEET NO. 2 FOR KEY SHEET
 SEE SHEET NO. 3 FOR DETAIL

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	3869.72'	7°57'31"	537.52'	537.09'	N 04°19'07" E

213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Licensed Business No.: LB 7768



LESS AND EXCEPT:

EXHIBIT "A"

SKETCH OF DESCRIPTION

Section 16 , Township 33 South, Range 18 East
Manatee County, Florida

DESCRIPTION:

A TRACT OR PARCEL OF LAND, LYING IN THE SOUTHEAST ONE QUARTER OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 19 EAST, BEING A PORTION OF A PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1685, PAGE 7417 AND A PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 2511, PAGE 7743 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 13, THENCE N00°41'21"E ALONG THE EAST LINE OF SAID SECTION FOR 100.00 FEET TO THE SOUTHEAST CORNER THE AFOREMENTIONED PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1685, PAGE 7417 AND THE POINT OF BEGINNING; THENCE CONTINUE N00°41'21"E ALONG THE EAST LINE OF SAID SECTION FOR 1601.16 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE AFOREMENTIONED PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 2511, PAGE 7743; THENCE CONTINUE N00°41'21"E ALONG THE EAST LINE OF SAID SECTION FOR 930.81 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE SOUTHEAST ONE QUARTER OF SECTION 13; THENCE S65°59'29"W ALONG THE NORTHERLY LINE OF SAID PARCEL FOR 110.07 FEET; THENCE S00°41'21"W PARALLEL WITH AND 100.00 FEET WESTERLY FROM (AS MEASURED ON A PERPENDICULAR) THE EAST LINE OF SECTION 13 FOR 883.29 FEET TO AN INTERSECTION WITH THE COMMON BOUNDARY LINE OF SAID PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 2511, PAGE 7743 AND SAID PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1685, PAGE 7417; THENCE CONTINUE S00°41'21"W FOR 1572.04 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF SAID PARCEL; THENCE S72°16'16"E ALONG THE SOUTHERLY LINE OF SAID PARCEL FOR 104.59 FEET TO AND INTERSECTION WITH THE EAST LINE OF SECTION 13 AND THE POINT OF BEGINNING.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD, IF ANY.

PARCEL CONTAINS 249,365 SQUARE FEET, (5.72 ACRES) MORE OR LESS.

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 13, AS BEARING N.00°41'21"E.
2. BEARINGS AND STATE PLANE COORDINATES SHOWN HEREON ARE GRID BEARINGS BASED ON NGS CONTROL POINTS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, BASED ON NORTH AMERICAN DATUM 1983 (2011 ADJUSTMENT).
3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DALTON R. CROSS., P.S.M
4. THIS DESCRIPTION IS NOT COMPLETE WITHOUT THE SKETCH.
5. THIS SKETCH IS NOT A SURVEY.
6. THIS SKETCH AND DESCRIPTION IS CERTIFIED TO MANATEE COUNTY.

REVISIONS:



CERTIFICATE OF AUTHORIZATION LB 0007832
6813 STATE ROAD 70 EAST, BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 896-9938 FAX

KYLE E. CROSS., PSM. No. 7176

Drawing name: H:\Land_Projcts\SEC 13 TWP 34S RNG 19E--RYE PRESERVE\dwg\Sketches\SK THE EAST 100 FEET.dwg SHEET 1 May 28, 2025 5:03pm by: jinto

SHEET 1 OF 2	Scale: NA	Drawn by: JN	FB/PG: NONE	DATE: 05/30/2023
				JOB:

EXHIBIT 7

EXHIBIT 8

Rye Crossing COMMUNITY DEVELOPMENT DISTRICT

Statement
of
Estimated Regulatory Costs

September 3, 2025



Provided by

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone: 561-571-0010
Fax: 561-571-0013
Website: www.whhassociates.com

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to amend the boundaries of the Rye Crossing Community Development District ("District"). The District was established by Ordinance No. 22-38, passed by the Board of County Commissioners of Manatee County, Florida on May 5, 2022, and previously amended by Ordinance No. 23-32 to modify the boundaries of the District on February 2, 2023. The current size of the District is approximately 191.95 +/- acres and the District is located entirely within the Manatee County, Florida (the "County"). The petition to amend the boundaries of the District seeks to subtract approximately 5.72 +/- acres located in the County to the District ("Amendment Area"). After the amendment, the District will be projected to contain approximately 186.23 +/- acres and is planned to be developed with a total of 452 residential dwelling units. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing District establishment) as follows:

"That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant" (emphasis added).

