Continued to no date certain

September 3, 2026 - Land Use Meeting

Subject

PDMU-18-06(Z)(G)(R2) – Rezone with Amended GDP for Villages of Amazon South/Woolridge Investments LLC; Blackhawk Capital Management LLC; Lasalle Holding Partners LLC; Seneca Real Holdings LLC; WHK Invest LLC; University Park Partners IV LLC (Owners) – PLN2411-0096 – Quasi-Judicial - Alyssa Grove, Planner I - District 1 -THIS PROJECT IS TO BE CONTINUED TO NO DATE SET AND TO BE ADVERTISED

Amending and restating Ordinance PDMU-18-06(G)(R) to (1) add 35.53 acres to a 1,032.23 acre-site zoned Planned Development Mixed Use (PDMU); (2) provide for the rezoning of the added portion of 35.53 acres from General Agriculture (A) and Suburban Agriculture (A-1) to Planned Development Mixed Use (PDMU), consolidating the Planned Development Mixed Use (PDMU) Zoning District for the entire site totaling 1,067.76 acres; (3) approve a revised General Development Plan for the entire 1,067.76 acre site for a mixed use project consisting of 2,497 residential units; 247,000 square feet of medical offices, 20,000 square feet of office, 202,000 square feet of retail/commercial uses, 150 hospital beds and 326 assisted living facility (ALF) beds, inclusive of the previously approved development; and (4) remove condition 17; no changes to the approved Schedule of Uses, attached as Exhibit B are proposed; site is located northwest of the intersection of Moccasin Wallow Road and US 301 North, at 12420 US 301 North, Parrish (Manatee County).

Category
ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

Briefings
Briefing Provided Upon Request

Contact and/or Presenter Information
Presenter: Alyssa Grove, Planner I, 941-748-4501 x6836, Alyssa.Grove@mymanatee.org
Contact: Abigail Bonds, Planning and Zoning Tech III, 941-748-4501 x3927, Abigail.bonds@mymanatee.org

Action Requested
Motion to Continue:
I move to continue the public hearing to no date set and to be readvertised.

ALTERNATIVE MOTIONS:

APPROVAL
Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and in compliance with the applicable standards for review in the Land Development Code, as conditioned herein, I move to ADOPT Manatee County Zoning Ordinance No. PDMU-18-06(Z)(G)(R2); APPROVE the General Development Plan with Conditions of Approval A.1-A.21, B.1-B.11, C.1-C.86, D.1, E.1, and F.1-6; ADOPT of the Findings for Specific Approval; and GRANT Specific Approval for an alternative to Land Development Code Sections: 1) 701.3.A.7, relocating the vegetation required for the vehicle use area in another area of the site, and 2) 701.4.B.3, relocating the vegetation required for the screening buffers between the Village Center and Residential Neighborhood in another area of the site.

DENIAL
Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be INCONSISTENT with the Manatee County Comprehensive Plan and not in compliance with the applicable standards for review in the Land Development Code, I move to DENY Manatee County Zoning Ordinance Number PDMU-18-06(Z)(G)(R2); DENY the General Development Plan; DENY the Findings for Specific Approval; and DENY Specific Approval for an alternative to Land Development Code Sections: 1) 701.3.A.7, relocating the vegetation required for the vehicle use area in another area of the site, and 2) 701.4.B.3, relocating the vegetation required for the screening buffers between the Village Center and Residential Neighborhood in another area of the site, as recommended by the Planning Commission, and direct the County Attorney's Office along with staff to prepare written Findings of Denial and to bring back before the Board of County Commissioners on the _____ day of _____, 2026.

Enabling/Regulating Authority
Manatee County Comprehensive Plan
Manatee County Land Development Code

Applicable Advisory Board
PLANNING COMMISSION ACTION:

- On April 16, 2026, by a vote of 4-1, the Planning Commission voted to recommend denial with Chairman DeLesline voting nay and Members Bower and Stamm being absent. The Planning Commission recommended denial based on water shortages and increased traffic in the area.

PUBLIC COMMENT AND CORRESPONDENCE:
April 16, 2026– Planning Commission
Public Comment

- Margarie Struck addressed surrounding neighbors being notified of the proposed project and expressed concern regarding water shortages.
- Added additional amended LDAs for Villages Of Amazon South and public comment were entered into the record.

Background Discussion

- **Request**

  The applicant is requesting a rezone from A (General Agriculture) Zoning District to PDR (Planned Development Residential) Zoning District with a Preliminary Site Plan (PSP) for 131 single-family detached dwelling units.
  - Specific Approval

    None
  - Stipulations

    There are multiple stipulations from several reviewing divisions, please see the staff report and ordinance.

- **General Information**
  - **Location**

    Located approximately 1,600 feet east of Rye Road and south of Waterline Road
  - **Acreage of Project**

    51.67 acres
  - **Density/Intensity of Project**
    - **Density:**
      - Maximum allowed per FLUC: 3
      - Proposed: 2.54
    - **Intensity (FAR):**
      - Not Applicable

- **Affordable Housing**

  n/a

- **Neighborhood Workshop**

  The applicant sent notices for a two virtual meetings scheduled for April 22, 2025 and September 25, 2025. The notice, list of addresses and materials prepared for the meeting were provided (Attachment 8). The application was received before the Development Services Director issued a memorandum in July 2025 mandating Neighborhood Workshops.

- **Future Land Use Category**

  The FLUC is Urban Fringe – 3 (UF-3).

- **Land Use History**

- The project site was originally designated as Urban Fringe – 3 (UF-3) FLUC (Future Land Use Category (on the site under the 1989 Manatee County Comprehensive Plan.
- The project site was zoned General Agriculture (A) Zoning District since the adoption of the 1981 Manatee County Land Development Code.

- **Surrounding Areas**
  The project property is surrounded by General Agriculture (A) to the north, east, and west as well as Planned Development Residential (PDR) to the south and west.

- **Conclusion**

  The proposed PSP may be considered consistent with the Comprehensive Plan and in compliance with the applicable provisions of the Land Development Code.

PLANNING COMMISSION ACTION:

- On April 16, 2026, by a vote of 4-1, the Planning Commission voted to recommend denial with Chairman DeLesline voting nay and Members Bower and Stamm being absent. The Planning Commission recommended denial based on water shortages and increased traffic in the area.

PUBLIC COMMENT AND CORRESPONDENCE:
April 16, 2026– Planning Commission
Public Comment

- Margarie Struck addressed surrounding neighbors being notified of the proposed project and expressed concern regarding water shortages.
- Added additional amended LDAs for Villages Of Amazon South and public comment were entered into the record.

Attorney Review
Other (Requires explanation in field below) Schenk
Sarah Schenk reviewed and responded by email to Matter # FY25/26-0148 on March 17 and 23,2026.

Instructions to Board Records
Please forward a copy of the executed document and letter from the Florida Department of State to bobbi.roy@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- September 2, 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 9/2/2026) for the meeting of 9/3/2026 9:00 AM - September 3, 2026 - Land Use Meeting

D. ANNOUNCEMENTS

Generic Public comments added for Future Agenda items.

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-APPLICANT REQUEST CONTINUANCE TO NOVEMBER 19, 2026 - Updated Continuance motion on coversheet, Ex-Parte communication and additional public comment.

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- Moved to Presentations upon request add a request for continuance and additional 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- Moved to Presentations upon request, add a request for continuance and additional public comment.

Item 9. PDMU-18-06(Z)(G)(R2)–Rezone with Amended GDP for Villages of Amazon South/Woolridge Investments LLC; Blackhawk Capital Management LLC; Lasalle Holding Partners LLC; Seneca Real Holdings LLC;WHK Invest LLC; University Park Partners IV LLC(Owners)–PLN2411-0096-Quasi-Judicial-Alyssa Grove, Planner I-District 1- Moved to Presentations Upon Request and add a request for continuance.

Presentations Scheduled

Item 4.PDR-25-25(Z)(P) - Guardian Angels US 19 - Guardian Angels of SW Florida, Inc. (Owner) – PLN2511-0044 - Quasi-Judicial - CJ Mills, Planner II, District 2- Revised conditions on staff report and revised Ordinance in strikethrough underline format.

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 - Updated Ordinance and additional 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

September 3, 2026 - Land Use Meeting

Subject

PDMU-18-06(Z)(G)(R2) – Rezone with Amended GDP for Villages of Amazon South/Woolridge Investments LLC; Blackhawk Capital Management LLC; Lasalle Holding Partners LLC; Seneca Real Holdings LLC; WHK Invest LLC; University Park Partners IV LLC (Owners) – PLN2411-0096 – Quasi-Judicial - Alyssa Grove, Planner I - District 1

Amending and restating Ordinance PDMU-18-06(G)(R) to (1) add 35.53 acres to a 1,032.23 acre-site zoned Planned Development Mixed Use (PDMU); (2) provide for the rezoning of the added portion of 35.53 acres from General Agriculture (A) and Suburban Agriculture (A-1) to Planned Development Mixed Use (PDMU), consolidating the Planned Development Mixed Use (PDMU) Zoning District for the entire site totaling 1,067.76 acres; (3) approve a revised General Development Plan for the entire 1,067.76 acre site for a mixed use project consisting of 2,497 residential units; 247,000 square feet of medical offices, 20,000 square feet of office, 202,000 square feet of retail/commercial uses, 150 hospital beds and 326 assisted living facility (ALF) beds, inclusive of the previously approved development; and (4) remove condition 17; no changes to the approved Schedule of Uses, attached as Exhibit B are proposed; site is located northwest of the intersection of Moccasin Wallow Road and US 301 North, at 12420 US 301 North, Parrish (Manatee County).

REVISED

Category

ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

Briefings

Briefing Provided Upon Request

Contact and/or Presenter Information

Presenter: Alyssa Grove, Planner I, 941-748-4501 x6836, Alyssa.Grove@mymanatee.org
Contact: Abigail Bonds, Planning and Zoning Tech III, 941-748-4501 x3927, Abigail.bonds@mymanatee.org

Action Requested

ALTERNATIVE MOTIONS:

APPROVAL

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and in compliance with the applicable standards for review in the Land Development Code, as conditioned herein, I move to ADOPT Manatee County Zoning Ordinance No. PDMU-18-06(Z)(G)(R2); APPROVE the General

Development Plan with Conditions of Approval A.1-A.21, B.1-B.11, C.1-C.86, D.1, E.1, and F.1-6; ADOPT of the Findings for Specific Approval; and GRANT Specific Approval for an alternative to Land Development Code Sections: 1) 701.3.A.7, relocating the vegetation required for the vehicle use area in another area of the site, and 2) 701.4.B.3, relocating the vegetation required for the screening buffers between the Village Center and Residential Neighborhood in another area of the site.

DENIAL
Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be INCONSISTENT with the Manatee County Comprehensive Plan and not in compliance with the applicable standards for review in the Land Development Code, I move to DENY Manatee County Zoning Ordinance Number PDMU-18-06(Z)(G)(R2); DENY the General Development Plan; DENY the Findings for Specific Approval; and DENY Specific Approval for an alternative to Land Development Code Sections: 1) 701.3.A.7, relocating the vegetation required for the vehicle use area in another area of the site, and 2) 701.4.B.3, relocating the vegetation required for the screening buffers between the Village Center and Residential Neighborhood in another area of the site, as recommended by the Planning Commission, and direct the County Attorney's Office along with staff to prepare written Findings of Denial and to bring back before the Board of County Commissioners on the _____ day of _____, 2026.

Enabling/Regulating Authority
Manatee County Comprehensive Plan
Manatee County Land Development Code

Applicable Advisory Board
PLANNING COMMISSION ACTION:

- On April 16, 2026, by a vote of 4-1, the Planning Commission voted to recommend denial with Chairman DeLesline voting nay and Members Bower and Stamm being absent. The Planning Commission recommended denial based on water shortages and increased traffic in the area.

PUBLIC COMMENT AND CORRESPONDENCE:
April 16, 2026– Planning Commission
Public Comment

- Margarie Struck addressed surrounding neighbors being notified of the proposed project and expressed concern regarding water shortages.
- Added additional amended LDAs for Villages Of Amazon South and public comment were entered into the record.

Background Discussion

- **Request**

  The applicant is requesting a rezone from A (General Agriculture) Zoning District to PDR (Planned Development Residential) Zoning District with a Preliminary Site Plan (PSP) for 131 single-family detached dwelling units.
  - Specific Approval

REVISED

None
- Stipulations

  There are multiple stipulations from several reviewing divisions, please see the staff report and ordinance.

- **General Information**
  - **Location**

    Located approximately 1,600 feet east of Rye Road and south of Waterline Road
  - **Acreage of Project**

    51.67 acres
  - **Density/Intensity of Project**
    - **Density:**
      - Maximum allowed per FLUC: 3
      - Proposed: 2.54
    - **Intensity (FAR):**
      - Not Applicable

- **Affordable Housing**

  n/a

- **Neighborhood Workshop**

  The applicant sent notices for a two virtual meetings scheduled for April 22, 2025 and September 25, 2025. The notice, list of addresses and materials prepared for the meeting were provided (Attachment 8). The application was received before the Development Services Director issued a memorandum in July 2025 mandating Neighborhood Workshops.

- **Future Land Use Category**

  The FLUC is Urban Fringe – 3 (UF-3).

- **Land Use History**
  - The project site was originally designated as Urban Fringe – 3 (UF-3) FLUC (Future Land Use Category (on the site under the 1989 Manatee County Comprehensive Plan.
  - The project site was zoned General Agriculture (A) Zoning District since the adoption of the 1981 Manatee County Land Development Code.

REVISED

- **Surrounding Areas**
  The project property is surrounded by General Agriculture (A) to the north, east, and west as well as Planned Development Residential (PDR) to the south and west.

- **Conclusion**

  The proposed PSP may be considered consistent with the Comprehensive Plan and in compliance with the applicable provisions of the Land Development Code.

PLANNING COMMISSION ACTION:

- On April 16, 2026, by a vote of 4-1, the Planning Commission voted to recommend denial with Chairman DeLesline voting nay and Members Bower and Stamm being absent. The Planning Commission recommended denial based on water shortages and increased traffic in the area.

PUBLIC COMMENT AND CORRESPONDENCE:
April 16, 2026– Planning Commission
Public Comment

- Margarie Struck addressed surrounding neighbors being notified of the proposed project and expressed concern regarding water shortages.
- Added additional amended LDAs for Villages Of Amazon South and public comment were entered into the record.

Attorney Review
Other (Requires explanation in field below) Schenk
Sarah Schenk reviewed and responded by email to Matter # FY25/26-0148 on March 17 and 23,2026.

Instructions to Board Records
Please forward a copy of the executed document and letter from the Florida Department of State to bobbi.roy@mymanatee.org.

Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A

REVISED

Stantec Consulting Services Inc.
6920 Professional Parkway
Sarasota, Florida 34240
Tel: 941-907-6900

September 1, 2026

Via: Email

File: 215618464

Manatee County Government
Development Services Department
9000 Town Center Parkway Lakewood Ranch, FL 34202

Attention: Rachel W. Layton, AICP, Division Manager/Impact Fee Administrator

Reference: Request for Continuance – Villages of Amazon South Scheduled Public Hearing: September 3, 2026

Dear Ms. Layton,

On behalf of Lansdowne Partners Group, LLC, we respectfully request a continuance of the scheduled public hearing for the above-mentioned application, currently set for September 3, 2026, to no date set.

Since the application was initiated, additional planning for Phase 2 of the Villages of Amazon has advanced, providing a clearer understanding of what may ultimately be developed within this portion of the project.

The requested continuance will allow the applicant additional time to ensure that the application and proposed General Development Plan reflect those anticipated development needs as accurately and comprehensively as possible. Postponing the hearing at this time will support a more complete planning effort and ensure we present our vision effectively to staff and ultimately, the Board of County Commissioners.

The applicant consents to the continuance and waives statutory timeframe limitations.

We appreciate your consideration and assistance.

Sincerely,

Katie M. LaBarr, AICP

cc: Alyssa Grove, Manatee County Development Services
John Neal, President, Neal Land & Neighborhoods
Ed Vogler, Esq., Vogler Ashton, PLLC

Board of County Commission: 09/03/2026

PDMU-18-06(Z)(G)(R2) – REZONE WITH AMENDED GDP FOR VILLAGES OF AMAZON SOUTH / WOOLRIDGE INVESTMENTS LLC; BLACKHAWK CAPITAL MANAGEMENT LLC; LASALLE HOLDING PARTNERS LLC; SENECA REAL HOLDINGS LLC; WHK INVEST LLC; UNIVERSITY PARK PARTNERS IV LLC (OWNERS) – PLN2411-0096

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code) relating to zoning within the unincorporated area; together with amending and restating Ordinance PDMU-18-06(G)(R) to (1) add 35.53 acres to a 1,032.23 acre-site zoned Planned Development Mixed Use (PDMU); (2) provide for the rezoning of the added portion of 35.53 acres from General Agriculture (A) and Suburban Agriculture (A-1) to Planned Development Mixed Use (PDMU), consolidating the Planned Development Mixed Use (PDMU) Zoning District for the entire site totaling 1,067.76 acres; (3) approve a revised General Development Plan for the entire 1,067.76 acre site for a mixed use project consisting of 2,497 residential units; 247,000 square feet of medical offices, 20,000 square feet of office, 202,000 square feet of retail/commercial uses, 150 hospital beds and 326 assisted living facility (ALF) beds, inclusive of the previously approved development; and (4) remove condition 17; no changes to the approved Schedule of Uses, attached as Exhibit B are proposed; site is located northwest of the intersection of Moccasin Wallow Road and US 301 North, at 12420 US 301 North, Parrish (Manatee County); subject to amended conditions of approval (fka stipulations); setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Planning Commission: 4/16/2026
Board of County Commissioners: 5/21/2026 & 9/03/2026

ALTERNATIVE MOTIONS:

APPROVAL

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and in compliance with the applicable standards for review in the Land Development Code, as conditioned herein, I move to ADOPT Manatee County Zoning Ordinance No. PDMU-18-06(Z)(G)(R2); APPROVE the General Development Plan with Conditions of Approval A.1-A.21, B.1-B.11, C.1-C.6, D.1, E.1, and F.1-6.; ADOPT the Findings for Specific Approval; and GRANT Specific Approval for an alternative to Land Development Code Sections: 1) 701.3.A.7, relocating the vegetation required for the vehicle use area in another area of the site, and 2) 701.4.B.3, relocating the vegetation required for the screening buffers between the Village Center and Residential Neighborhood in another area of the site.

DENIAL

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be INCONSISTENT with the Manatee County Comprehensive Plan and not in compliance with the applicable standards for review in the Land Development Code, I move to DENY Manatee County Zoning Ordinance Number PDMU-18-06(Z)(G)(R2); DENY the General Development Plan; DENY the Findings for Specific Approval; and DENY Specific Approval for an alternative to Land Development Code Sections: 1) 701.3.A.7, relocating the vegetation required for the vehicle use area in another area of the site, and 2) 701.4.B.3, relocating the vegetation required for the screening buffers between the Village Center

and Residential Neighborhood in another area of the site, as recommended by the Planning Commission, and direct the County Attorney's Office along with staff to prepare written Findings of Denial and to bring back before the Board of County Commissioners on the _____ day of _____, 2026.

PLANNING COMMISSION ACTION:
On April 16, 2026, by a vote of 4-1, the Planning Commission voted to recommend denial of the original proposed amended GDP for this application with Chairman DeLesline voting nay and Members Bower and Stamm being absent. The Planning Commission recommended denial based on water shortages and increased traffic in the area, the application has since been updated to reflect a different amended GDP to be presented to Board of County Commissioners.

BOARD OF COUNTY COMMISSIONERS ACTION:
On May 21, 2026, by a vote of 5 – 0, the Board of County Commissioners continued the public hearing to September 3, 2026, at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Government Administrative Building, 1112 Manatee Avenue West, 2st Floor, Patricia M. Glass Chambers.

PUBLIC COMMENT AND CORRESPONDENCE:
April 16, 2026– Planning Commission
Public Comment

- **Margarie Struck addressed surrounding neighbors being notified of the proposed project and expressed concern regarding water shortages.**

Added additional amended LDAs for Villages Of Amazon South and public comment were entered into the record.

May 21, 2026 – Board of County Commissioners
There were no public comments.
Item moved to Presentations upon Request, added the Applicants request for continuance, added Public Comments and added Exhibit C Elevations and Exhibit D Hospital Rendering were entered into the record.

Section	
1	Project Summary
2	Maps & Discussion
3	Project Details
4	Compliance with the Land Development Code
5	Compliance with the Comprehensive Plan
6	Specific Approvals
7	Positive/Negative Aspects and Mitigating Measures
8	Conditions

SECTION 1	
PROJECT SUMMARY	
CASE NUMBER	PLN2411-0096
PROJECT NAME	Villages of Amazon South – Rezone with Amended GDP
SECTION/ TOWNSHIP/ RANGE(S)	20 / 33S / 19E
PARCELS AND ADDRESS *See aerial images on Page 4*	402600109 12416 US 301 N, Parrish, FL 34219
ACREAGE	Site: 1,067.76 acres (total with requested additional acreage) Rezone: approximately 35.54 acres of requested added acreage
GENERAL LOCATION	Northwest of the US-301/Moccasin Wallow Road intersection
OWNER(S)	Woolridge Investments LLC; Blackhawk Capital Management LLC; Lasalle Holding Partners LLS; Seneca Real Holdings LLC; WHK Invest LLC; University Park Partners IV LLC
APPLICANT(S) / AGENT	Katie LaBarr / Stantec
FUTURE LAND USE CATEGORY	Urban Fringe – 3 (UF-3, Mixed-Use (MU), and Public/Semi-Public (1) (P/SP(1))
ZONING DISTRICT	General Agriculture (A), Suburban Agriculture (A-1), and Planned Development Mixed Use (PDMU)
USE OF PROPERTY	**Existing:** Approved for mixed-use with residential, amenities, retail/commercial, office, hospital and assisted living **Proposed:** Mixed-use with residential, amenities, retail/commercial, office, hospital and assisted living
DENSITY *Dwelling Units per Gross Acre (DU/GA)*	**Permitted:** 3 DU/GA **Proposed:** 2.34 DU/GA
AFFORDABLE HOUSING COMPONENT	Not applicable
INTENSITY *Floor Area Ratio (FAR)*	**Permitted:** 0.35 (16,279,00 square feet) **Proposed:** 0.0101 (469,000 square feet)
OVERLAYS / SPECIAL AREAS	N/A
SPECIFIC APPROVAL REQUEST(S)	1) 701.3.A.7, relocating the vegetation required for the vehicle use area in another area of the site, and 2) 701.4.B.3, relocating the vegetation required for the screening buffers between the Village Center and Residential Neighborhood in another area of the site.
NEIGHBORHOOD WORKSHOP	A neighborhood workshop was held. See Land Development Code (LDC) Section 312.6 in Section 4 of this staff report.

PLANNER/CASE MANAGER	Laura Gonzalez, Principal Planner Alyssa Grove, Planner I

SECTION 2

MAPS & DISCUSSION

General Information:

Villages of Amazon South is a large project with a total of 1,032.23 acres located north of Moccasin Wallow Road, south of Buckeye Road, west of U.S. 301, and east of Carter Road in northeastern Manatee County, approved under PDMU-18-06(G) which was amended in 2022. This application proposes expanding the project boundary by adding and rezoning 35.5350 acres (parcel 402600109) from A and A-1 to PDMU to be congruent with the preexisting portion of the GDP.

History:

- On 03/20/2008, the entire project site was rezoned from General Agriculture (A) to Planned Development Residential (PDR), and a Preliminary Site Plan (PSP) was approved for 1,960 residential units including 197 units for workforce housing, as well as recreational amenities, an elementary school site, a fire station, and a park [PDR-06-05(Z)(P) – Heller 301 Properties, LLC/Saltsman Property). The PSP expired.

- On 09/04/2014, the Saltsman Property was rezoned from PDR to Planned Development Mixed Use (PDMU), and a PSP was approved for 1,999 single-family residential units, 40,000 square feet of commercial, and 20,000 square feet of office space (PDMU-13-37(Z)(P)). The total project area was 1,203.83 acres.

- On 04/04/2019, a General Development Plan (GDP) (PDMU-18-06(G)) was approved for 1,999 residential units (single-family detached, single-family semi-detached, single-family attached, and multifamily), as well as 40,000 square feet of commercial space, and 20,000 square feet of office space to be located within two optional non-residential parcels. The total project area was 1,032.23 acres.

- On 05/19/2022, the previously approved GDP (PDMU-18-06(G)) was amended to approve 2,497 residential units, 247,000 square feet of medical offices, 20,000 square feet of office, 202,000 square feet of retail/commercial, 150 hospital beds, and 326 ALF (assisted living facility) beds. The total project area was 1,032.23 acres.

    - There was a concurrent Small-Scale Comprehensive Plan Map and Text Amendment (PA-22-03 / ORD 22-36) that was approved 05/19/2022 to change the Future Land Use Category (FLUC) of 49.99 acres of the project area from Urban Fringe – 3 (UF-3) to Mixed-Use (MU) and providing for a specific property development provision in the Comprehensive Plan to limit the density and intensity maximum potential to a hospital containing a maximum of 150 beds and 120,000 square feet of medical office.

Maps:

Aerial Map

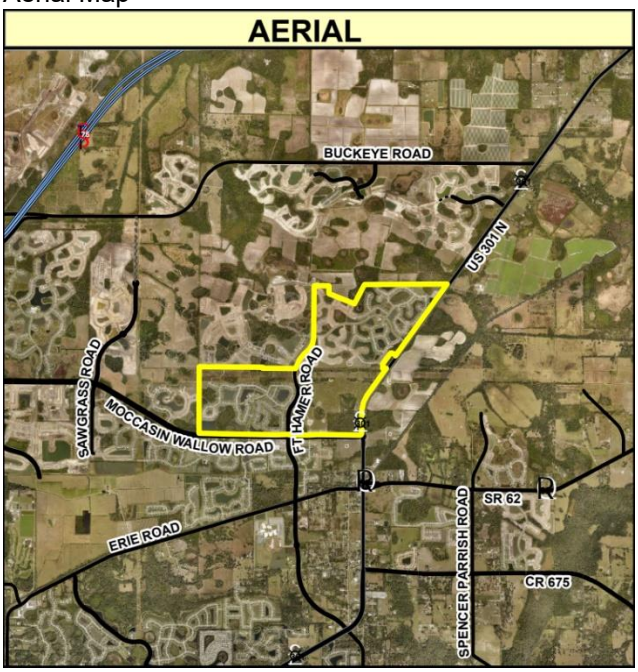


Image Source: Manatee County GIS

Aerial Zoomed

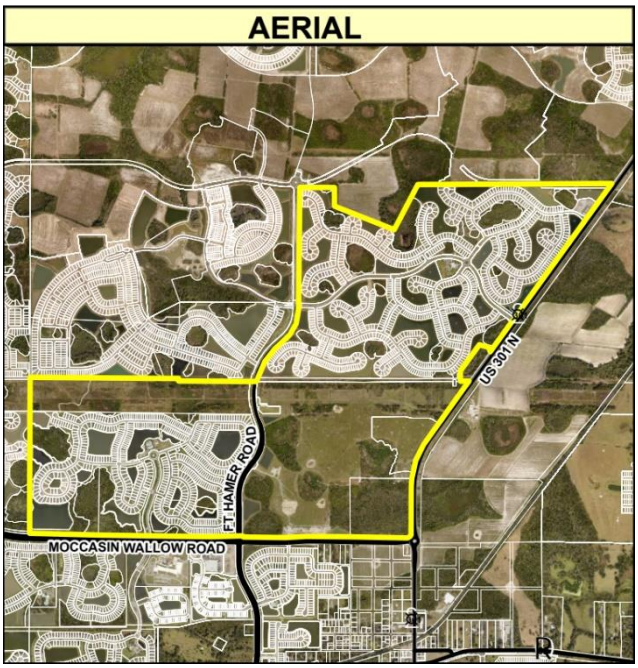


Image Source: Manatee County GIS

The site is within the UF-3 FLUC and is within the General Agricultural (A) and Suburban Agriculture (A-1) Zoning Districts.

