

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 3rd day of September, 2026.



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

By: *TK*
Chairperson

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

By: *Hannah Bishop*
Deputy Clerk

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

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Robert S. Flanary

Notary Public for the State of Florida
My Commission Expires 06/26/2010
I hereby certify that the foregoing is a true and correct copy of the original as filed with me.

ROBERT S. FLANARY, F.S.S.
Florida Surveyor's Registration No. 5672
Survey map and report or 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.

DATE

AQUA LAGOON CDD

REVISION DATE

SKETCH IS NOT A SURVEY

DRAWN	RSF	DATE: 6/26/25	SCALE: N.T.S.
CHECKED	RSF	DATE: 6/26/25	JOB NUMBER S2433

EXHIBIT A

SKETCH OF DESCRIPTION

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

UNPLATTED LANDS
PARCEL ID: 6146900459

UNPLATTED LANDS

SHEET 8
OF 10

EL CONQUISTADOR PARKWAY

SHEET 7
OF 10

SHEET 9
OF 10

TRACT 45
PLAT BOOK 68,
PAGE 187

SHEET 6
OF 10

P.O.B. S.W.
CORNER OF
TRACT 45

SHEET 3
OF 10

SHEET 4
OF 10

SHEET 5
OF 10

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
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SF = SQUARE FEET
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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

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DATE: 6/26/25

SCALE:
1"=400'

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DATE: 6/26/25

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S2433

SKETCH OF DESCRIPTION

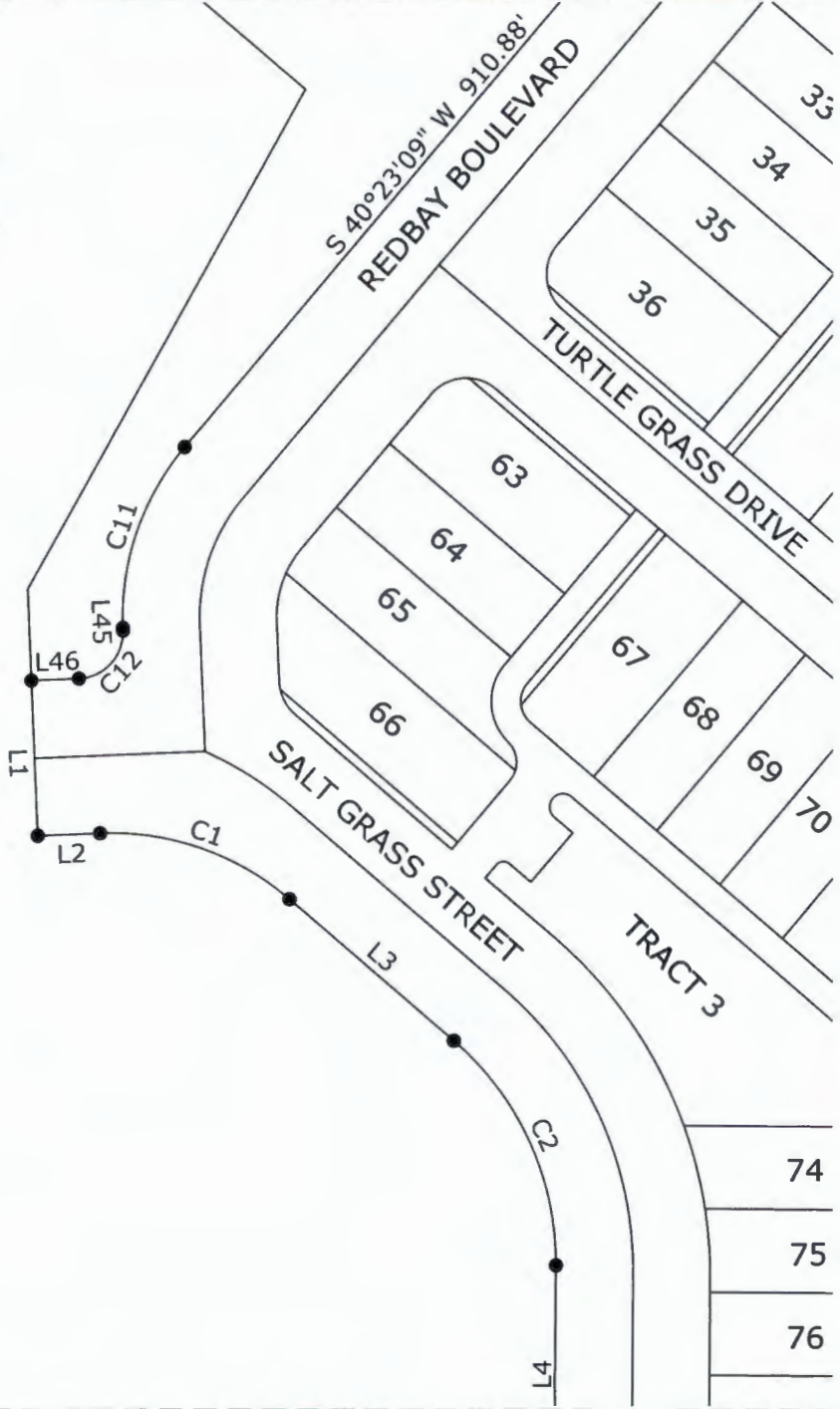
SHEET 3 OF 10

A PORTION OF SECTION 17 AND 20, TOWNSHIP 35 SOUTH,
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SEE SHEET 9

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SEE SHEET 4

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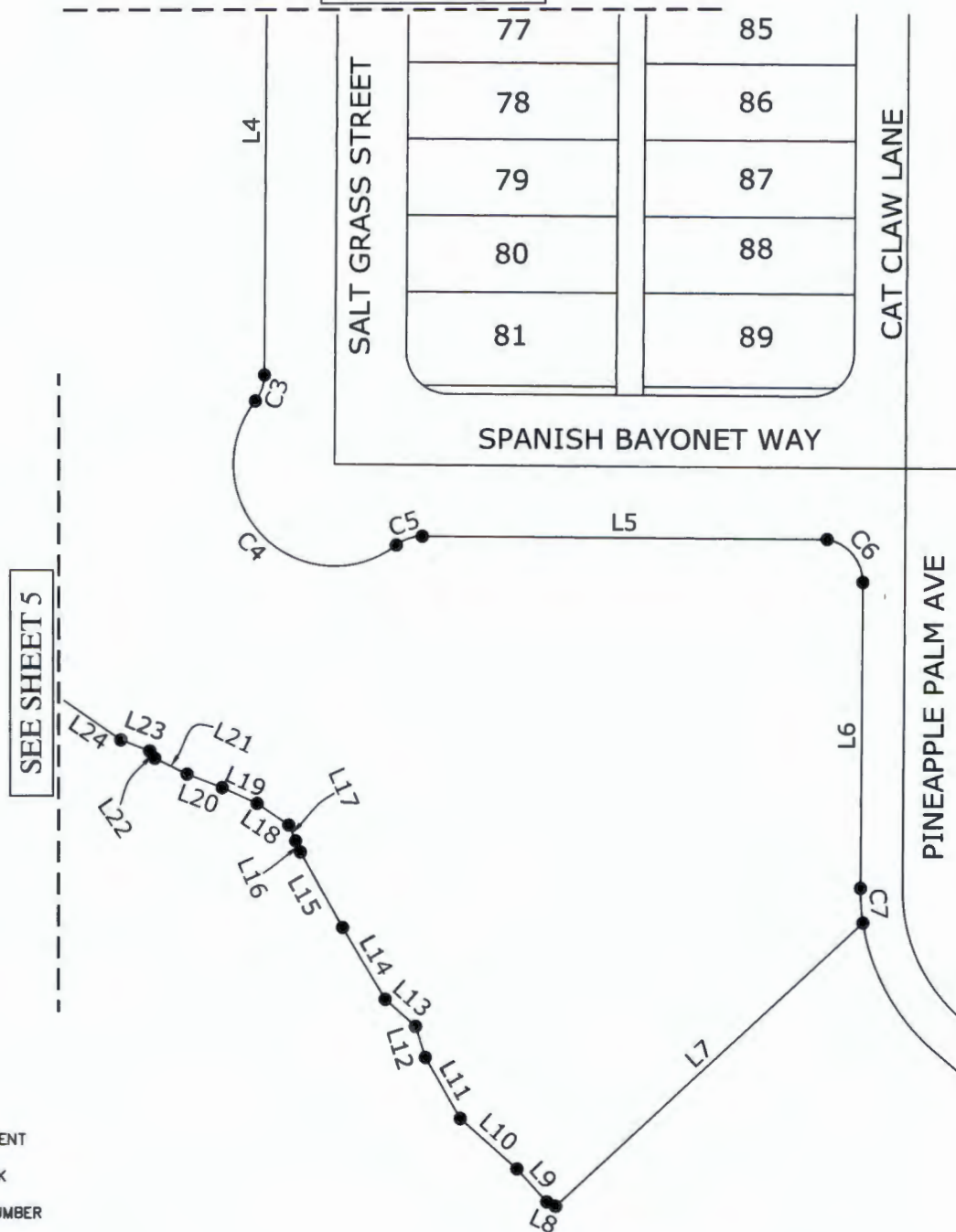
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SKETCH OF DESCRIPTION

SHEET 4 OF 10

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SEE SHEET 3



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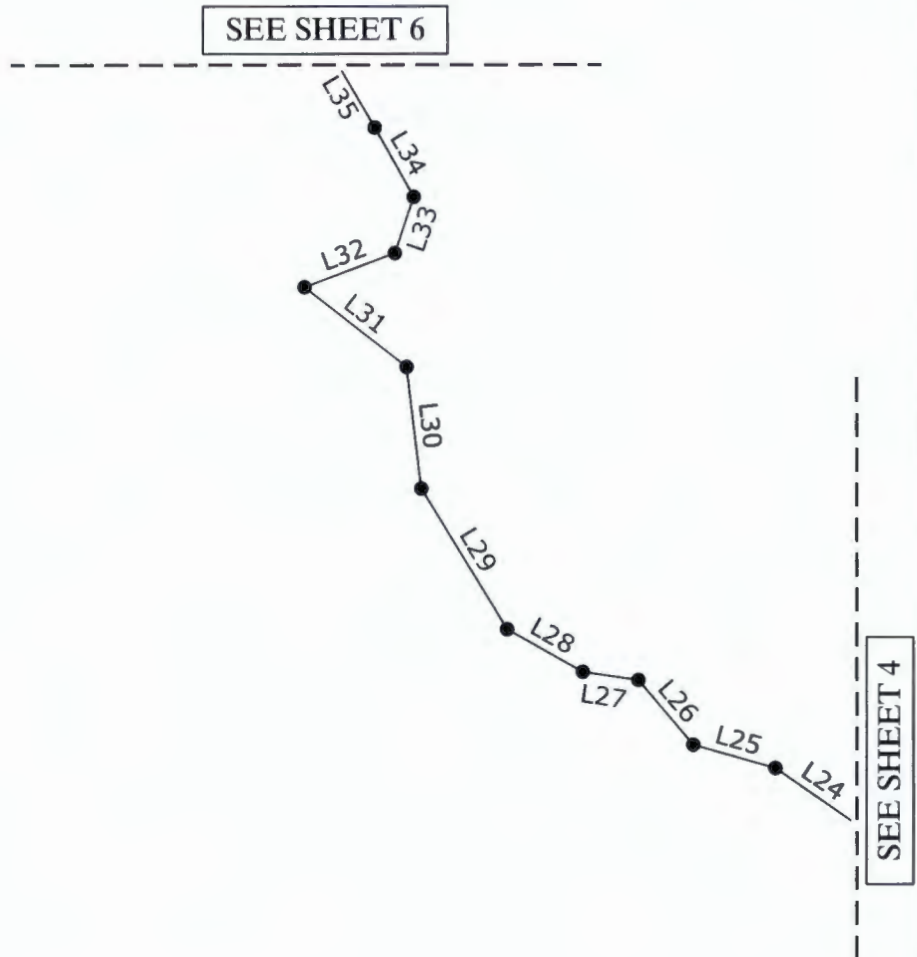
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SKETCH OF DESCRIPTION

SHEET 5 OF 10

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AQUA LAGOON CDD

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SHEET 6 OF 10

A PORTION OF SECTION 17 AND 20, TOWNSHIP 35 SOUTH,
RANGE 17 EAST, MANATEE COUNTY, FLORIDA
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SEE SHEET 7

N 00°25'51" E 815.57'

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L39

L38

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L36

L35

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SEE SHEET 5

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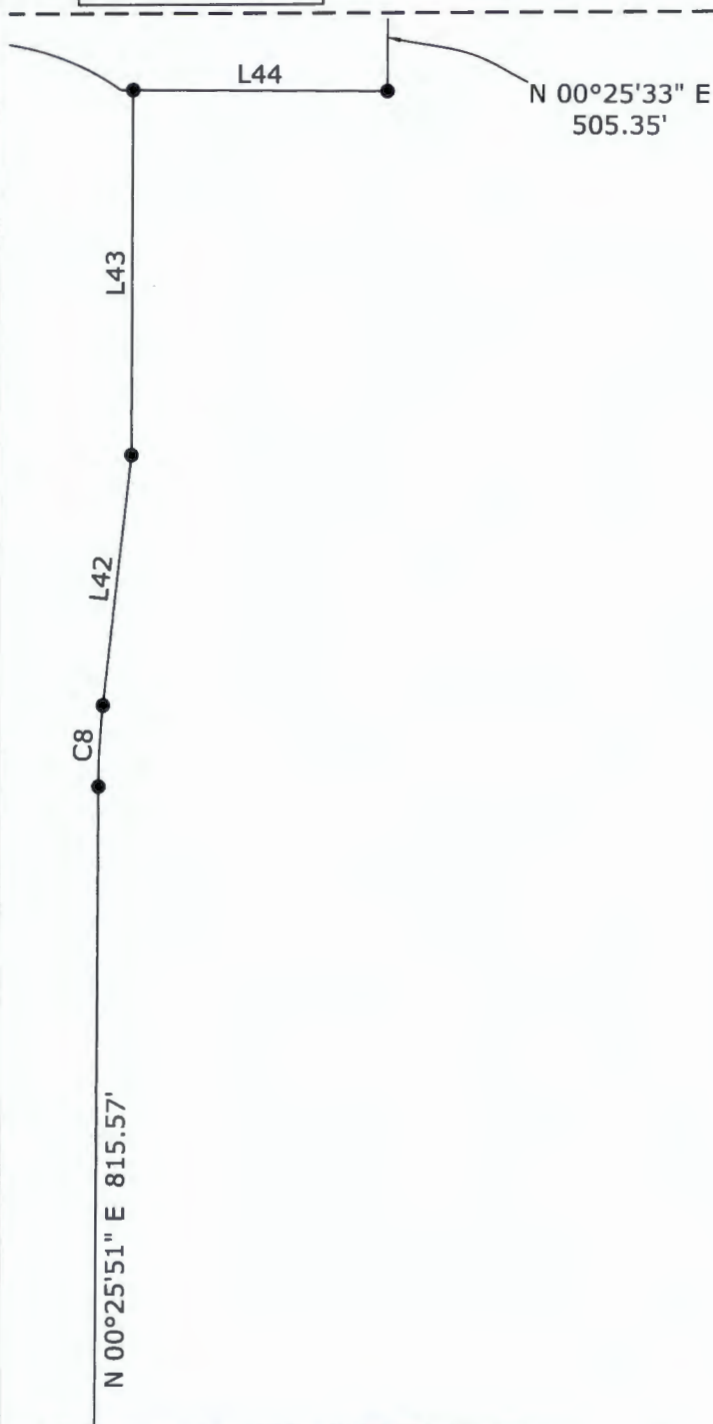
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SKETCH OF DESCRIPTION