1.2 Overview of the Rye Crossing Community Development District

The District is designed to provide public infrastructure, services, and facilities along with operation and maintenance of the same to a master planned residential development currently anticipated to contain a total of approximately 452 residential dwelling units following the amendment of the District's boundaries.

A community development district ("CDD") is an independent unit of special purpose local government authorized by the Act to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDDs provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), F.S.

A CDD is not a substitute for the local, general purpose government unit, i.e., the City or County in which the CDD lies. A CDD does not have the permitting, zoning or policing powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating and maintaining public infrastructure for developments, such as Rye Crossing.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S., defines the elements a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;
2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or
3. Is likely to increase regulatory costs, including any Transactional Costs (as defined herein), in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the Transactional Costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this SERC, "Transactional Costs" are direct costs that are readily ascertainable by the County based upon standard business practices, and may include:

1. Filing fees.
2. Expenses to obtain a license.
3. Necessary equipment.
4. Installation, utilities for, and maintenance of necessary equipment.
5. Necessary operations or procedures.
6. Accounting, financial, information management, and other administrative processes.
7. Labor, based on relevant wages, salaries, and benefits.
8. Materials and supplies.
9. Capital expenditures, including financing costs.
10. Professional and technical services, including contracted services necessary to implement and maintain compliance.
11. Monitoring and reporting.
12. Qualifying and recurring education, training, and testing.
13. Travel.
14. Insurance and surety requirements.
15. A fair and reasonable allocation of administrative costs and other overhead.
16. Reduced sales or other revenue.
17. Other items suggested by the rules ombudsman in the Executive Office of the Governor or by any interested person, business organization, or business representative

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (Manatee County, according to the Census 2020, has a population of 399,710; therefore, it is not defined as a small County for the purposes of this requirement.)

(f) In evaluating the impacts described in paragraphs (a) and (e), the County must include, if applicable, the market impacts likely to result from compliance with the proposed rule, including:

1. Changes to customer charges for goods or services.
2. Changes to the market value of goods or services produced, provided, or sold.

3. Changes to costs resulting from the purchase of substitute or alternative goods or services.
4. The reasonable value of time to be spent by owners, officers, operators, and managers to understand and comply with the proposed rule, including, but not limited to, time to be spent completing requiring education, training, or testing.

(g) Any additional information that the agency determines may be useful.

(h) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

Note: the references to "rule" in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an "ordinance" under section 190.005(2)(a), F.S.

2.0 An economic analysis showing whether the ordinance directly or indirectly:

- 1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance;**
- 2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance; or**
- 3. Is likely to increase regulatory costs, including any Transactional Costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.**

The ordinance amending the boundaries of the District is not anticipated to have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. Any increases in regulatory costs, principally the anticipated increases in Transactional Costs as a result of imposition of special assessments by the District on the Amended Area will be the direct result of facilities and services provided by the District to the landowners within the Amendment Area. However, as property ownership in the District is voluntary and all additional costs will be disclosed to prospective buyers prior to sale, such increases should be considered voluntary, self-imposed and offset by benefits received from the infrastructure and services provided by the District.

Further, the ordinance amending the boundaries of the District is not likely to result in market impacts such as customer charges, changes to the market value of goods or services produced, provided or sold, changes to costs resulting from the purchase of substitute or alternative goods or services or incur additional time be spent by State of Florida or Manatee County governments staff to understand and comply with the proposed ordinance, including, but not limited to, time to be spent completing requiring education, training, or testing, as the proposed District will be one of many already existing CDDs in Florida and Manatee County and the marginal impact of one more CDD will be negligible if any.

2.1 Impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

The sole reason for the amending of the District's boundaries is to provide public facilities and services to support the development of a new, master planned residential development. The development of the smaller, approximately 186.23 +/- acres, parcel will promote local economic activity, create local value, lead to local private sector investment and is likely, at least in the short term, to support local private sector employment and/or lead to local new job creation to a degree likely similar to that of a slightly larger, pre-amendment, approximately 191.95 +/- acre, parcel contained within the existing District boundaries.

