



August 6, 2026 - Land Use Meeting

Subject

Ordinance No. 26- 34 Establishment of West Manatee District Community Development District - Legislative - Laura Gonzalez, Principal Planner - District 5 - TO BE CONTINUED TO SEPTEMBER 3, 2026 AT 9:00 A.M., OR AS SOON THEREAFTER AS SAME MAY BE HEARD.

An Ordinance Of Manatee County, A Political Subdivision Of The State Of Florida Regarding Public Services; Establishing The West Manatee District Community Development District; Providing Legislative Findings; Specifying Authority; Specifying Intent And Purpose; Creating Section 2-8-95 Of The Manatee County Code Of Ordinances, Entitled "West Manatee District Community Development District;" Establishing The West Manatee District Community Development District Pursuant To Chapter 190, Florida Statutes, Describing The Boundaries Of The District; Providing For Future Expansion With Sufficiently Contiguous Lands Via A Subsequent Application And Its Own Process; Naming The Initial Members Of The Board Of Supervisors For The District; And Consenting To Certain Special Powers By The District's Board Of Supervisors Pursuant To Subsection 190.012(2), Florida Statutes; 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: Laura Gonzalez, Principal Planner, 941-748-4501 x3891,
Laura.Gonzalez@mymanatee.org
Contact: Abigail Bonds, Planning and Zoning Tech III, 941-748-4501 x3927,
Abigail.bonds@mymanatee.org

Action Requested

Motion for Continuance:

I move to continue the public hearing for Ordinance 26-34 to September 3, 2026, at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Government Administration Building, 1112 Manatee Avenue West, 1st Floor, Patricia M. Glass Chambers.

ALTERNATIVE MOTION

APPROVAL

Based on the record of the public hearing, public testimony provided there in, and having evaluated the criteria for the establishment of a Community Development District in Chapter 190, Florida Statutes, I move to APPROVE the petition establishing the West Manatee District Community Development District; to ADOPT Ordinance No. 26-34, and CONSENT to the exercise of special powers for parks and recreation and security.

DENIAL

Based on the record of the public hearing, public testimony provided there in, and having evaluated the criteria for the establishment of a Community Development District in Chapter 190, Florida Statutes, I move to DENY the petition establishing the West Manatee District Community Development District; to DENY adoption of Ordinance No. 26-34, and DENY the requested exercise of special powers for parks and recreation and security.

Enabling/Regulating Authority

Manatee County Comprehensive Plan
Manatee County Land Development Code

Applicable Advisory Board

N/A

Background Discussion

- **Request**

A petition to establish the West Manatee District Community Development District.

- **General Information**

- Location:

South side of El Conquistador Parkway, bounded on the west by the TTRES at Bradenton, a multifamily development, and vacant land; on the east by the Aqua Lagoon residential subdivision; and on the south by vacant land. The site is located in Manatee County.

- Acreage of Project:

35.864 acres

- Density/Intensity of Project:

N/A

- **Neighborhood Workshop**

NA

- **Affordable Housing**

NA

- **Future Land Use Category**

RES-9

- **Zoning District**

PDMU and PDR.

- **Land Use History**

- A petition was submitted by the Petitioner requesting the Board of County Commissioners to adopt Ordinance 26-34 to established West Manatee District Community Development District.
- The petition expresses intent for the District to finance, construct and maintain certain infrastructure.

- **Surrounding Area**

SR 62 is located north of the contraction parcel, and the residential uses associated with the Aviary at Rutland Ranch development lie to the south. The remaining surrounding area consists of agricultural land.

- **Conclusion**

- The area of the district and the number of residents and owners will provide conditions adequate for the special-district government.

Attorney Review

Other (Requires explanation in field below) Welch

Kate Welch reviewed and responded by email to Matter #FY25/26-0414.

Instructions to Board Records

Ensure that the Chairperson signs page 5 of the Ordinance. Please forward a copy of the executed document to bobbi.roy@mymanatee.org and Laura.Gonzalez@mymanatee.org.

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A



August 6, 2026 - Land Use Meeting

Subject

Updates to Agenda

Category

ANNOUNCEMENTS

Briefings

None

Contact and/or Presenter Information

Bobbi Roy, Agenda Division Supervisor, ext 6878

Action Requested

Updates incorporated appropriately

Enabling/Regulating Authority

N/A

Applicable Advisory Board

N/A

Background Discussion

Below are agenda updates (dated August 3, 2026) for the meeting of 8/6/2026 9:00 AM - August 6, 2026 - Land Use Meeting

CONSENT:

Community and Veteran Services

13. Deferred to August 25, 2026 - Authorize the Chair of the Board of County Commissioners to execute an Assignment and Assumption of Promissory Note, Mortgage and Land Use Restriction Agreement to facilitate the re-recording of the document with the appropriate County signature authority. Deborah Ash, Community and Veterans Services Department - District 4

This item is deferred to August 25, 2026

ADVERTISED PUBLIC HEARINGS - LEGISLATIVE

1. Ordinance No. 26- 34 Establishment of West Manatee District Community Development District - Legislative - Laura Gonzalez, Principal Planner - District 5 - Revised Motion to be

continued to September 3, 2026 at 9:00 a.m., or as soon thereafter as same may be heard.

2. Ordinance No. 26-27 f/k/a Ordinance No. 18-32 Petition to Amend the Boundaries of the Aviary at Rutland Ranch Community Development District Contraction of Boundaries- Legislative- Laura Gonzalez, Principal Planner - District 1 - Revised Motion to be continued to August 25, 20206 at 9:00 a.m., or as soon thereafter as same may be heard.

3. PA-25-13 / Ordinance 26-01 County Initiated Comprehensive Plan Text Amendment 5-1 Series - PLN2510-0080 - Legislative - Elizabeth Shulman, Senior Planner - Countywide - Revised motion to be continued to no date set and to be readvertised.

4. 9:00 A.M. TIME CERTAIN Ordinance No. 26-19 / PA-25-03 Comprehensive Plan Rewrite County-Initiated Comprehensive Plan Text Amendment-PLN2506-0044 - Legislative-Kimley-Horn & Associates, CONSULTANT and Rachel Layton, Division Manager - Revised motion to be continued to no date set and to be readvertised. Item moved to Presentations upon request.

ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL

6. Ordinance 26-29 / PA-25-08 – Vineyard Creek CPA – Small-Scale Comprehensive Plan Map Amendment – PLN2508-0053- Legislative-Elizabeth Shulman, Senior Planner-District 2 - APPLICANT REQUEST CONTINUANCE TO SEPTEMBER 3, 2026 - Revised motion to continue to incorporate Ordinance number in motion.

12. R-26-081- PLN2511-0146-2104 53rd Avenue East, Bradenton, FL 34203 (“Property”)- Quasi-Judicial - James J. McDevitt III, MURP, Development Services Team Leader-District 2 - Revised motion to be continued to August 25, 2026, at 9:00 a.m., or as soon thereafter as same may be heard. This item was moved to Presentation Upon Request.

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

N/A

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N/A

Amount and Frequency of Recurring Costs

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Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW

David P. Persson**
Andrew H. Cohen
Kelly M. Fernandez*
Maggie D. Mooney*
R. David Jackson*
Daniel P. Lewis
Amy T. Farrington
Karla M. Armstrong

* Board Certified City, County and Local Government Law

** Retired

Telephone (941) 306-4730
Facsimile (941) 306-4832
Email: acohen@flgovlaw.com

Reply to: Lakewood Ranch

July 31, 2026

VIA REGULAR U.S. MAIL AND EMAIL

Nicole M. Knapp, CPM
Manatee County Government
Director - Development Services Department
P.O. Box 1000
Bradenton, FL 34205
E-mail: nicole.knapp@mymanatee.org

Re: **Request for Continuance – Ordinance No. 26-34**
Establishment of West Manatee District Community Development District

Dear Ms. Knapp:

Our firm coordinated the filing of the petition to establish the West Manatee District Community Development District ("Petition"). The Petition is scheduled for consideration by the Board of County Commissioners at their Land Use Meeting on August 6, 2026.

On behalf of the Petitioners, we respectfully request that the hearing currently scheduled for August 6, 2026, be continued to the **September 3, 2026**, Land Use Meeting agenda.

Lakewood Ranch
6853 Energy Court
Lakewood Ranch, Florida 34240

Venice
236 Pedro Street
Venice, Florida 34285

This request is being made after discussion with the Petitioners' representative wherein it was discovered that potentially necessary individuals for the August 6 hearing date will not be available. We wish to assure that all representatives necessary to respond to any questions raised by the Board, staff, or the general public have the opportunity to be present.

We appreciate your and your staff's consideration of this request and also the assistance you have provided to date with this process.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew H. Cohen". The signature is fluid and cursive, with the first name "Andrew" and last name "Cohen" being the most legible parts.

Andrew H. Cohen

AHC/krc

cc: Client

H.O. 8/04/2026

VA-26-02 – 7154 Hawks Harbor Cir - Variance
(PLN2604-0052)

Approval of a variance to the 5-foot setback requirement applicable to swimming pools, spas, and screen enclosures to allow variable encroachments along the northerly extension of the existing pool and pool deck, ranging from approximately 1.9 feet at the northwestern corner, a maximum of 5-feet where the deck intersects the rear property line, and approximately 0.6 feet at the northeastern corner, and to allow a corresponding variable encroachment into the 5-foot surface and underground drainage and underground utilities easement along the rear lot line; for a site located at 7154 Hawks Harbor Circle, Bradenton, 34207 (Manatee County) on approximately 0.12 acres; providing for severability; and providing for an effective date.

Hearing Officer:

07/20/2026 & 8/04/2026

PROJECT SUMMARY	
CASE#:	VA-26-02 (PLN2604-0052)
PROJECT NAME:	7154 Hawks Harbor Cir-Variance Request
APPLICANT(S):	Mark Baker (owner and applicant) Scott Rudacille (Agent)
REQUEST:	Approval of a variance to the 5-foot setback requirement applicable to swimming pools, spas, and screen enclosures to allow variable encroachments along the northerly extension of the existing pool and pool deck, ranging from approximately 1.9 feet at the northwestern corner, a maximum of 5-feet where the deck intersects the rear property line, and approximately 0.6 feet at the northeastern corner, and to allow a corresponding variable encroachment into the 5-foot surface and underground drainage and underground utilities easement along the rear lot line; for a site located at 7154 Hawks Harbor Circle, Bradenton, 34207 (Manatee County) on approximately 0.12 acres; providing for severability; and providing for an effective date.
CASE PLANNER:	Laura Gonzalez, Principal Planner
SITE CHARACTERISTICS	
ADDRESS:	7154 Hawks Harbor Circle, Bradenton, FL 34207
GENERAL LOCATION:	South of 69 Ave W (Bay Dr) and West of US 41 in Bradenton, Manatee County
PID	6663610409
SIZE	5,442 square feet (0.1249 acres)
EXISTING USE(S):	Single family residential
PREVIOUS APPROVAL(S):	PDR-98-03(P)(R)
ZONING:	PDR (Planned Development Residential)
FUTURE LAND USE CATEGORY:	RES-16 (RESIDENTIAL-16)
OVERLAY DISTRICT(S):	• Airport Impact (SRQ-AI Height Overlay Part 77 Surface) • Airport Impact (SRQ Special Area of Consideration - C) • Coastal Evacuation Area • Coastal High Hazard • Coastal Planning Area

STAFF SUMMARY

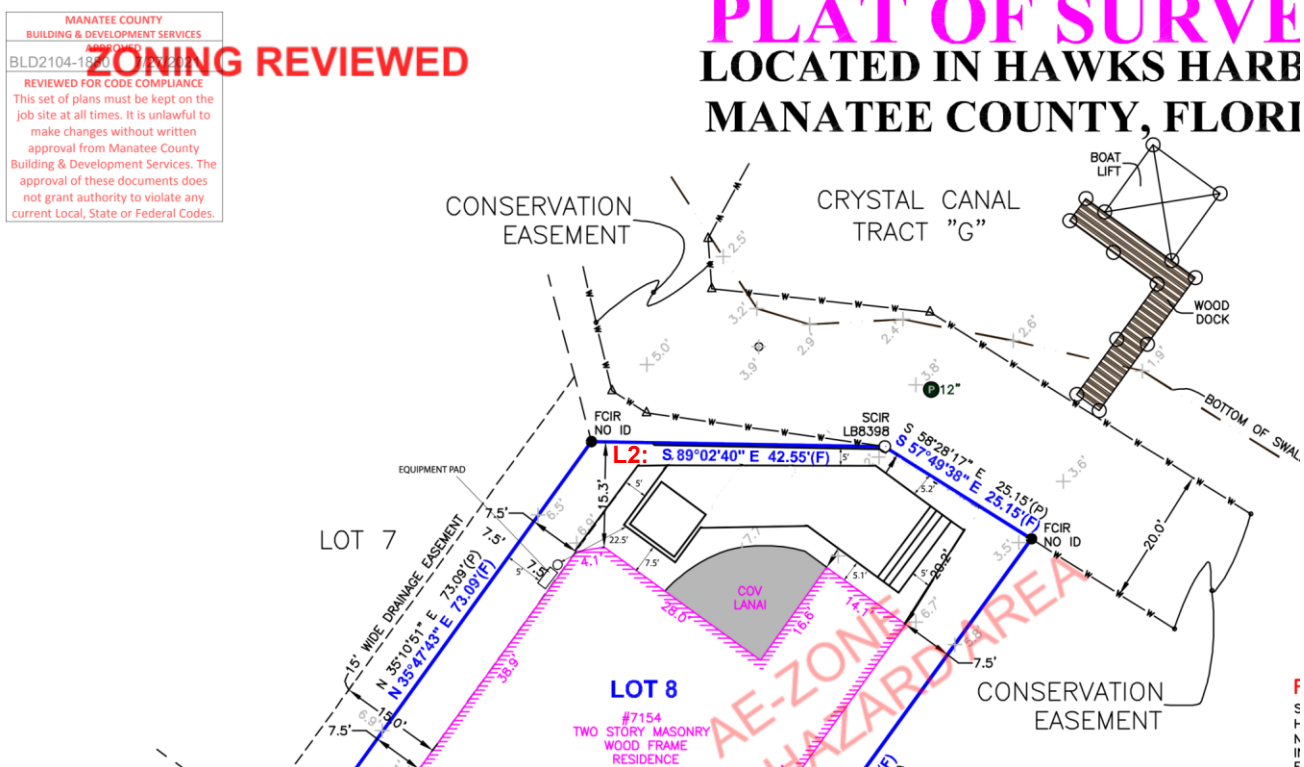
The applicant is requesting a variance from the required 5-foot minimum distance setback from any lot line to the outer periphery of a pool deck, established in the Land Development Code Section 511.16.A Swimming Pools, Spas and Screen Enclosures, and to allow an encroachment into the 5-foot reserved utility easement.

The subject property is Parcel ID 6663610409, located at 7154 Hawks Harbor Circle, Bradenton, FL 34207.

The zoning is PDR, subject to the Ordinance PDR-98-03(P)(R) for Hawks Harbor that was approved on January 4, 2000. The subdivision plat was recorded on February 22, 2000. The subject property is Lot 8 of the subdivision.

An application for a building permit (BLD2104-1880) was submitted in April of 2021 by owners at that time Mr. Christopher and Amy Forrest, for the construction of an inground pool and spa. The building permit shows the pool a minimum 5-feet from the northeastern property line. The permit was reviewed by Manatee County, approved on July 27, 2021, showing the required 5-foot distance, but it is unclear if it included the location of the pool deck.

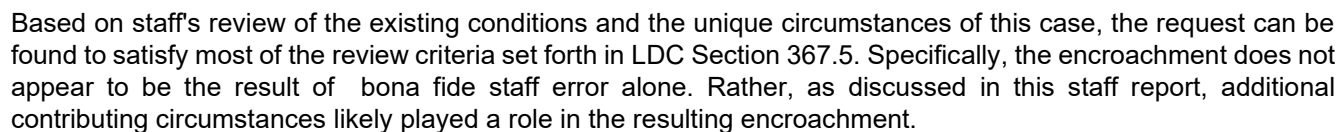
Figure 1: Enlarged Section from Approved Building Permit (BLD2104-1880) of new Inground Pool-Spa



In addition to the inaccurate location of the pool deck, the approved permit also shows a discrepancy in the survey bearings for L-2. The plat book and current survey list the bearing as S 89°44'05" E, while the approved permit shows S 89°02'40" E.

The applicant and current owner of the property, Mr. Baker, is now under contract to sell the property, and the survey commissioned by the buyer revealed that the existing pool and decking extend into the required 5-foot setback and encroach into the 5-foot utility easement along the rear lot line. The survey shows the setback is reduced to a variable distance along the northerly extension of the pool deck, ranging from 3.1 feet at the northwestern corner (Point A) to 0 feet at an intermediate point along the northeasterly lot line where the pool deck intersects the boundary (Point B), and then to 4.4 feet at the northeastern corner (Point C) of the paver area.

Figure 2: Enlarged – Current Survey showing location of pool and decking .



COMPLIANCE WITH THE LAND DEVELOPMENT CODE
Administrative Modifications (LDC Section 365.3)
Purpose and Scope (LDC Section 367.1)
Prohibitions (LDC Section 367.2)
Review Criteria (LDC Section 367.5)

LDC Section 365.3 – Administrative Modifications.

The Department Director or designee shall have the authority to grant limited modifications, as set forth below, where it is determined that the proposed development meets the intent of the zoning district, the requested modification is the minimum necessary to allow reasonable development of the site and the requested modification is not injurious to the public health, safety and welfare. Administrative modifications are limited to ten (10) percent of the numerical requirements established in the following sections. In the case of residential projects that include at least twenty-five (25) percent of the units as affordable (as defined in this Code), the administrative modifications are limited to thirty (30) percent of a numerical requirement.

Analysis: The requested setback deviation and encroachment ranges from 38% at the northwestern corner to 100% at an intermediate point along the northeasterly lot line where the pool deck intersects the boundary, and then to 12% at the northeastern corner, exceeding the 10% that could be approved administratively. It occurs on a single lot within a Planned Development Subdivision. Consistent with the LDC, as a result of deviations greater than 10%, this request shall be reviewed by the Hearing Officer, rather than administratively determined by the Department Director.

LDC Section 367.1. – Purpose and Scope.

The purpose of a variance is to provide limited relief from the requirements of this Code in those cases where strict application of those requirements will create a practical difficulty or unnecessary hardship, or where the requirements of this Code render the land difficult to use because of some rare and unique physical attribute of the property itself or some other factor unique to the property for which the variance is requested. Section 365.3 contains the list of code requirements eligible for variance. Floodplain elevation variances are addressed in Section 802, Floodplain Management.

Analysis: The request is to reduce the minimum distance from the pool and pool deck to the rear lot line for a single lot, as required by LDC Section 511.16.A, and allow the encroachment of the pool deck into the reserved 5-foot easement. These modifications fall within criterion E. Chapter 5, Standards for Accessory and Specific Uses and Structures, and criterion K. Easements of Section 365.3 of the LDC. The requested variance does not propose any departures from other development requirements in the Ordinance PDR-98-03(P)(R), that rezoned this parcel to PDR.

Section 367.2. - Prohibitions.

Even if a requested variance complies with the requirements of this Section, such variance shall not be granted if such variance:

- A. Allows the expansion or establishment of a use in a zone or district in which such use is not permitted by this Code;**

Analysis: The variance being requested pertains to the departure from the minimum distance of 5 feet between the pool deck and the rear lot line, as required by LDC Section 511.16.A and to the encroachment of the pool deck into the reserved easement. This request does not propose any expansion or establishment of a use not currently permitted in the Zoning Ordinance PDR-98-03(P)(R).

- B. Permits the establishment or expansion of a use without the required review process;**

Analysis: The modification of standard being requested does not propose any establishment or expansion

of previous approved use without the required review process. And it pertains solely to the departure from the minimum distance of 5 feet between the pool deck and the rear lot line, as required by LDC Section 511.16.A and to the encroachment of the pool deck into the reserved easement along the rear lot line.

C. Relates in any way to a nonconforming use, except to the extent such a use has been approved pursuant to this Code;

Analysis: The variance request pertains solely to a deviation from the dimensional requirement in LDC Section 511.16.A and the resulting encroachment into the drainage and utility easement. It is not associated with any nonconforming use referenced in this review criterion.

D. Modifies the Concurrency Management requirements (Chapter 3, Part VIII);

Analysis: If the requested variance is granted, it will not modify the Concurrency Management requirements of Chapter 3, Part VIII.

E. Purports to modify any definitions set forth in Chapter 2, Definitions;

Analysis: The variance being requested does not modify any definitions in Chapter 2 of the LDC – Definitions.

F. Results in an increase in density or intensity above that permitted by the future land use category of the site;

Analysis: This variance is limited to the dimensional regulation in LDC Section 511.16.A and the resulting encroachment into the drainage and utility easement. It does not create or authorize any increase in density or intensity above what was previously approved or allowed under the site's Future Land Use category.

G. Relaxes any requirements for accessibility by individuals with disabilities;

Analysis: The variance being requested pertains solely to the departure from the dimensional regulation and resulting encroachment into the drainage and utility easement. If approved, it will not affect any requirements for accessibility by individuals with disabilities.

H. Pertains to the visibility triangle (Section 1002).

Analysis: The subject property is not a corner lot and is not located at any driveway intersection with streets or at a dead-end street. The requirements of Section 1002 – Visibility Triangles – are not applicable to this variance request.

I. Pertains to impact fees (Chapter 11).

Analysis: The variance request pertains solely to a departure from a dimensional regulation and the resulting encroachment into the drainage and utility easement; as such, it proposes no relief from impact fees.

J. Wetlands and Cultural Resources;

Analysis: The parcel does not have any jurisdictional wetlands nor cultural resources.

K. Watershed Overlays;

Analysis: The variance property is not in any watershed overlays.

L. Will be inconsistent with the Manatee County Comprehensive Plan; or

Analysis: The variance application is consistent with the Manatee County Comprehensive Plan and does not establish or expand any use, density, or intensity beyond what the Future Land Use Element allows. The request seeks relief from a dimensional standard and the resulting encroachment into the drainage and utility easement.

M. Results in approval of any action which would violate any floodplain management provision of Manatee County; any floodplain management provision of the National Flood Insurance Program; and/or any floodplain management provision of the Community Rating System Program.

Analysis: Site lies in AE, Panel#12081C0312F, effective 8/10/2021. This variance will not impact any

flood management provisions and will not result in any violation of any floodplain management provisions of the listed organizations.

Section 367.5. Review Criteria.

All variances shall comply with the following criteria:

- A. The particular physical surroundings, shape, topographical condition, or other physical or environmental condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;**
Analysis: The parcel is an irregular polygonal lot adjacent to a conservation area along its northern rear lot line. This irregular configuration likely contributed to a survey error during pool permitting, resulting in a reduced rear setback from the pool deck to the rear lot line and an encroachment into the easement. Enforcing the required 5-foot setback would require demolition of the existing pool, which was lawfully permitted in 2021 and constructed by a previous owner. This would impose a particular hardship on the current property owner.
- B. The conditions upon which the request for a variance is based are unique to the parcel and would not be applicable, generally to other property within the vicinity.**
Analysis: The request for a variance to allow reduced setbacks from the pool deck to the rear lot line resulting in encroachment into the drainage and utility easement is unique to this parcel and will not be applicable to any future development under Ordinance PDR-98-03(P)(R).
- C. The variance is not based on any conditions, including financial, occupational, or ability, which are personal to the applicant as applied to the property involved in the application.**
Analysis: The requested application for this variance to allow reduced setbacks from the pool deck to the rear lot line and resulting encroachment into the drainage and utility easement are not based upon any conditions, including financial, occupational, or ability, which are personal to the applicant / owner of the property.
- D. The alleged hardship has not been created by any person presently having an interest in the property or was created as the result of a bona fide error.**
Analysis: The building permit was approved based on the survey submitted by the previous owners that demonstrated compliance with the Land Development Code (LDC) standards and did not indicate any encroachments. The alleged hardship may be caused by an inaccurate survey, unnoticed during the permit review, and/or the pool and pool deck not being constructed in accordance with the approved permit. This error was not discovered until the property came under contract for sale after the building permit was issued and the improvements were constructed.
- E. The granting of the variance will not be detrimental to the public welfare or injurious to other property of improvements in the vicinity.**
Analysis: The variance request poses no detriment to the public welfare and does not create any conditions that would be injurious to surrounding properties, including the conservation area to the north.
- F. The proposed variance will not substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety.**
Analysis: The variance request as proposed will not result in any substantial increase in congestion on public streets, create additional fire hazards, or otherwise endanger public safety.
- G. The variance granted is the minimum variance that will make possible the reasonable use of the property.**
Analysis: The variance requested is the minimum needed to allow the existing structure to remain. Without the variance, the structure may need to be demolished and reconstructed.

H. The property cannot be put to a reasonable use which complies fully with the requirements of the Code unless the variance is granted.

Analysis: The setback reduction and easement encroachment involve an accessory structure and do not affect the reasonable use of the property. However, full Code compliance would require demolition and reconstruction of the pool and decking, which have been in place since 2022 and were permitted by the prior owner. The variance is requested solely to allow the deck and pool to remain in its current location, which may be approved by the Hearing Officer under LDC Section 367.

I. A variance may be issued if it is found that it will correct a bona fide staff error that has led to construction that does not comply with the Code.

Analysis: The variance request to reduce the pool-deck setback and allow the resulting encroachment into the utility easement would permit this accessory structure to remain. However, it is not simply bona fide staff error but rather it may have been caused by an inaccurate survey, unnoticed during the permit review, and/or the pool and pool deck not being constructed by the previous owner in accordance with the approved permit.

CONDITIONS

1. This variance shall not be effective until it has been recorded in the Public Records of Manatee County, Florida, by the applicant and a copy of the recorded order is received by the Development Services Department.

ATTACHMENTS

1. Staff Report Maps
2. Hardship Narrative
3. Hawk's Harbor Subdivision Plat (Book 35, Page 77)
4. Building Permit BLD2104-1880
5. Survey revised on 3/10/2026
6. PDR- 98-03(P)(R)
7. No Objection Letter from the Hawks Harbor Association
8. Affidavit of Publishing

Ordinance No. 26- 34
Establishment of
West Manatee District Community Development District

Request:

Adoption of Ordinance No. 26-34

ORDINANCE NO. 26-34

AN ORDINANCE OF MANATEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA REGARDING PUBLIC SERVICES; ESTABLISHING THE WEST MANATEE DISTRICT COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; CREATING SECTION 2-8-95 OF THE MANATEE COUNTY CODE OF ORDINANCES, ENTITLED “WEST MANATEE DISTRICT COMMUNITY DEVELOPMENT DISTRICT;” ESTABLISHING THE WEST MANATEE DISTRICT COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES, DESCRIBING THE BOUNDARIES OF THE DISTRICT; PROVIDING FOR FUTURE EXPANSION WITH SUFFICIENTLY CONTIGUOUS LANDS VIA A SUBSEQUENT APPLICATION AND ITS OWN PROCESS; NAMING THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS FOR THE DISTRICT; AND CONSENTING TO CERTAIN SPECIAL POWERS BY THE DISTRICT’S BOARD OF SUPERVISORS PURSUANT TO SUBSECTION 190.012(2), FLORIDA STATUTES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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Establishment of
West Manatee District Community Development District

Staff Review Report

1. Request

LONG BAR POINTE, LLLP, and CARGOR PARTNERS VIII – LONG BAR POINTE, LLLP (collectively hereinafter referred to as the “Petitioner”), submitted the attached Petition to establish the West Manatee District Community Development District (District). The Petitioner requests that the BCC grant the Petition to establish this District 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 356 residential dwelling units. The petitioner also requests authorization for the district to exercise special powers relating to the provision of parks and recreational facilities, as well as security.

Approval of the attached Ordinance would approve the Petition, establish the District, and consent to the exercise of the special powers by the District’s Board of Supervisors, provided for under Section 190.012(2)(a) and (d), Florida Statutes.

The proposed District includes approximately 35.864 acres and is generally located on the south side of El Conquistador Parkway, and is bounded to the west by the TTRES at Bradenton multifamily development and other vacant land owned by the Petitioner (Cargor Partners VIII – Long Bar Pointe, LLLP, on the east by the Aqua Lagoon residential subdivision, and on the south by vacant land owned by the Petitioner (Long Bar Pointe, LLLP), in Manatee County.

The approximate location and configuration of the proposed district appear on the map attached to this Staff Report. At the time of filing the Petition, a portion of the proposed District was within the Aqua By The Bay Community Development District, which has been dissolved by the BOCC on June 4, 2026.

The Petition contains the following as required by section 190.005(2), Florida Statutes:

- A metes and bounds description of the external boundaries of the District.
- The written consent by the landowner of all real property in the District.
- A designation of five (5) persons to serve as the initial members of the Board of Supervisors.
- The proposed name of the District.
- A map showing current major trunk water mains and sewer interceptors and outfalls.
- The estimated cost of the district services, estimated to be made, acquired, constructed and/or installed in one phase from May 2026 to May 2027.
- The Future Land Use Map of the Manatee County Comprehensive Plan for the area within the boundaries of the District.

- A statement of estimated regulatory costs.
- A copy of the Petition with all exhibits is attached to this Staff Report.

2. Background

Florida law (section 190.005(2), Florida Statutes) authorizes the establishment of the District by the Manatee County Board of County Commissioners (the Board). Only a county commission may establish a Community Development District (CDD) in an unincorporated area with a size of less than 2,500 acres.

A CDD serve their property owners and residents as independent units of local special-purpose government. They operate independently of the county government and the Board in the provision of certain services. While CDDs operate as units of local government, they still do not have all of the powers of a local government. For example, they do not have police powers or zoning or permitting authority.

A CDD serves a governmental and public purpose by financing, providing, and managing certain basic infrastructure systems, facilities, and services as allowed by Florida law (Chapter 190, Florida Statutes) for the use and enjoyment of the general public. Only property owners within the district are assessed via the district for these improvements within its boundaries.

Some of the powers of a CDD include the ability to create, operate, and maintain water management systems, water supply, sewers, wastewater systems, effluent disposal systems, bridges, culverts, and roads within the district. With the consent of the Board, a CDD may also exercise additional special powers, such as plan, establish, acquire, construct, or reconstruct, enlarge, or extend, equip, operate, and maintain additional systems and facilities for parks and facilities for recreational cultural and educational uses, and security for guardhouses, fences and gates, electronic instruction systems, and patrol cars.

3. Discussion

The process specified in Chapter 190, Florida Statutes, for establishing, terminating, contracting, or expanding a CDD addresses only factors material to managing and financing the facilities and service delivery functions of the CDD. 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 CDD, all land development projects within the CDD must comply with the County's local government Comprehensive plan and local Land Development Code regulations.

- The Manatee County Comprehensive Plan assigns the RES-9 (Residential - 9 Dwelling Units/Acre) Future Land Use Category to all of the land in the proposed District.
- Land under preparation for development, along with ponds, lakes, and some forested areas, make up most of the proposed District.

- The site has no internal water mains or sewer interceptors, but such major facilities exist adjacent to the property and are accessible to the proposed District.
- The petition expresses intent for the District to finance, construct and maintain certain infrastructure. District bonds and landowner assessments may fund this construction.
- The District plans to fund and construct all infrastructure and other community facilities. The District plans to own, operate, and maintain stormwater management system, hardscape, landscape irrigation, amenities, undergrounding of conduit, and mitigation/conservation. The District plans to dedicate the water and wastewater utilities to Manatee County to own, operate, and maintain.
- The CDD infrastructure, while publicly owned, will receive no public funding from Manatee County which will be consistent with the County Comprehensive Plan Objective 4.3.2.
- The capital improvements program for district infrastructure appears in the petition. The infrastructure cost estimates cover expenses for consultants, design, permitting, clearing, grading, construction, professional services, and contingency.
- Landowners in the district will pay assessments levied by the district. The district will use the assessments to pay district debts (e.g., any bonds that financed infrastructure construction) and district expenses (e.g., operation and maintenance of its facilities and services).

The establishment of a CDD does not grant or create any development rights in favor of the petitioner or property owner; does not grant, create, alter, terminate, affect or acknowledge any vested development rights in the property; and does not approve, authorize, permit or allow any building, construction or development on the property within the District. All land use, development and construction authorizations, approvals and permits must be obtained for this property by the landowner or developer upon proper application and in compliance with the Manatee County Comprehensive Plan, Manatee County Land Development Code, Florida Building Code, and any approved development plan, preliminary or final site plan, and all conditions and stipulations.

Any action on the petition does not set a precedent for future CDD requests. Manatee County reviews all submitted petitions dealing with CDDs on a case-by-case basis in accordance with the criteria specified in section 190.005(1)(e), Florida Statutes.

4. Review Factors

According to Florida law (sections 190.005(2)(b), 190.005(2)(c), and 190.005(1)(e), Florida Statutes), the Board must conduct a public hearing and consider certain review factors in determining to grant or deny the petition for establishing a CDD. A description of the factors listed in section 190.005(1)(e), Florida Statutes, and an analysis of each factor is set forth below. A detailed discussion of each factor is also contained in the Petition for establishment of the proposed district.

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

Analysis

The petition includes a legal description of the boundary of the proposed District. The boundary description follows 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 prove the description true and correct.

Petitioner obtained written consent to establish the District from the owners of one hundred percent (100%) of the real property located within the proposed District in accordance with Section 190.005, Florida Statutes. Documentation of this consent is contained in Exhibit 3, Consent and Joinder of Landowners to Establishment of a Community Development District. The owners of the property are LONG BAR POINTE, LLLP, and CARGOR PARTNERS VIII – LONG BAR POINTE, LLLP. Information from the Manatee County Property Appraisers also confirms the ownership of land described in the Petition.

The Consent and Joinder of Landowners to Establishment of a Community Development District document is executed by the manager of the company owning the land. The official signatures and notary acknowledgments confirm the signatory to be true and correct.

A Florida licensed attorney 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 establishment 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

The establishment of the proposed District and all land uses, and services planned within the proposed District are consistent with any applicable element or portion of the Manatee County Comprehensive Plan.

The state statutes provides a policy in section 187.201(20)(b)2, Florida Statutes, regarding governmental efficiency that allows the creation of districts such as this CDD.

The density of the RES-9 Future Land Use category covering the site would allow at least the proposed development if approved under other applicable

policies of the Manatee County Comprehensive Plan. Policies to protect wetlands apply in any development approval.

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

Analysis

The site has undeveloped land that is suitable for urban development. The boundary defines a very compact area. The District has contiguity throughout and does not create enclaves or separate parcels.

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

Analysis

The proposed method of financing and management appears suitable for delivering community services.

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 proposed district abuts El Conquistador Parkway, an urban collector road that will serve the area for traffic facilities. Reviews of the land development applications will determine the compatibility of the District infrastructure with community facilities. Manatee County's approval of land development for all property in the District will carry assurances and requirements for adequate community facilities concurrent with the impacts of development.

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

Analysis

The area of the district and the number of residents and owners will provide conditions adequate for the special-district government.

5. Estimated Regulatory Costs

The petition includes a Statement of Estimated Regulatory Costs (SERC) as required by sections 190.005(2)(a), 190.005(1)(a)8, and 120.541, Florida Statutes. The statement must address the district's impact on small businesses, the entities affected by the district, and the cost to governments. The statement provided with the petition includes an adequate analysis as required by state law.

Adoption of the proposed ordinance will have no negative impact on state or local revenues. A CDD 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, including the County. By Florida law, debts of the District are strictly its own responsibility.

The County and its residents not residing within the boundaries of the District will not incur any compliance costs related to the establishment and ongoing administration of the District other than any one-time administrative costs outlined herein, which will be offset by the filing fee submitted to the County. Once the District is established, these residents will not be affected by the adoption of the ordinance. The cost of any additional administrative services provided by the County as a result of this development will be incurred whether the infrastructure is financed through the District or any alternative financing method.

6. Exercise of Special Powers

The establishment of the District shall include 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 of the special powers require the consent of the Board of County Commissioners.

These special powers will allow the District to plan, establish, 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; and Security, including, but not limited to, guardhouses, fences and gates, electronic intrusion detection systems, and patrol cars.

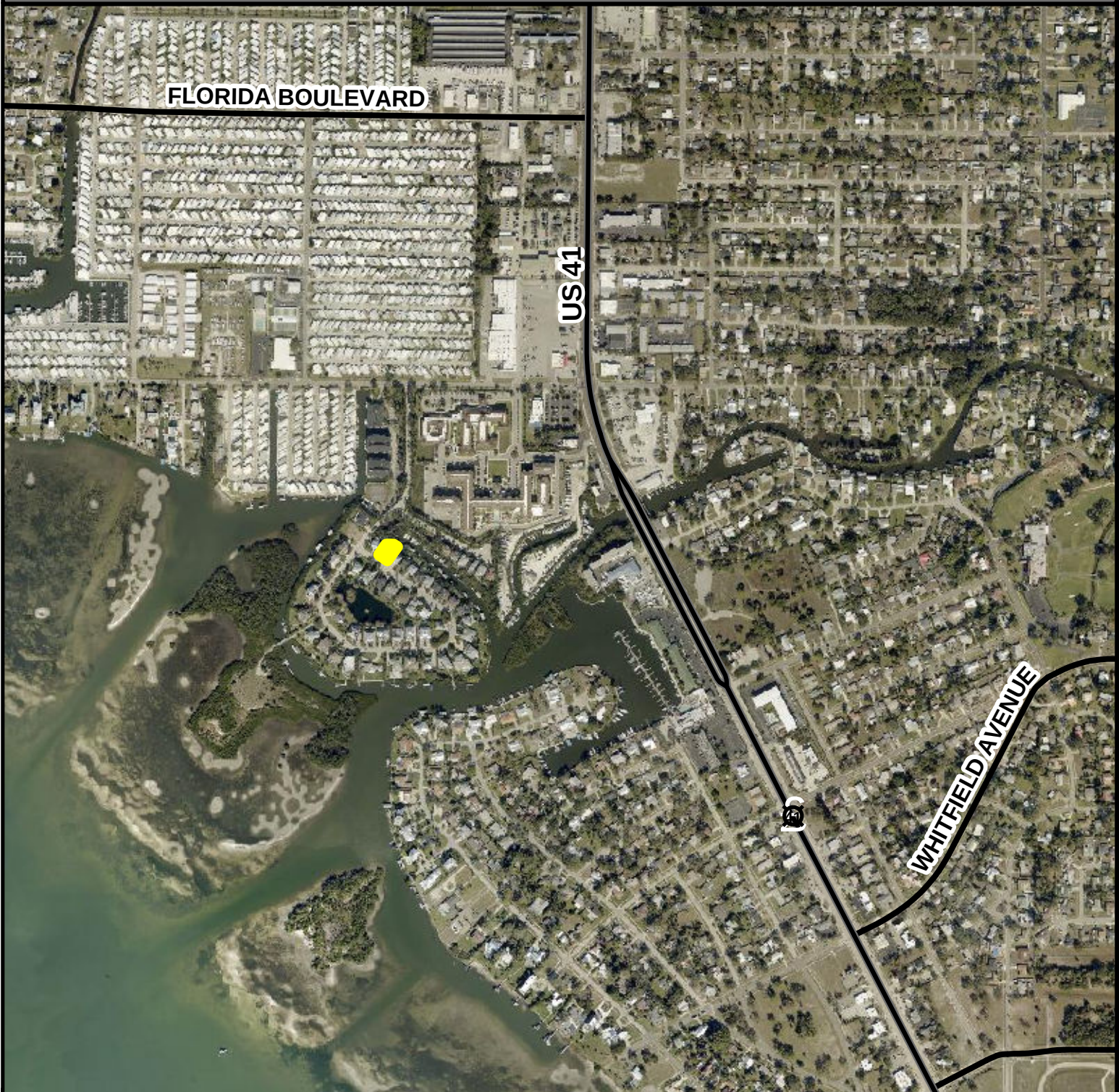
7. Compliance with Review Standards

Staff finds that the proposed application; the attached Ordinance No. 26-34 establishing the West Manatee District Community Development District; and the request to exercise the special powers related to parks and recreational facilities and security, all comply with the applicable standards of review as detailed in Florida Statutes.