SHEET 7 OF 10

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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

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6/26/25

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DATE:

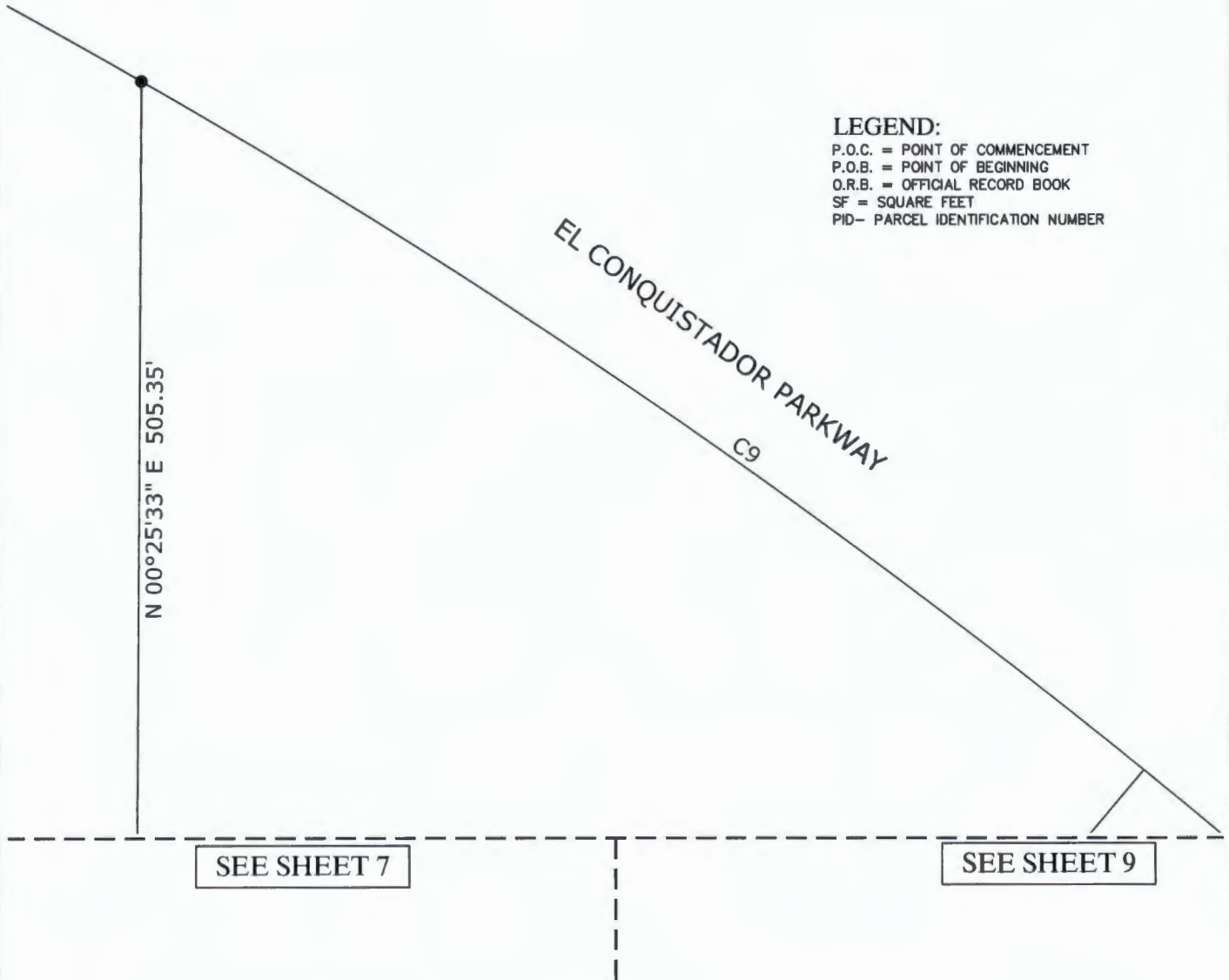
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SKETCH OF DESCRIPTION

SHEET 8 OF 10

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SHEET 9 OF 10

SEE SHEET 8

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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

TRACT 45
PLAT BOOK 68,
PAGE 187

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

S 40°23'09" W 910.88'

REDBAY BOULEVARD

PIGEON PLUM WAY

SEA LAVENDER DRIVE

TRACT 37

1

2

3

4

5

6

7

8

31

30

SEE SHEET 3

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



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 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"



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JOB NUMBER
S2433



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

September 3, 2026

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

Dear Angelina Colonnese:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance No. 26-34, which was filed in this office on September 3, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp



September 3, 2026 - Land Use Meeting

Subject

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

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

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
 - o 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.
 - o Acreage of Project:
35.864 acres
 - o 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
 - o 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.

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

BOARD OF COUNTY COMMISSIONERS LAND USE MEETING ACTION:

- On August 6, 2026, Denise Greer Deputy Director continued the public hearing to September 3, 2026, at 9:00 a.m., or as soon thereafter as same may be heard.

PUBLIC COMMENT AND CORRESPONDENCE:

August 6, 2026 –Board of County Commissioners Land Use

There were no public comments.

Request for continuance was entered into the record.

Attorney Review

Other (Requires explanation in field below) Schenk

Sarah Schenk reviewed and responded by email to Matter #FY25/26-0414 July 21, 2026.

Instructions to Board Records [Emailed 9/4/2026](#)

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



September 3, 2026 - Land Use Meeting

Subject

Updates to Agenda - August 28, 2026

Category

ANNOUNCEMENTS

Briefings

None

Contact and/or Presenter Information

Bobbi Roy, Agenda Division Supervisor, ext 6878

Action Requested

Updates incorporated appropriately

Enabling/Regulating Authority

N/A

Applicable Advisory Board

N/A

Background Discussion

Below are agenda updates (dated 8/28/2026) for the meeting of 9/3/2026 9:00 AM - September 3, 2026 - Land Use Meeting

H. ADVERTISED PUBLIC HEARINGS - LEGISLATIVE

Presentations Upon Request

Item 2. Ordinance No. 26- 34 Establishment of West Manatee District Community Development District - Legislative - Laura Gonzalez, Principal Planner - District 5 -
Public comment added.

I. ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL

Presentations Upon Request

Item 10.PDR-25-06(Z)(P) – Ivy Run – 16TH Drive Associates LLC; Craig Walter Purcell; James C Drao and Heather D Drao (Owners) – PLN2503-0127- Quasi-Judicial

- **Lindsey Craig, Planner I - District 1-** Moved to Presentations Upon Request, Applicant Request for Continuance to November 19, 2026, and additional Public Comment.

Presentations Scheduled

Item 6. PDMU-07-07(Z)(P)(R2) – Crosswind Point F.K.A. Parrish Plantation – Belleair Capital Group Parrish Plantation LLC (Owner) – PLN2406-0119- Quasi-Judicial- James J. McDevitt III, MURP, Development Services Team Leader-District 1- Added Public comment, Revised Staff report in strikethrough underline format, and revised Preliminary Site Plan.

Item 7. Ordinance 26-29 / PA-25-08 – Vineyard Creek CPA – Small-Scale Comprehensive Plan Map Amendment – PLN2508-0053- Legislative-Loretta Merrill, Principal Planner - District 2- Updated title to reflect correct planner title and added Public comment.

Item 8. PDR-25-16(Z)(G) – Vineyard Creek – Almena Properties LLC, and Manatee County, (Owners) – PLN2508-0052-Quasi-Judicial - Loretta Merrill, Principal Planner - District 2- Added Public comment.

J. ADVERTISED PUBLIC HEARINGS - LEGISLATIVE

Presentations Scheduled

Item 11.Ordinance 26-10/ LDCT-26-01 County Initiated Land Development Code Text Amendment: Exemption from Minimum Lot Sizes Within The Urban Service Area - PLN2601-0028-Haley Vetter, Planner I - Legislative - County-Wide - Added Public comment.

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

N/A

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

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.

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.

BOARD OF COUNTY COMMISSIONERS LAND USE MEETING ACTION:

- On August 6, 2026, Denise Greer Deputy Director continued the public hearing to September 3, 2026, at 9:00 a.m., or as soon thereafter as same may be heard.

PUBLIC COMMENT AND CORRESPONDENCE:

August 6, 2026 –Board of County Commissioners Land Use

There were no public comments.

Request for continuance was entered into the record.

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

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

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

DN: cn=Robert S. Flanary,
ou=Other-A014402000018F4D727553000308A8,
o=Unaffiliated, 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.

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RSF

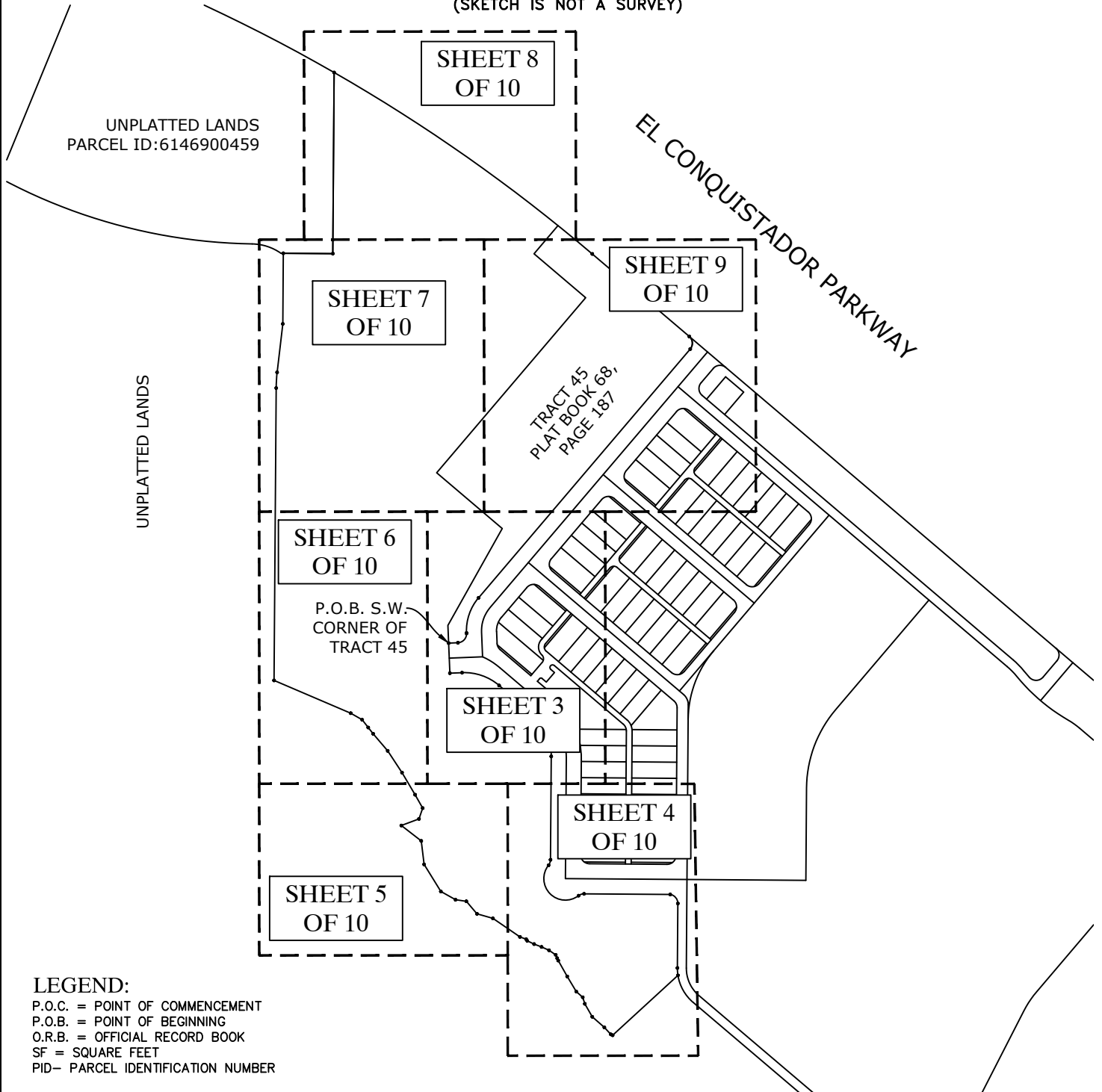
DATE: 6/26/25

JOB NUMBER
S2433

EXHIBIT A

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
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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

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6/26/25

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DATE:

6/26/25

JOB NUMBER
S2433

SKETCH OF DESCRIPTION

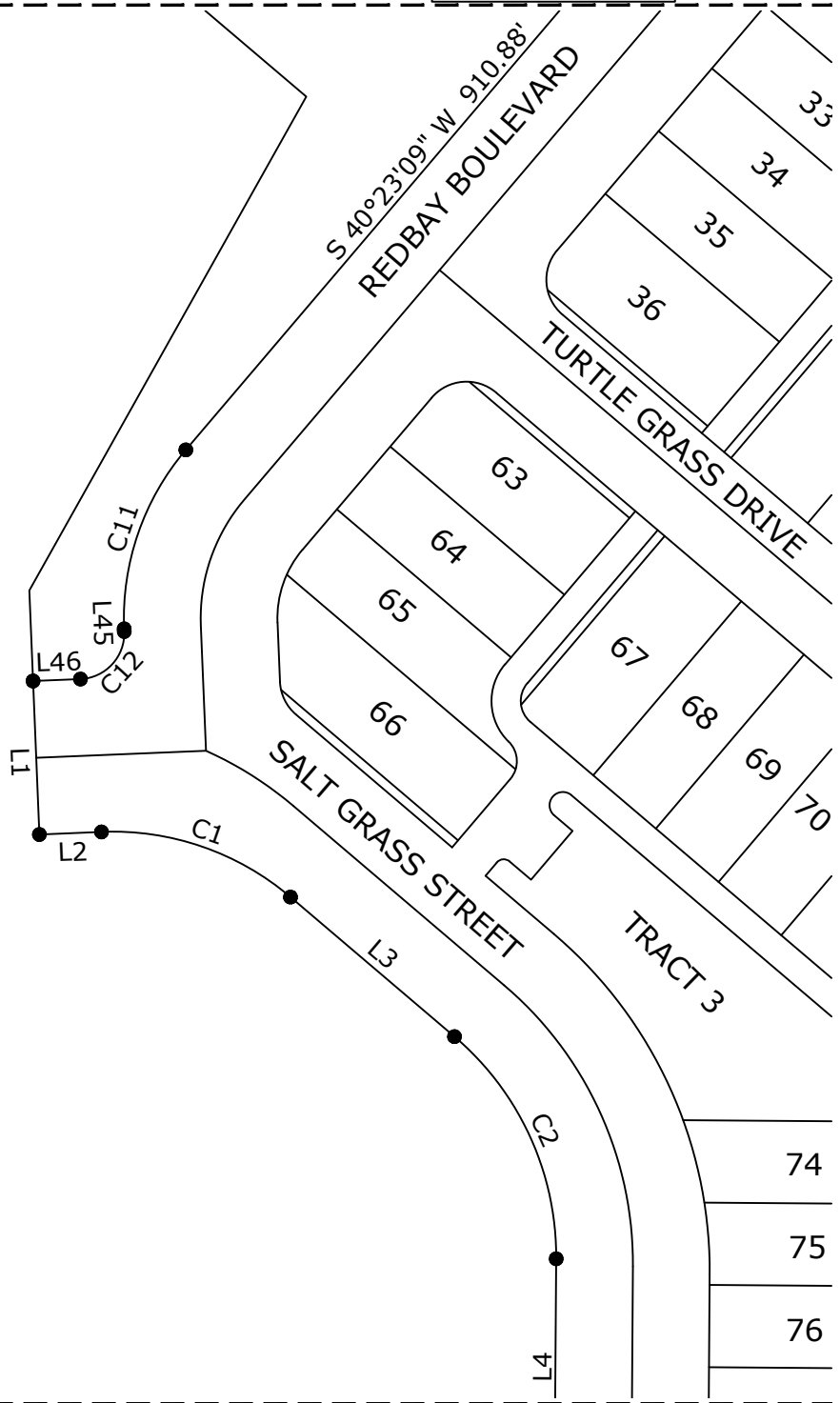
SHEET 3 OF 10

A PORTION OF SECTION 17 AND 20, TOWNSHIP 35 SOUTH,
RANGE 17 EAST, MANATEE COUNTY, FLORIDA
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SEE SHEET 9

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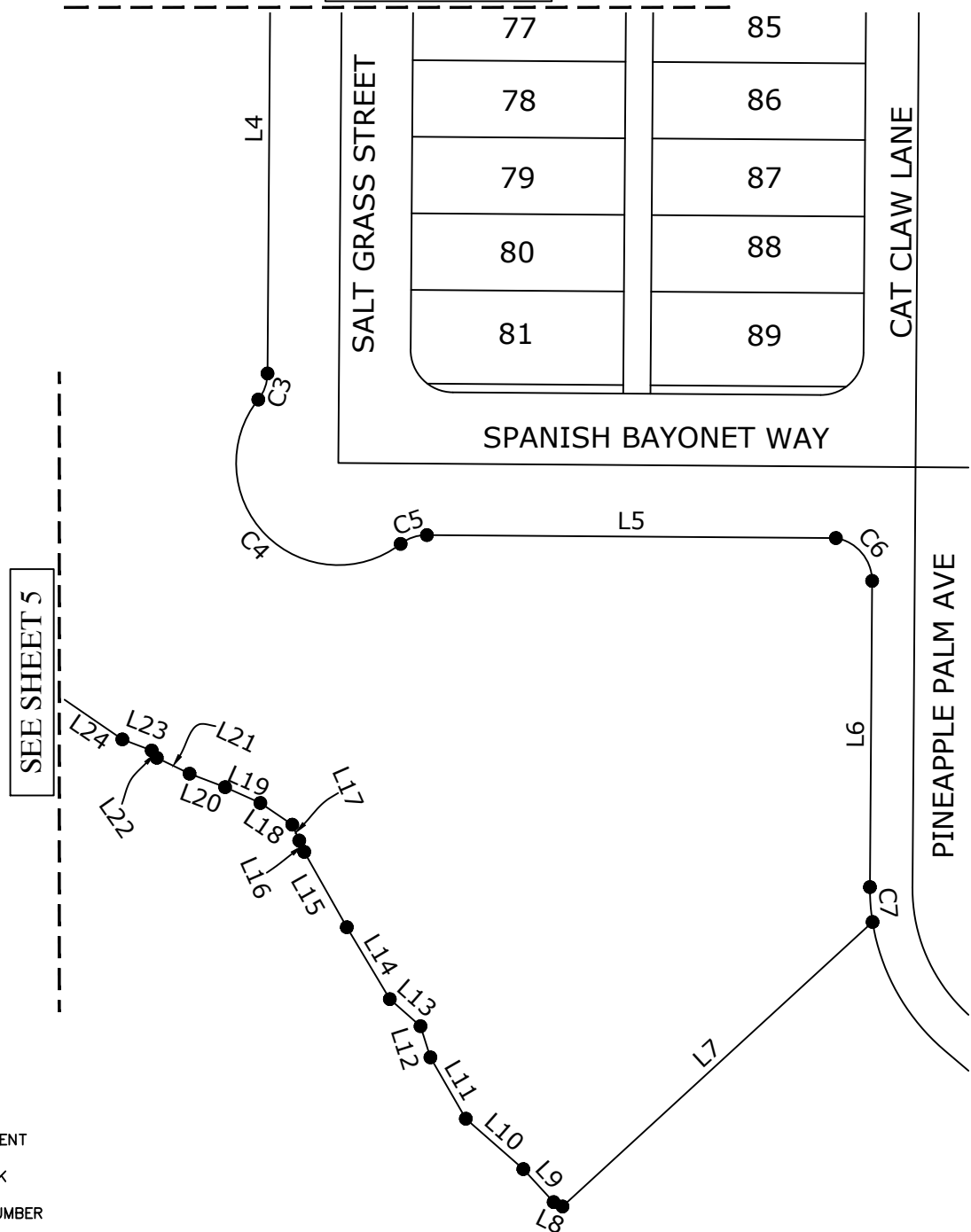


SKETCH OF DESCRIPTION

SHEET 4 OF 10

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SEE SHEET 3



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REVISION DATE

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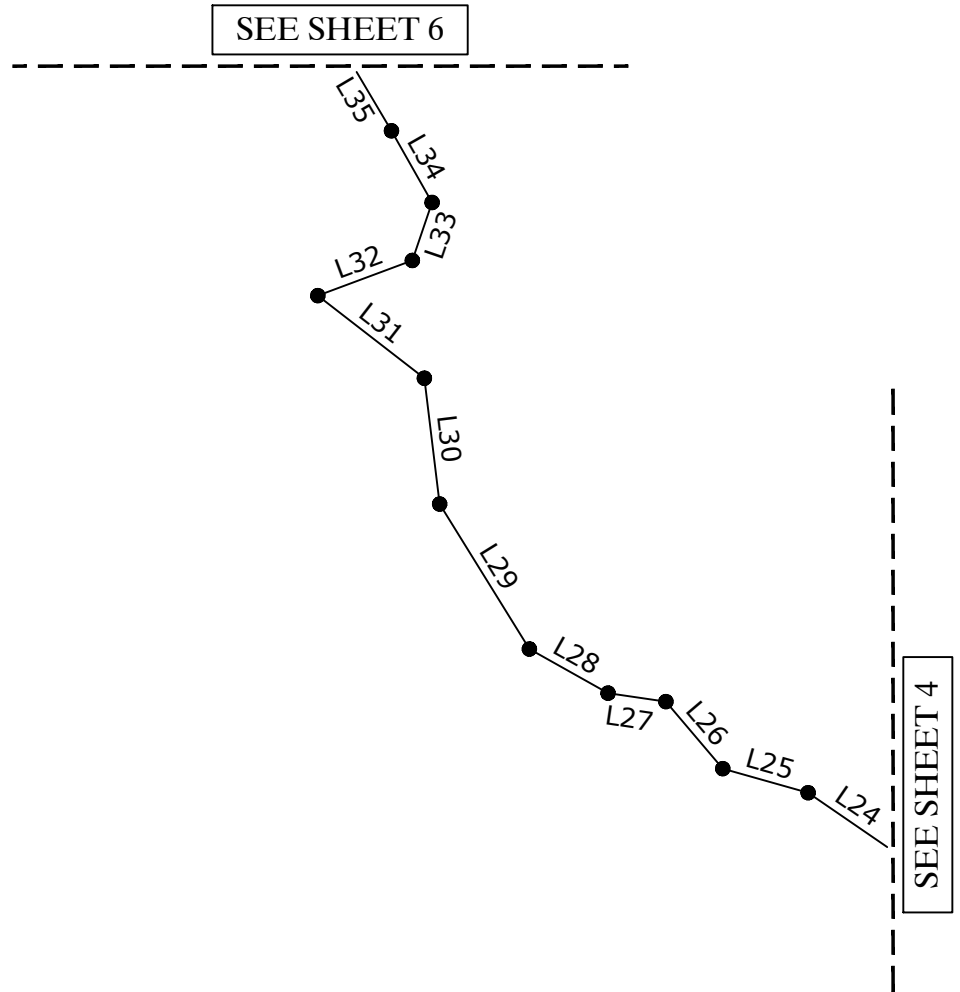
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SKETCH OF DESCRIPTION

SHEET 5 OF 10

A PORTION OF SECTION 17 AND 20, TOWNSHIP 35 SOUTH,
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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 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

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L39

L38

L37

L36

L35

SURVEYORS NOTES:

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FLORIDA STATE PLANE COORDINATE SYSTEM,
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SEE SHEET 5



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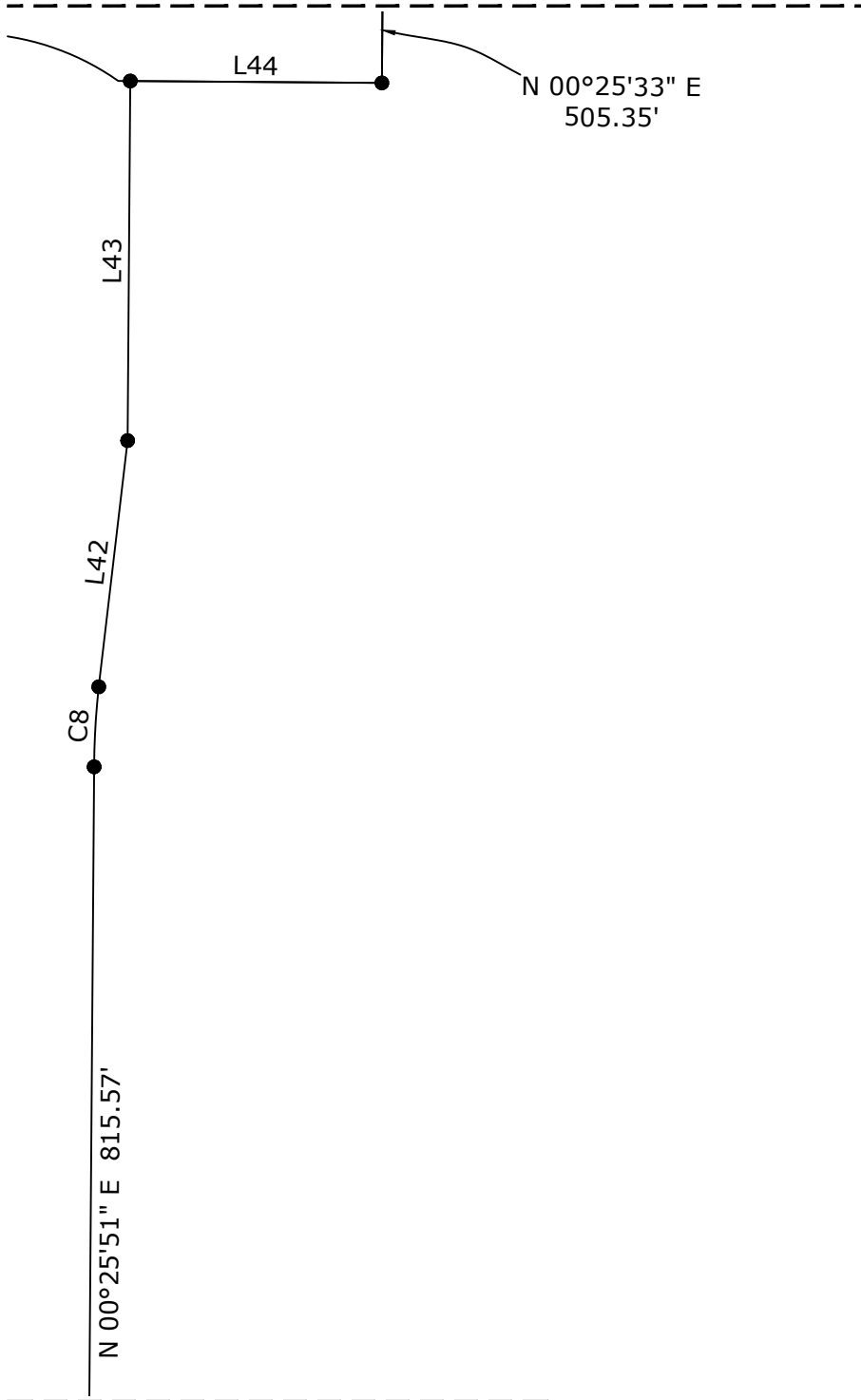
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SKETCH OF DESCRIPTION

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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AQUA LAGOON CDD

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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EL CONQUISTADOR PARKWAY
C9

N 00°25'33" E 505.35'

SEE SHEET 7

SEE SHEET 9



WATER RESOURCE ASSOCIATES. LLC

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University Park, Florida 34201

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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:
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CHECKED

RSF

DATE:

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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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

WATER RESOURCE ASSOCIATES, LLC

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6/26/25

JOB NUMBER
S2433

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"



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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

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RSF

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1"=100'

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

TABLE OF CONTENTS

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 - 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.