Amending the boundaries of the District will allow it to plan, fund, implement, operate and maintain, for the benefit of the landowners within the amended and smaller District, various public facilities and services for a smaller-sized development. Such facilities and services, as further described in Section 5, will allow for the development of the land within the amended District. The provision of District's infrastructure and the subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and residents of the amended and smaller District. The private developer of the land in the amended and smaller District will use its private funds to conduct the private land development and construction of an anticipated approximately 452 residential dwelling units the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved without amending the District's boundaries by the private sector alone, the fact that the amendment of the District's boundaries is initiated by the private developer means that the private developer considers the amendment of the District's boundaries and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the amended and smaller District, which in turn will lead directly or indirectly to economic growth, likely private sector job growth and/or support private sector employment, and private sector investments.

2.2 Impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

When assessing the question of whether the amending of the boundaries of the District is likely to directly or indirectly have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation, one has to compare these factors in the presence and in the absence of the amended District boundaries in the development. When the question is phrased in this manner, it can be surmised that the amendment of the District's boundaries is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same development without the amended and smaller District. Similar to a purely private solution, District contracts will be bid competitively as to achieve the lowest cost/best value for the particular infrastructure or services desired by the landowners, which will insure that contractors wishing to bid for such contracts will have to demonstrate to the District the most optimal mix of cost, productivity and innovation. Additionally, the amendment of the District's boundaries for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was a smaller District. The amended and smaller District, in its purchasing decisions, will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

2.3 Likelihood of an increase in regulatory costs, including any Transactional Costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

The amendment of the District's boundaries will not increase any regulatory costs of the State or the County by virtue that the District has already been established and amending its size does not change the regulatory requirements that the District will be subject to after the initial review of the petition to amend its boundaries by the County and approval of such petition by the County. As described in more detail in Section 4, the District will pay a one-time filing fee to the County to offset any expenses that the County may incur in the processing of this petition to amend the District's boundaries.

Amending the District's boundaries will not materially increase regulatory costs to the landowners within the Amended District. Such increases in regulatory costs, principally the anticipated increases in transactional costs as a result of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners within the Amended District. While the 5.72 acres being removed from the District will not pay assessments to the Amended District, the Amended District will also not incur costs for the construction on, and maintenance of, this 5.72 acres. Property ownership in the District is completely voluntary and all initial prospective buyers will have such additional transaction costs disclosed to them prior to sale, as required by State law. Such costs, however, should be considered voluntary, self-imposed, and as a tradeoff for the service and facilities provided by the District. As to the anticipated amount of the transactional costs in the aggregate within 5 years, they are anticipated not to exceed \$5,000,000.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.

The proposed amended District will serve land that comprises an approximately 186.23 +/- acre master planned residential development currently anticipated to contain a total of approximately 452 residential dwelling units, although the development plan can change. Assuming an average density of 3.5 persons per residential dwelling unit, the estimated residential population of the proposed amended District at build out would be approximately 1,582 +/- and all of these residents as well as the landowners within the District will be affected by the ordinance. The County and certain state agencies will not be affected by or required to comply with the ordinance as more fully discussed hereafter.

4.0 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state or local revenues.

There is no state agency promulgating any rule relating to this project and there is no anticipated effect of the ordinance amending the District's boundaries on state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

Because the result of adopting the ordinance is the amendment of the boundaries of an existing

independent local special purpose government, there will be no additional enforcing responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs herein.

State Governmental Entities

Amending the boundaries of an already existing independent local special purpose government will result in no costs to any State governmental entities to implement and enforce the proposed amended and smaller District.

Manatee County, Florida

The existing District as well as the Amendment Area are both located within Manatee County, Florida. The County and its staff may process, analyze, conduct a public hearing, and vote upon the petition to amend the boundaries of the District. These activities will absorb some resources; however, these costs incurred by the County will be modest for a number of reasons. First, the County approved ordinance establishing the District in 2022 and that petition possessed much information about the District and County staff should be generally familiar with the District. Second, review of the petition to amend the boundaries of the District does not include analysis of the project itself. Third, the petition itself provides much of the information needed for a staff review. Fourth, the County already possesses the staff needed to conduct the review without the need for new staff. Fifth, there is no capital required to review the petition. Sixth, the potential costs are offset by a filing fee included with the petition to offset any expenses the County may incur in the processing of this petition. Finally, the County already processes similar petitions, though for entirely different subjects, for land uses and zoning changes that are far more complex than the petition to amend the boundaries of a community development district.