Future Land Use Map

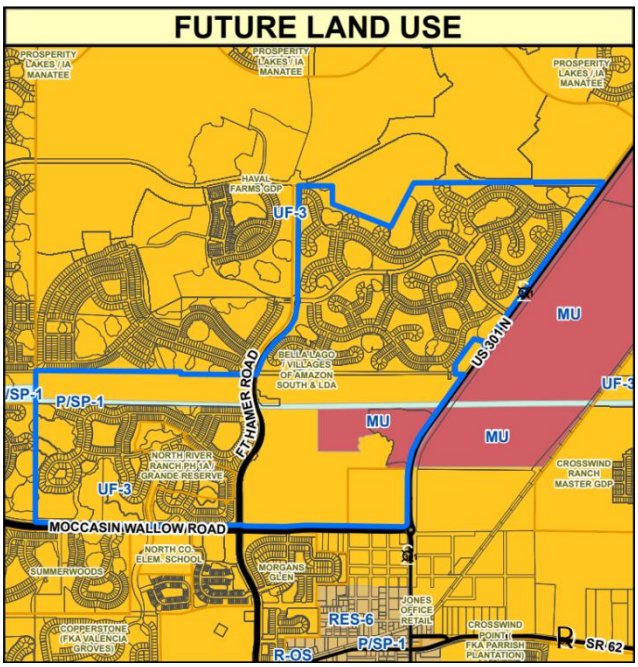


Image Source: Manatee County GIS

Zoning Map

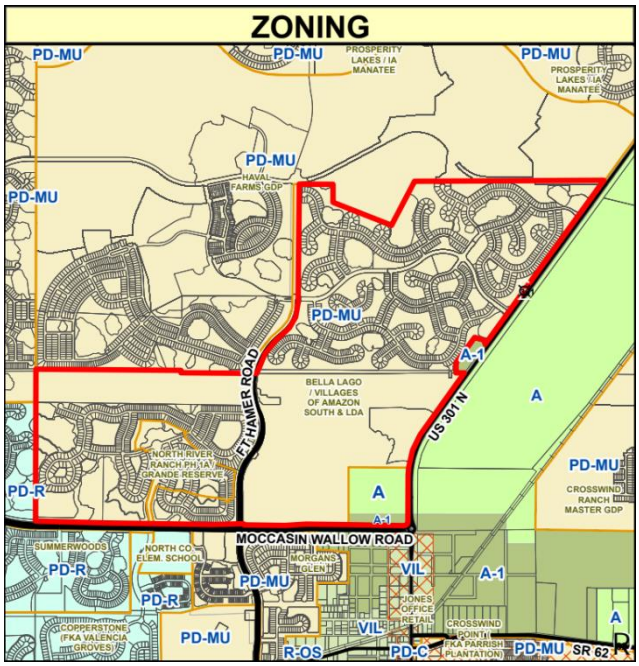


Image Source: Manatee County GIS

Application Request:
The applicant is requesting an amendment of Zoning Ordinance PDMU-18-06(Z)(G)(R) for the Villages of Amazon development, which includes:

- Expansion of the project boundary, adding one parcel with 35.53 acres
- Rezoning of the added parcel from A and A-1 to PDMU
- Approval of a revised General Development Plan for the total ±1,067.76-acre site for a mixed use project consisting of 247,000 residential units, 247,000 sq ft of medical offices, 20,000 sq ft of office, 202,000 sq ft of retail/commercial uses, 150 hospital beds and 326 ALF beds, inclusive of the previously approved development

SURROUNDING USES AND ZONING		
Direction	Use	Zoning
North	Residential – North River Ranch	PDMU
South	Residential, Agriculture, Vacant Ag	A-1, PDMU, VIL (Parrish)
East	Agriculture, Residential – Crosswind Ranch	A, PDMU
West	Residential – North River Ranch, Sawgrass Lakes	PDMU

General Development Plan

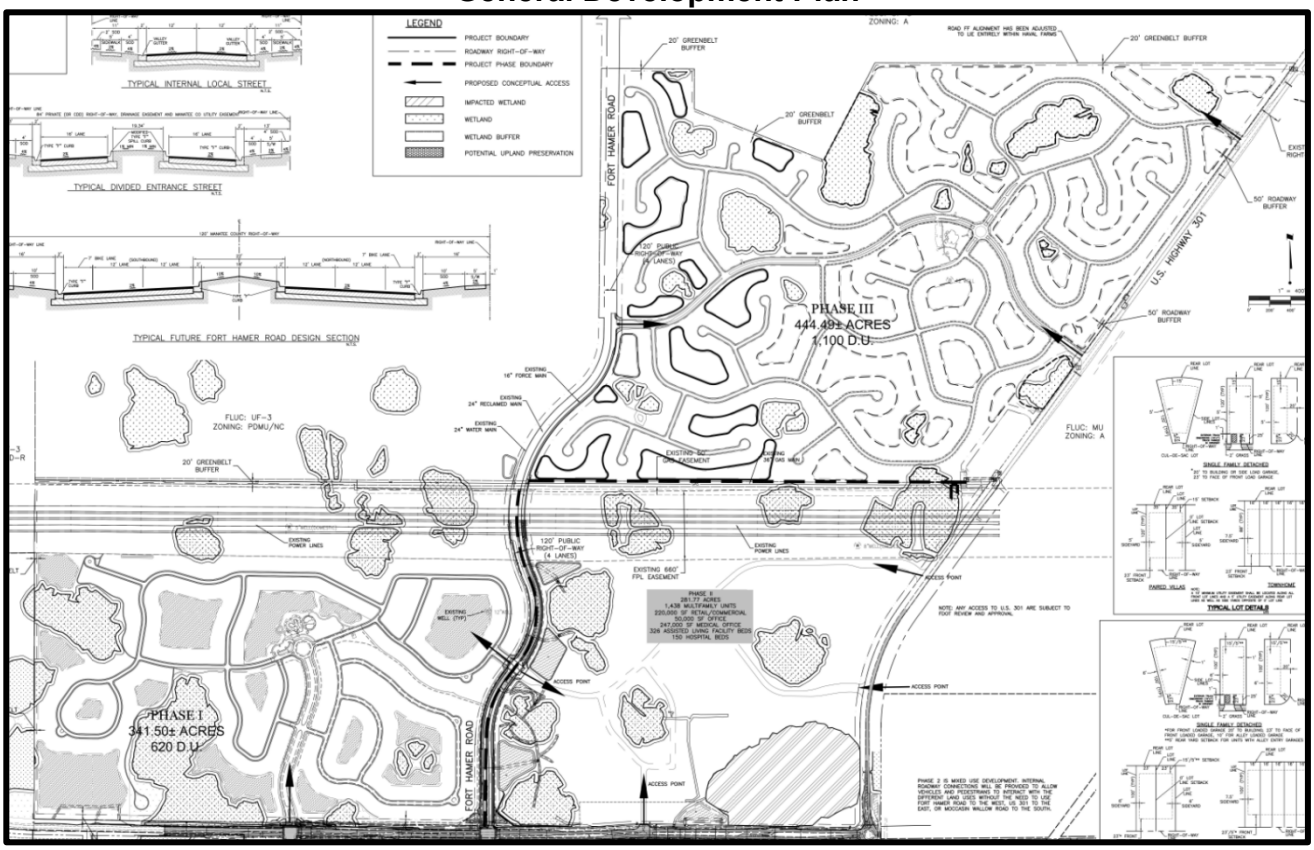


Image Source: Applicant

The GDP amendment includes:

- Addition of 35.53 acres to the total project area (1,067.76 acres)
- Retain entitlements for 247,000 square feet of medical office, 150 hospital beds, and 326 ALF beds
- Retain entitlements for 2,497 residential units, including 498 multifamily and 1,999 single-family units
- Retain entitlements for 202,000 square feet of retail/commercial
- Retain entitlements for 20,000 square feet of office

	LOT REQUIREMENTS						
	Type	**Min. Lot Size and dimensions (square feet)**	**Min. Lot Width (feet)**	**Front Setback (feet)**	**Side Setback (feet)**	**Rear Setback (feet)**	**Max Height (Stories)[3]**
Setbacks and Lot Dimensions	**Single-Family Detached**	4,800	40	20/23[1]	5	15	3
	Single-Family Semi-Detached	4,200	35	20/23[1]	5	15	3
	Single-Family Attached	1,408[3]	16	20/23[1]	7.5	15	3
	Multi-family/Assisted Living Facility Beds (ALF)[3]	-	-	25	15/25[2]	15	4
	Hospital Beds	-	-	30	15/20	15/20	6

Retail/Commercial	-	-	30	15/20	15/20	4
Office	-		30	15/20	15/20	4

Minimum Waterfront Setback: 30 feet
Minimum Wetland Buffer: 30 feet
Minimum Setback Wetland Buffer: 15 feet

[1] The front yard setback for all single-family residences shall be 23 feet to the garage portion of the structure. The remaining habitable portion of the structure may be setback 20 feet. The front-yard setback for side-loaded garages shall be 20 feet. For front loaded garages, a 2-foot distance between the internal edge of the sidewalk to the front property line will be added to ensure a 25-foot separation from the sidewalk to the garage.

[2] This distance is not a side-yard setback but the minimum distance between buildings. A 15-foot separation is required between one-story buildings. A 25-foot separation is required between two, three, and four-story buildings.

[3] Single-Family attached shall be a minimum of 3-units.

PHASE 2: NEOTRADITIONAL NEIGHBORHOOD DESIGN

Type	Min. Lot Size (square feet)	Min. Lot Width (feet)	Front Loaded (feet)	Front Setback (feet)	Alley Loaded(feet)	Side Setback (feet)	Rear Setback (feet)	Max. Height (stories)
Single-Family Detached[1]	3,200	32	23/20/15[2]	-	10	6/1[3]	15/5[4]	3
Single-Family Semi-Detached	2,300	23	23/20/15[2]	-	10	0/6[5]	15/5[4]	3
Single-Family Attached	1,600	16	23/20/15[2]	-	5	0/6[5]	5	3
Multi-family/Assisted Living Facility (ALF)	-	-		10	10	15[6]	10/0[8]	4
Commercial	-	-		40	-	0/5[7]	0/5[7]	4
Hospital	-	-		30	-	15/20	15/20	6
Office	-	-		40	-	0/5	0/5	4

Minimum Waterfront Setback: 30 feet
Minimum Wetland Buffer: 30 feet
Minimum Setback Wetland Buffer: 15 feet

[1] The front yard setback for all single-family residences shall be 23 feet to the garage portion of the structure. The remaining habitable portion of the structure may be setback 20 feet or 15 feet depending on the garage orientation. Front yard setback for single-family dwelling units with a front porch shall be a minimum of 10 feet from the property line. For front loaded garages, a 2-foot distance between the internal edge of the sidewalk to the front property line will be added to ensure a 25-foot separation from the sidewalk to the garage.
[2] 15-foot setback permitted for side loaded garage.
[3] Minimum 7 feet between units.
[4] 5-foot rear setbacks for units with alley entry garages.
[5] Minimum of 12 feet between units.
[6] The distance is not side-yard setback but the minimum distance between buildings. A 15-foot separation is required between buildings.
[7] The smaller setback applies to internal roadways. The larger setback applies to external roadways and adjacent to residential uses.

	[8] A setback of 0 is permitted when adjacent to commercial NOTE: The maximum number of units for each residential parcel, as identified on the GDP, may be increased provided there is a simultaneous decrease on another residential parcel. This shall not authorize an overall increase in residential units for the project. Such modification does not require the submittal or review of an amended GDP but may be approved with a PSP or Final Site Plan (FSP).
OPEN SPACE	**Required:** 25% (266.94 acres) **Provided:** 25.79% (275.37 acres)
ACCESS	• Four access points proposed from US Highway 301 North • Three access points from Moccasin Wallow Road • None of the proposed access point are additional to the existing approved entitlements
FLOOD ZONE(S)	A, AE, X
AREA OF KNOWN FLOODING	**Project Located in Flood Prone Area:** Yes **Type of Flooding (i.e. rainfall, riverine, storm surge, etc.):** Rainfall **Project Subject to flow reduction:** Yes; 50% reduction in pre-development allowable discharge is required for Buffalo Canal and Gamble Creek Watershed. **Project subject to OFW:** N/A **Watershed/Basin:** Buffalo Canal, Gamble Creek Watershed, and Little Manatee River **Project located within Floodplain and/or Floodway:** Portions of the subject property are located within the FEMA 1% annual chance flood hazard area pursuant to FEMA 2021 effective FIRM (Zone "AE", Base Flood Elevation determined). Refer to above comments regarding use of Watershed Management Plan and/or master drainage modeling. **Drainage Easements/Access Easements required for existing system(s):** Flowage and Maintenance-Access Easements will be required at time of Final Site Plan submittal for all drainage systems which convey runoff from public right-of-way (ROW).
UTILITIES	**POTABLE WATER INFRASTRUCTURE** • Existing County 24-inch water main within the Fort Hamer Road ROW • Existing County 30-inch water main along south side of Moccasin Wallow Road **WASTEWATER INFRASTRUCTURE** • Existing County 16-inch force main within the Fort Hamer Road ROW **RECLAIMED WATER INFRASTRUCTURE** • Existing County 24-inch reclaimed water main within the Fort Hamer Road ROW • Existing County 30-inch reclaimed water main along Moccasin Wallow Road

COMPLIANCE WITH LAND DEVELOPMENT CODE STANDARDS			
Standard(s) Required	**Design Proposal**	**Compliance**	**Comments**
BUFFERS			
50-foot Roadway Buffer for Residential	50 feet shown	Y	Previously approved, meets
20-foot Roadway Buffer for Non-Residential	25 feet shown	Y	Previously approved, meets/exceeds
15-foot Residential Greenway Buffers	20 feet shown	Y	Previously approved, meets/exceeds
30-foot Wetland Buffer	Shown	Y	Meets
SIDEWALKS			
	Will implement according to standards at FSP		
DRIVEWAYS, ROADS AND RIGHTS-OF-WAY			
	Will implement according to standards at FSP		

TRANSPORTATION

Major Transportation Facilities

The site is located north of Moccasin Wallow Road, west of US 301, south of Buckeye Road and is traversed by Fort Hamer Road. In the Comprehensive Plan's Future Traffic Circulation Plan, the adjacent roads are designated as follows:

- US 301 is an existing two-lane road with a 60-mph posted speed. It is designated as a four-lane arterial roadway with a planned ROW width of 200-feet in the Comprehensive Plan's Future Traffic Circulation Plan or as determined by Florida Department of Transportation (FDOT).
- Moccasin Wallow Road is an existing four-lane road with a 45-mph posted speed. It is designated as a six-lane arterial roadway with a planned ROW width of 150-feet in the Comprehensive Plan's Future Traffic Circulation Plan.
- Fort Hamer Road is an existing four-lane road with a 45-mph posted speed. It is designated as a four-lane arterial with planned ROW width of 120-feet in the Comprehensive Plan's Future Traffic Circulation Plan.

Transportation Link Capacity Analysis

The applicant is proposing to rezone 35.53± acres of parcel (Parcel ID 402600109) from Suburban Agriculture (A-1) and General Agriculture (A) to Planned Development Mixed Use (PDMU) and add that land to the approved 1,032.23-acre site, bringing the total project area to 1,067.76 acres. This is also aimed at amending the existing General Development Plan (GDP). The applicant is not proposing to add entitlements but is proposing to use the existing approved entitlements as this property is incorporated into the fabric of the overall project. Moreover, no additional access points are being proposed beyond what was already approved in PLN2201-0023.

Based on the narrative and site plan submitted by the applicant, staff is providing a traffic study waiver for the Villages of Amazon South – Rezone with Amended GDP (PLN2411-0096). The property is located in the northwest quadrant of US 301 and Moccasin Wallow Road. The project will not generate any additional trips.

Access

As the County has repealed transportation concurrency and implemented an Alternative Transportation System (ATS), at the time of future site plan submittal and accompanying Trip Reservation Report (TRR) and Operational Analysis (OA) review, all proposed access points will be evaluated to determine if any site and safety related improvements will be required for the site.

CONCURRENCY

CLOS APPLIED FOR: The project has an existing CLOS that that was issued in accordance with language in the Local Development Agreement (LDA). The CLOS expires on 1/20/2032.

CONCURRENCY COMPONENTS

Solid waste landfill capacity and preliminary drainage intent will be reviewed at the time of application for concurrency. Potable water, wastewater, and school facilities will be reviewed at the time of FSP.

ENVIRONMENTAL INFORMATION

Minimum Open Space Requirements:

Applicant has not provided the proposed commercial acreage and therefore has been advised to provide at minimum 25% Open Space for the entire project.

Required Open Space: 25% (266.94 acres) (LDC Section 402.7.D.2)

Provided Open Space: 25.79% (275.37 acres)

Wetlands:

Per the Environmental Narrative provided by Kimley Horn and Associates Inc. (June 2024), there are a total of 138.89 acres of existing wetlands on site, comprised of Exotic Wetland Hardwoods (FLUCCS 619 – 4.03 acres), Wetland Forested Mixed (FLUCCS 630 – 101.32 acres), Freshwater Non-Forested Wetland (FLUCCS 640 – 14.99 acres) and Freshwater Marsh (FLUCCS 641 – 18.54 acres). After the approval of PDMU-18-06(G)(R), Phase II received an updated Petition for Formal

Determination SWFWMD ERP No. 42030935 showing new wetland acreages; therefore, total wetland acreage is 138.89 acres rather than 140.31 acres.
With this revision, applicant proposes to rezone and add the southeasternmost parcel consisting of 35.53 acres, to the existing Villages of Amazon South PDMU project (PDMU-18-06(G)). Applicant proposes to fully impact Wetland 37 (FLUCCS 630 – 24.79 acres) which mostly resides within this 35.53-acre parcel. There are no changes proposed to all other wetlands, with 30-foot wetland buffers still depicted on the GDP. See Staff Comments in Sections 321.1.C.4,LDC, 321.1.C.5, LDC, 342.4.6, 11,LDC and 402.6.K.LDC.

Overall Wetland Acreage:	138.89
Proposed Impact Acreage:	24.79

Wetland I.D.	Wetland Acreage	Acres Impacted	Classification (FLUCFCS)	Quality (UMAM Score)	Justification for Impact
37	24.79	24.79	Wetland Forested Mixed (FLUCCS 630)	0.633	Proposed commercial/residential use

Wetland Mitigation:
Uniform Mitigation Assessment Method Mitigation (UMAM Mitigation) will be required through the Southwest Florida Water Management District (SWFWMD). Per the Environmental Narrative provided by Kimley Horn and Associates Inc. (June 2024), the applicant is proposing to provide mitigation through a combination of offsite permittee responsible mitigation and/or onsite wetland enhancement.

Uplands:
Per the Environmental Narrative provided by Kimley Horn and Associates Inc. (June 2024), the upland portions of the overall project are comprised of Residential Medium Density (FLUCCS 120; 223.40 acres), Residential Medium Density Under Construction (FLUCCS 129; 76.69 acres), Commercial and Services Under Construction (FLUCCS 149; 5.16 acres), Recreational (FLUCCS 180; 9.86 acres), Open Land (FLUCCS 190; 135.15 acres), Fallow Cropland (FLUCCS 261; 69.69 acres) Pine-Mesic Oak (FLUCCS 414; 102.74 acres), Brazilian Pepper (FLUCCS 422; 7.70 acres), Fill Areas (FLUCCS 744; 1.85 acres), Roads and Highways (FLUCCS 814; 70.06 acres) and Utilities (FLUCCS 830; 48.92 acres). All uplands within the 35.53-acre parcel are Pine-Mesic Oak (FLUCCS 414).

Preservation of Existing Plant Communities:
Per LDC Section 402.6.T.3.b., when existing native plant communities occur on a parcel of land and are located within planned open spaces, 35% of the required open space or 75% of the existing native plant communities, whichever is less, shall be in the form of preserved native plant communities. The applicant is required to preserve 93.43 acres of native plant communities which is provided by the preservation of 21.12 acres of native upland and 110.07 acres of native wetlands as indicated in the Environmental Narrative provided by Eco Consultants associated with PDMU-18-06(G).

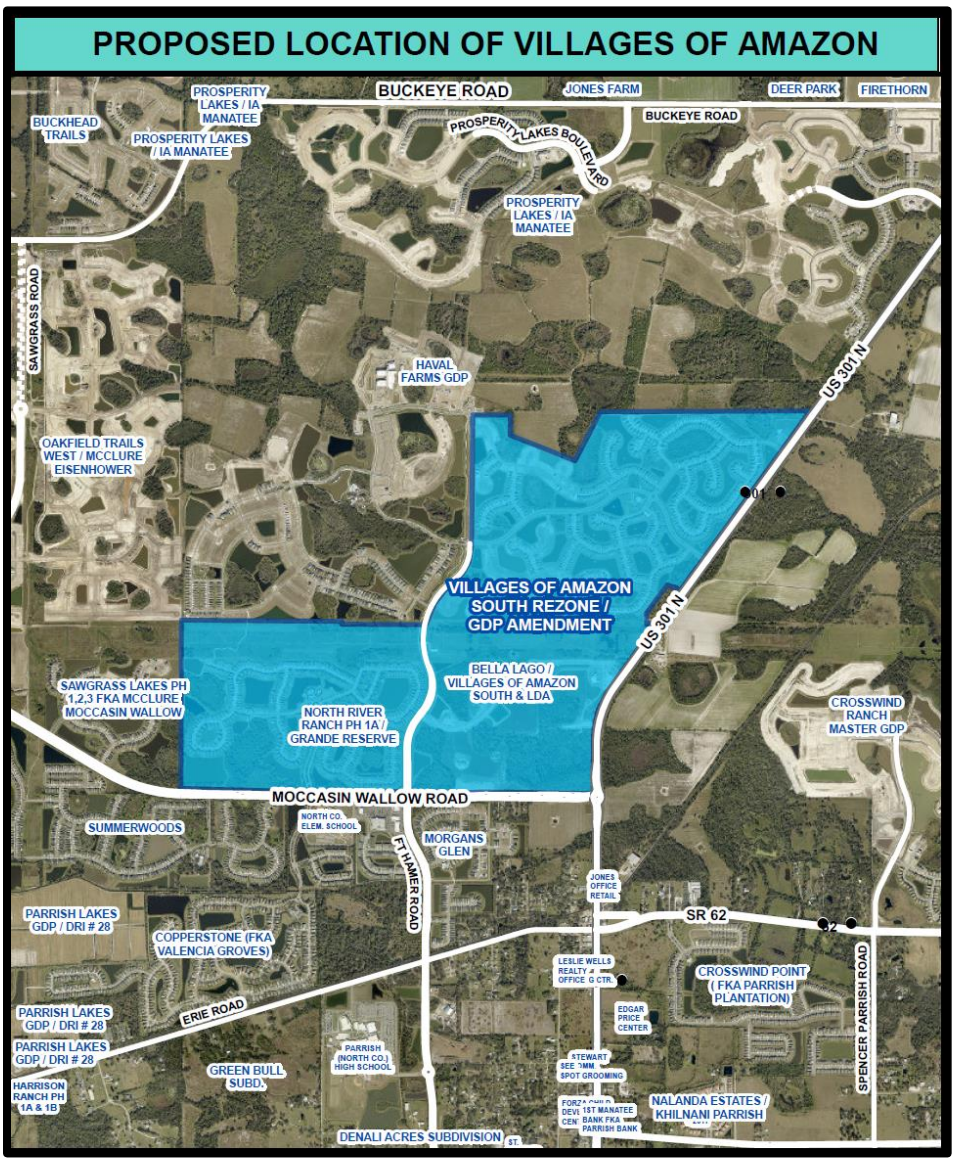
Endangered Species:
Per the Environmental Narrative provided by Kimley Horn and Associates Inc. (June 2024), an on-site assessment was conducted in September 2024 for listed floral and faunal species. The assessment included both direct and indirect observations such as tracks, burrows, tree markings, and vocalizations which would indicate the presence of listed species. Based on the site assessment, a little blue heron (Egretta caerulea) was found foraging in Wetland 37, however no nests were documented. Additionally, the Eagle Incidental Take Annual Report for the 2024/2025 nesting season noted an inactive, but not abandoned, bald eagle's nest (MN064) within a cell tower in the northeast portion of the 35.53-acre parcel. Kimley-Horn has consulted with U.S. Fish & Wildlife Service (USFWS) and acquired an Incidental Take Permit in September of 2022 (expires Sept. 2027), requiring project activities to occur no closer than 100 feet from the nest structure at any time of the year. Continued coordination with U.S. Fish & Wildlife services for measures to ensure non-disturbance, relocation, or other acceptable mitigative measures is required to ensure the protection of the bald eagle's nest per Comprehensive Plan Policy 3.3.2.1.

Additional terms regarding activities within 330 feet and 660 feet of the nest structure are outlined in Permit Number MBPER0040957.

Landscape Buffers:
All Perimeter Landscape Buffers (Roadway and Greenbelt Buffers) and Roadway Buffers along Fort Hamer Road are to remain unchanged. See GDP Sheet 8 and the Specific Approval requests allowing an alternative to internal Screening or vehicular use area (VUA) buffering required within Phase II.

Trees and Landscaping:
Landscaping and Tree Removal/Replacement will be reviewed with PSP and FSP, in accordance with LDC Section 402, 700 and 701.

LOCATION MAP



SECTION 4

COMPLIANCE WITH THE LAND DEVELOPMENT CODE

SECTION 312.6. – NEIGHBORHOOD WORKSHOPS

SECTION 321.1 – GENERAL DEVELOPMENT PLAN: APPLICATION REQUIREMENTS

SECTION 321.3 - GENERAL DEVELOPMENT PLAN: REVIEW CRITERIA

SECTION 342.4 – REVIEW CRITERIA FOR ALL ZONING MAP AMENDMENTS

SECTION 402.6 - GENERAL DESIGN REQUIREMENTS FOR ALL PLANNED DEVELOPMENT SITE PLANS

SECTION 402.7.D – PDR STANDARDS

SECTION 402.10.D – PDO STANDARDS

SECTION 402.11.D PDC STANDARDS

Compliance with the LDC Sections 312.6, 321.1, 321.3, 342.4, 402.6, 402.7. and 402.11 was analyzed and demonstrated for the entire site.

SECTION 312.6 – NEIGHBORHOOD WORKSHOP

Neighborhood Workshop Details*	
Required Documents	**Requirement Met**
Date and Time of Workshop	December 15, 2025, 6:00 p.m.
Workshop Format	In-person
Workshop Requirement	Application received prior to July 10, 2025
Citizen Attendees	24
Sign-In Sheet	Yes (See attachment)
Summary	Yes (See attachment)
Issues, Suggestions, and Concerns	Yes (See attachment)
Mail Notice	Yes (See attachment)
Workshop Signage	Yes (See attachment)

*For further details, please see attachments for the Neighborhood Workshop Summaries.

LDC SECTION 321.1 – GENERAL DEVELOPMENT PLAN: APPLICATION REQUIREMENT

C. Large Projects.

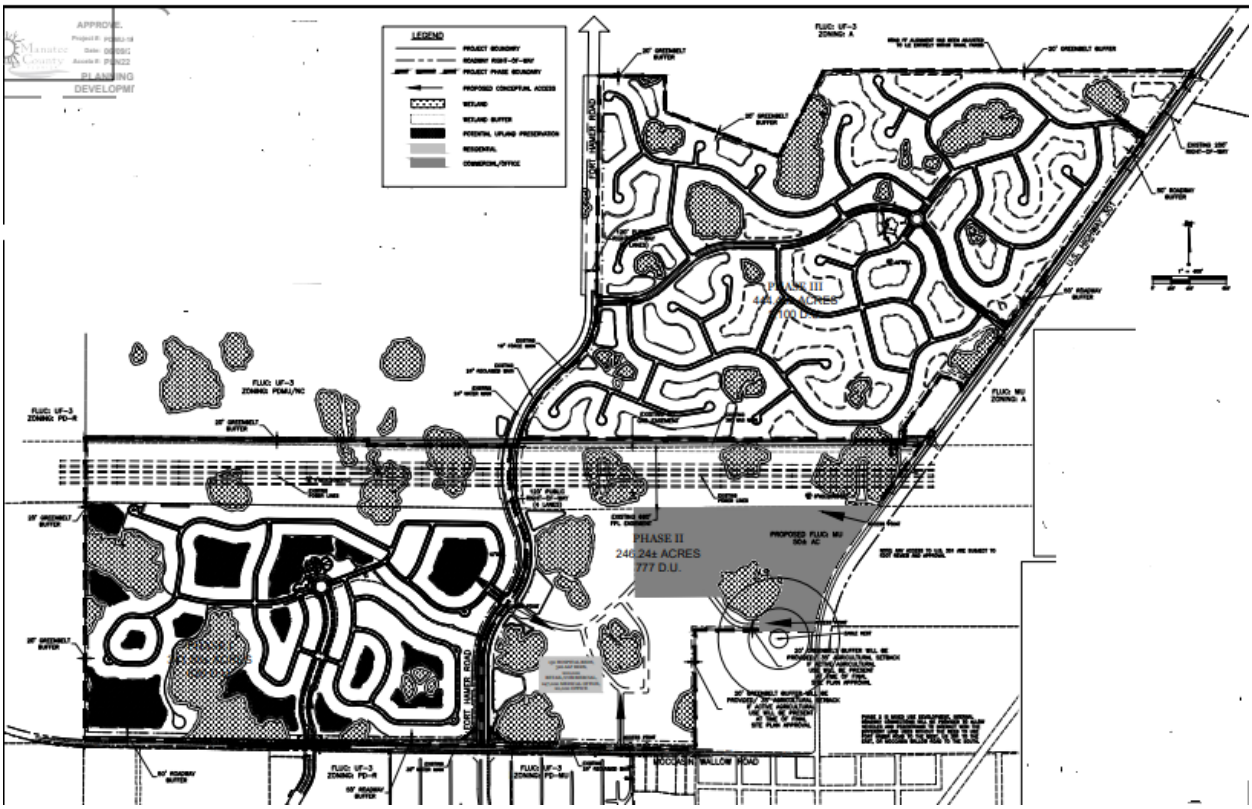
1. **General Information.**

   Villages of Amazon is a large project with a total of 1,032.23 acres located north of Moccasin Wallow Road, south of Buckeye Road, west of U.S. 301 and east of Carter Road in northeastern Manatee County, approved under PDMU-18-06(G) approved in 2019 and amended in 2022.

   The project is within an area of the county that is experiencing significant growth. Numerous residential and mixed use planned development projects have been approved, such as Morgans Glen to the south, Haval Farms to the north, Cone Ranch to the east, and residential development such as McClure and Summerwoods to the west, and Crosswind Point to the south.

   To ensure compatibility with these neighboring developments, the project meets LDC regulations including design, setback, greenbelts and open space standards. Natural buffers will also create harmony between the project area and adjacent properties, preserving the character of the neighborhoods.

CURRENT GDP – PDMU-18-06(G)(R)



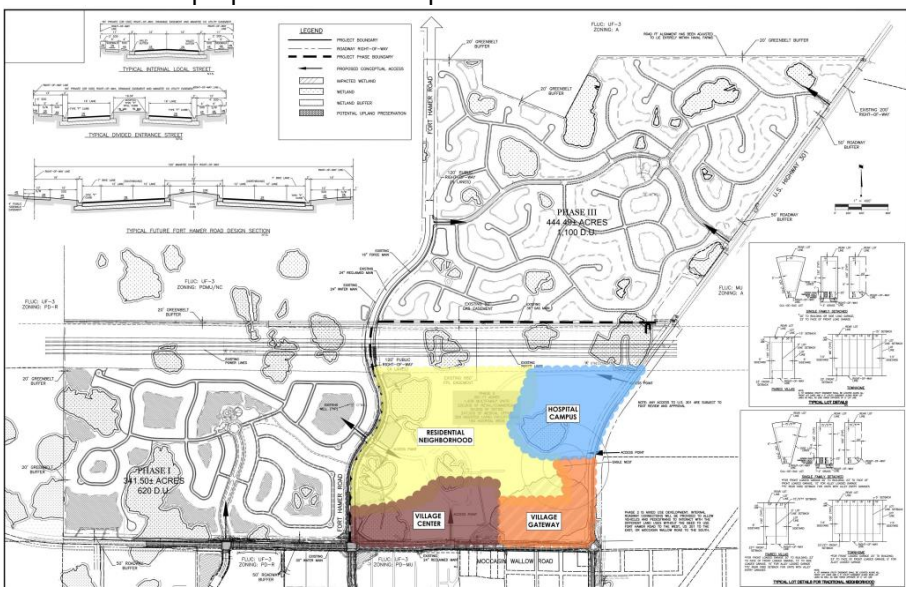
The current entitlements include a mix of uses, as shown in the following table, which also indicates the entitlements approved at the FSP level and those remaining.

	2022 BCC approval PDMU-18-06(G)	Approved FSP	Remaining
Residential units (2.4 du/acre)	2497		
• Single family detached/attached	1999	1711	288
• Multifamily	498	0	498
Medical offices (square feet)	247,000	11,220	235,780
Office (square feet)	20,000	0	20,000
Retail (square feet)	202,000	0	202,000
Hospital (number of beds)	150	0	150
ALF (number of beds)	326	0	326

2. **General Project Description.**
   The applicant is requesting an amendment to Zoning Ordinance PDMU-18-06(Z)(G)(R) for the Villages of Amazon development, which includes:
   - Expansion of the project boundary, adding one parcel with 35.53 acres
   - Rezoning of the added parcel from A and A-1 to PDMU
   - Removal of Condition A.17 (fka Stipulation)
   - Approval of a revised GDP for the total 1,067.76-acre site and the existing entitlements

   Although residential uses have been the predominant form of development in Phases 1 and 3, the Villages of Amazon South has been approved as a mixed-use large project. The long-term vision for Phase 2, which includes the added parcel subject to be rezoned, is to provide a mixed-use village that incorporates the hospital campus with medical support uses, housing, office, and commercial uses and activities, to support the immediate neighborhoods and the broader surrounding community. The goal is for residents to have the option to live, work, and play within a short walk or bike ride from home.

   Four districts have been proposed for development in Phase 2 as shown in the following map:



- Residential Neighborhood: proposed to the northwestern portion of the site, along Fort Hamer Road.
- Hospital Campus: proposed on the opposite side of the residential neighborhood district, along US 301, with an access point on this thoroughfare, subject to FDOT review and approval.
- Village Center proposed to the southwest portion of Phase 2, at the intersection of Fort Hamer Road and Moccasin Wallow Road. It will be the discernable hub of community activity, prioritizing the

pedestrian and slow vehicular speed. The neo-traditional dimensional standards will promote buildings near the street frontage to create an interesting and a walkable urban environment with opportunities for outdoor dining and gathering spaces.

- Village Gateway: will prioritize vehicular circulation and parking, with easy ingress and egress, for convenience circulation. Along with the Hospital campus, the Village Gateway district will include office and commercial development opportunities, so residents can work close to home.

The Phasing is summarized in the following table:

	Acreage	Residential Units	Retail square feet	Office square feet	Medical Office square feet	Hospital (Beds)	ALF (Beds)
Phase 1	341.5	620					
Phase 2	281.77	777	202,000	20,000	247,000	150	326
Phase 3	444.49	1,100					
TOTAL	**1,067.76**						

Phases 1 and 3 have been platted. The applicant is also requesting the removal of Condition A.17, which requires all non-residential developments to comply with Commercial Locational Criteria. This condition is in conflict with policy of the Comprehensive Plan, that allows exemptions to this criteria under certain circumstances. As presented, the proposed project meets the exemptions; the exemptions will be explained later in this staff report.