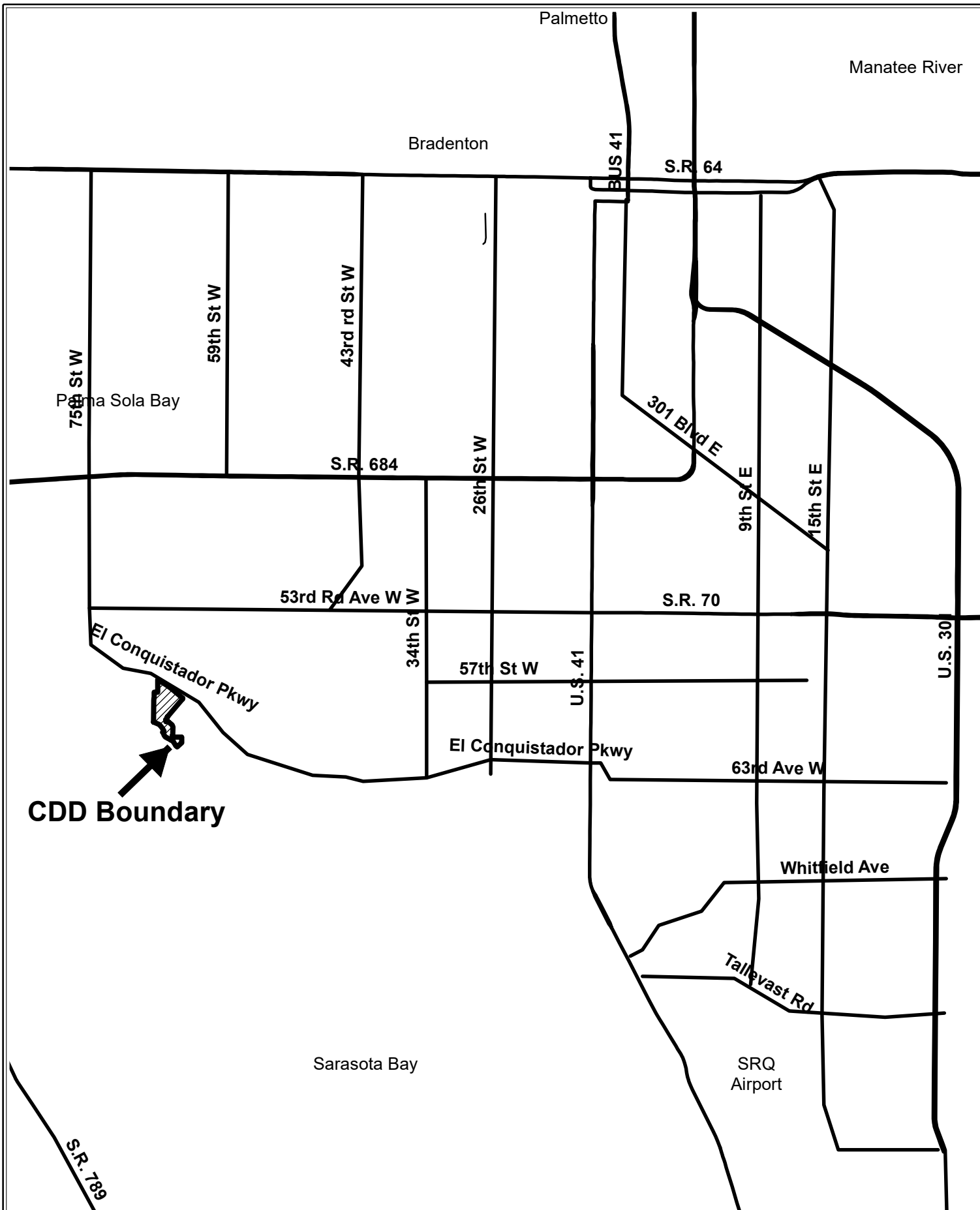
RESPECTFULLY SUBMITTED, this 15th day of April, 2026.

A handwritten signature in black ink, reading "Roy David Jackson". The signature is written in a cursive, flowing style. It is positioned above a horizontal line that separates it from the printed text below.

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
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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

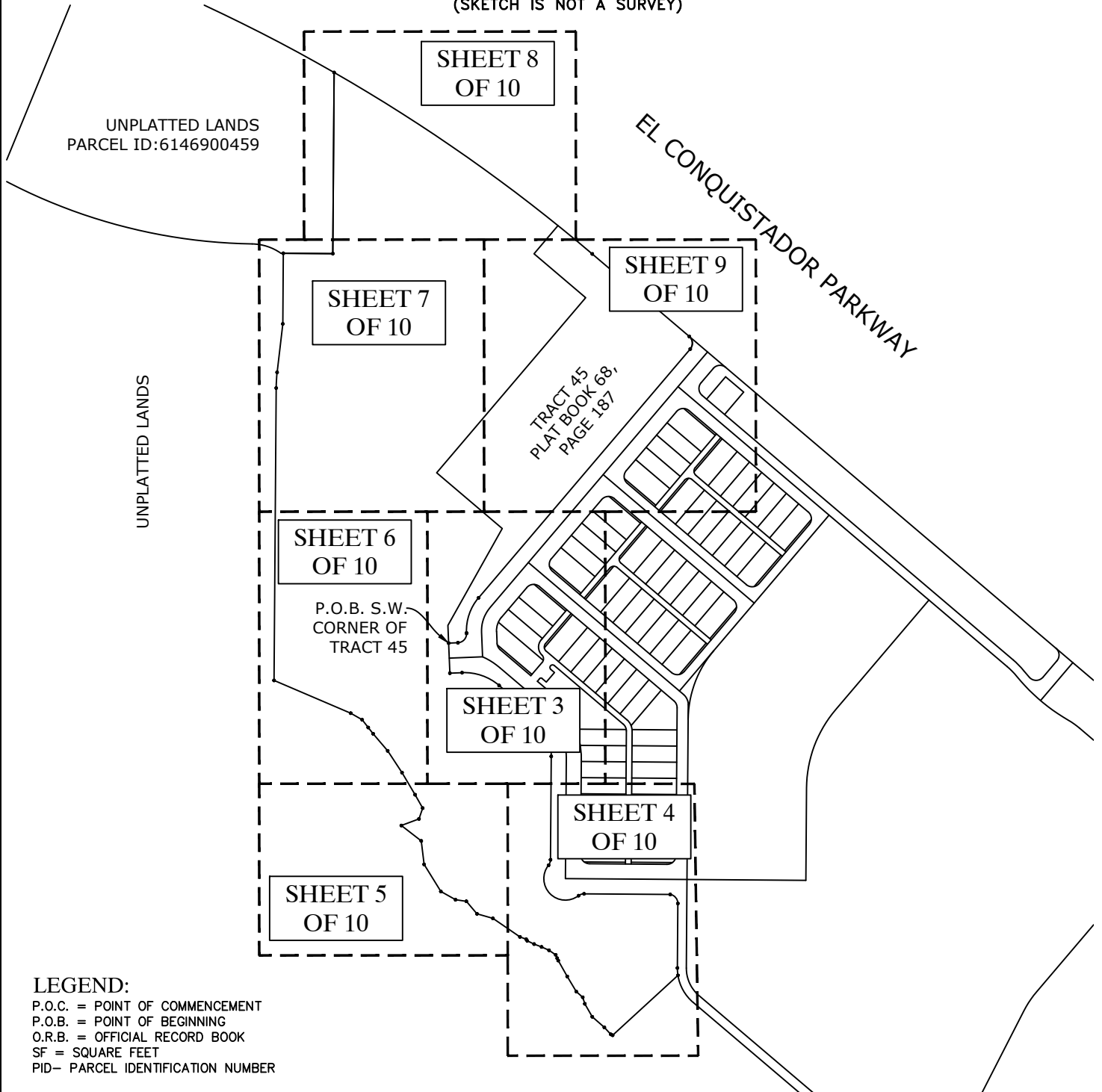
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RANGE 17 EAST, MANATEE COUNTY, FLORIDA
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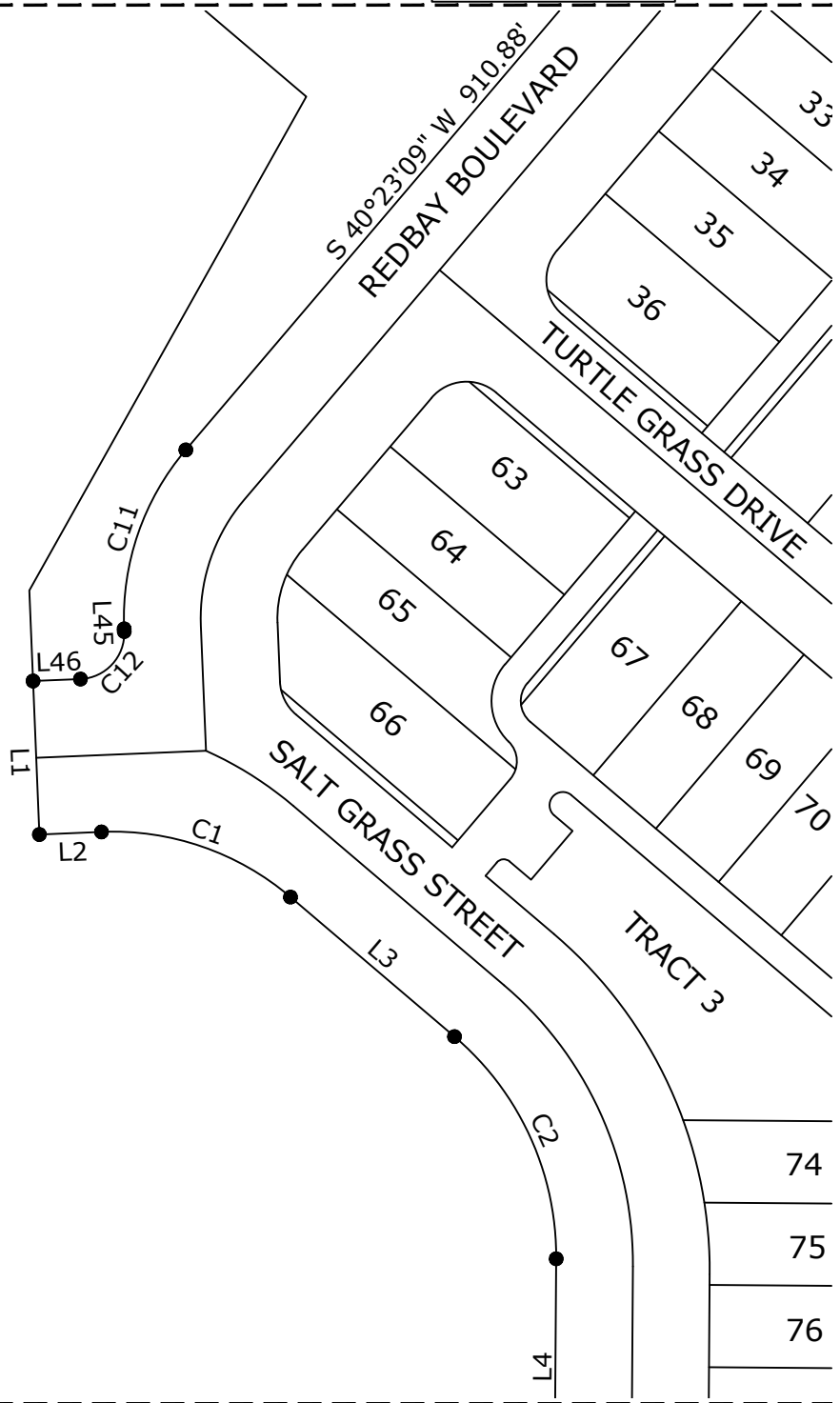
SHEET 3 OF 10