Attachments:

1. Petition to Establish District with Exhibits
2. Ordinance No. 26-34
3. Map of District Depicting location and boundary
4. Notice of Public Hearing published

AERIAL



Parcel ID #(s) 6663610409

Project Name: 7154 Hawks Harbor Cir Variance

Project #: VA-26-02

Accela #: PLN2604-0052

S/T/R: 33 34S 18E

Acreage: 0.12

Existing Zoning: PD-R

Existing FLU: RES-16

Overlays: ASC, CEA, CHH, CPA, SUR

Special Areas: SWTIF

CHH: Yes

Watershed: NONE

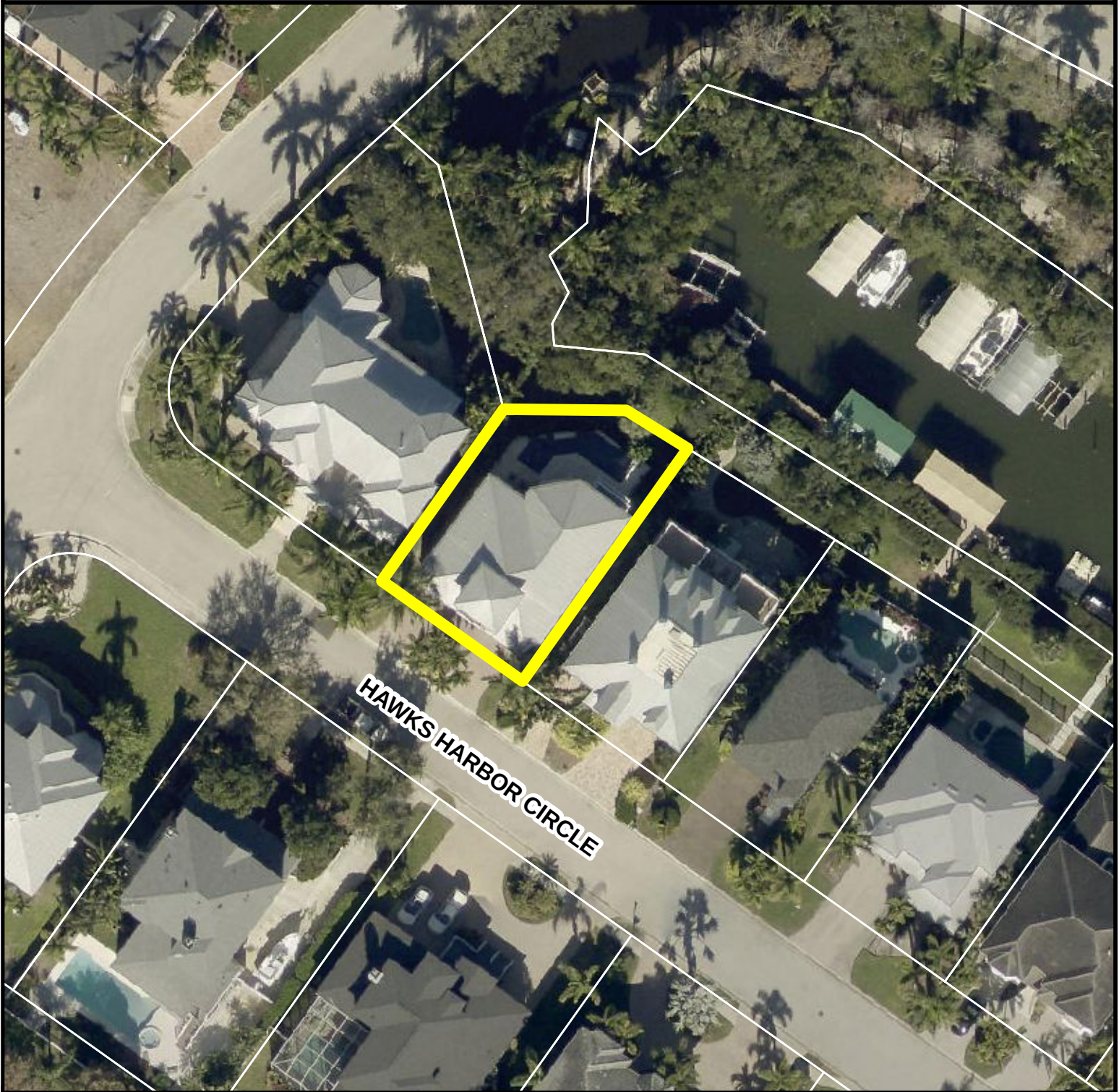
Drainage Basin: BOWLEES CREEK

Commissioner: Mike Rahn

Manatee County
Staff Report Map
Map Prepared 5 / 2026

Feet
0 475 950

AERIAL



Parcel ID #(s) 6663610409

Project Name: 7154 Hawks Harbor Cir Variance

Project #: VA-26-02

Accela #: PLN2604-0052

S/T/R: 33 34S 18E

Acreage: 0.12

Existing Zoning: PD-R

Existing FLU: RES-16

Overlays: ASC, CEA, CHH, CPA, SUR

Special Areas: SWTIF

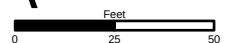
CHH: Yes

Watershed: NONE

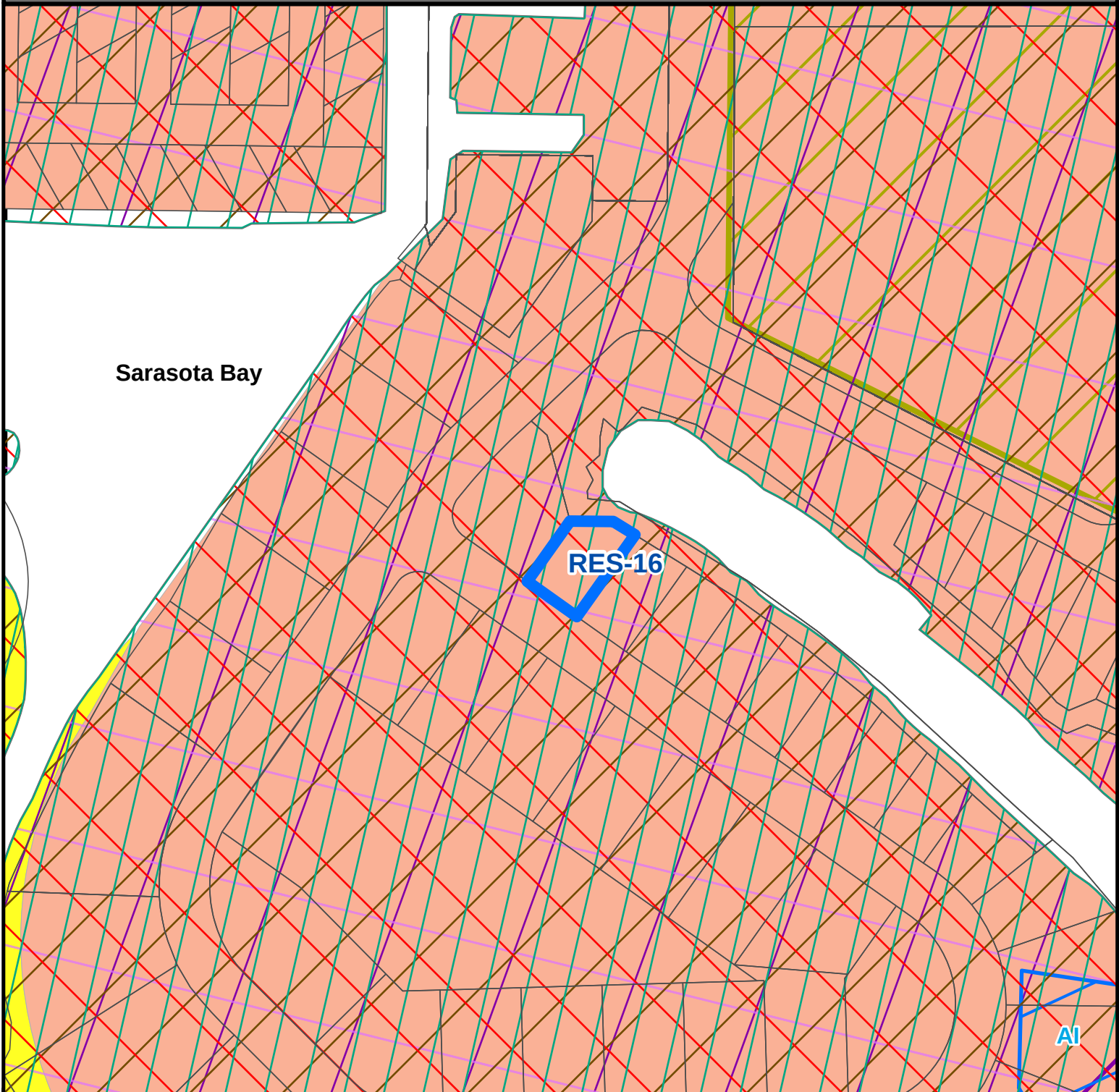
Drainage Basin: BOWLEES CREEK

Commissioner: Mike Rahn

Manatee County
Staff Report Map
Map Prepared 5 / 2026



FUTURE LAND USE



Parcel ID #(s) 6663610409

Project Name: 7154 Hawks Harbor Cir Variance

Project #: VA-26-02

Accela #: PLN2604-0052

S/T/R: 33 34S 18E

Acreage: 0.12

Existing Zoning: PD-R

Existing FLU: RES-16

Overlays: ASC, CEA, CHH, CPA, SUR

Special Areas: SWTIF



CHHA



Coastal Planning Area



Coastal Evacuation Area

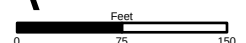
CHH: Yes

Watershed: NONE

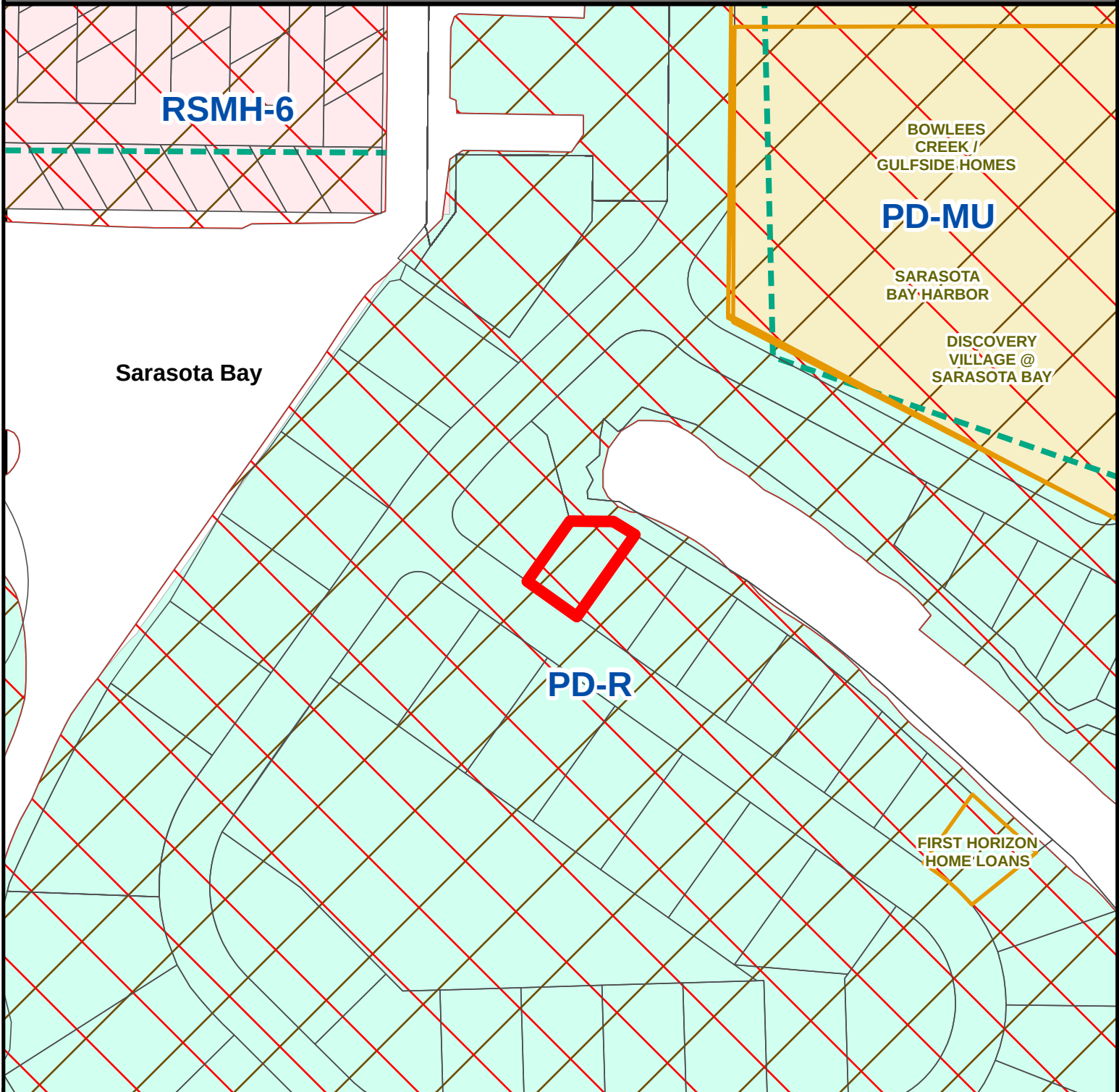
Drainage Basin: BOWLEES CREEK

Commissioner: Mike Rahn

Manatee County
Staff Report Map
Map Prepared 5 / 2026



ZONING



Parcel ID #(s) 6663610409

Project Name: 7154 Hawks Harbor Cir Variance

Project #: VA-26-02

Accela #: PLN2604-0052

S/T/R: 33 34S 18E

Acreage: 0.12

Existing Zoning: PD-R

Existing FLU: RES-16

Overlays: ASC, CEA, CHH, CPA, SUR

Special Areas: SWTIF

CHH: Yes

Watershed: NONE

Drainage Basin: BOWLEES CREEK

Commissioner: Mike Rahn

--- Coastal High Hazard - Zoning

□ Coastal Planning Area

□ Coastal Evacuation Area

Manatee County
Staff Report Map
Map Prepared 5 / 2026

Feet
0 75 150

ORDINANCE NO. 26-34

AN ORDINANCE OF MANATEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA REGARDING PUBLIC SERVICES; ESTABLISHING THE WEST MANATEE DISTRICT COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; CREATING SECTION 2-8-95 OF THE MANATEE COUNTY CODE OF ORDINANCES, ENTITLED “WEST MANATEE DISTRICT COMMUNITY DEVELOPMENT DISTRICT;” ESTABLISHING THE WEST MANATEE DISTRICT COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE BOUNDARIES OF THE DISTRICT; PROVIDING FOR FUTURE EXPANSION WITH SUFFICIENTLY CONTIGUOUS LANDS VIA A SUBSEQUENT APPLICATION AND ITS OWN PROCESS; NAMING THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS FOR THE DISTRICT, AND CONSENTING TO CERTAIN SPECIAL POWERS BY THE DISTRICT’S BOARD OF SUPERVISORS PURSUANT TO SUBSECTION 190.012(2), FLORIDA STATUTES; 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, section 190.005(2), Florida Statutes, authorizes the Manatee County Board of County Commissioners to adopt an ordinance granting a petition for the establishment of a community development district of less than 2,500 acres in size; and

WHEREAS, LONG BAR POINTE, LLLP, and CARGOR PARTNERS VIII – LONG BAR POINTE, LLLP, Florida limited partnership, ("Petitioner"), has filed a Petition with Manatee County Board of County Commissioners ("Board") to adopt an ordinance establishing the West Manatee District Community Development District (“District”) pursuant to Chapter 190, Fla. Statutes; and

WHEREAS, The Petitioner is the landowner of approximately 35.864 acres of real property for inclusion within the District and has consented in writing to the establishment of the District; and

WHEREAS, the Board has conducted a public hearing on the petition in accordance with the requirements and procedures of sections 190.005(1)(d) and 190.005(2)(b), Florida Statutes, as amended; and

WHEREAS, the Board has considered the record of the public hearing and the factors set forth in sections 190.005(1)(e) and 190.005(2)(c), Florida Statutes, as amended, in making its determination to grant or deny the petition for the establishment of the community development district; and

WHEREAS, the District established under this Ordinance, as an independent special district and a local unit of special purpose government, shall be governed by Chapter 190, Florida Statutes, and all other applicable federal, state, and local laws; and

WHEREAS, the establishment of this District will protect, promote, and enhance the public health, safety, and general welfare of the County and its inhabitants, including the inhabitants of the District; and

WHEREAS, section 190.012, Florida Statutes, as amended, authorizes the District to exercise numerous special powers listed in Section 190.012(1), Florida Statutes; and

WHEREAS, section 190.012, Florida Statutes, as amended, provides that the local general-purpose government must consent to the exercise by the District board of supervisors of those additional special powers listed in section 190.012(2), Florida Statutes; and

WHEREAS, section 190.005(2)(d), Florida Statutes, as amended, provides that in an ordinance establishing a community development district, the Board may consent to any of the optional special powers under Section 190.012(2), Florida Statutes, as amended, at the request of the Petitioner; and

WHEREAS, the petition submitted by the Petitioner requests that the Board consent to the exercise by the District board of supervisors of the additional special powers listed in Sections 190.012(2)(a) and 190.012(2)(d), Florida Statutes, as amended; and

WHEREAS, the exercise of such additional special powers by the District board of supervisors shall be governed by Chapter 190, Florida Statutes, as amended, and all other applicable federal, state, and local laws; and

WHEREAS, the Board desires to consent to the exercise by the District board of supervisors of such additional special powers; and

WHEREAS, the Board's consent to the exercise by the District board of supervisors of such additional special powers will protect, promote, and enhance the public health, safety, and general 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 Section 190.005(2), 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 establish the West Manatee District 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. It is further the intent and purpose of this Ordinance to establish certain additional special powers pursuant to Section 190.012(2), 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. Creation of Section 2-8-95 of Manatee County Code of Ordinances. Section 2-8-95 of the Manatee County Code of Ordinances (“Code”) is hereby created to read as follows:

Section 2-8-95. West Manatee District Community Development District.

- (a) Establishment. West Manatee District Community Development District is hereby established pursuant to Chapter 190, Florida Statutes.
- (b) Boundaries. The boundaries of the District are described in the metes and bounds legal description attached hereon as Exhibit “A”.
- (c) Initial Board of Supervisors. The names of five (5) persons designated as the initial members of the Board of Supervisors for the District are as follows:
 - (1) Christopher Chavez
 - (2) Christopher Clark
 - (3) Samantha Griffith
 - (4) Charles Torkarz
 - (5) RodrigoTrepp
- (d) Special powers. Pursuant to section 190.005(2)(d) and section 190.012(2), Florida Statutes, as amended, the Board of County Commissioners hereby consents to the exercise by the District board of supervisors to the following special powers

listed in section 190.012(2)(a) and (d), Florida Statutes. Specifically, the District shall have the power to plan, establish, acquire, construct, or reconstruct, enlarge, or extend, equip, operate, and maintain additional systems and facilities for:

(1) Parks and facilities for indoor and outdoor recreational, cultural, and educational uses; and

(2) Security, including, but not limited to, guardhouses, fences and gates, electronic instruction 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.

Section 5. Codification. The publisher of the County's Code, CivicPlus, is directed to incorporate the amendments in Section 4 of this Ordinance into the Code.

Section 6. Expansion of District with Sufficiently Contiguous Lands. Pursuant to Section 190.046(1)(h), Florida Statutes, within ten (10) years of the effective date of this Ordinance, the West Manatee District Community Development District, or another petitioner, may petition the County for an amendment to expand the boundaries of the West Manatee District Community Development District to include any or all of the sufficiently contiguous lands identified in Exhibit "B," and this would be accomplished via a subsequent and separate application and process. This ordinance does not authorize this contemplated expansion.

Section 7. Administrative Correction of Scrivener's Errors. The administrative correction of typographical and/or scrivener's errors in this Ordinance which do not affect the intent may be authorized by the County Manager or designee, without need of public hearing, by filing a corrected or recodified copy of same with the County Clerk.

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

EXHIBIT A

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 17 AND 20, TOWNSHIP 35 SOUTH,
RANGE 17 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT 45, AQUA LAGOON A SUBDIVISION AS RECORDED IN PLAT BOOK 68 PAGE 187, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING AND BEING IN SECTIONS 17, AND 20, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

THENCE S.02°21'20"E., ALONG THE WEST BOUNDARY LINE OF SAID AQUA LAGOON SUBDIVISION, A DISTANCE OF 84.00'; THENCE N.87°38'40"E. A DISTANCE OF 33.99'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 111.90', A RADIUS OF 150.00', A CHORD BEARING OF S.70°59'06"E., A CHORD LENGTH OF 109.32', AND A DELTA ANGLE OF 42°44'29"; THENCE S.49°36'51"E. A DISTANCE OF 117.75'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 137.95', A RADIUS OF 158.00', A CHORD BEARING OF S.24°36'04"E., A CHORD LENGTH OF 133.61', AND A DELTA ANGLE OF 50°01'35"; THENCE S.00°24'44"W. A DISTANCE OF 288.40'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 16.57', A RADIUS OF 25.00', A CHORD BEARING OF S.19°24'06"W., A CHORD LENGTH OF 16.27', AND A DELTA ANGLE OF 37°58'45"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 173.79', A RADIUS OF 60.00', A CHORD BEARING OF S.44°35'16"E., A CHORD LENGTH OF 119.10', AND A DELTA ANGLE OF 165°57'30"; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 16.57', A RADIUS OF 25.00', A CHORD BEARING OF N.71°25'22"E., A CHORD LENGTH OF 16.27', AND A DELTA ANGLE OF 37°58'45"; THENCE S.89°35'16"E. A DISTANCE OF 240.20'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 35.83', A RADIUS OF 25.57', A CHORD BEARING OF S.40°15'22"E., A CHORD LENGTH OF 32.97', AND A DELTA ANGLE OF 80°18'03"; THENCE S.00°24'54"W. A DISTANCE OF 179.95'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 20.58', A RADIUS OF 127.63', A CHORD BEARING OF S.04°18'19"E., A CHORD LENGTH OF 20.56', AND A DELTA ANGLE OF 09°14'26"; THENCE S.47°26'43"W. A DISTANCE OF 247.19'; THENCE N.63°45'20"W. A DISTANCE OF 5.84'; THENCE N.42°33'17"W. A DISTANCE OF 26.31'; THENCE N.48°44'33"W. A DISTANCE OF 44.92'; THENCE N.29°59'10"W. A DISTANCE OF 41.60'; THENCE N.17°37'38"W. A DISTANCE OF 19.22'; THENCE N.48°33'12"W. A DISTANCE OF 24.04'; THENCE N.30°52'47"W. A DISTANCE OF 49.23'; THENCE N.29°27'13"W. A DISTANCE OF 50.84'; THENCE N.23°42'10"W. A DISTANCE OF 7.28'; THENCE N.23°42'10"W. A DISTANCE OF 10.17'; THENCE N.55°48'17"W. A DISTANCE OF 22.68'; THENCE N.65°48'15"W. A DISTANCE OF 22.70'; THENCE N.69°12'28"W. A DISTANCE OF 22.32'; THENCE N.64°08'27"W. A DISTANCE OF 21.37'; THENCE N.34°54'32"W. A DISTANCE OF 5.25'; THENCE N.69°14'12"W. A DISTANCE OF 18.46'; THENCE N.55°32'14"W. A DISTANCE OF 91.34'; THENCE N.74°14'16"W. A DISTANCE OF 46.18'; THENCE N.40°19'07"W. A DISTANCE OF 45.79'; THENCE N.81°38'20"W. A DISTANCE OF 30.47'; THENCE N.60°43'44"W. A DISTANCE OF 46.98'; THENCE N.31°44'44"W. A DISTANCE OF 88.79'; THENCE N.06°55'45"W. A DISTANCE OF 66.00'; THENCE N.52°13'46"W. A DISTANCE OF 70.21'; THENCE N.69°34'45"E. A DISTANCE OF 52.52'; THENCE N.18°48'03"E. A DISTANCE OF 31.90'; THENCE N.29°32'20"W. A DISTANCE OF 42.90'; THENCE N.30°36'23"W. A DISTANCE OF 71.61'; THENCE N.33°18'38"W. A DISTANCE OF 72.71'; THENCE N.40°30'55"W. A DISTANCE OF 62.80'; THENCE N.37°52'30"W. A DISTANCE OF 21.96'; THENCE N.37°55'21"W. A DISTANCE OF 27.53'; THENCE N.60°18'00"W. A DISTANCE OF 36.70'; THENCE N.66°51'17"W. A DISTANCE OF 232.62'; THENCE N.00°25'51"E. A DISTANCE OF 815.57'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 43.93', A RADIUS OF 436.97', A CHORD BEARING OF N.03°18'39"E., A CHORD LENGTH OF 43.91', AND A DELTA ANGLE OF 05°45'35"; THENCE N.06°40'57"E. A DISTANCE OF 135.85'; THENCE N.00°25'51"E. A DISTANCE OF 197.05'; THENCE S.89°34'09"E. A DISTANCE OF 137.89'; THENCE N.00°25'33"E. A DISTANCE OF 505.35'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 881.21', A RADIUS OF 4790.00', A CHORD BEARING OF S.54°53'11"E., A CHORD LENGTH OF 879.97', AND A DELTA ANGLE OF 10°32'26"; THENCE S.49°36'58"E. A DISTANCE OF 354.95'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 39.25', A RADIUS OF 25.00', A CHORD BEARING OF S.04°37'53"E., A CHORD LENGTH OF 35.34', AND A DELTA ANGLE OF 89°57'24"; THENCE S.40°23'09"W. A DISTANCE OF 910.88'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 105.93', A RADIUS OF 142.00', A CHORD BEARING OF S.19°00'54"W., A CHORD LENGTH OF 103.49', AND A DELTA ANGLE OF 42°44'29"; THENCE S.02°21'20"E. A DISTANCE OF 1.46'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF S.42°38'40"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE S.87°38'40"W. A DISTANCE OF 25.94'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 1562219.32 SQUARE FEET, 35.864 ACRES



WATER RESOURCE ASSOCIATES, LLC

7978 Cooper Creek Blvd.
University Park, Florida 34201
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Robert S. Flanary

Notary Public
DN: cn=Robert S. Flanary
o=Notary Public
ou=Notary Public
c=US
Date: 2025.06.26 15:59:25-04'00'

ROBERT S. FLANARY, P.E.
Florida Surveyor's Registration No. 5629

DATE

Survey map and report on the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

REVISION DATE

AQUA LAGOON CDD

SKETCH IS NOT A SURVEY

DRAWN

RSF

DATE: 6/26/25

SCALE:
N.T.S.

CHECKED

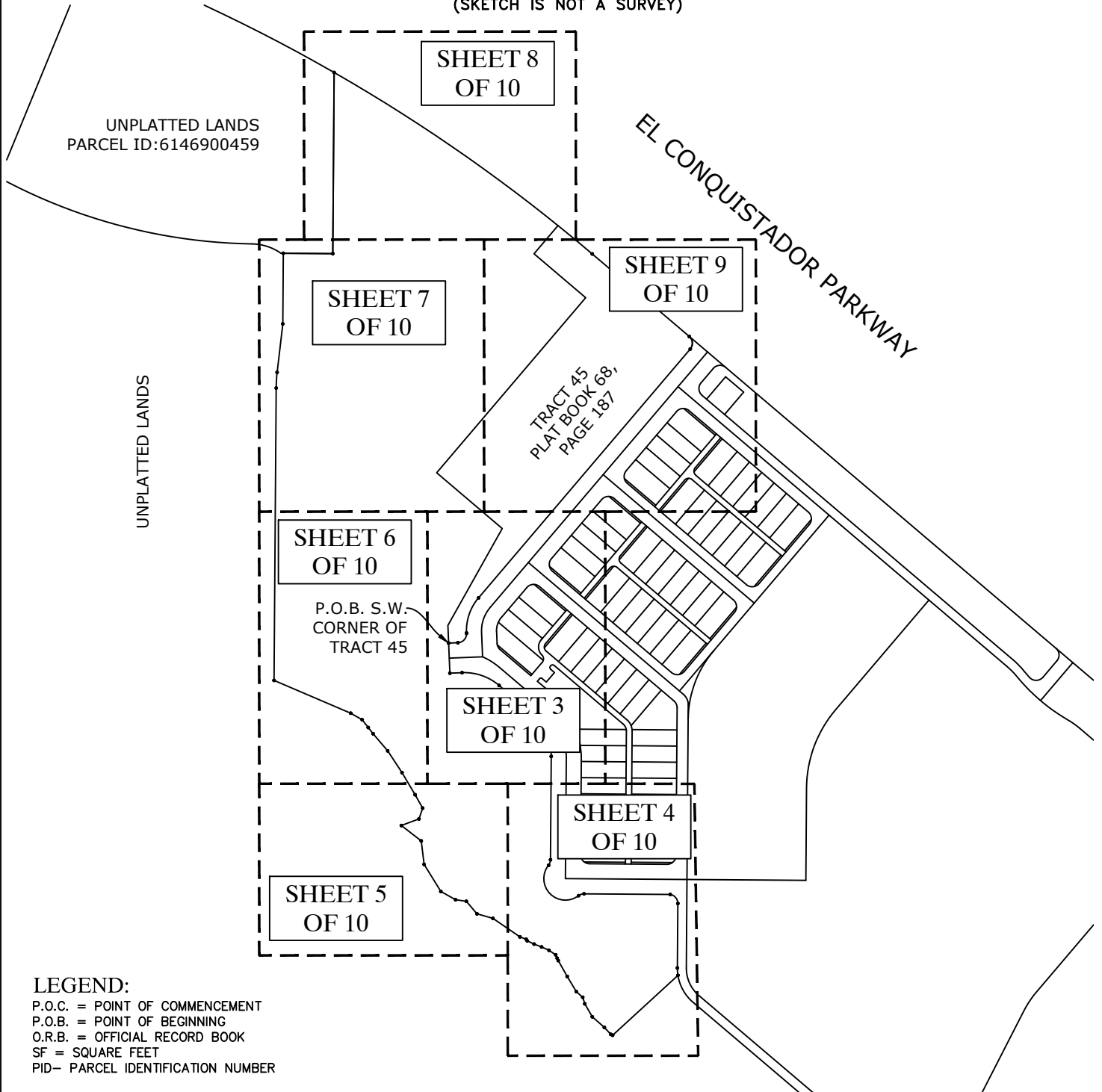
RSF

DATE: 6/26/25

JOB NUMBER
S2433

SKETCH OF DESCRIPTION

A PORTION OF SECTION 17 AND 20, TOWNSHIP 35 SOUTH,
RANGE 17 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID- PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WESTERLY BOUNDARY OF AQUA LOGOON, BEING S02°21'20"E



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6/26/25

SCALE:
1"=400'

CHECKED

RSF

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JOB NUMBER
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SKETCH OF DESCRIPTION

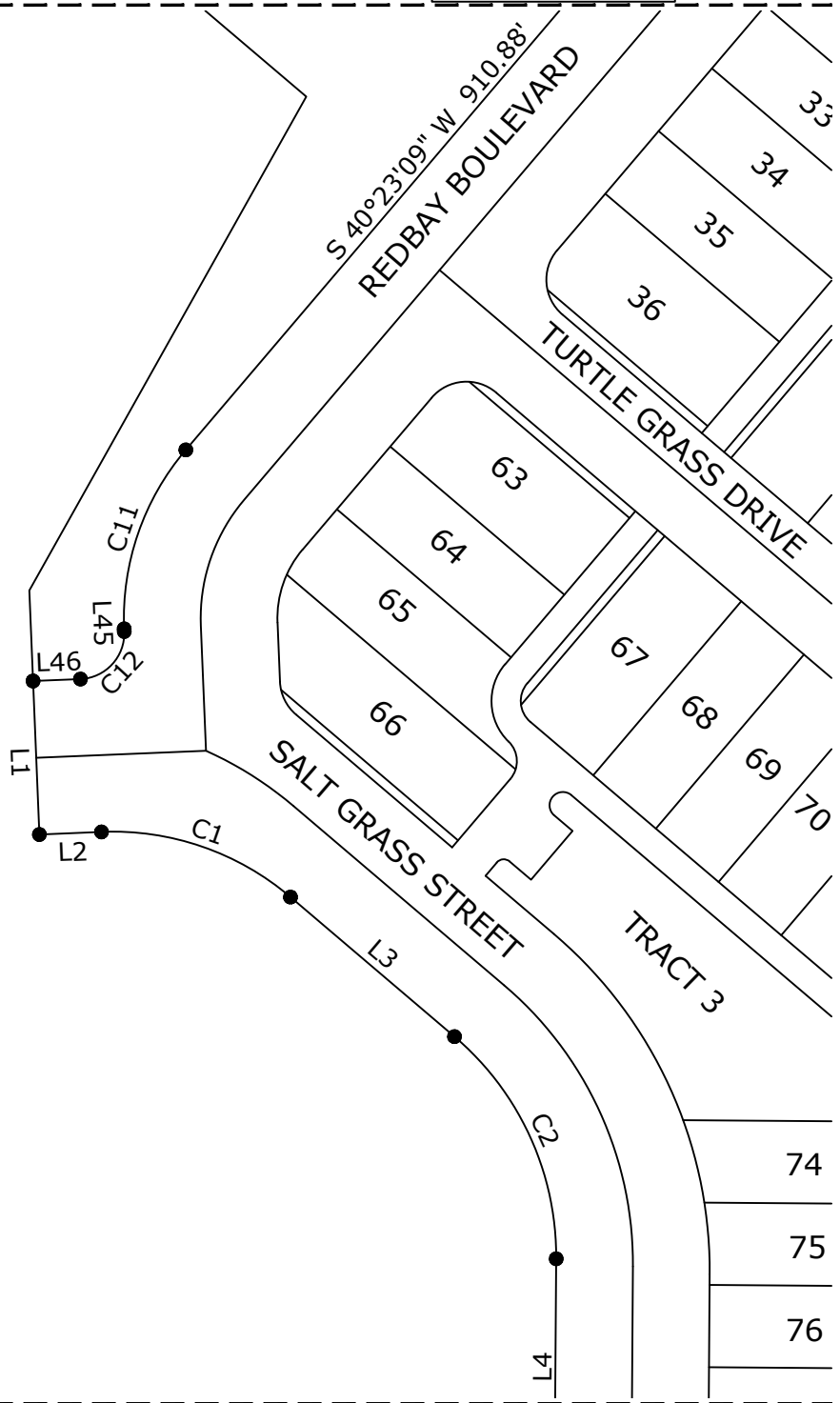
SHEET 3 OF 10

A PORTION OF SECTION 17 AND 20, TOWNSHIP 35 SOUTH,
RANGE 17 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

SEE SHEET 9

SURVEYORS NOTES:

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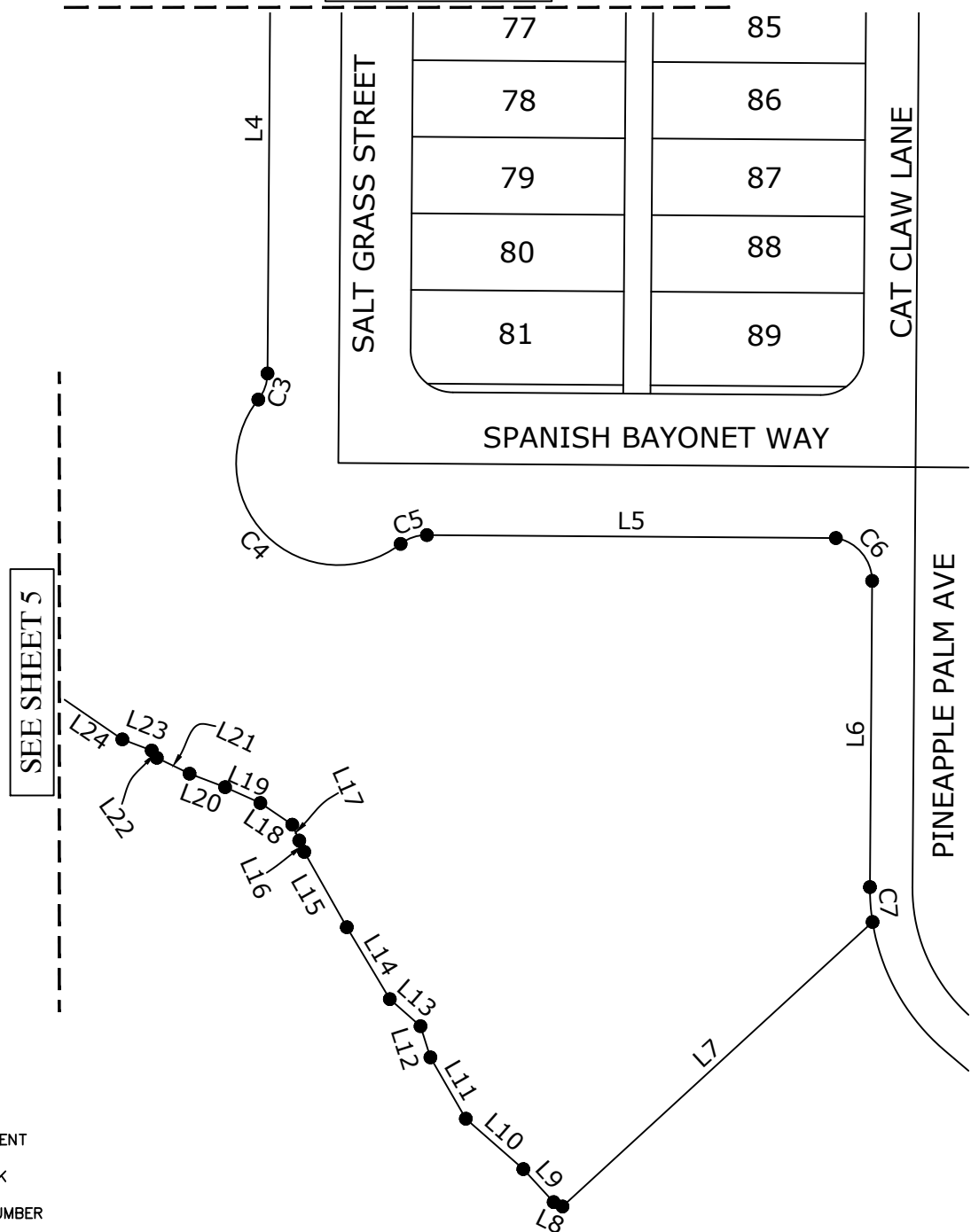


SKETCH OF DESCRIPTION

SHEET 4 OF 10

A PORTION OF SECTION 17 AND 20, TOWNSHIP 35 SOUTH,
RANGE 17 EAST, MANATEE COUNTY, FLORIDA
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SEE SHEET 3