3. **Industrial Uses.**
   Not applicable as the proposed development does not include industrial uses.

4. **Environmental Systems.**
   Per the Environmental Narrative provided by Kimley Horn and Associates Inc. (June 2024), the site consists of 751 acres of upland, 138.9 acres of wetlands, and 177.6 of other surface habitats (streams and waterways, lakes and reservoirs less than 10 acres).

   The proposed development will fully impact Wetland 37 (FLUCCS 630 – 24.79 acres), which mostly resides within this 35.53-acre parcel; this parcel is proposed to be added to the existing development (PDMU-18-06(G)). See Staff Comments in Sections 321.1.C.4,LDC, 321.1.C.5, LDC, 342.4.6, 11,LDC and 402.6.K.LDC.

   The applicant proposes to provide mitigation through a combination of offsite permittee responsible mitigation and/or onsite wetland enhancement to ensure a net positive outcome. There are no changes proposed to all other wetlands; 30-foot wetland buffers are depicted on the GDP.

   The project also includes preservation of 20.62 acres of native plant communities. The preserved native plant communities consist of jurisdictional wetlands proposed to remain.

   Kimley Horn has reviewed the subject property for the potential presence of listed species. A little blue heron was observed foraging in Wetland 37, and an inactive, but not abandoned, bald eagle nest nearby is protected under an Incidental Take Permit, requiring a 100-foot buffer and additional distance restrictions through September 2027.

   See the Environmental Narrative (June 2024) for more detailed information.

5. **Drainage.**
   The property is located within the Buffalo Canal, Gamble Creek, and Little Manatee River Watershed (Curiosity Creek). The stormwater design for this project must reduce predevelopment stormwater outfall flow rates by 50% for discharges to Buffalo Canal and Gamble Creek. Pre- and post-development flows will be modeled, and detailed drainage calculations submitted with the FSP.

   Any existing drainage storage associated with wetlands on the added property that are proposed to be impacted shall be accounted for in the required drainage modeling and calculations.

Per FEMA Map 181, a majority of the added property is located within the 1% annual chance flood hazard area, with a base flood elevation of 39 feet. In addition, the FEMA map and the Existing Drainage Map provided as part of the GDP indicate that off-site drainage from US 301 and the property east of US 301 discharges to and through the added property. The drainage analysis shall therefore address existing off-site drainage patterns and demonstrate that the proposed development will not adversely affect these drainage flows.

Any fill within the FEMA 1% annual chance flood hazard area as delineated by the Buffalo Cana/Frog Creek, Gamble Creek Watershed, and Little Manatee River Watershed Management Plan (WMP) shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table. FEMA 1% annual chance flood hazard area compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation). Alternatively, the applicant can submit drainage modeling utilizing the Buffalo Canal/Frog Creek, Gamble Creek Watershed, and Little Manatee River Watershed Management Plan (submitted for review with the Construction Plan submittal) to demonstrate no adverse drainage impacts for the mean annual, 10-year, 25-year, and 100-year design storm events to a no-rise condition.

Erosion control will use Best Management Practices (BMPs) such as swales, sediment control structures, and turbidity barriers to prevent sediment transport.

Water Quality Certification will be obtained through a SWFWMD Environmental Resource Permit, ensuring post-development water quality compliance.

6. **Surface Water—Existing Conditions.**
   The Revised Surface and Groundwater Monitoring Plan, including the 35.53 acres, has been submitted for the pre-development portion of the plan. The monitoring program shall be subject to County approval prior to the issuance of the first permit for horizontal or vertical construction. It is important to mention that the parcel and/or abutting lands have not been identified by the SWFWMD/FDEP as requiring any reduction in nutrient pollutant loading.

7. **Surface Water— Post Development Conditions.**
   The estimate post-development annual surface water pollutant loading rates have not been submitted.

8. **Groundwater—Existing Conditions.**
   As mentioned above, the Revised Surface and Groundwater Monitoring Plan, including the 35.53 acres, has been submitted for the pre-development portion of the plan.

9. **Groundwater—Post-Development Conditions.**
   The applicant has proffered that the groundwater monitoring program will continue through the project buildout, as required.

10. **Floodplains.**
    The site lies within Flood Zones A, AE, and X, and is partially located within the 100-year floodplain. Per County staff recommendation, the Base Flood Elevation has been established at Zone A. The applicant has proffered that any impacts to the existing floodplain will be mitigated in an appropriate manner per the stormwater design. In addition, the LDC required elevation of roads and structures in that floodplain will be followed during the development of this project. The project is not located within the limits of a 25-year floodplain.

11. **Historical and Archaeological Sites.**
    The applicant submitted a document from the Florida Department of State's Division of Historical Resources (DHR), dated 10/2024, and another from Archaeological Consultants, Inc. The DHR roster includes a map of archaeological sites and related resources near the project area. The 2005 Cultural

Resource Assessment Survey indicates that although one site had been previously recorded within the project area, the recent field investigation found no evidence of it.

12. **Public Facilities.**
    a. **Transportation**. A traffic waiver has been provided and accepted by staff, as the entitlements will remain as previously approved and therefore no additional trips are anticipated with this application.
    b. **Water supply**. Based on the Manatee County Utility Flow Contribution Table, the applicant has estimated the potable water usage for the proposed uses, in the amount of 1,070,000 gallons per day (GPD). Per County staff, the site will be served by an existing County 24-inch water main within the Fort Hamer Road ROW.
    c. **Potable water**. Potable water will be provided by Manatee County via a connection to the existing 24-inch water main within the Fort Hamer Road and the 30-inch water transmission main located on the south side of Moccasin Wallow Road.
    d. **Non-Potable water.** The GDP shows the eight wells existing on the property, according to the SWFWMD. Non-potable water will be utilized for irrigation of the home landscapes, buffer, and common areas. The applicant has estimated the non-potable water demand in approximately 34,000 GPD. The anticipated non-potable water source for the project will be a combination of reclaimed water and the existing wells, as needed. The maximum anticipated pumping rate for the irrigation well will be determined based upon availability of the Manatee County reclaimed water sources.
    e. **Wastewater Management.** The project will be served by the existing County 16-inch force main located along Fort Hamer Road, north and south of Moccasin Wallow Road ROW, which was extended by the developer. Wastewater service will be provided via on-site pump stations connected to both on-site and off-site force mains. Review of wastewater facilities will occur at time of Final Site Plan.
    f. **Wastewater Management – Post Development Conditions.** See above.
    g. **Solid Waste Management**. Individual homeowners, recreation amenities, commercial, and other non-residential uses will all be served by the Manatee County contract haulers for solid waste management. The disposal of waste generated by the hospital shall be clarified at time of the PSP and FSP.
    h. **Education.** The School District of Manatee County report has also been received with the required information (refer to School Report in attachments). The report indicates school capacity is currently available within the School Service Area (SSA) or contiguous SSA. A School Concurrency Analysis will be required at time of FSP.
    i. **Recreation.** The project provides five amenity centers located throughout the development in areas easily accessed by each neighborhood, not shown on plan view, totaling 17 acres. These facilities will include such uses as a residents-only pool and clubhouse. A play field is proposed in the southwestern portion of the power line easement. Smaller pocket parks will also be provided within each neighborhood. Specific amenities within these pocket parks will be detailed with future PSP and FSP submittals.
    j. **Emergency Services.** A letter to the Director of the Manatee County Public Safety Department was sent on 10/28/2024, but no response has been received.
    k. **Fire Department**. The property is located in the Parrish Fire District. Applicant sent a letter on 10/28/2024, providing information about the proposed development and asking whether present facilities and manpower are capable of serving the project, but no response has been received. However, the project was reviewed by the agency, and they have uploaded a “no objection” response with no additional comments.
    l. **Police Protection.** No on-site security facilities are proposed to compliment public protection and safety services.
    m. **Hurricane Evacuation.** None of the property is located within any of the Evacuation Zones.

LDC SECTION 321.3 - GENERAL DEVELOPMENT PLAN: REVIEW CRITERIA

In deciding whether to recommend approval, approval with modifications, or denial of a proposed GDP, the approving authority shall consider whether the proposed plan is consistent with the Comprehensive Plan and this Code, including but not limited to the standards applicable to each PD district, contained in Chapter 4.

Analysis: See analysis for consistency with the Comprehensive Plan in Section 5 of this Staff Report and compliance with the applicable standards of the LDC in the analysis in this Section.

LDC SECTION 342.4 – REVIEW CRITERIA FOR ZONING MAP AMENDMENTS

1. **Compatibility with the Existing Development Pattern and the Zoning of Nearby Properties**
   Analysis: The proposed zoning designation of PDMU is consistent with the current zoning designation of the existing approved planned development. The addition of this parcel with a rezone to PDMU will further serve surrounding residential neighborhoods that have been approved as planned development communities with the addition of retail/commercial and office uses to the area. The parcel's location at the intersection of US 301 and Moccasin Wallow is appropriate for the uses proposed in the GDP such as retail/commercial and office.

2. **Changes in Land Use or Conditions Upon Which the Original Zoning Designation was Based**
   Analysis: This area has been trending towards residential development with the necessary support uses, through the transition from agriculture to PDMU and PDR Zoning Districts.

3. **Consistency with the Current Comprehensive Plan**
   Analysis: The rezone request to PDMU may be found consistent with the UF-3 FLUC, which is intended to follow a logical expansion of the urban environment growing from west to east, consistent with the availability of services. Please refer to the Compliance with Comprehensive Plan Section for the analysis on how this addition to the previously approved GDP (PDMU-18-06(G)) complies with other policies of the Comprehensive Plan.

4. **Conflicts with Existing or Planned Public Improvements**
   Analysis: Staff does not anticipate that this rezone will conflict with existing or planned public improvements.

5. **Availability of Public Facilities.**

   a. **Impact on the Traffic Characteristics – Specifically Trip Generation Potential**
      Analysis: The applicant is proposing to amend the GDP to add acreage and is proposing to use the existing approved entitlements. Moreover, no additional access points are being proposed beyond what was already approved in PLN2201-0023. Based on the narrative and site plan submitted by the applicant, staff is providing a traffic study waiver for since the project will not generate any additional trips.

   b. **Impact on Population Density or Development Intensity Demand for Schools, Sewers, Streets, Recreational Areas and Facilities and Other Public Facilities**
      Analysis: See LDC Section 321.1 – General Development Plan Public Facilities above for analysis. Further review will occur at the time of FSP.

   c. **Impact on Public Facilities Planned and Funded to Support Any Change in Density or Intensity**
      Analysis: If improvements to the public infrastructure are required due to the impact of this development, then the required improvements will be made at the expense of the developer.

6. **Health, Safety or Welfare of the Neighborhood and County**
   Analysis: While the proposed rezone is not anticipated to have a negative effect on the health, safety, or welfare of the neighborhood or county, the loss of wetlands in this area could diminish their natural ability to protect surrounding regions from flooding, associated damages, and risks. No avoidance or minimization measures have been proposed for the project. As a result, all 24.79 acres of Wetland 37 within the rezone area are proposed to be impacted.

7. **Conformance with All Applicable Requirements of this Code**
   Analysis: The following sections show how the proposed GDP is consistent with the Planned Development District standards contained in LDC Sections 402.6 General Design Requirements for All Planned Development, and Section 402.16, Planned Development Mixed Use.

8. **Consistency with the Development Patterns in the Area**
   Analysis: As discussed previously in *Compatibility with the Existing Development Pattern and the Zoning of Nearby Properties*, the proposed rezone is compatible with the surrounding developments.

9. **Logical Expansion of Adjacent Zoning Districts**
   Analysis: As discussed previously, this rezone would unify the zoning and add additional acreage to a previously approved GDP to provide residential, retail/commercial, office, and medical uses to the development and its surrounding neighborhoods.

10. **Impact on Historic Resources**
    Analysis: There are no known historic or archaeological resources on the site.

11. **Environmental Impacts**
    Analysis: The entire GDP complies with the minimum open space requirement of the LDC (25% of the gross acreage or 266.94 acres). The applicant proposes to fully impact Wetland 37 (FLUCCS 630 – 24.79 acres) which mostly resides within the 35.53-acre parcel that is being requested to add and rezone to the GDP. Per the Environmental Narrative provided by Kimley Horn and Associates Inc. (June 2024), the applicant is proposing to provide mitigation through a combination of offsite permittee responsible mitigation and/or onsite wetland enhancement. See Staff Comments in Sections 321.1.C.4,LDC, 321.1.C.5, LDC, 342.4.6, 11,LDC and 402.6.K.LDC.

12. **Types of Allowable Uses and Impact of those on Surrounding Residential Areas**
    Analysis: While no developments sit directly to east or south of the proposed addition, Moccasin Wallow Road and US 301 would provide separation from the new development. Directly north and west of this parcel is the approved GDP of Villages of Amazon South, which this parcel is proposed to annex.

13. **Relocation of Mobile Homeowners**
    Analysis: Not Applicable.

14. **Consistency with the Planned Development District Standards**
    Analysis: Please see following Compliance with the LDC Section for a detailed analysis on how the project complies with the LDC Sections 402.6 – General Requirements for All Planned Development Site Plans, 402.7.D – PDR Planned Development Residential, 402.11.D – PDO Planned Development Office, and 402.11.D PDC Planned Development Commercial

15. **Any Other Matters Which May Be Appropriate**
    Analysis: None.

16. **Transportation Impact Review pursuant to Section 343.**
    Analysis: Refer to Section 342.4.A.5.a, Impact on the Traffic Characteristics – Specifically Trip Generation Potential, and to the accepted Traffic Study Waiver for more details.

LDC SECTION 402.6 – GENERAL REQUIREMENTS FOR ALL PLANNED DEVELOPMENT SITE PLANS

A. Physical Characteristics of the Site; Relation to Surrounding Property

Analysis: As mentioned in the analysis of Section 321 Large project, the site consists of just over 751 acres of upland, 138.9 acres of wetlands, and 177.6 acres of other surface habitats (streams and waterways, lakes, and reservoirs less than 10 acres). The project will preserve 20.62 acres of native plant communities within jurisdictional wetlands but will impact 24.79 acres of wetlands located on the parcel proposed to be added to the development. Conditions of soil, ground water level, drainage, and topography are appropriate to both type and pattern of the proposed use. Existing conditions (topography, land cover, and property boundaries) are shown on the GDP. Phases 1 and 3 are currently actively under development and have been platted. A new hospital was under construction in Phase II and is now operating. Other areas remain vacant. The proposal is consistent with the approved planned development mixed use development, as well as with surrounding projects approved nearby.

B. Relation to Public Utilities, Facilities and Services

Analysis: The project is in an area of the County where municipal services, utilities, and schools are either in place or planned to serve the development. The above sections Site Design Details, 321.1.C Large Projects, and 342.3.5. Availability of Public Facilities provide additional information on the services that will be available to future residents. According to the School Report, these are the current school attendance zones: Mills Elementary (due to capacity issues at Harvey ES), Buffalo Creek Middle School, and Parrish Community High School. Other available services are recreational areas such as Ola Mae Sims Park and Parrish Community Park, and the Rocky Bluff Branch Library.

C. Relation to Major Transportation Facilities

Analysis: The site is located adjacent to two arterials: US 301 to the east and Moccasin Wallow Road to the south. Fort Hamer Road, a minor arterial, bisects the property from north to south.

D. Compatibility

Analysis: Existing buffering and landscaping measures help promote compatibility among the developments that have been approved for residential, commercial/retail/office uses nearby, such as Morgans Glen to the south, Haval Farms to the north, Cone Ranch to the east, McClure and Summerwoods to the west, and Crosswind Point to the south. A minimum buffer of 50 feet will be provided along all existing and future thoroughfare roadways adjacent to residential development, and 25 feet when adjacent to non-residential uses, included in Phase 2. Additionally, a greenbelt buffer of 20 feet will be provided along the northeast, northwest, and west boundaries.

E. Transitions

Analysis: Buffers and wetlands provide transition from adjacent uses to the north, south, and east. which are mainly similar planned development communities as Villages of Amazon. US301 and a 50-foot roadway buffer separate the development from the A Zoning District to the east. The 660 feet FPL easement, which transverse the project from west to east, separates Phase I at the southwest portion of the site, from the PDMU development to the north (Mc Clure Eisenhower).

F. Design Quality

Analysis: The development consists of three phases, with Phases 1 and 3 designated for residential uses, both of which have already been platted. As outlined in Section 321.1.C, Phase 2 is envisioned as a mixed-use area comprising four districts:

a. Residential Neighborhood – located to the northwest along Fort Hamer Road
b. Hospital Campus – situated to the northeast with access from US 301
c. Village Center – proposed for the southwest at the intersection of Fort Hamer Road and Moccasin Wallow Road, designed as a hub of community activity. This area prioritizes pedestrians, encourages slow vehicular speeds, and promotes a walkable urban environment.
d. Village Gateway – intended to provide office and commercial opportunities, featuring vehicular accessibility and parking options

The proposal also includes a request to remove Condition A17 that requires all non-residential development within the UF-3 FLUC portion of Phase II meet commercial locational criteria. This

condition conflicts with the provisions of Policy 2.10.4.2 of the Comprehensive Plan, that provides flexibility for the location of commercial uses outside activity nodes. In particular, Policy 2.10.4.2. permits exemptions to commercial locational criteria under these two circumstances met by this project:

e. Neo-traditional developments that have commercial and office developments located internal to the project and whose main project access is located on a road designated as a collector or higher.
f. DRIs and Large Project developments that have mixed uses with a residential component and meet minimum development characteristics, have commercial uses located internal to neighborhoods and whose main neighborhood access is located on a road designated as a collector or higher.

Two specific approvals have been requested to allow the relocation of landscaping within the vehicle use area where the Residential Neighborhood district abuts the Village Center, as well as within the screening buffers between these two districts. These modifications are necessary to enable the functionality of the proposed districts.

Recreational amenities will be established at appropriate locations and will be included with future PSP and FSP submittals. A cohesive design will be achieved with pedestrian corridors and natural spaces including wetlands and lakes.

G. Relationship to Adjacent Property

Analysis: As mentioned in the previous sections, the Villages of Amazon mixed use project is surrounded by similar developments, as a result of the transitioning process from agricultural land into suburban planned development, that has occurred in this area of the County. Buffers and natural elements such as the presence of wetlands provide separation from adjacent developments. No changes to the approved buffers have been proposed.

Connectivity with adjacent properties is proposed through seven external access points, as described below in item H. Access.

H. Access

Analysis: Four access points are proposed from US 301 N and three from Moccasin Wallow Road. Specific details regarding ingress and egress will be reviewed in greater detail at time of PSP/FSP. Internally, three primary access points to each phase are shown from Fort Hamer Road that bisects the property.

I. Streets, Drives, Parking and Service Areas

Analysis: The level of detail in the GDP does not allow for evaluation of these elements. The applicant has proffered that local streets, internal drive aisles, and parking areas will comply with LDC requirements and Public Works standards and will be addressed with future PSP and FSP submittals. See Notes 14 and 31 of the GDP (Sheet 2).

J. Pedestrian Systems

Analysis: The level of detail in the GDP does not allow for evaluation of this element. The applicant has proffered that the development will implement internal sidewalks, as well as sidewalks and bicycle lanes along Moccasin Wallow Road and US 301 N, according to LDC standards. Refer to note 25 of the GDP (Sheet 2).

K. Natural and Historic Features, Conservation and Preservation Areas

Analysis: According to Note 9 of the GDP (Sheet 2), there are no known historic and archeological resources. More details are also provided in the Large Project discussion above. Also, as mentioned in *Physical Characteristics of the Site; Relation to Surrounding Property* of this Section, the project will preserve 20.62 acres of native plan communities located in jurisdictional wetlands, but impact 24.79 acres of wetlands located in the 35.53-acre parcel proposed to be added to the development. See Staff Comments in Sections 321.1.C.4,LDC, 321.1.C.5, LDC, 342.4.6, 11,LDC and 402.6.K.LDC.

L. Density/Intensity

Analysis: The property is within three FLUCs:

- UF-3, which covers most of the property and includes the parcel proposed to be added.

- MU, which covers approximately 50 acres and is subject to Policy 2.14.1.17/D.5.17/PA-22-03 which states: "The intensity and density derived from this 49.99 acres shall be limited to a hospital containing a maximum of 150 beds and 125,000 square feet of medical office, measured on a trip generation comparison basis."
- P/SP-1, an approximately 9.9-acre fringe that transverse the property from west to east.

Staff considerations to estimate maximum combined density:

- Activity nodes within the UF-3 FLUC along Moccasin Wallow Road, occupy approximately 138.8 acres including the 35.5-acre parcel proposed to be added.

- The acreage has been calculated as follows: (2 nodes *1,500 feet frontage * 1,500 feet deep)/43,560 square feet /acre = 103.3 acres.

- Per Policy 2.14.1.17/D.5.17/PA-22-03, no density has been assigned to the MU portion of the site.

- Although Policy 2.2.1.22.3 allows the inclusion of the P/SP-1 area in determining the gross residential acreage, staff has elected not to do so for this analysis. Due to its limited acreage compared to the gross site acreage, its impact would be negligible.

FLUC	Acreage	Max Density	Number of Units
UF-3	1007.9		
At activity nodes	103.3	9	929
Remaining area	904.6	3	2713
MU	50	0	
P/SP-1	9.9	0	
TOTAL	**1,067.8**		**3642**

Staff considerations to estimate maximum combined FAR:

- Per Policy 2.14.1.17/D.5.17/PA-22-03, the maximum entitlements for the MU portion consists of a 150-bed-hospital and 125,000 square feet of medical offices. Based on approved Building Permit 2402-1998, the free-standing emergency room was built at a square footage of 11,200.

- Per the same staff report for PDMU-18-06(G)(R) in 2022, the previously approved 326-bed assisting living facility (ALF) is estimated to be equivalent to 196,000 square feet, based on the assumption of 600 square feet per bed (per staff research).

- Although Policy 2.2.1.22.3 allows the inclusion of the P/SP-1 area in determining the gross nonresidential acreage, staff has elected not to do so for this analysis. Due to its limited acreage compared to the overall site size, its impact would be negligible.

FLUC	Square Footage	Max FAR	Square Footage (Buildings)
UF-3			
At activity nodes	4,499,748	0.5	2,249,874
Remaining area	39,404,376	0.35	13,791,531
MU		Policy 2.14.1.17/D.5.17/PA-22-03	696,000
P/SP-1		0	
TOTAL			**16,737,405**

Correction due to 24.8 acres of Wetland Impact (Parcel to be added lying in UF-3 at an activity node)

Density:

Number of dwelling units of the impacted area is 50% of the maximum allowed per FLUC

24.8 acres * 9 DU/GA* 50% = 111 units

Maximum number allowed in project site would be 3,642 units – 111 = 3,531 units, representing a maximum density of 3.3 DU/GA.

The proposed density (2.34 DU/GA) is below the maximum allowed.

FAR:

Square footage of the impacted area is 50% of the maximum allowed per FLUC

24.8 acres = 1,080,288 square feet
1,080,288 sq ft. * 0.5*50% = 270,072 square feet

Maximum Square Footage allowed in project site would be:
16,737,405 square feet –
270,072 square feet
16,457,333 representing a maximum FAR of 0.35 DU/GA.

The proposed nonresidential entitlements, estimated in the amount of 676,200 square feet and represents a 0.014 FAR, below the maximum combined FAR allowed.

Non Residential Uses	Non-Residential Entitlements (sq. ft.)
Commercial	202,000
Office	20,000
Medical Office	247,000
150-bed Hospital (*)	11,200
326-bed ALF (*)	196,000
TOTAL	**676,200**

(*) Staff estimates included in PDMU-18-06(G)(R) Staff Report, 2022.

M. Height (Section 402.7.D.9)

Analysis: No changes have been proposed to the maximum height previously approved: 3 stories for single-family residence, 4 stories for multifamily, commercial/retail and medical offices, and 6 stories for hospital.

N. Fences and Screening

Analysis: Sheet 8 Landscape Plan of the GDP, and the Environmental Section of this Staff Report detail the required buffers along all property lines and vehicle use area. Planting within Phase 2 is subject to the requested Specific Approvals.

O. Yards and Setbacks (Section 402.7.D.7)

Analysis: No changes are proposed to the previously approved setbacks for residential uses in Phases 1 and 3, nor to the neo-traditional neighborhood standards applicable to Phase 2.

P. Trash and Utility Plant Screens

Analysis: Single-family units will be served by individual refuse receptacle pick-up and multifamily units will use common trash containers or dumpsters that will be screened from sight. Commercial solid waste facilities will be in accordance with Manatee County regulations. (See Note 22 of the GDP (Sheet 2)

Q. Signs

Analysis: The project shall comply with the requirements of LDC Chapter 6 or will comply with the Master Sign Plan approved for North River Ranch.

R. Landscaping (Section 402.7.D.2; 402.7.D.5)

Analysis: Landscape Plan is part of the revised GDP and accepted by the Environmental reviewer. Planting and tree removal/replacement will be reviewed with PSP and FSP submittals, in accordance

with LDC Section 402, 700, and 701. Two Specific Approvals have been requested to allow the relocation of landscaping within the vehicle use area where the Residential Neighborhood district abuts the Village Center, as well as within the screening buffers between these two districts. These modifications are necessary to enable the functionality of the proposed districts.

S. Special Guidelines for Review of Projects with Mixed Used Plan Designations and Projects at Designated Entranceways

Analysis: Project is partially located within the MU FLUC, subject to a D5 provision, that limits the uses and entitlements that are allowed on this portion of the site, as explained in previous sections.

T. Environmental Factors

Water Conservation.

Analysis: Site design will incorporate the water conservation methods listed in Section 701 of the LDC as applicable. Specific designs and methods will be submitted with the FSP for specific construction phases. Non-potable water will be used for irrigation.

Minimum Open Space Requirements.

Analysis: As indicated by the Environmental reviewer, the applicant has not provided the proposed commercial acreage in Phase 2 and therefore has been advised to provide at minimum 25% Open Space for the entire project.

Preservation of Existing Plant Communities.

Analysis: The project exceeds the required 93.43 acres of native plant communities, per LDC Section 402.6.T.3.b, with the preservation of 21.12 acres of native upland and 110.07 acres of native wetlands as indicated in the Environmental Narrative provided by Eco Consultants associated with PDMU-18-06(G).

U. Rights-of-Way and Utility Standards

Analysis: All public utilities construction will comply with the requirements of the Manatee County Public Works Standards. Sewer and potable water service will be provided through connections to public sewer and water systems.

V. Stormwater Management

Analysis: Based on current regulations and the applicable conditions of approval, Stormwater management systems will be in compliance with LDC section 801 and the Manatee County Public Works Standards and will be reviewed at the time of PSP and FSP submittals.

W. Consistency with Comprehensive Plan

Analysis: Please see Section 5 of this staff report for consistency and compliance with the Comprehensive Plan.

X. Other Factors

Analysis: The FSP submitted for the four proposed districts of Phase II will be reviewed in detail for consistency with the intent of the corresponding district; Residential Neighborhood, Hospital Campus, Village Center, and Village Gateway, as proposed by the applicant.

LDC SECTION 402.7. – PDR – PLANNED DEVELOPMENT RESIDENTIAL

1. Site Planning

Analysis: Refer to LDC SECTION 402.6 – Design Quality for analysis of site planning for the residential uses. Further review will occur at the time of FSP, when more detail is provided.

2. Landscaped Open Space and Pervious Area Requirements

Analysis: Since the applicant has not provided the proposed commercial acreage in Phase 2, it is recommended to provide at minimum 25% open space for the entire project. The applicant has proposed 25.79% of open space. See Environmental Information and Open Space in Section 3 above in this staff report for analysis by Environmental Planning Section staff.

3. **Frontage and Accessibility**
   Analysis: It has been proffered by the applicant that all dwelling units in the project site will have access to a public street, either directly or via an approved private road or approved pedestrian walkway.

4. **Neighborhoods**
   Analysis: A GDP does not provide sufficient detail to identify a focal point to determine compliance with this review criteria. At the time of PSP and FSP submittals, the applicant shall identify the focal point of this development.

5. **Greenbelts**
   Analysis: The proposed 20-foot greenbelt buffers from the previously approved GDP; these are to remain unchanged.

6. **Traffic Circulation**
   Analysis: The applicant has discussed internal vehicular roadways and sidewalks to promote connectivity and circulation. This will be reviewed at time of site plan submittal.

7. **Yards and Setbacks**
   Analysis: As previously stated in *General Requirements for All Planned Development Sites*, no changes are proposed to the previously approved setbacks for residential uses in Phases 1 and 3, nor to the neo-traditional neighborhood standards applicable to Phase 2. See Section 3 above for setback information for each use.

8. **Minimum Lot Width**
   Analysis: There are no changes proposed to the previously approved lot widths for residential uses in Phases 1 and 3, nor to the neo-traditional neighborhood standards applicable to Phase 2. See Section 3 above.

9. **Building Height**
   Analysis: There are no changes proposed to the previously approved building height for residential uses in Phases 1 and 3, nor to the neo-traditional neighborhood standards applicable to Phase 2. See Section 3 of this report.

LDC SECTION 402.10. – PDR – PLANNED DEVELOPMENT OFFICE

1. **Intensity Review Criteria**
   Analysis: The proposed FAR for nonresidential use is 0.0101. This is below the maximum intensity allowed in UF-3. For this site the maximum potential could be 0.35 or 0.5 FAR at activity node.

2. **Landscaped Open Space and Pervious Area Requirements**
   Analysis: Since the applicant has not provided the proposed commercial acreage in Phase 2, it is recommended to provide at minimum 25% open space for the entire project. The applicant has proposed 25.79% open space. See Environmental Information and Open Space in Section 3 above in this staff report for analysis by Environmental Planning Section staff.

3. **Yards and Setbacks**
   Analysis: No changes are proposed to the previously approved setbacks for commercial uses. See Section 3 of this staff report for setback information for each use.

LDC SECTION 402.11. – PDC – PLANNED DEVELOPMENT COMMERCIAL

1. **Intensity**
   Analysis: The proposed FAR for non-residential uses is 0.0101, which is below the maximum intensity allowed in in the associated FLUCs. For this site the maximum potential could be 0.35 or 0.5 FAR at activity node.

2. **Landscaped Open Space and Pervious Area Requirements**
   Analysis: Since the applicant has not provided the proposed commercial acreage in Phase 2, it is recommended to provide at minimum 25% open space for the entire project. The applicant has proposed 25.79% open space. See Environmental Information and Open Space in Section 3 above in this staff report for analysis by Environmental Planning Section staff.

3. **Yards and Setbacks**
   Analysis: No changes are proposed to the previously approved setbacks for commercial uses. See Section 3 of this staff report for setback information for each use.

SECTION 5

COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the UF-3, MU, and P/SP (1) FLUCs. This project was specifically reviewed for compliance with the following objectives and policies:

Policy 2.1.2.2 Limit urban sprawl by prohibiting all future development in the area east of the established Future Development Area Boundary (FDAB).
Analysis: The site of the proposed project is located approximately 1.0 to 1.5 miles west of the Future Development Area Boundary (FDAB).

Policy 2.1.2.7. Review all proposed development for compatibility and appropriate timing of development.
Analysis: As previously noted, the proposed residential subdivision is compatible with the surrounding residential neighborhoods as it follows a similar development pattern and provides the area with retail/commercial and office uses. The proposed density remains below the maximum permitted under the UF-3 FLUC, even after adjustment by wetland transfer calculations. The development pattern is responsive to the site's environmental constraints, and the area is currently supported by existing utility infrastructure.

Objective 2.6.1 Compatibility through Screening, Buffering, Setbacks, and Other Mitigative Measures.
Analysis: The project complies with buffers and landscape requirements of the Code and provide adequate separation from the adjacent residential uses. Preserved wetland areas provide additional separation to the north and south.