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SEE SHEET 9

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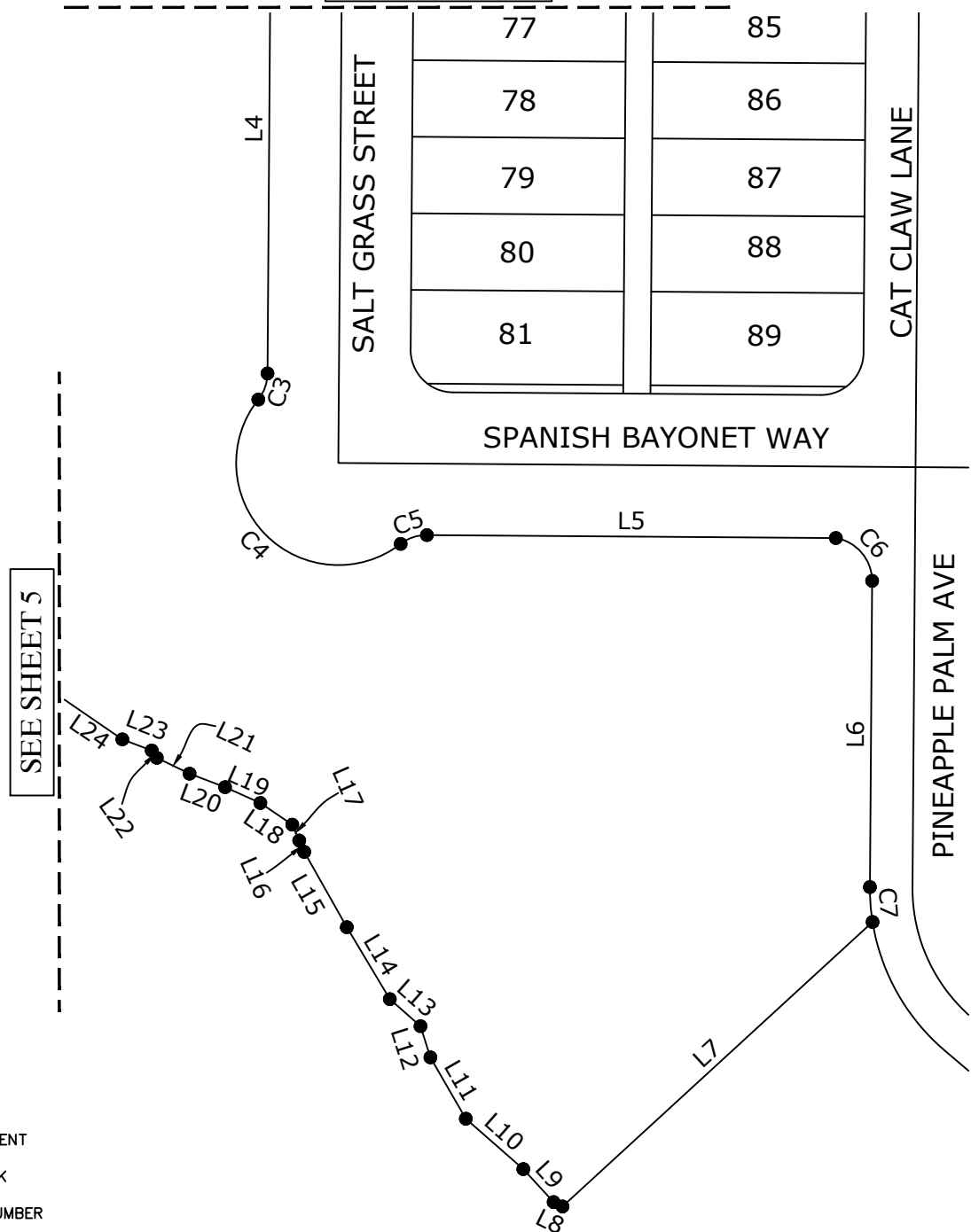


SKETCH OF DESCRIPTION

SHEET 4 OF 10

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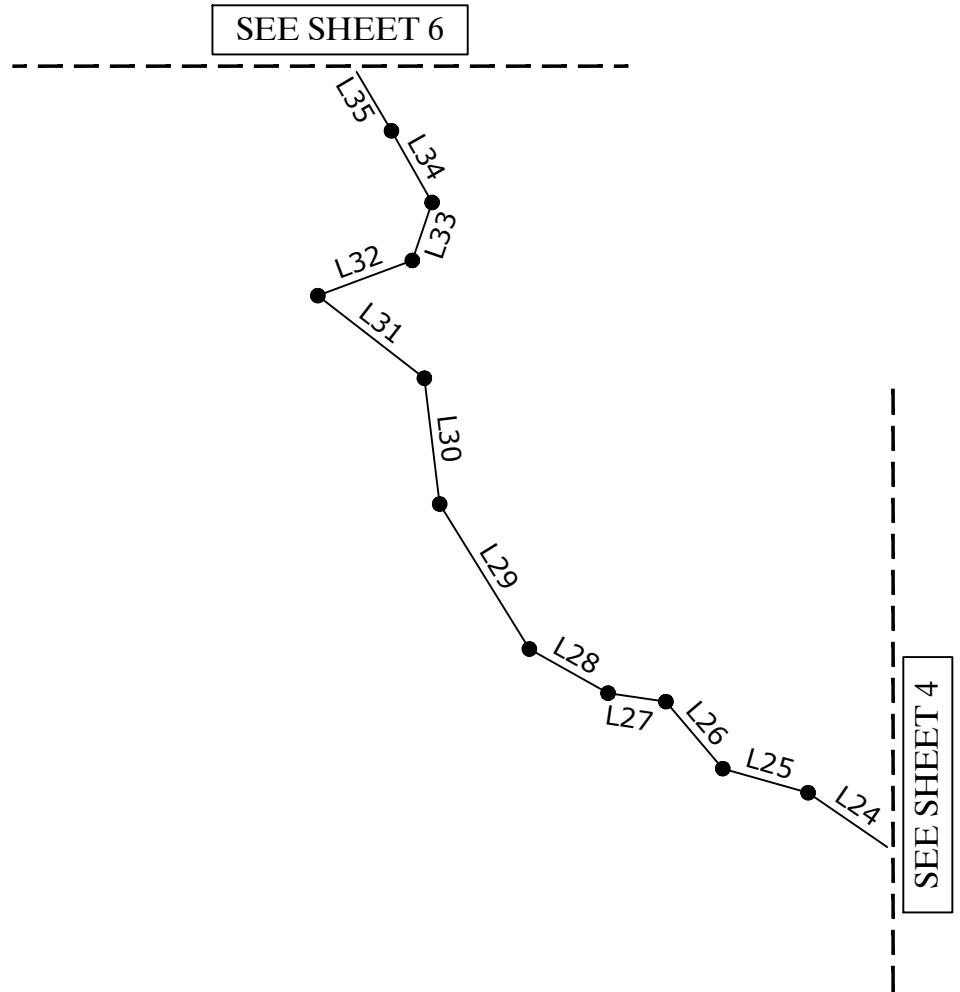
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AQUA LAGOON CDD

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 6 OF 10

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(SKETCH IS NOT A SURVEY)

SEE SHEET 7

N 00°25'51" E 815.57'

L41

L40

L39

L38

L37

L36

L35

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SEE SHEET 5



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SCALE:
1"=100'

SKETCH IS NOT A SURVEY

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DATE:

6/26/25

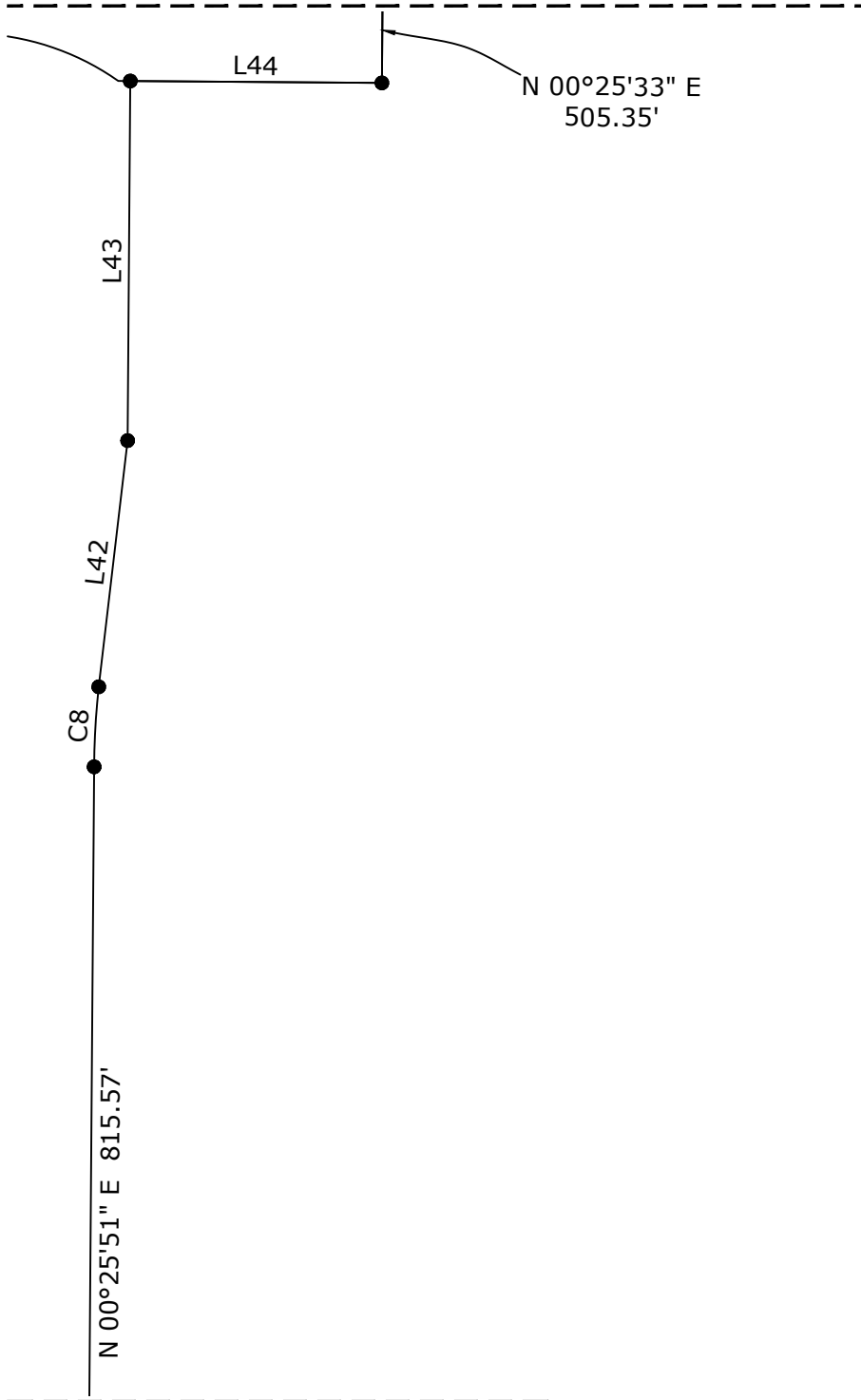
JOB NUMBER
S2433

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



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

TRACT 45
PLAT BOOK 68,
PAGE 187

SEE SHEET 6

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



AQUA LAGOON CDD

REVISION DATE

SKETCH IS NOT A SURVEY

DRAWN

RSF

DATE:

6/26/25

SCALE:
1"=100'

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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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SHEET 9 OF 10

SEE SHEET 8

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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"



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AQUA LAGOON CDD

REVISION DATE

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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

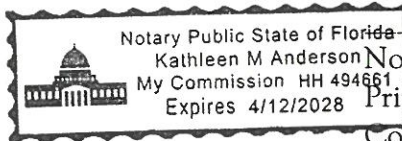
Carlos Beruff
Print Name: Carlos Beruff

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

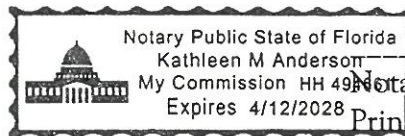
Carlos Beruff
Print Name: Carlos Beruff

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

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University Park, Florida 34201
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Robert S. Flanary

Computer signed by Robert S. Flanary
DN: cn=Robert S. Flanary,
o=Water Resource Associates, LLC,
ou=Unaffiliated, 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 or 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

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DRAWN

RSF

DATE: 6/26/25

SCALE:
N.T.S.

