



August 6, 2026 - Land Use Meeting

Subject

First Public Hearing for LDA 15-01(R) – Local Development Agreement / Parrish Lakes Development of Regional Impact – PLN2407-0200 - Quasi-Judicial- CJ Mills, Planner II - District 1-THIS PROJECT IS TO BE CONTINUED TO NO DATE SET AND TO BE ADVERTISED

Local Development Agreement relating to future projects within an area identified as Parrish Lakes Development of Regional Impact to establish the terms under which the Applicant shall increase the maximum residential entitlements from 3,300 to 3,778 dwelling units, reduce the maximum non-residential entitlements from 450,000 to 246,750 square feet, and throughout the duration of this LDA on approximately 1,155 acres, is zoned Planned Development Mixed Use (PDMU), and is generally located on the south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and north side of Erie Road, at 7205, and 8505 Moccasin Wallow Road, and 7400, 7205, 7707, and 7800 Sawgrass Road, extending from Moccasin Wallow Road to Erie Road, Palmetto and Parrish (Manatee County).

Category

ADVERTISED PUBLIC HEARINGS (Presentations Upon Request)

Briefings

Briefing Provided Upon Request

Contact and/or Presenter Information

Presenter: CJ Mills, Planner II, 941-748-4501 x 6926, CJ.Mills@mymanatee.org
Contact: Abigail Bonds, Planning and Zoning Tech III, 941-748-4501 x3927, Abigail.bonds@mymanatee.org

Action Requested

Motion to Continue:

I move to continue the public hearing to no date set and to be readvertised.

Enabling/Regulating Authority

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

Applicable Advisory Board

N/A

Background Discussion

- **Request**

Approval of an amended Local Development Agreement relating to future projects within an area identified as Parrish Lakes Development of Regional Impact to establish the terms under which the Applicant shall increase the maximum residential entitlements from 3,300 to 3,778 dwelling units, reduce the maximum non-residential entitlements from 450,000 to 246,750 square feet, and throughout the duration of this LDA, the Applicant shall have the option of paying the cumulative Phase I and Phase II proportionate share of \$549,146, which shall satisfy in full the transportation concurrency requirements of the Project through expiration of the Development Order, and the Applicant shall construct the same portions of roadways consistent with their depiction on the project's approved master development plan.

- **General Information**

- Location

The Parrish Lakes DRI consist of approximately 1,155 acres, is zoned Planned Development Mixed Use (PDMU), and is generally located on the south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and north side of Erie Road, at 7205, and 8505 Moccasin Wallow Road, and 7400, 7205, 7707, and 7800 Sawgrass Road, extending from Moccasin Wallow Road to Erie Road, Palmetto and Parrish (Manatee County).

- Density/Intensity of Project

- Density*: 3.65 DU/GA (3,778 dwellings/1,033 acres)

- (*) Residential density is calculated over residential project areas only.

- Intensity*: 0.12 FAR (246,750 square feet/2,069,100 square feet)

- (*) Non-residential intensity calculated over non-residential project area only.

- **Affordable Housing**

n/a

- **Neighborhood Workshop**

The applicant sent notices for one virtual meeting, scheduled for 4/20/2026. The notice, summary and issues, suggestion and concerns were provided (Attachment 5). The application was received before the Development Services Director issued a memorandum in July 2025 mandating Neighborhood Workshops.

- **Future Land Use Category**

Mixed-Use (MU): Approximately 1,132 acres

Public/Semi-Public (1) (P/SP(1)): Approximately 23 acres (Florida Power and Light Easement)

- **Land Use History**

- 1990: The adopted Zoning Map shows the property within the General Agriculture (A) and Suburban Agriculture (A-1) Zoning Districts.
- 2011: With the approval of Ordinance 10-011 the FLUC was revised from Urban Fringe-3 (UF-3) to MU, while retaining the P/SP (1) FLUC.
- 2017: Development Order 17-36 (DRI #28) and Ordinance PDMU-16-16(Z)(G) were approved to change the zoning to PDMU and approve a General Development Plan and Development of Regional Impact for 3,300 residential dwelling units, 400,000 square feet of commercial entitlements, and 50,000 square feet of office space.
- 2022: A revision to the GDP to minimum residential lot sizes, modify buffer widths, update phasing, adjust access points, amend conditions, and make certain adjustments for consistency.
- 2024: A revision to the GDP to decrease multi-family entitlements from 1,100 to 400, increase single-family units from 2,200 to 3,001, reduce commercial entitlements to 260,000 square feet, reduce office space to 35,000 square feet, reduce landscape buffers, remove North Central Overlay (NCO), adjust access points, and modify conditions for consistency.

- **Surrounding Areas**

- North: A mix of Planned Development Residential, Planned Development Mixed Use, and Agriculture lie to the north of the site, as well as Robinson Gateway DRI.
- South: Agricultural zoning along with a Manatee County water treatment facility (PDPI-06-45) are located to the south
- East: Planned Development Residential comprises most of the zoning to the east of the site with two parcels of Agricultural zoning
- West: RSF-4.5, RSF-1, the above referenced PD-PI and one parcel of agricultural zoning are located to the west

- **Conclusion**

The proposed Local Development Agreement amendment may be considered consistent with the Comprehensive Plan.

BOARD OF COUNTY COMMISSIONERS LAND USE MEETING ACTION:

- On June 4, 2026, by a vote of 6-0, the Board of County Commissioners voted to continue the public hearing to August 6, 2026.

PUBLIC COMMENT AND CORRESPONDENCE:

June 4, 2026–Board of County Commissioners Land Use

- There were no public comments.
- Updated title from Quasi-Judicial to Legislative, Additional public comment, Updated Staff report and new attachment number 10. Utility Impact analysis were entered into the record.

Attorney Review

Other (Requires explanation in field below) Schenk

Sarah Schenk reviewed and responded by email to Matter #FY25/26-0385 on June 30, 2026.

Instructions to Board Records

N/A

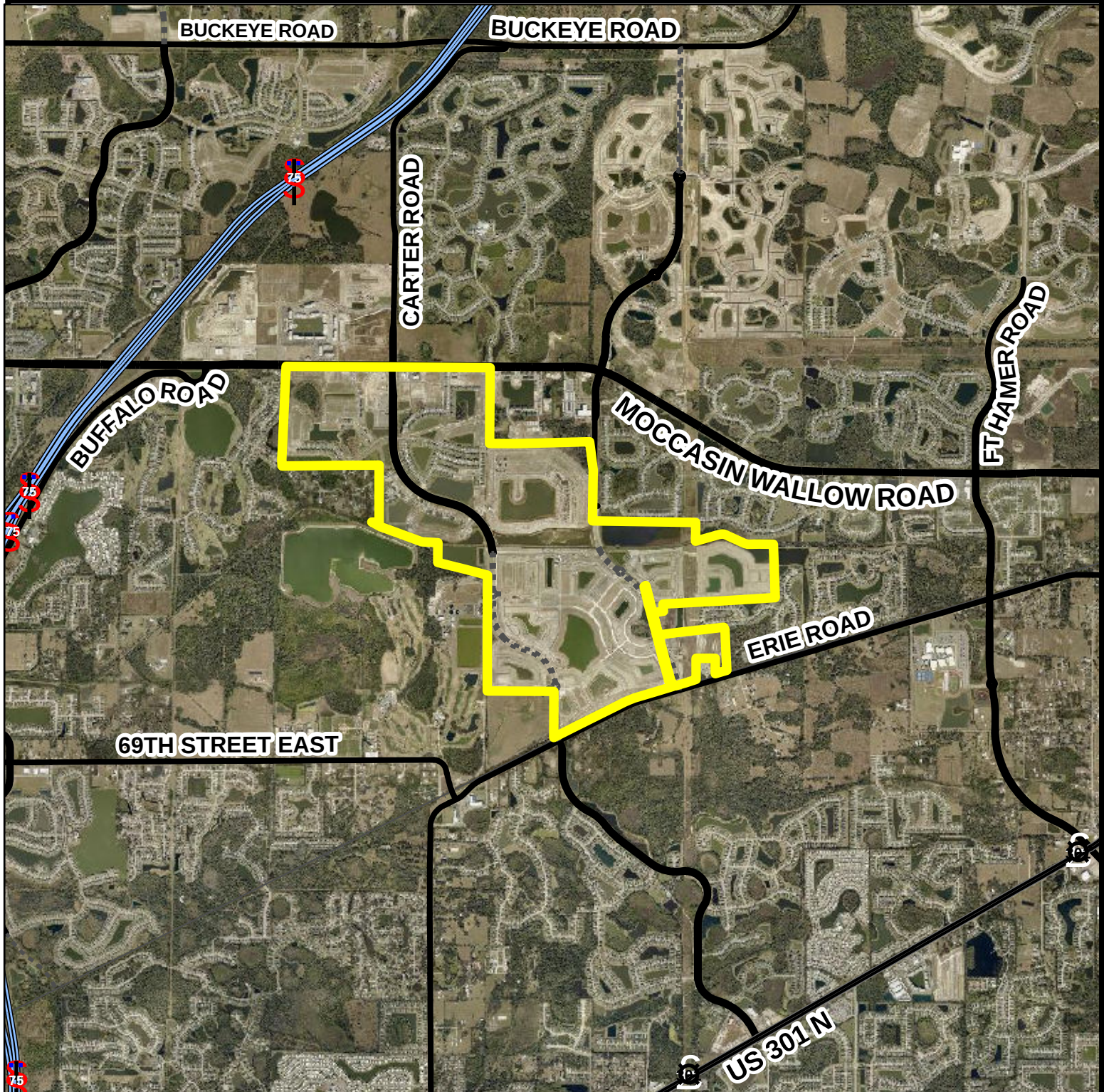
Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