Policy 2.2.1.6. The land development regulations may restrict development potential to less than the maximum provided for in this Comprehensive Plan, to address land use compatibility, public facility and natural resource considerations as identified in this Comprehensive Plan. Furthermore, nothing in this Comprehensive Plan guarantees the achievement of maximum development potential, noted in this element and the Future Land Use Map.

Analysis: The proposed density of 2.34 DU/GA is below the maximum density allowed in the UF-3 FLUC, including adjustment for wetland impact calculation (3.3 DU/GA). See LDC 402.6.L. Density/Intensity for details.

Policy 2.2.1.11. UF-3: Establish the Urban Fringe-3 future land use category as follows:

> **Policy 2.2.1.11.1.** Intent: To identify, textually, in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas limited to the urban fringe within which future low density residential and support uses are projected to develop following a logical expansion of the urban environment growing from west to east, consistent with the availability of services. The nature, extent, location of development, and availability of services shall be reviewed to ensure the development of these lands is conducted consistent with the intent of this policy. The UF-3 land use category includes areas of low density urban residential development, generally developed through an integrated master plan approach. The UF-3 category also provides for a complement of residential support uses normally utilized during the daily activities of residents of these low density environments, and in limited circumstances nonresidential uses of a community serving nature to allow

for a variety of uses within these areas which serve more than the day to day needs of the community. (See further policies under Policy 2.2.1.11.4)

Policy 2.2.1.11.2. Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Low density residential and medium-density clustered residential uses, short-term agriculture, neighborhood and community-serving commercial and office uses, and public/semi-public uses, recreation and schools. See Objectives 4.2.1 and 2.10.4.

Policy 2.2.1.11.3. Range of Potential Density/Intensity:

Maximum gross residential density:

Three (3) dwelling units per acre.

Nine (9) dwelling units per acre at activity nodes (see Policy 2.2.1.11.4).

Nine (9) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing."

Properties within the CEA and CHHA are not eligible for the additional density offered for activity nodes and affordable housing.

Maximum net residential density:

Nine (9) dwelling units per acre.

Twelve (12) dwelling units per acre for mixed-use developments at activity nodes (see Policy 2.2.1.11.4).

12 dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing."

Clustered developments in the WO or CHHA Overlay Districts may exceed the maximum net density pursuant to Policies 2.3.1.5 and 4.3.1.5.

Maximum floor area ratio:

0.35.

0.5 at activity nodes (see Policy 2.2.1.11.4).

Maximum Square Footage for Neighborhood Commercial Uses:

Medium (150,000 sf), subject to the Commercial Locational Criteria (see Policy 2.2.1.11.4).

Large (300,000 sf), subject to the Commercial Locational Criteria (see Policy 2.2.1.11.4).

Analysis: The proposed density/intensity is within the threshold of the designated Future Land Use Categories.

Policy 2.2.1.11.4. Other Information:

(a) Schools in the UF-3 future land use category may only be permitted in areas where residential development has created demand or is projected to create demand within a reasonable planning timeframe.

(b) In order to serve more than day to day needs within the UF-3 suburban environment, activity nodes with neighborhood and community-serving commercial uses may be permitted if consistent with the Commercial Locational Criteria (see Objective 2.10.4 and Land Use Operative Provisions chapter). Residential uses may also be permitted at nodes, but the higher densities noted in Table 2-1 and Policy 2.2.1.11.3 are only allowed in conjunction with a mixed-use development that includes a commercial component.

(c) Professional office uses within this category are exempt from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, and detailed in the Land Use Operative Provisions provided such office is located on a roadway classified as a minor or principal arterial (not including interstates) and it meets all other commercial development standards and the goals, objectives, and policies in this Comprehensive Plan.

Analysis: The range of uses are within the threshold of the designated Future Land Use Categories.

Policy 2.2.1.21. MU: Establish the Mixed-Use future land use category as follows:

Policy 2.2.1.21.1. Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Map, major centers of suburban or urban activity in areas with a high level of public facility availability, and intended (but not required) to develop with a horizontal or vertical mix of

residential and nonresidential uses, achieving internal trip capture, and the development of a high quality environment for living, working, or visiting.

Policy 2.2.1.21.2. Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Commercial, office, and light industrial uses mixed with suburban or urban residential uses and support uses such as recreational uses, public or semi-public uses, and schools. Hospitals are also appropriate in this future land use category.

Policy 2.2.1.21.3. Range of Potential Density/Intensity:

Maximum gross residential density:

Nine (9) dwelling units per acre for properties located within the CHHA or CEA.

Twelve (12) dwelling units per acre.

Thirty (30) dwelling units per acre along Urban Corridors (forty (40) dwelling units per acre if a density bonus is approved).

Thirty (30) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."

Thirty (30) dwelling units per acre for mixed-use development that includes a commercial or office component.

Properties within the CEA and CHHA are not eligible for the additional density offered for urban corridors, affordable housing, and/or mixed-use.

Minimum gross residential density:

7.0 only in UIRA for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing".

Maximum net residential density:

Twenty dwelling units per acre.

Thirty-six dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."

Thirty-six dwelling units per acre for mixed-use developments that include a commercial or office component.

Net densities shall not apply along Urban Corridors and may not apply to clustered development in the WO or CHHA Overlay Districts, pursuant to Policies 2.3.1.5 and 4.3.1.5.

Maximum floor area ratio:

1.0 (2.0 along designated Urban Corridors if an FAR bonus is approved).

2.0 inside the UIRA.

Policy 2.2.1.21.4. Other Information:

(a) Generally, limit the use of the MU future land use category on vacant land to locations adjacent to arterial or higher classification roadways (as shown on the Future Traffic Circulation: Functional Classification Map (Map 5B)), or adjacent to MU designated lands that meet the criteria.

(b) All projects are subject to the following criteria, except for individual single family dwellings located on a lot of record and developed without generating a requirement for either subdivision review, or final site or development plan review, or equivalent development order review.

(1) Non-residential uses exceeding one hundred fifty thousand (150,000) square feet of gross building area (region-serving uses) may be considered only if consistent with the requirements for large commercial uses, as described in this element (see Table 2-2, and Policies 2.10.2.1 and 2.10.3.3).

(2) Development in areas designated with the Mixed Use category shall contain the minimum percentage of at least three (3) of the following general categories of land uses (measured in acres district-wide, not per development site);

- Ten (10) percent Residential.
- Ten (10) percent Commercial/Professional.
- Ten (10) percent Light Industrial/Distribution.
- Five (5) percent Recreation/Open Space.
- Three (3) percent Public/Semi-Public.

(3) Access between these uses shall be provided by roads other than those shown on the Major Thoroughfare Map Series of this Comprehensive Plan or alternative vehicular and pedestrian access methods acceptable to the County.(d)Development or redevelopment within the area designated under this category shall not be required to achieve compliance with the commercial locational criteria described in Objectives 2.10.4.1 and 2.10.4.2 of this element.

Analysis: The project area including the hospital and assisted living facility have been previously approved by Manatee County Zoning Ordinance PDMU-18-06(G)(R) and help compromise the mixed-use development which is permitted in the MU FLUC.

6. SPECIFIC APPROVALS

Specific Approval Request #1: LDC Section 701.3.A.7, relocating the vegetation required for the vehicle use area in another area of the site, and

LDC Section 701.3.A.7 requires a minimum 8-foot strip of landscaping along the perimeter of a vehicle use area if that area is not abutting a roadway. The request is to calculate the plantings that would otherwise be required for the vehicle use area perimeter buffer and install the plantings in an alternative location on the site. The applicant will provide a tracking mechanism acceptable to staff to ensure the alternative planting option meets or exceeds the intent of the LDC. This design flexibility is proposed to promote a cohesive, functional, walkable, and aesthetically pleasing site design, particularly where the Residential Neighborhood abuts the Village Center.

Staff Analysis and Recommendation:
Staff is in support of the request for Specific Approval for an alternative to Section 701.3.A.7 of the LDC to allow the vehicle use area (VUA) buffer requirement to be satisfied by installing the required plantings elsewhere in Phase II, thereby enhancing the mixed-use form and overall design of the development.

Finding for Specific Approval:
Notwithstanding the failure of this plan to comply with the requirements of LDC Section 701.3.C, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design. The required vehicle use area buffer plantings, internal to the limits of Phase II, will be provided within Phase II. This alternative could allow the site design to be more cohesive, functional, walkable, and aesthetically pleasing. Other buffering (roadway, screening, or VUA) required at the perimeter of Phase II or adjacent to the hospital will still be provided in accordance with the LDC as noted on the GDP.

Specific Approval Request #2: LDC Section 701.4.B.3, relocating the vegetation required for the screening buffers between the Village Center and Residential Neighborhood in another area of the site.

LDC Section 701.4.B.3, Figure 7-4: Buffer Screening Matrix, requires a 10- to 15-foot-wide screening buffer between residential and commercial uses. The request is to calculate the plantings that would otherwise be required for the screening buffer and install the plantings in an alternative location on the site. The applicant will provide a tracking mechanism acceptable to staff to ensure the alternative planting option meets or exceeds the intent of the LDC. This design flexibility is proposed to promote a cohesive, functional, walkable, and aesthetically pleasing site design, particularly where the Residential Neighborhood abuts the Village Center.

Staff Analysis and Recommendation:
Staff is in support of the request for Specific Approval for an alternative to Section 701.4.B.3, Figure 7-4 of the LDC to allow the screening buffer requirement to be satisfied by installing the required plantings elsewhere in Phase II, thereby enhancing the mixed-use form and overall design of the development.

Finding for Specific Approval:
Notwithstanding the failure of this plan to comply with the requirements of LDC Section 701.4.B.3, Figure 7-4, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design. The required screening buffer plantings, internal to the limits of Phase II, will be provided within Phase II. This alternative could allow the site design to be more cohesive, functional, walkable, and aesthetically pleasing. Other buffering (roadway, screening, or VUA) required at the perimeter of Phase II or adjacent to the hospital will still be provided in accordance with the LDC as noted on the GDP.

7. POSITIVE/ NEGATIVE ASPECTS AND MITIGATING MEASURES
POSITIVE ASPECTS
• Proposed 25-foot-wide Roadway Buffers adjacent to Phase II boundaries, exceeding the required minimum 10 and 20-foot-wide Roadway Buffers. • Proposes commercial and office uses to the residential portion of the development as well as to surrounding residential communities. • The proposed mixed-use development will encourage internal trips, which can reduce congestion on roadways.
NEGATIVE ASPECTS
• Impacts are proposed to all 24.79 acres of Wetland 37 which is classified as wetland forested mixed (FLUCCS 630). • None of the native pine-mesic oak (FLUCCS 414) habitat within the 35.53-acre parcel is proposed for preservation. • Construction activities are proposed within 330 feet of the existing inactive, but not abandoned bald eagle nest. • Several road segments need to be widened to address background deficiencies that are not yet addressed by the existing LDA and CIP
MITIGATING MEASURES
• The applicant is proposing to provide wetland mitigation through a combination of offsite permittee responsible mitigation and/or onsite wetland enhancement. (NOT ADDITIONAL) • The applicant has acquired the necessary Incidental Take Permit for construction after consultation with U.S. Fish & Wildlife Service as mitigation for the known bald eagle nest in the project area.

SECTION 7
CONDITIONS

Proposed Conditions of Approval:

A. Design and Land Use:

1. ~~No lots shall be platted through any landscape buffers, retention ponds, wetlands, wetland buffers, or upland preservation areas.~~

1. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions, and in a separate addendum to the Sales Contract, and in the Final Plat, and shall include language to inform prospective homeowners of:
    a. The presence of neighboring agricultural uses, which may possibly include pesticides and herbicides and may have odors and noises associated with such uses.
    b. There are planned thoroughfares within the project area [i.e. Fort Hamer Road (4-lane arterial and adjacent to the project [i.e. US 301 and Moccasin Wallow Road (6-lane arterials)], and potential noise associated with these planned roadways.
    c. The internal streets within this subdivision may be privately owned and maintained by the Homeowner's Association or other appropriate legal entity.
    d. The Hospital use in Phase II may include a Helistop.
2. All roof mounted mechanical equipment (e.g., HVAC) shall be screened with a solid parapet wall or other visual and noise deflecting materials. The materials shall be consistent with the construction of the principal building(s). Compliance shall be verified with review of the building permit.

3. Any significant historical or archeological resources discovered during development activities shall be immediately reported to the Florida Department of State's Division of Historical Resources, and treatment of such resources shall be determined in cooperation with the Division of Historical Resources and the County. The final determination of significance shall be made in conjunction with the Florida Department of State's Division of Historical Resources and the County. The appropriate treatment of such resources (potentially including excavation of the site in accordance with the guidelines established by the Florida Department of State's Division of Historical Resources) must be completed before resource disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statutes (Offenses Concerning Dead Bodies and Graves) shall be followed.

4. Final Site Plan review and approval is required for any recreational area/amenity center. Required number of parking spaces will be determined at Final Site Plan based on the type and square footage of the recreational uses. Any recreation or amenity structure shall have a minimum 20-foot setback from all property lines.

5. The uses approved for this project shall be limited to those voluntarily proffered by the applicant in the Schedule of Uses attached to the Zoning Ordinance PDMU-18-06(G)(R) as Exhibit "B".

6. A 2-foot separation from the internal edge of the sidewalk to the property line shall be provided for all proposed front-loaded garage units to ensure a 25-foot separation from the sidewalk to the garage.

7. In the event that gates will be proposed within internal private roads, any gates shall be accessible to emergency providers in accordance with the requirements of applicable County ordinances and regulations.

8. All other applicable state or federal permits shall be obtained before commencement of the development.

9. All lots adjacent to active agricultural operations shall have an additional 35-foot setback, unless separated by a street or other designated open space at least 35 feet in width. If an adjoining agricultural operation is no longer in effect at the time of submittal of the Final Plat, then the requirements of Section 702.6.7 shall no longer apply, and the additional 35-foot setback may be eliminated from the plat.

10. That portion of the hospital in excess of 4 stories shall be set back a minimum of 100 feet from US 301 N.

11. In accordance with LDC Section 1001.6.A.1.a, the applicant shall construct a 5-foot sidewalk along local streets, and the frontage of all new or existing major thoroughfares (i.e. US 301 N, Fort Hamer Road, and Moccasin Wallow Road).

12. All dumpsters, compactors, and other utility equipment shall be screened with a 6-foot-high wall constructed with building materials consistent with the principal building(s). Compliance shall be verified with review of the building permit.

13. Proposed multi-family buildings shall be in conformance with the elevations entered into the record (attached as Exhibit C). Building elevations shall be provided with the Final Site Plan for review and approval. Multi-family buildings that are constructed as individual buildings shall be permitted to meet minimum setback requirements for single-family detached units.

14. This community is zoned Planned Development Mixed Use (PDMU), with a portion of the site lying in the Mixed Use Future Land Use Category. Therefore, a minimum of three general categories of land uses (measured in gross acres district-wide) shall be provided at buildout. These uses may include residential (10%), retail/commercial/office (5%), hospital (4%), recreation/open space (3%), or public/semi-public (3%). To confirm mixed-use development, a tracking chart will be provided with each Preliminary Site Plan and Final Site Plan submittal to show the gross percentage of land area that is dedicated to each land use type noted above.

15. All structures over 3-stories that are adjacent to/directly across the street from single-family residential zoning districts shall meet the requirements of Section 401.5, requiring an additional 20-foot setback per floor over three floors.

~~17. All non-residential development within the UF-3 portion of Phase II shall meet commercial location criteria.~~

16. The total number of required parking spaces will be determined at the time of Preliminary Site Plan and Final Site Plan submittal. However, prior to Preliminary Site Plan and Final Site Plan approvals, a parking analysis shall be provided by the applicant to justify the reduction in required parking.

17. Prior to Preliminary and Final Site Plan approvals, compliance with Section 531.24.A. shall be demonstrated. All applicable state or federal permits shall be obtained before commencement of the development of the private helistop.

18. Prior to Preliminary and Final Site Plan approvals, the applicant shall provide a roadway network, other than those shown on the Major Map Series of the Comprehensive Plan between the different proposed uses, or alternative vehicular and pedestrian access methods acceptable to the County.

19. The Final Site Plans for Phases I and III of the Project are compliant with the development standards of the North Central Overlay District. The approval of the amended General Development Plan by the adoption of this ordinance shall not constitute a modification of the North Central Overlay District standards, as approved for Phases I and III of the project.

20. At the time of Preliminary and Final Site Plan submittal, the hospital building shall be limited to a maximum of 6-stories. Renderings shall be provided to demonstrate substantial compliance with, or a superior alternative to Exhibit "D" of this Ordinance.

21. All applicable state or federal permits shall be obtained prior to commencement of development

B. Environmental:

~~1. There are no impacts to jurisdictional wetlands or wetland buffers being approved by the adoption of this ordinance.~~

1. There are 24.79 acres of jurisdictional wetland impacts being approved by the adoption of this ordinance.

2. A Conservation Easement for the areas defined as post-development jurisdictional wetlands, wetland buffers and upland preservation areas that will serve as wetland mitigation areas shall be dedicated to the County prior to or concurrent with Final Plat approval or Certificate of Occupancy or Certificate of Completion issuance.

3. For landscape buffers adjacent to residential units, canopy trees shall be planted midway from the edge of the buffer (i.e. 10 feet in a 20-foot buffer or 25 feet in a 50-foot' buffer). Understory or columnar form trees may be planted within 15 feet of an accessory structure if, at time of Final Site Plan, it is determined that the species utilized are likely to minimize conflicts with accessory structures.

4. No lots shall be platted through post-development wetlands, wetland buffers, or upland preservation areas.

5. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on the Final Site Plan in accordance with Section 355 of the LDC.

6. A Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the County for review and approval prior to Final Site Plan approval. The Well Management Plan shall include the following information:
   - Digital photographs of the well along with nearby reference structures (if existing),
   - GPS coordinates (latitude/longitude) of the well,
   - The methodology used to secure the well during construction (e.g. fence, tape), and
   - The final disposition of the well - used, capped, or plugged.

7. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited.

8. The Final Site Plan(s) shall clearly delineate a minimum of 20.62 acres of Upland Preservation. The exact location and configuration of the required Upland Preservation areas shall be consistent with those areas identified on the Native Upland Habitat Preservation Exhibit of the General Development Plan set, and shall be approved with the Final Site Plan(s). Upland Preservation areas may be reconfigured with the Final Site Plan provided that the overall acreage, general location, and quality of preserved habitat remain consistent to those shown on the Native Upland Habitat Preservation Exhibit, contained in the General Development Plan.

9. The developer shall provide an updated study consistent with Policy 3.3.2.1 of the Comprehensive Plan for threatened and endangered plant and animal species prior to Final Site Plan approval. A Management Plan, approved by the appropriate State or Federal agency, shall be provided to the County for any listed species found on-site prior to Final Site Plan approval.

10. Roadway buffers in Phase II, and adjacent to non-residential uses shall be planted as follows:
    - Three Canopy Trees per 100 linear feet
    - Three-inch caliper as measured 6 inches from the base of the tree, 12 feet in height, 5-foot spread.
    - Thirty-three shrubs per 100 linear feet
    - Thirty inches at time of planting.
    - Buffers shall be planted in an informal, staggered arrangement.
    - Buffers shall be entirely planted prior to Certificate of Occupancy

11. To support the mixed-use form of development in Phase 2, if alternative locations for vehicle use area buffer and/or perimeter screening buffer are proposed with a specific Final Site Plan, a tracking mechanism that is found to be acceptable to staff will be used to demonstrate compliance with the LDC.

C. Stormwater Engineering:

~~1. Pursuant to Section 801 and 802 of the Land Development Code and Code of Federal Regulations (CFR), Title 44, Section 60.3, the subsequent Final Site Plan and Construction Plan submittal(s) and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect to proposed impacts to the FEMA 2014 FIRM 100-year floodplain and post-development discharge of runoff.~~

1. Pursuant to Section 801 and 802 of the Land Development Code and Code of Federal Regulations (CFR}, Title 44, Section 60.3, the subsequent Final Site Plan and Construction Plan submittal(s) and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect to proposed impacts to the County FEMA 1% annual chance flood hazard area delineation pursuant to the Buffalo Canal/Frog Creek, Gamble Creek Watershed, and Little Manatee River Watershed Management Plan, and post-development discharge of runoff.

2. Pursuant to Section 801 Land Development Code, Manatee County Floodplain Ordinance (Chapter 2-10 - Drainage and Flood Control, or as amended), and Code of Federal Regulations (CFR), Title 44, Section 60.3, the Construction Plan and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect post-development discharge of runoff. The following storm frequency events, corresponding cumulative rainfall, and rainfall distribution shall be provided as a comparison of the existing pre-development condition versus the proposed post-development development condition:

   50-year storm event modeling applies to thoroughfare drainage systems only.

   The comparison of existing pre-development condition versus the proposed post-development development condition shall include results in terms of runoff and staging. Drainage Modeling (utilizing best available

information from Buffalo Canal/Frog Creek, Gamble Creek Watershed, and Little Manatee River Watershed Management Plan) shall be submitted to demonstrate compliance prior to commencement of construction.

3. Any fill within the FEMA 1% annual chance flood hazard area as delineated by the Buffalo Cana/Frog Creek, Gamble Creek Watershed, and Little Manatee River Watershed Management Plan (WMP) shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table. FEMA 1% annual chance flood hazard area compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation). Alternatively, the applicant can submit drainage modeling utilizing the Buffalo Canal/Frog Creek, Gamble Creek Watershed, and Little Manatee River Watershed Management Plan (submitted for review to the Public Works Department with the Construction Plan submittal) to demonstrate no adverse drainage impacts for the mean annual, 10-year, 25-year, and 100-year design storm events to a no-rise condition.

4. This project shall be required to reduce the calculated pre-development flow rate by a full fifty percent (50%) for all stormwater outfall flow directly or indirectly into Buffalo Canal/Frog Creek, Gamble Creek Watershed, and Little Manatee River Watershed. Modeling shall be used to determine pre- and post- development flows.

5. Or The Engineer of Record (EOR) shall submit drainage modeling to demonstrate the allowable pre-development rate of discharge has been reduced by fifty (50) percent for Buffalo Canal/Frog Creek and Gamble Creek. The Engineer of Record (EOR) shall submit drainage modeling to demonstrate the allowable pre-development rate of discharge has been reduced by fifty (50) percent for Buffalo Canal/Frog Creek and Gamble Creek.

6. Any fill within the FEMA 1% annual chance flood hazard area derived from the FEMA FIRM shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table. The FEMA 1% annual chance flood hazard area shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation). Alternatively, the applicant can utilize drainage modeling (submitted for review to the Public Works Department with the Construction Plan submittal) to demonstrate no adverse drainage impacts to a no-rise condition.

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~~2. The Engineer of Record (EOR) shall submit drainage modeling to demonstrate the allowable pre-development rate of discharge has been reduced by 50% for Gamble Creek and Buffalo Canal Watersheds.~~

~~3. All fill within the 100-year Floodplain shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table or Drainage modeling shall utilize the adopted Gamble Creek Watershed Study and the Buffalo Canal Watershed Study to demonstrate, in post-development condition, that no adverse impacts are created to adjacent property.~~

~~3. There shall be a minimum of 10-foot separation between accessory equipment and structures alongside adjoining houses with 5-foot side yard setbacks.~~

D. Development Review:

1. Connection to the County wastewater system is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting, and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be designed and constructed in accordance with the County's Wastewater System Master Plan. The connection shall be designed, engineered, and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by the County Engineer through the construction plans review process for the project.

~~2. The route given for mains in the water or wastewater master plan shall not vary without specific written approval from the Public Works Department or as established in a Local Development Agreement between the County and the Developer.~~

~~3. The proposed potable water distribution system shall be designed and constructed to provide for internal and external looping. Dead-end potable water mains greater than 800-feet in length are not allowed unless they are designed to provide future inter-neighborhood ties or they are specifically approved by Manatee~~

~~County. Where dead-end streets greater than 400 feet long are within 200 feet of any other right-of-way, the potable water from the dead-end street shall be connected to potable water main that is within the nearby street right-of-way. Where dead-end water mains are unavoidable, they shall be constructed with metered automatic blow-off devices sized to provide a flushing velocity of at least 2.5 feet per second and the developer, CDD and/or homeowner's association, as applicable, shall pay for the cost of potable water blown off in order to maintain water quality standards.~~

E. Park and Natural Resources:

~~1. Surface and ground-water monitoring plans for the development will be required to address sections 349.2(G) through (J) of the Manatee County Land Development Code.~~

~~Within 90 days of approval, both the surface and ground-water monitoring plans shall require submittal & approval by the Manatee County Parks & Natural Resources Dept (PNRD). Pre-development monitoring requirements shall be met for those portions of the subject site that do not have an approved Final Site Plan/Construction Plan.~~

1. This project is within the "Villages of Amazon South Large Project". A Surface and Ground Water monitoring plan for this development is required to address sections 321.1(C)6-9 of the Manatee County Land Development Code prior to groundbreaking activities.

F. Concurrency:

1. The Land Use Equivalency Matrix below allows the developer variations in the quantity of approved land uses without the requirement to analyze such modifications through a modification to the General Development Plan. The conversion formulas presented below are based on gross p.m. peak hour trip generation factors.

2. In seeking approval of a specific Land Use Exchange, any changes in the number and/or type of dwelling units that cause an increase in the projected number of students shall be subject to review and approval of a School concurrency Analysis and issuance of a CLOS. The Developer shall also prepare a request that demonstrates that the impacts generated by the revised land use mix will not exceed the impacts for transportation, potable water, sanitary sewer, solid waste disposal, mass transit, drainage, school facilities, and parks and recreation, which have been approved and authorized in the Certificate of Level of Service Compliance (CLOS). The Planning Director shall administratively review and approve all land use exchanges utilizing the LUEM.

3. An application for a Land Use Exchange must include a tracking chart. Staff shall be provided a revised Land Use and Phasing Schedule and a reallocation of square footage or residential units. Each proposal for a land use exchange and revised General Development Plan shall be reviewed for compliance with the provisions of this Development Order, the Manatee County Land Development Code, and the Manatee County Comprehensive Plan.

4. Upon application of LUEM, an updated land use tracking table indicating the exchange of units or square footage and corresponding increase or decrease of total unit counts and/or square footage by land use type shall be provided. For mixed-use developments, traffic assignments at project driveways need to be re-evaluated in detail.

    i. Upon application of Land Use Equivalence Matrix (LUEM), an updated land use tracking table indicating the exchange of units or square footage and corresponding increase or decrease of total unit counts and/or square footage by land use type shall be provided. For mixed-use developments, traffic assignment at project driveways shall be re-evaluated in detail.

5. The applicant must apply for a modification to the CLOS and if the proposed Land Use Exchange results in impacts more than those previously approved, the applicant may be granted approval for that excess on if, and when, capacity is available. However, reapplication shall not cause the applicant to lose the capacity already approved for the Project.

6. If the request for a Land Use Exchange is approved, a modified CLOS shall be issued to replace the previously approved CLOS. Any modification to the CLOS shall not extend the time for which such capacity is reserved, pursuant to the CLOS. At the time of Final Site Plan approval, potable water, wastewater treatment and schools shall be also analyzed, and a CLOS will be issued for those concurrency components..

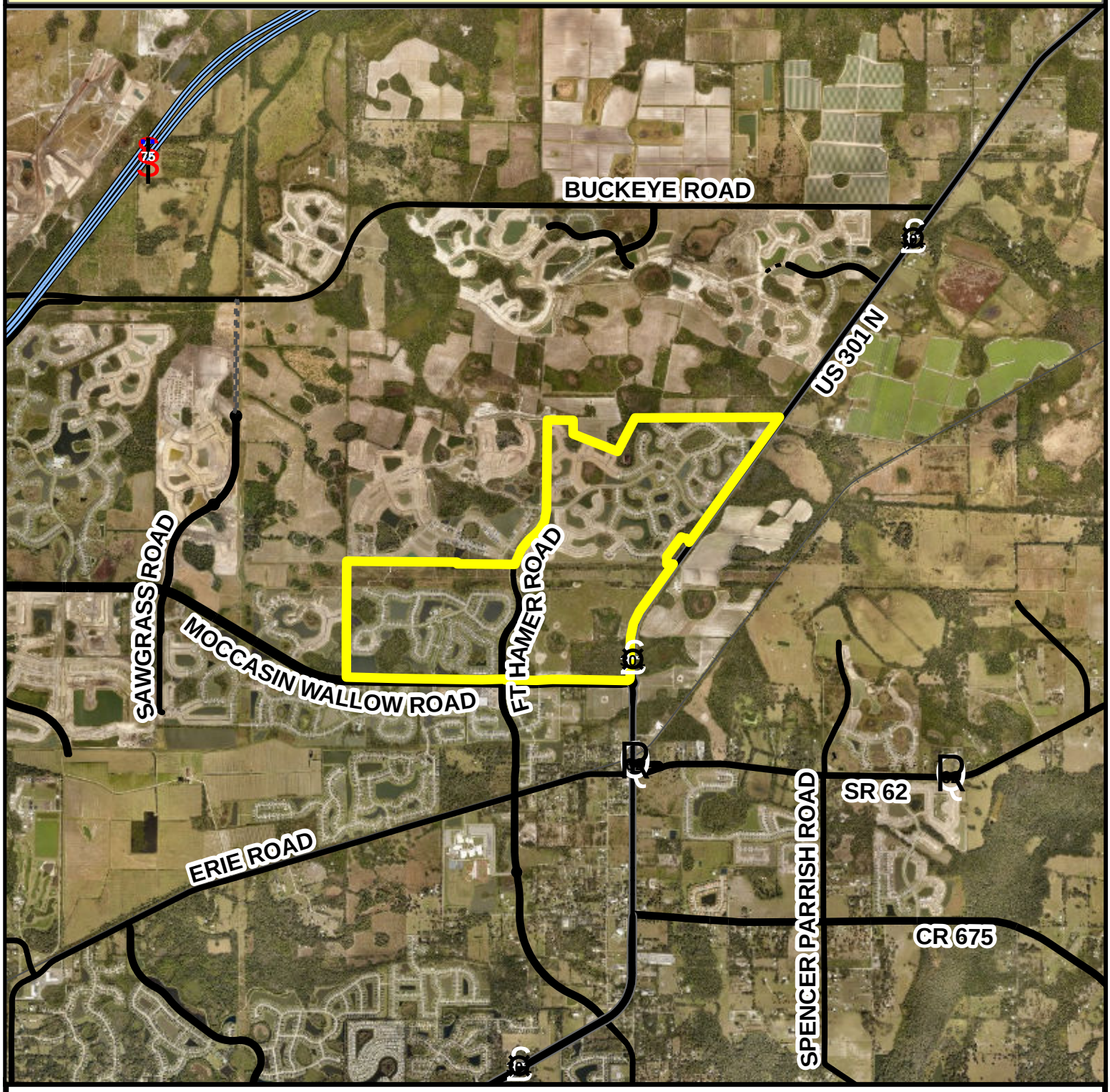
REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

No remaining issues.