CHECKED

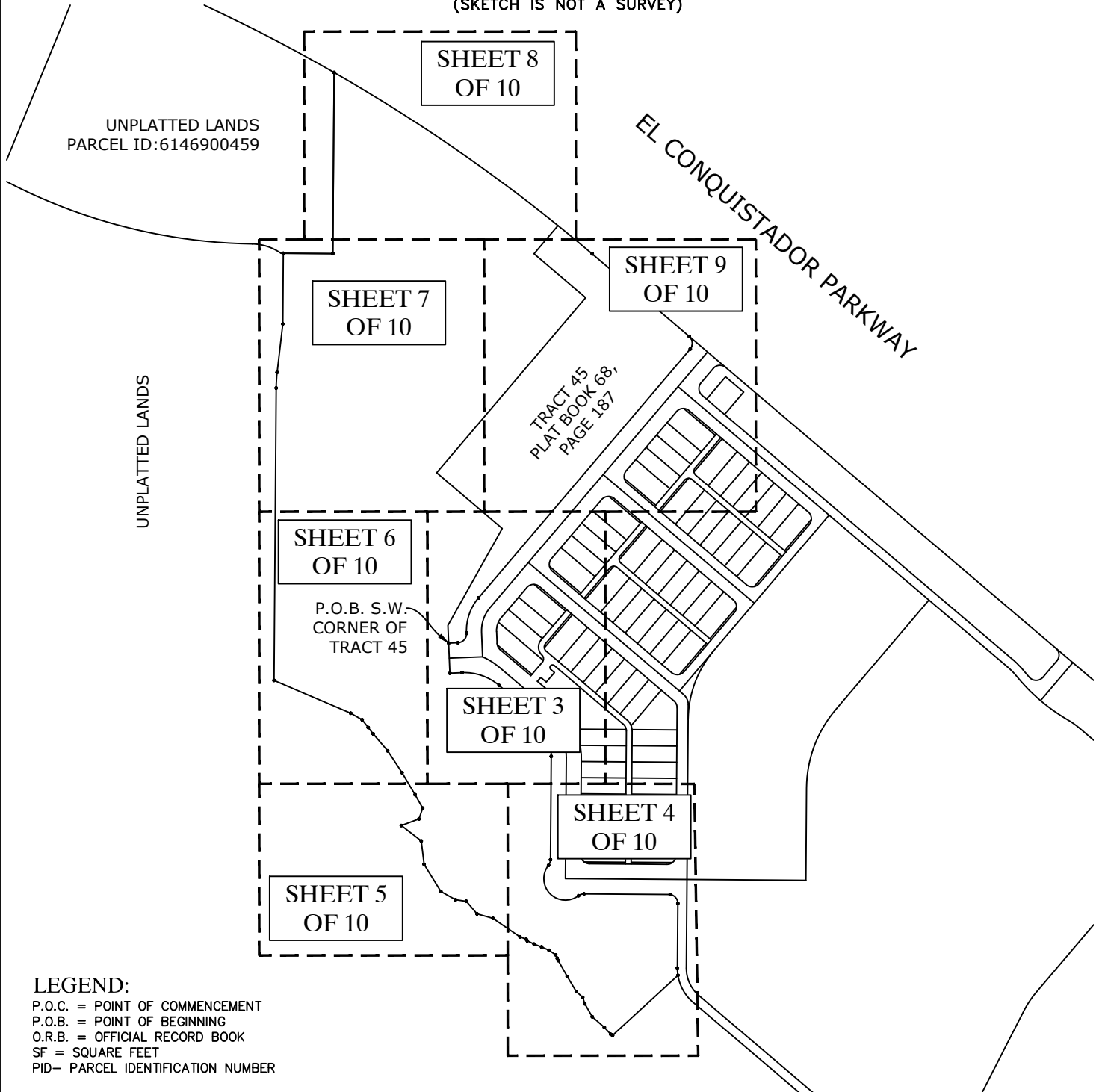
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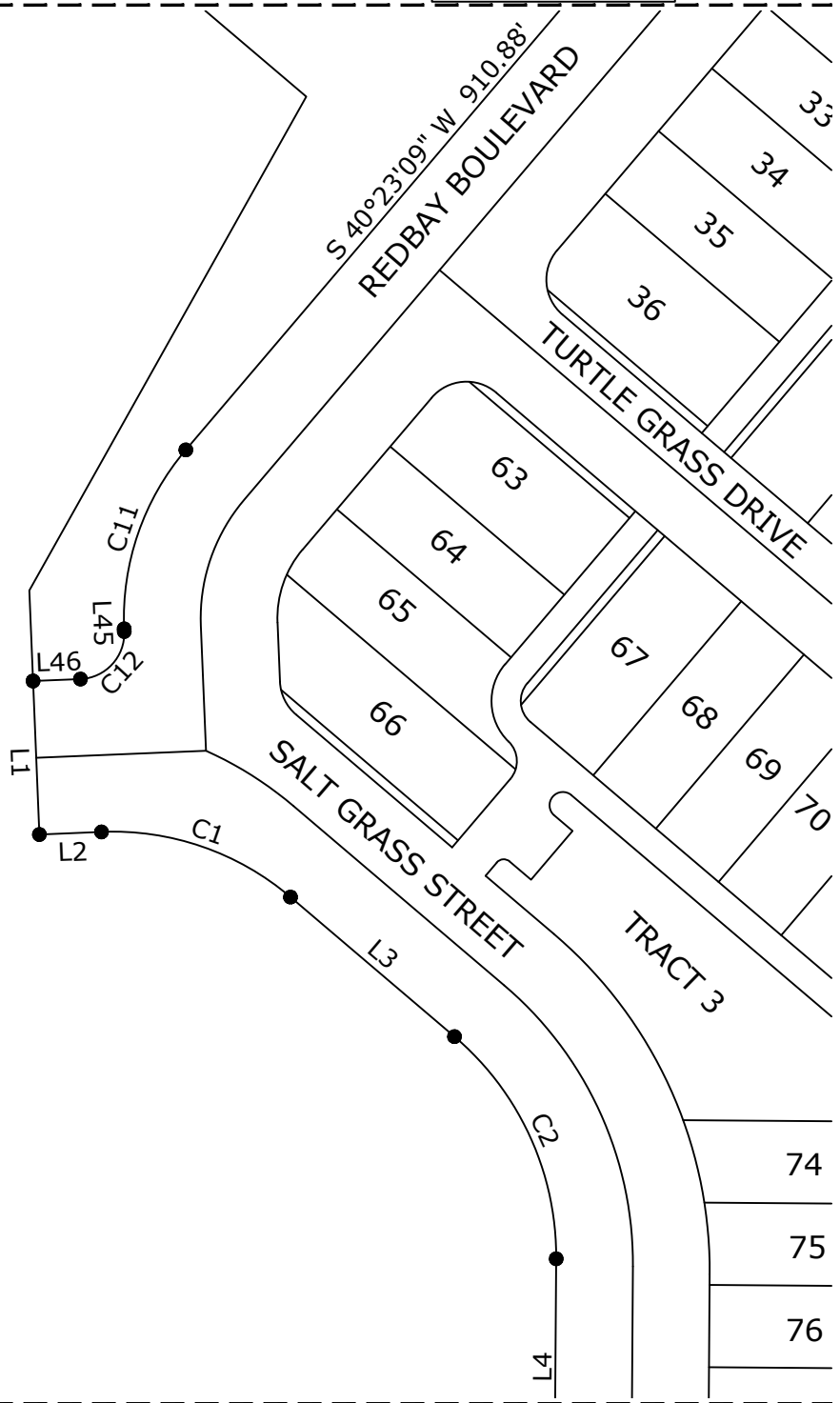
SHEET 3 OF 10

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SEE SHEET 9

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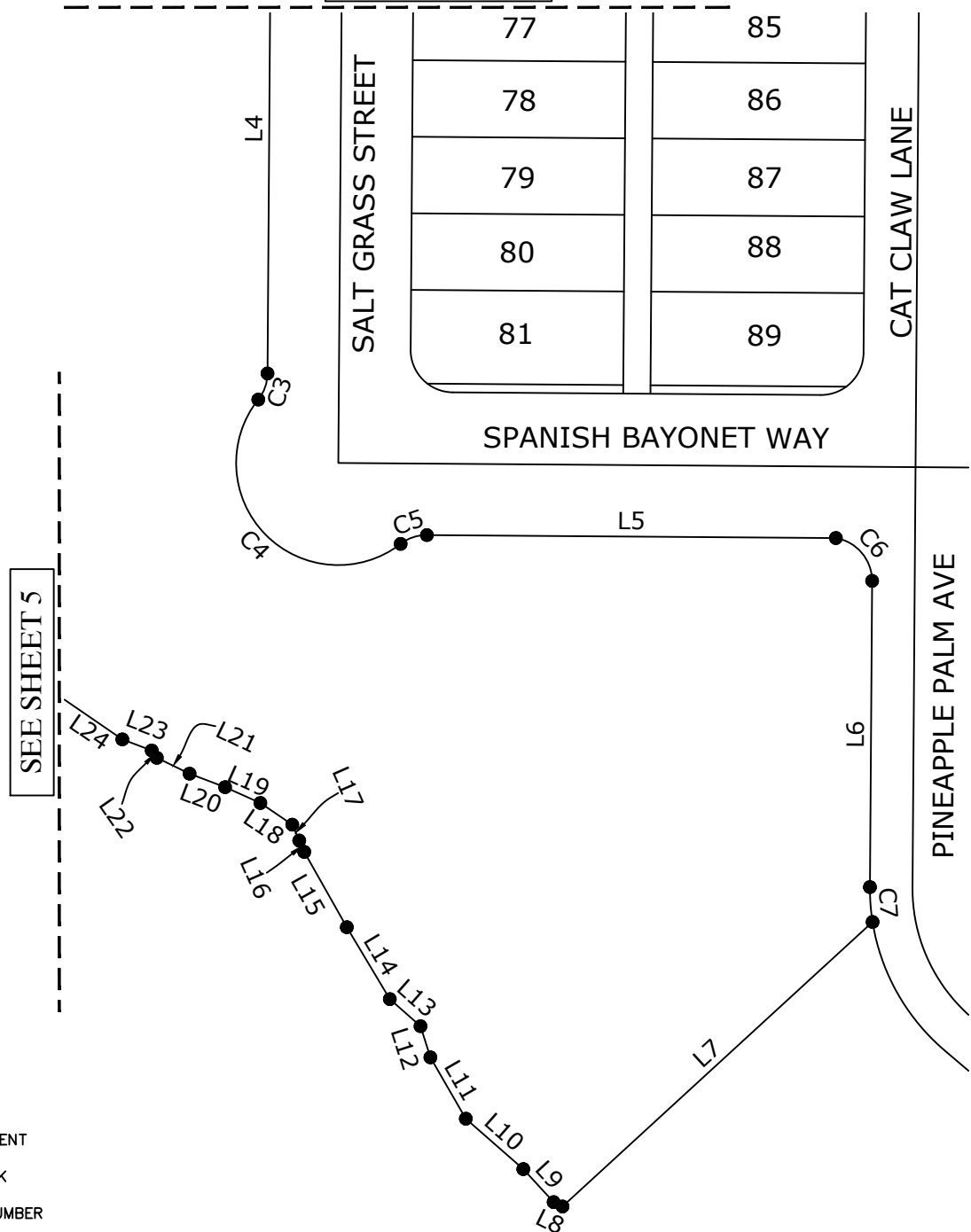


SKETCH OF DESCRIPTION

SHEET 4 OF 10

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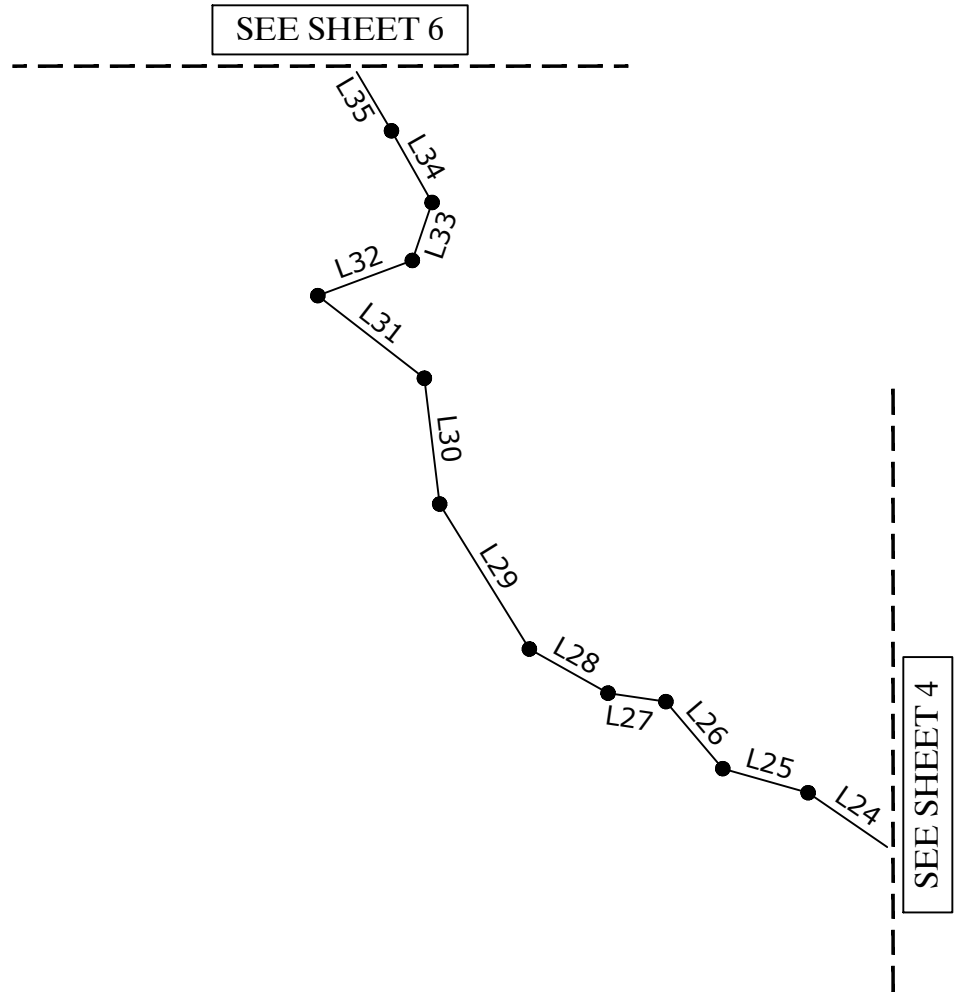
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BASES OF BEARING IS THE WESTERLY BOUNDARY
OF AQUA LOGOON, BEING S02°21'20"E

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

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:

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

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

SEE SHEET 5



WATER RESOURCE ASSOCIATES. LLC

7978 Cooper Creek Blvd.

University Park, Florida 34201

Phone: 941.275.9721 Fax: 941.275.9729

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AQUA LAGOON CDD

REVISION DATE

DRAWN

RSF

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6/26/25

SCALE:
1"=100'

SKETCH IS NOT A SURVEY

CHECKED

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6/26/25

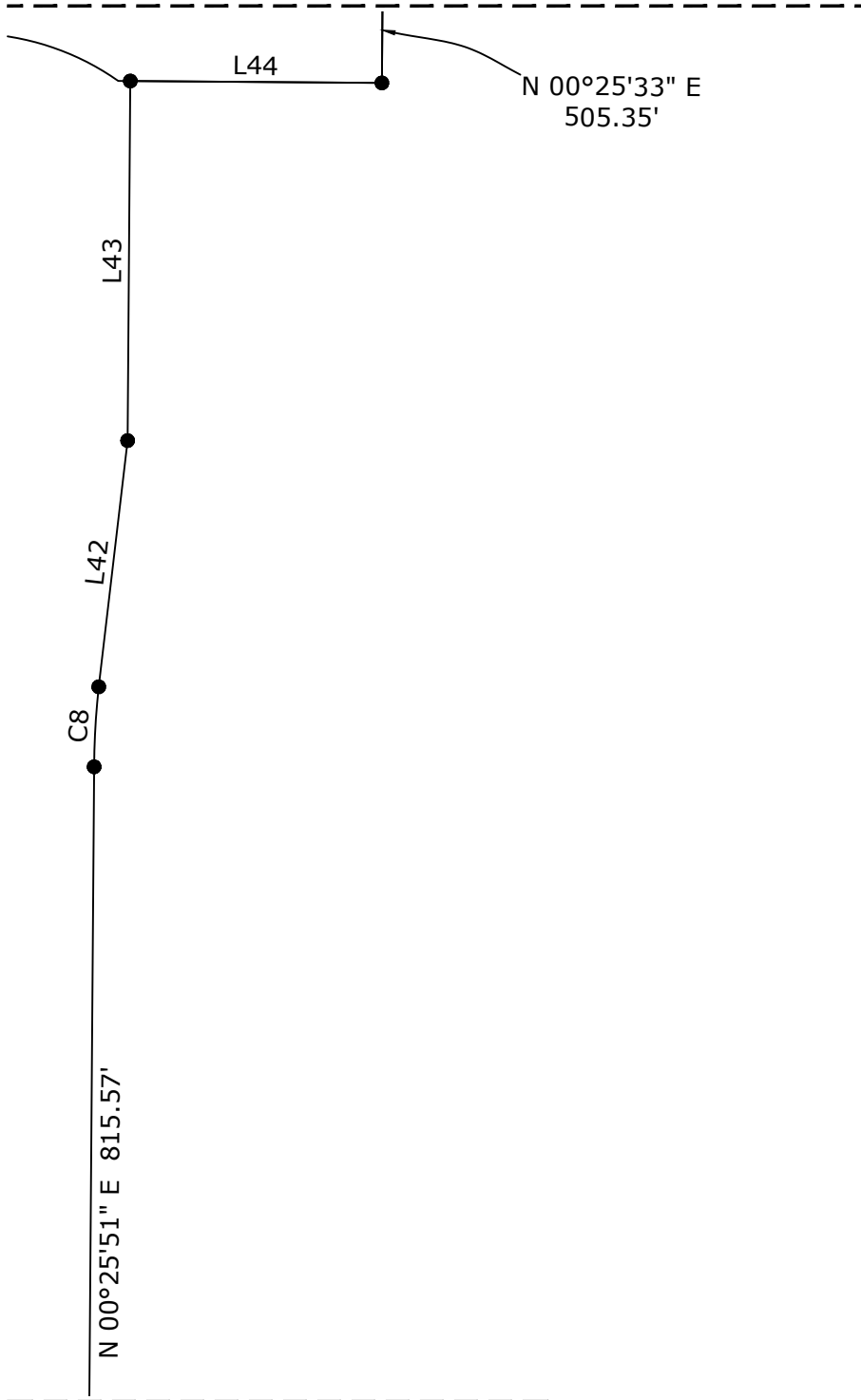
JOB NUMBER
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SKETCH OF DESCRIPTION

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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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

SURVEYORS NOTES:

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SKETCH OF DESCRIPTION

A PORTION OF SECTION 17 AND 20, TOWNSHIP 35 SOUTH,
RANGE 17 EAST, MANATEE COUNTY, FLORIDA
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SHEET 9 OF 10

SEE SHEET 8

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NAD 83 (2011 ADJUSTMENT) BASES OF
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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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7978 Cooper Creek Blvd.