AERIAL



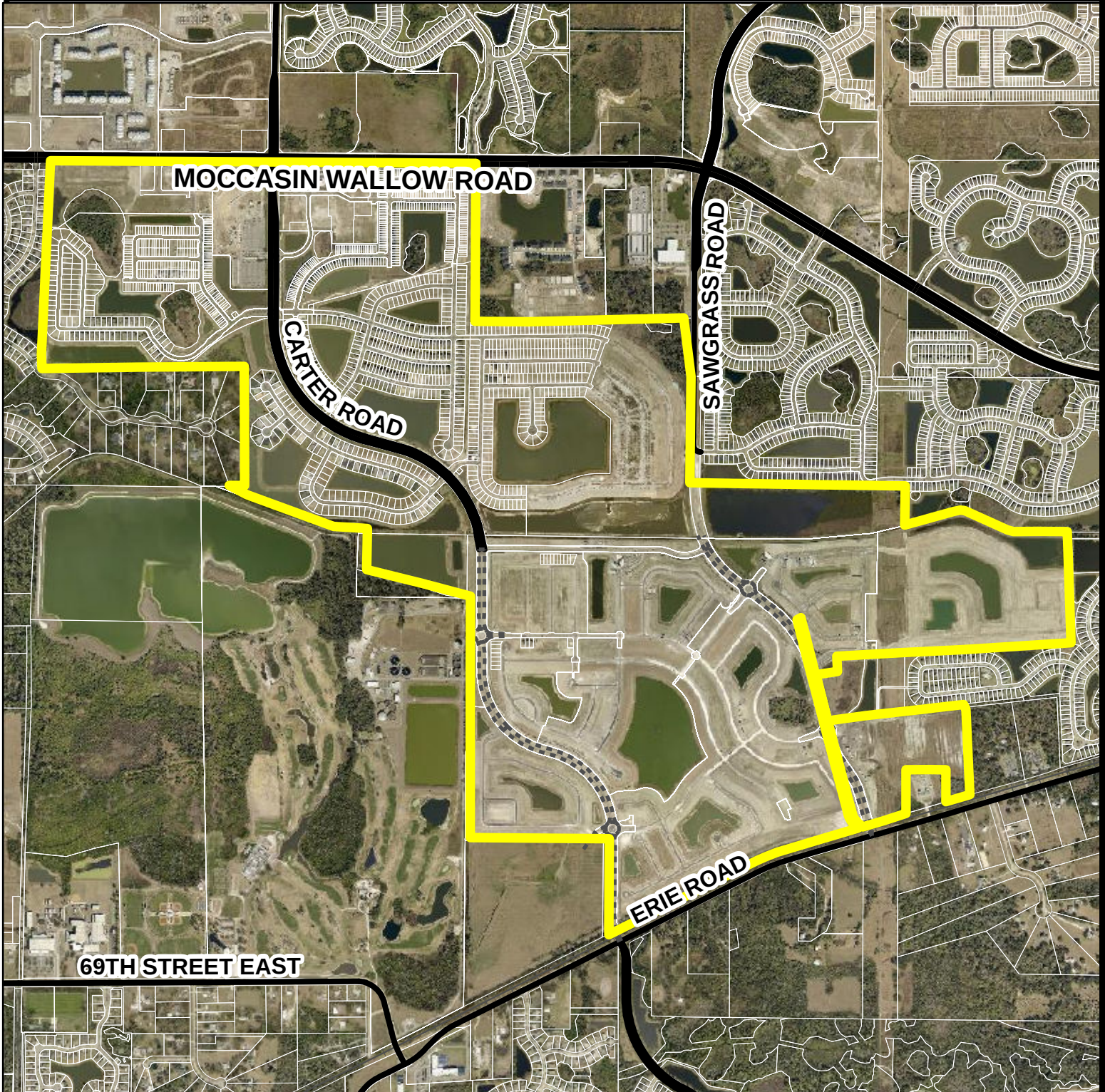
Parcel ID #(s) Multiple

Project Name: Parrish Lakes LDA
Project #: LDA-15-01 (R)
Accela #: PLN2407-0200

S/T/R: 23,24 33S 18E
Acreage: 1,155.0
Existing Zoning: PD-MU, PD-R
Existing FLU: MU, PSP-1, UF-3
Overlays: None
Special Areas: Parrish Network, Willow-Ellenton Trail, SUN (trail)