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AQUA LAGOON CDD

REVISION DATE

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RSF

DATE:

6/26/25

SCALE:
1"=100'

CHECKED

RSF

DATE:

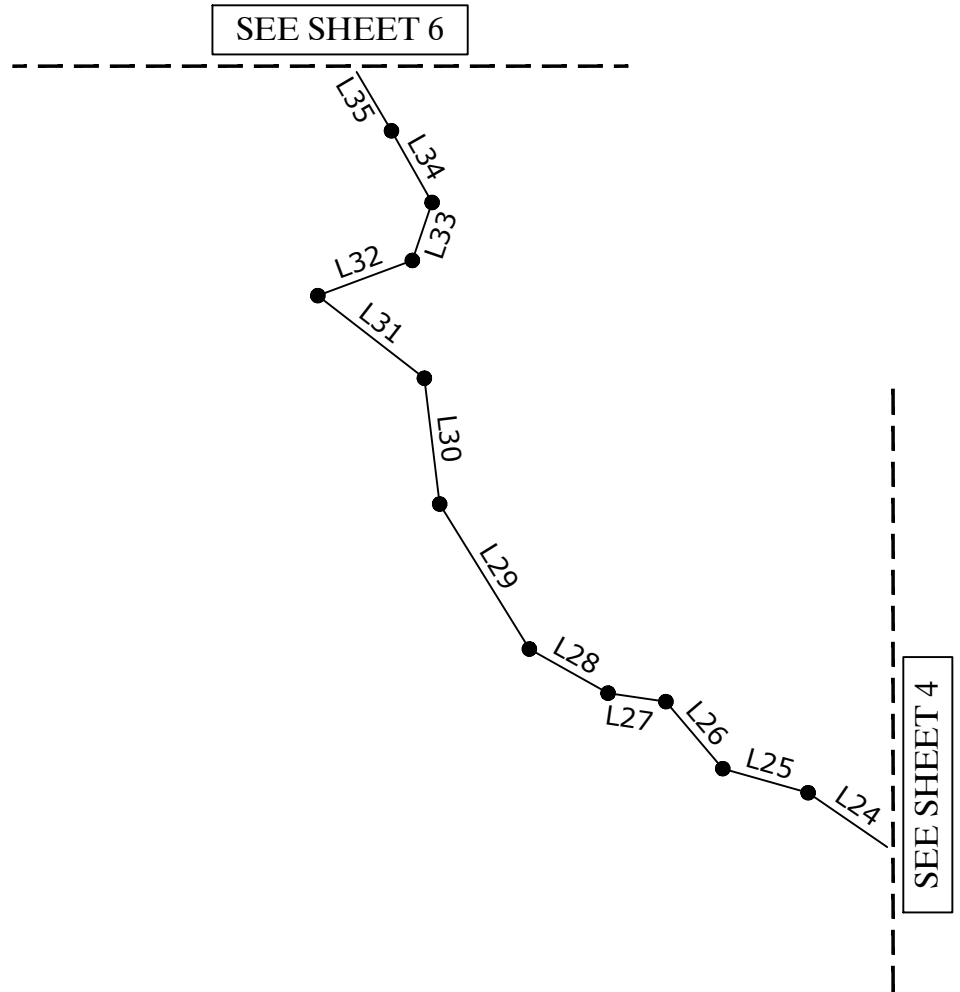
6/26/25

JOB NUMBER
S2433

SKETCH OF DESCRIPTION

SHEET 5 OF 10

A PORTION OF SECTION 17 AND 20, TOWNSHIP 35 SOUTH,
RANGE 17 EAST, MANATEE COUNTY, FLORIDA
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OF AQUA LOGOON, BEING S02°21'20"E

AQUA LAGOON CDD

REVISION DATE	DRAWN	RSF	DATE:	6/26/25	SCALE: 1"=100'
	CHECKED	RSF	DATE:	6/26/25	JOB NUMBER S2433

SKETCH IS NOT A SURVEY

SKETCH OF DESCRIPTION

SHEET 6 OF 10

A PORTION OF SECTION 17 AND 20, TOWNSHIP 35 SOUTH,
RANGE 17 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

SEE SHEET 7

N 00°25'51" E 815.57'

L41

L40

L39

L38

L37

L36

L35

SURVEYORS NOTES:

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SEE SHEET 5



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REVISION DATE

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6/26/25

SCALE:
1"=100'

SKETCH IS NOT A SURVEY

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DATE:

6/26/25

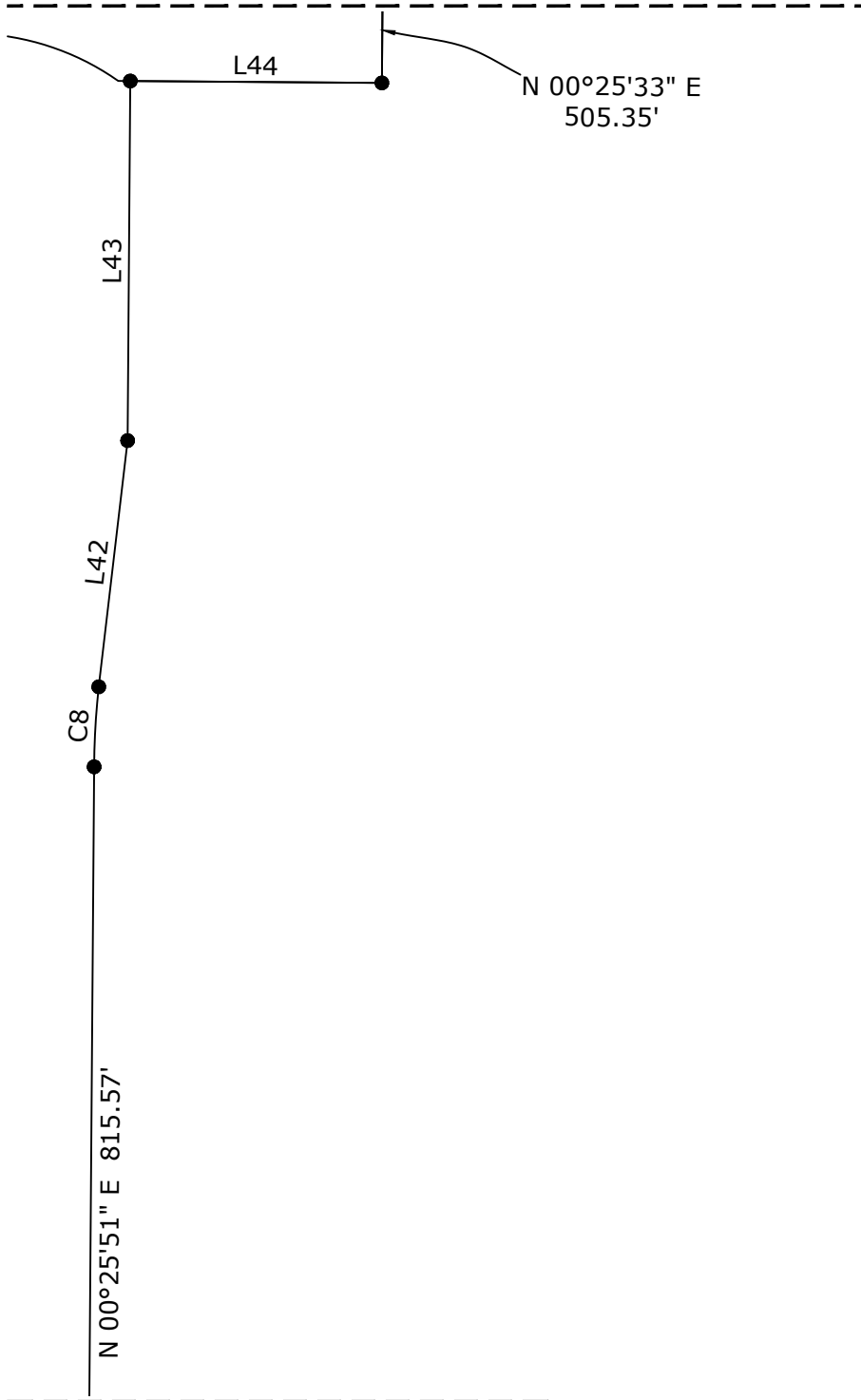
JOB NUMBER
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SKETCH OF DESCRIPTION

SHEET 7 OF 10

A PORTION OF SECTION 17 AND 20, TOWNSHIP 35 SOUTH,
RANGE 17 EAST, MANATEE COUNTY, FLORIDA
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SEE SHEET 8



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TRACT 45
PLAT BOOK 68,
PAGE 187

SEE SHEET 6

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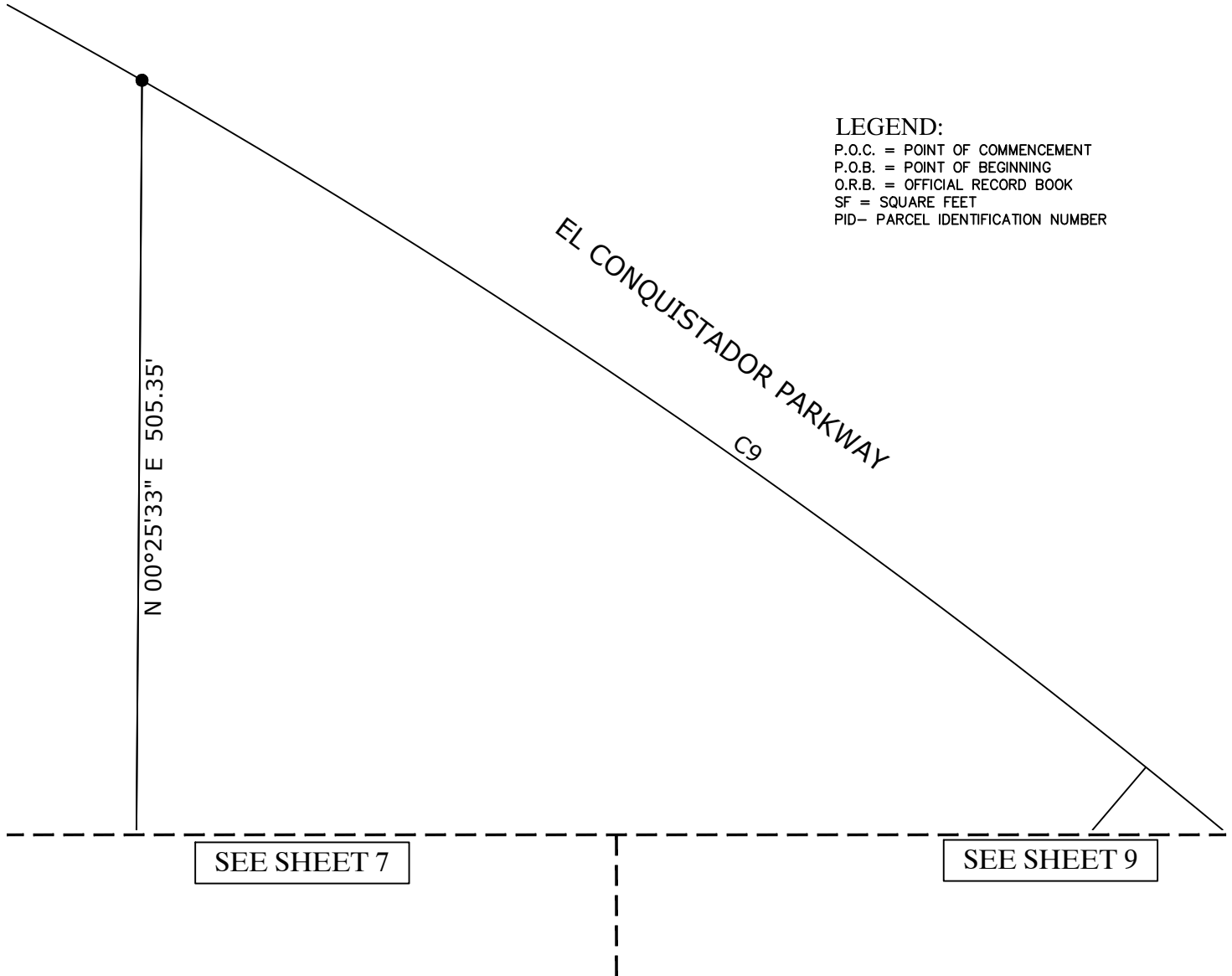
REVISION DATE	AQUA LAGOON CDD				
	DRAWN	RSF	DATE:	6/26/25	SCALE: 1"=100'
	CHECKED	RSF	DATE:	6/26/25	JOB NUMBER S2433

SKETCH IS NOT A SURVEY

SKETCH OF DESCRIPTION

SHEET 8 OF 10

A PORTION OF SECTION 17 AND 20, TOWNSHIP 35 SOUTH,
RANGE 17 EAST, MANATEE COUNTY, FLORIDA
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BASES OF BEARING IS THE WESTERLY BOUNDARY
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AQUA LAGOON CDD

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6/26/25

SCALE:
1"=100'

CHECKED

RSF

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6/26/25

JOB NUMBER
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SKETCH OF DESCRIPTION

A PORTION OF SECTION 17 AND 20, TOWNSHIP 35 SOUTH,
RANGE 17 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

SHEET 9 OF 10

SEE SHEET 8

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NAD 83 (2011 ADJUSTMENT) BASES OF
BEARING IS THE WESTERLY BOUNDARY OF
AQUA LOGOON, BEING S02°21'20"E

TRACT 45
PLAT BOOK 68,
PAGE 187

EL CONQUISTADOR PARKWAY
S 49°36'58" E 354.95'

TRACT 37
SEA LAVENDER DRIVE

REDBAY BOULEVARD
S 40°23'09" W 910.88'

PIGEON PLUM WAY

SEE SHEET 3

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AQUA LAGOON CDD

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SKETCH OF DESCRIPTION

SHEET 10 OF 10

A PORTION OF SECTION 17 AND 20, TOWNSHIP 35 SOUTH,
RANGE 17 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 02°21'20" E	84.00'	L25	N 74°14'16" W	46.18'
L2	N 87°38'40" E	33.99'	L26	N 40°19'07" W	45.79'
L3	S 49°36'51" E	117.75'	L27	N 81°38'20" W	30.47'
L4	S 00°24'44" W	288.40'	L28	N 60°43'44" W	46.98'
L5	S 89°35'16" E	240.20'	L29	N 31°44'44" W	88.79'
L6	S 00°24'54" W	179.95'	L30	N 06°55'45" W	66.00'
L7	S 47°26'43" W	247.19'	L31	N 52°13'46" W	70.21'
L8	N 63°45'20" W	5.84'	L32	N 69°34'45" E	52.52'
L9	N 42°33'17" W	26.31'	L33	N 18°48'03" E	31.90'
L10	N 48°44'33" W	44.92'	L34	N 29°32'20" W	42.90'
L11	N 29°59'10" W	41.60'	L35	N 30°36'23" W	71.61'
L12	N 17°37'38" W	19.22'	L36	N 33°18'38" W	72.71'
L13	N 48°33'12" W	24.04'	L37	N 40°30'55" W	62.80'
L14	N 30°52'47" W	49.23'	L38	N 37°52'30" W	21.96'
L15	N 29°27'13" W	50.84'	L39	N 37°55'21" W	27.53'
L16	N 23°42'10" W	7.28'	L40	N 60°18'00" W	36.70'
L17	N 23°42'10" W	10.17'	L41	N 66°51'17" W	232.62'
L18	N 55°48'17" W	22.68'	L42	N 06°40'57" E	135.85'
L19	N 65°48'15" W	22.70'	L43	N 00°25'51" E	197.05'
L20	N 69°12'28" W	22.32'	L44	S 89°34'09" E	137.89'
L21	N 64°08'27" W	21.37'	L45	S 02°21'20" E	1.46'
L22	N 34°54'32" W	5.25'	L46	S 87°38'40" W	25.94'
L23	N 69°14'12" W	18.46'			
L24	N 55°32'14" W	91.34'			

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	150.00'	111.90'	109.32'	S 70°59'06" E	42°44'29"
C2	158.00'	137.95'	133.61'	S 24°36'04" E	50°01'35"
C3	25.00'	16.57'	16.27'	S 19°24'06" W	37°58'45"
C4	60.00'	173.79'	119.10'	S 44°35'16" E	165°57'30"
C5	25.00'	16.57'	16.27'	N 71°25'22" E	37°58'45"
C6	25.57'	35.83'	32.97'	S 40°15'22" E	80°18'03"
C7	127.63'	20.58'	20.56'	S 04°18'19" E	9°14'26"
C8	436.97'	43.93'	43.91'	N 03°18'39" E	5°45'35"
C9	4790.00'	881.21'	879.97'	S 54°53'11" E	10°32'26"
C10	25.00'	39.25'	35.34'	S 04°37'53" E	89°57'24"
C11	142.00'	105.93'	103.49'	S 19°00'54" W	42°44'29"
C12	25.00'	39.27'	35.36'	S 42°38'40" W	90°00'00"



WATER RESOURCE ASSOCIATES, LLC

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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WESTERLY BOUNDARY OF AQUA LOGOON, BEING S02°21'20"E

AQUA LAGOON CDD

REVISION DATE

SKETCH IS NOT A SURVEY

DRAWN

RSF

DATE:

6/26/25

SCALE:
1"=100'

CHECKED

RSF

DATE:

6/26/25

JOB NUMBER
S2433

Baker Variance Request

7154 Hawks Harbor Circle

Demonstration of Hardship

The applicant, Mark Baker, acquired the property at 7154 Hawks Harbor Circle in 2024. The property contains a single family home with a pool and associated decking in the rear. The pool and deck were constructed by a prior owner in 2021 (COBLD 2104-1880). Dr. Baker is now under contract to sell the property, and the survey commissioned by the buyer revealed that the existing pool and decking extend into the required 5-foot setback, as well as a 5-foot platted drainage and utilities easement. The encroachment extends at its furthest point the entire width of the setback/easement area.

Based on the information contained on the plat for Hawk's Harbor (PB 35, PG 70), it appears that the drainage and utilities easement was reserved for the benefit of the Hawks Harbor Community Association, Inc. The property owner will work with the Association directly to resolve any concerns they may have regarding the location of the pool and decking in the easement.

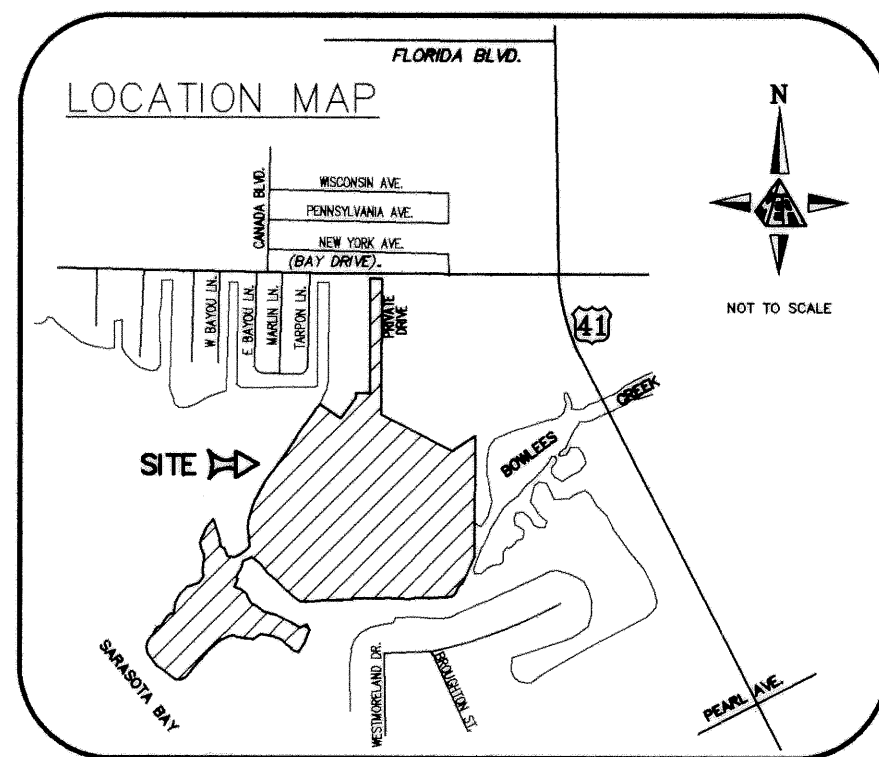
HAWK'S HARBOR

SECTIONS 26 & 27, TOWNSHIP 35 SOUTH, RANGE 17 EAST

MANATEE COUNTY, FLORIDA

133/243

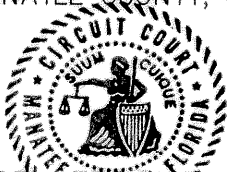
PLAT BOOK 35 PAGE 70
SHEET 1 OF 9 SHEETS



CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA)S.S.
COUNTY OF MANATEE)

I, R.B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 35, PAGE 70, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 28 DAY OF February, 2000.



BY: [Signature]
CLERK OF CIRCUIT COURT
MANATEE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)S.S.
COUNTY OF MANATEE)

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS 22nd DAY OF February, 2000.

ATTEST: [Signature] BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

R.B. SHORE
CLERK OF THE CIRCUIT COURT



CHAIRMAN

NOTE:

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE SIMULTANEOUSLY RECORDED IN OFFICIAL RECORDS BOOK 1625 AT PAGES 667 THRU 676 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

"NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVISION LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS OF (5) FEET IN WIDTH, ALONG ALL SIDE AND REAR LOT LINES AND TEN (10) FEET IN WIDTH, ALONG ALL FRONT LOT LINE, FOR THE EXPRESS PURPOSES OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES AND CABLE TV. WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSES NOTED.

CERTIFICATE OF APPROVAL OF THE COUNTY SURVEYOR

STATE OF FLORIDA)S.S.
COUNTY OF MANATEE)

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND THE LAND DEVELOPMENT CODE OF MANATEE COUNTY.

William K. Aliff
WILLIAM K. ALIFF, PLS 4047
COUNTY SURVEYOR

DATE 01/26/00

DESCRIPTION:

A PARCEL OF LAND BEING AND LYING IN SECTIONS 26 AND 27, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE S.00°17'47"W. ALONG THE WEST LINE OF SAID SECTION 26, A DISTANCE OF 650.99 FEET; THENCE S.22°17'45"W. A DISTANCE OF 53.82 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SARABAY COVES, A CONDOMINIUM, RECORDED IN CONDOMINIUM BOOK 3, PAGES 77-81, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE S.54°49'09"E., ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 9.84 FEET TO THE SOUTHWEST CORNER OF THE RECREATION AREA AS SHOWN ON THE PLAT OF SAID SARABAY COVES; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SARABAY COVES THE FOLLOWING FOUR COURSES:

- 1) S.54°49'09"E., A DISTANCE OF 115.00 FEET;
- 2) N.35°10'51"E., A DISTANCE OF 141.22 FEET;
- 3) N.00°17'47"E., A DISTANCE OF 20.14 FEET;
- 4) S.89°42'13"E., A DISTANCE OF 75.00 FEET TO THE SOUTHEAST CORNER OF SAID SARABAY COVES;

THENCE N.00°17'47"E., ALONG THE EAST LINE OF SAID SARABAY COVES, A DISTANCE OF 613.07 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 69TH AVENUE WEST (SAID SOUTH RIGHT-OF-WAY LINE LYING 25.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 26); THENCE N.89°52'01"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 60.00 FEET; THENCE S.00°17'47"W. AND PARALLEL WITH THE EAST LINE OF SAID SARABAY COVES, A DISTANCE OF 727.98 FEET; THENCE S.62°49'14"E., A DISTANCE OF 429.69 FEET; THENCE N.56°18'47"E., A DISTANCE OF 148.53 FEET; THENCE S.00°06'57"W., A DISTANCE OF 644.47 FEET; THENCE S.24°53'28"W., A DISTANCE OF 63.45 FEET; THENCE S.07°57'17"E., A DISTANCE OF 4.08 FEET; THENCE S.23°00'26"W., A DISTANCE OF 138.45 FEET; THENCE S.42°02'56"W., A DISTANCE OF 29.73 FEET; THENCE S.60°11'51"W., A DISTANCE OF 21.27 FEET; THENCE S.80°59'39"W., A DISTANCE OF 62.23 FEET; THENCE S.88°22'53"W., A DISTANCE OF 616.68 FEET; THENCE S.77°10'30"W., A DISTANCE OF 43.55 FEET; THENCE N.87°34'27"W., A DISTANCE OF 108.12 FEET; THENCE N.55°37'57"W., A DISTANCE OF 35.23 FEET; THENCE N.44°10'41"W., A DISTANCE OF 290.32 FEET; THENCE N.79°13'16"W., A DISTANCE OF 18.34 FEET; THENCE S.67°20'58"W., A DISTANCE OF 68.15 FEET; THENCE S.24°29'10"W., A DISTANCE OF 62.20 FEET; THENCE S.44°46'31"W., A DISTANCE OF 52.33 FEET; THENCE S.08°45'20"E., A DISTANCE OF 20.22 FEET; THENCE S.42°20'01"E., A DISTANCE OF 70.09 FEET; THENCE S.27°49'12"W., A DISTANCE OF 60.62 FEET; THENCE S.00°13'29"E., A DISTANCE OF 10.50 FEET; THENCE S.77°32'40"E., A DISTANCE OF 20.50 FEET; THENCE N.67°58'26"E., A DISTANCE OF 40.39 FEET; THENCE S.82°56'59"E., A DISTANCE OF 23.69 FEET; THENCE S.50°35'57"E., A DISTANCE OF 101.92 FEET; THENCE S.65°55'13"E., A DISTANCE OF 68.03 FEET; THENCE S.74°39'08"E., A DISTANCE OF 31.66 FEET; THENCE S.60°13'00"E., A DISTANCE OF 107.97 FEET; THENCE S.36°33'06"E., A DISTANCE OF 21.10 FEET; THENCE S.13°30'35"E., A DISTANCE OF 36.99 FEET; THENCE S.47°48'39"W., A DISTANCE OF 22.98 FEET; THENCE N.61°47'24"W., A DISTANCE OF 130.21 FEET; THENCE N.60°41'09"W., A DISTANCE OF 51.72 FEET; THENCE S.58°52'31"W., A DISTANCE OF 76.92 FEET; THENCE S.76°58'16"W., A DISTANCE OF 22.56 FEET; THENCE N.78°09'09"W., A DISTANCE OF 88.46 FEET; THENCE S.81°54'05"W., A DISTANCE OF 47.45 FEET; THENCE S.64°11'37"W., A DISTANCE OF 52.11 FEET; THENCE S.47°48'39"W., A DISTANCE OF 93.47 FEET; THENCE S.38°52'09"W., A DISTANCE OF 123.69 FEET; THENCE S.36°44'53"W., A DISTANCE OF 55.70 FEET; THENCE S.65°32'51"W., A DISTANCE OF 32.90 FEET; THENCE N.84°41'50"W., A DISTANCE OF 15.57 FEET; THENCE N.65°46'51"W., A DISTANCE OF 18.12 FEET; THENCE N.48°04'17"W., A DISTANCE OF 64.07 FEET; THENCE N.54°00'55"W., A DISTANCE OF 104.11 FEET; THENCE N.08°10'40"W., A DISTANCE OF 68.66 FEET; THENCE N.13°48'41"E., A DISTANCE OF 16.49 FEET; THENCE N.38°19'33"E., A DISTANCE OF 40.92 FEET; THENCE N.28°46'37"E., A DISTANCE OF 52.60 FEET; THENCE N.62°03'24"E., A DISTANCE OF 33.32 FEET; THENCE N.34°31'52"E., A DISTANCE OF 59.64 FEET; THENCE N.53°28'15"E., A DISTANCE OF 30.40 FEET; THENCE N.37°15'05"E., A DISTANCE OF 18.90 FEET; THENCE N.11°11'10"E., A DISTANCE OF 55.60 FEET; THENCE N.32°43'28"E., A DISTANCE OF 32.18 FEET; THENCE N.46°15'47"E., A DISTANCE OF 54.47 FEET; THENCE N.69°02'59"E., A DISTANCE OF 39.56 FEET; THENCE N.73°10'06"E., A DISTANCE OF 29.74 FEET; THENCE N.34°33'11"E., A DISTANCE OF 21.91 FEET; THENCE N.23°36'50"E., A DISTANCE OF 23.51 FEET; THENCE N.15°35'22"E., A DISTANCE OF 89.90 FEET; THENCE N.14°15'40"W., A DISTANCE OF 26.80 FEET; THENCE N.35°19'14"W., A DISTANCE OF 45.22 FEET; THENCE N.13°33'25"E., A DISTANCE OF 27.29 FEET; THENCE N.04°12'42"E., A DISTANCE OF 58.17 FEET; THENCE N.51°24'28"E., A DISTANCE OF 15.31 FEET; THENCE N.28°17'54"E., A DISTANCE OF 26.18 FEET; THENCE S.62°55'31"E., A DISTANCE OF 52.33 FEET; THENCE S.20°15'20"W., A DISTANCE OF 44.30 FEET; THENCE S.19°49'25"E., A DISTANCE OF 70.06 FEET; THENCE S.38°53'04"E., A DISTANCE OF 38.42 FEET; THENCE S.69°33'01"E., A DISTANCE OF 28.32 FEET; THENCE N.82°55'57"E., A DISTANCE OF 37.77 FEET; THENCE N.61°18'04"E., A DISTANCE OF 67.12 FEET; THENCE N.27°12'54"E., A DISTANCE OF 29.30 FEET; THENCE N.02°57'18"E., A DISTANCE OF 27.04 FEET; THENCE N.14°00'56"W., A DISTANCE OF 56.63 FEET; THENCE N.03°44'24"E., A DISTANCE OF 50.62 FEET; THENCE N.13°48'41"E., A DISTANCE OF 32.98 FEET; THENCE N.25°07'17"E., A DISTANCE OF 189.21 FEET; THENCE N.35°33'51"E., A DISTANCE OF 132.52 FEET; THENCE N.30°48'32"E., A DISTANCE OF 140.63 FEET; THENCE N.39°40'23"E., A DISTANCE OF 39.76 FEET; THENCE N.35°00'02"E., A DISTANCE OF 181.17 FEET; THENCE N.40°14'15"E., A DISTANCE OF 22.34 FEET; THENCE N.86°45'45"E., A DISTANCE OF 9.51 FEET; THENCE N.22°17'45"E., A DISTANCE OF 17.64 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 29.92 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)S.S.
COUNTY OF MANATEE)

WE, MICHAEL S. BENNETT, AS PRESIDENT OF BOWLEES CREEK DEVELOPMENT, INC., A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA AND MICHAEL S. BENNETT, INDIVIDUALLY, CERTIFY OWNERSHIP BY SAID CORPORATION AND INDIVIDUAL OF THE PROPERTY DESCRIBED HEREON. BOWLEES CREEK DEVELOPMENT, INC., AND MICHAEL S. BENNETT, JOINED BY HIS WIFE, DIANE M. BENNETT, DO HEREBY DEDICATE THE (PRIVATE ACCESS, UTILITY & DRAINAGE EASEMENT), AND CONSERVATION EASEMENT SHOWN ON THIS PLAT ENTITLED "HAWK'S HARBOR" FOR THE (USE OF), BY THE GENERAL PUBLIC, UNLESS SPECIFICALLY RESERVED.

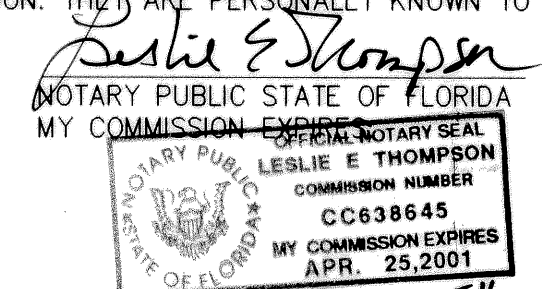
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 12 DAY OF JANUARY, 2000.

ATTEST:
[Signature]
JON S. GRANTHAM
VICE PRESIDENT & SECRETARY
WITNESS TO BENNETTS

BOWLEES CREEK DEVELOPMENT, INC.
A FLORIDA CORPORATION
BY: [Signature]
MICHAEL S. BENNETT, INDIVIDUALLY
[Signature]
DIANE M. BENNETT, INDIVIDUALLY

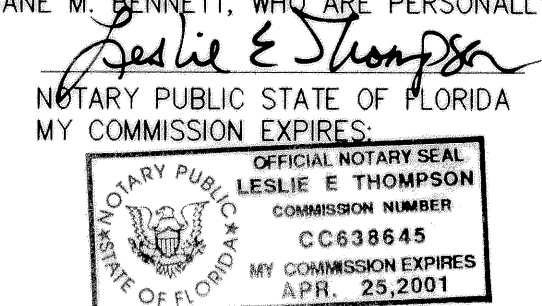
STATE OF FLORIDA) S.S.
COUNTY OF MANATEE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF JANUARY, 2000 BY MICHAEL S. BENNETT AND JON S. GRANTHAM, AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF BOWLEES CREEK DEVELOPMENT, INC. A CORPORATION ORGANIZED UNDER THE LAW OF THE STATE OF FLORIDA. THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS IN THE NAME AND ON BEHALF OF THE CORPORATION, AND THAT THEY ALSO AFFIXED THERETO THE OFFICIAL SEAL OF THE CORPORATION. THEY ARE PERSONALLY KNOWN TO ME.



STATE OF FLORIDA) S.S.
COUNTY OF MANATEE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF JANUARY, 2000, BY MICHAEL S. BENNETT AND DIANE M. BENNETT, WHO ARE PERSONALLY KNOWN TO ME.

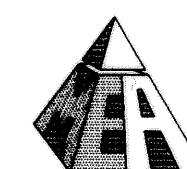


CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE MANATEE COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE MONUMENTS, AND THE PERMANENT BENCH MARKS WERE SET ON 10/23/99. THE PERMANENT CONTROL POINTS AND THE LOT CORNERS WILL BE INSTALLED AND CERTIFIED BY AN AFFIDAVIT WITHIN ONE (1) YEAR OF THE RECORDING OF THIS PLAT OR PRIOR TO THE RELEASE OF THE IMPROVEMENT BOND.