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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"



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University Park, Florida 34201

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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

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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.)

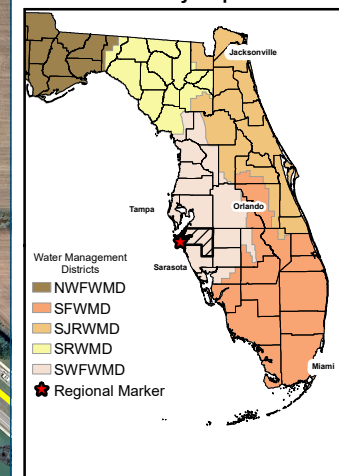
Future Land Use

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



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

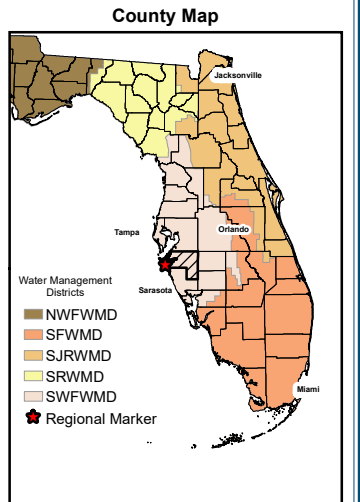
Job Number:
2433

Revision Date:

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

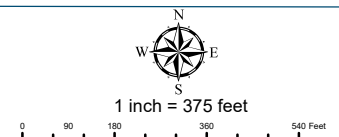


- CDD Boundary (35.86 ac.)
- Sewer (Existing)
- Reclaimed Water (Existing)
- Potable Water (Existing)



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

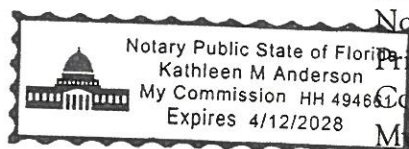
Carlos Beruff
Print Name: Carlos Beruff

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

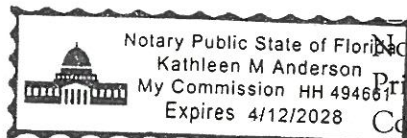
Carlos Beruff
Print Name: Carlos Beruff

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)

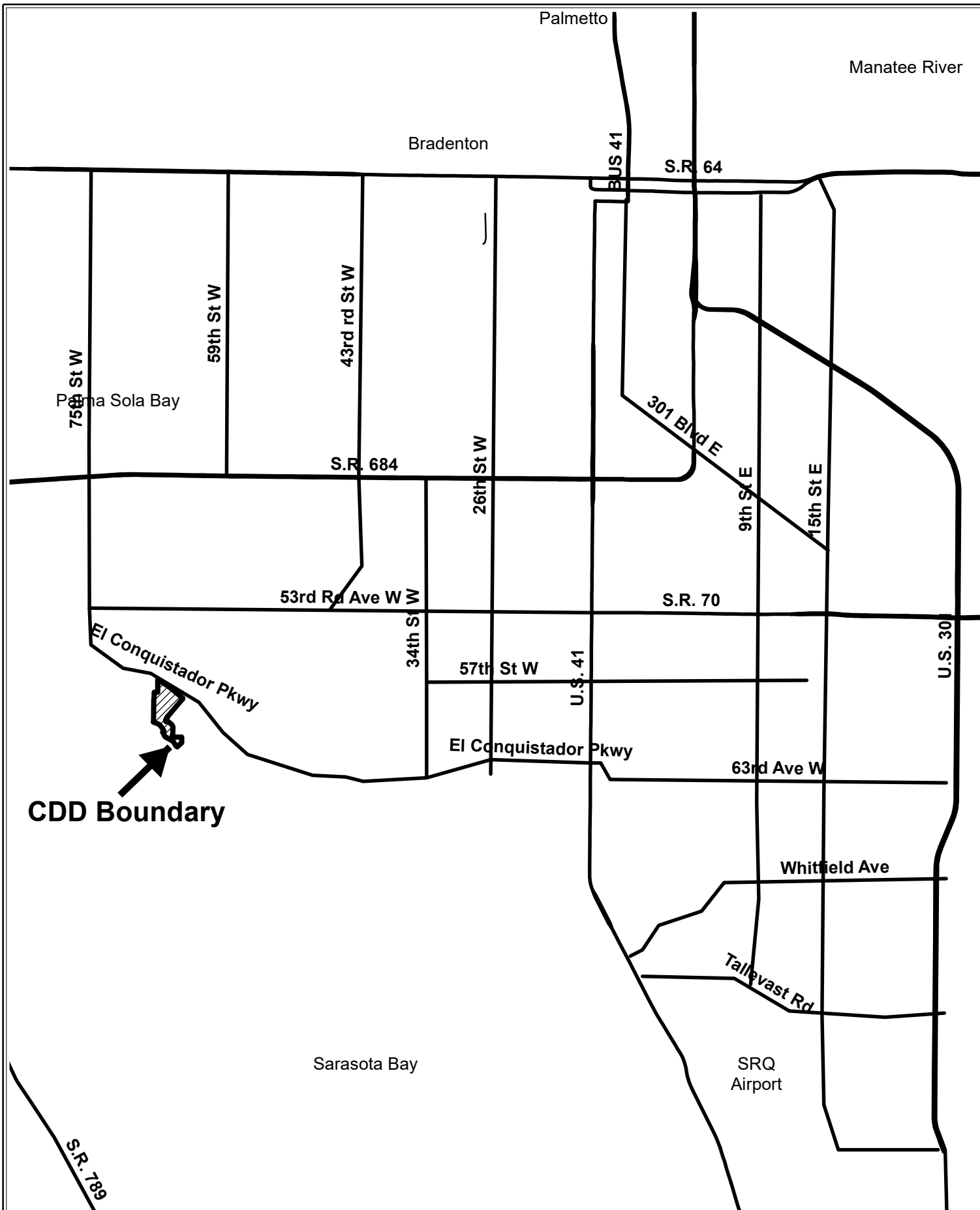
PHASE	DEVELOPMENT TYPE/NAME	TOTAL ENTITLEMENTS ORD PDR/PDMU-15-10(Z)(G)		APPROVED FSP UNITS		PLATTED UNITS	CO's CUMULATIVE through 10/1/25		REMAINING UNITS	
		SF	MF	SF	MF		SF	MF	SF	MF
	Outside Proposed CDD									
	SINGLE FAMILY DETACHED/ATTACHED/SEMI-DETACHED (SF)									
I & II	Aqua Lagoon FKA Long 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

MANATEE COUNTY GOVERNMENT

STATE OF FLORIDA

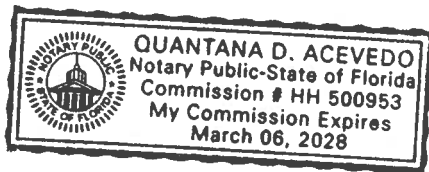
COUNTY OF MANATEE

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 Public Hearing for Ordinance 26-34** for the **Manatee County Board of County Commissioners Land Use Meeting on September 3, 2026**, in Manatee County Florida, was published on the publicly accessible website of Manatee County Government, Manatee County, Florida, of www.mymanatee.org on **August 7, 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 7th day of August 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 IS HEREBY GIVEN, pursuant to sections 190.05 and 125.66, Florida Statutes, that the Manatee County Board of County Commissioners will hold a Public Hearing on **September 3, 2026, at 9:00 a.m. (or as soon thereafter as may be heard) at the Manatee County Administration Building, First Floor, Honorable Patricia M. Glass Chambers, 1112 Manatee Avenue West, Bradenton, Florida** to consider and act upon the following request made by LONG BAR POINTE, LLLP, and CARGOR PARTNERS VIII – LONG BAR POINTE, LLLP, a Florida limited partnerships (“Petitioner”):

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.

The proposed West Manatee District Community Development District (the “District”), comprising approximately 35.864 acres 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, as depicted below.

All interested parties are invited to appear at this hearing and be heard, subject to the proper rules of procedure. Additionally, any comments filed with the Director of the Development Services Department will be considered by the Board of County Commissioners and entered in the record. Copies of the proposed ordinance, the petition and other information regarding the petition are available for public inspection from 8:00 a.m. to 4:00 p.m. Monday through Friday at the Manatee County Development Services Department, 9000 Town Center Parkway, Lakewood Ranch, FL

34202. Interested parties may obtain assistance regarding this matter by calling (941) 748-4501 during normal business hours or emailing at planning.agenda@mymanatee.org.

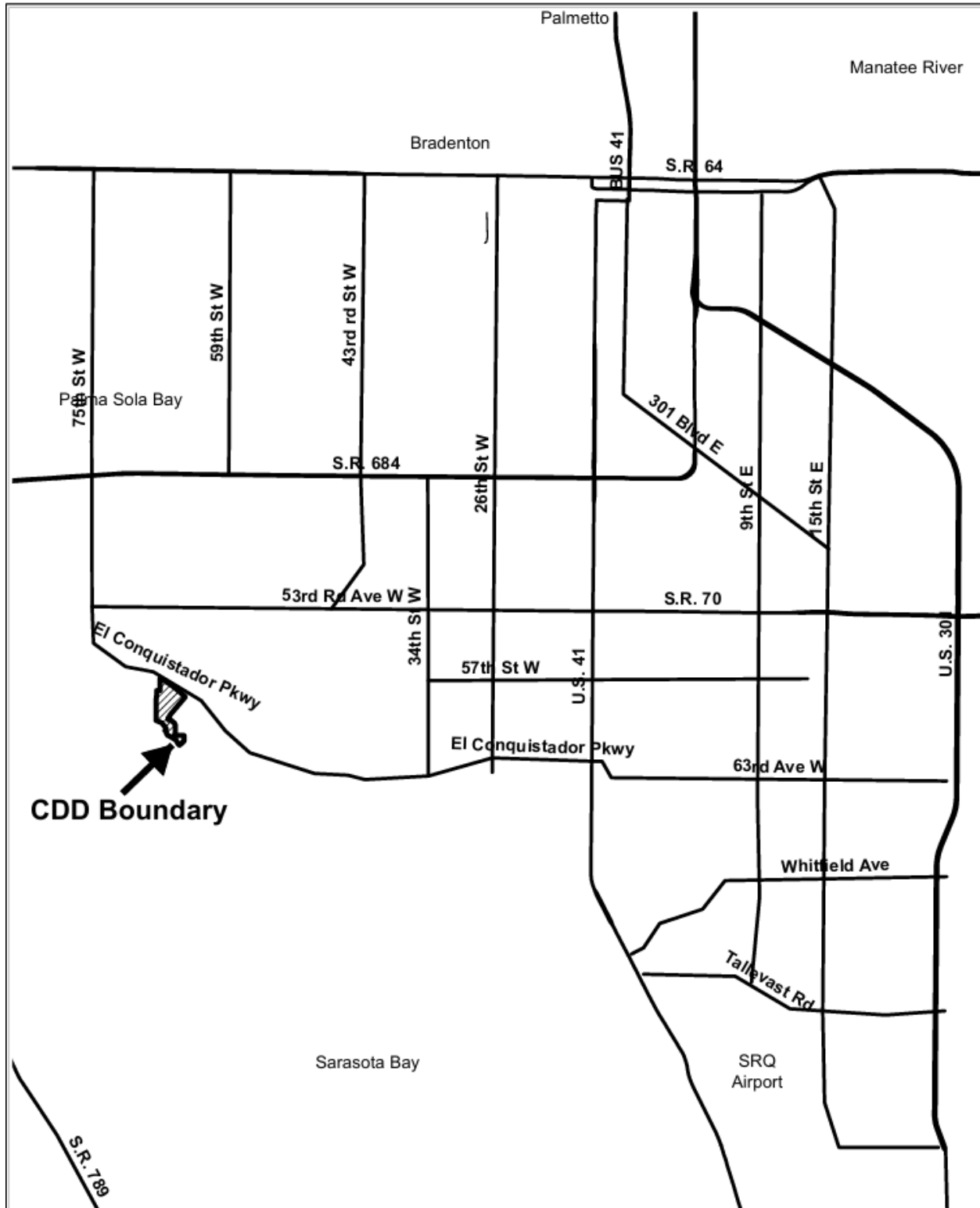
In accordance with Section 286.0105, Florida Statutes, if any person decides to appeal any decisions made with respect to any matters considered at such meeting or hearing, that person will need a record of the proceedings, and for such purpose, that person may need to assure that verbatim record of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

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

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

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

LOCATION MAP:



Date published: August 7, 2026

From: Glen Gibellina <glengibellina@gmail.com>

Sent: Friday, August 28, 2026 11:26 AM

To: Tal Siddique <tal@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>

Cc: GADFLY <glengibellina@gmail.com>; Pamela DAgostino

<pamela.dagostino@mymanatee.org>; Patrick Shea <patrick.shea@mymanatee.org>

Subject: Petition to Establish the West Manatee District Community Development District (Agenda Item 68693 / Meeting 793)

CAUTION:This email originated from an external source.

Be suspicious of Attachments, Links and Request for Login Information and utilize the REPORT MESSAGE Button in Outlook if you feel this is a Phishing email.