CHH: N
Watershed: NONE
Drainage Basin: BUFFALO CREEK
Commissioner: Vacant

AERIAL



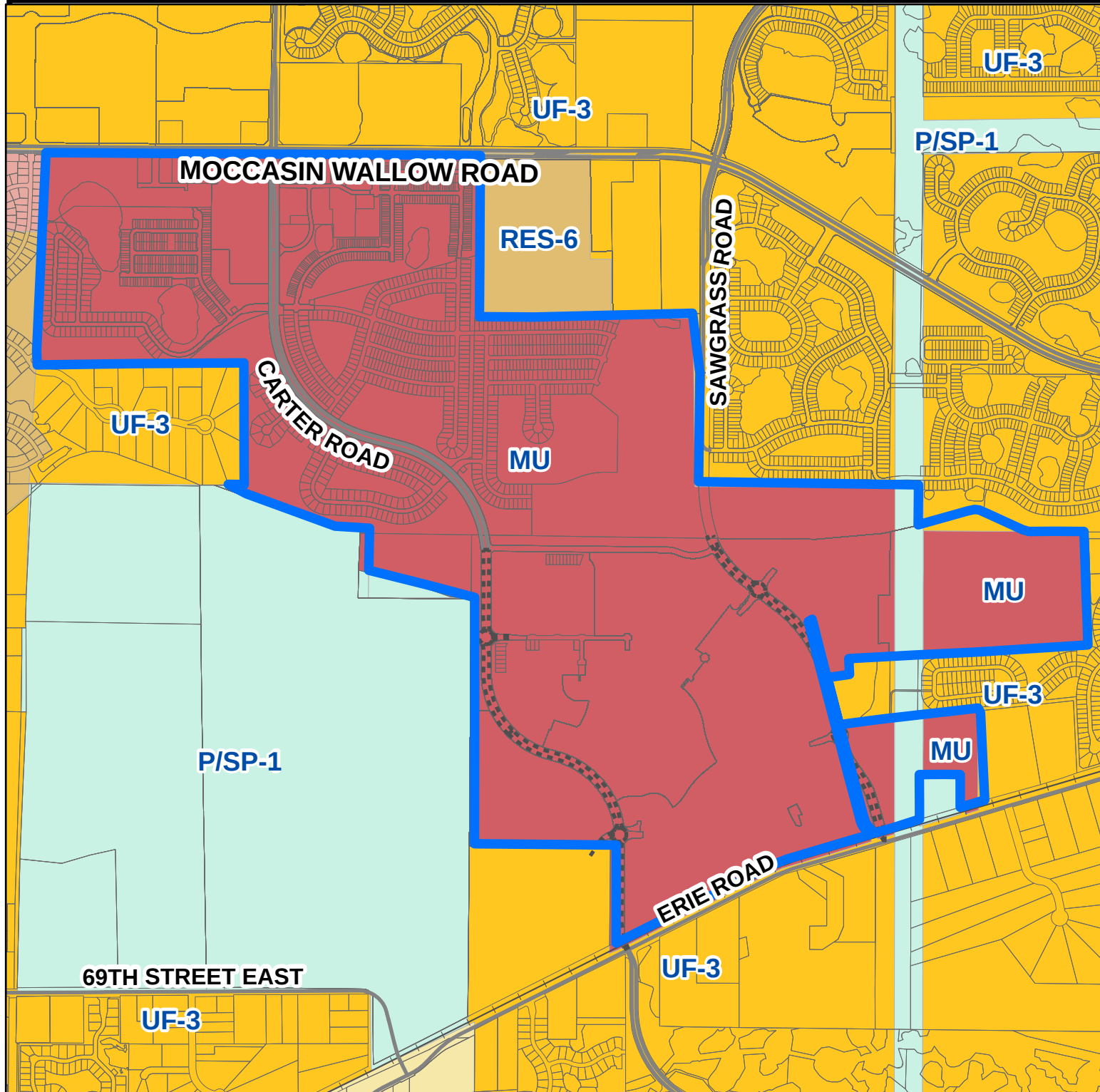
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S/T/R: 23,24 33S 18E
Acreage: 1,155.0
Existing Zoning: PD-MU, PD-R
Existing FLU: MU, PSP-1, UF-3
Overlays: None
Special Areas: Parrish Network, Willow-Ellenton Trail, SUN (trail)

CHH: N
Watershed: NONE
Drainage Basin: BUFFALO CREEK
Commissioner: Vacant

FUTURE LAND USE



Parcel ID #(s) Multiple

Project Name: Parrish Lakes LDA

Project #: LDA-15-01 (R)

Accela #: PLN2407-0200

S/T/R: 23,24 33S 18E

Acreage: 1,155.0

Existing Zoning: PD-MU, PD-R

Existing FLU: MU, PSP-1, UF-3

Overlays: None

Special Areas: Parrish Network, Willow-Ellenton Trail, SUN (trail)

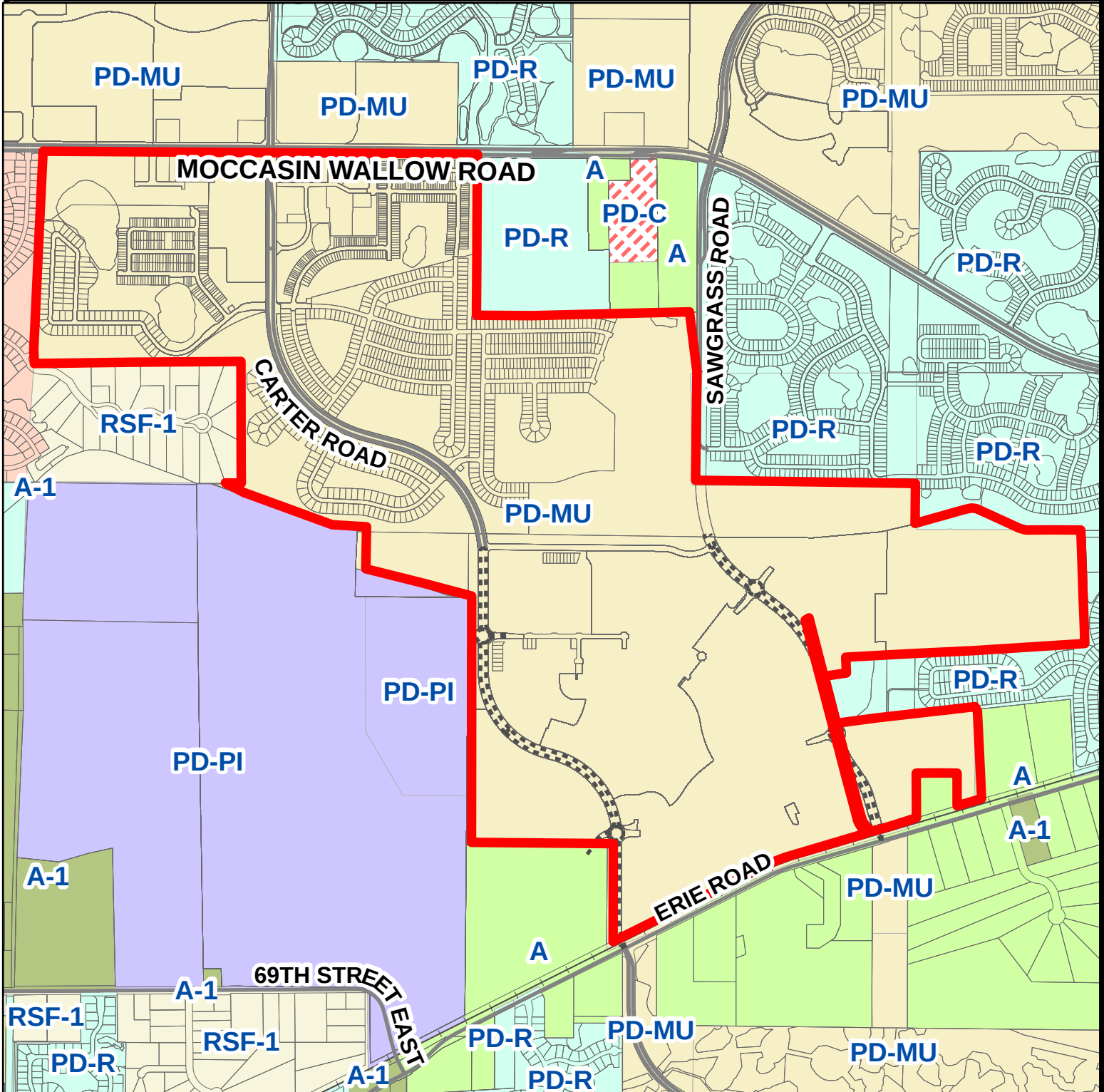
CHH: N

Watershed: NONE

Drainage Basin: BUFFALO CREEK

Commissioner: Vacant

ZONING



Parcel ID #(s) Multiple

Project Name: Parrish Lakes LDA

Project #: LDA-15-01 (R)

Accela #: PLN2407-0200

S/T/R: 23,24 33S 18E

Acreage: 1,155.0

Existing Zoning: PD-MU, PD-R

Existing FLU: MU, PSP-1, UF-3

Overlays: None

Special Areas: Parrish Network, Willow-Ellenton Trail, SUN (trail)

CHH: N

Watershed: NONE

Drainage Basin: BUFFALO CREEK

Commissioner: Vacant

1 Manatee County
Staff Report Map

Map Prepared 5 / 2026

**FIRST AMENDMENT AND SUPPLEMENT TO
LOCAL DEVELOPMENT AGREEMENT**
[Parrish Lakes Development of Regional Impact]

This **FIRST AMENDMENT AND SUPPLEMENT TO LOCAL DEVELOPMENT AGREEMENT (Parrish Lakes Development of Regional Impact)** (“Amendment”) is made and entered into this ___ day of _____, 2026, by and among **Manatee County**, a political subdivision of the State of Florida, whose address is 1112 Manatee Avenue West, Bradenton, Florida 34205, (the “County”) and **FLM, Inc., a Florida Corporation**, whose address is 401 E. Jackson Street, Suite 2225, Tampa, Florida 33602 (the “Original Applicant”); and its successors in interest to certain properties located within the subject property, namely **Hawk Parrish Lakes, LLC**, a Delaware Limited Liability Company, whose address is 2502 Rocky Point Drive, Suite 1050, Tampa, Florida 33607, **CNL Parrish Lakes West, LLC**, a Florida Limited Liability Company, whose address is 5391 Lakewood Ranch Blvd., Suite 100, Sarasota, Florida 34240, and **CNL Parrish Lakes East, LLC**, a Florida Limited Liability Company, whose address is 5391 Lakewood Ranch Blvd., Suite 100, Sarasota, Florida 34240 (collectively with the Original Applicant, the “Applicants”).