Further, there will be no increase in the very small annual costs to County, because of the amendment of the District's boundaries. The District is an independent unit of local government. The only annual costs the County faces, which will not change with the amendment of the District's boundaries, are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the County, or any monitoring expenses the County may incur if it maintains a monitoring program for this District.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on state or local revenues. The District is an independent unit of local government. It is designed to provide infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected.

Any non-ad valorem assessments levied by the District will not count against any millage caps imposed on other taxing authorities providing services to the lands within the District. It is also important to note that any debt obligations the District may incur are not debts of the State of Florida or any other unit of local government. By Florida law, debts of the District are strictly its own responsibility.

5.0 A good faith estimate of the Transactional Costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance.

The review of the petition to amend the boundaries of the District will be funded by a payment of an application fee to the County. This payment will be made voluntarily by the Petitioner, who is the same as/affiliated with the owners of land proposed to be included within the boundaries of the District and subject to the ordinance amending the boundaries of the District. Once the filing fee is paid, an annual Special District fee of \$175 will also be paid by the District to the State per provisions of Section 189.018, Florida Statutes.

The landowner and future residents of the small parcel being removed from the CDD will not be required to comply with the proposed ordinance, and therefore will not incur transaction costs for continuing compliance with the ordinance.

The landowner and future residents of the amended CDD will be required to comply with the ordinance, but due to the small nature of the area being contracted, these transaction costs are not significantly different than if the boundaries were not amended and the ordinance was not adopted.

The County will be required to comply with the ordinance, but will not incur any additional transaction costs not funded through the required filing fee. The County's review of annual reporting information will take the same effort and incur the same transaction costs because the CDD will still exist.

The State of Florida will be required to comply with the ordinance, but will not incur any additional transaction costs. Review of annual reporting information will take the same effort and incur the same transaction costs because the CDD will still exist.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be little impact on small businesses because of the amendment of the District. If anything, the impact may be positive because the District must competitively bid all of its contracts and competitively negotiate all of its contracts with consultants over statutory thresholds. This affords small businesses the opportunity to bid on District work.

Further, the ordinance amending the boundaries of the District is not likely to result in market impacts such as customer charges, changes to the market value of goods or services produced, provided or sold, changes to costs resulting from the purchase of substitute or alternative goods or services or incur additional time be spent by owners, officers, operators, and managers of small businesses to understand and comply with the proposed ordinance, including, but not limited to, time to be spent completing requiring education, training, or testing, as the proposed District will be one of many already existing CDDs in Florida and Manatee County and small businesses will be able to bid on District work, not unlike bidding on work for communities which are not CDDs, thus making the marginal impact negligible if any.

Manatee County has a population of 399,710 according to the Census 2020 conducted by the United States Census Bureau and is therefore not defined as a "small" County according to Section 120.52, F.S.

7.0 A description of any regulatory alternatives submitted under section 120.541(1)(a), F.S., and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

No written proposal, statement adopting an alternative or statement of the reasons for rejecting an alternative have been submitted.

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to amend the boundaries of the Rye Crossing Community Development District.


EXHIBIT 9


AUTHORIZATION OF AGENT


This letter shall serve as a designation of Jere Earlywine of Kutak Rock, LLP, to act as agent for Petitioner, Rye Crossing Community Development District, with regard to any and all matters pertaining to the Petition to the Board of County Commissioners of Manatee County, Florida, to Amend the Boundaries of the Rye Crossing Community Development District pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, *Florida Statutes*, Section 190.156(1), *Florida Statutes*. This authorization shall remain in effect until revoked in writing.

WITNESSES:

RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT


Name: Kirsten Schaefer

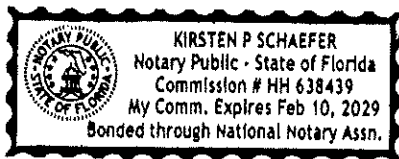

By: Christian Cotter
Chairman, Board of Supervisors


Name: Steve Hart

Date: 7/23/25

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24th day of July, 2025, by Christian Cotter, as Chairman of Rye Crossing CDD, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.




NOTARY PUBLIC, STATE OF FLORIDA

Name: Kirsten P. Schaefer
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)