1-12-00
DATE OF CERTIFICATION
MEA GROUP, INC.
LB 6170

J. B. Burchett
J. B. BURCHETT, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA, REG. NO. 5701

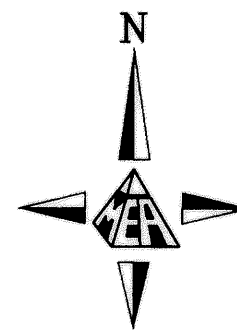


MEA GROUP, INC.
CONSULTING ENGINEERS, SURVEYORS AND PLANNERS
5971 CATTLEBRIDGE BLVD.
SARASOTA, FLORIDA 34232
PHONE: 941 342-6321
FAX NO.: 941 379-6474

HAWK'S HARBOR

SECTIONS 26 & 27, TOWNSHIP 35 SOUTH, RANGE 17 EAST MANATEE COUNTY, FLORIDA

PLAT BOOK 35 PAGE 71
SHEET 2 OF 9 SHEETS



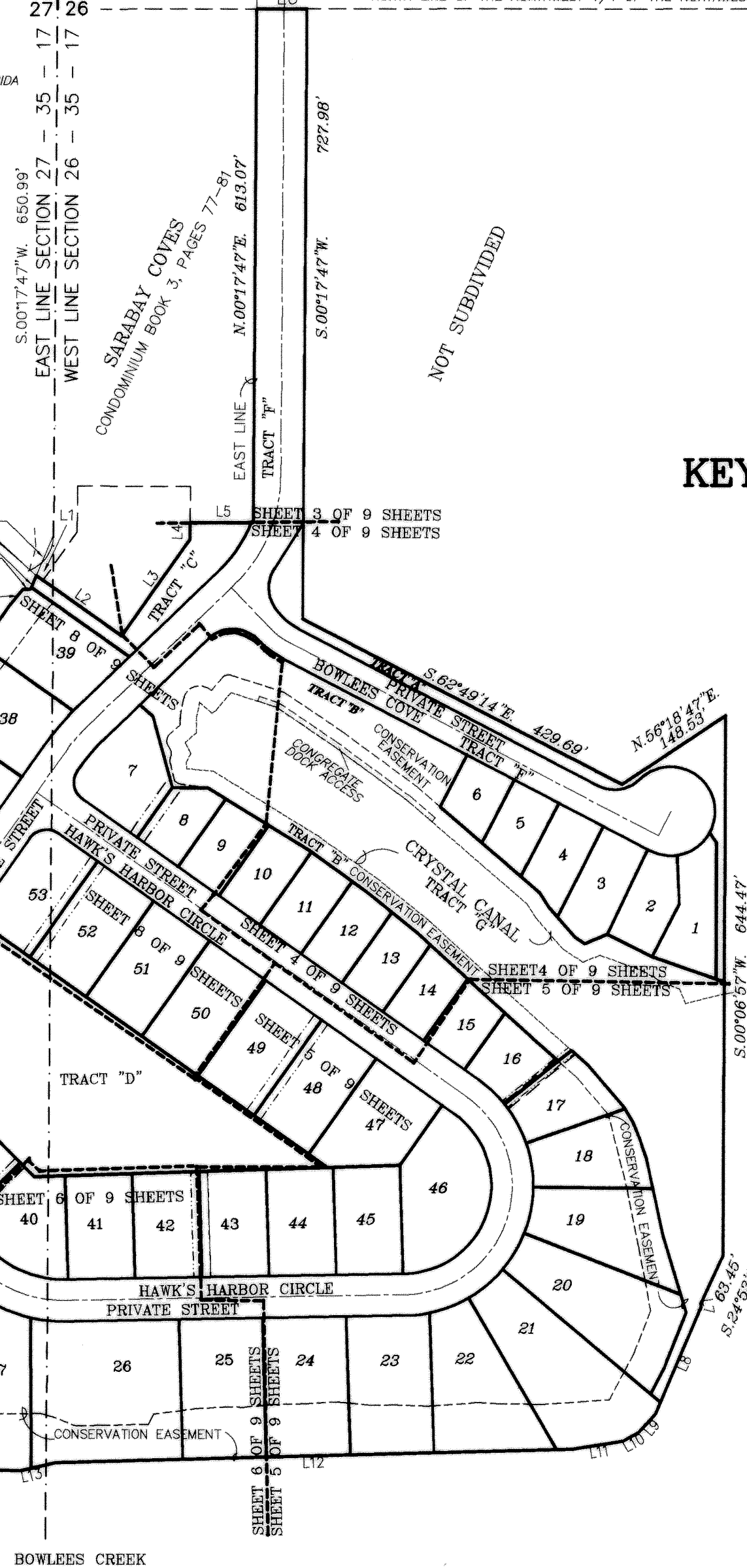
NOT TO SCALE

POINT OF COMMENCEMENT

FOUND IRON ROD
NORTHWEST CORNER,
SECTION 26,
TOWNSHIP 35 SOUTH,
RANGE 17 EAST,
MANATEE COUNTY, FLORIDA

22 23
27 26
69 TH AVENUE WEST
N.89°52'01"E
NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 26

FOUND NAIL & DISK
NORTHWEST CORNER,
NORTHWEST 1/4,
SECTION 26,
TOWNSHIP 35 SOUTH,
RANGE 17 EAST,
MANATEE COUNTY, FLORIDA

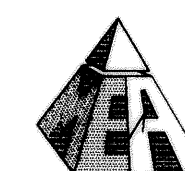


KEY MAP

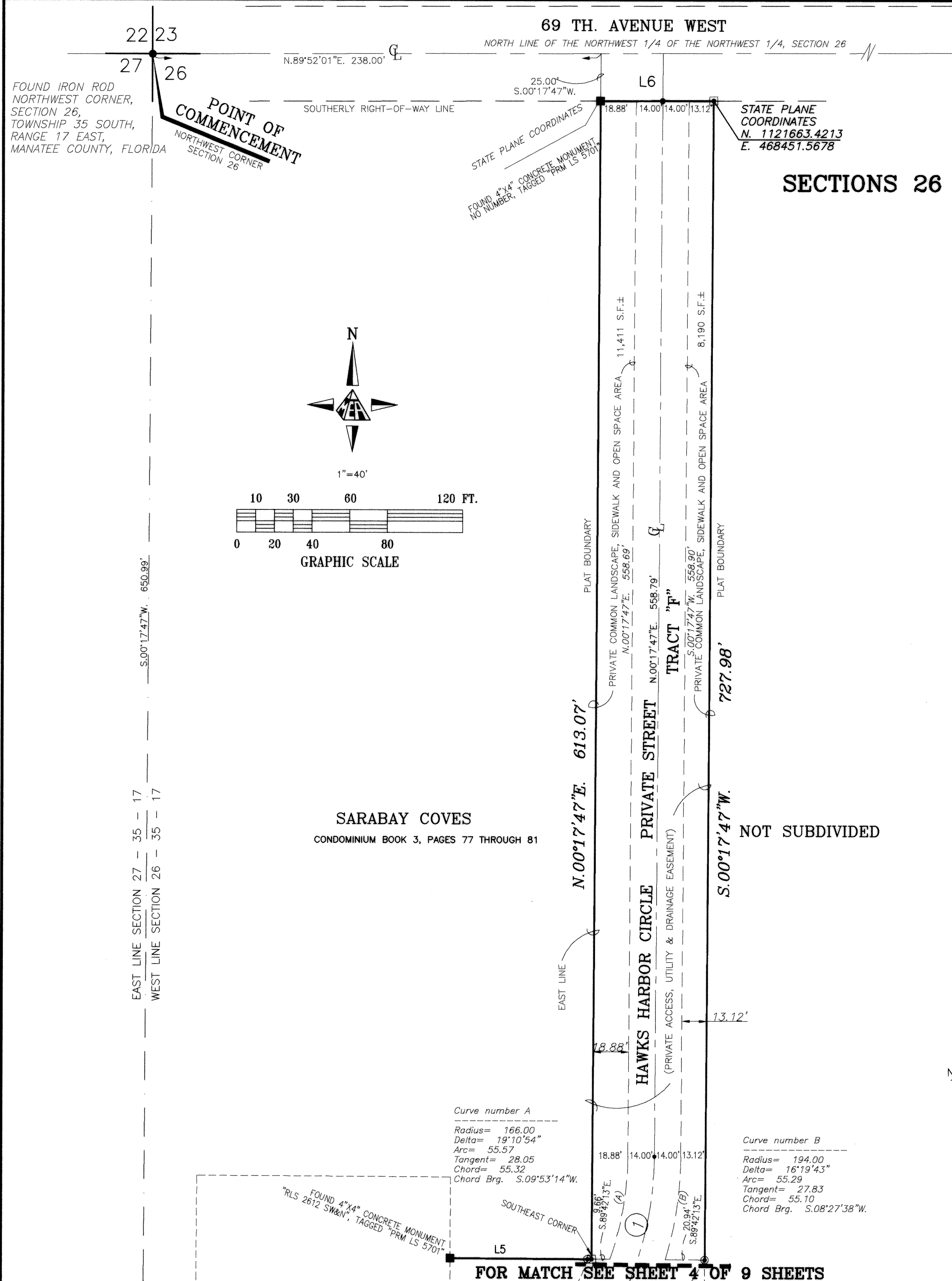
BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S.54°49'09"E	9.84'
L2	S.54°49'09"E	115.00'
L3	N.35°10'51"E	141.22'
L4	N.00°17'47"E	20.14'
L5	S.89°42'13"E	75.00'
L6	N.89°52'01"E	60.00'
L7	S.07°57'17"E	4.08'
L8	S.23°00'26"W	138.45'
L9	S.42°02'56"W	29.73'
L10	S.60°11'51"W	21.27'
L11	S.80°59'39"W	62.23'
L12	S.88°22'53"W	616.68'
L13	S.77°10'30"W	43.55'
L14	N.87°34'27"W	108.12'
L15	N.55°37'57"W	35.23'
L16	N.44°10'41"W	290.32'
L17	N.79°13'16"W	18.34'
L18	S.67°20'58"W	68.15'
L19	S.24°29'10"W	62.20'
L20	S.44°46'31"W	52.33'
L21	S.08°45'20"E	20.22'
L22	S.42°20'01"E	70.99'
L23	S.27°49'12"W	60.62'
L24	S.00°13'29"E	10.50'
L25	S.77°32'40"E	20.50'
L26	N.67°58'26"E	40.39'
L27	S.82°56'59"E	23.69'
L28	S.50°35'57"E	101.92'
L29	S.65°55'13"E	68.33'
L30	S.74°39'08"E	31.66'
L31	S.60°13'00"E	107.97'
L32	S.36°33'06"E	21.10'
L33	S.13°30'36"E	36.99'
L34	S.45°39'24"W	22.98'
L35	N.61°47'24"W	130.21'
L36	N.60°41'09"W	51.72'
L37	S.58°52'31"W	76.92'
L38	S.76°58'16"W	22.56'
L39	N.78°09'09"W	88.46'
L40	S.81°54'05"W	47.45'
L41	S.64°11'37"W	52.11'
L42	S.47°48'39"W	93.47'
L43	S.38°52'09"W	123.69'
L44	S.36°44'53"W	55.70'
L45	S.65°32'51"W	32.90'
L46	N.84°41'50"W	15.57'
L47	N.65°46'51"W	18.12'
L48	N.48°04'17"W	64.07'
L49	N.54°00'55"W	104.11'
L50	N.08°10'40"W	68.66'
L51	N.13°48'41"E	16.49'
L52	N.38°19'33"E	40.92'
L53	N.28°46'37"E	52.60'
L54	N.62°03'24"E	33.32'
L55	N.34°31'52"E	59.64'
L56	N.53°28'15"E	30.40'
L57	N.37°15'05"E	18.90'
L58	N.11°11'10"E	55.60'
L59	N.32°43'28"E	32.18'
L60	N.46°15'47"E	54.47'
L61	N.69°02'59"E	39.56'
L62	N.73°10'06"E	29.74'
L63	N.34°33'11"E	21.91'
L64	N.23°36'50"E	23.51'
L65	N.15°35'22"E	89.90'
L66	N.14°15'40"W	26.80'
L67	N.35°19'14"W	45.22'
L68	N.13°33'25"E	27.28'
L69	N.04°12'42"E	58.17'
L70	N.51°24'28"E	15.31'
L71	N.28°17'54"E	26.18'
L72	S.62°55'31"E	52.33'
L73	S.20°15'20"W	44.30'
L74	S.19°49'25"E	70.06'
L75	S.38°53'04"E	38.42'
L76	S.69°33'01"E	28.32'
L77	N.82°55'57"E	37.77'
L78	N.61°18'04"E	67.12'
L79	N.27°12'54"E	29.30'
L80	N.02°57'18"E	27.04'
L81	N.14°00'56"W	56.63'
L82	N.03°44'24"E	50.62'
L83	N.13°48'41"E	32.98'
L84	N.25°07'17"E	189.21'
L85	N.35°33'51"E	132.52'
L86	N.30°48'32"E	140.63'
L87	N.39°40'23"E	39.76'
L88	N.35°00'02"E	181.17'
L89	N.40°14'15"E	22.34'
L90	N.86°45'45"E	9.51'
L91	N.22°17'45"E	17.64'

SARASOTA BAY



MEA GROUP, INC.
CONSULTING ENGINEERS, SURVEYORS AND PLANNERS
5971 CATTLEBRIDGE BLVD.
SARASOTA, FLORIDA 34232
PHONE: 941 342-6321
FAX NO.: 941 379-6474



FOUND NAIL & DISK
NORTHEAST CORNER,
NORTHWEST 1/4,
NORTHWEST 1/4,
SECTION 26,
TOWNSHIP 35 SOUTH,
RANGE 17 EAST,
MANATEE COUNTY, FLORIDA

HAWK'S HARBOR

SECTIONS 26 & 27, TOWNSHIP 35 SOUTH, RANGE 17 EAST MANATEE COUNTY, FLORIDA

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS OF (5) FEET IN WIDTH, ALONG ALL SIDE AND REAR LOT LINES AND TEN (10) FEET IN WIDTH, ALONG ALL FRONT LOT LINE, FOR THE EXPRESS PURPOSES OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES AND CABLE TV. WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSES NOTED.

NOTES:

BEARINGS ARE BASED ON THE NORTH LINE, NORTHWEST 1/4, NORTHWEST 1/4, SECTION 26, AS BEING N.89°52'01"E.

ELEVATIONS BASED ON N.G.V.D. (NATIONAL GEODETIC VERTICAL DATUM) ESTABLISHED FROM MANATEE COUNTY BENCHMARK NO. (RM#1 F.D.O.T. DISK IN S.E. CORNER OF U.S. 41 BRIDGE AND BOWLEES CREEK ON RAIL (ELEVATION 16.34 FEET).

PLAT BEARINGS ARE NOT BASED ON STATE PLANE COORDINATES.

LEGEND

- SET PERMANENT REFERENCE MONUMENT, 4"x4" CONCRETE MONUMENT & DISK "PRM LS 5701"
- FOUND PERMANENT REFERENCE MONUMENT, 4"x4" CONCRETE MONUMENT & DISK "RLS 2612 SW&N) OR AS SHOWN"
- PERMANENT CONTROL POINTS, NAIL & DISK "PCP PLS 5701" AT CENTERLINE (P.I., P.R.C., P.C.C., P.T., P.C. AND R.P.)
- PERMANENT CONTROL POINTS, 4"x4" CONCRETE MONUMENT AT BLOCK LINES "PCP PLS 5701"
- FOUND IRON ROD
- (N.R.) NON-RADIAL LINES
- (R) RADIAL LINES
- (2) OVERALL CURVES
- (2) PARTIAL CURVES
- PERMANENT BENCH MARK AS SHOWN
- P.B.M. PERMANENT BENCH MARK
- O.A. OVERALL DIMENSION
- S.F. ± SQUARE FEET PLUS/MINUS
- EL. ELEVATION
- CL CENTER LINE
- P.I. POINT OF INTERSECTION
- R.P. RADIUS POINT
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.C.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- BRG. BEARING
- CHD. CHORD
- O.R.BK. OFFICIAL RECORDS BOOK
- PG. PAGE
- PRM PERMANENT REFERENCE MONUMENT
- LS LICENSE SURVEYORS
- PLS PROFESSIONAL LICENSE SURVEYORS
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- RLS REGISTERED LICENSE SURVEYORS

CURVE TABLE

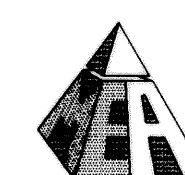
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHD. BEARING
1	180.00'	45°45'45"	143.77'	75.97'	139.98'	N.23°10'39"E.

BOUNDARY LINE TABLE

NO.	BEARING	DISTANCE
L5	S.89°42'13"E.	75.00'
L6	N.89°52'01"E.	60.00'

Curve number A
Radius= 166.00
Delta= 19°10'54"
Arc= 55.57
Tangent= 28.05
Chord= 55.32
Chord Brg. S.09°53'14"W.

Curve number B
Radius= 194.00
Delta= 16°19'43"
Arc= 55.29
Tangent= 27.83
Chord= 55.10
Chord Brg. S.08°27'38"W.



MEA GROUP, INC.
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5971 CATTLEBRIDGE BLVD.
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FOR MATCH SEE SHEET 4 OF 9 SHEETS

HAWK'S HARBOR

SECTIONS 26 & 27, TOWNSHIP 35 SOUTH, RANGE 17 EAST MANATEE COUNTY, FLORIDA

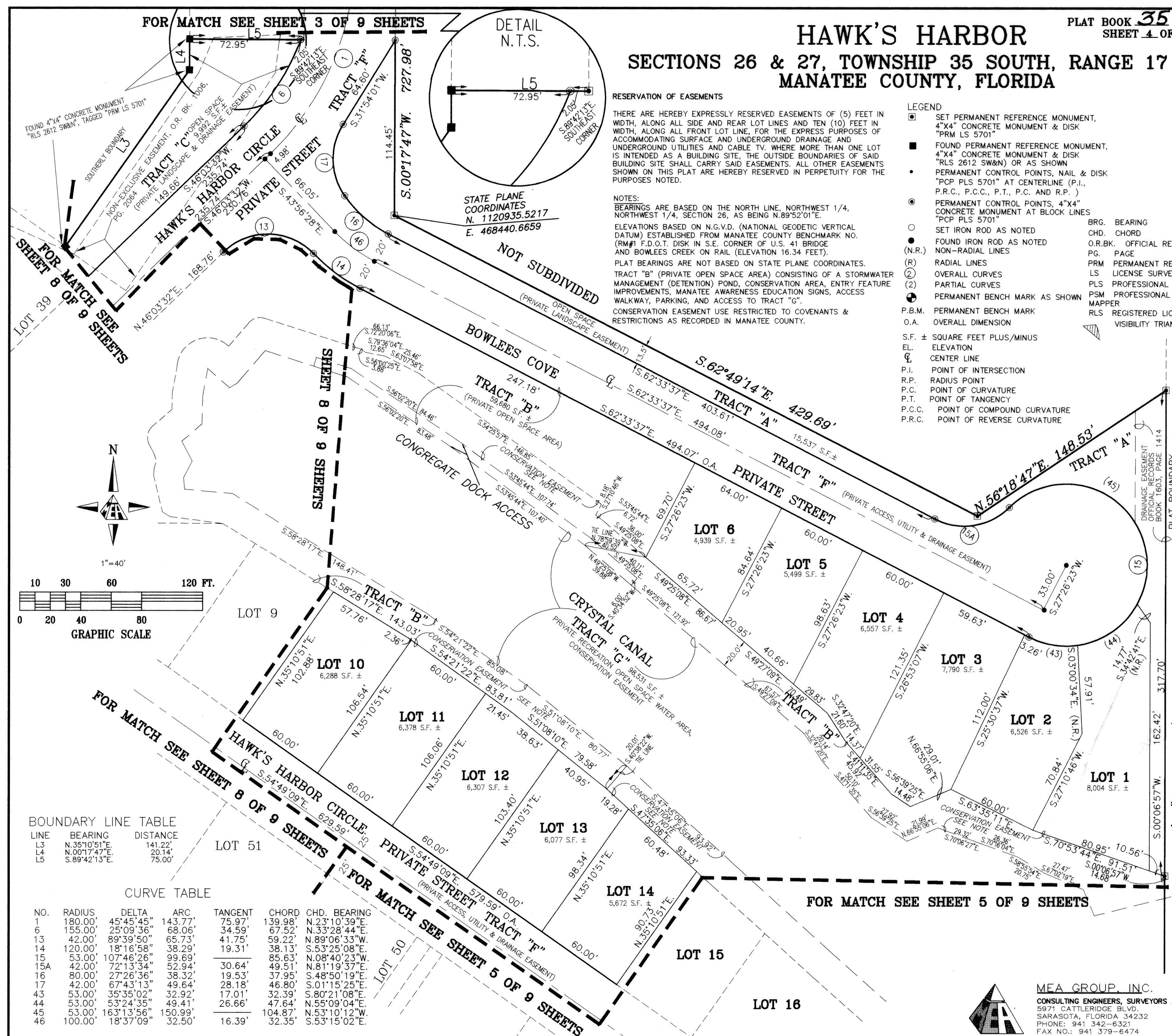
RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS OF (5) FEET IN WIDTH, ALONG ALL SIDE AND REAR LOT LINES AND TEN (10) FEET IN WIDTH, ALONG ALL FRONT LOT LINE, FOR THE EXPRESS PURPOSES OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES AND CABLE TV. WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSES NOTED.

NOTES:
BEARINGS ARE BASED ON THE NORTH LINE, NORTHWEST 1/4, NORTHWEST 1/4, SECTION 26, AS BEING N.89°52'01"E.
ELEVATIONS BASED ON N.G.V.D. (NATIONAL GEODETIC VERTICAL DATUM) ESTABLISHED FROM MANATEE COUNTY BENCHMARK NO. (RM#1 F.D.O.T. DISK IN S.E. CORNER OF U.S. 41 BRIDGE AND BOWLEES CREEK ON RAIL (ELEVATION 16.34 FEET)).
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CONSERVATION EASEMENT USE RESTRICTED TO COVENANTS & RESTRICTIONS AS RECORDED IN MANATEE COUNTY.

LEGEND

- SET PERMANENT REFERENCE MONUMENT, 4"x4" CONCRETE MONUMENT & DISK "PRM LS 5701"
- FOUND PERMANENT REFERENCE MONUMENT, 4"x4" CONCRETE MONUMENT & DISK "RLS 2612 SW&N" OR AS SHOWN
- PERMANENT CONTROL POINTS, NAIL & DISK "PCP PLS 5701" AT CENTERLINE (P.I., P.R.C., P.C.C., P.T., P.C. AND R.P.)
- PERMANENT CONTROL POINTS, 4"x4" CONCRETE MONUMENT AT BLOCK LINES "PCP PLS 5701"
- SET IRON ROD AS NOTED
- FOUND IRON ROD AS NOTED
- (N.R.) NON-RADIAL LINES
- (R) RADIAL LINES
- ② OVERALL CURVES
- (2) PARTIAL CURVES
- PERMANENT BENCH MARK AS SHOWN
- P.B.M. PERMANENT BENCH MARK
- O.A. OVERALL DIMENSION
- S.F. ± SQUARE FEET PLUS/MINUS
- EL. ELEVATION
- CL CENTER LINE
- P.I. POINT OF INTERSECTION
- R.P. RADIUS POINT
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.C.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- BRG. BEARING
- CHD. CHORD
- O.R.BK. OFFICIAL RECORDS BOOK
- PG. PAGE
- PRM PERMANENT REFERENCE MONUMENT
- LS LICENSE SURVEYORS
- PLS PROFESSIONAL LICENSE SURVEYORS
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- RLS REGISTERED LICENSE SURVEYORS
- VISIBILITY TRIANGLE EASEMENT



BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L3	N.35°10'51"E	141.22'
L4	N.00°17'47"E	20.14'
L5	S.89°42'13"E	75.00'

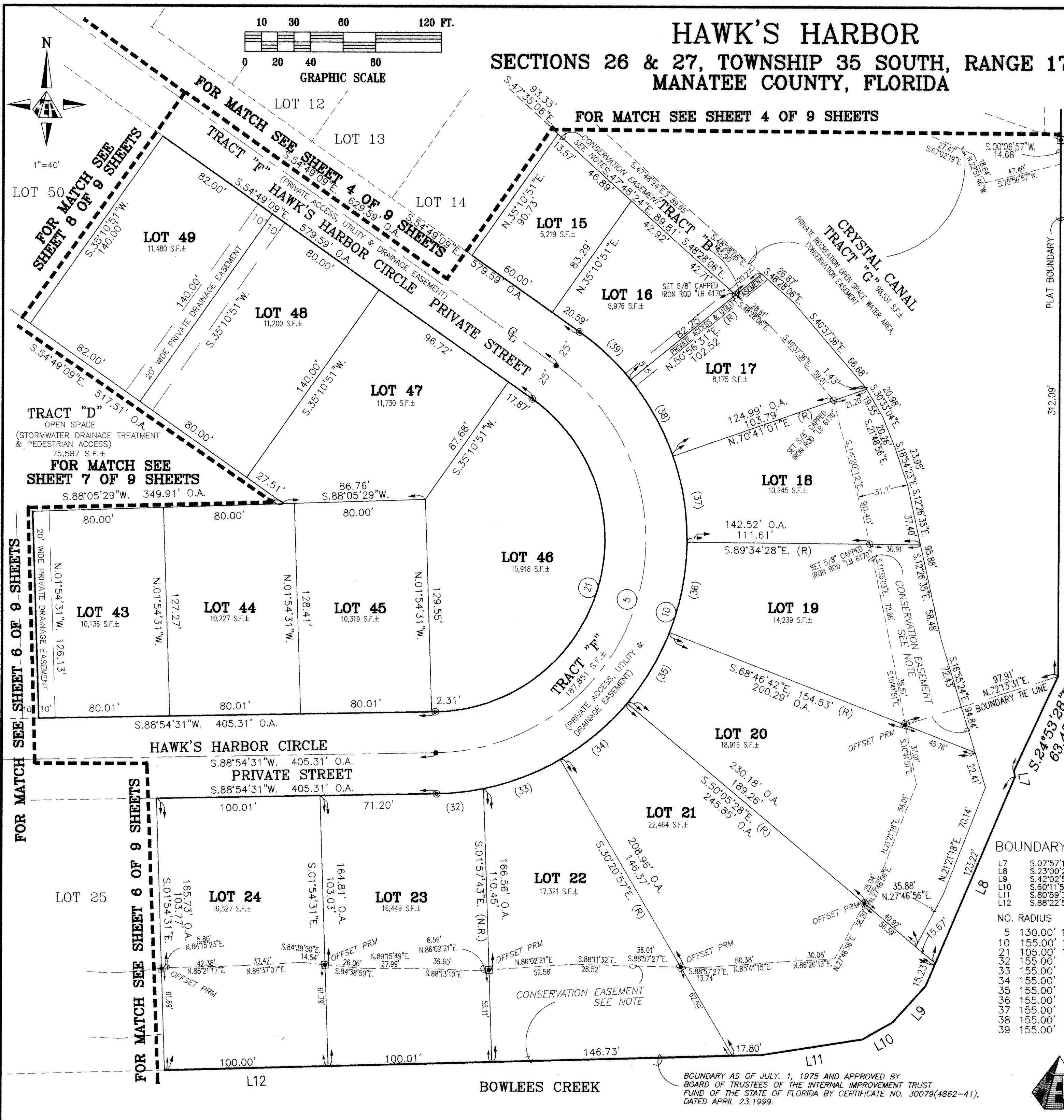
CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHD. BEARING
1	180.00'	45°45'45"	143.77'	75.97'	139.98'	N.23°10'39"E
6	155.00'	25°09'36"	68.06'	34.59'	67.52'	N.33°28'44"E
13	42.00'	89°39'50"	65.73'	41.75'	59.22'	N.89°06'33"W
14	120.00'	18°16'58"	38.29'	19.31'	38.13'	S.53°25'08"E
15	53.00'	107°46'26"	99.69'	30.64'	85.63'	N.08°40'23"W
15A	42.00'	72°13'34"	52.94'	19.53'	49.51'	N.81°19'37"E
16	80.00'	27°26'36"	38.32'	19.53'	37.95'	S.48°50'19"E
17	42.00'	67°43'13"	49.64'	28.18'	46.80'	S.01°15'25"E
43	53.00'	35°35'02"	32.92'	17.01'	32.39'	S.80°21'08"E
44	53.00'	53°24'35"	49.41'	26.66'	47.64'	S.55°09'04"E
45	53.00'	163°13'56"	150.99'	104.87'	104.87'	N.53°10'12"W
46	100.00'	18°37'09"	32.50'	16.39'	32.35'	S.53°15'02"E

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HAWK'S HARBOR
SECTIONS 26 & 27, TOWNSHIP 35 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

PLAT BOOK 35 PAGE 74
SHEET 5 OF 9 SHEETS



RESERVATION OF EASEMENTS
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- LEGEND
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 - FOUND PERMANENT REFERENCE MONUMENT, 4"x4" CONCRETE MONUMENT & DISK "RLS 2612 SW&N" OR AS SHOWN
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 - RADIAL LINES
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BOUNDARY LINE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHD. BEARING
5	130.00'	143°43'40"	326.11'	396.89'	247.08'	N.17°02'41\"E.
10	155.00'	143°43'40"	388.82'	473.21'	294.60'	N.17°02'41\"E.
21	105.00'	143°43'40"	263.40'	320.56'	199.57'	N.17°02'41\"E.
32	155.00'	10°38'30"	28.79'	14.44'	28.75'	N.83°35'16\"E.
33	155.00'	18°36'58"	50.36'	25.40'	50.14'	N.68°57'33\"E.
34	155.00'	19°44'31"	53.41'	26.97'	53.14'	N.49°46'49\"E.
35	155.00'	18°41'14"	50.55'	25.50'	50.33'	N.30°33'56\"E.
36	155.00'	20°47'46"	56.26'	28.44'	55.95'	N.10°49'26\"E.
37	155.00'	19°44'31"	53.41'	26.97'	53.14'	N.09°27'43\"W.
38	155.00'	19°44'30"	53.41'	26.97'	53.14'	N.29°11'13\"W.
39	155.00'	15°45'40"	42.64'	21.45'	42.50'	N.46°56'19\"W.

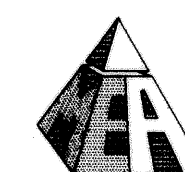
CURVE TABLE

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5	130.00'	143°43'40"	326.11'	396.89'	247.08'	N.17°02'41\"E.
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33	155.00'	18°36'58"	50.36'	25.40'	50.14'	N.68°57'33\"E.
34	155.00'	19°44'31"	53.41'	26.97'	53.14'	N.49°46'49\"E.
35	155.00'	18°41'14"	50.55'	25.50'	50.33'	N.30°33'56\"E.
36	155.00'	20°47'46"	56.26'	28.44'	55.95'	N.10°49'26\"E.
37	155.00'	19°44'31"	53.41'	26.97'	53.14'	N.09°27'43\"W.
38	155.00'	19°44'30"	53.41'	26.97'	53.14'	N.29°11'13\"W.
39	155.00'	15°45'40"	42.64'	21.45'	42.50'	N.46°56'19\"W.

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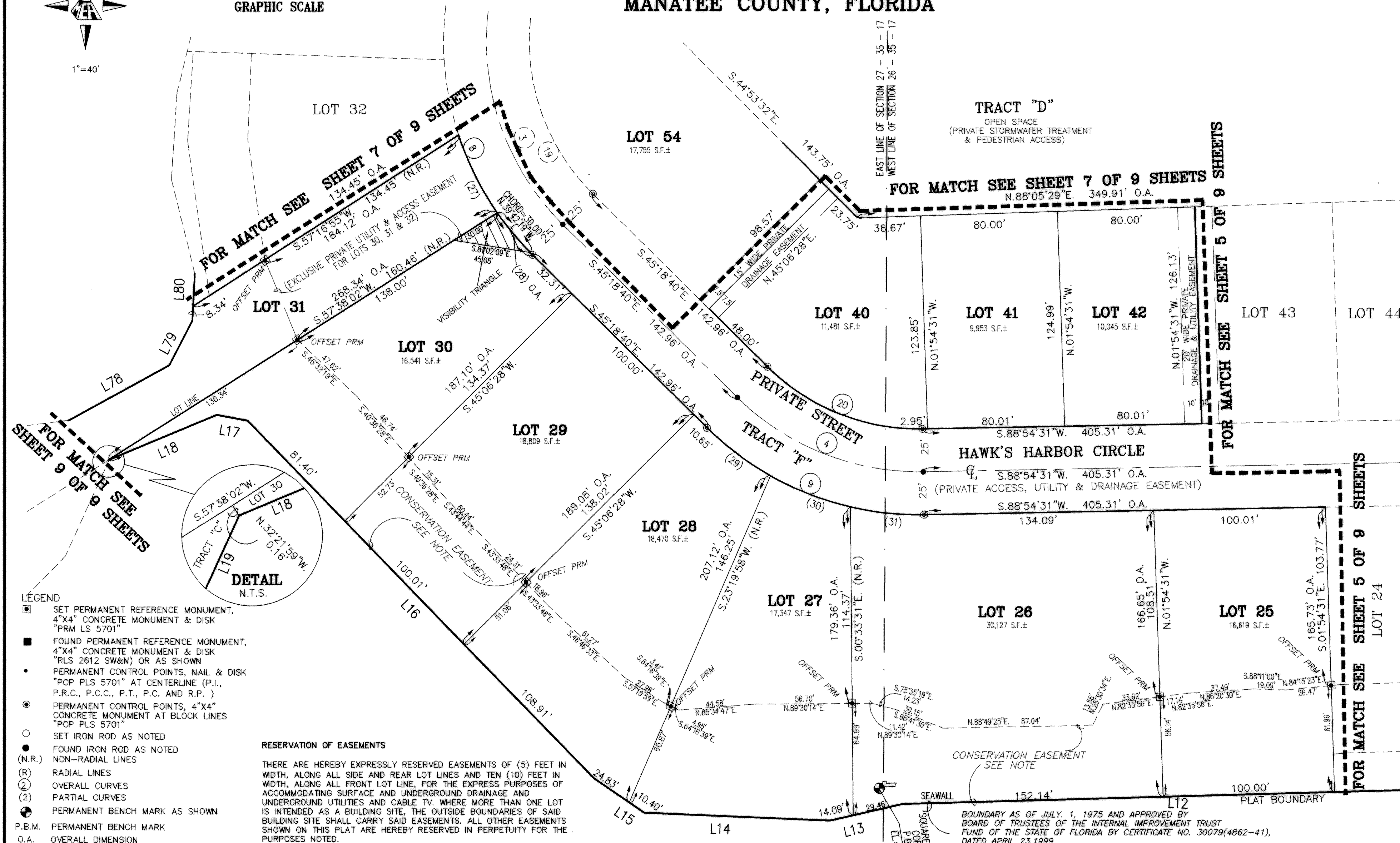
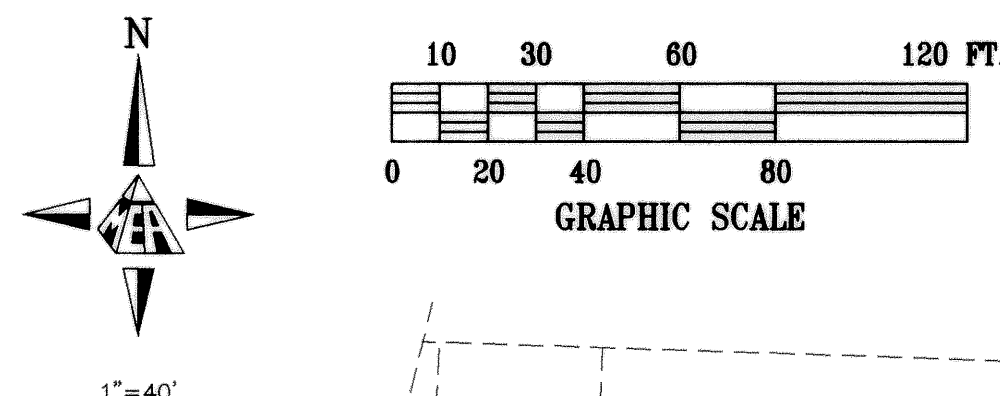
CONSULTING ENGINEERS, SURVEYORS AND PLANNERS
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BOUNDARY AS OF JULY 1, 1975 AND APPROVED BY BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA BY CERTIFICATE NO. 30079(4862-41), DATED APRIL 23, 1999.



HAWK'S HARBOR

SECTIONS 26 & 27, TOWNSHIP 35 SOUTH, RANGE 17 EAST MANATEE COUNTY, FLORIDA



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VISIBILITY TRIANGLE

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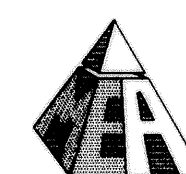
CONSERVATION EASEMENT USE RESTRICTED TO COVENANTS & RESTRICTIONS AS RECORDED IN MANATEE COUNTY.

BOWLEES CREEK

CURVE TABLE						
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHD. BEARING
3	150.00'	80°29'31"	210.73'	126.97'	193.82'	S.05°03'55"E.
4	150.00'	45°46'49"	119.85'	63.33'	116.69'	S.68°12'05"E.
8	175.00'	80°29'31"	245.85'	148.13'	226.12'	S.05°03'55"E.
9	175.00'	45°46'49"	139.83'	73.89'	136.14'	S.68°12'05"E.
19	125.00'	80°29'31"	175.61'	105.81'	161.52'	S.05°03'55"E.
20	125.00'	45°46'49"	99.88'	52.78'	97.24'	S.68°12'05"E.
27	175.00'	16°36'45"	50.74'	25.55'	50.56'	S.26°28'55"E.
28	175.00'	10°31'23"	32.14'	16.12'	32.10'	S.40°02'59"E.
29	175.00'	15°11'22"	46.39'	23.33'	46.26'	S.52°54'22"E.
30	175.00'	16°25'10"	50.15'	25.25'	49.98'	S.68°42'38"E.
31	175.00'	14°10'16"	43.28'	21.75'	43.17'	S.84°00'21"E.

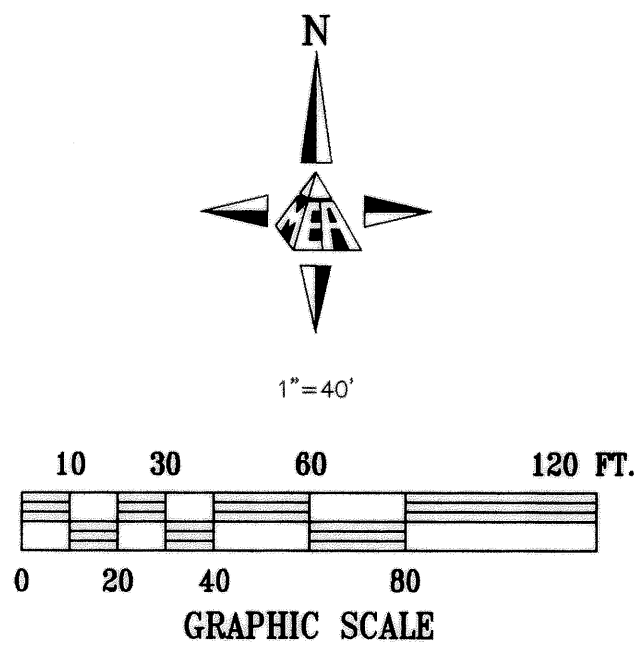
BOUNDARY LINE TABLE

L12	S.88°22'53"W.	616.68'
L13	S.77°10'30"W.	43.55'
L14	N.87°34'27"W.	108.12'
L15	N.55°37'57"W.	35.23'
L16	N.44°10'41"W.	290.32'
L17	N.79°13'16"W.	18.34'
L18	S.67°20'58"W.	68.15'
L19	S.24°29'10"W.	62.20'
L78	N.61°18'04"E.	67.12'
L79	N.27°12'54"E.	29.30'
L80	N.02°57'18"E.	27.04'



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PLS PROFESSIONAL LICENSE SURVEYORS
PSM PROFESSIONAL SURVEYOR AND MAPPER
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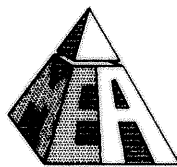
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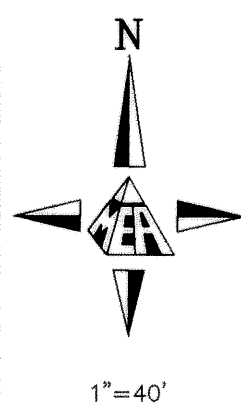
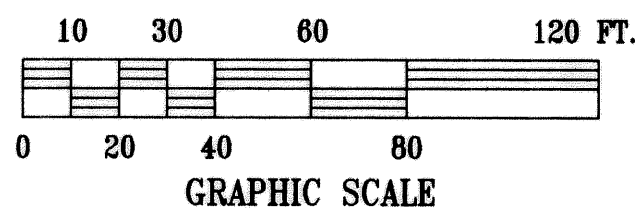
NO.	RADIUS	DELTA	CURVE TABLE		CHD.	BEARING
			ARC	TANGENT		
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8	175.00'	80°29'31"	245.85'	148.13'	226.12'	S.05°03'55"E.
19	125.00'	80°29'31"	175.61'	105.81'	161.52'	S.05°03'55"E.
24	175.00'	17°10'03"	52.44'	26.42'	52.24'	S.26°35'50"W.
25	175.00'	21°34'59"	65.92'	33.36'	65.53'	S.07°13'19"W.
26	175.00'	14°36'22"	44.61'	22.43'	44.49'	S.10°52'21"E.
40	125.00'	09°45'25"	21.29'	10.67'	21.26'	S.30°18'08"W.
41	125.00'	70°44'06"	154.32'	88.73'	144.71'	S.09°56'37"E.
47	125.00'	14°24'52"	31.45'	15.81'	31.36'	N.18°13'00"E.

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L79	N.27°12'54"E.	29.30'
L80	N.02°57'18"E.	27.04'
L81	N.14°00'56"W.	56.63'
L82	N.03°44'24"E.	50.62'
L83	N.13°48'41"E.	32.98'
L84	N.25°07'17"E.	189.21'
L85	N.35°33'51"E.	132.52'
L86	N.30°48'32"E.	140.63'



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PHONE: 941 342-6321
FAX NO.: 941 379-6474



POINT OF BEGINNING

SOUTHERLY BOUNDARY SARABAY COVES

STATE PLANE COORDINATES
N. 1120990.1392
E. 468123.2948

HAWK'S HARBOR

SECTIONS 26 & 27, TOWNSHIP 35 SOUTH, RANGE 17 EAST

MANATEE COUNTY, FLORIDA

PLAT BOOK **35** PAGE **77**
SHEET **8** OF **9** SHEETS

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS OF (5) FEET IN WIDTH, ALONG ALL SIDE AND REAR LOT LINES AND TEN (10) FEET IN WIDTH, ALONG ALL FRONT LOT LINE, FOR THE EXPRESS PURPOSES OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES AND CABLE TV. WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSES NOTED.

VISIBILITY TRIANGLE

VISIBILITY TRIANGLE EASEMENT SHALL BE KEPT CLEAR OF ANY STRUCTURE, FENCE OBSTRUCTION PLANTING, OR PARKING PER MANATEE COUNTY CODE.

NOTES:

BEARINGS ARE BASED ON THE NORTH LINE, NORTHWEST 1/4, NORTHWEST 1/4, SECTION 26, AS BEING N.89°52'01"E.

ELEVATIONS BASED ON N.G.V.D. (NATIONAL GEODETIC VERTICAL DATUM) ESTABLISHED FROM MANATEE COUNTY BENCHMARK NO. (RM#1 F.D.O.T. DISK IN S.E. CORNER OF U.S. 41 BRIDGE AND BOWLEES CREEK ON RAIL (ELEVATION 16.34 FEET).

PLAT BEARINGS ARE NOT BASED ON STATE PLANE COORDINATES.

TRACT "B" (PRIVATE OPEN SPACE AREA) CONSISTING OF A STORMWATER MANAGEMENT (DETENTION) POND, CONSERVATION AREA, ENTRY FEATURE IMPROVEMENTS, MANATEE AWARENESS EDUCATION SIGNS, ACCESS WALKWAY, PARKING, AND ACCESS TO TRACT "G".

CONSERVATION EASEMENT USE RESTRICTED TO COVENANTS & RESTRICTIONS AS RECORDED IN MANATEE COUNTY.