Attachments

1. Staff Report Maps and Aerials
2. General Development Plan
3. Traffic Study Waiver
4. Environmental Narrative
5. School Report
6. Zoning Disclosure Affidavit
7. Neighborhood Workshop Summary
8. Affidavit of Publishing
9. Previous Ordinance PDMU-18-06(G)(Z)(R)
10. Land Development Agreement (LDA-13-02(R4)
11. 13-02 Villages of Amazon South LDA
12. 13-02 Villages of Amazon South LDA Amend 1
13. 13-02 Villages of Amazon South LDA Amend 2
14. 13-02 Villages of Amazon South LDA Amend 3
15. 13-02 Villages of Amazon South LDA Amend 4
16. Public Comment
17. Ordinance PDMU-18-06(Z)(G)(R2)
18. Previously approved Schedule of Permitted and Prohibited Uses Exhibit “B”
19. Exhibit C. Elevations
20. Exhibit D. Hospital Rendering

AERIAL



Parcel ID #(s) Multiple

Project Name: Villages of Amazon South – Rezone with Amended GDP
Project #: PDMU-18-06 (Z)(G)(R2)
Accela #: PLN2411-0096

Manatee County
Staff Report Map

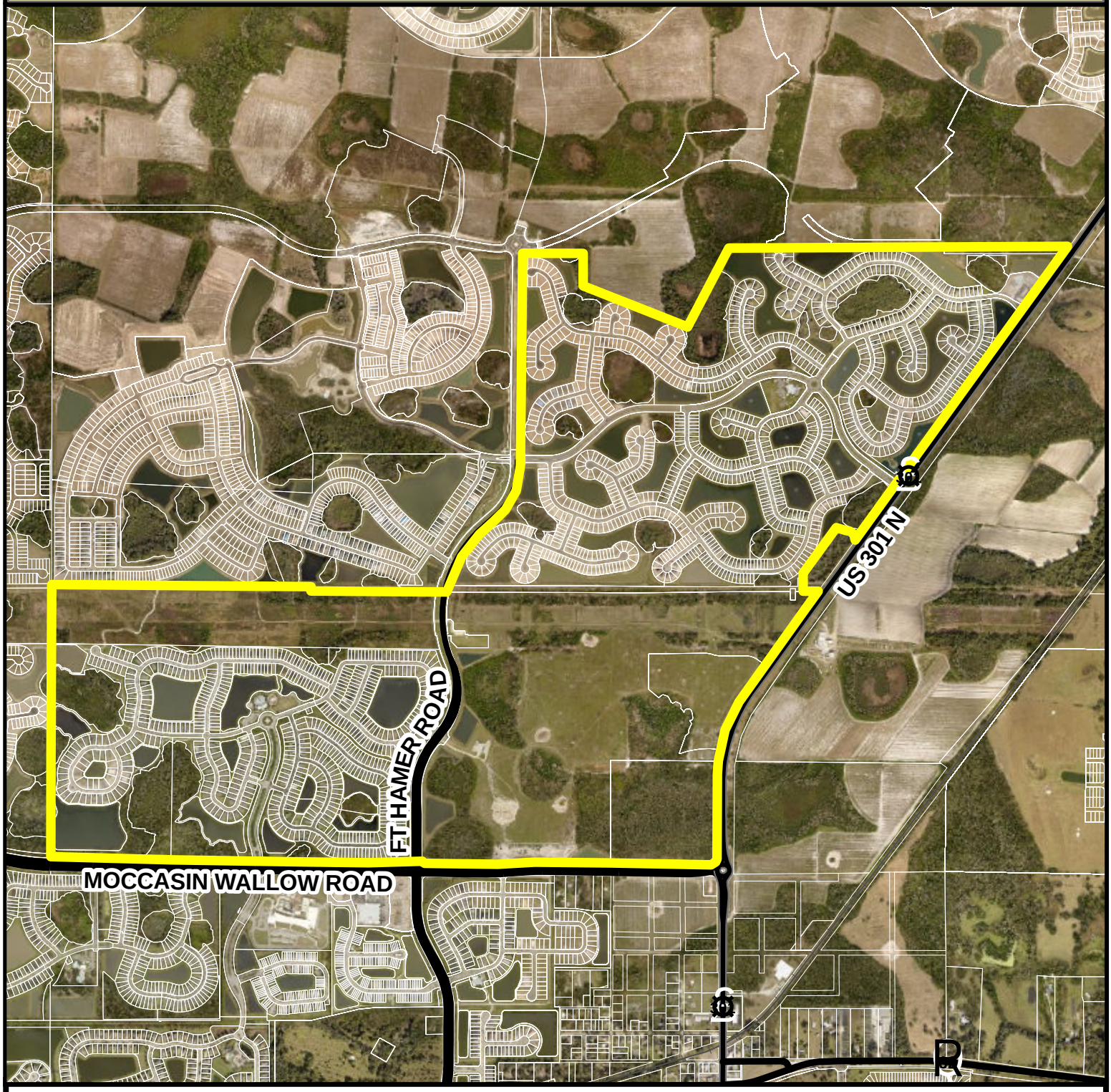
Map Prepared 1 / 2026

Feet
0 2,100 4,200

S/T/R: 17,18,20 33S 19E
Acreage: 1,067.76
Existing Zoning: PD-MU, A, A-1
Existing FLU: UF-3, MU, P/SP-1
Overlays: NONE
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: BUFFALO CREEK, UNNAMED DRAINAGE DITCH
Commissioner: Vacant

AERIAL



Parcel ID #(s) Multiple

Project Name: Villages of Amazon South – Rezone with Amended GDP
Project #: PDMU-18-06 (Z)(G)(R2)
Accela #: PLN2411-0096

Manatee County
Staff Report Map

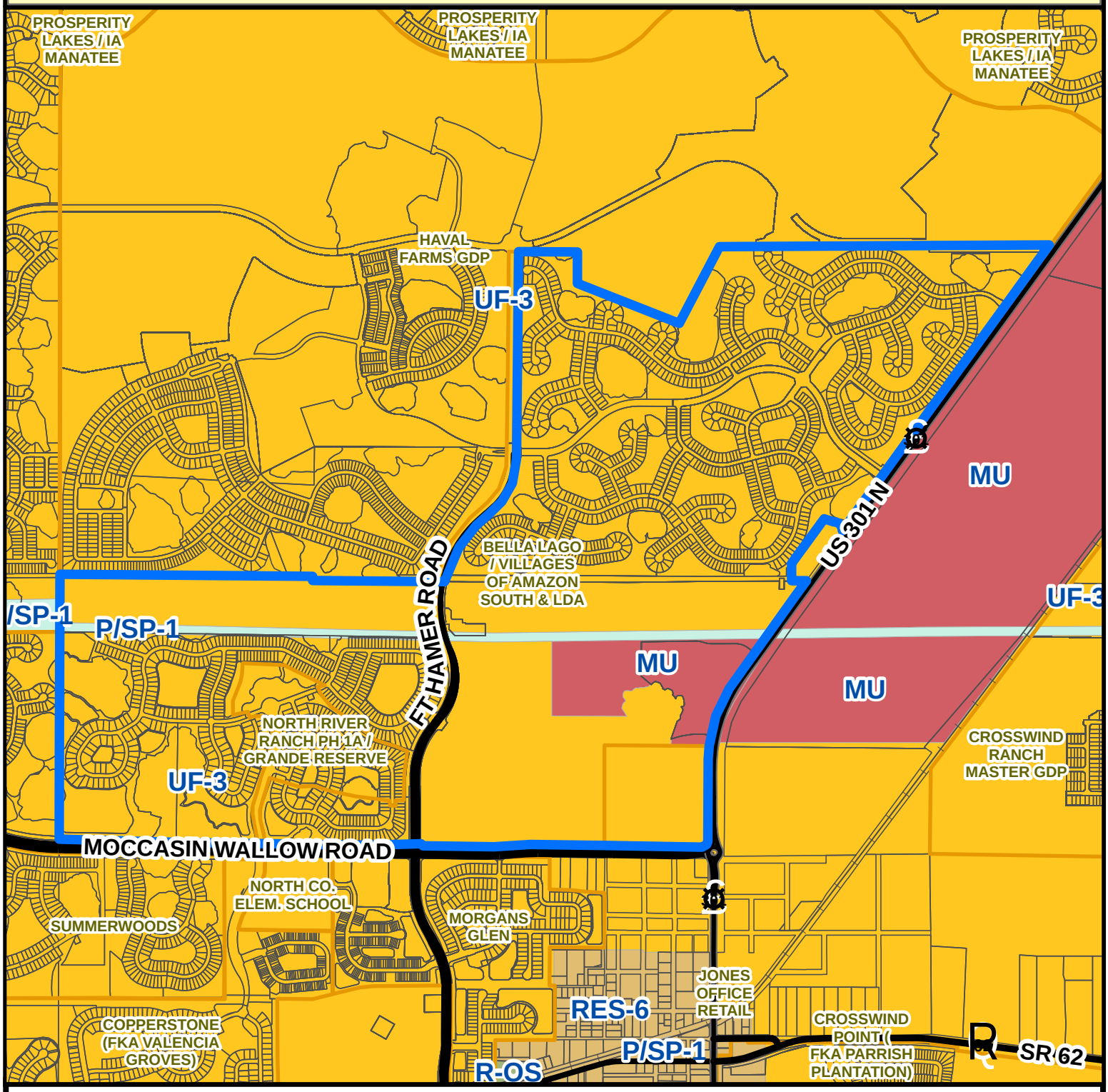
Map Prepared 1 / 2026

Feet
0 925 1,850

S/T/R: 17,18,20 33S 19E
Acreage: 1,067.76
Existing Zoning: PD-MU, A, A-1
Existing FLU: UF-3, MU, P/SP-1
Overlays: NONE
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: BUFFALO CREEK, UNNAMED DRAINAGE DITCH
Commissioner: Vacant

FUTURE LAND USE



Parcel ID #(s) Multiple

Project Name: Villages of Amazon South – Rezone with Amended GDP
Project #: PDMU-18-06 (Z)(G)(R2)
Accela #: PLN2411-0096

Manatee County
Staff Report Map

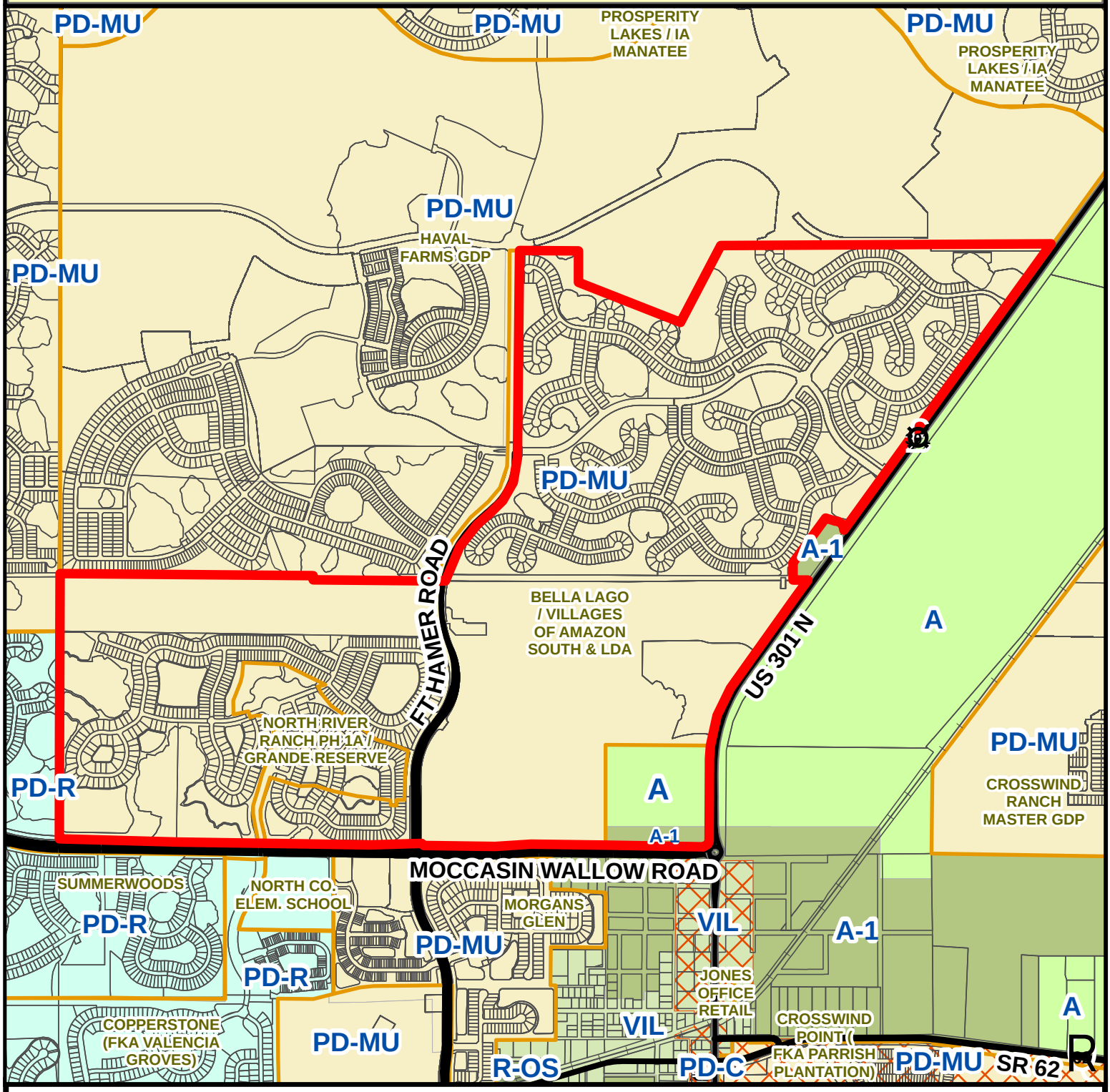
Map Prepared 1 / 2026

Feet
0 950 1,900

S/T/R: 17,18,20 33S 19E
Acreage: 1,067.76
Existing Zoning: PD-MU, A, A-1
Existing FLU: UF-3, MU, P/SP-1
Overlays: NONE
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: BUFFALO CREEK, UNNAMED DRAINAGE DITCH
Commissioner: Vacant

ZONING



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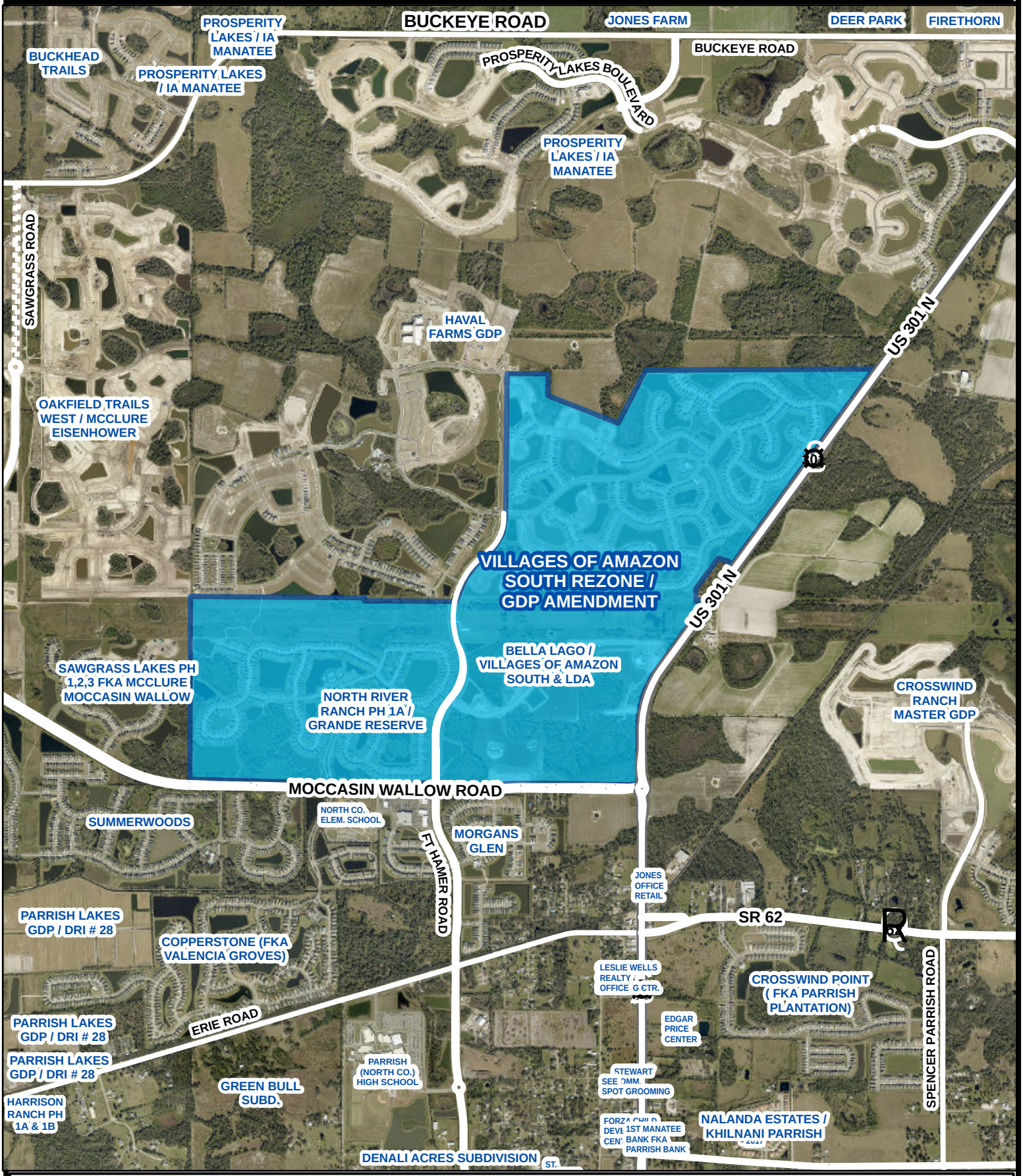
Commissioner: Vacant

PROPOSED LOCATION OF VILLAGES OF AMAZON



0 2,000 4,000

Feet

This map is provided for general reference and is not warranted in any way. Errors from non-coincidence of features from different sources may exist. The Manatee County BOCC shall be held harmless for inappropriate or unintended uses of the information.

Manatee County Zoning Ordinance

PDMU-18-06(Z)(G)(R2)–REZONE WITH AMENDED GDP FOR VILLAGES OF AMAZON SOUTH/WOOLRIDGE INVESTMENTS LLC;BLACKHAWK CAPITAL MANAGEMENT LLC;LASALLE HOLDING PARTNERS LLC;SENECA REAL HOLDINGS LLC;WHK INVEST LLC;UNIVERSITY PARK PARTNERS IV LLC (OWNERS)–PLN2411-0096

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, AMENDING THE OFFICIAL ZONING ATLAS (ORDINANCE 15-17, AS AMENDED, THE MANATEE COUNTY LAND DEVELOPMENT CODE) RELATING TO ZONING WITHIN THE UNINCORPORATED AREA; TOGETHER WITH AMENDING AND RESTATING ORDINANCE PDMU-18-06(G)(R) TO (1) ADD 35.53 ACRES TO A 1,032.23 ACRE-SITE ZONED PLANNED DEVELOPMENT MIXED USE (PDMU); (2) PROVIDE FOR THE REZONING OF THE ADDED PORTION OF 35.53 ACRES FROM GENERAL AGRICULTURE (A) AND SUBURBAN AGRICULTURE (A-1) TO PLANNED DEVELOPMENT MIXED USE (PDMU), CONSOLIDATING THE PLANNED DEVELOPMENT MIXED USE (PDMU) ZONING DISTRICT FOR THE ENTIRE SITE TOTALING 1,067.76 ACRES; (3) APPROVE A REVISED GENERAL DEVELOPMENT PLAN FOR THE ENTIRE 1,067.76 ACRE SITE FOR A MIXED USE PROJECT CONSISTING OF 2,497 RESIDENTIAL UNITS; 247,000 SQUARE FEET OF MEDICAL OFFICES, 20,000 SQUARE FEET OF OFFICE, 202,000 SQUARE FEET OF RETAIL/COMMERCIAL USES, 150 HOSPITAL BEDS AND 326 ASSISTED LIVING FACILITY (ALF) BEDS, INCLUSIVE OF THE PREVIOUSLY APPROVED DEVELOPMENT; AND 4) REMOVE CONDITION 17; NO CHANGES TO THE APPROVED SCHEDULE OF USES, ATTACHED AS EXHIBIT B ARE PROPOSED; SITE IS LOCATED NORTHWEST OF THE INTERSECTION OF MOCCASIN WALLOW ROAD AND US 301 NORTH, AT 12420 US 301 NORTH, PARRISH (MANATEE COUNTY); SUBJECT TO AMENDED CONDITIONS OF APPROVAL (FKA STIPULATIONS); SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Woolridge Investments LLC; Blackhawk Capital Management LLC; Lasalle Holding Partners LLC; Seneca Real Holdings LLC; WHK Invest LLC; University Park Partners IV, LLC (the “Applicants”) filed an application amending and restating Ordinance PDMU-18-06(G)(R) to add 35.53 acres to a 1,032.23 acre site zoned Planned Development Mixed Use (PDMU) providing for the rezone of the added potion of approximately 35.53 acres described in Exhibit “A”, attached hereto, (the “Property”) from General Agriculture (A) and Suburban Agriculture (A-1) to Planned Development Mixed Use (PDMU) Zoning District; and

WHEREAS, the applicant also filed a revised General Development Plan for the entire 1,067.76 acre site for a mixed use project consisting of: a request to increase the approved entitlements by adding to the 35.53 acres: 313 multifamily units;18,000 sq. ft. to retail/commercial uses and 30,000 sq. ft to office uses; resulting in a total of 3,158 residential units, including 627 multifamily units resulting from the exchange of 279 single family detached units based on the LUEM (Land Use Equivalency Matrix and 50,000 sq.ft office, 220,000 square feet of retail/commercial uses, 150 hospital beds and 326 assisted living facility (ALF) beds, inclusive of the previously approved development; (the “project”) on the Property collectively (“the Initial Amended Application”); and

WHEREAS, the applicant filed a Schedule of Permitted and Prohibited Uses with no changes from the previous approval, attached hereto as Exhibit "B"; and

WHEREAS, the applicant also filed a request for Specific Approval for alternatives to Land Development Code Sections: 1) 701.3.A.7, relocating the vegetation required for the vehicle use area in another area of the site, and 2) 701.4.B.3, relocating the vegetation required for the screening buffers between the Village Center and Residential Neighborhood in another area of the site; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on April 16, 2026, to consider the Initial Amended Application (rezone, Amended General Development Plan and Specific Approval applications) and considered the criteria for approval in the Manatee County Comprehensive Plan and the Land Development Code; and

WHEREAS, the Manatee County Planning Commission, as the County's Local Planning Agency, found the Initial Amended Applications not consistent with the Manatee County Comprehensive Plan and to not satisfy the criteria for approval in the Manatee County Land Development Code and recommended denial of the Initial Amended Applications; and,

WHEREAS, the Applicant revised the Initial Amended Applications to delete the request to increase entitlements leaving only the request to add the 35.53±acre parcel to the Large Project Application and rezone the 35.53±acres parcel from the General Agriculture (A) and Suburban Agriculture (A-1) Zone Districts to the Planned Development Mixed Use (PDMU) Zone District; requesting approval of an Amended General Development Plan for the total 1,067.76±acre site for a total of 247,000 residential units, 247,000 sq. ft of medical offices, 20,000 sq. ft of office uses, 202,000 sq. ft of retail/commercial uses, 150 hospital beds and 326 ALF beds, inclusive of previously approved entitlements hereinafter collectively "the Second Amended Application"); and,

WHEREAS, both the Initial Amended Applications and the Second Amended Applications requested: (a) the deletion of the Condition A.1. stating "No lots shall be platted through any landscape buffers, retention ponds, wetlands, wetland buffers or upland preservation areas; and (b)the deletion of a Condition of Approval: there were no impacts to jurisdictional wetlands or wetland buffers being approved by the adoption of this ordinance (Condition B.1.) and substituted the following condition: "There are 24.79 ±acres of jurisdictional wetland impacts being approved by the adoption of this ordinance" (Amended Condition B.1.).

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

Section 1. FINDINGS OF FACT. The recitals set forth above are true and correct and are hereby adopted as findings by the Board of County Commissioners.

The Board of County Commissioners, after considering the testimony, evidence, documentation, application for amendment of the Official Zoning Atlas, the recommendation and findings of the Planning Commission, only as to the Initial Amended Application, as well as all other matters presented to the Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

A. The Board of County Commissioners has received and considered the report of the Manatee County Planning Commission concerning the Initial Amended Application.

B. The Board of County Commissioners, after due public notice, held public hearings on May 21, 2026, and September 3, 2026, regarding the proposed Second Amended Application described herein in accordance with the requirements of the Manatee County Land Development Code and has further considered the information received at said public hearing.

C. The proposed Second Amended Application inclusive of the amendment to the Official Zoning Atlas regarding the property described in Exhibit "A" herein is found to be consistent with the requirements of the Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Land Development Code.

D. Notwithstanding the failure of this plan to comply with the requirements of Land Development Code Section 701.3.C, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design. The required vehicle use area buffer plantings, internal to the limits of Phase II, will be provided within Phase II. This alternative could allow the site design to be more cohesive, functional, walkable, and aesthetically pleasing. Other buffering (roadway, screening, or VUA) required at the perimeter of Phase II or adjacent to the hospital will still be provided in accordance with the LDC as noted on the GDP.

E. Notwithstanding the failure of this plan to comply with the requirements of Land Development Code Section 701.4.B.3, Figure 7-4, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design. The required screening buffer plantings, internal to the limits of Phase II, will be provided within Phase II. This alternative could allow the site design to be more cohesive, functional, walkable, and aesthetically pleasing. Other buffering (roadway, screening, or VUA) required at the perimeter of Phase II or adjacent to the hospital will still be provided in accordance with the LDC as noted on the GDP.

Section 2. REVISED GENERAL DEVELOPMENT PLAN. The revised General Development Plan (in the Second Amended Application) is hereby approved for the entire 1,067.76 acre site for a mixed use project consisting of: 2,497 residential units; 247,000 square feet of medical offices, 20,000 square feet of office, 202,000 square feet of retail/commercial uses, 150 hospital beds and 326 assisted living facility (ALF) beds, inclusive of the previously approved development, upon the property subject to the following Conditions:

A. Design and Land Use:

1. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions, and in a separate addendum to the Sales Contract, and in the Final Plat, and shall include language to inform prospective homeowners of:

    a. The presence of neighboring agricultural uses, which may possibly include pesticides and herbicides and may have odors and noises associated with such uses.

    b. There are planned thoroughfares within the project area [i.e. Fort Hamer Road (4-lane arterial and adjacent to the project [i.e. US 301 and Moccasin Wallow Road (6-lane arterials)], and potential noise associated with these planned roadways.

    c. The internal streets within this subdivision may be privately owned and maintained by the Homeowner's Association or other appropriate legal entity.

d. The Hospital use in Phase II may include a Helistop.

2. All roof mounted mechanical equipment (e.g., HVAC) shall be screened with a solid parapet wall or other visual and noise deflecting materials. The materials shall be consistent with the construction of the principal building(s). Compliance shall be verified with review of the building permit.

3. Any significant historical or archeological resources discovered during development activities shall be immediately reported to the Florida Department of State's Division of Historical Resources, and treatment of such resources shall be determined in cooperation with the Division of Historical Resources and the County. The final determination of significance shall be made in conjunction with the Florida Department of State's Division of Historical Resources and the County. The appropriate treatment of such resources (potentially including excavation of the site in accordance with the guidelines established by the Florida Department of State's Division of Historical Resources) must be completed before resource disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statutes (Offenses Concerning Dead Bodies and Graves) shall be followed.

4. Final Site Plan review and approval is required for any recreational area/amenity center. Required number of parking spaces will be determined at Final Site Plan based on the type and square footage of the recreational uses. Any recreation or amenity structure shall have a minimum 20-foot setback from all property lines.

5. The uses approved for this project shall be limited to those voluntarily proffered by the applicant in the Schedule of Uses attached to the Zoning Ordinance PDMU-18-06(G)(R) as Exhibit "B".

6. A 2-foot separation from the internal edge of the sidewalk to the property line shall be provided for all proposed front-loaded garage units to ensure a 25-foot separation from the sidewalk to the garage.

7. In the event that gates will be proposed within internal private roads, any gates shall be accessible to emergency providers in accordance with the requirements of applicable County ordinances and regulations.

8. All other applicable state or federal permits shall be obtained before commencement of the development.

9. All lots adjacent to active agricultural operations shall have an additional 35-foot setback, unless separated by a street or other designated open space at least 35 feet in width. If an adjoining agricultural operation is no longer in effect at the time of submittal of the Final Plat, then the requirements of Section 702.6.7 shall no longer apply, and the additional 35-foot setback may be eliminated from the plat.

10. That portion of the hospital in excess of 4 stories shall be set back a minimum of 100 feet from US 301 N.

11. In accordance with LDC Section 1001.6.A.1.a, the applicant shall construct a 5-foot sidewalk along local streets, and the frontage of all new or existing major thoroughfares (i.e. US 301 N, Fort Hamer Road, and Moccasin Wallow Road).

12. All dumpsters, compactors, and other utility equipment shall be screened with a 6-foot-high wall constructed with building materials consistent with the principal building(s). Compliance shall be verified with review of the building permit.

13. Proposed multi-family buildings shall be in conformance with the elevations entered into the record (attached as Exhibit C). Building elevations shall be provided with the Final Site Plan for review and approval. Multi-family buildings that are constructed as individual buildings shall be permitted to meet minimum setback requirements for single-family detached units.

14. This community is zoned Planned Development Mixed Use (PDMU), with a portion of the site lying in the Mixed Use Future Land Use Category. Therefore, a minimum of three general categories of land uses (measured in gross acres district-wide) shall be provided at buildout. These uses may include residential (10%), retail/commercial/office (5%), hospital (4%), recreation/open space (3%), or public/semi-public (3%). To confirm mixed-use development, a tracking chart will be provided with each Preliminary Site Plan and Final Site Plan submittal to show the gross percentage of land area that is dedicated to each land use type noted above.

15. All structures over 3-stories that are adjacent to/directly across the street from single-family residential zoning districts shall meet the requirements of Section 401.5, requiring an additional 20-foot setback per floor over three floors.

16. The total number of required parking spaces will be determined at the time of Preliminary Site Plan and Final Site Plan submittal. However, prior to Preliminary Site Plan and Final Site Plan approvals, a parking analysis shall be provided by the applicant to justify the reduction in required parking.

17. Prior to Preliminary and Final Site Plan approvals, compliance with Section 531.24.A. shall be demonstrated. All applicable state or federal permits shall be obtained before commencement of the development of the private helistop.

18. Prior to Preliminary and Final Site Plan approvals, the applicant shall provide a roadway network, other than those shown on the Major Map Series of the Comprehensive Plan between the different proposed uses, or alternative vehicular and pedestrian access methods acceptable to the County.

19. The Final Site Plans for Phases I and III of the Project are compliant with the development standards of the North Central Overlay District. The approval of the amended General Development Plan by the adoption of this ordinance shall not constitute a modification of the North Central Overlay District standards, as approved for Phases I and III of the project.

20. At the time of Preliminary and Final Site Plan submittal, the hospital building shall be limited to a maximum of 6-stories. Renderings shall be provided to demonstrate substantial compliance with, or a superior alternative to Exhibit “D” of this Ordinance.

21. All applicable state or federal permits shall be obtained prior to commencement of development

B. Environmental:

1. There are 24.79 acres of jurisdictional wetland impacts being approved by the adoption of this ordinance.

2. A Conservation Easement for the areas defined as post-development jurisdictional wetlands, wetland buffers and upland preservation areas that will serve as wetland mitigation areas shall be dedicated to the County prior to or concurrent with Final Plat approval or Certificate of Occupancy or Certificate of Completion issuance.

3. For landscape buffers adjacent to residential units, canopy trees shall be planted midway from the edge of the buffer (i.e. 10 feet in a 20-foot buffer or 25 feet in a 50-foot' buffer). Understory or columnar form trees may be planted within 15 feet of an accessory structure if, at time of Final Site Plan, it is determined that the species utilized are likely to minimize conflicts with accessory structures.

4. No lots shall be platted through post-development wetlands, wetland buffers, or upland preservation areas.

5. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on the Final Site Plan in accordance with Section 355 of the LDC.

6. A Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the County for review and approval prior to Final Site Plan approval. The Well Management Plan shall include the following information:

   - Digital photographs of the well along with nearby reference structures (if existing),
   - GPS coordinates (latitude/longitude) of the well,
   - The methodology used to secure the well during construction (e.g. fence, tape), and
   - The final disposition of the well - used, capped, or plugged.

7. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited.

8. The Final Site Plan(s) shall clearly delineate a minimum of 20.62 acres of Upland Preservation. The exact location and configuration of the required Upland Preservation areas shall be consistent with those areas identified on the Native Upland Habitat Preservation Exhibit of the General Development Plan set, and shall be approved with the Final Site Plan(s). Upland Preservation areas may be reconfigured with the Final Site Plan provided that the overall acreage, general location, and quality of preserved habitat remain consistent to those shown on the Native Upland Habitat Preservation Exhibit, contained in the General Development Plan.

9. The developer shall provide an updated study consistent with Policy 3.3.2.1 of the Comprehensive Plan for threatened and endangered plant and animal species prior to Final Site Plan approval. A Management Plan, approved by the appropriate State or Federal agency, shall be provided to the County for any listed species found on-site prior to Final Site Plan approval.

10. Roadway buffers in Phase II, and adjacent to non-residential uses shall be planted as follows:
    - Three Canopy Trees per 100 linear feet
    - Three-inch caliper as measured 6 inches from the base of the tree, 12 feet in height, 5-foot spread.
    - Thirty-three shrubs per 100 linear feet
    - Thirty inches at time of planting.
    - Buffers shall be planted in an informal, staggered arrangement.
    - Buffers shall be entirely planted prior to Certificate of Occupancy

11. To support the mixed-use form of development in Phase 2, if alternative locations for vehicle use area buffer and/or perimeter screening buffer are proposed with a specific Final Site Plan, a tracking mechanism that is found to be acceptable to staff will be used to demonstrate compliance with the LDC.

C. Stormwater Engineering:

1. Pursuant to Section 801 and 802 of the Land Development Code and Code of Federal Regulations (CFR), Title 44, Section 60.3, the subsequent Final Site Plan and Construction Plan submittal(s) and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect to proposed impacts to the County FEMA 1% annual chance flood hazard area delineation pursuant to the Buffalo Canal/Frog Creek, Gamble Creek Watershed, and Little Manatee River Watershed Management Plan, and post-development discharge of runoff.

2. Pursuant to Section 801 Land Development Code, Manatee County Floodplain Ordinance (Chapter 2-10 – Drainage and Flood Control, or as amended), and Code of Federal Regulations (CFR), Title 44, Section 60.3, the Construction Plan and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect post-development discharge of runoff. The following storm frequency events, corresponding cumulative rainfall, and rainfall distribution shall be provided as a comparison of the existing pre-development condition versus the proposed post-development development condition:

   50-year storm event modeling applies to throughfare drainage systems only.

   The comparison of existing pre-development condition versus the proposed post-development development condition shall include results in terms of runoff and staging. Drainage Modeling (utilizing best available information from Buffalo Creek/Frog Creek, Gamble Creek Watershed, and Little Manatee River Watershed Management Plan) shall be submitted to demonstrate compliance prior to commencement of construction.

3. Any fill within the FEMA 1% annual chance flood hazard area as delineated by the Buffalo Cana/Frog Creek, Gamble Creek Watershed, and Little Manatee River Watershed Management Plan (WMP) shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table. FEMA 1% annual chance flood hazard area compensation shall be compensated in sole use

compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation). Alternatively, the applicant can submit drainage modeling utilizing the Buffalo Canal/Frog Creek, Gamble Creek Watershed, and Little Manatee River Watershed Management Plan (submitted for review to the Public Works Department with the Construction Plan submittal) to demonstrate no adverse drainage impacts for the mean annual, 10-year, 25-year, and 100-year design storm events to a no-rise condition.

4. This project shall be required to reduce the calculated pre-development flow rate by a full fifty percent (50%) for all stormwater outfall flow directly or indirectly into Buffalo Canal/Frog Creek, Gamble Creek Watershed, and Little Manatee River Watershed. Modeling shall be used to determine pre- and post- development flows.

5. The Engineer of Record (EOR) shall submit drainage modeling to demonstrate the allowable pre-development rate of discharge has been reduced by 50% for Gamble Creek and Buffalo Canal Watersheds.

6. Any fill within the FEMA 1% annual chance flood hazard area derived from the FEMA FIRM shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table. The FEMA 1% annual chance flood hazard area shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation). Alternatively, the applicant can utilize drainage modeling (submitted for review to the Public Works Department with the Construction Plan submittal) to demonstrate no adverse drainage impacts to a no-rise condition.

D. Development Review:

1. Connection to the County wastewater system is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting, and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be designed and constructed in accordance with the County's Wastewater System Master Plan. The connection shall be designed, engineered, and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by the County Engineer through the construction plans review process for the project.

E. Park and Natural Resources:

1. This project is within the "Villages of Amazon South Large Project". A Surface and Ground Water monitoring plan for this development is required to address sections 321.1(C)6-9 of the Manatee County Land Development Code prior to groundbreaking activities.

F. Concurrency:

1. The Land Use Equivalency Matrix below allows the developer variations in the quantity of approved land uses without the requirement to analyze such modifications through a

modification to the General Development Plan. The conversion formulas presented below are based on gross p.m. peak hour trip generation factors.

2. In seeking approval of a specific Land Use Exchange, any changes in the number and/or type of dwelling units that cause an increase in the projected number of students shall be subject to review and approval of a School concurrency Analysis and issuance of a CLOS. The Developer shall also prepare a request that demonstrates that the impacts generated by the revised land use mix will not exceed the impacts for transportation, potable water, sanitary sewer, solid waste disposal, mass transit, drainage, school facilities, and parks and recreation, which have been approved and authorized in the Certificate of Level of Service Compliance (CLOS). The Planning Director shall administratively review and approve all land use exchanges utilizing the LUEM.

3. An application for a Land Use Exchange must include a tracking chart. Staff shall be provided a revised Land Use and Phasing Schedule and a reallocation of square footage or residential units. Each proposal for a land use exchange and revised General Development Plan shall be reviewed for compliance with the provisions of this Development Order, the Manatee County Land Development Code, and the Manatee County Comprehensive Plan.

4. Upon application of LUEM, an updated land use tracking table indicating the exchange of units or square footage and corresponding increase or decrease of total unit counts and/or square footage by land use type shall be provided. For mixed-use developments, traffic assignments at project driveways need to be re-evaluated in detail.

    i. Upon application of Land Use Equivalence Matrix (LUEM), an updated land use tracking table indicating the exchange of units or square footage and corresponding increase or decrease of total unit counts and/or square footage by land use type shall be provided. For mixed-use developments, traffic assignment at project driveways shall be re-evaluated in detail.

5. The applicant must apply for a modification to the CLOS and if the proposed Land Use Exchange results in impacts more than those previously approved, the applicant may be granted approval for that excess on if, and when, capacity is available. However, reapplication shall not cause the applicant to lose the capacity already approved for the Project.

6. If the request for a Land Use Exchange is approved, a modified CLOS shall be issued to replace the previously approved CLOS. Any modification to the CLOS shall not extend the time for which such capacity is reserved, pursuant to the CLOS. At the time of Final Site Plan approval, potable water, wastewater treatment and schools shall be also analyzed, and a CLOS will be issued for those concurrency components.

Section 3. SPECIFIC APPROVAL. Specific Approval is hereby granted for alternatives to Land Development Code Sections: 1) 701.3.A.7, relocating the vegetation required for the vehicle use area in another area of the site, and 2) 701.4.B.3, relocating the vegetation required for the screening buffers between the Village Center and Residential Neighborhood in another area of the site.

Section 4. AMENDMENT OF THE OFFICIAL ZONING ATLAS. The Official Zoning Atlas of Manatee County (Ordinance No. 15-17, the Manatee County Land Development Code) is hereby amended by changing the zoning district classification of the property described in

Exhibit "A", incorporated by reference herein, to add 35.53 acres to a 1,032.23 acre site zoned Planned Development Mixed Use (PDMU) providing for the rezone of the added potion of approximately 35.53 acres from General Agriculture (A) and Suburban Agriculture (A-1) to Planned Development Mixed Use (PDMU) Zoning District, and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Development Services Department, are hereby instructed to cause such amendment to the Official Zoning Atlas.

Section 5. 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 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 6. CODIFICATION. Pursuant to § 125.68(1), Florida Statutes, this ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification.

Section 7. STATE AND FEDERAL PERMITTING. The issuance of the local development permit by the County shall not create any liability on the part of the County in the event the applicant fails to obtain the required state or federal agency approvals or permits or fails to fulfill the obligations imposed by any state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 8. EFFECTIVE DATE. This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 3rd day of September 2026.

BOARD OF COUNTY COMMISISONERS OF MANATEE COUNTY, FLORIDA.

BY: _____
Chairperson

ATTEST: ANGELINA COLONNESO
Clerk of the Circuit Court

BY: _____
Deputy Clerk

Exhibit "A"

LEGAL DESCRIPTION

PARCELS A3 AND A4

(PREPARED BY KING ENGINEERING ASSOCIATES, INC.)

A PARCEL OF LAND LYING IN SECTIONS 16, 17 AND 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA; THENCE NORTH 00°08'15" EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 700.75 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 225 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAME BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE, NORTH 00°08'15" EAST A DISTANCE OF 1,244.00 FEET; THENCE SOUTH 87°03'06" EAST, A DISTANCE OF 3,097.80 FEET; THENCE NORTH 00°49'44" EAST, A DISTANCE OF 470.00 FEET; THENCE SOUTH 89°49'04" EAST, A DISTANCE OF 2,293.32 FEET; THENCE NORTH 00°35'38" EAST, A DISTANCE OF 2,383.98 FEET; THENCE SOUTH 89°43'15" EAST, A DISTANCE OF 889.63 FEET; THENCE SOUTH 00°11'16" WEST, A DISTANCE OF 383.27 FEET; THENCE SOUTH 68°30'43" EAST, A DISTANCE OF 1,332.96 FEET; THENCE NORTH 27°47'24" EAST, A DISTANCE OF 1,049.93 FEET; THENCE SOUTH 89°59'54" EAST, A DISTANCE OF 4,022.59 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 1302-203; THENCE SOUTH 36°06'04" WEST, ALONG SAID NORTHWEST RIGHT-OF-WAY, A DISTANCE OF 4,285.76 FEET TO THE POINT OF INTERSECTION WITH A NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2207, PAGE 6256 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG NORTHERLY AND WESTERLY LINES OF SAID CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2207, PAGE 6256 THE FOLLOWING ELEVEN (11) COURSES: (1) NORTH 08°36'03" WEST, A DISTANCE OF 47.56 FEET; (2) NORTH 20°23'31" WEST, A DISTANCE OF 18.86 FEET; (3) NORTH 46°10'58" WEST, A DISTANCE OF 39.52 FEET; (4) NORTH 75°36'36" WEST, A DISTANCE OF 14.84 FEET; (5) NORTH 54°56'49" WEST, A DISTANCE OF 23.51 FEET; (6) SOUTH 88°03'46" WEST, A DISTANCE OF 11.96 FEET; (7) NORTH 82°06'14" WEST, A DISTANCE OF 29.71 FEET; (8) NORTH 69°38'08" WEST, A DISTANCE OF 48.16 FEET; (9) NORTH 73°32'48" WEST, A DISTANCE OF 65.00 FEET; (10) SOUTH 36°06'04" WEST, A DISTANCE OF 670.70 FEET; (11) SOUTH 00°02'24" WEST, A DISTANCE OF 211.48 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 650, PAGE 592 AND OFFICIAL RECORDS BOOK 669, PAGE 745, BOTH OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE SOUTH 89°52'24" WEST, ALONG SAID NORTH LINE, A

DISTANCE OF 87.31 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE EAST, NORTH AND WEST LINES OF SAID CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 THE FOLLOWING THREE (3) COURSES: (1) NORTH 00°16'21" EAST, A DISTANCE OF 35.18 FEET; (2) NORTH 89°43'39" WEST, A DISTANCE OF 60.00 FEET; (3) SOUTH 00°16'21" WEST, A DISTANCE OF 35.72 FEET TO THE POINT OF INTERSECTION WITH SAID NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°51'05" WEST, A DISTANCE OF 808.88 FEET; (2) SOUTH 89°17'06" WEST, A DISTANCE OF 1,041.18 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 230 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 89°38'03" WEST, A DISTANCE OF 559.61 FEET; (2) NORTH 89°53'47" WEST, A DISTANCE OF 1,363.90 FEET; (3) NORTH 89°10'24" WEST, A DISTANCE OF 187.95 FEET; (4) NORTH 89°39'17" WEST, A DISTANCE OF 1,729.20 FEET; THENCE NORTH 00°51'43" EAST, A DISTANCE OF 54.26 FEET TO THE POINT OF INTERSECTION WITH SAID NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 225 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°32'06" WEST, A DISTANCE OF 674.93 FEET; (2) NORTH 89°30'19" WEST, A DISTANCE OF 2,402.18 FEET; (3) SOUTH 89°39'04" WEST, A DISTANCE OF 2.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 623.25 ACRES.

<u>PARCELS A1 AND A2 (NORTH)</u>

(PREPARED BY KING ENGINEERING ASSOCIATES, INC.)

A PARCEL OF LAND LYING IN SECTIONS 17 AND 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA; THENCE NORTH 00°08'15" EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 700.75 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 225 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°39'04" EAST, A DISTANCE OF 2.97 FEET; (2) SOUTH 89°30'19" EAST, A DISTANCE OF 2,402.18 FEET; (3) SOUTH 89°32'06" EAST, A DISTANCE OF 674.93 FEET; THENCE SOUTH 00°51'43" WEST, A DISTANCE OF 54.26 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 230 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR (4)

COURSES: (1) SOUTH 89°39'17" EAST, A DISTANCE OF 1,729.20 FEET; (2) SOUTH 89°10'24" EAST, A DISTANCE OF 187.95 FEET; (3) SOUTH 89°53'47" EAST, A DISTANCE OF 1,363.90 FEET; (4) SOUTH 89°38'03" EAST, A DISTANCE OF 559.61 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 650, PAGE 592 AND OFFICIAL RECORDS BOOK 669, PAGE 745, BOTH OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°17'06" EAST, A DISTANCE OF 1,041.18 FEET; (2) NORTH 89°51'05" EAST, A DISTANCE OF 808.88 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE WEST, SOUTH AND EAST LINES OF SAID CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 THE FOLLOWING THREE (3) COURSES: (1) SOUTH 00°16'21" WEST, A DISTANCE OF 99.28 FEET; (2) SOUTH 89°43'39" EAST, A DISTANCE OF 60.00 FEET; (3) NORTH 00°16'21" EAST, A DISTANCE OF 99.82 FEET TO THE POINT OF INTERSECTION WITH SAID NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE NORTH 89°52'24" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 266.21 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 1302-203; THENCE ALONG SAID NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) THE FOLLOWING TWO (2) COURSES: (1) SOUTH 36°06'04" WEST, A DISTANCE OF 472.47 FEET; (2) SOUTH 36°04'54" WEST, A DISTANCE OF 345.85 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SECTION 17, TOWNSHIP 33 SOUTH, RANGE 19 EAST; THENCE ALONG SAID SOUTH LINE OF SECTION 17 THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°51'05" WEST, A DISTANCE OF 648.05 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 17; (2) SOUTH 89°17'06" WEST, A DISTANCE OF 2,668.97 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE NORTH 89°08'38" WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 5,299.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 138.95 ACRES.

<u>PARCELS A1 AND A2 (SOUTH)</u>

(PREPARED BY KING ENGINEERING ASSOCIATES, INC.)

A PARCEL OF LAND LYING IN SECTIONS 19 AND 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA; THENCE SOUTH 89°08'38" EAST, ALONG THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 5,299.33 FEET TO THE NORTHEAST CORNER OF SAID SECTION 19; THENCE ALONG THE NORTH LINE OF SECTION 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°17'06" EAST, A DISTANCE OF 2,668.97 FEET TO THE NORTH

1/4 CORNER OF SAID SECTION 20; (2) NORTH 89°51'05" EAST, A DISTANCE OF 648.05 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 1302-203; THENCE ALONG SAID NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) THE FOLLOWING TWO (2) COURSES: (1) SOUTH 36°04'54" WEST, A DISTANCE OF 570.18 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; (2) SOUTHERLY 971.94 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,977.86 FEET, A CENTRAL ANGLE OF 28°09'21", AND A CHORD BEARING AND DISTANCE OF SOUTH 22°01'42" WEST 962.19 FEET; THENCE NORTH 89°26'34" WEST, A DISTANCE OF 1,282.99 FEET; THENCE SOUTH 00°06'08" EAST, A DISTANCE OF 1,300.10 FEET TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY OF MOCCASIN WALLOW ROAD ACCORDING TO ROAD PLAT BOOK 4, PAGE 153 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES: (1) NORTH 88°54'18" WEST, A DISTANCE OF 1,334.91 FEET; (2) NORTH 89°08'58" WEST, A DISTANCE OF 2,271.84 FEET; (3) NORTH 89°07'49" WEST, A DISTANCE OF 328.34 FEET; (4) NORTH 89°07'50" WEST, A DISTANCE OF 2,693.55 FEET; (5) NORTH 88°01'42" WEST, A DISTANCE OF 16.92 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID SECTION 19; THENCE NORTH 00°08'36" EAST, ALONG SAID WEST LINE OF SECTION 19, A DISTANCE OF 2,578.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 441.63 ACRES.

LESS AND EXCEPT:

<u>PORTION OF A3 AND A4</u>

DESCRIPTION (PREPARED BY STANTEC CONSULTING SERVICES INC.):

A TRACT OF LAND BEING PORTIONS OF BLOCKS 2 AND 3, SECTION 17, TOWNSHIP 33 SOUTH, RANGE 19 EAST, AND BLOCKS 1, 3 AND 4, SECTION 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, ALL IN MANATEE RIVER FARMS, UNIT 1 AS RECORDED IN PLAT BOOK 6, PAGE 45, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE N.00°07'49"E., ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 700.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.00°07'49"E., ALONG SAID WEST LINE OF SECTION 18, A DISTANCE OF 1,243.64 FEET; THENCE S.87°03'06"E., A DISTANCE OF 3,098.24 FEET; THENCE N.00°51'23"E., A DISTANCE OF 470.30 FEET; THENCE S.89°49'13"E., A DISTANCE OF 2,293.19 FEET; THENCE N.00°35'38"E., A DISTANCE OF 2,383.96 FEET; THENCE S.89°43'15"E., A DISTANCE OF 170.00 FEET TO THE NORTHWEST CORNER OF BROOKSTONE COMMUNITY DEVELOPMENT DISTRICT, RECORDED IN OFFICIAL RECORD BOOK 2607, PAGE 861 OF SAID PUBLIC RECORDS; THE FOLLOWING FOUR (4) CALLS ARE ALONG THE WESTERLY LINE OF SAID BROOKSTONE COMMUNITY DEVELOPMENT DISTRICT; (1) THENCE S.00°35'38"W., A

DISTANCE OF 2,551.98 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 795.00 FEET AND A CENTRAL ANGLE OF 48°08'26"; (2) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 667.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (3) THENCE S.48°44'04"W., A DISTANCE OF 213.94 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,355.00 FEET AND A CENTRAL ANGLE OF 36°48'01"; (4) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 870.29 FEET TO A POINT ON THE NORTHERLY LINE OF FIELD STONE COMMUNITY DEVELOPMENT DISTRICT, RECORDED IN OFFICIAL RECORD BOOK 2564, PAGE 6898 OF SAID PUBLIC RECORDS; THE FOLLOWING FIVE (5) CALLS ARE ALONG SAID NORTHERLY LINE; (1) THENCE N.89°39'17"W., A DISTANCE OF 1,622.48 FEET; (2) THENCE N.00°51'43"E., A DISTANCE OF 54.26 FEET; (3) THENCE N.89°32'06"W., A DISTANCE OF 674.93 FEET; (4) THENCE N.89°30'19"W., A DISTANCE OF 2,402.18 FEET; (5) THENCE S.89°39'04"W., A DISTANCE OF 3.35 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 7,474,870 SQUARE FEET OR 171.5994 ACRES, MORE OR LESS.

<u>SE CORNER OF U.S 301 AND MOCASIN WALLOW RD. PARCEL</u>

DESCRIPTION FROM TITLE COMMITMENT:

THAT PORTION OF THE REAL PROPERTY DESCRIBED BELOW LOCATED WEST OF U.S.301 AND NORTH OF MOCCASIN WALLOW ROAD, LESS ROAD RIGHT OF WAY:

THE S 1/2 OF NE 1/4 & SE 1/4 OF NW 1/4; LESS R/W FOR U S HWY 301; ALSO LESS RR R/W; ALSO LESS INST#202141163832 FOR R/W BEING DESC AS FOLLOWS: A TRACT OF LAND LYING IN SEC 20, TWN 33S, RNG 19E, MANATEE COUNTY, FL BEING A PORTION OF PREMISES DESC IN OR BK 1320 PG 57 PRMCF AND BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE NW CORN OF SECT 20; TH N 89 DEG 17 MIN 06 SEC E, ALG THE N LN OF THE NW 1/4 OF SD SEC 20, A DIST OF 2668.97 FT TP TJE ME CPR PF SD MW 1/4 OF SD SEC 20; TH N 89 DEG 51 MIN 05 SEC E ALG TH N LN OF THE NE 1/4 OF SD SEC 20, A DIST OF 648.05 FT TO THE NW R/W LN OF SR 43 (TAMIAMI TRL)(VARIABLE WIDTH PUBLIC R/W, FDOT SEC 1302-203, LOCALLY KNOWN AS US 301), TH FOLLOWING FOUR (4) CALLS ARE ALG SD NW R/W OF SR 43: (1) TH S 36 DEG 04 MIN 54 SEC W, A DIST OF 570.18 FT TO THE PC OF A CURVE TO THE LEFT, HAVING A RAD OF 1977.86 FT AND A C/A OF 36 DEG 07 MIN 21 SEC; (2) TH SLY ALG THE ARC OF SD CURVE, A DIST OF 1246.96 FT TO THE P.T. OF SD CURVE; (3) TH S 00 CEG 01 MIN 32 SEC E, A DIST OF 885.03 FT TO THE POB; (4) TH CONT S 00 DEG 01 MIN 32 SEC E, A DIST OF 133.56 FT, THE FOLLOWING NINE (9) CALLS ARE ALG THE N MAINTAINED R/W LN OF MOCCASIN WALLOW RD (PUBLIC R/W) REC IN RD PB 4 PG 153 PRMCF: (1) TH S 77 DEG 43 MIN 48 SEC W, A DIST OF 20.38 FT; (2) TH N 87 DEG 35 MIN 09 SEC W, A DIST OF 99.22 FT; (3) TH N 89 DEG 37 MIN 52 SEC W, A DIST OF 99.13 FEET; (4) TH N 89 DEG 14 MIN 49 SEC W, A DIST OF 413.65 FT; (5) TH N 88 DEG 52 MIN 31 SEC W, A DIST OF 89.43 FT; (6) TH N 89 DEG 25 MI 51 SEC W, A DIST OF 97.32 FT; (7) TH N 88 DEG 09 MIN 53 SEC W, A DIST OF 99.66 FT; (8) TH N 89 DEG 34 MIN 52 SEC W, A DIST OF 116.07 FEET; (9) TH N 89 DEG 17 MIN 06 SEC W, A DIST OF 227.21 FT TO THE WLY LN OF THE

SE 1/4 OF THE NW 1/4 OF SD SEC 20; TH N 00 DEG 09 MIN 24 SEC E., ALG SD WLY LN, A DIST OF 70.82 FT; TH S 88 DEG 57 MIN 09 SEC E., A DISTANCE OF 1190.94 FT TO THE PC OF A CURVE TO THE LEFT HAVING A RED OF 50 FT AND A C/A OF 45 DEG 17 MIN 58 SEC; TH ELY ALG THE ARC OF SD CURVE, A DIST OF 39.53 FT TO THE P.T. OF SD CURVE; TH N 45 DEG 44 MIN 53 SEC E, A DIST OF 27.20 FT TO THE PC OF A CURVE TO THE LEFT HAVING A RAD OF 50 FT AND A C/A OF 45 DEG 46 MIN 25 SEC; TH NELY ALG THE ARC OF SD CURVE, A DIST OF 39.94 FT TO THE POB.

ALSO DESCRIBED AS (AS PREPARED BY THE CERTIFYING SURVEYOR AND MAPPER):

A TRACT OF LAND LYING IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE N.89°17'06"E., ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20, A DISTANCE OF 2,668.97 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE N.89°51'05"E., ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 20, A DISTANCE OF 648.05 FEET TO THE INTERSECTION OF THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 20 AND THE WESTERLY RIGHT-OF-WAY LINE OF U.S.301 (STATE ROAD 43, SECTION 1302-203, 200 FOOT WIDE PUBLIC RIGHT-OF-WAY); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING TWO (2) CALLS: (1) THENCE S.36°04'54"W., A DISTANCE OF 571.88 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,977.86 FEET AND A CENTRAL ANGLE OF 28°06'24"; (2) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 970.25 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF S.22°00'13"W., 960.55 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20 AND THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD 43 (TAMIAMI TRAIL, ALSO BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,977.86 FEET AND A CENTRAL ANGLE OF 07°58'33"; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE FOR THE FOLLOWING TWO (2) CALLS: (1) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 275.33 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF S.03°57'45"W., 275.11 FEET; (2) THENCE S.00°00'32"W., A DISTANCE OF 885.97 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 45°46'25", SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF MOCCASIN WALLOW ROAD (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 202141163832 IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE FOR THE FOLLOWING FOUR (4) CALLS: (1) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.94 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF S.22°51'40"W. 38.89 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (2) THENCE S.45°44'53"W., A DISTANCE OF 27.20 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 45°17'58"; (3) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.53 FEET TO THE

POINT OF TANGENCY OF SAID CURVE; (4) THENCE N.88°57'09"W., A DISTANCE OF 1,191.41 FEET TO A POINT ON THE WEST LINE OF THE ABOVEMENTIONED SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20; THENCE N.00°06'08"W., ALONG SAID WEST LINE, A DISTANCE OF 1,220.12 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE S.89°26'34"E., ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 1,282.99 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 1,547,916 SQUARE FEET OR 35.5353 ACRES, MORE OR LESS.

TOTAL DESCRIBED PROPERTY CONTAINS 1,067.76 ACRES, MORE OR LESS.

EXHIBIT B

PDMU-18-06(G)(R2)

Land Use		PDR	PDO	PDC	PDRP	PDI	PDPI	PDW	PDMU	PDRV	PDMH	PDGC	PDA	PDEZ
AGRICULTURAL USES														
~~Agricultural Research Facilities~~	—	X	X	P	P	X	P	X	~~P~~	X	X	X	P	P
~~Agricultural Uses~~	531.1	~~P~~	P	~~P~~	P	P	P	P	~~P~~	P	P	X	P	P
~~Agricultural Products Processing Plants~~	531.1	X	X	X	X	P	X	X	~~P~~	X	X	X	P	P
~~Animal Products Processing Facility~~	531.1	X	X	X	X	P	X	X	~~SP~~	X	X	X	P	P
~~Short Term Agricultural Uses~~	531.1	P	X	P	X	X	X	X	~~P~~	X	X	X	P	P
~~Stables or Equestrian Centers: Private~~	531.1	P	X	X	X	X	X	X	~~P~~	P	P	X	P	X
~~Stables or Equestrian Centers: Public~~	531.1	X	X	~~P~~	X	X	P	X	~~P~~	X	X	X	P	X
~~Tree Farm~~	531.1	X	X	X	X	X	P	X	~~P~~	X	X	X	P	X
~~Animal Services (Wild and Exotic)~~	531.5	~~P~~	P	~~P~~	P	P	P	P	~~P~~	P	P	P	P	P
~~Breeding Facility (Non-Wild & Exotic)~~	531.8	X	X	P	P	P	P	X	~~P~~	X	X	X	P	X
~~Farming Service Establishments~~	531.18	X	X	P	X	X	X	X	~~P~~	X	X	X	P	P
Farm Worker Housing	531.19	X	X	X	X	X	X	X	X	X	X	X	X	X
Pet Service (Kennel) Establishments	531.38	X	X	P	P	X	X	X	P	X	X	X	P	X
Sawmills	531.1	X	X	X	X	P	X	X	P	X	X	X	X	P

~~Slaughterhouses~~	531.1	X	X	X	X	P	X	X	~~P~~	X	X	X	X	X
~~Stockyards and Feedlots~~[4]	531.1	X	X	X	X	P	P	X	~~P~~	X	X	X	X	X
Veterinary Hospitals	531.58	X	X	P	X	P	P	X	P	X	X	X	X	X
COMMERCIAL - RETAIL														
Alcoholic Beverage Establishment	531.4	X	X	SP	X	SP	X	SP	SP	X	X	X	X	X
Alcoholic Beverage Establishment - 2 COP License	531.4	X	X	P	X	X	X	X	P	X	X	X	X	X
Auction Houses, Enclosed	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Auction Houses, Open	531.6	X	X	P	X	P	X	X	P	X	X	X	X	X
Building Materials Sales Establishment	531.9	X	X	P	X	X	X	X	P	X	X	X	X	X
Lumberyard	531.9	X	X	X	X	P	X	X	P	X	X	X	X	P
Drive-Through Establishments	531.16	X	X	P	P	P	X	X	P	X	X	X	X	P
Gas Pumps	531.51	X	X	P	P	P	P	P	P	P	X	X	X	P
~~Recreational Vehicle/Mobile Home Sales, Rental & Leasing~~	531.43	X	X	P	X	X	X	X	~~P~~	P	X	X	X	X
Restaurant	531.48	X	P	P	P	P	X	P	P	X	X	X	X	P
Retail Sales, Neighborhood Convenience	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X

Medical Marijuana Treatment Center Dispensing Facility	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Retail Sales, General	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Service Station	531.51	X	X	P	X	P	X	X	P	X	X	X	X	P
~~Vehicle Sales, Rental, Leasing~~	531.57	X	X	P	X	P	X	X	~~P~~	X	X	X	X	X
COMMERCIAL - SERVICES														
Bed and Breakfast	531.7	P	X	P	X	X	X	P	P	X	X	X	P	X
Business Services	—	X	P	P	P	P	P	X	P	X	X	X	X	X
Printing, Medium	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Printing, Small	—	X	P	P	X	P	X	X	P	X	X	X	X	X
Car Wash: Full Service	531.1	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Incidental	531.1	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Self-Service	531.1	X	X	P	X	P	P	X	P	X	X	X	X	X
Clinics	—	X	P	P	X	X	P	X	P	X	X	X	X	X
Equipment sales, rental, leasing, storing and repair - heavy	531.18	X	X	P	X	P	X	X	P	X	X	X	X	P
Construction equipment	531.18	X	X	P	X	P	P	X	P	X	X	X	X	X
Equipment sales, rental, leasing, storing and repair - light	—	X	X	P	X	P	X	X	P	X	X	X	X	

Food Catering Service Establishment	531.21	X	X	P	X	P	X	X	P	X	X	X	X	X
Free Standing Emergency Department (FSED)[5]	531.62	X	X	~~P~~	X	X	X	X	P	X	X	X	X	X
Funeral Chapel	531.22	P	P	P	X	X	X	X	P	X	X	X	P	X
Funeral Home	531.22	X	P	P	X	X	X	X	P	X	X	X	X	X
Hospital[1]		X	X	X	X	X	P	X	P	X	X	X	X	X
Intensive Services: Exterminating and Pest Control	531.26	X	X	X	X	X	X	X	P	P	X	P	X	P
Intensive Services: Printing, Heavy	—	X	X	X	X	P	X	X	X	X	X	X	X	P
Intensive Services: Industrial Service Establishment	531.26	X	X	P	P	P	X	X	P	X	X	X	X	P
Intensive Services: Sign Painting Service	531.26	X	X	P	X	P	P	X	P	X	X	X	X	X
Intensive Services: Taxi-Cab, Limousine Service	531.26	X	X	P	X	P	X	X	P	X	X	X	X	X
Intensive Services: All others	531.26	X	X	P	X	P	P	X	P	X	X	X	X	P
Laboratories, Medical and Dental	—	X	P	P	P	P	P	X	P	X	X	X	X	X
Lodging Places: Boarding House	531.28	P	X	X	X	X	X	X	P	X	X	X	X	X
Lodging Places: Boatel	531.28	X	X	X	X	X	X	P	P	X	X	X	X	X