WITNESSETH:

WHEREAS, the Applicants hold legal title to individual parcels that together comprise a 1,155± acre parcel of real property located in Manatee County and generally bounded by Erie Road to the south, Sawgrass Road (Extension) to the east, Moccasin Wallow Road to the north, and Manatee County Buffalo Canal Golf Course / Waste Water Treatment Facility to the west (the “Project Site”), the complete legal description of which is attached hereto as Exhibit “A”; and

WHEREAS, the Original Applicant entered into a Local Development Agreement (Parrish Lakes Development of Regional Impact) with the County on October 4, 2018 (the “Original LDA”), and pursuant to Section 163.3239, Florida Statutes, the benefits and burdens of the Original LDA run with the land comprising the Project Site, such that all Applicants are parties to the Original LDA; and

WHEREAS, the Applicants and the County wish to amend and supplement the Original LDA to address changes to the development approvals for the Project Site and to address potential changes to the County’s regulations as provided in this Amendment.

WHEREAS, the first of two required public hearings on this Amendment was held by the Board of County Commissioners (the “Board”) on ____, 2026, at which time the Board reviewed this Amendment in accordance with Section 163.3225, Florida Statutes; and

WHEREAS, the second required public hearing on this Amendment was held by the Board on ____, 2026, at which time the Board approved this Amendment and authorized the Chairman to execute this Amendment on behalf of Manatee County in accordance with Section 163.3225, Florida Statutes.

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

Section 1. Recitals True and Correct. The recitals set forth above are true and correct and are incorporated herein by reference.

Section 2. Amendments to Original LDA. Sections 2, 3, 6(A), 10 and 25 of the Original LDA are hereby amended as follows (underlined language added, strike-through language deleted):

2. Description of Development Uses. The Project shall be developed

including the following components:

- ~~3,300~~ 3,778 residential units (single-family and multi-family), and
- ~~450,000~~ 246,750 square feet of non-residential uses.

The maximum permitted height of any structure within the Project Site is forty-five (45) feet, measured pursuant to the applicable provisions of the LDC pertaining to maximum height of structures. The Project Site is located within the PDMU Zoning District. The Project Site is within the MU and P/SP-1 Future Land Use Classification of the Comprehensive Plan.

3. Ownership of Land Subject to Development Agreement. A legal description of the land subject to this Development Agreement (i.e., the Project Site, the 1,155± acre parcel of real property) is attached hereto as Exhibit "A". The current legal owners of the Project Site are FLM, Inc., a Florida Profit Corporation, Hawk Parrish Lakes, LLC, a Delaware Limited Liability Company, CNL Parrish Lakes West, LLC, a Florida Limited Liability Company, and CNL Parrish Lakes East, LLC, A Florida Limited Liability Company.

6. Transportation Improvements.

(A) Site-Related Improvements. Simultaneously with development adjacent to or encompassing portions of designated thoroughfare roadways lying within the Project, Applicant shall construct those same portions of roadways. Consistent with their depiction on the Project's approved Master Development Plan, the designated thoroughfare roadways lying within the Project include:

- Carter Road from Erie Road to Moccasin Wallow Road
- Sawgrass Road from Erie Road to north Project boundary

~~▲ Unnamed "EE" Road from Carter Road to Sawgrass Road~~

Applicant and County agree the first two travel lanes, related roadway features, and associated rights-of-way of each roadway are considered site-related improvements of the Project and shall not be eligible for transportation impact fee (or functional equivalent) credits or reimbursement from the County. Carter Road and Sawgrass Road are planned to ultimately be four-lane roadways, and Applicant shall construct each as the outside two lanes of the planned four-lane divided roadway, including sidewalks, bike lanes, appropriate intersection improvements, and associated stormwater facilities. Right-of-way and stormwater capacity in excess of that required for a two-lane road shall be eligible for transportation impact fee credits.

10. **Duration of Certificate of Level of Service.** At the time of first Final Site Plan (FSP) approval that allows for vertical development of the Project Site obtained after the Effective Date, which shall be obtained no later than the termination of the Development Order, as same may be extended by law, the County shall amend CLOS-17-058 with an expiration date of ten (10) years from the date of first FSP approval for transportation, recreation/open space, solid waste, and storm water, for not more than three thousand three hundred (3,300) residential dwelling units, and four hundred and fifty thousand (450,000) square feet of non-residential uses. **[Completed. CLOS issued with stated expiration date, extended pursuant to law and in effect.]** A CLOS for potable water, sanitary sewer, and public school facilities, if required, may be issued separately, subject to Applicant satisfying the requirements of the Comprehensive

Plan and the LDC. For the purposes of this paragraph, “vertical development” shall mean and shall be deemed to include the construction of new residential units and non-residential structure or the reconstruction or addition to any structure. “Vertical development” shall not mean nor be deemed to include the construction of any new structure or the reconstruction or addition to any structure specifically for the use of the existing or future agricultural operations.

Throughout the duration of this LDA, the Applicant shall have the option of paying the cumulative Phase I and Phase II proportionate share of \$549,146, which shall satisfy in full the transportation concurrency requirements of the Project through expiration of the Development Order. If this option is selected and paid by the Applicant prior to December 31, 2018, the cumulative proportionate share is calculated to be \$549,146.00. **[Option selected and payment made.]** If the Applicant selects this option after December 31, 2018, the amount of the cumulative Phase I and Phase II proportionate share shall be adjusted as provided for in Paragraph 11. **[N/A]** Upon payment in full of the cumulative Phase I and Phase II proportionate share as same may be adjusted in accordance with Paragraph 11 below, the County shall issue an updated CLOS with an expiration date of August 28, 2037, or as may be extended by legislative action or Executive Order, for not more than three thousand three hundred (3,300) residential dwelling units, and four hundred and fifty thousand (450,000) square feet of non-residential uses. **[Completed]** Should the Applicant exercise this option, the Applicant will waive all claims for transportation impact fee credits up

to the amount of the proportionate share payment.

(A) Amended CLOS: A revised GDP (PDMU-16-16(G)(R2) was approved on February 1, 2024, changing the approved entitlements to 3,401 residential units and 295,000 square feet of non-residential development as the revised mix of entitlements did not create any new external traffic. A revised GDP (PDMU-16-16(G)(R3) was approved on _____, 2026, changing the approved entitlements to 3,778 residential units and 246,750 square feet of non-residential development as the revised mix of entitlements did not create any new external traffic. Upon approval of the First Amendment and Supplement to this Agreement, an amended CLOS shall be issued, with no change in the current expiration date, for 3,778 residential units and 246,750 square feet of non-residential development. The parties agree that no additional mitigation of transportation impacts, over and above what is provided in this Agreement is required for such previously approved change in development.