CURVE TABLE						
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHD. BEARING
2	300.00'	10°52'41"	56.96'	28.56'	56.87'	S.40°37'11"W.
7	325.00'	10°52'41"	61.70'	30.94'	61.61'	S.40°37'11"W.
11	25.00'	90°05'39"	39.11'	25.04'	35.38'	S.09°46'20"E.
12	275.00'	10°52'41"	52.21'	26.18'	52.13'	S.40°37'11"W.
13	42.00'	89°39'50"	65.73'	41.75'	59.22'	N.89°06'33"W.
14	120.00'	18°16'58"	38.29'	19.31'	38.13'	S.53°25'08"E.
18	25.00'	90°00'00"	39.27'	25.00'	35.36'	N.80°10'51"E.
22	325.00'	01°13'11"	6.92'	3.46'	6.92'	S.45°26'56"W.
23	325.00'	09°39'30"	54.79'	27.46'	54.72'	S.40°00'36"W.
46	100.00'	18°37'09"	32.50'	16.39'	32.35'	S.53°15'02"E.
48	275.00'	01°02'00"	4.96'	2.48'	4.96'	N.35°41'51"E.
A	10.00'	66°54'41"	11.68'	6.61'	11.03'	S.74°12'34"W.
B	20.01'	128°17'52"	44.82'	41.31'	60.02'	S.69°22'49"W.
C	10.00'	76°31'08"	13.36'	7.89'	12.38'	S.10°45'58"W.
D	10.00'	54°55'32"	9.59'	5.20'	9.22'	N.00°01'50"W.

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S.54°49'09"E.	9.84'
L2	S.54°49'09"E.	115.00'
L86	N.30°48'32"E.	140.63'
L87	N.39°40'23"E.	39.76'
L88	N.35°00'02"E.	181.17'
L89	N.40°14'15"E.	22.34'
L90	N.88°45'45"E.	9.51'
L91	N.22°17'45"E.	17.64'

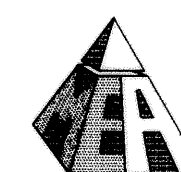
WETLAND BUFFER LINE TABLE

LINE	BEARING	DISTANCE
W1	S.40°45'13"W.	20.08'
W2	S.10°38'03"W.	17.65'
W3	S.01°30'04"W.	11.47'
W4	S.49°01'32"W.	16.48'
W5	S.27°29'36"E.	6.85'
W6	S.03°36'09"W.	5.06'
W7	S.13°49'26"E.	24.27'
W8	S.58°12'45"E.	5.92'
W9	S.82°36'21"E.	34.91'
W10	N.05°03'21"W.	7.61'
W11	N.27°25'36"E.	12.22'
W12	N.27°29'32"E.	17.46'
W13	N.49°01'32"E.	17.40'
W14	N.01°30'04"E.	18.72'
W15	N.10°24'52"E.	17.90'
W16	S.48°37'40"E.	19.18'
W17	N.58°54'02"E.	5.75'
W18	N.40°45'13"E.	28.21'

LEGEND

- SET PERMANENT REFERENCE MONUMENT, 4"x4" CONCRETE MONUMENT & DISK "PRM LS 5701"
- FOUND PERMANENT REFERENCE MONUMENT, 4"x4" CONCRETE MONUMENT & DISK "RLS 2612 SW&N) OR AS SHOWN"
- PERMANENT CONTROL POINTS, NAIL & DISK "PCP PLS 5701" AT CENTERLINE (P.I., P.R.C., P.C.C., P.T., P.C. AND R.P.)
- PERMANENT CONTROL POINTS, 4"x4" CONCRETE MONUMENT AT BLOCK LINES "PCP PLS 5701"
- SET IRON ROD AS NOTED
- FOUND IRON ROD AS NOTED
- (N.R.) NON-RADIAL LINES
- (R) RADIAL LINES
- (2) OVERALL CURVES
- (2) PARTIAL CURVES
- ⊕ PERMANENT BENCH MARK AS SHOWN
- P.B.M. PERMANENT BENCH MARK
- O.A. OVERALL DIMENSION
- S.F. ± SQUARE FEET PLUS/MINUS
- EL. ELEVATION
- CL CENTER LINE
- P.I. POINT OF INTERSECTION
- R.P. RADIUS POINT
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.C.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- BRG. BEARING
- CHD. CHORD
- O.R.BK. OFFICIAL RECORDS BOOK

- PG. PAGE
- PRM PERMANENT REFERENCE MONUMENT
- LS LICENSE SURVEYORS
- PLS PROFESSIONAL LICENSE SURVEYORS
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- RLS REGISTERED LICENSE SURVEYORS
- VISIBILITY TRIANGLE EASEMENT



MEAGROUP, INC.
CONSULTING ENGINEERS, SURVEYORS AND PLANNERS
5971 CATTLEBRIDGE BLVD.
SARASOTA, FLORIDA 34232
PHONE: 941 342-6321
FAX NO.: 941 379-6474

HAWK'S HARBOR SECTIONS 26 & 27, TOWNSHIP 35 SOUTH, RANGE 17 EAST MANATEE COUNTY, FLORIDA

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS OF (5) FEET IN WIDTH, ALONG ALL SIDE AND REAR LOT LINES AND TEN (10) FEET IN WIDTH, ALONG ALL FRONT LOT LINE, FOR THE EXPRESS PURPOSES OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES AND CABLE TV. WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSES NOTED.

NOTES:

BEARINGS ARE BASED ON THE NORTH LINE, NORTHWEST 1/4, NORTHWEST 1/4, SECTION 26, AS BEING N.89°52'01"E.
ELEVATIONS BASED ON N.G.V.D. (NATIONAL GEODETIC VERTICAL DATUM) ESTABLISHED FROM MANATEE COUNTY BENCHMARK NO. (RM#) F.D.O.T. DISK IN S.E. CORNER OF U.S. 41 BRIDGE AND BOWLEES CREEK ON RAIL (ELEVATION 16.34 FEET).
PLAT BEARINGS ARE NOT BASED ON STATE PLANE COORDINATES.
CONSERVATION EASEMENT USE RESTRICTED TO COVENANTS & RESTRICTIONS AS RECORDED IN MANATEE COUNTY.

CURVE TABLE

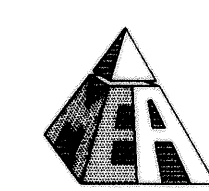
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHD. BEARING
47	100.00'	47°28'25"	82.86'	43.97'	80.51'	S.40°20'05"W.
48	53.00'	81°58'24"	75.83'	46.05'	69.52'	S.16°38'50"W.

BOUNDARY LINE TABLE

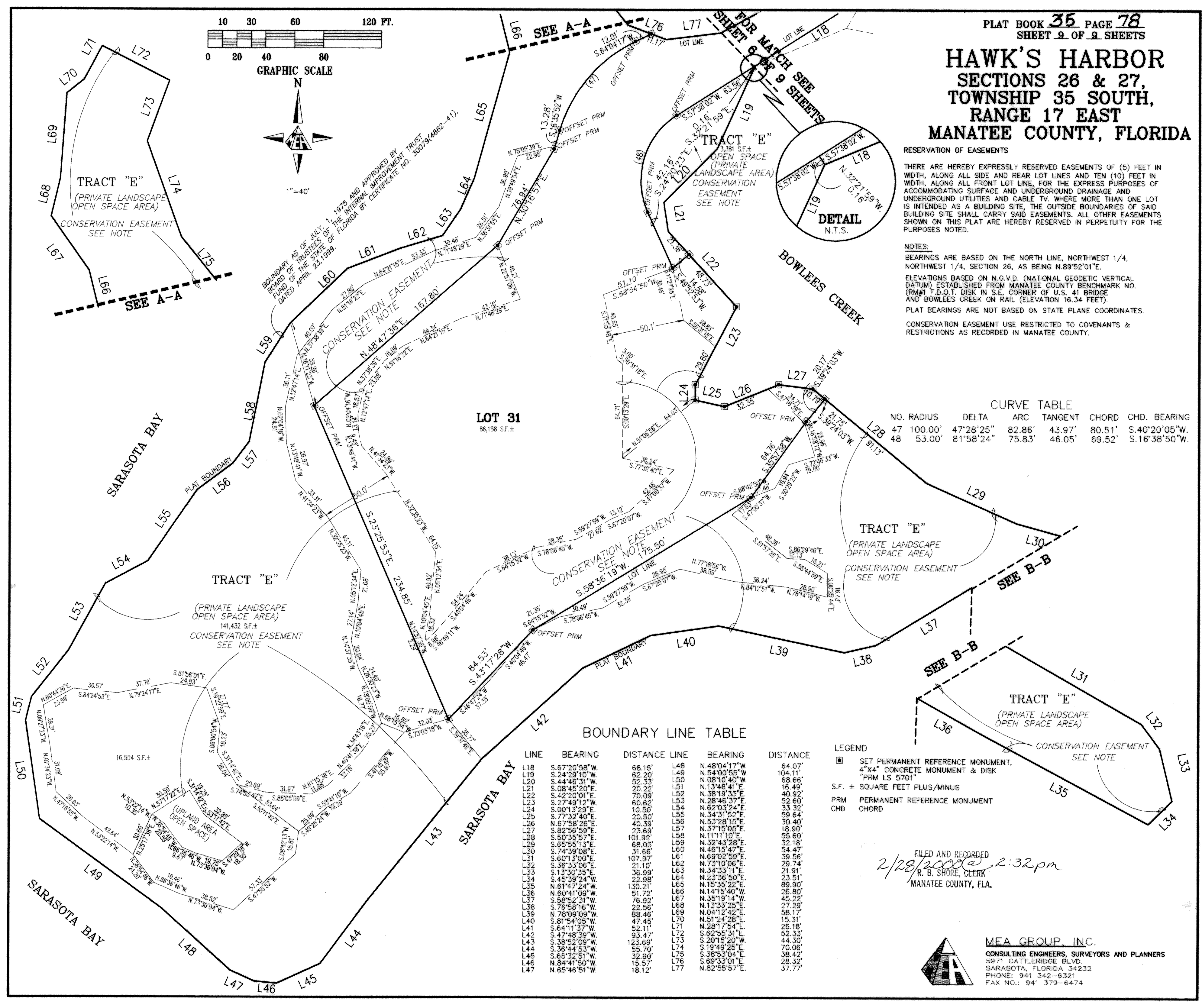
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L18	S.67°20'58"W.	68.15'	L48	N.48°04'17"W.	64.07'
L19	S.24°29'10"W.	62.20'	L49	N.54°00'55"W.	104.11'
L20	S.44°46'31"W.	52.33'	L50	N.08°10'40"W.	68.66'
L21	S.08°45'20"E.	20.22'	L51	N.13°48'41"E.	16.49'
L22	S.42°20'01"E.	70.09'	L52	N.38°19'33"E.	40.92'
L23	S.27°49'12"W.	60.62'	L53	N.28°46'37"E.	52.60'
L24	S.00°13'29"E.	10.50'	L54	N.62°03'24"E.	33.32'
L25	S.77°32'40"E.	20.50'	L55	N.34°31'52"E.	59.64'
L26	N.67°58'26"E.	40.39'	L56	N.53°28'15"E.	30.40'
L27	S.82°56'59"E.	23.69'	L57	N.37°15'05"E.	18.90'
L28	S.50°35'57"E.	101.92'	L58	N.11°11'10"E.	55.60'
L29	S.65°55'13"E.	68.03'	L59	N.32°43'28"E.	32.18'
L30	S.74°39'08"E.	31.66'	L60	N.46°15'47"E.	54.47'
L31	S.60°13'00"E.	107.97'	L61	N.69°02'59"E.	39.56'
L32	S.36°33'06"E.	21.10'	L62	N.73°10'06"E.	29.74'
L33	S.13°50'35"E.	36.99'	L63	N.34°33'11"E.	21.91'
L34	S.45°39'24"W.	22.98'	L64	N.23°36'50"E.	23.51'
L35	N.61°47'24"W.	130.21'	L65	N.15°35'22"E.	89.90'
L36	N.60°41'09"W.	51.72'	L66	N.14°15'40"W.	26.80'
L37	S.58°52'31"W.	76.92'	L67	N.35°19'14"W.	45.22'
L38	S.76°58'16"W.	22.56'	L68	N.13°33'25"E.	27.29'
L39	N.78°09'09"W.	88.46'	L69	N.04°12'42"E.	58.17'
L40	S.81°54'05"W.	47.45'	L70	N.51°24'28"E.	15.31'
L41	S.64°11'37"W.	52.11'	L71	N.28°17'54"E.	26.18'
L42	S.47°48'39"W.	93.47'	L72	S.62°55'31"E.	52.33'
L43	S.38°52'09"W.	123.69'	L73	S.20°15'20"W.	44.30'
L44	S.36°44'53"W.	55.70'	L74	S.19°49'25"E.	70.06'
L45	S.65°32'51"W.	32.90'	L75	S.38°53'04"E.	38.42'
L46	N.84°41'50"W.	15.57'	L76	S.69°33'01"E.	28.32'
L47	N.65°46'51"W.	18.12'	L77	N.82°55'57"E.	37.77'

- LEGEND
- SET PERMANENT REFERENCE MONUMENT, 4"x4" CONCRETE MONUMENT & DISK "PRM LS 5701"
 - S.F. ± SQUARE FEET PLUS/MINUS
 - PRM PERMANENT REFERENCE MONUMENT
 - CHD CHORD

FILED AND RECORDED
2/28/2000 @ 2:32pm
R. B. SHORE, CLERK
MANATEE COUNTY, FLA.



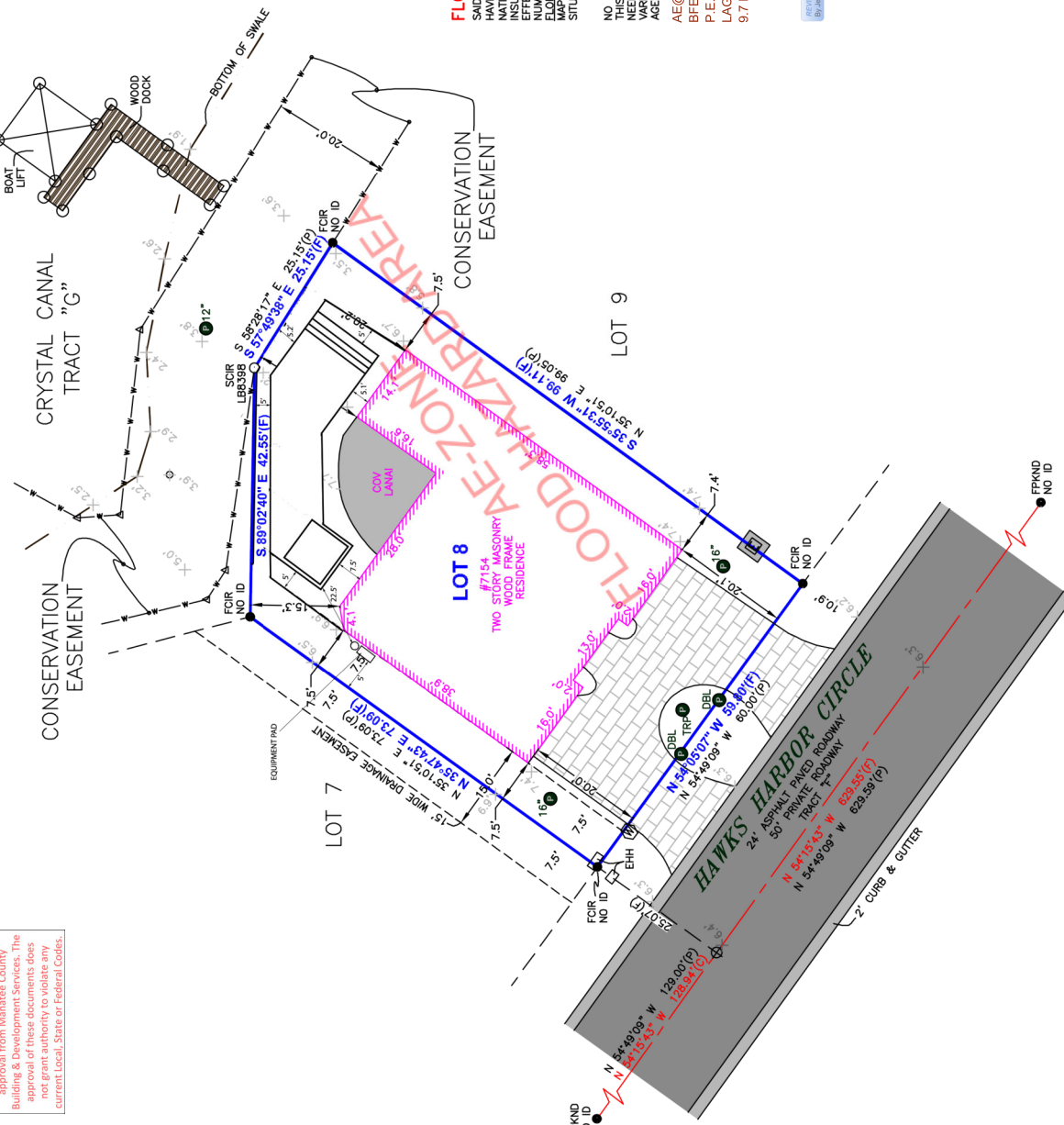
MEA GROUP, INC.
CONSULTING ENGINEERS, SURVEYORS AND PLANNERS
5971 CATTLEBRIDGE BLVD.
SARASOTA, FLORIDA 34232
PHONE: 941 342-6321
FAX NO.: 941 379-6474



MANATEE COUNTY
BUILDING & DEVELOPMENT SERVICES
BLD2104-18
REVIEWED FOR CODE COMPLIANCE
This set of plans must be kept on the
job site at all times. It is unlawful to
make changes without the approval of
Building & Development Services. The
approval of these documents does
not grant authority to violate any
current Local, State or Federal Codes.

PLAT OF SURVEY LOCATED IN HAWKS HARBOR MANATEE COUNTY, FLORIDA

ZONING REVIEWED



SURVEYORS NOTES

- 1.) NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 2.) THE BEARING STRUCTURE FOR THIS SURVEY IS BASED ON A NAD 1983 FLORIDA STATE PLANE WEST ZONE, BEARING OF N 54°15'43" W FOR THE CENTERLINE OF THE ROAD.
- 3.) THE HORIZONTAL DATUM UTILIZED FOR THIS PROJECT IS NAD 1983 FLORIDA WEST ZONE, 2011 ADJUSTMENT, U.S. SURVEY FEET. SAID DATUM WAS ESTABLISHED BY UTILIZING THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN).
- 4.) ALL UTILITIES DEPICTED HEREON ARE FROM VISIBLE EVIDENCE ONLY. SURVEYOR DID NOT CONTACT SUBSURFACE UTILITY LOCATOR SERVICE.
- 5.) NO UNDERGROUND FOUNDATIONS OR FOOTERS WERE EXCAVATED OR LOCATED FOR THIS SURVEY.
- 6.) THIS SURVEY HAS BEEN PERFORMED WITHOUT BENEFIT OF TITLE POLICY OR ABSTRACT. THEREFORE SURVEYOR CAN MAKE NO GUARANTEES TO OWNERSHIP OR ENCUMBRANCES. THERE MAY BE ADDITIONAL EASEMENTS AND RESTRICTIONS THAT CAN BE FOUND WITHIN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY.
- 7.) VERTICAL DATUM UTILIZED WAS NGS BENCHMARK "AG7692" WITH AN ELEVATION OF 3.83' (NAVD1988).

LEGAL DESCRIPTION

LOT 8, HAWKS HARBOR, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGE 77, OF THE OFFICIAL RECORDS OF MANATEE COUNTY, FLORIDA

LEGEND

- CALC - CALCULATED POINT
- (F) - AS MEASURED IN THE FIELD
- (P) - AS PER PLAT
- (C) - AS CALCULATED
- FCR - FOUND CAPPED IRON REBAR
- FRP - FOUND REINFORCED PIPE
- FOIP - FOUND CAPPED IRON PIPE
- CONC - CONCRETE
- O.R. - OFFICIAL RECORDS
- PC - PLASTER
- EL - ELECTRIC HAND HOLE
- COV - COVERED
- DBL - DOUBLE CLUSTER TREE
- TRP - TRIPLE CLUSTER TREE
- - FOUND CORNER AS NOTED
- - SET CAPPED IRON REBAR LB8304
- ⊕ - CALCULATED POSITION
- ⊞ - TRANSFORMER BOX
- ⊞ - WATER METER
- ⊞ - PALM TREE
- ⊞ - ELECTRIC HAND HOLE
- ⊞ - LIGHT POLE
- ⊞ - AIR CONDITIONING
- ⊞ - BOTTOM OF SWALE
- ⊞ - WETLAND LINE PER PLAT
- ⊞ - CENTERLINE OF ROAD
- ⊞ - ASPHALT
- ⊞ - CONCRETE
- ⊞ - WOOD DOCK
- ⊞ - BRICK PAVERS

FLOOD ZONE

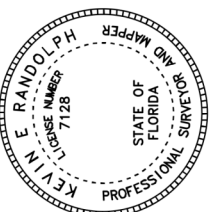
SAD DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "AE" BY THE FLOOD INSURANCE RATE MAP NO. 120810312E WITH AN EFFECTIVE DATE OF MARCH 17, 2013. FOR COMMUNITY NUMBER 120153, IN MANATEE COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE AREA. THE PROPERTY IS SITUATED. BASE FLOOD ELEVATION VARIES.

NO FIELD SURVEYING WAS PERFORMED TO DETERMINE EXISTING WATER MARKS. ANY WATER MARKS NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

AE@13.0312E
BFE@13
P.E. ON 30" EQUIPMENT PAD.
LAG=3.3 NAVD
9.7 BELOW BFE

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF FLORIDA.



Kevin E. Randolph

THE SEAL APPEARING ON THIS DOCUMENT IS AUTHORIZED BY KEVIN E. RANDOLPH, P.S.M. 7128

01-19-2021 DATE
KEVIN E RANDOLPH PSM 7128

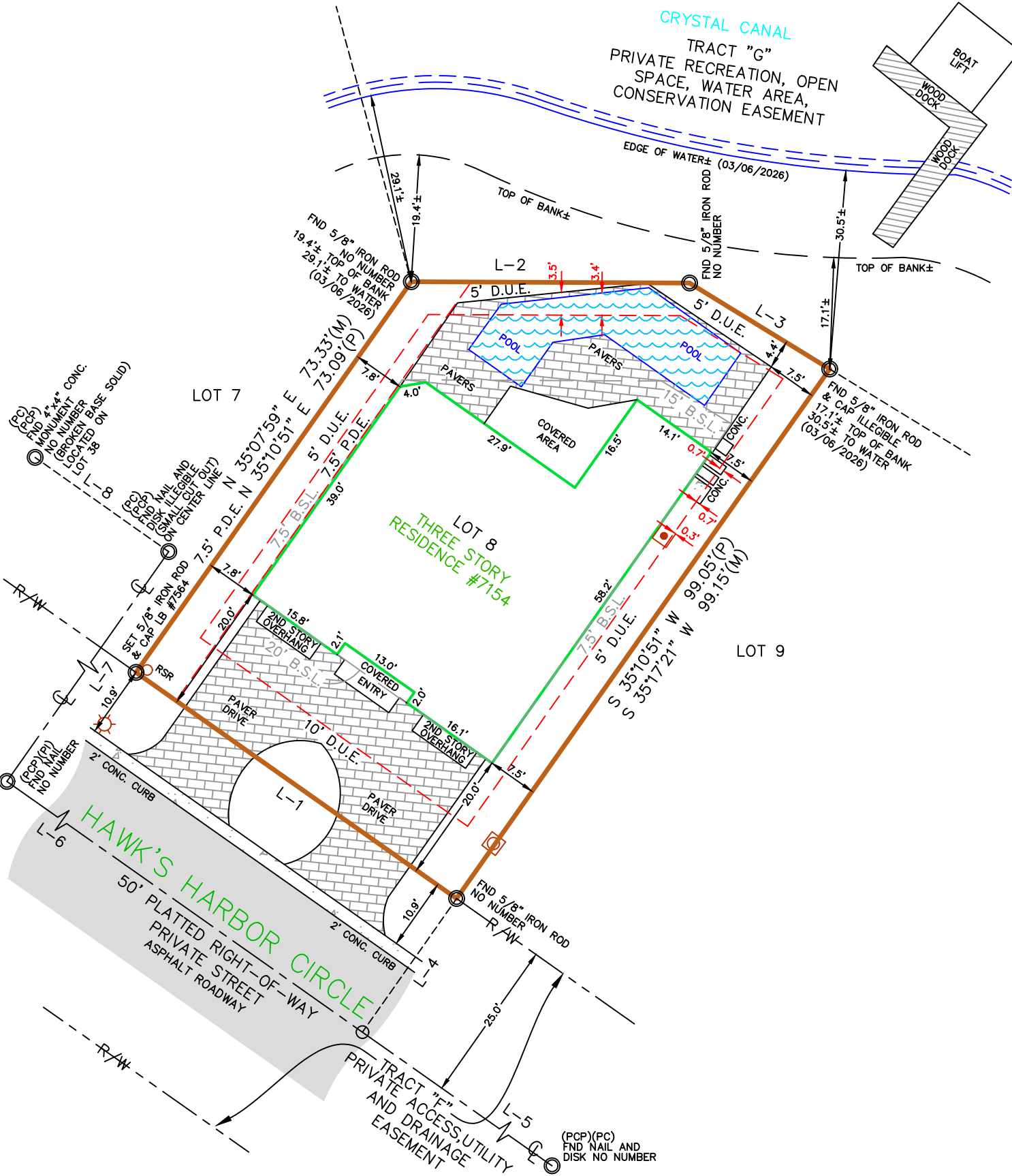
BOUNDARY
SURVEY

SHEET 1 OF 2 (MAP OF SURVEY) - SEE SHEET TWO FOR SURVEY RELATED INFORMATION. SURVEY IS NOT COMPLETE WITHOUT BOTH SHEETS.
SUBJECT SURVEY IS TO BE PRINTED ON A LEGAL SIZE (8.5 X 14) PAPER ONLY.

NOTE:
ALL BEARINGS SHOWN
HEREON ARE ASSUMED

NORTH
SCALE: 1" = 20'

LINE TABLE							
L-1	N 54°49'09" W	60.00'	(P)	N 54°54'16" W	59.98'	(M)	
L-2	S 89°44'05" E	42.55'	(P)	S 89°31'01" E	42.49'	(M)	
L-3	S 58°28'17" E	25.15'	(P)	S 58°42'29" E	25.36'	(M)	
L-4	S 35°10'51" W	25.00'	(P)	S 35°02'36" W	24.97'	(M)	
L-5	S 54°49'09" E	440.59'	(P)	S 54°49'09" E	440.67'	(M)	
L-6	N 54°49'09" W	189.00'	(P)	N 54°49'09" W	189.00'	(M)	
L-7	N 35°10'51" E	50.04'	(P)	N 35°26'36" E	50.12'	(M)	
L-8	N 54°49'09" W	25.00'	(P)	N 54°56'46" W	25.09'	(M)	



PROPERTY ADDRESS: 7154 HAWKS HARBOR CIRCLE, BRADENTON, FLORIDA 34207



POINTS OF INTEREST:
1. DRIVEWAY EXTENDS INTO THE FRONT
EASEMENT. 2. AC AND CONC. PAD
EXTEND INTO THE EASTERLY EASEMENT,
AS SHOWN. 3. PAVER AND POOL EXTEND
INTO THE REAR EASEMENT, AS SHOWN.

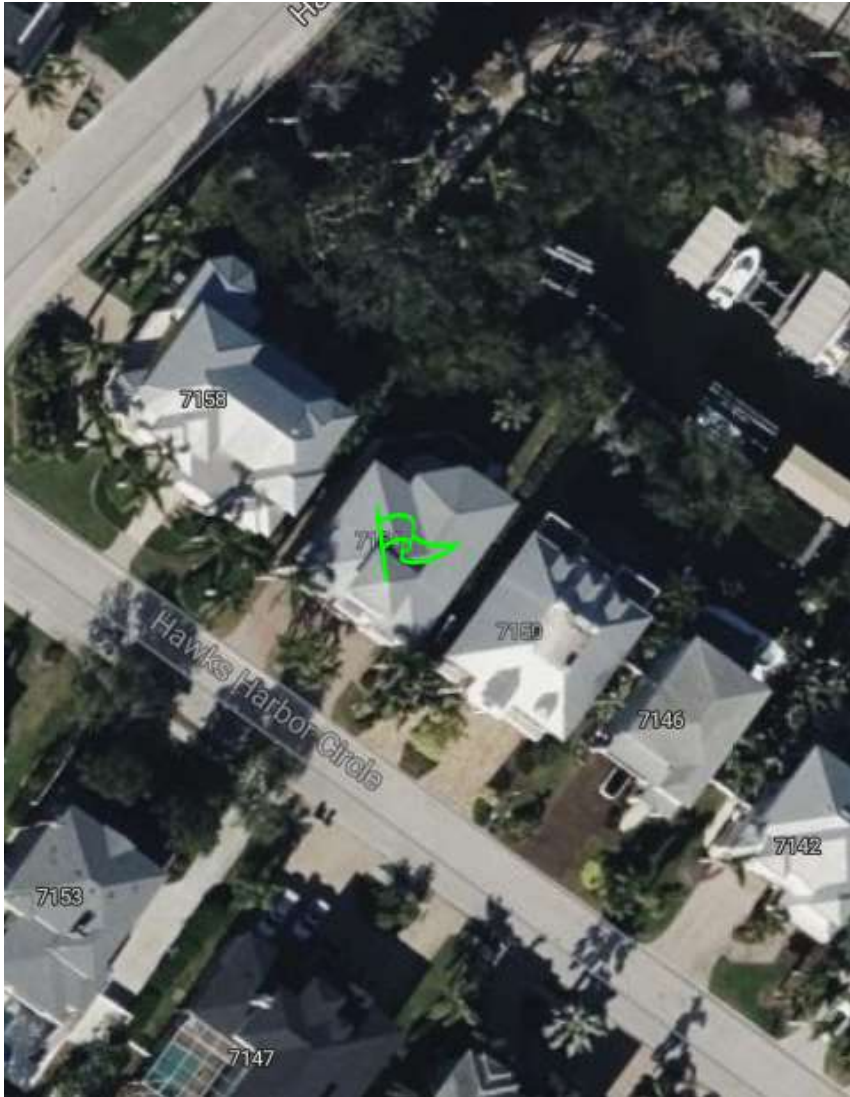
First Choice Surveying...
Your First Choice for Land Surveys

REVISIONS:
(REV.0 3/10/2026)

CLIENT NO: 26-47755-001
JOB NO: 107519
FIELD DATE: 3/10/2026
DRAWN BY: .L.
DRAWN DATE: 03/10/26
CHECKED BY: K.S.
APPROVED BY: K.S.

AERIAL
VIEW

SHEET 2 OF 2 (SURVEY RELATED INFORMATION) - SEE SHEET ONE FOR MAP OF SURVEY. SURVEY IS NOT COMPLETE WITHOUT BOTH SHEETS.
AERIAL PROVIDED IS FOR VIEWING PURPOSES ONLY AND MAY NOT SHOW CURRENT IMPROVEMENTS. AERIAL IS NOT TO SCALE.



PROPERTY ADDRESS: 7154 HAWKS HARBOR CIRCLE, BRADENTON, FLORIDA 34207

LEGAL DESCRIPTION:

LOT 8, HAWK'S HARBOR, ACCORDING TO PLAT THEREOF AS SHOWN RECORDED IN PLAT BOOK 35, PAGE 70, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

LEGEND			
AE = ACCESS EASEMENT	FND = FOUND	PK = PARKER KALON NAIL	 = CATCH BASIN
BFP = BACKFLOW PREVENTER	GV = GATE VALVE	PL = PROPERTY LINE	 = MANHOLE
BSL = BUILDING SETBACK LINE	INST = INSTRUMENT NUMBER	PLS = PROFESSIONAL LAND SURVEYOR	 = SANITARY MANHOLE
(C) = CALCULATED	L = ARC LENGTH	POB = POINT OF BEGINNING	 = POWER POLE
Δ = CENTRAL ANGLE	LB = LICENSED BUSINESS	POC = POINT OF COMMENCEMENT	 = AIR CONDITIONER
CB = CHORD BEARING	LE = LANDSCAPE EASEMENT	PRC = POINT OF REVERSE CURVATURE	 = CLEANOUT
CH = CHORD LENGTH	LME = LAKE MAINTENANCE EASEMENT	PRM = PERMANENT REFERENCE MONUMENT	 = TEMPORARY BENCHMARK
CL = CENTER LINE	LS = LICENSED SURVEYOR	PT = POINT OF TANGENCY	 = WOOD
CME = CANAL MAINTENANCE EASEMENT	LS = LICENSED SURVEYOR	PUE = PUBLIC UTILITY EASEMENT	 = BRICK/PAVER/TILE
CNA = CORNER NOT ACCESSIBLE	ME = MEASURED	PVUE = PRIVATE UTILITY EASEMENT	 = ASPHALT
CONC = CONCRETE	MB = MAP BOOK	RP = RADIAL POINT	 = CONCRETE
COV = COVERED	ME = MAINTENANCE EASEMENT	R = RADIUS	
C/S = CONCRETE SLAB	MH/L = MEAN HIGH WATER LINE	RE = REAL ESTATE NUMBER	
(D) = DEED	MN = MAG NAIL	RLS = REGISTERED LAND SURVEYOR	
DB = DEED BOOK	N&D = NAIL AND DISK	RSR = RISER	
DE = DRAINAGE EASEMENT	ORB = OFFICIAL RECORDS BOOK	R/W = RIGHT OF WAY	
DH = DRILL HOLE	(P) = PLAT	SQ FT = SQUARE FOOT	
DUE = DRAINAGE/UTILITY EASEMENT	PC = PLAT BOOK	SV = SEWER VALVE	
ELEV = ELEVATION	PC = POINT OF CURVATURE	UE = UTILITY EASEMENT	
EM = ELECTRIC METER	PCC = POINT OF COMPOUND CURVATURE	+/- = PLUS OR MINUS	
EOW = EDGE OF WATER	PCP = PERMANENT CONTROL POINT	 = SPOT ELEVATION	
EP = EDGE OF PAVEMENT	PDE = PRIVATE DRAINAGE EASEMENT	 = SURFACE WATER SHEET FLOW	
FCC = FOUND CROSS CUT	P/E = POOL EQUIPMENT		
FF = FINISHED FLOOR	PG = PAGE		
	PI = POINT OF INTERSECTION		
	PID = PARCEL IDENTIFICATION NUMBER		

SURVEYOR'S NOTES:

- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT. THE SURVEYOR DID NOT PULL OR RESEARCH ANY DOCUMENTS OTHER THAN THOSE PROVIDED BY THE TITLE COMPANY. UNLESS OTHERWISE AGREED, IT IS THE RESPONSIBILITY OF THE TITLE COMPANY OR CLIENT TO REQUEST THE SURVEYOR TO OBTAIN SUCH DATA AS REQUIRED PER AGREEMENT. ANY DOCUMENTS PROVIDED WITH THE TITLE COMMITMENT WILL BE REVIEWED. ADDITIONAL FEES MAY APPLY.
- UNLESS SPECIFICALLY SHOWN, THIS SURVEY DOES NOT LOCATE OVERHANGS, UNDERGROUND UTILITIES, IMPROVEMENTS, FOUNDATIONS, FOOTERS, OR OTHER SUBSURFACE STRUCTURES.
- BEARINGS ARE BASED ON THE NORTHEASTERLY RIGHT OF WAY LINE OF HAWK'S HARBOR CIRCLE, AS BEING, N 54°49'09" W, PER PLAT, ASSUMED.
- THIS SURVEY IS PROVIDED SOLELY FOR THE PURPOSE OF FINANCING AND/OR SALE TRANSACTIONS. IT SHALL NOT BE USED FOR ANY CONSTRUCTION, PERMITTING, DESIGN, OR OTHER PURPOSES WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING LAND SURVEYOR. ANY UNAUTHORIZED USE OF THIS SURVEY IS STRICTLY PROHIBITED, AND THE SURVEYOR DISCLAIMS ALL LIABILITY FOR SUCH USE.
- THE SURVEYOR DID NOT RESEARCH OR ABSTRACT LAND RECORDS FOR RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE, ADJOINING DEEDS, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. ANY INFORMATION SHOWN ON THE SURVEY IS BASED SOLELY ON DATA PROVIDED BY THE CLIENT AND MAY NOT BE COMPLETE.
- FENCE OWNERSHIP HAS NOT BEEN DETERMINED. THE SURVEYOR IS NOT RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OR MODIFICATION OF ANY FENCES.
- THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE.
- THIS SURVEY IS CERTIFIED EXCLUSIVELY TO THE NAMED PARTIES. CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED THIRD PARTIES AND ARE NOT TRANSFERABLE.
- UNLESS OTHERWISE NOTED, THIS IS A BOUNDARY SURVEY. AREA SIZES AND MEASUREMENTS SHOWN ARE BASED ON PLATTED BOUNDARY LINES UNLESS OTHERWISE STATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND SHALL NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
- PURSUANT TO FS. 558.0035, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD PERSONALLY LIABLE FOR NEGLIGENCE.
- THIS SURVEY DOES NOT CONSTITUTE PROOF OF OWNERSHIP. IT DOES NOT GUARANTEE OR WARRANT OWNERSHIP IN ANY FORM. THE SURVEYOR ACCEPTS NO LIABILITY FOR ANY COSTS OR DAMAGES ARISING FROM DISPUTES OVER OWNERSHIP OF THE LANDS SHOWN AND DESCRIBED HEREON.
- THIS SURVEY SHALL NOT BE ALTERED. ANY MODIFICATIONS TO THE ORIGINAL DOCUMENT ARE MADE AT THE RISK OF THE PARTY MAKING SUCH CHANGES. THE SURVEYOR AND COMPANY DISCLAIM ANY LIABILITY FOR ALTERATIONS NOT MADE BY THEM.

CERTIFIED TO:

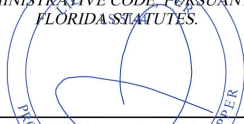
STEPHEN AND MEGAN FOX
REVOCABLE TRUST; BERLIN PATTEN
EBLING; OLD REPUBLIC TITLE
INSURANCE COMPANY

FLOOD ZONE
(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE
LOCATED IN ZONE AE(BFE 9'), PER F.I.R.M MAP
NUMBER 12081C0312F, DATED 8/10/2021.

THIS SURVEYOR MAKES NO GUARANTEES AS THE
ACCURACY OF THE ABOVE INFORMATION. THE
LOCAL F.E.M.A AGENT SHOULD BE CONTACTED FOR
VERIFICATION.

I HEREBY CERTIFY THAT THE SURVEY OF THE HEREON DESCRIBED
PROPERTY WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE
STANDARD OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF
PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH
5J-17.053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027,
FLORIDA STATUTES.



CERTIFIED BY: JON SHOEMAKER PSM NO. 5144

FIRST CHOICE SURVEYING, INC.