Dear Commissioners



EX PARTE COMMUNICATION, MUNICIPAL ORDINANCE

[https://www.myfloridalegal.com/ag-opinions/ex-parte-communication-municipal-ordinance#:~:text=%22local%20elected%20public%20officials%20have%20been%20obs](https://www.myfloridalegal.com/ag-opinions/ex-parte-communication-municipal-ordinance#:~:text=%22local%20elected%20public%20officials%20have%20been%20obs%20tructed,the%20Third%20District%20Court%20of%20Appeal%5B.%5D%22%5B%20%5D)
[tructed,the%20Third%20District%20Court%20of%20Appeal%5B.%5D%22%5B%20%5D](https://www.myfloridalegal.com/ag-opinions/ex-parte-communication-municipal-ordinance#:~:text=%22local%20elected%20public%20officials%20have%20been%20obs%20tructed,the%20Third%20District%20Court%20of%20Appeal%5B.%5D%22%5B%20%5D)

This is a standing legal opinion by the Attorney General of Florida Don't let anyone tell you anything different

Florida Statutes § 286.0115 and the controlling case law **Jennings v. Dade County** permit sending written public comments to board members prior to a quasi-judicial hearing.

The Statutory Framework: Fla. Stat. § 286.0115

Under **Section 286.0115(1)(c)2, Florida Statutes**, a local public official (including appointed planning board members) is expressly permitted to read written communications from any person regarding pending quasi-judicial matters.

The statute specifies:

- **No Presumption of Prejudice:** Reading a written ex parte communication does not invalidate the proceeding or create a presumption of prejudice, provided proper disclosure procedures are followed.
- **Public Record Requirement:** The written communication must be made part of the official public record before final action is taken on the matter.
- **Opportunity to Respond:** Disclosure allows opposing parties or members of the public a fair opportunity to review, refute, or respond to the comments during the public meeting.

Key Case Law Context

- ***Jennings v. Dade County*, 589 So. 2d 1337 (Fla. 3d DCA 1991):** Historically, the "Jennings Rule" established that ex parte communications in quasi-judicial proceedings were presumed prejudicial.
- **Legislative Override:** In response to *Jennings*, the Florida Legislature enacted Fla. Stat. § 286.0115 to establish a process where ex parte written or oral communications are permitted as long as they are disclosed and made part of the public record prior to or during the hearing.

Best Practices for Submitting Written Comment

1. **Submit Early to the Clerk/Staff:** Emailing or submitting your written comments directly to the Planning Board liaison, Clerk of Circuit Court, or County Planning staff ensures the document is entered into the official agenda package and record prior to the meeting.

Petition to Establish the West Manatee District Community Development District (Agenda Item 68693 / Meeting 793)

Date: August 28, 2026

Dear Chair and Members of the Board of County Commissioners:

I write to respectfully urge the Board to **deny or defer** the Petition to Establish the West Manatee District Community Development District. The petition, filed by Long Bar Pointe, LLLP and Cargor Partners VIII – Long Bar Pointe, LLLP, asks the County to create a new, independent unit of special-purpose government to finance, build, own, and maintain infrastructure for "Aqua Lagoon Phase 2," a private 356-unit residential development on approximately 35.86 acres along Sarasota Bay. After reviewing the petition in full, I believe it raises serious governance, fiscal, environmental, and procedural concerns that should be resolved before any vote to approve.

I offer the following for the Board's consideration.

1. The proposed district would be controlled by the developer, not future residents.

A Community Development District is governed by a five-member Board of Supervisors that, at formation, is appointed by the petitioner rather than elected. The petition lists the five initial supervisors of the West Manatee District CDD, and all five list the identical office address: 1651 Whitfield Avenue, Suite 200, Sarasota, Florida 34243. That address corresponds to the developer's engineering and consultant team — the petition's own Exhibit 5 map credits the engineering work to "Medallion - Aqua Lagoon Ph 2." The board is therefore not demonstrably independent of the developer.

This matters because the early, developer-appointed board is the body that will authorize bond issuance, set special assessments, and award the construction and maintenance contracts — locking in the district's debt structure and long-term obligations before a single resident exists to object. Future homeowners, who will actually pay the assessments, have no voice at formation. Conversion to an elected board occurs only once enough residents are present, by which point the financial framework is already fixed. The petition's repeated characterization of these costs as "voluntary, self-imposed" because buyers receive disclosure before purchase obscures the reality that the obligations are established before any resident is present to consent.

2. The petition would shift \$18.2 million in debt to future homeowners, with no binding cap.

The petition estimates \$18,221,250 in infrastructure costs to be financed through special assessment revenue bonds repaid via non-ad valorem special assessments on future property tax bills. Stormwater management alone accounts for \$6,372,500; water and wastewater utilities \$6,977,500. For a 356-unit development, this is roughly \$51,000 in infrastructure debt per unit before interest — a figure embedded in homeowners' tax bills for decades. Critically, the petition itself states that these figures are "estimated and non-

binding" and that "actual construction timetables and expenditures will likely vary." The County is being asked to bless a borrowing entity whose cost ceiling is, by the petitioner's own admission, unenforceable.

3. The County is being asked to dissolve one CDD and create another on the same land.

The petition acknowledges that a portion of the land within the proposed West Manatee District CDD already lies inside the existing Aqua By The Bay Community Development District, and that the Aqua By The Bay CDD is the subject of a pending Petition of Dissolution that the Board must approve before this new petition can be granted. Manatee County's own development project list confirms the Aqua By The Bay CDD dissolution is currently in public hearing (case PLN2508-0084 / CDD-25-04). The County is thus being asked to dissolve a CDD it previously created for this developer and this land, and immediately stand up a new CDD for the same developer on overlapping acreage — without any disclosed accounting of the existing district's outstanding bonds, assessments, debts, and infrastructure obligations. Before approving either action, the Board should require full disclosure of those obligations, an explanation of why a new, narrower district is necessary rather than continuing the existing one, and confirmation that no dissolved obligations will become the County's responsibility.

4. The "no burden on County taxpayers" claim contradicts the petition's own tables.

The petition repeatedly asserts that residents outside the district "will not incur any additional costs" and that County taxpayers are protected. But the petition's own facilities table shows that water and wastewater utilities — \$6,977,500 worth — are to be "owned and maintained by" Manatee County, even though "funded by" the CDD. This means the County would accept ownership and perpetual operation, maintenance, replacement, and failure-risk responsibility for nearly \$7 million of utility infrastructure serving a private, for-profit development. The petition contains no lifecycle cost analysis, no capital-replacement reserve, and no service-integration assessment for County Utilities. The "no burden" claim is not supported by the petition's own allocation of ownership and maintenance.

5. Environmental stewardship would be entrusted to a developer with violations on this shoreline.

The proposed CDD seeks special powers under Section 190.012(2)(a), Florida Statutes (water, sewer, and wastewater management) and Section 190.012(2)(d), Florida Statutes (conservation areas, mitigation areas, and recreational facilities), including direct authority over stormwater management and mitigation/conservation areas. These are the very

environmental systems on a shoreline where the same developer has a documented record of violations:

- In 2022, the Florida Department of Environmental Protection levied an \$8,500 penalty against Long Bar Pointe LLLP and Medallion Home for improper mangrove trimming and debris removal along the Aqua development shoreline, including trimming more than 25 percent of foliage and failure to document the work.
- FDEP issued a warning letter to Medallion Home noting violations under the Mangrove Trimming and Preservation Act, including "aggressive and excessive" trimming in excess of 25 percent of annual foliage.
- As recently as July 2026, the U.S. Army Corps of Engineers issued a public notice seeking comment on an application to construct a gabion wall along the Long Bar Point / Sarasota Bay shoreline as part of the Aqua / Sea Spray development.

This is not a re-litigation of zoning. It is a question of stewardship fit. The CDD would be a perpetual governmental entity responsible for operating and maintaining stormwater and conservation infrastructure on one of the most environmentally sensitive shorelines in the region — adjacent to old-growth mangrove forest, seagrass beds, and the Cortez fishing community. Entrusting that long-term responsibility to a developer-controlled district, where the developer's own track record on this exact shoreline includes mangrove-trimming violations, is a risk the County need not accept.

6. The "best alternative" finding is assertion, not analysis.

To grant the petition, the Board must find that the CDD "is the best alternative available for delivering community development services and facilities... without imposing an additional burden on the general population," pursuant to Section 190.005(1)(e), Florida Statutes. The Statement of Estimated Regulatory Costs does not actually demonstrate this. It mentions alternatives — a County-administered dependent district, an MSBU or MSTU, or a Property Owners' Association — but dismisses each in a few sentences of assertion rather than quantified comparison. There is no total lifecycle cost comparison among the alternatives, no analysis of why the MSBU/MSTU mechanisms the County already uses cannot finance the same improvements, and no explanation of why a developer with the resources behind this project cannot finance infrastructure privately, as most developers do. The SERC even concedes that "similar economic growth... could be achieved in absence of the District by the private sector alone," which undermines the claim that the CDD is necessary rather than merely convenient.

7. Tax-exempt bond financing is a public subsidy, not efficiency.

The SERC's central efficiency argument rests on the CDD's ability to issue tax-exempt bonds. Tax-exempt municipal bond interest means federal taxpayers effectively subsidize the development's infrastructure. The petition asserts this makes the CDD "more efficient" but offers no evidence that public-subsidy financing is necessary or superior to private financing for this specific, well-capitalized project. The County should not create a new taxing government merely to give a private developer access to subsidized financing it could otherwise obtain commercially.

8. Creating another layer of government adds oversight and litigation exposure.

The broader Aqua by the Bay / Long Bar Pointe project has a long and contentious history, including an \$18 million lawsuit by the developer against the County over shoreline development rights, a lawsuit by Suncoast Waterkeeper and former commissioner Joe McClash challenging the development's approval on due-process grounds, and ongoing disputes over wetland buffers, mitigation banks, and shoreline structures. Creating an additional independent government layer in a project already entangled in litigation and agency disputes increases the County's coordination, oversight, and reputational burden — even if CDD debt is not, as a legal matter, County debt.

Questions the Board should require answered before any vote.

Before approving this petition, I respectfully ask the Board to require the following:

1. **Dissolution accounting:** What are the outstanding bonds, assessments, debts, and infrastructure obligations of the existing Aqua By The Bay CDD, and how are they resolved or transferred upon dissolution?
2. **Supervisor independence:** What is each initial supervisor's employer and relationship to the petitioner? Are any of them employees, contractors, or affiliates of the developer?
3. **Binding cost cap:** Will the petitioner accept a binding maximum bond authorization and per-unit assessment cap?
4. **County utility burden:** What is the lifecycle operation, maintenance, capital replacement, and integration cost to Manatee County Utilities of taking ownership of \$6.98 million in water and wastewater infrastructure?
5. **Alternatives analysis:** Why cannot an MSBU/MSTU or private financing deliver the same infrastructure without creating a new independent government? Provide quantified lifecycle cost comparisons.

6. **Environmental stewardship:** Given the developer's mangrove-trimming violations on this shoreline, what safeguards ensure the CDD's stormwater and mitigation/conservation responsibilities will be met to state and federal standards?
7. **Coastal resilience:** Has a coastal-resilience, storm-surge, and sea-level-rise analysis been performed for the stormwater and conservation facilities the CDD would own and operate in perpetuity?
8. **Transition to elected board:** What is the specific timeline and threshold for conversion from developer-appointed to resident-elected supervision?

Conclusion.

The petition asks Manatee County to create a new, independent, developer-aligned government with taxing and bonding powers to subsidize infrastructure for a private development on a sensitive shoreline — while dissolving an existing CDD for the same developer on overlapping land, transferring utility ownership and maintenance to the County, and relying on a "best alternative" finding that is assertion rather than analysis. For these reasons, I respectfully urge the Board to deny or defer this petition until the dissolution accounting, fiscal impacts, alternatives analysis, and environmental-stewardship safeguards are fully resolved.

Thank you for your time and for your service to the residents of Manatee County.

Respectfully,

Glen GADFLY Gibellina

From: Glen Gibellina <glengibellina@gmail.com>

Sent: Friday, August 28, 2026 8:22 AM

To: John DeLesline <john.delesline@mymanatee.org>; Lorraine Prosser <lorraine.prosser@mymanatee.org>; Matt Bower <matt.bower@mymanatee.org>; Anthony Sciullo <anthony.sciullo@mymanatee.org>; Scott Ziegler <scott.ziegler@mymanatee.org>

Cc: GADFLY <glengibellina@gmail.com>; Sarah Schenk <sarah.schenk@mymanatee.org>

Subject: Fw: Thank you for submitting your comment.

CAUTION:This email originated from an external source.

Be suspicious of Attachments, Links and Request for Login Information and utilize the REPORT MESSAGE Button in Outlook if you feel this is a Phishing email.

Dear Board Members

Here is the case law that allows this communication

Don't let the county attorney or staff tell you otherwise!

Florida Statutes § 286.0115 and the controlling case law **Jennings v. Dade County** permit sending written public comments to board members prior to a quasi-judicial hearing.

The Statutory Framework: Fla. Stat. § 286.0115

Under **Section 286.0115(1)(c)2, Florida Statutes**, a local public official (including appointed planning board members) is expressly permitted to read written communications from any person regarding pending quasi-judicial matters.

The statute specifies:

- **No Presumption of Prejudice:** Reading a written ex parte communication does not invalidate the proceeding or create a presumption of prejudice, provided proper disclosure procedures are followed.
- **Public Record Requirement:** The written communication must be made part of the official public record before final action is taken on the matter.
- **Opportunity to Respond:** Disclosure allows opposing parties or members of the public a fair opportunity to review, refute, or respond to the comments during the public meeting.

Key Case Law Context

- ***Jennings v. Dade County*, 589 So. 2d 1337 (Fla. 3d DCA 1991):** Historically, the "Jennings Rule" established that ex parte communications in quasi-judicial proceedings were presumed prejudicial.
- **Legislative Override:** In response to *Jennings*, the Florida Legislature enacted Fla. Stat. § 286.0115 to establish a process where ex parte written or oral communications are permitted as long as they are disclosed and made part of the public record prior to or during the hearing.

Best Practices for Submitting Written Comment

1. **Submit Early to the Clerk/Staff:** Emailing or submitting your written comments directly to the Planning Board liaison, Clerk of Circuit Court, or County Planning staff ensures the document is entered into the official agenda package and record prior to the meeting.