Lodging Places: Dormitories	531.28	P	X	X	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hospital Guest House	531.28	X	X	P	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hotel/motel	531.28	X	X	P	P	P[2]	P	P	P	X	X	X	X	P
Office, Medical or Professional	531.61	P	P	P	P	P	P	P	P	P	X	X	X	X
Miscellaneous Services: Office	—	X	P	P	P	P	P	P	P	X	X	X	P	X
Banking: Bank	—	X	P	P	P	P	X	X	P	X	X	X	X	X
Banking: Bank/Drive-through	531.16	X	P	P	P	P	X	X	P	X	X	X	X	P
Personal Service Establishment	—	P	P	P	P	P	P	X	P	P	P	X	P	X
Dry Cleaners: General	—	X	P[3]	P	P[3]	P	P	X	P	X	X	X	X	X
Dry Cleaners: Pick-up	—	X	P	P	P	P	P	X	P	X	X	X	P	P
Rental Service Establishment	—	X	X	P	P	P	X	X	P	X	X	X	X	
Repair Service Establishment	—	X	X	P	P	X	P	X	P	X	X	X	X	X
~~Recreational Vehicle Parks and Subdivisions~~	531.42	X	X	~~P~~	X	X	X	X	~~P~~	P	X	X	X	X
Rehabilitation Center	531.44	P	P	P	P	P	P	P	P	P	P	X	P	X
Vehicle Repair: Major	531.56	X	X	P	X	P	X	X	P	X	X	X	X	P

Vehicle Repair: Community Serving	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Vehicle Repair: Neighborhood Serving	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Veterinary Clinic	531.58	X	P	P	P	X	X	X	P	X	X	X	P	X
Wholesale Trade Establishment		X	X	P	P	P	X	X	P	X	X	X	X	X
INDUSTRIAL														
Asphalt/Concrete Processing, Manufacturing, or Recycling Plants[4]	—	X	X	X	X	P	X	X	X	X	X	X	X	X
~~Industrial, Heavy~~	531.25	X	X	X	X	P	X	X	~~P~~	X	X	X	X	P
Firework/Sparkler Manufacture	531.25	X	X	X	X	P	X	X	X	X	X	X	X	X
Industrial, Light	531.25	X	X	X	P	P	P	X	P	X	X	X	X	P
Research and Development Activities	—	X	X	X	P	P	P	X	P	X	X	X	X	P
COMMUNITY SERVICE USES														
Civic, Social, and Fraternal Organizations/Clubs	531.14	P/SP	P	X	X	X	X	P	P	P	P	X	P	X
~~Correctional Facilities: Community~~	—	X	X	X	X	X	P	X	~~P~~	X	X	X	X	X
~~Correctional Facilities: Major~~	—	X	X	X	X	X	P	X	~~P~~	X	X	X	X	X
Cultural Facilities	531.15	P	P	P	P	P	P	P	P	X	X	X	P	P

Emergency Shelters	531.44	P	P	P	X	X	X	P	P	X	P	X	P	X
Emergency Shelter Home	531.44	P	P	P	X	X	X	P	P	X	P	X	P	X
Personal Wireless Service Facilities	531.37	See Section 531.37												
Public Community Uses	531.39	P	P	P	P	P	P	P	P	P	P	X	P	P
Public Use Facilities	531.4	P	P	P	P	P	P	P	P	P	P	X	P	P
Post Offices	—	P	P	P	P	P	P	P	P	P	P	X	P	P
Radio, TV, Communications, Microwave Facilities	—	X	X	P	P	P	P	X	P	X	X	X	X	P
Utility Use	531.54	P	P	P	P	P	P	P	P	P	P	P	P	P
Alternative Energy Generation Facility	531.54	X	X	X	X	P	P	X	X	X	X	X	X	P
Utility Use, Heavy	531.54	X	X	X	X	P	X	X	P	X	X	X	X	X
MISCELLANEOUS USES														
Flea Markets: Enclosed	531.2	X	X	P	X	X	X	X	P	X	X	X	X	X
Flea Markets: Open	531.2	X	X	P	X	X	X	X	P	X	X	X	X	X
Intensive Services: Towing Service and Storage Establishment	531.26	X	X	P	X	P	X	X	P	X	X	X	X	P
Outdoor Advertising Signs	—	X	X	P	X	P	X	X	X	P	X	X	X	P
Outdoor Storage (Principal Use)	531.36	X	X	P	X	P	X	X	P	X	X	X	X	P

Parking, Commercial (Principal Use)	—	X	P	P	P	P	P	P	P	X	X	X	X	X
~~Sexually Oriented Businesses~~	531.52	See Section 531.52												
Water Dependent Uses	531.6	X	X	X	X	X	X	P	P	X	X	X	X	X
OPEN USE OF LAND - LIGHT														
~~Cemetery: Human and Pet~~	~~531.11~~	~~X~~	~~X~~	~~P~~	~~X~~	~~X~~	~~P~~	~~X~~	~~P~~	X	X	X	X	X
Earthmoving, Minor	702	P	P	P	P	P	P	P	P	P	P	X	P	P
~~Game Preserve~~	—	X	X	~~P~~	X	X	P	X	~~P~~	X	X	X	X	X
OPEN USE OF LAND - HEAVY														
Earthmoving, Major	702	X	X	X	X	X	X	X	X	X	X	X	X	P
~~Junkyards~~	531.27	X	X	X	X	X	X	X	~~P~~	X	X	X	X	X
Mining	531.3	X	X	X	X	X	P	X	X	X	X	X	X	X
~~Solid Waste Management Facilities~~	531.53	X	X	~~P~~	X	P	P	X	~~P~~	X	X	X	X	X
Landfills	531.53	X	X	X	X	X	P	X	X	X	X	X	X	X
RECREATION USES														
Environmental Land Preserves, Public and Private	531.17	P	P	P	P	P	P	P	P	P	X	X	P	X
Recreation, High Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X

Recreation, Low Intensity	531.41	P	P	P	P	P	P	P	P	P	P	P	P	X
Recreation, Medium Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X
Recreation, Passive	531.41	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation, Rural	531.41	X	X	X	X	P	P	X	X	X	X	X	X	X
RESIDENTIAL USES														
Assisted Living Facility, Large[1]	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
Assisted Living Facility, Small[1]	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
~~Community Residential Homes~~	531.44	~~P~~	X	X	X	X	P	X	~~P~~	P	P	X	P	X
Group Housing	531.23	X	X	X	X	X	P	X	P	X	X	X	X	X
Mobile Homes, Individual	531.32	X	X	X	X	X	X	X	X	X	P	X	X	X
~~Mobile Home Parks~~	—	X	X	X	X	X	X	X	~~P~~	X	P	X	X	X
~~Mobile Home Subdivisions~~	—	X	X	X	X	X	X	X	~~P~~	X	P	X	X	X
Nursing Homes[1]	531.35	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Large	531.45	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Small	531.45	P	P	P	X	X	P	X	P	P	P	X	P	X
Residential Treatment Facilities	531.46	P	X	X	X	X	P	X	P	X	X	X	P	X
Residential Use: Duplexes	531.47	~~P~~	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Multiple Family Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X

Residential Use: Single Family, Attached Dwellings (3 to 9 units)	531.47	~~P~~	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Single Family, Detached Dwellings	531.47	~~P~~	X	X	X	X	P	P	P	X	X	X	P	X
Residential Use: Single Family, Semi-Detached Dwellings	531.47	~~P~~	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Triplex and Quadruplex Dwellings (Multifamily, four (4) units maximum)	531.47	~~P~~	X	X	X	X	X	P	P	X	X	X	X	X
Residential Use: Waterfront Structures (Residential)	531.47	~~P~~	X	X	X	X	X	P	P	P	P	X	P	X
Residential Use: Waterfront Structures, Multi-Family	531.47	P	X	X	X	X	X	P	P	X	X	X	P	X
RESIDENTIAL SUPPORT USES														
Adult Day Care Center	—	P	P	P	X	X	X	P	P	X	P	X	P	X
Child Care Center, Accessory	531.12	P	P	P	P	P	P	P	P	P	P	X	P	P
Child Care Center, Large	531.12	P	P	P	P	P	P	X	P	X	X	X	P	X
Child Care Center, Small	531.12	P	P	P	X	P	P	X	P	P	P	X	P	X

Churches/Places of Worship	531.13	P	P	P	X	X	X	X	P	P	P	X	P	X
Environmental Education Facilities	—	P	X	X	X	X	P	X	P	X	X	X	P	X
Family Day Care Home	—	P	X	X	X	X	P	X	P	P	P	X	P	X
Schools, College/Universities	531.5	X	X	X	X	X	P	X	P	X	X	X	X	X
Schools, Elementary	531.5	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools, High and Middle	531.5	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools of Special Education	531.5	P	P	P	P	X	P	X	P	X	X	X	P	X
Schools, Public	531.5	P	P	P	P	P	P	P	P	P	P	P	P	P
TRANSPORTATION USES														
~~Aircraft Landing Field~~	531.2	X	X	X	X	X	P	X	~~P~~	X	X	X	X	X
~~Airport, Commercial~~	531.3	X	X	X	X	X	P	X	~~P~~	X	X	X	X	X
~~Airport, Private or Public~~	531.3	X	X	X	X	P	P	X	~~P~~	X	X	X	X	P
Bus and Train Passenger Station	—	P	X	P	P	P	P	X	P	X	X	X	P	P
~~Hazardous Waste Transfer Facility~~	—	X	X	X	X	P	P	X	~~P~~	X	X	X	X	X
Heliport	531.24	X	X	P	X	P	P	X	P	X	X	X	X	P
Helistop	531.24	P	P	P	P	P	P	P	P	X	X	X	P	P
Intensive Services: Motor Pool Facilities	531.26	X	X	X	X	P	P	X	P	X	X	X	X	P

Intermodal Terminal	—	X	X	X	X	P	P	X	P	X	X	X	X	P
Motor Freight Terminal/Maintenance	531.34	X	X	X	X	P	X	X	P	X	X	X	X	P
Bus RR/Maintenance Facility	531.34	X	X	X	X	P	P	X	P	X	X	X	X	X
Railroad Switching/Classification Yard	—	X	X	X	X	P	P	X	X	X	X	X	X	P
WAREHOUSING														
Mini Warehouses, Self-storage	531.31	X	X	P	X	P	X	X	P	X	X	X	X	X
Warehouses	531.59	X	X	X	P	P	P	X	P	X	X	X	P	P

P = Permitted (see Section 315); SP = Special Permit (see Section 316), P = Permitted, X = Not Permitted; P/SP = Administrative Permit required as specified in Chapter 3 or elsewhere in this Code.

[1] Acute medical facilities are not allowed within the Coastal Evacuation Area, as defined in the Comprehensive Plan.

[2] Hotels are allowed only where the underlying Future Land Use category is Industrial-Light (IL).

[3] Limited to three thousand (3,000) square feet in gross floor area.

[4] Asphalt/Concrete Processing, Manufacturing, or Recycling Plants are prohibited from locating on property within the Watershed Protection Overlay District.

[5] FSEDs are required to be located within the Retail/Office/Residential (ROR) or the Mixed Use (MU) Future Land Use Categories.

NOTES:

- Uses identified as "Permitted Uses" in all Planned Development Districts may be permitted in conjunction with a PD approval. PD zoning in itself does not constitute approval to develop.
- Uses may be further restricted or modified by the overlay district regulations.

HEIGHT ANALYSIS FOR VILLAGES OF AMAZON SOUTH
MARCH 13, 2018

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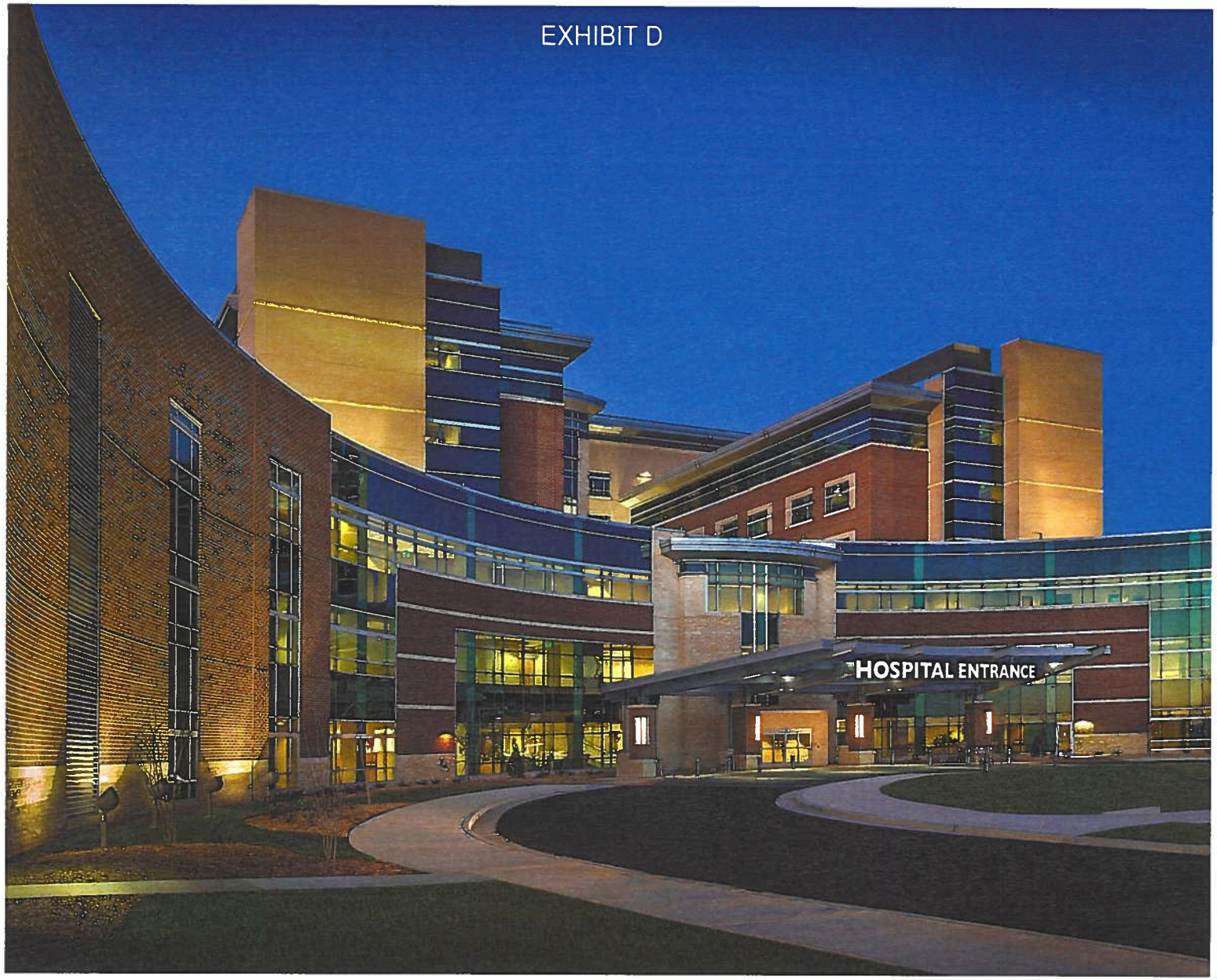
EXHIBIT D



Development Services Department
Transportation Planning & Traffic
Engineering Division
1112 Manatee Avenue West
Bradenton, FL 34205
Phone: (941) 708-7450
www.mymanatee.org

Traffic Study Waiver – **Villages of Amazon South - Rezone with Amended GDP**

June 29, 2026

Project # PDMU-18-06(Z)(G)(R2) **Record # PLN2411-0096**

Manatee County Transportation Planning and Traffic Engineering staff have reviewed the preliminary information provided and provided a summary of the traffic impacts to the applicant based on information submitted to Transportation Planning and Traffic Engineering staff.

Based on the narrative and site plan submitted to Accela on June 19, 2026, the applicant is proposing to rezone 35.53± acres of parcel (Parcel ID 402600109) from Suburban Agriculture (A-1) and General Agriculture (A) to Planned Development Mixed Use (PDMU) and add that land to the approved 1,032.23-acre site, bringing the total project area to 1,067.76 acres. This is also aimed at amending the existing General Development Plan (GDP). The applicant is not proposing to add entitlements, but is proposing to use the existing approved entitlements as this property is incorporated into the fabric of the overall project. Moreover, no additional access points are being proposed beyond what was already approved in PLN2201-0023.

Therefore, staff is providing a traffic study waiver for the Villages of Amazon South – Rezone with Amended GDP (PLN2411-0096). The property is located in the northwest quadrant of US 301 and Moccasin Wallow Road. The project will not generate any additional trips.

CONDITION:
The County has repealed transportation concurrency and implemented an Alternative Transportation System (ATS). Therefore, at the time of future site plan submittal, all proposed access points will be evaluated with a Trip Reservation Report and Operational Analysis (TRR & OA) to determine if any site and safety related improvements will be required for the site.

Disclaimer: This Traffic Study Waiver is based solely on the information provided for the Villages of Amazon South – Rezone with Amended GDP (PLN2411-0096). In the event there is significant change, please contact Transportation Planning prior to the formal project submission to Accela to confirm if the changes require revision of the above assumption. The traffic study waiver is limited to the analysis of impacts on roadways and intersections. It does not cover the review of traffic engineering elements, such as visibility triangles, driveway spacings, road signs, road markings, etc.

If you have any questions or require further assistance, please contact me (941.708.7450 Ext. 7471 nafis.anwari@mymanatee.org) or Transportation Planning (941.708.7450 x7226, transportation.planning@mymanatee.org).

Sincerely,

Nafis Anwari, PhD, EIT
Transportation Planner
Manatee County Development Services Department
Transportation Planning & Traffic Engineering Division

VACANT District 1 | AMANDA BALLARD District 2 | TAL SIDDIQUE District 3 | MIKE RAHN District 4 | DR. BOB MCCANN District 5 | JASON BEARDEN At Large | GEORGE W. KRUSE At Large

VILLAGES OF AMAZON SOUTH

MANATEE COUNTY
GENERAL DEVELOPMENT PLAN (GDP)
ENVIRONMENTAL NARRATIVE

Revised June 2025

Prepared for:
Lansdowne Partners Group, LLC.
5800 Lakewood Ranch Boulevard
Sarasota, Florida 34240

Prepared by:
KIMLEY-HORN
1800 SECOND STREET, SUITE 900
SARASOTA, FL 34236

INTRODUCTION

The following report addresses Sections 705 and 706 of the Manatee County Land Development Code (LDC) pertaining to wildlife, wetlands, and upland habitats for a General Development Plan (GDP) submittal of a mixed-use project that consists of 35.53 acres of the total 1,067.76 acres of the entire GDP Amendment. The project is located in Parish and consists of several parcels at the northwest intersection of U.S. 301 and Moccasin Wallow Road in Section 20, Township 33 South, Range 19 East, in Manatee County. See attached Location Map.

METHODOLOGY

The following methods were employed to assess the referenced parcel:

- Field inspection of the site for identification of habitats, protected species, or other sensitive environmental features.
- Recent and historical aerial photograph interpretation of the subject property.
- Research of Manatee County, and various State and Federal databases regarding protected wildlife species.

EXISTING CONDITIONS

The existing conditions of the project including upland and wetland plant communities as depicted on the attached habitat map, were mapped in accordance with Florida Land Use Cover Forms and Classification System (FLUCCS, Florida Department of Transportation 1999). The jurisdictional limits of onsite wetlands and surface waters have been delineated in accordance with Chapter 62-340 F.A.C and field verified with through a Petition for a Formal Determination of Wetland and Surface Waters application numbers 689942 and 816833. Refer to the attached FLUCCS Map for the wetland and surface water locations.

Upland Descriptions

Open Land (FLUCCS 190)

Small areas of open lands can be found throughout the project area.

Improved Pasture (FLUCCS 211)

Areas of improved pasture are located throughout the property. These areas are vegetated with bahia grass (*Paspalum notatum*) and other forage species. This area has been historically and currently utilized for agricultural activities, primarily cattle grazing. Due to the current and historic agricultural activities this area is not likely to support listed species. During site visits in July and August 2024, scientists with Kimley-Horn did not identify any evidence of listed species during the preliminary survey (including gopher tortoise) utilization in this land cover class.

Fallow Cropland (FLUCCS 261)

The southeastern portion of the project area has open land areas that were historically used for row crops.

Pine-Mesic Oak (FLUCCS 414)

On the east part of the site, pine-mesic oak is the predominant native upland habitat. This area consists of historic mesic pine flatwoods that have been fragmented and isolated within the property by construction of the surrounding subdivisions. Due to fire suppression, the habitat exhibits some overgrowth and high fuel loads. Slash pine (*Pinus elliottii*) is the dominant (>66% of canopy) tree species, although various oaks are present such as water oak (*Quercus nigra*), laurel oak (*Quercus laurifolia*), and live oak (*Quercus virginiana*). The subcanopy includes various native shrubs and small trees, including saw palmetto (*Serenoa repens*), cabbage palm (*Sabal palmetto*), beautyberry (*Callicarpa americana*), and galberry (*Ilex glabra*). The groundcover is sparse but includes species such as bracken fern (*Pteridium aquilinum*), blackberry (*Rubus* spp.), and greenbrier (*Smilax* spp.).

Utilities (FLUCCS Code 830)
Florida Power and Light (FPL) utilities lines run along the southern section of the project area.

Brazilian Pepper (FLUCCS Code 422)
Some areas of Brazilian pepper are located on the site with the majority being along areas that have been disturbed from agriculture activities over the years.

Wetland and Other Surface Water Habitats

Streams and Waterways (FLUCCS Code 510)
An upland excavated ditch is located adjacent to a forested wetland system. This ditch lacks any native desirable vegetation.

Exotic Wetland Hardwoods (FLUCCS 619)
Several of the onsite wetlands are disturbed with exotic and nuisance species such as Brazilian pepper (*Schinus terebinthifolia*).

Freshwater Marsh (FLUCCS Code 640-641)
There are two areas within the project limits identified as freshwater marsh. Both are historic marshes that appear to have been artificially excavated in the past. The first area forms the core of a larger wetland in the west part of the property. The other is an isolated feature at the southern property boundary that appears to have been fully cleared and utilized as a pond. Old spoil material is deposited throughout this wetland.

Vegetation: Dominant species in this area include maidencane (*Panicum hemitomon*), pickerelweed (*Pontedaria cordata*), soft rush (*Juncus effusus*), smartweed (*Polygonum* spp.).

Impacts: No impacts are proposed for the freshwater marshes located within the project area.

Hydrology: The hydrology of these wetlands likely has been negatively impacted by historical excavation and agricultural ditching.

Wildlife: During September 2024 site visits, Kimley-Horn environmental scientists observed wading birds utilizing some of the freshwater marsh for foraging, including little blue heron (State-listed Threatened). Other species observed included glossy ibis, white ibis. The majority of the marshes offer minimal benefits to listed species due to their poor habitat quality and the prevalence of nuisance species. Wildlife observed at this wetland included small mammals (armadillo, marsh rabbit).

Wetland Forested Mixed (FLUCCS Code 630)
There are several areas within the project limits identified as wetland forested mixed. This habitat type includes wetland forests in which the canopy is comprised of both pines and hardwoods.

Vegetation: The canopy composition in these wetlands is dominated by laurel oak, slash pine, and Brazilian pepper. Other tree species present include laurel oak, swamp bay (*Persea palustris*), cabbage palms and sweetbay magnolia (*Magnolia virginiana*). The subcanopy includes wax myrtle, Carolina willow, and buttonbush (*Cephalanthus occidentalis*). Groundcover includes cinnamon fern (*Osmundastrum cinnamomea*), shield ferns (*Thelypteris* spp.), Virginia chain fern (Woodwardia virginica), netted chain fern

(*Woodwardia areolata*), greenbrier, Vasey's grass (*Paspalum urvilleii*), marshpennywort (*Hydrocotyle* spp.), and spikesedge (*Kyllinga* spp.).

Impacts: Old drainage and fire suppression likely facilitated encroachment of oaks and pines throughout these wetlands, which likely historically consisted of open marsh and sparse bay swamp. Since the oak/pine dominance had already been established by 1984, these factors are considered historic.

Hydrology: The hydrology of these wetlands have been negatively impacted by historical excavation and agricultural ditching.

Wildlife: During September 2024 site visits, Kimley Horn environmental scientists observed species typical of Florida forested wetland environments. These included, red-bellied woodpecker, southern black racer, and armadillo.

Off-site Wetland and Upland Habitats

North
The northern boundary of the property consists of medium-density residential subdivisions and Florida Power and Light (FPL) Easement.

West and South
The property is bordered to the west and south by additional medium-density residential subdivisions.

East
The property is bordered to the east by US Highway 301 and existing agriculture lands.

SOILS
According to the current Natural Resources Conservation Service (NRCS) web soil survey for Manatee County, there are eight (8) soil types found within the project boundary. Please see the attached NRCS Soils Map. Soils found on site are listed below:

07 – Canova, Anclote, and Okeelanta Soil
16 – Delray complex
17 – Delray complex
20 – EauGallie fine sand, 0-2% slopes
26 – Floridana-Immokalee-Okeelanta association
38 – Palmetto sand
39 – Parkwood variant-Chobee, Limestone
48 – Wabasso-Wabasso, wet fine sand

LISTED SPECIES
Kimley Horn has reviewed the subject property for the potential presence of listed species. This review included field survey and research of available databases for documented listed species presence relative to the proposed project. Recent on-site evaluations occurred in September 2024. To assist in determining potential utilization of the subject parcel by listed species, a search of available databases was conducted including review of the Florida Native Areas Inventory (FNAI) Biodiversity Matrix, the U.S. Fish and Wildlife, Information for Planning and Consultation (IPaC) web tool, and the Florida Fish and Wildlife Conservation Commission (FWC) bald eagle nest locator database.

FNAI Biodiversity Matrix
In addition to the field evaluations conducted on the site, the FNAI Biodiversity Matrix was consulted to determine documented, likely, and/or potential rare animals that may occur in the vicinity of the project area throughout the year. The most "likely" listed species to occur in the vicinity of the project as listed by FNAI (Matrix Unit 26293) is the Wood Stork (*Mycteria americana*).

The table below lists both the species that are likely and/or have a potential to utilize the project area.

Common Name	Scientific Name	Federal/State Status	Likelihood of Occurrence	Notes
Audubon's Crested Caracara	*Polyborus plancus audubonii*	FT	Potential (FWS)	Not indicated by FNAI. Not observed on site. No suitable habitat present.
Bald Eagle	*Haliaeetus leucocephalus*	Protected under Migratory Bird Treaty Act & Bald and Golden Eagle Protection Act	Potential (FWS)	Nest MN064 is located on-site.
Eastern Black Rail	*Laterallus jamaicensis*	FT	Potential (FWS)	Not indicated by FNAI. Not observed on site. Wetland 1 contains some potential habitat.
Eastern Indigo Snake	*Drymarchon couperi*	FT	Potential (FNAI)	Not observed.
Gopher Tortoise	*Gopherus polyphemus*	ST	Potential (FNAI)	No active burrows identified.
Wood Stork	*Mycteria americana*	FT	Likely (FNAI)	Site is within Core Foraging Area; some wetlands that are previously permitted may provide foraging habitat.

FT = Federally-listed Threatened
FE = Federally-listed Endangered
ST = State-listed Threatened

Audubon's Crested Caracara (*Polyborus plancus audubonii*)
The crested caracara is listed as "Threatened" under the Endangered Species Act. While the property is within the consultation area for this species, it lacks suitable habitat, which typically consists of open field with prevalent cabbage palm (*Sabal palmetto*) trees. Therefore, USFWS consultation and formal nest surveys should not be required for this property.

Bald Eagle (*Haliaeetus leucocephalus*)
A search of the Florida Fish and Wildlife Conservation Commission (FWC) bald eagle database was completed to determine whether any known bald eagle nests occur

within the vicinity of the subject parcel. The database revealed that one known bald eagle nest (MN064) is located within a cell tower in the project area. Kimley-Horn has consulted with U.S. Fish & Wildlife Service (USFWS) and has acquired the necessary permits for construction on these parcels.

Eastern Black Rail (*Laterallus jamaicensis ssp. jamaicensis*)
Listed as "Threatened" under the Endangered Species Act, the eastern black rail is a small, secretive bird that nests and forages in wetlands with dense groundcover vegetation. There is currently no formal survey requirement for this species. In the scenario of proposed wetland impacts, we anticipate that the standard wetland mitigation process will be sufficient for minimizing cumulative adverse impacts to this species under the current rule.

Eastern Indigo Snake (*Drymarchon corais couperi*)
The eastern indigo snake is listed as "Threatened" under the Endangered Species Act. The snake occurs in a range of habitats, including pine flatwoods, scrubby flatwoods, dry prairie, edges of freshwater marshes, agricultural fields, and human-altered habitats. According to FNAI data, potential habitat for the eastern indigo snake may be present within the project area. During the field reviews and wetland evaluations, no eastern indigo snakes were observed within or adjacent to the project area. Development within the property will likely be required to implement the U.S. Fish and Wildlife Service's (USFWS) '*Standard Protection Measures for the Eastern Indigo Snake*' (revised August 12, 2013) in order to minimize potential for adverse impacts to this species.

Gopher Tortoise (*Gopherus polyphemus*)
Gopher tortoises and their burrows are both protected under State rule. Kimley-Horn scientists have conducted preliminary evaluations of potential gopher tortoise habitat in September 2023 and September 2024. During this evaluation, no evidence of Gopher Tortoise or burrows were observed on site. Ninety (90) days prior to construction and land clearing within the project area, Kimley-Horn recommends a 100 percent survey of suitable habitat to be conducted. Should any gopher tortoise burrows be in or within 25' of the limits of clearing, a relocation permit from FWC will be obtained to remove all gopher tortoises within the project area. Manatee County will be copied on any permits necessary for this project.

Wood Stork (*Mycteria americana*) and State-Listed Wading Birds
The wood stork is listed as "Threatened" under the Endangered Species Act. According to USFWS data, the project does fall within the Core Foraging Area (CFA) for the Ayers Point-Dot Dash nesting colony within the mouth of the Braden River. Consequently, impacts to wetlands and surface waters in excess of 0.5 acres should be offset by creation of similar aquatic features within the water depth range preferred by wood storks. Should any of the wetlands on-site be impacted, this requirement would be satisfied through the standard wetland mitigation process. During the September 2024 site evaluations, Kimley-Horn scientists observed State-listed wading birds (including little blue heron) foraging in Wetland 1 however, no nests were documented. Impacts to State-listed wading bird foraging habitat would also be satisfied through the standard wetland mitigation process.

PROPOSED CONDITIONS

Wetlands Impacts

The proposed application includes approximately 24.79 acres of wetland impacts. Proposed wetland impacts are summarized in the table below:

Wetland ID	Wetland Type	Impact Acreage	UMAM
WL-37	Freshwater Forested	24.79	15.69

Avoidance Statement

The proposed commercial use for this 35.53-acre parcel provides limited alternatives available that allow an economically viable project on the subject parcel without impacting most, if not all the on-site wetland which is located in the southeast corner. Developing this property will not only boost local businesses but also create jobs and increase tax revenues. The location in Manatee County stand to benefit from new investments that can help elevate the economy, and the community benefits with these projects such as improved infrastructure, increased accessibility and convenience for shopping for essential goods and services and reducing vehicular trips on surrounding roadways.