P.O. 470978 LAKE MONROE, FL 32747

407.951.3425 (OFFICE); 407.520.5453 (FAX); LB 7564

NOT VALID WITHOUT SIGNATURE AND RAISED SEAL OR ELECTRONIC SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

ORDERED BY:



DATE SIGNED: 03/10/26

THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, having specifically considered the criteria set forth in Manatee County Ordinance No. 90-01 (the Manatee County Land Development Code); and finding PDR-98-03(P)(R) consistent with Manatee County Ordinance No. 89-01 (the Manatee County Comprehensive Plan), Revised Preliminary Site Plan No. PDR-98-03(P)(R) - Bennett and Icard/Hawks Harbor is hereby approved subject to the following stipulations, specific approvals, and waiver:

STIPULATIONS

1. All infrastructure, including lift stations, cleanouts, and manhole rims shall be elevated above the coastal high hazard area.
2. The applicant shall comply with all conditions attached to the Certificate of Level of Service for this project.
3. All nuisance exotic plant species shall be removed from the project in accordance with Policy 4.1.2.3 of the Comprehensive Plan. Prior to Final Plat approval, all said species from the mainland and at least 50 percent of said species from the island portion of the project shall be removed. Prior to the issuance of a building permit for a residence on Lot 31 or 18 months after Final Plat approval, whichever occurs first, the remaining nuisance species shall be removed. In the event this is not completed, no further building permits for the project shall be issued until it has been completed.
4. Prior to Final Plat approval, the applicant shall demonstrate compliance with Sections 603.14.5.3., and 603.14.5.4.(1)(2)(3)(4)(5)(6), Operational Guidelines for Waterfront Uses. The applicant will erect "idle/no-wake," manatee awareness, and Manatee Education signs in locations approved by the Planning Department at Final Site Plan approval.
5. All docks within this development shall be located and configured in a manner which minimizes impacts to the mangrove fringe, as determined by EMD at time of Final Site Plan approval.
6. An open water area at the end of the canal where the congregate docking facility is proposed shall be provided to allow for boats to turn around. This area shall have a minimum radius of 30 feet, and be clear of mangroves, docks, or moored water craft.
7. Prior to issuance of building permit for the congregate docking facility, the manmade boat canals abutting the project on the northeast portion of the site shall be dredged to a depth of at least 4 feet.
8. A Hurricane Evacuation Plan for the project, pursuant to Policy 4.4.2.2 of the Comprehensive Plan, will be approved by EMS prior to Final Site Plan approval. The Homeowner's documents, disclosure statements, and Final Site Plans shall include language to inform homeowners in the project of these requirements.
9. Access for lot 31 from the main portion of the lot to Hawks Harbor Circle shall be elevated above the coastal high hazard area (5 foot contour) in a manner that does not result in any deposition of fill. This access way shall maintain a minimum width of 12 feet and shall include a turn around, sufficient in size to accommodate emergency vehicles, on the main portion of the lot.
10. Prior to Final Site Plan approval, the applicant will demonstrate compliance with Sections 721.4.1.1, 721.4.1.2, and 721.4.1.3, Habitat and Endangered Species Protection.
11. Wildlife Management Plans, as approved by the U.S. Fish and Wildlife Service and the Florida Game and Freshwater Fish Commission (FGFWFC) shall be submitted to EMD prior to the first Final Site Plan approval.

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12. No construction activity on Lots 22, 23, and 24 or disturbances of the nest shall occur during periods of osprey nesting.
13. Buffer encroachment and compensation areas shall be individually delineated and quantified on the Final Site Plan and shall be consistent with the requirements of Section 719.11.1 of the LDC.
14. A Construction Water Quality Monitoring Program and proposed sampling locations shall be submitted to the EMD for review and approval prior to any land clearing activities, or Final Site Plan approval, whichever occurs first.
15. An integrated Pest Management Plan shall be submitted to the EMD for review and approval, prior to Final Site Plan approval.
16. Manatee County shall review any proposal by the applicant and all future owners to trim mangroves in the conservation easement or any man-made canal which abuts the site. Approval of any request shall be based upon compliance with Policy 3.3.2.2 of the Comprehensive Plan. At a minimum, unless otherwise approved for dock crossings, mangroves shall not be trimmed to less than 6 feet in height and no mangroves shall be removed. The Homeowner's documents, disclosure statements, and Final Site Plans shall include language to inform homeowners in the project of these requirements. A site visit by EMD staff is required prior to authorization of mangrove trimming events.
17. The elevated boardwalk north of Lot 31 shall be located outside of the mangrove fringe area. The land area underlying the easement, where it crosses Lot 31, shall be recorded as a Pedestrian Access easement.
18. The applicant and their heirs, assigns, or transferees, are hereby notified that a payment of an impact fee for school purposes shall be required if such impact fee is adopted by the School Board of Manatee County or the Board of County Commissioners.
19. The Homeowner's documents, disclosure statements, and Final Site Plans shall include language to inform homeowners in the project that the property is subject to aircraft noise and aircraft overflights associated from the Sarasota Bradenton International Airport. Information shall be provided in the sales office and provided to all lot purchasers. Interior noise levels for all new residential dwellings shall not exceed 45 DNL (average day and night noise level, measured in dBAs) in any habitable room. Evidence of compliance shall be required prior to Certificate of Occupancy.
20. All lot owners shall be encouraged to participate in the Florida Yards and Neighborhoods Program. Information shall be provided in the sales office and provided to all lot purchasers. The Homeowner's documents, disclosure statements, and Final Site Plans shall include language to inform homeowners in the project of these requirements.
21. Prior to Final Plat approval, the fuel tank and boat ramp located in the vicinity of Lot 27 shall be removed.
22. The parking area for the congregate boating facility shall maintain a minimum setback of 10 feet from all adjacent lots. These parking spaces shall not overlap with the sidewalk along Bowlees Cove. A pedestrian walkway shall connect the parking spaces with an access to the docks.
23. A fire hydrant shall be located within 400 feet of the residence on Lot 31 and adjacent to the docking facilities.
24. Prior to Final Site Plan approval, sediment analysis shall be performed on the spoil material from the dredging using the Toxicity Characteristic Leachate Procedure (TCLP) for total metals, organics, P.C.B.'s, Pesticides EPA 8140 and Herbicides EPA 8150. Analysis shall be performed by a Florida

- Department of Health and Rehabilitative Services certified laboratory with an approved Comprehensive Quality Assurance Plan (COMPQAP). Should contaminant levels exceed Federal regulatory limits for hazardous wastes, the spoil material shall be disposed of accordingly.
- 25. The applicant has applied for a clearance letter from the DRI process for the docking facility associated with this project. Should DEP or DCA determine that the docking facility needs to be reviewed under an Application for Development Approval, no Final Site Plan shall be issued prior to issuance of a DRI Development Order.
- 26. A replacement osprey platform shall be constructed prior to removal of the nest tree. This activity shall not occur during nesting season, and the nest shall not be removed until the building permit is issued for the lot in question. The location of any platform shall be approved by EMD.
- 27. The Homeowner's documents, disclosure statements, and Final Site Plans shall include language to inform homeowners in the project that ongoing maintenance dredging of the canals shall be the responsibility of the property owners of this project.
- 28. The area located between Lots 6 and 7 and the congregate docking facilities in Crystal Canal, as shown on the revised Preliminary Site Plan, shall serve as the project's focal point.
- 29. A Wetland Buffer Enhancement Plan for wetland buffers adjacent to the congregate docking facility shall be submitted to the EMD for review and approval prior to Final Site Plan approval.

SPECIFIC APPROVALS

Specific Approval of an alternative to Section 710.1.5.1.1 of the Manatee County Land Development Code, Orientation of Parking Spaces.

Specific Approval of an alternative to Section 907.9.3 of the Manatee County Land Development Code, Right-of-Way Width.

WAIVER

Waiver of Section 741 of the Manatee County Land Development Code to allow the use of street names

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 4th day of January, 2000.

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

BY: Sean Stephen
Chairman

ATTEST: R. B. SHORE
Clerk of the Circuit Court

By: [Signature]
[Seal of the Board of County Commissioners of Manatee County, Florida]

June 4, 2026

Dr. Mark Baker
7154 Hawk's Harbor Circle
Bradenton, FL 34207

Re: Pool Encroachment into Easement – 7154 Hawk's Harbor Circle

Dear Dr. Baker:

Thank you for providing documentation regarding the encroachment of the existing pool structure located at 7154 Hawk's Harbor Circle into the rear drainage and utility easement maintained by Hawk's Harbor Community Association, Inc. (the "Association").

Based upon the information provided, the Board of Directors understands that the encroachment was created by a prior owner and was not intentionally constructed by the current owner.

Accordingly, the Board has determined that it has no objection to the existing pool remaining in its current location within the easement area.

This accommodation applies solely to the existing pool and its current encroachment and shall not be construed as a waiver, modification, abandonment, or limitation of any easement rights held by the Association.

Further, if the existing pool is replaced, substantially reconstructed, expanded, or otherwise requires permitting for a new or modified pool structure in the future, any replacement or modified pool and associated improvements shall be relocated entirely outside the easement area and shall comply with the Association's governing documents and all applicable laws, regulations, and permitting requirements.

The Board appreciates your cooperation in resolving this matter.

Sincerely,



Gavan Hunt, President
For the Board of Directors
Hawk's Harbor Community Association

MANATEE COUNTY GOVERNMENT

STATE OF FLORIDA

COUNTY OF MANATEE

Before the undersigned authority personally appeared **Abigail Bonds**, who on oath says that she is a **County Employee of Manatee County Government, Manatee County, Florida**; that the attached copy of advertisement, being a public notice in the matters of **Notice of Establishment or Change of a Regulation affecting the use of Land in Unincorporated Manatee County** for the **Manatee County Hearing Officer Public Hearing on July 20, 2026**, in Manatee County Florida, was published on the publicly accessible website of Manatee County Government, Manatee County, Florida, of www.mymanatee.org on **July 6, 2026**.

Affiant further says that the website complies with all legal requirements for publication in Chapter 50, Florida Statutes.

By: Abigail Bonds
Abigail Bonds, Planning and Zoning Tech III

Sworn to and subscribed before me this 6th day of July, 2026, by Abigail Bonds, who is personally known to me or who has produced (type of identification) as identification.



Q Acevedo
(Signature of Notary Public)

Quantana Acevedo
(Print Name of Notary Public)

Notary Public
(Title)

My Commission Expires: 3/6/28
Commission Number: HH 500953

NOTICE OF PUBLIC HEARING

NOTICE OF ESTABLISHMENT OR CHANGE OF A REGULATION AFFECTING THE USE OF LAND IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Hearing Officer for Manatee County, will conduct a Public Hearing on **July 20, 2026, at 3:00 p.m. at the Manatee County Government Administration Building, 1112 Manatee Avenue West, First Floor, Patricia M. Glass Chambers, Bradenton Florida** to consider and act upon the following matters:

VA-26-02 - 7154 Hawks Harbor Circle - Variance - [PLN2604-0052](#)

Approval of a variance to the 5-foot setback requirement applicable to swimming pools, spas, and screen enclosures to allow variable encroachments along the northerly extension of the existing pool and pool deck, ranging from approximately 1.9 feet at the northwestern corner, a maximum of 5-feet where the deck intersects the rear property line, and approximately 0.6 feet at the northeastern corner, and to allow a corresponding variable encroachment into the 5-foot surface and underground drainage and underground utilities easement along the rear lot line; for a site located at 7154 Hawks Harbor Circle, Bradenton, 34207 (Manatee County) on approximately 0.12 acres; providing for severability; and providing for an effective date.

Rules of Procedure for this public hearing are in effect pursuant to Section 312.8 of the Manatee County Land Development Code. Copies of this section of the Code are available for review at the Development Services Department, 9000 Town Center Parkway, Lakewood Ranch, FL 34205 or at mymanatee.org.

All interested parties are invited to appear at this Hearing and be heard, subject to proper rules of conduct. Additionally, any written comments filed with the Director Development Services Department will be heard and considered by the Hearing Officer and entered into the record.

Interested parties may examine the Official Zoning Atlas, the application, related documents, and may obtain assistance regarding this matter from the Manatee County Development Services Department, 9000 Town Center Parkway, Lakewood Ranch, Florida, telephone number (941) 748-4501 ext. 6878 or email at: public.comments@mymanatee.org.

According to Florida Statutes, Section 286.0105, any person desiring to appeal any decision made by the Hearing Officer with respect to any matter considered at the Public Hearing will need a record of the proceedings, and for such purposes they may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.

Americans with Disabilities: The Board of County Commissioners does not discriminate upon the basis of any individual's disability. 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 Acts 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 Americans with Disabilities Act (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@mymanatee.org, as 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.

THE PUBLIC HEARING MAY BE CONTINUED FROM TIME-TO-TIME PENDING
ADJOURNMENTS.

MANATEE COUNTY HEARING OFFICER

Manatee County Development Services Department

Manatee County, Florida

Date of Publishing: July 6, 2026

**PETITION TO ESTABLISH THE
WEST MANATEE DISTRICT COMMUNITY DEVELOPMENT DISTRICT**

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- Petition to Establish the West Manatee District Community Development District
 - Exhibit 1 – Location Map
 - Exhibit 2 – Sketch and Legal Description
 - Exhibit 3 – Landowner Consent
 - Exhibit 4 – Initial Board Members
 - Exhibit 5 – Future Land Use
 - Exhibit 6 – Existing Utilities and Outfalls
 - Exhibit 7 – Estimated Timetable and Costs for Construction of Improvements
 - Exhibit 8 – Statement of Estimated Regulatory Costs
- Attorney Certification
- Authorization of Agent
- Development Tracking Chart

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

**PETITION TO ESTABLISH THE
WEST MANATEE DISTRICT COMMUNITY DEVELOPMENT DISTRICT**

LONG BAR POINTE, LLLP, and CARGOR PARTNERS VIII – LONG BAR POINTE, LLLP (collectively hereinafter referred to as the “Petitioner”), pursuant to the exclusive and uniform method for the establishment of a community development district as provided in Section 190.005(2), Florida Statutes, as amended, hereby petition THE BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY, FLORIDA (the “County”) to adopt an ordinance to establish the WEST MANATEE DISTRICT COMMUNITY DEVELOPMENT DISTRICT (the “District”) in accordance with Florida law. In support thereof, Petitioner states:

1. Section 190.005(2), Florida Statutes, as amended, provides for the exclusive and uniform method for establishment of a community development district of less than 1000 acres located entirely within a county.

2. Section 190.005(2)(a), Florida Statutes, provides that if all of the land area of the proposed district is within the territorial limits of a county, the petition requesting establishment of the community development district shall be filed with the County Commission.

3. The proposed name of the District is the “West Manatee District Community Development District.” The District charter is the uniform charter created in Sections 190.006-190.041, Florida Statutes.

4. The land area to be served by the proposed District is located wholly within Manatee County, Florida, and covers approximately 35.864 contiguous acres, more or less¹. The land area is generally bounded on the north by El Conquistador Parkway, to the west by developed

¹ A portion of the land within the proposed District lies within the Aqua By The Bay Community Development District; however, the Aqua By The Bay Community Development District is the subject of a pending Petition of Dissolution, which will need to be approved by the Manatee County Board of County Commissioners before this Petition to Establish the West Manatee District Community Development District can be approved.

residential property and other vacant land owned by the Petitioner (Cargor Partners VIII – Long Bar Pointe, LLLP, on the east by developed residential property, and on the south by vacant land owned by the Petitioner (Long Bar Pointe, LLLP). A vicinity map showing the location of the land area to be serviced by the District is attached as Exhibit 1.

5. A metes and bounds legal description of the external boundaries of the District and a boundary sketch are attached as Exhibit 2. There is no real property within the boundaries of the District that is to be excluded from the jurisdiction of the District.

6. Petitioner is the owner of all of the lands to be located within the proposed District. Attached as Exhibit 3 is written consent to establishment of the District by the Petitioner, which also affirms that Petitioner is the owner and controller of 100% of the real property to be included within the proposed District.

7. The five (5) persons designated as the initial members of the Board of Supervisors of the District, who shall serve in that office until replaced by elected members, as provided in Section 190.006, Florida Statutes, are set forth in Exhibit 4. All listed persons are residents of the State of Florida and citizens of the United States of America.

8. The County has adopted all mandatory elements of its Local Comprehensive Plan in accordance with the Community Planning Act, as amended. A designation of the future general distribution, location, and extent of public and private uses of land proposed for the area within the District is in accordance with the plans and approvals by the County. A copy of the County's Future Land Use map showing the District, in accordance with Section 190.005(1)(a)7., Florida Statutes, is attached as Exhibit 5.

9. The proposed District showing current major trunk water mains, sewer interceptors, and outfalls appears on the map attached hereto as Exhibit 6.

10. Based upon available data, the estimate of proposed timetables and related costs of construction and provision for District systems, facilities and services which are contemplated by Petitioner and which may be proposed to the District's Board of Supervisors, when established, is attached as Exhibit 7.

11. A Statement of Estimated Regulatory Costs ("SERC") in accordance with Sections 190.005(1)(a)(8) and 120.541, Florida Statutes, is attached as Exhibit 8. The SERC is based upon presently available data.

12. The District, if established, is required to follow all applicable procedures and reporting rules required by Florida law and will be accountable to the State of Florida for its activities and finances through an annual independent audit of its operations.

13. Other than one-time administrative costs involved in reviewing this Petition, which the Petitioner has paid with the filing of this Petition, the residents of Manatee County who do not reside within the boundaries of the District will not incur any additional costs arising out of the granting of this Petition.

14. In accordance with Section 190.005(1)(e), Florida Statutes, this Petition to establish the West Manatee District Community Development District should be granted for the following reasons:

A. The Petitioner certifies that all of the statements contained within this Petition are true and correct.

B. The establishment of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or of the Manatee County comprehensive plan.

C. The area of land within the proposed District is part of a planned community and is of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functional and interrelated community.

D. The District is the best alternative available for delivering community development services and facilities to the area that will be served by the District without imposing an additional burden on the general population of the local general-purpose government. Establishment of the District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

E. The community development services and facilities of the District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District's services and facilities.

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

WHEREFORE, Petitioner respectfully requests the County to:

A. Schedule a public hearing to consider this Petition in accordance with the requirements of Chapter 190.005(2)(c), Florida Statutes, to enact an ordinance establishing the District.

B. Grant this Petition and adopt an ordinance to establish the District including: the land area to be the land served by the District, the name of the District, the initial Board of Supervisors of the District, the Charter of the District pursuant to Chapter 190, Florida Statutes. The Petitioner respectfully requests the ordinance to including the following: The District shall have and the District Board may exercise, subject to the regulatory jurisdiction and permitting

authority of all applicable governmental bodies, agencies, and special districts having authority with respect to any area included in the Petition and Chapter 190, Florida Statutes, all of the special powers provided for under Section 190.012(2)(a) and (d), Florida Statutes, respectively.

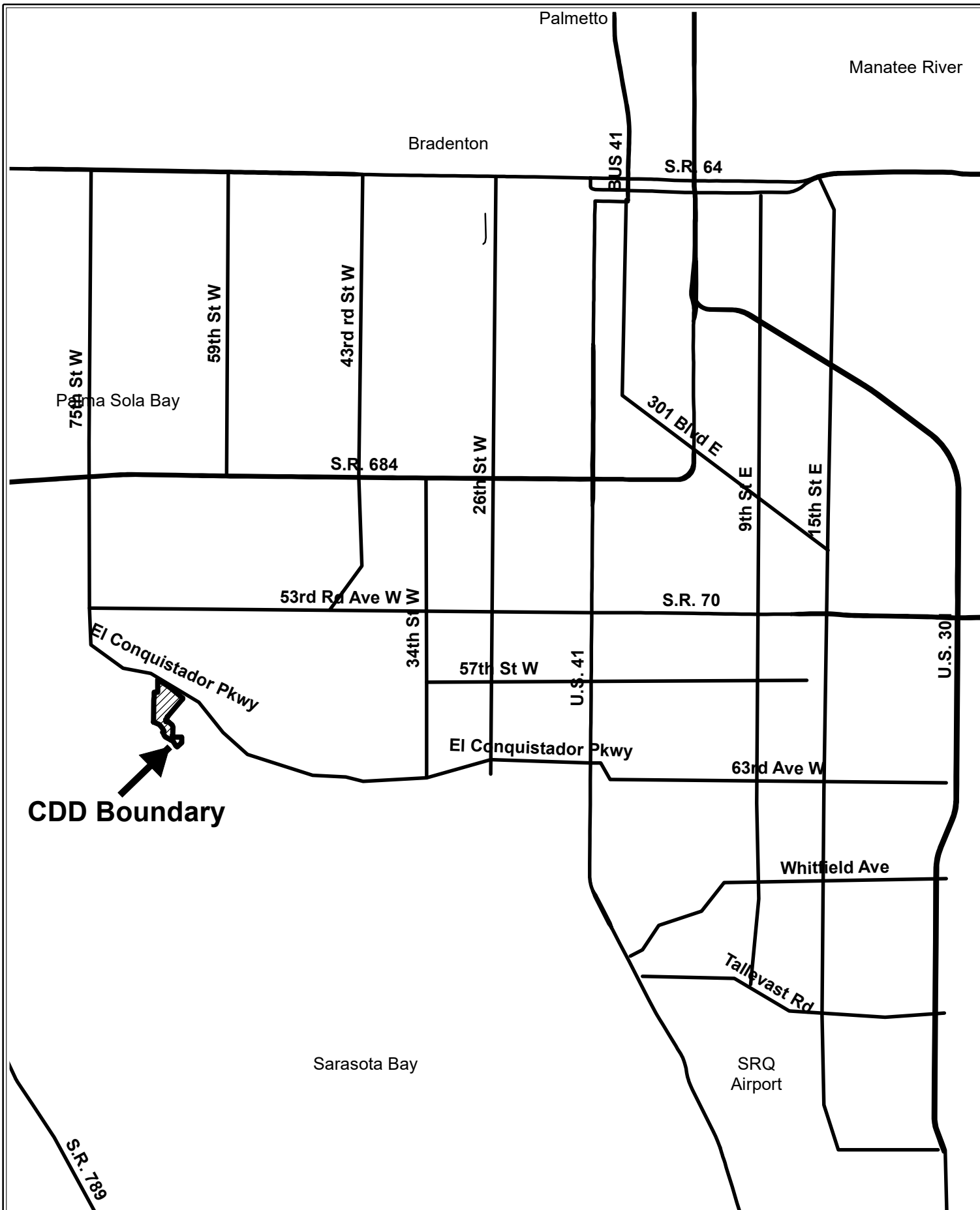
RESPECTFULLY SUBMITTED, this 15th day of April, 2026.

A handwritten signature in black ink, reading "Roy David Jackson". The signature is written in a cursive style and is enclosed within a thin black rectangular border.

R. David Jackson, Esq.
Florida Bar Member
Florida Bar No. 185515
PERSSON, COHEN, MOONEY,
FERNANDEZ & JACKSON, P.A.
6853 Energy Court
Lakewood Ranch, Florida 34236

Attorneys for Petitioner

EXHIBIT 1



Water Resource Associates, LLC
 Engineering ~ Environmental Science ~
 Water Resource ~ Survey
 12363 Hampton Park Blvd.
 Phone: 813-265-3130
 www.wraengineering.com

PROJECT: Aqua Lagoon PH 2

Aqua Lagoon PH 2 Manatee County, FL Location Map

ORIGINAL DATE: 3/18/2026

REVISION DATE:

JOB NUMBER: 2433

FILE NAME: Location Map

GIS OPERATOR: RJ



1 inch = 5,000 feet

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 17 AND 20, TOWNSHIP 35 SOUTH,
RANGE 17 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT 45, AQUA LAGOON A SUBDIVISION AS RECORDED IN PLAT BOOK 68 PAGE 187, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING AND BEING IN SECTIONS 17, AND 20, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

THENCE S.02°21'20"E., ALONG THE WEST BOUNDARY LINE OF SAID AQUA LAGOON SUBDIVISION, A DISTANCE OF 84.00'; THENCE N.87°38'40"E. A DISTANCE OF 33.99'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 111.90', A RADIUS OF 150.00', A CHORD BEARING OF S.70°59'06"E., A CHORD LENGTH OF 109.32', AND A DELTA ANGLE OF 42°44'29"; THENCE S.49°36'51"E. A DISTANCE OF 117.75'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 137.95', A RADIUS OF 158.00', A CHORD BEARING OF S.24°36'04"E., A CHORD LENGTH OF 133.61', AND A DELTA ANGLE OF 50°01'35"; THENCE S.00°24'44"W. A DISTANCE OF 288.40'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 16.57', A RADIUS OF 25.00', A CHORD BEARING OF S.19°24'06"W., A CHORD LENGTH OF 16.27', AND A DELTA ANGLE OF 37°58'45"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 173.79', A RADIUS OF 60.00', A CHORD BEARING OF S.44°35'16"E., A CHORD LENGTH OF 119.10', AND A DELTA ANGLE OF 165°57'30"; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 16.57', A RADIUS OF 25.00', A CHORD BEARING OF N.71°25'22"E., A CHORD LENGTH OF 16.27', AND A DELTA ANGLE OF 37°58'45"; THENCE S.89°35'16"E. A DISTANCE OF 240.20'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 35.83', A RADIUS OF 25.57', A CHORD BEARING OF S.40°15'22"E., A CHORD LENGTH OF 32.97', AND A DELTA ANGLE OF 80°18'03"; THENCE S.00°24'54"W. A DISTANCE OF 179.95'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 20.58', A RADIUS OF 127.63', A CHORD BEARING OF S.04°18'19"E., A CHORD LENGTH OF 20.56', AND A DELTA ANGLE OF 09°14'26"; THENCE S.47°26'43"W. A DISTANCE OF 247.19'; THENCE N.63°45'20"W. A DISTANCE OF 5.84'; THENCE N.42°33'17"W. A DISTANCE OF 26.31'; THENCE N.48°44'33"W. A DISTANCE OF 44.92'; THENCE N.29°59'10"W. A DISTANCE OF 41.60'; THENCE N.17°37'38"W. A DISTANCE OF 19.22'; THENCE N.48°33'12"W. A DISTANCE OF 24.04'; THENCE N.30°52'47"W. A DISTANCE OF 49.23'; THENCE N.29°27'13"W. A DISTANCE OF 50.84'; THENCE N.23°42'10"W. A DISTANCE OF 7.28'; THENCE N.23°42'10"W. A DISTANCE OF 10.17'; THENCE N.55°48'17"W. A DISTANCE OF 22.68'; THENCE N.65°48'15"W. A DISTANCE OF 22.70'; THENCE N.69°12'28"W. A DISTANCE OF 22.32'; THENCE N.64°08'27"W. A DISTANCE OF 21.37'; THENCE N.34°54'32"W. A DISTANCE OF 5.25'; THENCE N.69°14'12"W. A DISTANCE OF 18.46'; THENCE N.55°32'14"W. A DISTANCE OF 91.34'; THENCE N.74°14'16"W. A DISTANCE OF 46.18'; THENCE N.40°19'07"W. A DISTANCE OF 45.79'; THENCE N.81°38'20"W. A DISTANCE OF 30.47'; THENCE N.60°43'44"W. A DISTANCE OF 46.98'; THENCE N.31°44'44"W. A DISTANCE OF 88.79'; THENCE N.06°55'45"W. A DISTANCE OF 66.00'; THENCE N.52°13'46"W. A DISTANCE OF 70.21'; THENCE N.69°34'45"E. A DISTANCE OF 52.52'; THENCE N.18°48'03"E. A DISTANCE OF 31.90'; THENCE N.29°32'20"W. A DISTANCE OF 42.90'; THENCE N.30°36'23"W. A DISTANCE OF 71.61'; THENCE N.33°18'38"W. A DISTANCE OF 72.71'; THENCE N.40°30'55"W. A DISTANCE OF 62.80'; THENCE N.37°52'30"W. A DISTANCE OF 21.96'; THENCE N.37°55'21"W. A DISTANCE OF 27.53'; THENCE N.60°18'00"W. A DISTANCE OF 36.70'; THENCE N.66°51'17"W. A DISTANCE OF 232.62'; THENCE N.00°25'51"E. A DISTANCE OF 815.57'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 43.93', A RADIUS OF 436.97', A CHORD BEARING OF N.03°18'39"E., A CHORD LENGTH OF 43.91', AND A DELTA ANGLE OF 05°45'35"; THENCE N.06°40'57"E. A DISTANCE OF 135.85'; THENCE N.00°25'51"E. A DISTANCE OF 197.05'; THENCE S.89°34'09"E. A DISTANCE OF 137.89'; THENCE N.00°25'33"E. A DISTANCE OF 505.35'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 881.21', A RADIUS OF 4790.00', A CHORD BEARING OF S.54°53'11"E., A CHORD LENGTH OF 879.97', AND A DELTA ANGLE OF 10°32'26"; THENCE S.49°36'58"E. A DISTANCE OF 354.95'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 39.25', A RADIUS OF 25.00', A CHORD BEARING OF S.04°37'53"E., A CHORD LENGTH OF 35.34', AND A DELTA ANGLE OF 89°57'24"; THENCE S.40°23'09"W. A DISTANCE OF 910.88'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 105.93', A RADIUS OF 142.00', A CHORD BEARING OF S.19°00'54"W., A CHORD LENGTH OF 103.49', AND A DELTA ANGLE OF 42°44'29"; THENCE S.02°21'20"E. A DISTANCE OF 1.46'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF S.42°38'40"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE S.87°38'40"W. A DISTANCE OF 25.94'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 1562219.32 SQUARE FEET, 35.864 ACRES



WATER RESOURCE ASSOCIATES, LLC

7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

Robert S. Flanary

Notary Public
DN: C=US, O=Robert S. Flanary
OU=Notary Public, CN=Robert S. Flanary
Date: 2025.06.26 15:59:25-04'00'

ROBERT S. FLANARY, P.E.
Florida Surveyor's Registration No. 5629

DATE

Survey map and report on the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

REVISION DATE

AQUA LAGOON CDD

SKETCH IS NOT A SURVEY

DRAWN

RSF

DATE:

6/26/25

SCALE:
N.T.S.

CHECKED

RSF

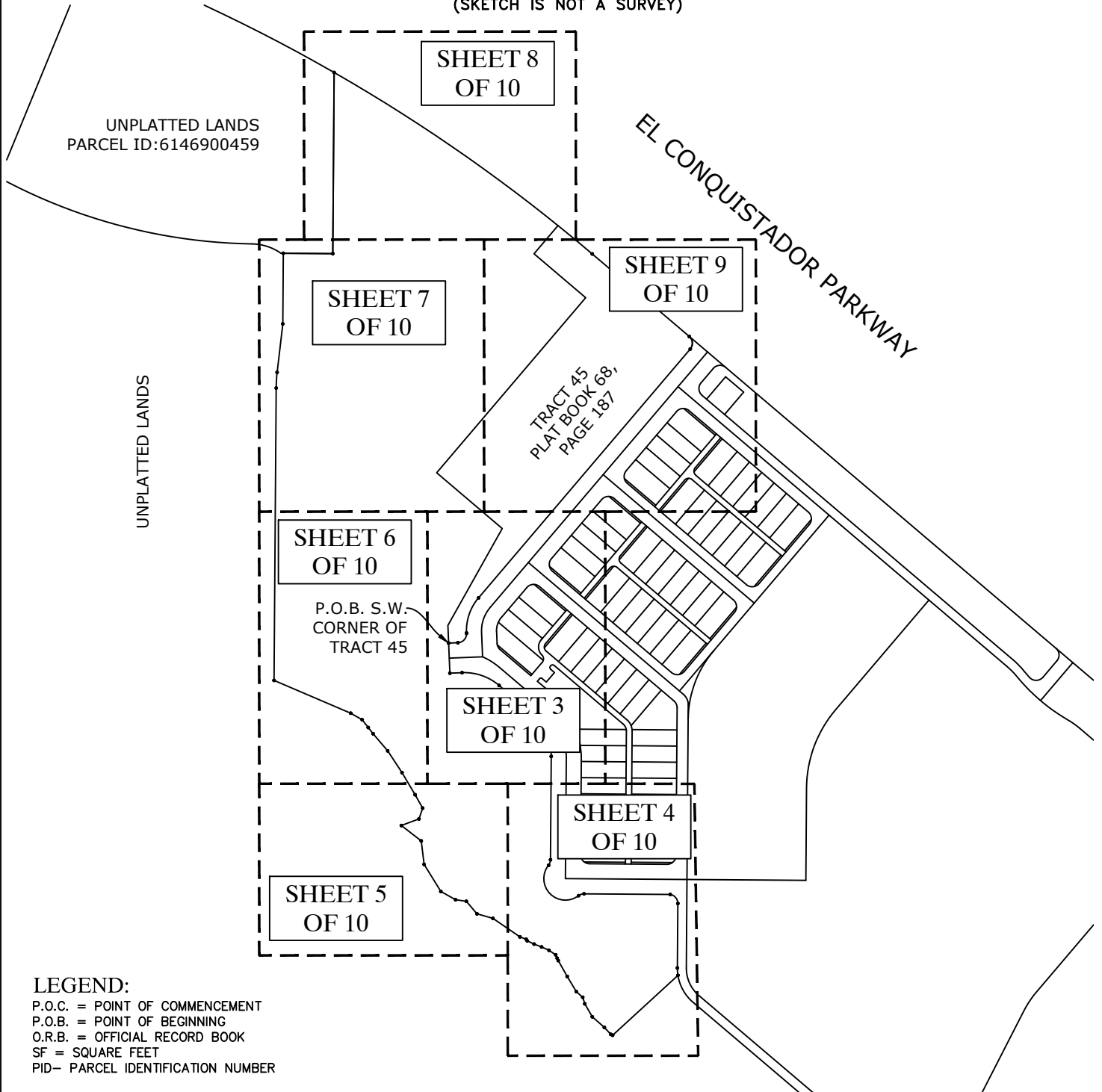
DATE:

6/26/25

JOB NUMBER
S2433

SKETCH OF DESCRIPTION

A PORTION OF SECTION 17 AND 20, TOWNSHIP 35 SOUTH,
RANGE 17 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LEGEND:

P.O.C. = POINT OF COMMENCEMENT
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O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID- PARCEL IDENTIFICATION NUMBER



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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WESTERLY BOUNDARY OF AQUA LOGOON, BEING S02°21'20"E

AQUA LOGOON CDD

REVISION DATE

SKETCH IS NOT A SURVEY

DRAWN

RSF

DATE:

6/26/25

SCALE:
1"=400'

CHECKED

RSF

DATE:

6/26/25

JOB NUMBER
S2433

SKETCH OF DESCRIPTION

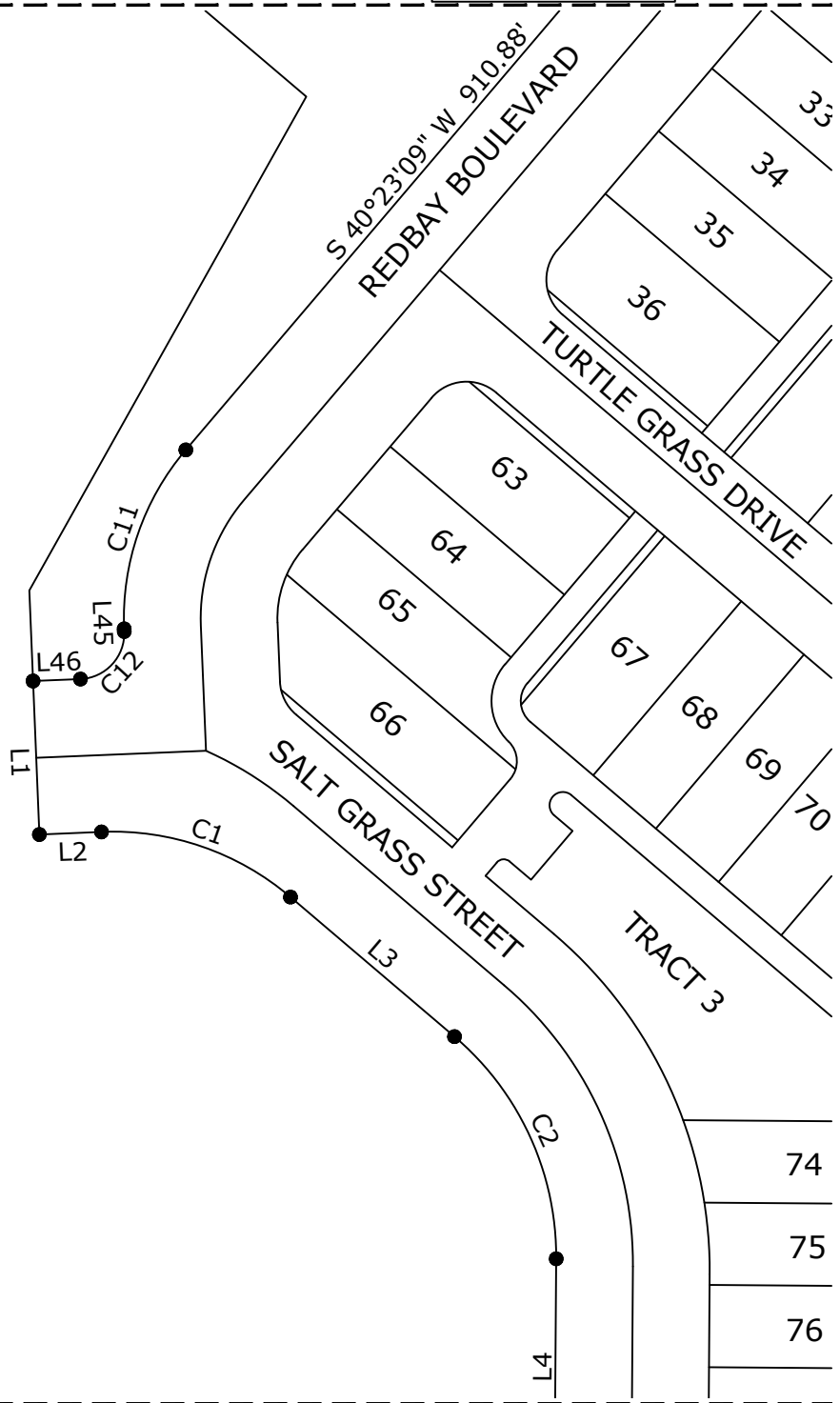
SHEET 3 OF 10

A PORTION OF SECTION 17 AND 20, TOWNSHIP 35 SOUTH,
RANGE 17 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

SEE SHEET 9

SURVEYORS NOTES:

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APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT)
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OF AQUA LOGOON, BEING S02°21'20"E