(B) Additional Development: A Comprehensive Plan amendment was approved on _____, 2026, changing the approved entitlements to 3,807 residential units and retaining 750,000 square feet of non-residential development subject to the requirements of Comprehensive Plan Policy 2.14.1.9. The parties agree that (i) Transportation Concurrency has been repealed and that no CLOS is required for such additional development for transportation, and (ii) pursuant to the County's Comprehensive Plan, transportation impacts for such additional development

shall be mitigated exclusively through payment of the County's Multimodal Transportation Impact Fee without the need for additional transportation improvements or amendments to this Agreement. No further amendments to this Agreement shall be required for such additional development.

(C) Since the approval of the Original LDA, the County has repealed Transportation Concurrency and it has been replaced with an Alternative Transportation System. The County agrees that such changes shall not be used as a basis to deprive Applicants of the value of Multimodal Transportation Impact Fee Credits as contemplated in this Agreement, or to otherwise prevent Applicants from continuing with extended development upon paying impact fees or mobility fees as they then become due. Subject to the foregoing, Applicants shall continue to comply with the County's Comprehensive Plan Objective 5.2.3. and its implementing policies and LDC provisions, including payment of the County's Multimodal Transportation Impact Fee. The Applicants and County agree that the Development Order and this Development Agreement fully comply with such regulations, and that the Applicants have fully satisfied the requirements under the County's Comprehensive Plan, as amended, and LDC, as amended, to analyze and mitigate transportation impacts for the development authorized herein and in the Development Order.

25. Notices. All notices, demands, requests for approvals or other communications given by either party to another shall be in writing and shall be sent by registered or certified mail, postage prepaid, return receipt requested or

by a recognized national overnight courier service, or by hand delivery to the office of each party indicated below and addressed as follows:

To Applicants:

Lydia Melli
FLM, Inc.
401 East Jackson Street, Suite 2225
Tampa, Florida 33602
Attention: Lydia Melli
~~Claude Melli FLM, Inc.~~
~~401 East Jackson Street, Suite 2225, Tampa,~~
~~Florida, 33602 Attention: Claude Melli~~

John M. Ryan
Hawk Parrish Lakes, LLC
2502 Rocky Point Drive, Suite 1050
Tampa, Florida 33607
Attention: John M. Ryan

J. Brett Hutchens
CNL Parrish Lakes West, LLC
5391 Lakewood Ranch Blvd., Suite 100
Sarasota, Florida 34240
Attention: J. Brett Hutchens

J. Brett Hutchens
CNL Parrish Lakes East, LLC
5391 Lakewood Ranch Blvd., Suite 100
Sarasota, Florida 34240
Attention: J. Brett Hutchens

With a Copy to:

Grimes Hawkins Gladfelter & Galvano, P.L.
Attention: Caleb J. Grimes, Esq.
1023 Manatee Avenue W.
Bradenton, FL 34205

~~Patricia Petruff, Esq.~~
~~Dye, Harrison, Kirkland, Petruff, Pratt & St. Paul,~~
~~PLLC~~
~~1206 Manatee Avenue West~~
~~Bradenton, FL 34205~~

To County:

Director, Building and Development Services
Department
Manatee County

P.O. Box 1000
Bradenton, FL 34206

With Copies to:

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

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

Section 3. All Other Provisions Unaffected. All provisions of the Original LDA not expressly amended hereby, including but not limited to the unaltered text of Sections 2, 3, 6(A), 10 and 25, shall remain unaffected by this Amendment, and in full force and effect as they are set forth in the Original LDA.

Section 4. Conflict. In the event of any conflict between the terms, provisions and conditions of this Amendment and the Original LDA, the terms, provisions and conditions of this Amendment shall control.

Section 5. Counterparts/Facsimile. This Amendment may be executed in one or more counterparts, each of which shall be deemed an original and all of which together will constitute one and the same instrument. Execution and delivery of this Amendment by any party hereto, when transmitted via facsimile or electronic transmission, shall constitute the original, binding agreement of any such party.

Section 6. Recording of this Amendment. The Clerk of the Circuit Court of Manatee County, as Clerk to the Board of County Commissioners (the "Clerk") shall record this Amendment in the Public Records of Manatee County, Florida, no later than fourteen (14) days after the execution by all parties. Applicants shall bear the expense of recording this

Amendment.

Section 7. Effective Date. This Amendment shall become effective immediately upon the occurrence of all the following:

- (A) The recordation of a fully executed original of this Amendment in the public records of Manatee County, Florida, as provided in Section 6 hereof; and
- (B) The expiration of any and all appeal periods for any challenge to the approval of this Amendment.

WHEREFORE, the parties hereto have executed this Amendment as of the date set forth above.

[Signature Pages to Follow]

FLM, Inc., a Florida Corporation

By: _____

Name: _____

Date: _____

Witnesses' signatures, identification and Notary Public below:

WITNESSES:

Signature

Print Name

Signature

Print Name

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or
☐ online notarization, this ___ day of ____, 2024, by _____ as _____ for **FLM,**
Inc., a Florida Corporation.

(Signature of Notary Public)

(Print, Type, or Stamp Commissioned Name of Notary
Public)

Personally Known OR Produced Identification
Type of Identification Produced

Hawk Parrish Lakes, LLC, a Delaware
Limited Liability Company

By: _____

Name: _____

Date: _____

Witnesses' signatures, identification and Notary Public below:

WITNESSES:

Signature

Print Name

Signature

Print Name

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or
☐ online notarization, this ____ day of ____, 2024, by _____
as _____ for **Hawk Parrish Lakes, LLC**, a Delaware Limited Liability Company.

(Signature of Notary Public)

(Print, Type, or Stamp Commissioned Name of Notary
Public)

Personally Known OR Produced Identification
Type of Identification Produced

CNL Parrish Lakes West, LLC, a Florida
Limited Liability Company

By: _____

Name: _____

Date: _____

Witnesses' signatures, identification and Notary Public below:

WITNESSES:

Signature

Print Name

Signature

Print Name

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or
☐ online notarization, this ___ day of ___, 2024, by _____ as _____ for **CNL
Parrish Lakes West, LLC**, a Florida Limited Liability Company.

(Signature of Notary Public)

(Print, Type, or Stamp Commissioned Name of Notary
Public)

Personally Known OR Produced Identification
Type of Identification Produced

CNL Parrish Lakes East, LLC, a Florida
Limited Liability Company

By: _____

Name: _____

Date: _____

Witnesses' signatures, identification and Notary Public below:

WITNESSES:

Signature

Print Name

Signature

Print Name

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or
☐ online notarization, this __ day of ____, 2024, by _____ as _____ for **CNL
Parrish Lakes East, LLC**, a Florida Limited Liability Company.

(Signature of Notary Public)

(Print, Type, or Stamp Commissioned Name of Notary
Public)

Personally Known OR Produced Identification
Type of Identification Produced

MANATEE COUNTY, a Political
Subdivision of the State of Florida

By: Board of County Commissioners

By: _____,
Chairperson

Date: _____

ATTEST:

Angelina Colonneseo
Clerk of the Circuit Court
and Comptroller

By: _____
Deputy Clerk

EXHIBIT "A"
LEGAL DESCRIPTION OF PROJECT SITE

LEGAL DESCRIPTION: AS PREPARED BY W.R.A. ENGINEERING

A PARCEL OF LAND LYING AND BEING IN SECTIONS 22, 23, 24, 25, AND 26, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 22, THENCE S 03°46'39" W, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 40.07' TO A POINT OF THE SOUTH MAINTAINED RIGHT OF WAY LINE OF MOCCASIN WALLOW ROAD AS RECORDED IN PLAT BOOK 4, PAGE 153, OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA, AND THE POINT OF BEGINNING; THENCE S 89°31'49" E, ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 2442.48' TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 23; THENCE S 00°13'40" W, ALONG SAID EAST LINE, A DISTANCE OF 1882.92'; THENCE N 89°17'53" E A DISTANCE OF 2589.72' TO A POINT ON THE EAST LINE OF SAID SECTION 23; THENCE S 00°10'16" W, ALONG SAID EAST LINE, A DISTANCE OF 698.33' TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE S 00°39'29" W, ALONG SAID EAST LINE OF SAID SECTION 23, A DISTANCE OF 1277.87'; THENCE S 89°08'46" E A DISTANCE OF 2585.39'; THENCE S 00°41'37" W A DISTANCE OF 469.86'; THENCE N 74°19'12" E A DISTANCE OF 647.25'; THENCE WITH A CURVE TURNING TO THE RIGHT, WITH AN ARC LENGTH OF 125.15', WITH A RADIUS OF 175.00', WITH A CHORD BEARING OF S 85°11'35" E, WITH A CHORD LENGTH OF 122.50', WITH A DELTA ANGLE OF 40°58'29", THENCE S 64°42'26" E, ALONG THE WESTERLY EXTENDED SOUTH LINE OF SUMERWOODS PHASE 1C & 1D A SUBDIVISION PLAT AS RECORDED IN PLAT BOOK 67 PAGE 160 OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA, A DISTANCE OF 448.32'; THENCE CONTINUE ALONG THE SOUTHERLY LINE OF SAID SUMERWOODS PHASE 1C & 1D, WITH A CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 265.42', WITH A RADIUS OF 600.00', WITH A CHORD BEARING OF S 77°22'43" E, WITH A CHORD LENGTH OF 263.26', WITH A DELTA ANGLE OF 25°20'45", THENCE N 89°56'55" E, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 562.20' TO THE NORTHWEST CORNER OF COPPER STONE PHASE I A SUBDIVISION AS RECORDED IN PLAT BOOK 51 PAGE 178 OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA; THENCE S 02°02'24" E, ALONG THE WEST LINE OF SAID COPPER STONE PHASE 1 PLAT, AND THE WESTERLY LINE OF COPPER STONE PHASE IIB AS RECORDED IN PLAT BOOK 55 PAGE 151 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 1341.85'; THENCE S 87°00'36" W, ALONG THE NORTH LINE OF COPPER STONE PHASE IIB AND THE NORTH LINE OF COPPER STONE PHASE 11C, AS RECORDED IN PLAT BOOK

55, PAGE 157 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 2836.63'; THENCE ALONG THE WESTERLY AND NORTHERLY LINE OF SAID COPPER STONE PHASE 11B THE FOLLOWING TWO (2) COURSES: (1) THENCE S 03°07'00" E A DISTANCE OF 184.56'; (2) THENCE S 81°30'38" W A DISTANCE OF 269.67' TO A POINT ON THE EASTERLY MAINTAINED RIGHT OF WAY LINE OF SAWGRASS ROAD; THENCE ALONG SAID EASTERLY THEN THE WESTERLY MAINTAINED RIGHT OF WAY LINE OF SAID SAWGRASS ROAD THE FOLLOWING EIGHT (8) COURSES: (1) THENCE N 14°39'26" W A DISTANCE OF 303.38'; (2) THENCE N 14°22'21" W A DISTANCE OF 409.45'; (3) THENCE WITH A CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 111.90', WITH A RADIUS OF 106.42', WITH A CHORD BEARING OF N 44°29'43" W, WITH A CHORD LENGTH OF 106.82', WITH A DELTA ANGLE OF 60°14'42", (4) THENCE S 15°22'56" W A DISTANCE OF 36.00'; (5) THENCE WITH A CURVE TURNING TO THE RIGHT, WITH AN ARC LENGTH OF 74.05', WITH A RADIUS OF 70.42', WITH A CHORD BEARING OF S 44°29'43" E, WITH A CHORD LENGTH OF 70.68', WITH A DELTA ANGLE OF 60°14'42",; (6) THENCE S 14°22'21" E A DISTANCE OF 409.53'; (7) THENCE S 14°39'26" E A DISTANCE OF 1994.90'; (8) THENCE WITH A CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 223.90', WITH A RADIUS OF 366.00', WITH A CHORD BEARING OF S 32°10'56" E, WITH A CHORD LENGTH OF 220.42', WITH A DELTA ANGLE OF 35°03'00", TO A POINT ON THE NORTHERLY FPL RAILROAD RIGHT OF WAY, AS RECORDED IN O.R. BOOK 1250, PAGE 737, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) THENCE S 73°37'51" W A DISTANCE OF 901.12'; (2) THENCE WITH A CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 420.79', WITH A RADIUS OF 2352.01', WITH A CHORD BEARING OF S 68°30'30" W, WITH A CHORD LENGTH OF 420.23', WITH A DELTA ANGLE OF 10°15'02", (3) THENCE S 63°22'12" W A DISTANCE OF 2024.48'; THENCE N 00°28'00" E A DISTANCE OF 1151.48'; THENCE N 89°32'00" W A DISTANCE OF 1658.14'; THENCE N 00°28'25" E A DISTANCE OF 2907.03'; THENCE S 88°33'57" W A DISTANCE OF 10.42'; THENCE N 82°42'23" W A DISTANCE OF 244.95'; THENCE N 70°57'07" W A DISTANCE OF 315.95'; THENCE N 75°00'57" W A DISTANCE OF 800.78'; THENCE N 02°28'22" E A DISTANCE OF 501.53'; THENCE N 89°26'59" W A DISTANCE OF 274.81'; THENCE N 81°14'14" W A DISTANCE OF 128.20'; THENCE N 70°07'20" W A DISTANCE OF 1098.35'; THENCE N 70°03'40" W A DISTANCE OF 298.49' TO A POINT ON THE SOUTH LINE OF REGENCY OAKS PRESERVE, A SUBDIVISION AS RECORDED IN PLAT BOOK 40 PAGE 18 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 89°34'02" E, ALONG SAID SOUTH LINE, A DISTANCE OF 359.65' TO THE SOUTHEAST CORNER OF SAID REGENCY OAKS PRESERVE SUBDIVISION; THENCE N 00°10'13" W, ALONG THE EAST LINE OF SAID REGENCY OAKS SUBDIVISION, A DISTANCE OF 1439.35' TO THE NORTHEAST CORNER OF SAID REGENCY OAKS SUBDIVISION; THENCE S 89°10'32" W, ALONG THE NORTH LINE OF SAID

REGENCY OAKS SUBDIVISION, A DISTANCE OF 2441.94'; THENCE N 02°27'46" E, ALONG THE EAST LINE OF SAID REGENCY OAKS SUBDIVISION AND ALSO ALONG THE EAST LINE OF REGENCY OAKS SUBDIVISION PHASE 1, AS RECORDED IN PLAT BOOK 26, PAGE 12, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 2510.92' TO A POINT OF THE SOUTH MAINTAINED RIGHT OF WAY LINE OF MOCCASIN WALLOW ROAD AS RECORDED IN PLAT BOOK 4, PAGE 153, OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA,; THENCE S 89°32'22" E, ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 2661.83'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 48687624.2 SQUARE FEET, 1117.71 ACRES LESS AND EXCEPT ANY LOTS OR TRACTS SOLD IN THE ORDINARY COURSE OF DEVELOPMENT

TOGETHER WITH:

A PARCEL OF LAND LYING AND BEING IN SECTIONS 25, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 22, THENCE S 03°46'39" W, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 40.07' TO A POINT OF THE SOUTH MAINTAINED RIGHT OF WAY LINE OF MOCCASIN WALLOW ROAD AS RECORDED IN PLAT BOOK 4, PAGE 153, OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA,; THENCE S 89°31'49" E, ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 2442.48' TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 23; THENCE S 00°13'40" W, ALONG SAID EAST LINE, A DISTANCE OF 1882.92'; THENCE N 89°17'53" E A DISTANCE OF 2589.72' TO A POINT ON THE EAST LINE OF SAID SECTION 23; THENCE S 00°10'16" W, ALONG SAID EAST LINE, A DISTANCE OF 698.33' TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE S 00°39'29" W, ALONG SAID EAST LINE OF SAID SECTION 23, A DISTANCE OF 1277.87'; THENCE S 89°08'46" E A DISTANCE OF 2585.39'; THENCE S 00°41'37" W A DISTANCE OF 469.86'; THENCE N 74°19'12" E A DISTANCE OF 647.25'; THENCE WITH A CURVE TURNING TO THE RIGHT, WITH AN ARC LENGTH OF 125.15', WITH A RADIUS OF 175.00', WITH A CHORD BEARING OF S 85°11'35" E, WITH A CHORD LENGTH OF 122.50', WITH A DELTA ANGLE OF 40°58'29", THENCE S 64°42'26" E, ALONG THE WESTERLY EXTENDED SOUTH LINE OF SUMERWOODS PHASE 1C & 1D A SUBDIVISION PLAT AS RECORDED IN PLAT BOOK 67 PAGE 160 OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA, A DISTANCE OF 448.32'; THENCE CONTINUE ALONG THE SOUTHERLY LINE OF SAID SUMERWOODS PHASE 1C & 1D, WITH A CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 265.42', WITH A RADIUS OF 600.00', WITH A