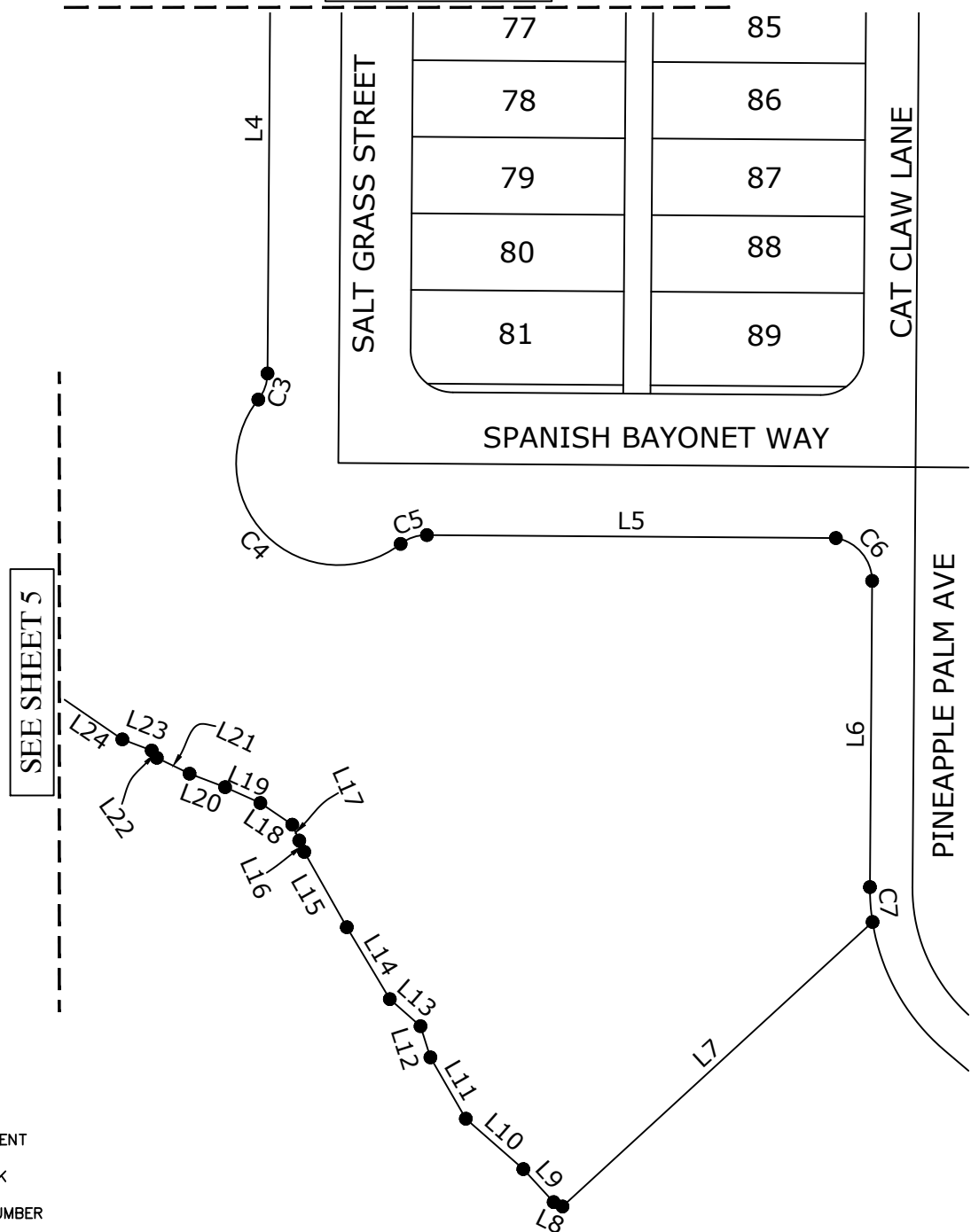


SKETCH OF DESCRIPTION

SHEET 4 OF 10

A PORTION OF SECTION 17 AND 20, TOWNSHIP 35 SOUTH,
RANGE 17 EAST, MANATEE COUNTY, FLORIDA
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SEE SHEET 3



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AQUA LAGOON CDD

REVISION DATE

SKETCH IS NOT A SURVEY

DRAWN

RSF

DATE:

6/26/25

SCALE:
1"=100'

CHECKED

RSF

DATE:

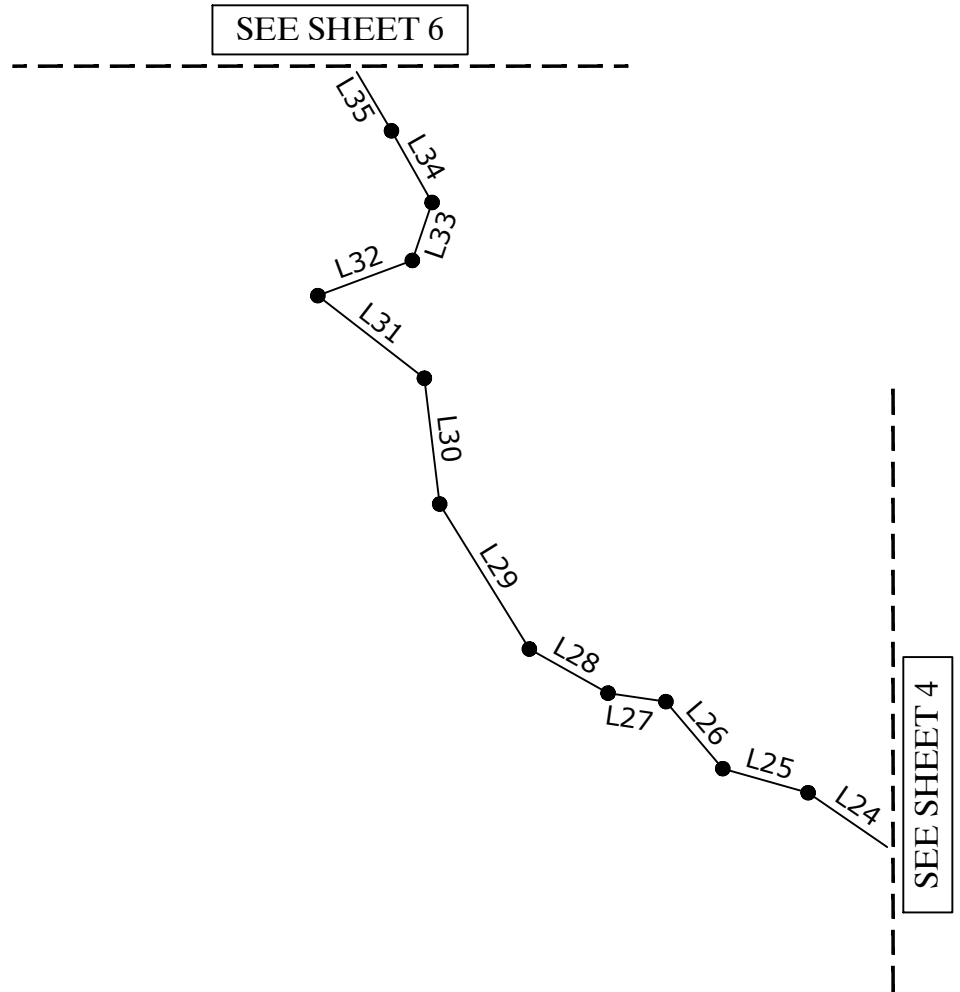
6/26/25

JOB NUMBER
S2433

SKETCH OF DESCRIPTION

SHEET 5 OF 10

A PORTION OF SECTION 17 AND 20, TOWNSHIP 35 SOUTH,
RANGE 17 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



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BASES OF BEARING IS THE WESTERLY BOUNDARY
OF AQUA LOGOON, BEING S02°21'20"E

AQUA LAGOON CDD

REVISION DATE	DRAWN	RSF	DATE:	6/26/25	SCALE: 1"=100'
	CHECKED	RSF	DATE:	6/26/25	JOB NUMBER S2433

SKETCH IS NOT A SURVEY

SKETCH OF DESCRIPTION

SHEET 6 OF 10

A PORTION OF SECTION 17 AND 20, TOWNSHIP 35 SOUTH,
RANGE 17 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

SEE SHEET 7

N 00°25'51" E 815.57'

L41

L40

L39

L38

L37

L36

L35

SURVEYORS NOTES:

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SEE SHEET 5



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REVISION DATE

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RSF

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6/26/25

SCALE:
1"=100'

SKETCH IS NOT A SURVEY

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DATE:

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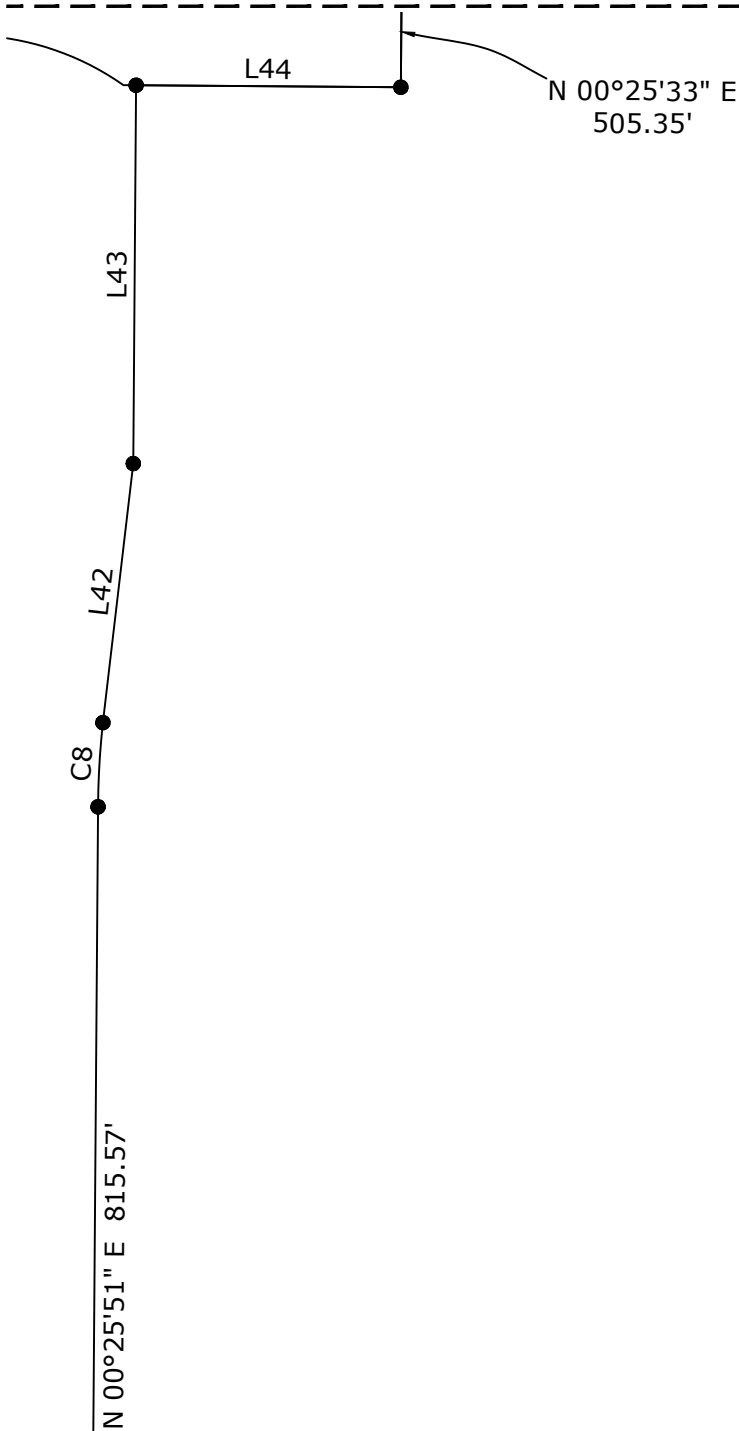
JOB NUMBER
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SKETCH OF DESCRIPTION

SHEET 7 OF 10

A PORTION OF SECTION 17 AND 20, TOWNSHIP 35 SOUTH,
RANGE 17 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

SEE SHEET 8



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OF AQUA LOGOON, BEING S02°21'20"E

TRACT 45
PLAT BOOK 68,
PAGE 187

SEE SHEET 6

WATER RESOURCE ASSOCIATES. LLC

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AQUA LAGOON CDD

REVISION DATE

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6/26/25

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1"=100'

CHECKED

RSF

DATE:

6/26/25

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SKETCH OF DESCRIPTION

SHEET 8 OF 10

A PORTION OF SECTION 17 AND 20, TOWNSHIP 35 SOUTH,
RANGE 17 EAST, MANATEE COUNTY, FLORIDA
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EL CONQUISTADOR PARKWAY
C9

N 00°25'33" E 505.35'

SEE SHEET 7

SEE SHEET 9



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APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT)
BASES OF BEARING IS THE WESTERLY BOUNDARY
OF AQUA LOGOON, BEING S02°21'20"E

AQUA LAGOON CDD

REVISION DATE

SKETCH IS NOT A SURVEY

DRAWN

RSF

DATE:

6/26/25

SCALE:
1"=100'

CHECKED

RSF

DATE:

6/26/25

JOB NUMBER
S2433

SKETCH OF DESCRIPTION

A PORTION OF SECTION 17 AND 20, TOWNSHIP 35 SOUTH,
RANGE 17 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

SHEET 9 OF 10

SEE SHEET 8

LEGEND:

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COORDINATE SYSTEM, APPLICABLE ZONE,
NAD 83 (2011 ADJUSTMENT) BASES OF
BEARING IS THE WESTERLY BOUNDARY OF
AQUA LOGOON, BEING S02°21'20"E

TRACT 45
PLAT BOOK 68,
PAGE 187

EL CONQUISTADOR PARKWAY
S 49°36'58" E 354.95'

SEA LAVENDER DRIVE

REDBAY BOULEVARD

PIGEON PLUM WAY

SEE SHEET 3

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SKETCH OF DESCRIPTION

SHEET 10 OF 10

A PORTION OF SECTION 17 AND 20, TOWNSHIP 35 SOUTH,
RANGE 17 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 02°21'20" E	84.00'	L25	N 74°14'16" W	46.18'
L2	N 87°38'40" E	33.99'	L26	N 40°19'07" W	45.79'
L3	S 49°36'51" E	117.75'	L27	N 81°38'20" W	30.47'
L4	S 00°24'44" W	288.40'	L28	N 60°43'44" W	46.98'
L5	S 89°35'16" E	240.20'	L29	N 31°44'44" W	88.79'
L6	S 00°24'54" W	179.95'	L30	N 06°55'45" W	66.00'
L7	S 47°26'43" W	247.19'	L31	N 52°13'46" W	70.21'
L8	N 63°45'20" W	5.84'	L32	N 69°34'45" E	52.52'
L9	N 42°33'17" W	26.31'	L33	N 18°48'03" E	31.90'
L10	N 48°44'33" W	44.92'	L34	N 29°32'20" W	42.90'
L11	N 29°59'10" W	41.60'	L35	N 30°36'23" W	71.61'
L12	N 17°37'38" W	19.22'	L36	N 33°18'38" W	72.71'
L13	N 48°33'12" W	24.04'	L37	N 40°30'55" W	62.80'
L14	N 30°52'47" W	49.23'	L38	N 37°52'30" W	21.96'
L15	N 29°27'13" W	50.84'	L39	N 37°55'21" W	27.53'
L16	N 23°42'10" W	7.28'	L40	N 60°18'00" W	36.70'
L17	N 23°42'10" W	10.17'	L41	N 66°51'17" W	232.62'
L18	N 55°48'17" W	22.68'	L42	N 06°40'57" E	135.85'
L19	N 65°48'15" W	22.70'	L43	N 00°25'51" E	197.05'
L20	N 69°12'28" W	22.32'	L44	S 89°34'09" E	137.89'
L21	N 64°08'27" W	21.37'	L45	S 02°21'20" E	1.46'
L22	N 34°54'32" W	5.25'	L46	S 87°38'40" W	25.94'
L23	N 69°14'12" W	18.46'			
L24	N 55°32'14" W	91.34'			

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	150.00'	111.90'	109.32'	S 70°59'06" E	42°44'29"
C2	158.00'	137.95'	133.61'	S 24°36'04" E	50°01'35"
C3	25.00'	16.57'	16.27'	S 19°24'06" W	37°58'45"
C4	60.00'	173.79'	119.10'	S 44°35'16" E	165°57'30"
C5	25.00'	16.57'	16.27'	N 71°25'22" E	37°58'45"
C6	25.57'	35.83'	32.97'	S 40°15'22" E	80°18'03"
C7	127.63'	20.58'	20.56'	S 04°18'19" E	9°14'26"
C8	436.97'	43.93'	43.91'	N 03°18'39" E	5°45'35"
C9	4790.00'	881.21'	879.97'	S 54°53'11" E	10°32'26"
C10	25.00'	39.25'	35.34'	S 04°37'53" E	89°57'24"
C11	142.00'	105.93'	103.49'	S 19°00'54" W	42°44'29"
C12	25.00'	39.27'	35.36'	S 42°38'40" W	90°00'00"



WATER RESOURCE ASSOCIATES, LLC

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University Park, Florida 34201

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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WESTERLY BOUNDARY OF AQUA LOGOON, BEING S02°21'20"E

AQUA LAGOON CDD

REVISION DATE

SKETCH IS NOT A SURVEY

DRAWN

RSF

DATE:

6/26/25

SCALE:
1"=100'

CHECKED

RSF

DATE:

6/26/25

JOB NUMBER
S2433

EXHIBIT 3

This instrument was prepared by and
upon recording should be returned to:
Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
6853 Energy Court
Lakewood Ranch, Florida 34240

CONSENT AND JOINDER OF LANDOWNERS TO ESTABLISHMENT OF A COMMUNITY DEVELOPMENT DISTRICT

(PROPOSED WEST MANATEE DISTRICT COMMUNITY DEVELOPMENT DISTRICT)

The undersigned hereby represent that he/she has the authority to respectively bind Long Bar GP LLC, general partner of Long Bar Pointe, LLLP, and Cargor Partners VIII – Long Bar Pointe, LLC, general partner of Cargor Partners VIII – Long Bar Pointe, LLLP (collectively, the “Landowner”), as the 100% fee simple owners of the property more fully described in Exhibit “A” attached hereto and made a part hereof (the “Property”) with respect to the matters set forth herein.

As an owner of lands that are intended to constitute all or a part of the proposed Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the Petitioner is required to include the written consent to the establishment of the Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Community Development District.

The undersigned hereby consent to the establishment of a Community Development District that will include the Property within the lands to be a part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Community Development District.

The undersigned acknowledges that this consent will remain in full force and effect until the Community Development District is established. The Landowner further agrees to the recording of this document, which shall be deemed to run with the Property and be binding upon all successors in interest.

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 Landowner.



This Consent and Joinder of Landowners to Establishment of a Community Development District for the proposed West Manatee District Community Development District is executed by the respective Landowners as of the dates indicated.

WITNESSES:

Chris Chavez
Name: CHRIS CHAVEZ

Roadip Gandhi
Name: Roadip Gandhi

LONG BAR GP LLC, AS
GENERAL PARTNER OF
LONG BAR POINTE, LLLP

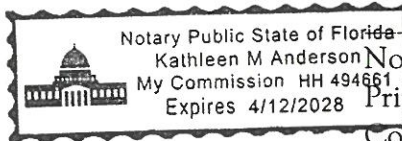
Carlos Beruff
Print Name: Carlos Beruff

Its: Manager

Date: 3/25/26

STATE OF FLORIDA
COUNTY OF Manatee

Acknowledged before me by means of ☒ physical presence or ☐ online notarization this 26 day of March, 2026, by Carlos Beruff, as Manager, on behalf of Long Bar GP LLC, general partner of Long Bar Pointe, LLLP, who is (☒) personally known to me or (☐) has produced _____ as identification.



KA
Notary Public, State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____

WITNESSES:

Chris Chavez
Name: CHRIS CHAVEZ

Randip Gandhi
Name: Randip Gandhi

CARGOR PARTNERS VIII -
LONG BAR POINTE, LLC,
AS GENERAL PARTNER OF
CARGOR PARTNERS VIII
LONG BAR POINTE, LLLP

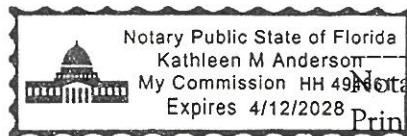
Carlos Beruff
Print Name: Carlos Beruff

Its: Manager

Date: 3/25/26

STATE OF FLORIDA
COUNTY OF Manatee

Acknowledged before me by means of ☒ physical presence or ☐ online notarization this 26 day of March, 2026, by Carlos Beruff, as Manager, on behalf of Cargor Partners VIII - Long Bar Pointe, LLC, general partner of Cargor Partners VIII - Long Bar Pointe, LLLP, who is (☒) personally known to me or (☐) has produced _____ as identification.



KA
Notary Public, State of Florida
Print Name: _____
Commission No.: HH 494661
My Commission Expires: _____

EXHIBIT "A"

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 17 AND 20, TOWNSHIP 35 SOUTH,
RANGE 17 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT 45, AQUA LAGOON A SUBDIVISION AS RECORDED IN PLAT BOOK 68 PAGE 187, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING AND BEING IN SECTIONS 17, AND 20, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

THENCE S.02°21'20"E., ALONG THE WEST BOUNDARY LINE OF SAID AQUA LAGOON SUBDIVISION, A DISTANCE OF 84.00'; THENCE N.87°38'40"E. A DISTANCE OF 33.99'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 111.90', A RADIUS OF 150.00', A CHORD BEARING OF S.70°59'06"E., A CHORD LENGTH OF 109.32', AND A DELTA ANGLE OF 42°44'29"; THENCE S.49°36'51"E. A DISTANCE OF 117.75'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 137.95', A RADIUS OF 158.00', A CHORD BEARING OF S.24°36'04"E., A CHORD LENGTH OF 133.61', AND A DELTA ANGLE OF 50°01'35"; THENCE S.00°24'44"W. A DISTANCE OF 288.40'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 16.57', A RADIUS OF 25.00', A CHORD BEARING OF S.19°24'06"W., A CHORD LENGTH OF 16.27', AND A DELTA ANGLE OF 37°58'45"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 173.79', A RADIUS OF 60.00', A CHORD BEARING OF S.44°35'16"E., A CHORD LENGTH OF 119.10', AND A DELTA ANGLE OF 165°57'30"; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 16.57', A RADIUS OF 25.00', A CHORD BEARING OF N.71°25'22"E., A CHORD LENGTH OF 16.27', AND A DELTA ANGLE OF 37°58'45"; THENCE S.89°35'16"E. A DISTANCE OF 240.20'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 35.83', A RADIUS OF 25.57', A CHORD BEARING OF S.40°15'22"E., A CHORD LENGTH OF 32.97', AND A DELTA ANGLE OF 80°18'03"; THENCE S.00°24'54"W. A DISTANCE OF 179.95'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 20.58', A RADIUS OF 127.63', A CHORD BEARING OF S.04°18'19"E., A CHORD LENGTH OF 20.56', AND A DELTA ANGLE OF 09°14'26"; THENCE S.47°26'43"W. A DISTANCE OF 247.19'; THENCE N.63°45'20"W. A DISTANCE OF 5.84'; THENCE N.42°33'17"W. A DISTANCE OF 26.31'; THENCE N.48°44'33"W. A DISTANCE OF 44.92'; THENCE N.29°59'10"W. A DISTANCE OF 41.60'; THENCE N.17°37'38"W. A DISTANCE OF 19.22'; THENCE N.48°33'12"W. A DISTANCE OF 24.04'; THENCE N.30°52'47"W. A DISTANCE OF 49.23'; THENCE N.29°27'13"W. A DISTANCE OF 50.84'; THENCE N.23°42'10"W. A DISTANCE OF 7.28'; THENCE N.23°42'10"W. A DISTANCE OF 10.17'; THENCE N.55°48'17"W. A DISTANCE OF 22.68'; THENCE N.65°48'15"W. A DISTANCE OF 22.70'; THENCE N.69°12'28"W. A DISTANCE OF 22.32'; THENCE N.64°08'27"W. A DISTANCE OF 21.37'; THENCE N.34°54'32"W. A DISTANCE OF 5.25'; THENCE N.69°14'12"W. A DISTANCE OF 18.46'; THENCE N.55°32'14"W. A DISTANCE OF 91.34'; THENCE N.74°14'16"W. A DISTANCE OF 46.18'; THENCE N.40°19'07"W. A DISTANCE OF 45.79'; THENCE N.81°38'20"W. A DISTANCE OF 30.47'; THENCE N.60°43'44"W. A DISTANCE OF 46.98'; THENCE N.31°44'44"W. A DISTANCE OF 88.79'; THENCE N.06°55'45"W. A DISTANCE OF 66.00'; THENCE N.52°13'46"W. A DISTANCE OF 70.21'; THENCE N.69°34'45"E. A DISTANCE OF 52.52'; THENCE N.18°48'03"E. A DISTANCE OF 31.90'; THENCE N.29°32'20"W. A DISTANCE OF 42.90'; THENCE N.30°36'23"W. A DISTANCE OF 71.61'; THENCE N.33°18'38"W. A DISTANCE OF 72.71'; THENCE N.40°30'55"W. A DISTANCE OF 62.80'; THENCE N.37°52'30"W. A DISTANCE OF 21.96'; THENCE N.37°55'21"W. A DISTANCE OF 27.53'; THENCE N.60°18'00"W. A DISTANCE OF 36.70'; THENCE N.66°51'17"W. A DISTANCE OF 232.62'; THENCE N.00°25'51"E. A DISTANCE OF 815.57'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 43.93', A RADIUS OF 436.97', A CHORD BEARING OF N.03°18'39"E., A CHORD LENGTH OF 43.91', AND A DELTA ANGLE OF 05°45'35"; THENCE N.06°40'57"E. A DISTANCE OF 135.85'; THENCE N.00°25'51"E. A DISTANCE OF 197.05'; THENCE S.89°34'09"E. A DISTANCE OF 137.89'; THENCE N.00°25'33"E. A DISTANCE OF 505.35'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 881.21', A RADIUS OF 4790.00', A CHORD BEARING OF S.54°53'11"E., A CHORD LENGTH OF 879.97', AND A DELTA ANGLE OF 10°32'26"; THENCE S.49°36'58"E. A DISTANCE OF 354.95'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 39.25', A RADIUS OF 25.00', A CHORD BEARING OF S.04°37'53"E., A CHORD LENGTH OF 35.34', AND A DELTA ANGLE OF 89°57'24"; THENCE S.40°23'09"W. A DISTANCE OF 910.88'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 105.93', A RADIUS OF 142.00', A CHORD BEARING OF S.19°00'54"W., A CHORD LENGTH OF 103.49', AND A DELTA ANGLE OF 42°44'29"; THENCE S.02°21'20"E. A DISTANCE OF 1.46'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF S.42°38'40"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE S.87°38'40"W. A DISTANCE OF 25.94'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 1562219.32 SQUARE FEET, 35.864 ACRES



WATER RESOURCE ASSOCIATES, LLC

7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

Robert S. Flanary

Notary Public
DN: cn=Robert S. Flanary
o=Notary Public
ou=Notary Public
c=US
Date: 2025.06.26 15:59:25-04'00'

ROBERT S. FLANARY, P.E.
Florida Surveyor's Registration No. 5629

DATE

Survey map and report on the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

REVISION DATE

AQUA LAGOON CDD

SKETCH IS NOT A SURVEY

DRAWN

RSF

DATE: 6/26/25

SCALE:
N.T.S.

CHECKED

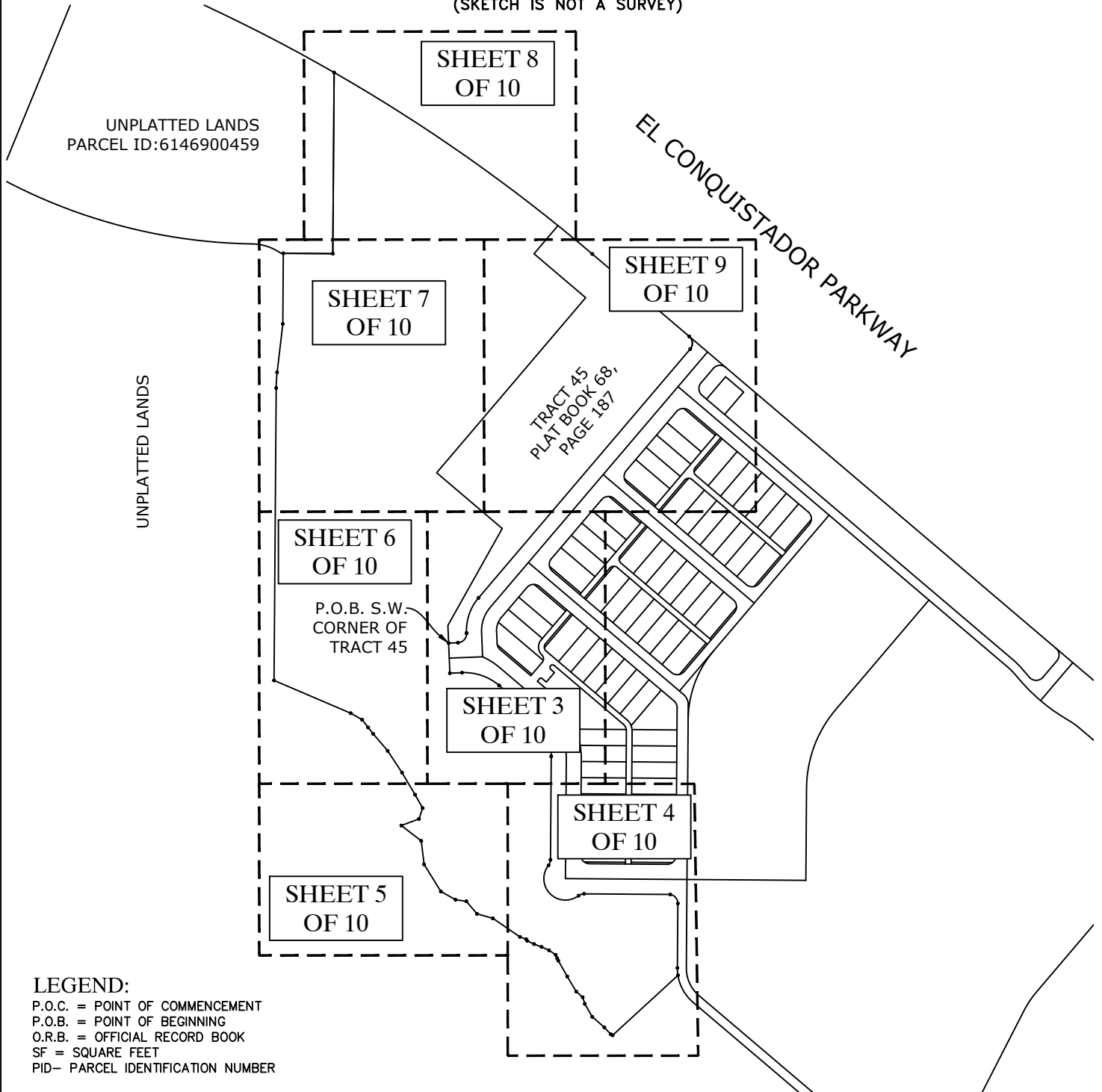
RSF

DATE: 6/26/25

JOB NUMBER
S2433

SKETCH OF DESCRIPTION

A PORTION OF SECTION 17 AND 20, TOWNSHIP 35 SOUTH,
RANGE 17 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID- PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WESTERLY BOUNDARY OF AQUA LOGOON, BEING S02°21'20"E



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AQUA LOGOON CDD

REVISION DATE

SKETCH IS NOT A SURVEY

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RSF

DATE:

6/26/25

SCALE:
1"=400'

CHECKED

RSF

DATE:

6/26/25

JOB NUMBER
S2433

SKETCH OF DESCRIPTION

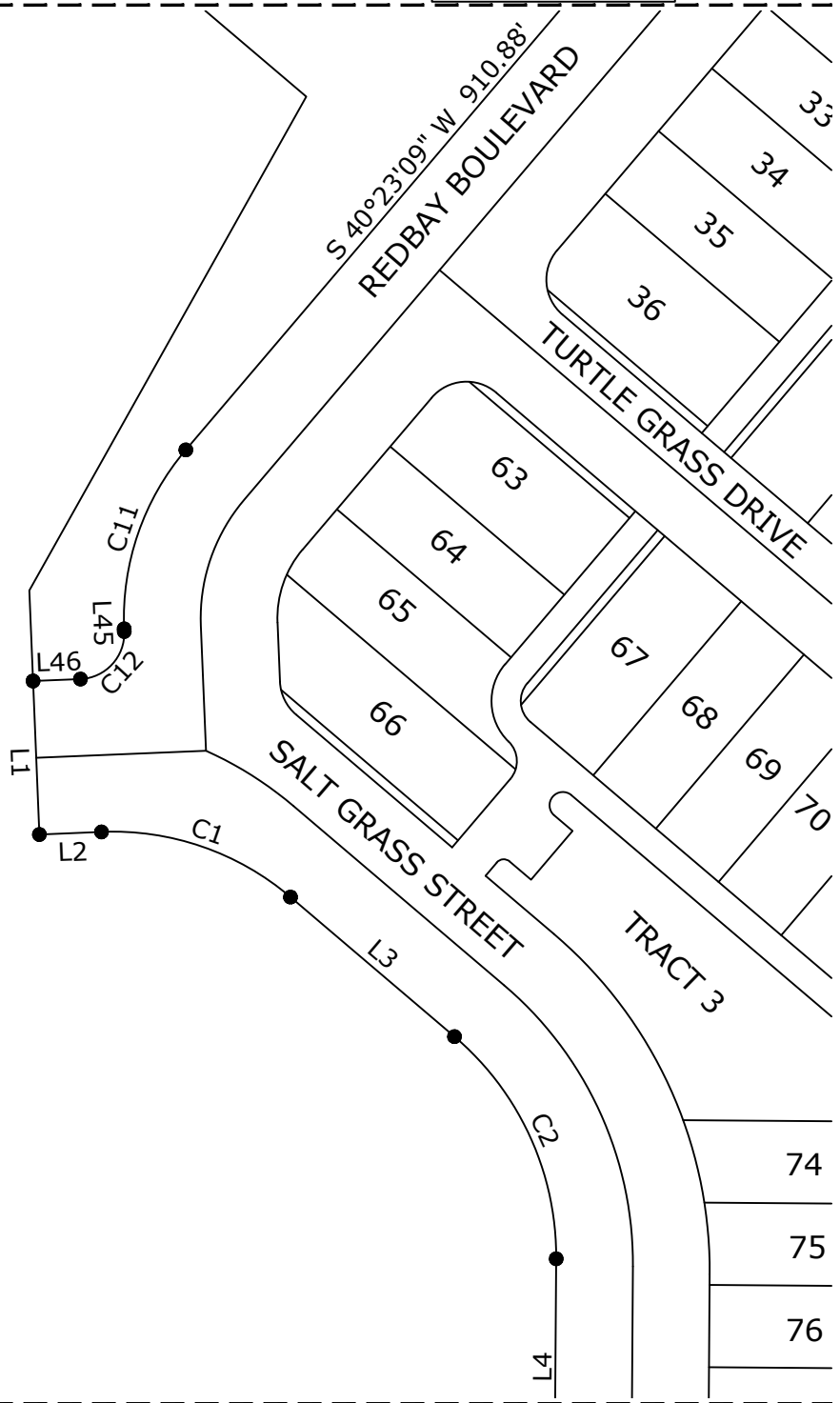
SHEET 3 OF 10

A PORTION OF SECTION 17 AND 20, TOWNSHIP 35 SOUTH,
RANGE 17 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

SEE SHEET 9

SURVEYORS NOTES:

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BASES OF BEARING IS THE WESTERLY BOUNDARY
OF AQUA LOGOON, BEING S02°21'20"E

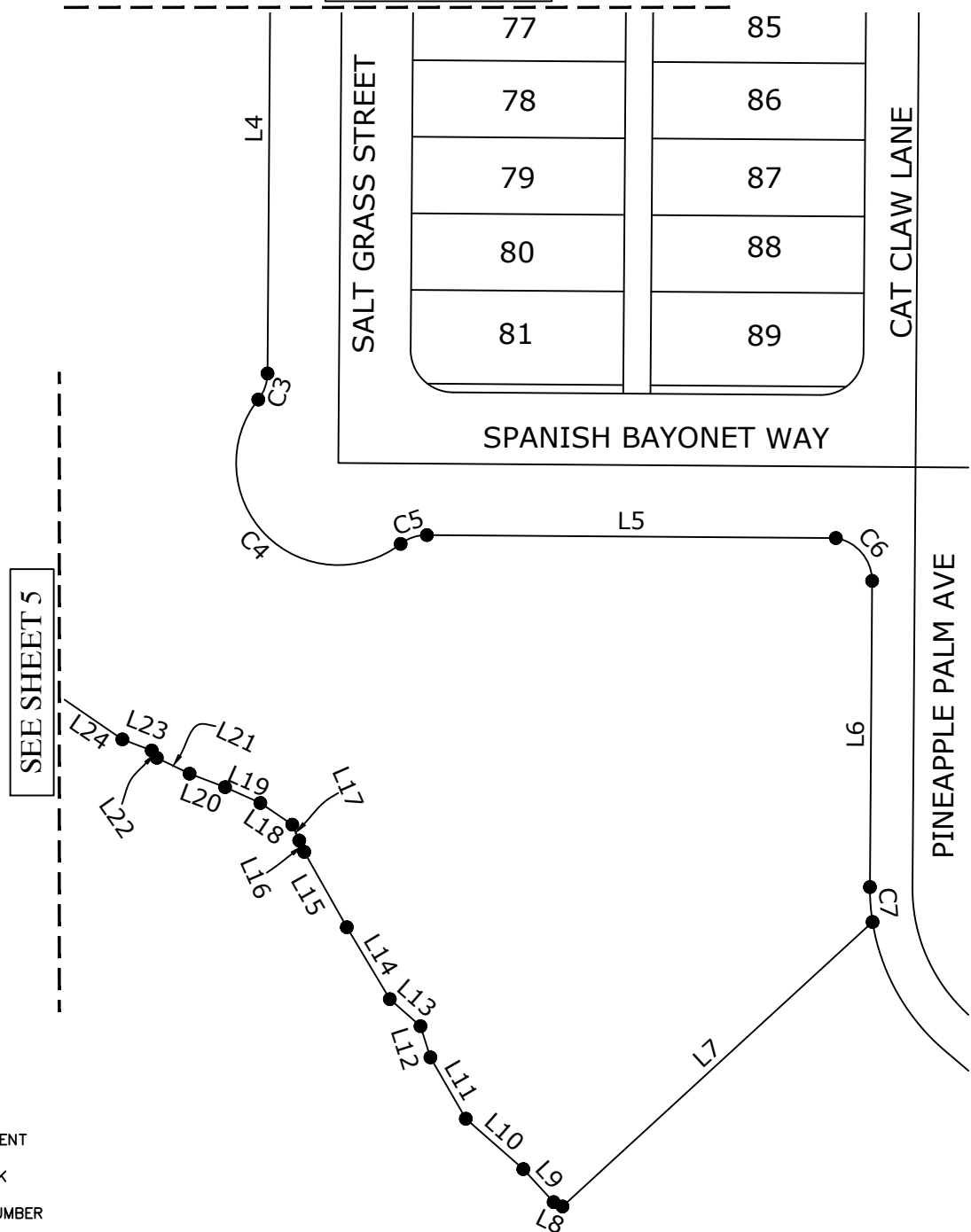


SKETCH OF DESCRIPTION

SHEET 4 OF 10

A PORTION OF SECTION 17 AND 20, TOWNSHIP 35 SOUTH,
RANGE 17 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

SEE SHEET 3



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AQUA LAGOON CDD

REVISION DATE

SKETCH IS NOT A SURVEY

DRAWN

RSF

DATE: 6/26/25

SCALE:
1"=100'

CHECKED

RSF

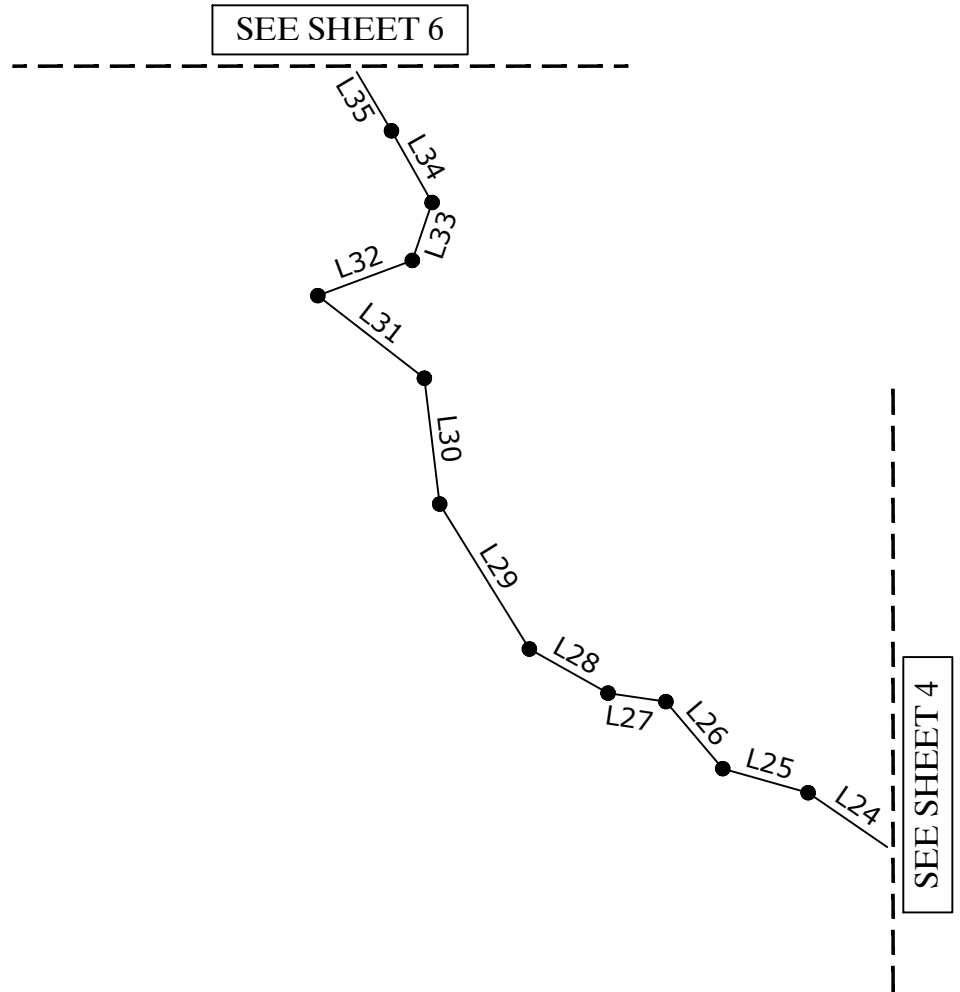
DATE: 6/26/25

JOB NUMBER
S2433

SKETCH OF DESCRIPTION

SHEET 5 OF 10

A PORTION OF SECTION 17 AND 20, TOWNSHIP 35 SOUTH,
RANGE 17 EAST, MANATEE COUNTY, FLORIDA
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BASES OF BEARING IS THE WESTERLY BOUNDARY
OF AQUA LOGOON, BEING S02°21'20"E

AQUA LAGOON CDD

REVISION DATE	DRAWN	RSF	DATE:	6/26/25	SCALE: 1"=100'
	CHECKED	RSF	DATE:	6/26/25	JOB NUMBER S2433

SKETCH IS NOT A SURVEY

SKETCH OF DESCRIPTION

SHEET 6 OF 10

A PORTION OF SECTION 17 AND 20, TOWNSHIP 35 SOUTH,
RANGE 17 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

SEE SHEET 7

N 00°25'51" E 815.57'

L41

L40

L39

L38

L37

L36

L35

SURVEYORS NOTES:

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SEE SHEET 5



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AQUA LAGOON CDD

REVISION DATE

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RSF

DATE:

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SCALE:
1"=100'

SKETCH IS NOT A SURVEY

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DATE:

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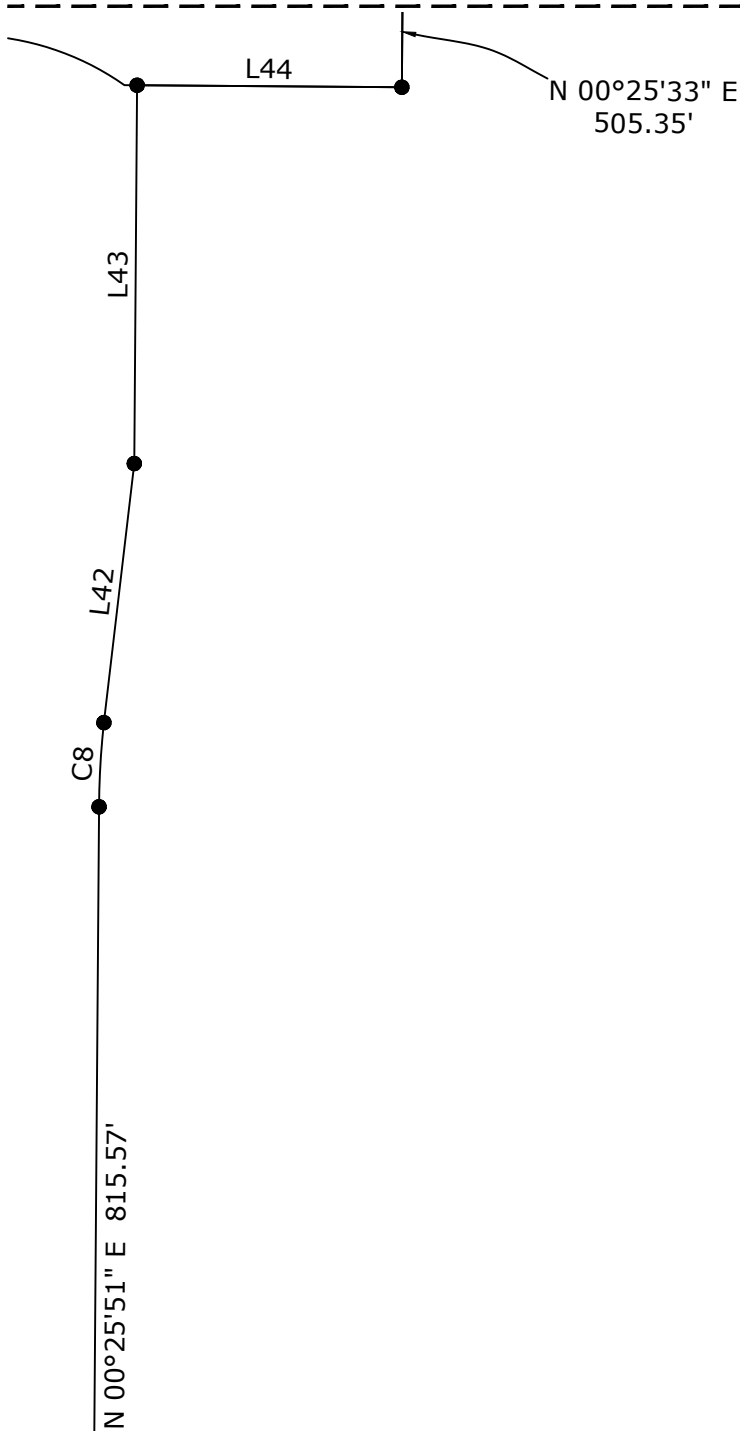
JOB NUMBER
S2433

SKETCH OF DESCRIPTION

SHEET 7 OF 10

A PORTION OF SECTION 17 AND 20, TOWNSHIP 35 SOUTH,
RANGE 17 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

SEE SHEET 8



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APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT)
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OF AQUA LOGOON, BEING S02°21'20"E

TRACT 45
PLAT BOOK 68,
PAGE 187

SEE SHEET 6

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REVISION DATE

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RSF

DATE:

6/26/25

SCALE:
1"=100'

CHECKED

RSF

DATE:

6/26/25

JOB NUMBER
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SKETCH OF DESCRIPTION

SHEET 8 OF 10

A PORTION OF SECTION 17 AND 20, TOWNSHIP 35 SOUTH,
RANGE 17 EAST, MANATEE COUNTY, FLORIDA
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EL CONQUISTADOR PARKWAY
C9

N 00°25'33" E 505.35'

SEE SHEET 7

SEE SHEET 9



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OF AQUA LOGOON, BEING S02°21'20"E

AQUA LAGOON CDD

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SKETCH OF DESCRIPTION

A PORTION OF SECTION 17 AND 20, TOWNSHIP 35 SOUTH,
RANGE 17 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

SHEET 9 OF 10

SEE SHEET 8

LEGEND:

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NAD 83 (2011 ADJUSTMENT) BASES OF
BEARING IS THE WESTERLY BOUNDARY OF
AQUA LOGOON, BEING S02°21'20"E

TRACT 45
PLAT BOOK 68,
PAGE 187

EL CONQUISTADOR PARKWAY
S 49°36'58" E 354.95'

TRACT 37
SEA LAVENDER DRIVE

REDBAY BOULEVARD
S 40°23'09" W 910.88'

PIGEON PLUM WAY

SEE SHEET 3

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AQUA LAGOON CDD

REVISION DATE

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SKETCH OF DESCRIPTION

SHEET 10 OF 10

A PORTION OF SECTION 17 AND 20, TOWNSHIP 35 SOUTH,
RANGE 17 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 02°21'20" E	84.00'	L25	N 74°14'16" W	46.18'
L2	N 87°38'40" E	33.99'	L26	N 40°19'07" W	45.79'
L3	S 49°36'51" E	117.75'	L27	N 81°38'20" W	30.47'
L4	S 00°24'44" W	288.40'	L28	N 60°43'44" W	46.98'
L5	S 89°35'16" E	240.20'	L29	N 31°44'44" W	88.79'
L6	S 00°24'54" W	179.95'	L30	N 06°55'45" W	66.00'
L7	S 47°26'43" W	247.19'	L31	N 52°13'46" W	70.21'
L8	N 63°45'20" W	5.84'	L32	N 69°34'45" E	52.52'
L9	N 42°33'17" W	26.31'	L33	N 18°48'03" E	31.90'
L10	N 48°44'33" W	44.92'	L34	N 29°32'20" W	42.90'
L11	N 29°59'10" W	41.60'	L35	N 30°36'23" W	71.61'
L12	N 17°37'38" W	19.22'	L36	N 33°18'38" W	72.71'
L13	N 48°33'12" W	24.04'	L37	N 40°30'55" W	62.80'
L14	N 30°52'47" W	49.23'	L38	N 37°52'30" W	21.96'
L15	N 29°27'13" W	50.84'	L39	N 37°55'21" W	27.53'
L16	N 23°42'10" W	7.28'	L40	N 60°18'00" W	36.70'
L17	N 23°42'10" W	10.17'	L41	N 66°51'17" W	232.62'
L18	N 55°48'17" W	22.68'	L42	N 06°40'57" E	135.85'
L19	N 65°48'15" W	22.70'	L43	N 00°25'51" E	197.05'
L20	N 69°12'28" W	22.32'	L44	S 89°34'09" E	137.89'
L21	N 64°08'27" W	21.37'	L45	S 02°21'20" E	1.46'
L22	N 34°54'32" W	5.25'	L46	S 87°38'40" W	25.94'
L23	N 69°14'12" W	18.46'			
L24	N 55°32'14" W	91.34'			

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	150.00'	111.90'	109.32'	S 70°59'06" E	42°44'29"
C2	158.00'	137.95'	133.61'	S 24°36'04" E	50°01'35"
C3	25.00'	16.57'	16.27'	S 19°24'06" W	37°58'45"
C4	60.00'	173.79'	119.10'	S 44°35'16" E	165°57'30"
C5	25.00'	16.57'	16.27'	N 71°25'22" E	37°58'45"
C6	25.57'	35.83'	32.97'	S 40°15'22" E	80°18'03"
C7	127.63'	20.58'	20.56'	S 04°18'19" E	9°14'26"
C8	436.97'	43.93'	43.91'	N 03°18'39" E	5°45'35"
C9	4790.00'	881.21'	879.97'	S 54°53'11" E	10°32'26"
C10	25.00'	39.25'	35.34'	S 04°37'53" E	89°57'24"
C11	142.00'	105.93'	103.49'	S 19°00'54" W	42°44'29"
C12	25.00'	39.27'	35.36'	S 42°38'40" W	90°00'00"



WATER RESOURCE ASSOCIATES, LLC

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www.wraengineering.com LB 8274

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WESTERLY BOUNDARY OF AQUA LOGOON, BEING S02°21'20"E

AQUA LAGOON CDD

REVISION DATE

SKETCH IS NOT A SURVEY

DRAWN

RSF

DATE:

6/26/25

SCALE:
1"=100'

CHECKED

RSF

DATE:

6/26/25

JOB NUMBER
S2433

EXHIBIT 4

INITIAL BOARD OF SUPERVISORS

WEST MANATEE DISTRICT COMMUNITY DEVELOPMENT DISTRICT

- Christopher Chavez
1651 Whitfield Avenue, Suite 200
Sarasota, Florida 34243
- Christopher Clark
1651 Whitfield Avenue, Suite 200
Sarasota, Florida 34243
- Samantha Griffith
1651 Whitfield Avenue, Suite 200
Sarasota, Florida 34243
- Charles Tokarz
1651 Whitfield Avenue, Suite 200
Sarasota, Florida 34243
- Rodrigo Trepp
1651 Whitfield Avenue, Suite 200
Sarasota, Florida 34243



12363 Hampton Park Blvd
Tampa, FL 33624 (813)-265-3130
7978 Cooper Creek Blvd, Ste 102
University Park, FL 34201 (941)-358-3824
www.wraengineering.com

Engineering - Environmental Science- Water Resource-Survey
Water Resource Associates, LLC.

CDD Boundary (35.86 ac.)

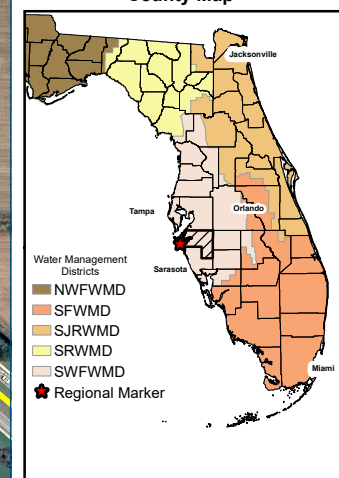
Future Land Use

MU-C / RU

P/SP-1

RES-9

County Map



S: 17 & 18 T: 35S R: 17E

Notes:
2025 aerial georeferenced from
Google Earth.
Aerial may be shifted due to georeference

Future land use obtained from Manatee County.



1 inch = 375 feet

0 90 180 360 540 Feet

Client: Medallion

Project Name: Aqua Lagoon PH 2

Manatee County, FL

File Name: Future Land Use Map

Original Date: 3/18/2026

GIS Operator:
RJ

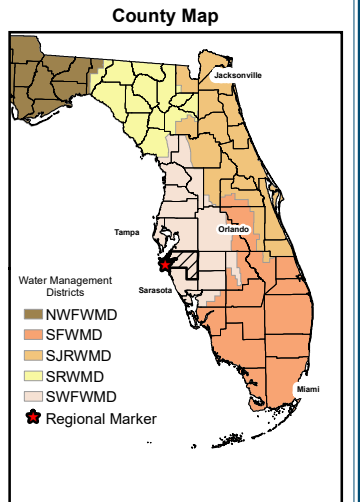
Job Number:
2433

Revision Date:

Document Path: S:\PROJECT FILES\2433 - Medallion - Aqua Lagoon PH 2\ENVIRONMENTAL\GIS\W\CD\ProposedUtilities.mxd

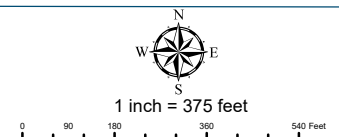


- CDD Boundary (35.86 ac.)
- Sewer (Existing)
- Reclaimed Water (Existing)
- Potable Water (Existing)



S: 17 & 18 T: 35S R: 17E

Notes:
2025 aerials obtained from FDOT APLUS
Utilities obtained from Manatee County.



Client: Medallion

Project Name: Aqua Lagoon PH 2

Manatee County, FL

File Name: Proposed Utilities Extensions Map

Original Date: 3/31/2026

GIS Operator: RJ	Job Number: 2433	Revision Date:
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EXHIBIT 7

ESTIMATED TIMETABLE AND COSTS FOR CONSTRUCTION OF IMPROVEMENTS

PROPOSED FACILITIES AND ESTIMATED COSTS

Improvement	Estimated Cost (Funded by CDD)	Operation and Maintenance Entity
Stormwater Management System	\$ 6,372,500	CDD
Water and Wastewater Utilities	\$ 6,977,500	County
Hardscape, Landscape, Irrigation	\$ 1,665,000	CDD
Amenities	\$ 1,200,000	CDD
Undergrounding of Conduit	\$ 335,000	CDD
Mitigation/Conservation	\$ 400,000	CDD
Professional Services	\$ 847,500	N/A
Contingency	\$ 423,750	N/A
TOTAL	\$ 18,221,250	

At present, these improvements are estimated to be made, acquired, constructed and/or installed in one phase from May 2026 to May 2027. The above time frame and costs are estimated and non-binding. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon such costs such as labor, services, materials, interest rates and market conditions.

EXHIBIT 8

Statement of Estimated Regulatory Costs

for

West Manatee District Community Development District

I. Introduction

a. Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to establish the West Manatee District Community Development District ("District") in accordance with the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes (the "Act"). The proposed District will comprise approximately 35.864 acres of land located within Manatee County, Florida (the "County") and is projected to contain approximately 356 residential dwelling units, which will make up the Aqua Lagoon Phase 2 development ("Project"). The limitations on the scope of this SERC are explicitly set forth in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing the 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.

b. Overview of the West Manatee District 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 356 residential dwelling units. Tables 1 and 2 under Section V detail the improvements and ownership/maintenance responsibilities the proposed District is anticipated to construct, operate and maintain.

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 Aqua Lagoon Phase 2.

c. Requirements for the 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, 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 section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

- (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.
- (f) Any additional information that the agency determines may be useful.
- (g) 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 SERC also apply to an "ordinance" under section 190.005(2)(a), F.S.

- II. 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 establishing 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 will be the direct result of facilities and services provided by the District to the landowners within the District. 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.

- a. 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 purpose for establishment of the District is to provide public facilities and services to support the development of a new, planned residential development. The development of the approximately 35.864 acres anticipated to be within the District will promote local economic activity, create local value, lead to local private sector investment and is likely to result in local private sector employment and/or local job creation.

Establishment of the District will allow a systematic method to plan, fund, implement, operate and maintain, for the benefit of the landowners within the District, various public facilities and services. Such facilities and services, as further described in Section V, will allow for the development of the land within the 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 District. The private developer of the land in the District will use its private funds to conduct the private land development and construction of an anticipated approximately 356 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 in absence of the District by the private sector alone, the fact that the establishment of the District is initiated by the private developer means that the private developer considers the establishment and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the 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.

- b. 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 establishment 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 District in the development. When the question is phrased in this manner, it can be surmised that the establishment of the District is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same development without the 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 ensure 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 establishment of the District for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was no District. The District, in its purchasing decisions, will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

- c. 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 establishment of the District will not increase any regulatory costs of the State by virtue that the District will be one of many already existing similar districts within the State. As described in more detail in Section IV, the proposed District will pay a one-time filing fee to the County to offset any expenses that the County may incur in holding a local public hearing on the petition. Similarly, the proposed District will pay annually the required Special District Filing Fee, which fee is meant to offset any State costs related to its oversight of all special districts in the State.

The establishment of the District will, however, directly increase regulatory costs to the landowners within the 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 District. However, as property ownership in the District is completely voluntary, all current property owners must consent to the establishment of the District 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 enhanced service and facilities provided by the District.

The District will incur overall operational costs related to services for infrastructure maintenance, landscaping, amenity operation and similar items. In the initial stages of development, the costs will likely be minimized. These operating costs will be funded by the landowners through direct funding agreements or special assessments levied by the District. Similarly, the District may incur costs associated with the issuance and repayment of special assessment revenue bonds. While these costs in the aggregate may approach the stated threshold over a five-year period, this would not be unusual for a Project of this nature and the infrastructure and services proposed to be provided by the District will be needed to serve the Project regardless of the existence of the District. Thus, the District-related costs are not additional development costs. Due to the relatively low cost of financing available to CDDs, due to the tax-exempt nature of CDD debt, certain improvements can be provided more efficiently by the District than by alternative entities. Furthermore, it is important to remember that such costs would be funded through special assessments paid by landowners within the District, and would not be a burden on the taxpayers outside the District nor can the District debt be a debt of the County or the State.

- III. 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 individuals and entities likely to be required to comply with the ordinance or affected by the proposed action (i.e., adoption of the ordinance) can be categorized, as follows:

- a. The State of Florida

The State of Florida and its residents and general population will not incur any compliance costs related to the establishment and on-going administration of the District, and will only be affected to the extent that the State incurs those nominal administrative costs outlined herein. The cost of any additional administrative services provided by the State of Florida as a result of this project will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

- b. Manatee County, Florida

The County and its residents not residing within the boundaries of the District will not incur any compliance costs related to the establishment and on-going

administration of the District other than any one-time administrative costs outlined herein, which will be offset by the filing fee submitted to the County. Once the District is established, these residents will not be affected by adoption of the ordinance. The cost of any additional administrative services provided by the County as a result of this development will be incurred whether the infrastructure is financed through the District or any alternative financing method.

c. Current Property Owners

The current property owners of the lands within the proposed District boundaries will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

d. Future Property Owners

The future property owners are those who will own property in the proposed District. These future property owners will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure. The proposed District will serve land that comprises an approximately 35.864-acre planned residential development currently anticipated to contain a total of approximately 356 residential dwelling units, although the development plan can change. All of the future residents, as well as the landowners within the District, will be affected by the ordinance. The County, the proposed District and certain state agencies will also be affected by or required to comply with the ordinance as more fully discussed hereafter.

IV. 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.

The County is establishing the District by ordinance in accordance with the Act and, therefore, there is no anticipated effect on state or local revenues.

a. Costs to Governmental Agencies of Implementing and Enforcing Ordinance

Because the result of adopting the ordinance is the establishment of an independent local special purpose government, there will be no significant enforcing responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs herein.

State Governmental Entities

The cost to state entities to review or enforce the proposed ordinance will be very modest. The District comprises less than 2,500 acres and is located within the boundaries of Manatee County. Therefore, the County (and not the Florida Land and Water Adjudicatory Commission) will review and act upon the Petition to establish the District, in accordance with Section 190.005(2), F.S. There are minimal additional ongoing costs to various state entities to implement and enforce the proposed ordinance. The costs to various state entities to implement and enforce the proposed ordinance relate strictly to the receipt and processing of various reports that the District is required to file with the State and its various entities. Appendix A lists the reporting requirements. The costs to those state agencies that will receive and process the District's reports are minimal because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.064, F.S., the District must pay an annual fee to the State of Florida Department of Economic Opportunity which offsets such costs.

Manatee County, Florida

The proposed land for the District is located within Manatee County, Florida and consists of less than 2,500 acres. The County and its staff may process, analyze, conduct a public hearing, and vote upon the petition to establish the District. These activities will absorb some resources; however, these costs incurred by the County will be modest for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides most, if not all, of the information needed for a staff review. Third, the County already possesses the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Fifth, 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 establish a community development district.

b. Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on state or local revenues. A CDD 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, including the County. By Florida law, debts of the District are strictly its own responsibility.

- V. 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.

Table 1 provides an outline of the various facilities and services the proposed District may provide. Financing for these facilities is projected to be provided by the District.

Table 2 illustrates the estimated costs of construction of the capital facilities, outlined in Table 1. Total costs of construction for those facilities that may be provided are estimated to be approximately \$18,221,250.00. The District may levy non-ad valorem special assessments (by a variety of names) and may issue special assessment bonds to fund the costs of these facilities. These bonds would be repaid through non-ad valorem special assessments levied on all developable properties in the District that may benefit from the District's infrastructure program as outlined in Table 2.

Prospective future landowners in the proposed District may be required to pay non-ad valorem special assessments levied by the District to provide for facilities and secure any debt incurred through bond issuance. In addition to the levy of non-ad valorem special assessments which may be used for debt service, the District may also levy a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services. However, purchasing a property within the District or locating in the District by new residents is completely voluntary, so, ultimately, all landowners and residents of the affected property choose to accept the non-ad valorem assessments as a tradeoff for the services and facilities that the District will provide. In addition, state law requires all assessments levied by the District to be disclosed by the initial seller to all prospective purchasers of property within the District.

Table 1

WEST MANATEE DISTRICT COMMUNITY DEVELOPMENT DISTRICT
Proposed Facilities and Services

IMPROVEMENT	FUNDED BY	OWNED and MAINTAINED BY
Stormwater Management System	CDD	CDD
Water and Wastewater Utilities	CDD	County
Hardscape, Landscape, Irrigation	CDD	CDD
Amenities	CDD	CDD
Undergrounding of Conduit	CDD	CDD
Mitigation/Conservation	CDD	CDD

A CDD provides the property owners with an alternative mechanism of providing public services; however, special assessments and other impositions levied by the District and collected by law represent the transactional costs incurred by landowners as a result of the establishment of the District. Such transactional costs should be considered in terms of costs likely to be incurred under alternative public and private mechanisms of service provision, such as other independent special districts, County or its dependent districts, or County management but financing with municipal service benefit units and municipal service taxing units, or private entities, all of which can be grouped into three major categories: public district, public other, and private.

Table 2

WEST MANATEE DISTRICT COMMUNITY DEVELOPMENT DISTRICT
Estimated Costs of Construction

CATEGORY	EST. COST
Stormwater Management System	\$ 6,372,500
Water and Wastewater Utilities	\$ 6,977,500
Hardscape, Landscape, Irrigation	\$ 1,665,000
Amenities	\$ 1,200,000
Undergrounding of Conduit	\$ 335,000
Mitigation/Conservation	\$ 400,000
Professional Services	\$ 847,500
Contingency	\$ 423,750
TOTAL	\$ 18,221,250

With regard to the public services delivery, dependent and other independent special districts can be used to manage the provision of infrastructure and services, however, they are limited in the types of services they can provide, and likely it would be necessary to employ more than one district to provide all services needed by the development.

Other public entities, such as counties, are also capable of providing services, however, their costs in connection with the new services and infrastructure required by the new development and, transaction costs, would be borne by all taxpayers, unduly burdening existing taxpayers. Additionally, other public entities providing services would also be inconsistent with the State's policy of "growth paying for growth".

Lastly, services and improvements could be provided by private entities. However, their interests are primarily to earn short-term profits and there is no public accountability. The marginal benefits of tax-exempt financing utilizing CDDs would cause the CDD to utilize its lower transactional costs to enhance the quality of infrastructure and services.

In considering transactional costs of CDDs, it shall be noted that occupants of the lands to be included within the District will receive three major classes of benefits. First, those residents in the District will receive a higher level of public services which in most

instances will be sustained over longer periods of time than would otherwise be the case. Second, a CDD is a mechanism for assuring that the public services will be completed concurrently with development of lands within the development. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands. Third, a CDD is the sole form of local governance which is specifically established to provide CDD landowners with planning, construction, implementation and short and long-term maintenance of public infrastructure at sustained levels of service.

The cost impact on the ultimate landowners in the development is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above, if applicable, what the landowners would have paid to install infrastructure via an alternative financing mechanism.

Consequently, a CDD provides property owners with the option of having higher levels of facilities and services financed through self-imposed revenue. The District is an alternative means to manage necessary development of infrastructure and services with related financing powers. District management is no more expensive, and often less expensive, than the alternatives of various public and private sources.

- VI. 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 establishment 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.

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. It can be reasonably expected that the establishment of community development district for the Aqua Lagoon Phase 2 development will not produce any marginal effects that would be different from those that would have occurred if the Aqua Lagoon Phase 2 development was developed without a community development district established by the County.

VII. Any additional useful information

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Petitioner's Engineer and other professionals associated with the Petitioner.

In relation to the question of whether the proposed West Manatee District Community Development District is the best possible alternative to provide public facilities and services to the project, there are several additional factors which bear importance. As an alternative to an independent district, the County could establish a dependent district for the area or establish an MSBU or MSTU. Either of these alternatives could finance the improvements contemplated in Tables 1 and 2 in a fashion similar to the proposed District.

There are a number of reasons why a dependent district is not the best alternative for providing public facilities and services to the Aqua Lagoon Phase 2 development. First, unlike a CDD, this alternative would require the County to administer the project and its facilities and services. As a result, the costs for these services and facilities would not be directly and wholly attributed to the land directly benefiting from them, as the case would be with a CDD. Administering a project of the size and complexity of the development program anticipated for the Aqua Lagoon Phase 2 development is a significant and expensive undertaking.

Second, a CDD is preferable from a government accountability perspective. With a CDD, residents and landowners in the District would have a focused unit of government ultimately under their direct control. The CDD can then be more responsive to resident needs without disrupting other County responsibilities. By contrast, if the County were to establish and administer a dependent special district, then the residents and landowners of the Aqua Lagoon Phase 2 development would take their grievances and desires to the County Commission meetings.

Third, any debt of an independent CDD is strictly that CDD's responsibility. While it may be technically true that the debt of a County-established, dependent special district is not strictly the County's responsibility, any financial problems that a dependent special district may have may reflect on the County. This will not be the case if a CDD is established.

Another alternative to a CDD would be for a Property Owners' Association (POA) to provide the infrastructure as well as operations and maintenance of public facilities and services. A CDD is superior to a POA for a variety of reasons. First, unlike a POA, a CDD can obtain low-cost financing from the municipal capital market. Second, as a government entity a CDD can impose and collect its assessments along with other property taxes on the County's real estate tax bill. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Third, the proposed District is a unit of local government. This provides a higher level of transparency, oversight and accountability and the CDD has the ability to enter into interlocal agreements with other units of government.

- VIII. 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 establish the West Manatee District Community Development District.

**WEST MANATEE DISTRICT
COMMUNITY DEVELOPMENT DISTRICT**

ATTORNEY CERTIFICATION

I, R. David Jackson, attorney at law, hereby affirms and certifies that to the best of my knowledge and based upon my review of and reliance upon information provided to my by the Petitioner as well as other third parties and sources, including the engineer and surveyor of record, all of the statements, facts, and information contained in the Petition to Establish the West Manatee District Community Development District are true and correct. Further, the Petition complies with state law and, in particular, the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended.



R. David Jackson, Esq.
Florida Bar Member
Florida Bar No. 185515
PERSSON, COHEN, MOONEY,
FERNANDEZ & JACKSON, P.A.
6853 Energy Court
Lakewood Ranch, Florida 34236

Authorization of Agent

This document shall serve as a designation of Persson, Cohen, Mooney, Fernandez & Jackson, P.A., to act as agent for the Petitioners, Long Bar Pointe, LLLP, and Cargor Partners VIII – Long Bar Pointe, LLLP, with regard to any and all matters pertaining to the Petition to the Manatee County Board of County Commissioners to establish the West Manatee District Community Development District pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, *Florida Statutes*. This authorization shall remain in effect until revoked in writing.

WITNESSES:

CHRIS CHAVEZ
Name: CHRIS CHAVEZ

Radip Gandhi
Name: Radip Gandhi

LONG BAR GP LLC, AS
GENERAL PARTNER OF
LONG BAR POINTE, LLLP

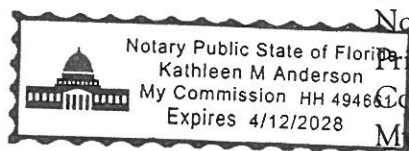
Carlos Beruff
Print Name: Carlos Beruff

Its: Manager

Date: 3/25/26

STATE OF FLORIDA
COUNTY OF Manatee

Acknowledged before me by means of ☒ physical presence or ☐ online notarization this 26 day of March, 2026, by Carlos Beruff, as Manager, on behalf of Long Bar GP LLC, general partner of Long Bar Pointe, LLLP, who is (☒) personally known to me or () has produced _____ as identification.



KA
Notary Public, State of Florida

Print Name: _____

Commission No.: _____

My Commission Expires: _____

WITNESSES:

Carlos Chavez
Name: CARLOS CHAVEZ

Radip Gandhi
Name: Radip Gandhi

CARGOR PARTNERS VIII -
LONG BAR POINTE, LLC,
AS GENERAL PARTNER OF
CARGOR PARTNERS VIII -
LONG BAR POINTE, LLLP

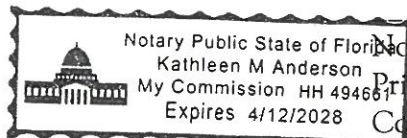
Carlos Beruff
Print Name: Carlos Beruff

Its: Manager

Date: 3/25/26

STATE OF FLORIDA
COUNTY OF Manatee

Acknowledged before me by means of ☒ physical presence or ___ online notarization this 26 day of March, 2026, by Carlos Beruff, as Manager, on behalf of Cargor Partners VIII - Long Bar Pointe, LLC, general partner of Cargor Partners VIII - Long Bar Pointe, LLLP, who is (☒) personally known to me or () has produced _____ as identification.



KA
Notary Public, State of Florida

Print Name: _____

Commission No.: _____

My Commission Expires: _____

DEVELOPMENT TRACKING CHART
AQUA BY THE BAY - PDR/PDMU-15-10(Z)(G) - LDA-14-01 - CLOS 19-038 (EXP 4/19/2028)

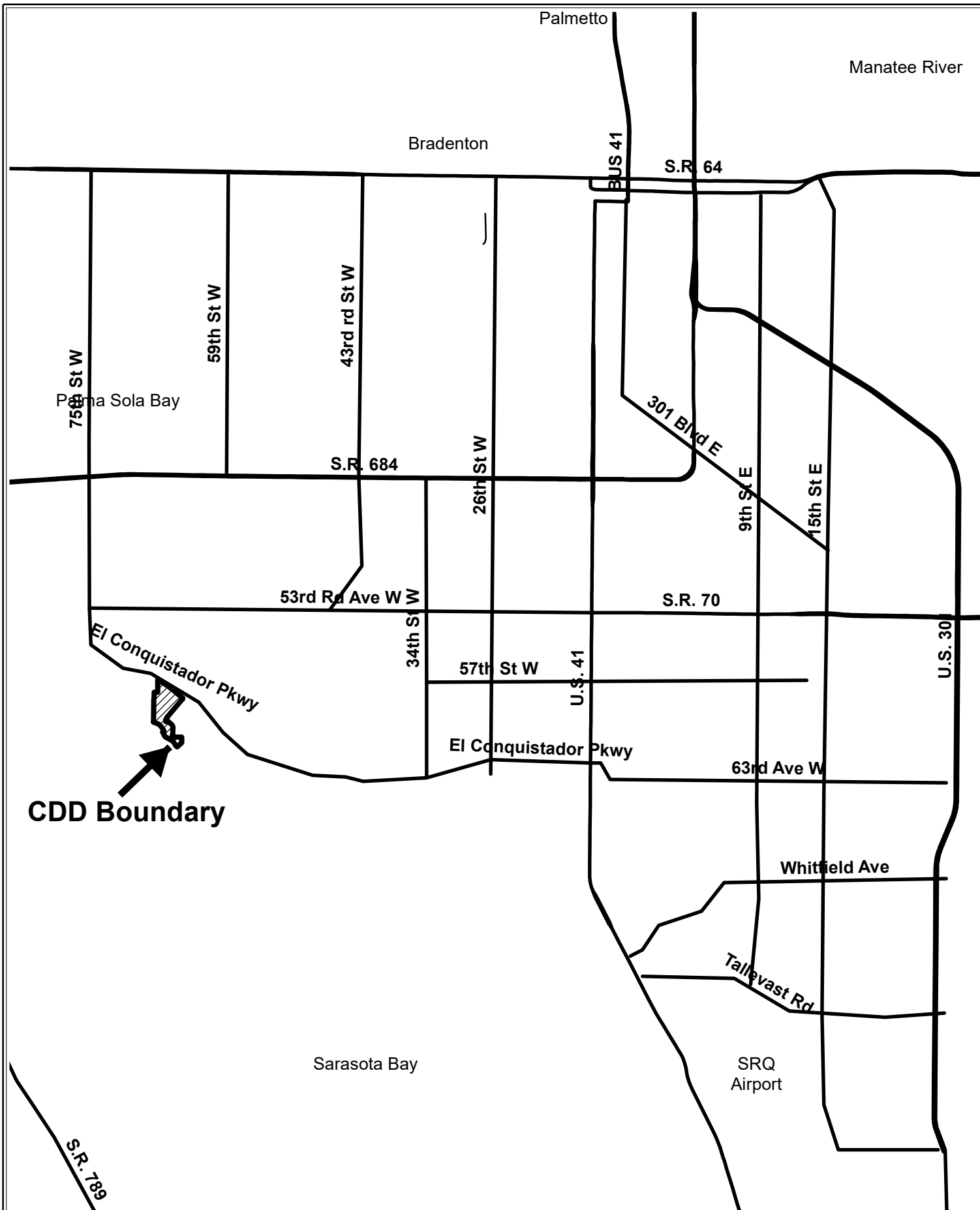
PHASE	DEVELOPMENT TYPE/NAME	TOTAL ENTITLEMENTS ORD PDR/PDMU-15-10(Z)(G)		APPROVED FSP UNITS		PLATTED UNITS	CO's CUMULATIVE through 10/1/25		REMAINING UNITS	
		SF	MF	SF	MF		SF	MF	SF	MF
	Outside Proposed CDD									
	SINGLE FAMILY DETACHED/ATTACHED/SEMI-DETACHED (SF)									
I & II	Aqua Lagoon FKA Long Bar Pointe Ph I & II, PLN1811-0011, FSP-19-01 ¹			138		138	111			
	MULTI-FAMILY (MF)									
I & II	Aqua Lagoon FKA Long Bar Pointe Ph I & II, PLN1811-0011, FSP-19-01 ¹				308					
	Aqua Manatee Apartments, PLN2003-0046, FSP-20-34				353			354		
	TTRES at Bradenton, PLN2306-0504, FSP-23-105				279			279		
	Long Bar Pointe – Aqua By The Bay, PLN1906-0088, FSP-19-59 ²				116					
	<i>Sub-Total SF/MF</i>			138	1056					
	Inside Proposed CDD									
	SINGLE FAMILY DETACHED/ATTACHED/SEMI-DETACHED (SF)									
II	Aqua Lagoon Phase 2, PLN2402-0074, FSP-24-45			86						
	MULTI-FAMILY (MF)									
	Long Bar Pointe – Aqua By The Bay, PLN1906-0088, FSP-19-59 ²				122					
	<i>Sub-Total SF/MF</i>			86	122					
	TOTAL APPROVED INSIDE + OUTSIDE CDD	510	2384	224	1178	138	111	633	286	1206

¹FSP-19-01(R) PLN2104-0089, Modification to approved plan to change from 344 multifamily units & 102 single family to 308 multifamily, 102 single family, and 36 townhomes (FSP-19-01 replaced FSP-14-10)

²FSP-19-59(R), PLN2510-0097, Modification to approved plan to remove 78 units (Bldg 17) and change from 316 multifamily units to 238: 122 units within boundaries of proposed West Manatee District (CDD) and remaining 116 outside

Notes: Aqua Lagoon Phase II - Final Plat, currently under review (SR-V2); SF – Single Family, MF – Multi-family

EXHIBIT 1
LOCATION MAP



Water Resource Associates, LLC
 Engineering ~ Environmental Science ~
 Water Resource ~ Survey
 12363 Hampton Park Blvd.
 Phone: 813-265-3130
 www.wraengineering.com

PROJECT: Aqua Lagoon PH 2

Aqua Lagoon PH 2 Manatee County, FL Location Map

ORIGINAL DATE: 3/18/2026

REVISION DATE:

JOB NUMBER: 2433

FILE NAME: Location Map

GIS OPERATOR: RJ



1 inch = 5,000 feet