CHORD BEARING OF S 77°22'43" E, WITH A CHORD LENGTH OF 263.26', WITH A DELTA ANGLE OF 25°20'45", THENCE N 89°56'55" E, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 562.20' TO THE NORTHWEST CORNER OF COPPER STONE PHASE I A SUBDIVISION AS RECORDED IN PLAT BOOK 51 PAGE 178 OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA; THENCE S 02°02'24" E, ALONG THE WEST LINE OF SAID COPPERSTONE PHASE 1 PLAT, AND THE WESTERLY LINE OF COPPER STONE PHASE IIB AS RECORDED IN PLAT BOOK 55 PAGE 151 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 1341.85'; THENCE S 87°00'36" W, ALONG THE NORTH LINE OF COPPER STONE PHASE IIB AND THE NORTH LINE OF COPPER STONE PHASE 11C, AS RECORDED IN PLAT BOOK 55, PAGE 157 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 2836.63'; THENCE ALONG THE WESTERLY AND NORTHERLY LINE OF SAID COPPER STONE PHASE 11B THE FOLLOWING TWO (2) COURSES: (1) THENCE S 03°07'00" E A DISTANCE OF 184.56'; (2) THENCE S 81°30'38" W A DISTANCE OF 227.42' TO THE NORTHWEST CORNER OF SAID COPPERSTONE PHASE IIB; THENCE S 14°39'26" E, ALONG THE EASTERLY RIGHT OF WAY LINE OF SAWGRASS ROAD PER THE PLAT OF COPPERSTONE PHASE IIB, A DISTANCE OF 596.93' TO THE SOUTHWEST CORNER OF SAID COPPERSTONE PHASE IIB AND THE POINT OF BEGINNING; THENCE N 83°28'38" E, ALONG THE SOUTH LINE OF SAID COPPERSTONE PHASE IIB AND PHASE IIC, A DISTANCE OF 1617.24'; THENCE S 02°40'52" E A DISTANCE OF 1052.56' TO A POINT ON THE NORTHERLY FPL RAILROAD RIGHT OF WAY, AS RECORDED IN O.R. BOOK 1250, PAGE 737, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 73°37'51" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 299.01'; THENCE N 00°06'15" W A DISTANCE OF 384.55'; THENCE S 89°53'45" W A DISTANCE OF 479.98'; THENCE S 00°06'15" E A DISTANCE OF 524.59' TO A POINT ON THE NORTHERLY FPL RAILROAD RIGHT OF WAY, AS RECORDED IN O.R. BOOK 1250, PAGE 737, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 73°37'51" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 551.63' TO A POINT ON THE EASTERLY MAINTAINED RIGHT OF WAY LINE OF SAWGRASS ROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES, (1) WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 226.17', WITH A RADIUS OF 330.00', WITH A CHORD BEARING OF N 34°17'28" W, WITH A CHORD LENGTH OF 221.77', WITH A DELTA ANGLE OF 39°16'04"; (2) THENCE N 14°39'26" W A DISTANCE OF 1095.97'; THENCE N 83°28'38" E A DISTANCE OF 42.43'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 1579280.81 SQUARE FEET, 36.255 ACRES LESS AND EXCEPT ANY LOTS OR TRACTS SOLD IN THE ORDINARY COURSE OF DEVELOPMENT

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

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

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



Signature

STATE OF FLORIDA
COUNTY OF MANATEE

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

- ☒ physical presence or
☐ online notarization

this 27th day of May, 2026, by John Ryan,
who

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

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

Lori Kay Price
Signature of Notary Public

My Commission Expires: 4/29/2029

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



ANTI-HUMAN TRAFFICKING AFFIDAVIT

(Section 787.06, Florida Statutes)

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

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



Signature

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~ SARASOTA

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

- ☒ physical presence or
☐ online notarization

this 29 day of May, 2026, by Brett Hutchens
who

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

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

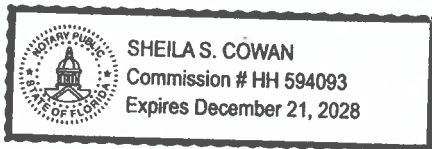
Sheila S. Cowan

Signature of Notary Public

My Commission Expires: _____

Sheila S. Cowan

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





Public Comment

Submitted On: May 28, 2026, 09:41PM EDT

Manatee County Government

Full Name	First Name: Michelle Last Name: Saliers
Email	m.cepeda003@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	June 04, 2026
Topic/Agenda Item	Parrish Lakes LDA 15-01(R)-PLN2407-0200
Comment	I oppose LDA 15-01(R)-PLN2407-0200. Road infrastructure and schools cannot support 478 additional homes with an average of at least 2 cars per home and the schools close by already at maximum capacity. We don't have enough amenities to support our current population let alone adding such a significant number of people.



Public Comment

Submitted On: May 28, 2026, 09:34PM EDT

Manatee County Government

Full Name	First Name: Brandon Last Name: Saliers
Email	bsaliers@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	June 04, 2026
Topic/Agenda Item	LDA 15-01(r) PLN2407-0200
Comment	Hello, I strongly oppose the increase of Parrish Lakes increase from 3,300 to 3,778 dwelling units. 478 units, potentially 956 vehicles per household. Construction on Moccasin Wallow is indefinite, Erie Rd. is under developed. Roads, infrastructure, and schools are ill-equipped. Slow the development. Thank you.



Public Comment

Submitted On: May 28, 2026, 02:27PM EDT

Manatee County Government

Full Name	First Name: tonya Last Name: byerley
Email	PCouch59@verizon.net
Which meeting is this public comment for? (Please select date of meeting)	June 04, 2026
Topic/Agenda Item	Parrish Lakes
Comment	Totally against dwelling units from 3,465 to 3,807 and removing first five year limitations (ending in 2025) Parrish has become a place to put as many home as can fill up woods and wet lands it is horrible what county has allowed to happen to a once place for wildlife and homes with acres. Less is more and greed is what is happening! Do not want to be Tampa! Railroad track was bought by county to make an nature trail that is a joke! Now that you need to widen erie rd us it and don't take anymore from people who live on it! We don't want a natural trail with houses and road ways to look at. Stop and have feeling what if it was happening to you ?

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 Zoning, Local Development Agreement and Development of Regional Impact Changes in Unincorporated Manatee County** for the **Manatee County Board of Commissioner Meeting on August 6, 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 23, 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 this 24th day of July 2026, by Abigail Bonds, who is personally known to me or who has produced (type of identification) as identification.



Quantana 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 ZONING, LOCAL DEVELOPMENT AGREEMENT AND DEVELOPMENT OF REGIONAL IMPACT CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN that the **Board of County Commissioners of Manatee County** will conduct a Public Hearing on **August 6 2026, at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Government Administration Building, 1st Floor Patricia M. Glass Chambers, 1112 Manatee Avenue West, Bradenton, Florida**, to consider and act upon the following matters:

Resolution R-26-081 – [PLN2511-0146](#)

Historic Landmark Designation to designate the Johnson Helm House as a locally designated landmark, located at 2104 53rd Avenue East, Bradenton, FL (Manatee County) on approximately 0.91 acres.

ORDINANCE NO. 26-15 – PARRISH LAKES DRI #28 – [PLN2408-0048](#)- THIS PROJECT IS TO BE CONTINUED TO NO DATE SET AND TO BE READVERTISED

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating a Development Order pursuant to Chapter 380, Florida Statutes, for the Parrish Lakes Development of Regional Impact, (Ordinance 17-36) (DRI #28); to approve the following changes to Map H and the Development Order to: 1) increase the number of overall residential entitlements from 3,401 dwelling units to 3,778 dwelling units; 2) revise the dwelling types to decrease the number of detached units from 2,421 to 2,385, and increase the number of attached units from 580 to 993; 3) decrease the total commercial/retail square footage from 260,000 square feet to 211,750 square feet; (188,219 square feet shopping center and 23,531 square feet lagoon); 4) include a school as a permitted use; 5) remove Affordable Housing Conditions (fka Stipulations) M.1 through M.12; and 6) remove “EE Road” from Map H and replace with local road, and 7) align Phase I and II buildout dates to 2036; on an application for an amended development approval (ADA), filed by FLM, Inc. Hawk Parrish Lakes, LLC., CNL Parrish Lakes East, LLC., and CNL Parrish Lakes West, LLC; providing for development rights, conditions, and obligations; providing for severability and providing an effective date.

The Parrish Lakes DRI consists of approximately 1,155 acres, is zoned Planned Development Mixed Use (PDMU), and is generally located on the south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and north side of Erie Road, at 7205 and 8505 Moccasin Wallow Road, and 7400, 7205, 7707, and 7800 Sawgrass Road, extending from Moccasin Wallow Road to Erie Road, Palmetto and Parrish (Manatee County).

PDMU-16-16(G)(R3) – PARRISH LAKES GDP AMENDMENT – HAWK PARRISH LAKES, LLC., CNL PARRISH LAKES EAST, LLC., CNL PARRISH LAKES WEST, LLC., AND FLM INC. – [PLN2408-0049](#)- THIS PROJECT IS TO BE CONTINUED TO NO DATE SET AND TO BE READVERTISED

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending Ordinance PDMU-16-16(G)(R2) to approve a land use exchange, a revised General Development Plan, and a revised Ordinance as follows: 1) Increase the total number of residential entitlements from 3,401 dwelling units to 3,778 dwelling units; 2) modify the composition of the residential product types to decrease the number of single-family detached units from 2,421 to 2,385 and increase single-family attached units from 580 to 993 units; 3) decrease the total commercial entitlements from 260,000 square feet to 211,750 square feet; 4) include a school as a permitted use; 5) remove Affordable Housing Conditions (fka Stipulations) P.1 through P.12; and 6) redesignate “EE” Road as a local road on the General Development Plan; and 7) allow Phase I and Phase II buildout dates to be completed in 2036, subject to conditions of approval voluntarily proffered by the Applicant; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

The Parrish Lakes DRI consist of approximately 1,155 acres, is zoned Planned Development Mixed Use (PDMU), and is generally located on the south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and north side of Erie Road, at 7205, and 8505 Moccasin Wallow Road, and 7400, 7205, 7707, and 7800 Sawgrass Road, extending from Moccasin Wallow Road to Erie Road, Palmetto and Parrish (Manatee County).

LDA 15-01(R) – LOCAL DEVELOPMENT AGREEMENT / PARRISH LAKES DEVELOPMENT OF REGIONAL IMPACT – [PLN2407-0200](#)- THIS PROJECT IS TO BE CONTINUED TO NO DATE SET AND TO BE READVERTISED

Request for approval of an amended Local Development Agreement relating to future projects within an area identified as Parrish Lakes Development of Regional Impact to establish the terms under which the Applicant shall increase the maximum residential entitlements from 3,300 to 3,778 dwelling units, reduce the maximum non-residential entitlements from 450,000 to 246,750 square feet, and throughout the duration of this LDA, the Applicant shall have the option of paying the cumulative Phase I and Phase II proportionate share of \$549,146, which shall satisfy in full the transportation concurrency requirements of the Project through expiration of the Development Order, and the Applicant shall construct the same portions of roadways consistent with their depiction on the project's approved master development plan. Hawk Parrish Lakes, LLC, a Delaware Limited Liability Company, CNL Parrish Lakes West, LLC, A Florida Limited Liability Company, and CNL Parrish Lakes East, LLC, a Florida Limited Liability Company, FLM Inc., A Florida Corporation, Landowners of the approximate 1,155-acre site, has an approved Large Project Application – Planned Development Mixed-Use project. The project located in Manatee County and generally bounded by Erie Road to the south, Sawgrass Road (Extension) to the east, Moccasin Wallow Road to the north, and Manatee County Buffalo Canal Golf Course I Waste Water Treatment Facility to the west (the "Project Site"). The approximate 1,155 acre project is made up of multiple tracts of land and phases with the following approvals: Ordinance No. 10-11 / PA-10-11, approved on October 12, 2010, to permit up to 3,300 residential entitlements, 400,000 square feet of commercial entitlements, and 50,000 square feet of office space, Parrish Lakes DRI #28, Ordinance No. 17-36, approved on October 5, 2017, for 3,300 residential dwelling units, 400,000 square feet of commercial entitlements, and 50,000 square feet of office space, and PDMU-16-16(G)(R2), approved on June 6, 2024, to increase the total number of residential entitlements from 3,300 to 3,401 by reducing multi-family dwelling units from 1,100 to 400 dwelling units and increase the number of single-family entitlements from 2,200 to 3,001 dwelling units, reduce commercial entitlements from 400,000 square feet to 260,000 square feet, and reduce office entitlements from 50,000 square feet to 35,000 square feet. The maximum permitted heights of any structure within the project is forty-five (45) feet, measured pursuant to the applicable provisions of the LDC pertaining to maximum height of structures.

PDC-18-14(G)(R) – Life Storage & Hotel at Bradenton (fka Wisdom Hotel and Retail Development/I-75-SR 64 Development, Inc.) – Life Storage Largo I LLC (Owner) – [PLN2403-0044](#)- THIS PROJECT HAS BEEN WITHDRAWN

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, revising Zoning Ordinance PDC-18-14(Z)(G) by amending a previously approved General Development Plan removing a 6,500 square foot retail commercial building and reducing the room count by 75 from a 200 room hotel(s) and instead proposing a development consisting of one (1) 124-room hotel and one (1) 132,000 square foot self-storage facility on an approximately 6.20-acre site, comprised of two parcels, Parcel A (3.15 acres) and Parcel B (3.13 acres), retaining the Planned Development Commercial (PDC) Zoning District and the Overlay Districts, generally located at the southeast corner of State Road 64 and 64th Street Court East, and commonly known as 921 64th Street and 6620 SR 64 East, Bradenton (Manatee County); retaining the previously approved Schedule of Permitted and Prohibited Uses as voluntary proffered by the Applicant, attaches hereto as Exhibit B, with no changes; subject to conditions of approval; setting forth findings; providing a legal description; providing for severability and providing an effective date.

PDR-25-16(Z)(G) – Vineyard Creek – Almena Properties LLC, and Manatee County, (Owners) – [PLN2508-0052](#)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 16 acres on one parcel generally located South of 28th Street Court East on the westernmost parcel of a four parcel project site between 16th Avenue East and 24th Avenue East, Palmetto, (Manatee County), from Suburban Agriculture (A-1) and Residential Single Family – 1 (RSF-1) to Planned Development Residential (PDR) Zoning District; approving a General Development Plan for up to 204 single-family residential units on the four parcel subject area, approximately 29.83 acres; subject to conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Interested parties may examine the proposed Ordinance and 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 x6878; e-mail to: public.comments@mymanatee.org

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

Rules of procedure for this public hearing are in effect pursuant to Resolution 25-013. A copy of this Resolution is available for review or purchase from the Development Services Department (see address below).

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

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.

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

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Manatee County Development Services Department
Manatee County, Florida
Date Published: July 23, 2026