In September Kimley-Horn environmental staff completed an onsite evaluation of the condition of WL-37. Historically this wetland was an open freshwater marsh. Over time the lands surround this wetland were converted to row crops, ditched and drained diverting historic flows to the wetland. As a result, this changed the vegetation stratum from an herbaceous marsh to a forested system. WL-37 is currently sided with 2 busy roadways and soon to be roundabout. In addition to economic viability, the long-term functional viability of the project wetland was evaluated prior to proposing the impacts described above. Given the historically altered hydrological conditions, presence of invasive species, lack of offsite hydrological connections, and lack of use by listed or imperiled species, the proposed mitigation plan described below would provide significantly greater regional long-term ecological value than the area of wetland to be adversely affected. Specifically, the functions currently provided by this wetland will be maintained at a regional scale in perpetuity through the long-term preservation and management of a permittee responsible off-site mitigation area. As a result, there would be no net adverse impact on wetland functions that is not offset by mitigation, and design modification to reduce or eliminate impacts are not required.

Conceptual Mitigation Plan

The amount of mitigation required to offset the proposed impacts will be determined using the Uniform Mitigation Assessment Method (UMAM) in accordance with the ERP Application Handbook Section 10.3. The applicant proposes to provide mitigation through a combination of offsite permittee responsible mitigation and/or onsite wetland enhancement to ensure a net positive outcome.

Flow Conditions and Hydroperiods

Seasonal high-water level (SHWL) elevations will also be set within the preserved wetland systems to ensure historic flow conditions are maintained in the post-development condition. Additionally, the hydroperiods of the onsite wetlands will be stabilized/restored through the installation of control structures associated with the future stormwater management design.

Wetland Buffers
The General Development Plan will comply with 30-foot wetland buffers.

Native Plan Community Preservation
The proposed GDP includes preservation of 20.62 acres of native plant communities. The preserved native plant communities consist of jurisdictional wetlands proposed to remain. LDC Section 402.6.T.3.b requires that 35% of the required open space shall be in the form of preserved native plan communities.

PART I – Qualitative Description
(See Rule 62-345.400, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
South River Road Industrial Park		Wetland 37

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size
630		Impact	24.79

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e. OFW, AP, other local/state/federal designation of importance)
Southern Coastal	None	None

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

The wetland hydrology has been impacted from surround land uses. Historically this wetland was part of a much larger system but over time it has been filled and altered over time.

Assessment area description

The wetland is a degraded, disturbed freshwater forested.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
None.	The wetland is not particularly unique.

Functions	Mitigation for previous permit/other historic use
Wetland function has been impaired by reduced watershed/hydroperiod due to surrounding land use changes and drainage alterations and the presence of nuisance/exotic vegetation.	N/A

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
Possible utilization by small mammals, reptiles, and amphibians.	Utilization by listed species is not likely.

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

None.

Additional relevant factors:

None.

Assessment conducted by:	Assessment date(s):
Todd W. Hershfeld, Kimley Horn	Jul-24

PART II – Quantification of Assessment Area (impact or mitigation)
(See Rules 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Village of Amazon South		Wetland 37
Impact or Mitigation	Assessment conducted by:	Assessment date:
Impact 24.79 ac.	Todd Hershfeld, Kimley Horn	Jul-24

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

	w/o pres or current	with	
.500(6)(a) Location and Landscape Support	5	0	Wetland 37 fronts US 301 to the east and Moccasin Wallow Rd to the south. These are two very busy artilary roadways. Residential development is to the north and west of this wetland. This wetland will soon be surrounded wiht development and roadways. Open pasture lands currently surround this wetland to the north and western side.
.500(6)(b)Water Environment (n/a for uplands)	7	0	The drainage basin for this wetland has been disturbed with surrounding agriculture uses such has row crops, and current cattle operations. This wetland had received point source discharge from the surrounding ag fields for many years along with reduced hydrology from drainage basin alterations.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	7	0	Vegetation within the wetland has areas of nusiance/exotic vegetation and lacks proper zonation normally associated with freshwater forested systems. Vegetation includes species of Brazilian pepper (Schinus terebinthifolius) Cabbage palm (*Sabal palmetto*) Wax myrtle *(Myrica cerifera*) cattail (*Typha spp*.) Water Primrose *(Ludwigia peruviana*) and Carolina willow (Salix caroliniana), torpedo grass *(panicum repens*), red maple *(Acer Rubrum*), laurel oak (*Quercus laurifolia*). american elm (*Ulmus americana*)

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres	with
19	0

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

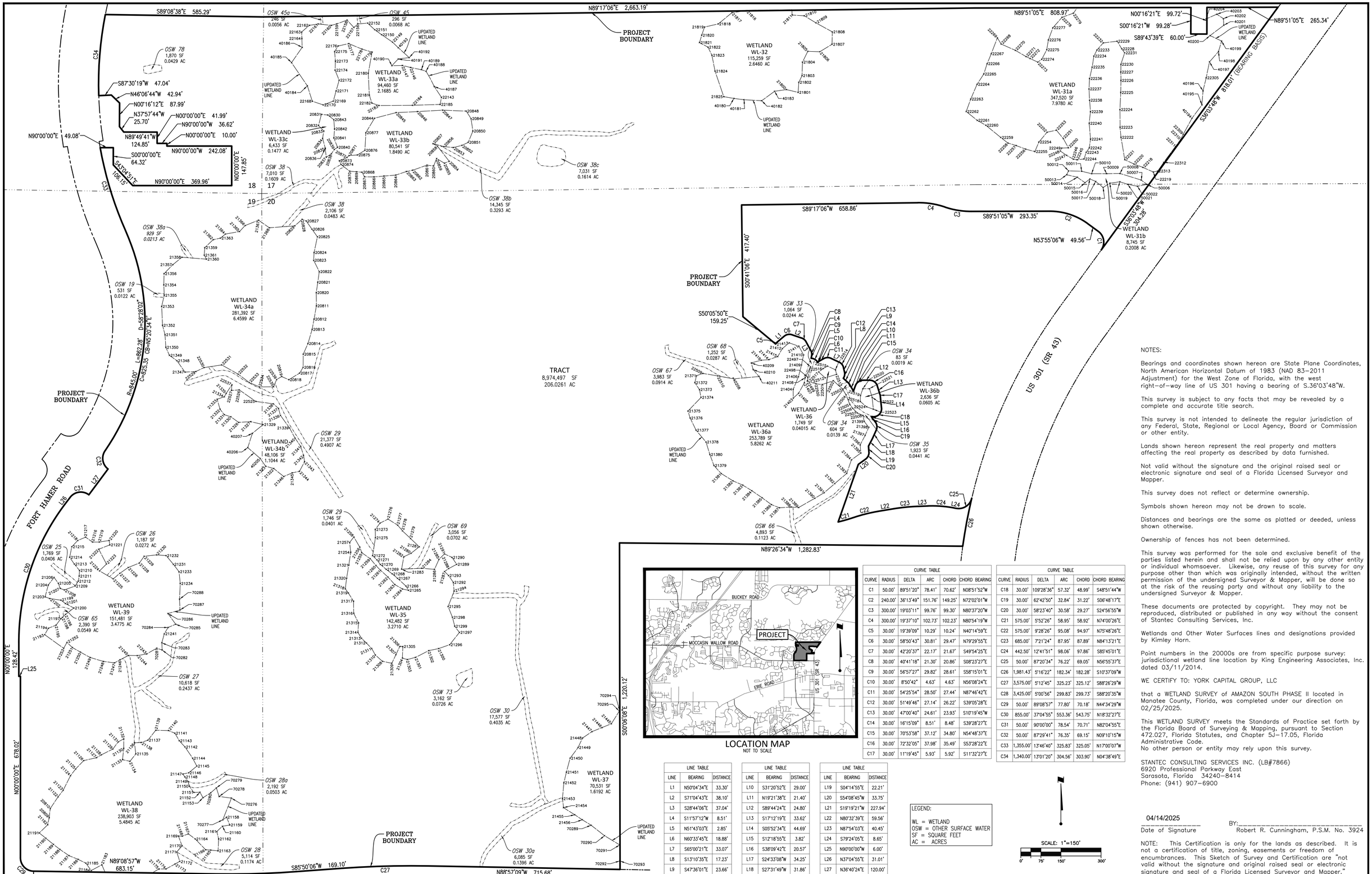
For impact assessment areas
FL = delta x acres = 15.69

Delta = [with-current]
0.633

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas

Form 62-345.300(2) [effective date 02-04-2004]
Incorporated by reference in paragraph 62-345.300(3)(b), F.A.C.



NOTES:

Bearings and coordinates shown hereon are State Plane Coordinates, North American Horizontal Datum of 1983 (NAD 83–2011 Adjustment) for the West Zone of Florida, with the west right–of–way line of US 301 having a bearing of S.36°03'48"W.

This survey is subject to any facts that may be revealed by a complete and accurate title search.

This survey is not intended to delineate the regular jurisdiction of any Federal, State, Regional or Local Agency, Board or Commission or other entity.

Lands shown hereon represent the real property and matters affecting the real property as described by data furnished.

Not valid without the signature and the original raised seal or electronic signature and seal of a Florida Licensed Surveyor and Mapper.

This survey does not reflect or determine ownership.

Symbols shown hereon may not be drawn to scale.

Distances and bearings are the same as platted or deeded, unless shown otherwise.

Ownership of fences has not been determined.

This survey was performed for the sole and exclusive benefit of the parties listed herein and shall not be relied upon by any other entity or individual whomsoever. Likewise, any reuse of this survey for any purpose other than which was originally intended, without the written permission of the undersigned Surveyor & Mapper, will be done so at the risk of the reusing party and without any liability to the undersigned Surveyor & Mapper.

These documents are protected by copyright. They may not be reproduced, distributed or published in any way without the consent of Stantec Consulting Services, Inc.

Wetlands and Other Water Surfaces lines and designations provided by Kimley Horn.

Point numbers in the 20000s are from specific purpose survey: jurisdictional wetland line location by King Engineering Associates, Inc. dated 03/11/2014.

WE CERTIFY TO: YORK CAPITAL GROUP, LLC

that a WETLAND SURVEY of AMAZON SOUTH PHASE II located in Manatee County, Florida, was completed under our direction on 02/25/2025.

This WETLAND SURVEY meets the Standards of Practice set forth by the Florida Board of Surveying & Mapping, pursuant to Section 472.027, Florida Statutes, and Chapter 5J–17.05, Florida Administrative Code.
No other person or entity may rely upon this survey.

STANTEC CONSULTING SERVICES INC. (LB#7866)
6920 Professional Parkway East
Sarasota, Florida 34240–8414
Phone: (941) 907–6900

04/14/2025
Date of Signature

BY: Robert R. Cunningham, P.S.M. No. 3924

NOTE: This Certification is only for the lands as described. It is not a certification of title, zoning, easements or freedom of encumbrances. This Sketch of Survey and Certification are "not valid without the signature and original raised seal or electronic signature and seal of a Florida Licensed Surveyor and Mapper."

LOCATION MAP
NOT TO SCALE

LEGEND:
WL = WETLAND
OSW = OTHER SURFACE WATER
SF = SQUARE FEET
AC = ACRES

SCALE: 1"=150'
0' 75' 150' 300'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	50.00'	89°51'20"	78.41'	70.62'	N08°51'52"W
C2	240.00'	36°13'49"	151.76'	149.25'	N72°02'01"W
C3	300.00'	19°03'11"	99.76'	99.30'	N80°37'20"W
C4	300.00'	19°37'10"	102.73'	102.23'	N80°54'19"W
C5	30.00'	19°39'09"	10.29'	10.24'	N40°14'59"E
C6	30.00'	58°50'43"	30.81'	29.47'	N79°29'55"E
C7	30.00'	42°20'37"	22.17'	21.67'	S49°54'25"E
C8	30.00'	40°41'18"	21.30'	20.86'	S08°23'27"E
C9	30.00'	56°57'27"	29.82'	28.61'	S58°15'01"E
C10	30.00'	8°50'42"	4.63'	4.63'	N56°08'24"E
C11	30.00'	54°25'54"	28.50'	27.44'	N87°46'42"E
C12	30.00'	51°49'46"	27.14'	26.22'	S39°05'28"E
C13	30.00'	47°00'40"	24.61'	23.93'	S10°19'45"W
C14	30.00'	16°15'09"	8.51'	8.48'	S39°28'27"E
C15	30.00'	70°53'58"	37.12'	34.80'	N54°48'37"E
C16	30.00'	72°32'05"	37.98'	35.49'	S53°28'22"E
C17	30.00'	11°19'45"	5.93'	5.92'	S11°32'27"E

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C18	30.00'	109°28'36"	57.32'	48.99'	S48°51'44"W
C19	30.00'	62°42'50"	32.84'	31.22'	S06°48'17"E
C20	30.00'	58°23'40"	30.58'	29.27'	S24°56'55"W
C21	575.00'	5°52'26"	58.95'	58.92'	N74°00'26"E
C22	575.00'	9°28'26"	95.08'	94.97'	N75°48'26"E
C23	685.00'	7°21'24"	87.95'	87.89'	N84°13'21"E
C24	442.50'	12°41'51"	98.06'	97.86'	S85°45'01"E
C25	50.00'	87°20'34"	76.22'	69.05'	N56°55'37"E
C26	1,981.43'	5°16'22"	182.34'	182.28'	S10°37'09"W
C27	3,575.00'	5°12'45"	325.23'	325.12'	S88°26'29"W
C28	3,425.00'	5°00'56"	299.83'	299.73'	S88°20'35"W
C29	50.00'	89°08'57"	77.80'	70.18'	N44°34'29"W
C30	855.00'	37°04'55"	553.36'	543.75'	N18°32'27"E
C31	50.00'	90°00'00"	78.54'	70.71'	N82°04'55"E
C32	50.00'	87°29'41"	76.35'	69.15'	N09°10'15"W
C33	1,355.00'	13°46'40"	325.83'	325.05'	N17°00'07"W
C34	1,340.00'	13°01'20"	304.56'	303.90'	N04°38'49"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N50°04'34"E	33.30'
L2	S71°04'43"E	38.10'
L3	S28°44'06"E	37.04'
L4	S11°57'12"W	8.51'
L5	N51°43'03"E	2.85'
L6	N60°33'45"E	18.88'
L7	S65°00'21"E	33.07'
L8	S13°10'35"E	17.23'
L9	S47°36'01"E	23.66'

LINE TABLE		
LINE	BEARING	DISTANCE
L10	S31°20'52"E	29.00'
L11	N19°21'38"E	21.40'
L12	S89°44'24"E	24.80'
L13	S17°12'19"E	33.62'
L14	S05°52'34"E	44.69'
L15	S12°18'55"E	3.82'
L16	S38°09'42"E	20.57'
L17	S24°33'08"W	34.25'
L18	S27°31'49"W	31.86'

LINE TABLE		
LINE	BEARING	DISTANCE
L19	S04°14'55"E	22.21'
L20	S54°08'45"W	33.75'
L21	S19°19'21"W	227.94'
L22	N80°32'39"E	59.56'
L23	N87°54'03"E	40.45'
L24	S79°24'05"E	8.65'
L25	N90°00'00"W	6.00'
L26	N37°04'55"E	31.01'
L27	N36°40'24"E	120.00'

△REV NO.	REVISION	DATE	DRAWN BY/EMP.NO.	CHECKED BY/EMP.NO.

ACTIVITY	INITIALS/EMP.NO.	DATE
COMPUTED BY:	EDM	12/11/24
DRAWN BY:	EDM	12/11/24
CHECKED BY:	SE	12/11/24
CLOSED BY:		
FIELD BOOK/PAGE:	CHIEF: WJ	

Stantec
6920 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 ı Fax 941-907-6910
Certificate of Authorization #27013 ı www.stantec.com
Licensed Business Number 7866

TITLE: WETLAND SURVEY OF AMAZON SOUTH PHASE II
SECTIONS 17, 18, 19 & 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

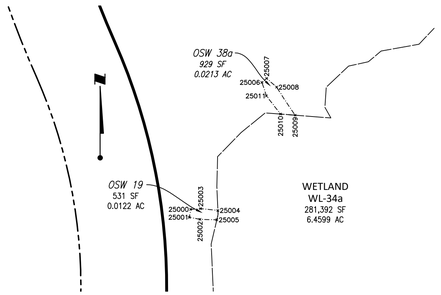
DATE: 04/10/25
HORIZONTAL SCALE: 1"=150'
SEC: TWP: RGE:
CROSS REFERENCE FILE NO.

CLIENT: YORK CAPITAL GROUP, LLC

PROJECT NO.:	TASK CODE:	SHEET NUMBER:	DRAWING/FILE NUMBER:
215618694		1 OF 4	215618694v-spwl01

Apr 14, 2025 – 10:31:13 BCUNNINGHAM[U:\215618694\survey\drawing\215618694v_spwl01.dwg

OSW-19 & OSW 38a



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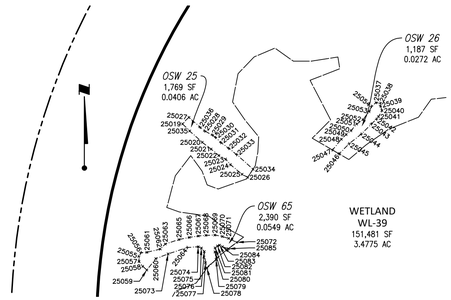

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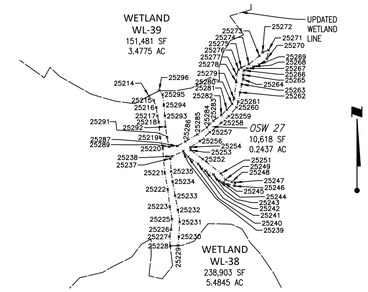

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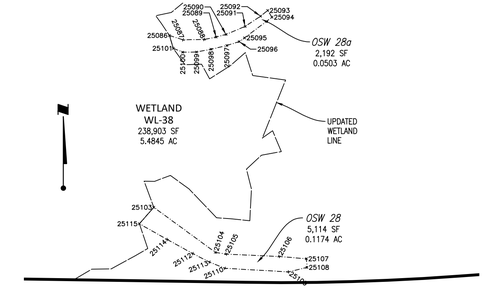

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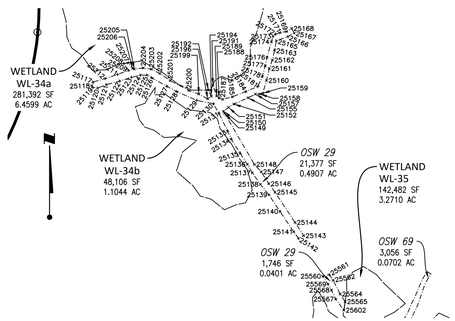
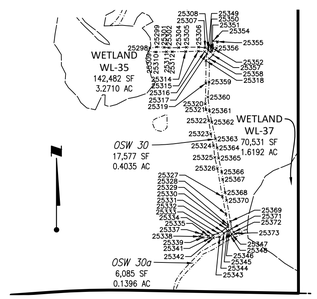
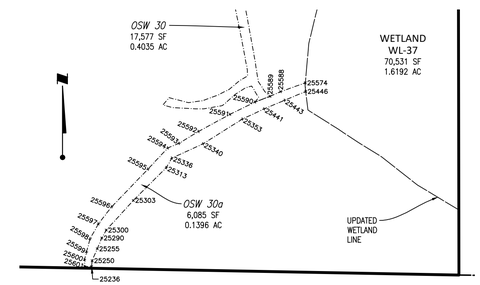


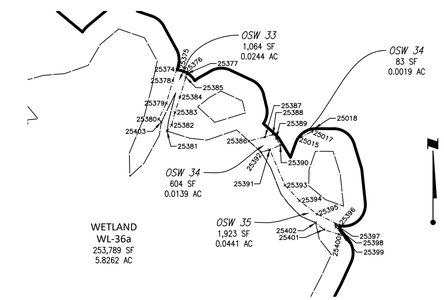
OSW-30



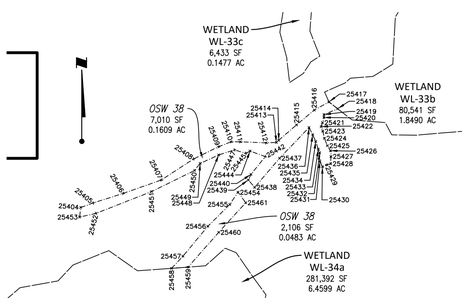
OSW-30a



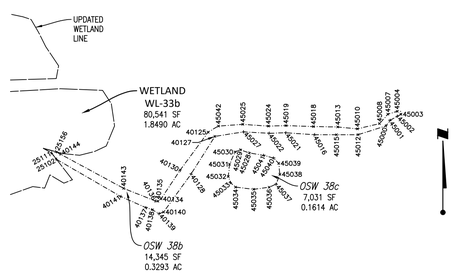
OSW-33, OSW-34, OSW-35



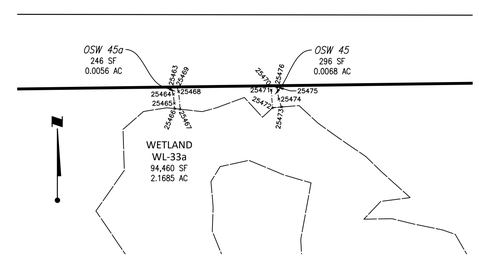
OSW-38



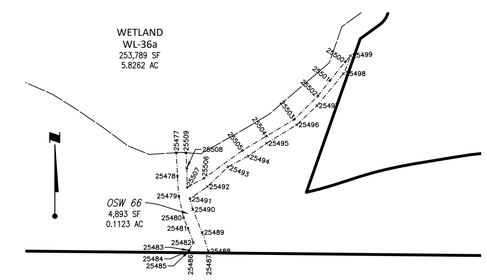
OSW-38b & OSW-38c



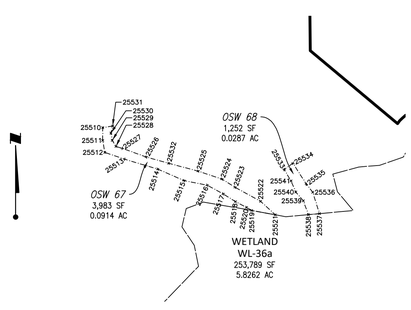
OSW-45 & OSW-45a



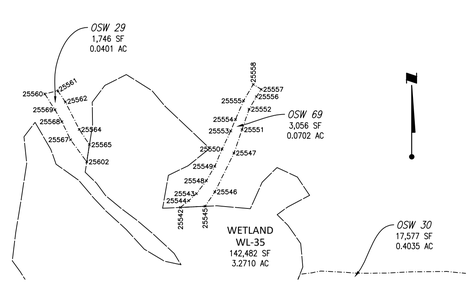
OSW-66



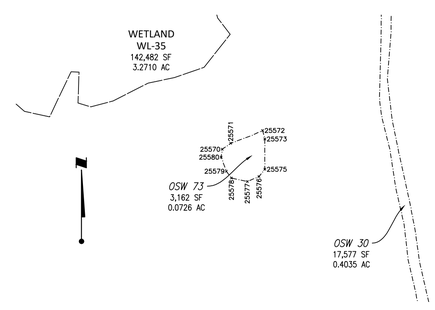
OSW-67 & OSW-68



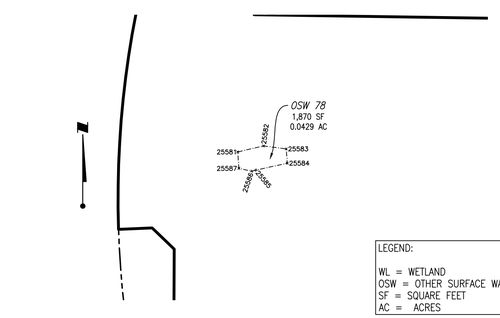
OSW-69



OSW-73



OSW-78



LEGEND:

WL = WETLAND
OSW = OTHER SURFACE WATER
SF = SQUARE FEET
AC = ACRES

REV NO.	REVISION	DATE	DRAWN BY/EMP.NO.	CHECKED BY/EMP.NO.

ACTIVITY	INITIALS/EMP.NO.	DATE
COMPUTED BY:	EDM	12/11/24
DRAWN BY:	EDM	12/11/24
CHECKED BY:	SE	12/11/24
CLOSED BY:		
FIELD BOOK/PAGE:	CHIEF: WJ	

Stantec
6920 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 | Fax 941-907-6910
Certificate of Authorization #27013 | www.stantec.com
Licensed Business Number 7866

TITLE: WETLAND SURVEY OF
AMAZON SOUTH PHASE II
SECTIONS 17, 18, 19 & 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DATE: 04/10/25
HORIZONTAL SCALE: N/A
SEC: TWP: RGE:
CROSS REFERENCE FILE NO.

CLIENT: YORK CAPITAL GROUP, LLC

PROJECT NO:	TASK CODE:	SHEET NUMBER:	DRAWING/FILE NUMBER:
215618694		2 OF 4	215618694v-spwl01

Apr 14, 2025 – 10:33:35 BCUNNINGHAM[U:\215618694\survey\drawing\215618694v_spwl01.dwg

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land being in portions of Blocks 3 and 4 of Section 17, Block 4 of Section 18, Blocks 1 and 4 of Section 19, and Blocks 2 and 3 of Section 20, Manatee River Farms, Unit 1 as recorded in Plat Book 6, Page 45 in the Public Records of Manatee County, Florida and lying in Sections 19 and 20, Township 33 South, Range 19 East, Manatee County, Florida, being more particularly described as follows:

BEGIN at the intersection of the north line of the Northeast 1/4 of said Section 20 and the westerly right-of-way line of U.S.301 (State Road 43, Section 1302-203, 200 foot wide public right-of-way); thence S.36°03'48"W. along said westerly right-of-way line, a distance of 304.28 feet to the northeast corner of lands described in general warranty deed recorded in Official Records Instrument Number 202241128878 of the Public Records of Manatee County, Florida, also being the point of curvature of a non-tangent curve to the left, having a radius of 50.00 feet and a central angle of 89°51'20"; the following fifty-four (54) calls are along the boundary of said lands:
(1) thence Northerly along the arc of said curve, a distance of 78.41 feet, said curve having a chord bearing and distance of N.08°51'52"W., 70.62 feet, to the point of tangency of said curve; (2) thence N.53°55'06"W., a distance of 49.56 feet to a point of curvature of a curve to the left having a radius of 240.00 feet and a central angle of 36°13'49"; (3) thence Westerly along the arc of said curve, a distance of 151.76 feet, to the point of tangency of said curve; (4) thence S.89°51'05"W., a distance of 293.35 feet to a point of curvature of a curve to the right having a radius of 300.00 feet and a central angle of 19°03'11"; (5) thence Westerly along the arc of said curve, a distance of 99.76 feet, to the point of curvature of a reverse curve to the left having a radius of 300.00 feet and a central angle of 19°37'10"; (6) thence Westerly along the arc of said curve, a distance of 102.73 feet, to the point of tangency of said curve; (7) thence S.89°17'06"W., a distance of 658.86 feet; (8) thence S.00°41'06"E., a distance of 417.40 feet; (9) thence S.50°05'50"E., a distance of 159.25 feet to the point of curvature of a non-tangent curve to the right, having a radius of 30.00 feet and a central angle of 19°39'09"; (10) thence Northeasterly along the arc of said curve, a distance of 10.29 feet, said curve having a chord bearing and distance of N.40°14'59"E., 10.24 feet, to the point of tangency of said curve; (11) thence N.50°04'34"E., a distance of 33.30 feet to a point of curvature of a curve to the right having a radius of 30.00 feet and a central angle of 58°50'43"; (12) thence Easterly along the arc of said curve, a distance of 30.81 feet, to the point of tangency of said curve; (13) thence S.71°04'43"E., a distance of 38.10 feet to a point of curvature of a curve to the right having a radius of 30.00 feet and a central angle of 42°20'37"; (14) thence Southeasterly along the arc of said curve, a distance of 22.17 feet, to the point of tangency of said curve; (15) thence S.28°44'06"E., a distance of 37.04 feet to a point of curvature of a curve to the right having a radius of 30.00 feet and a central angle of 40°41'18"; (16) thence Southerly along the arc of said curve, a distance of 21.30 feet, to the point of tangency of said curve; (17) thence S.11°57'12"W., a distance of 8.51 feet to the point of curvature of a non-tangent curve to the right, having a radius of 30.00 feet and a central angle of 56°57'27"; (18) thence Southeasterly along the arc of said curve, a distance of 29.82 feet, said curve having a chord bearing and distance of S.58°15'01"E., 28.61 feet, to the end of said curve; (19) thence N.51°43'03"E. along a line non-tangent to said curve, a distance of 2.85 feet to a point of curvature of a curve to the right having a radius of 30.00 feet and a central angle of 08°50'42"; (20) thence Northeasterly along the arc of said curve, a distance of 4.63 feet, to the point of tangency of said curve; (21) thence N.60°33'45"E., a distance of 18.88 feet to a point of curvature of a curve to the right having a radius of 30.00 feet and a central angle of 54°25'54"; (22) thence Easterly along the arc of said curve, a distance of 28.50 feet, to the point of tangency of said curve; (23) thence S.65°00'21"E., a distance of 33.07 feet to a point of curvature of a curve to the right having a radius of 30.00 feet and a central angle of 51°49'46"; (24) thence Southeasterly along the arc of said curve, a distance of 27.14 feet, to the point of tangency of said curve; (25) thence S.13°10'35"E., a distance of 17.23 feet to a point of curvature of a curve to the right having a radius of 30.00 feet and a central angle of 47°00'40"; (26) thence Southerly along the arc of said curve, a distance of 24.61 feet, to the end of said curve; (27) thence S.47°36'01"E. along a line non-tangent to said curve, a distance of 23.66 feet to a point of curvature of a curve to the right having a radius of 30.00 feet and a central angle of 16°15'09"; (28) thence Southeasterly along the arc of said curve, a distance of 8.51 feet, to the point of tangency of said curve; (29) thence S.31°20'52"E., a distance of 29.00 feet; (30) thence N.19°21'38"E., a distance of 21.40 feet to a point of curvature of a curve to the right having a radius of 30.00 feet and a central angle of 70°53'58"; (31) thence Northeasterly along the arc of said curve, a distance of 37.12 feet, to the point of tangency of said curve; (32) thence S.89°44'24"E., a distance of 24.80 feet to a point of curvature of a curve to the right having a radius of 30.00 feet and a central angle of 72°32'05"; (33) thence Southeasterly along the arc of said curve, a distance of 37.98 feet, to the point of tangency of said curve; (34) thence S.17°12'19"E., a distance of 33.62 feet to a point of curvature of a curve to the right having a radius of 30.00 feet and a central angle of 11°19'45"; (35) thence Southerly along the arc of said curve, a distance of 5.93 feet, to the point of tangency of said curve; (36) thence S.05°52'34"E., a distance of 44.69 feet to a point of curvature of a curve to the right having a radius of 30.00 feet and a central angle of 109°28'36"; (37) thence Southwesterly along the arc of said curve, a distance of 57.32 feet, to the end of said curve; (38) thence S.12°18'55"E. along a line non-tangent to said curve, a distance of 3.82 feet; (39) thence S.38°09'42"E., a distance of 20.57 feet to a point of curvature of a curve to the right having a radius of 30.00 feet and a central angle of 62°42'50"; (40) thence Southerly along the arc of said curve, a distance of 32.84 feet, to the point of tangency of said curve; (41) thence S.24°33'08"W., a distance of 34.25 feet; (42) thence S.27°31'49"W., a distance of 31.86 feet; (43) thence S.04°14'55"E., a distance of 22.21 feet to a point of curvature of a curve to the right having a radius of 30.00 feet and a central angle of 58°23'40"; (44) thence Southwesterly along the arc of said curve, a distance of 30.58 feet, to the point of tangency of said curve; (45) thence S.54°08'45"W., a distance of 33.75 feet; (46) thence S.19°19'21"W., a distance of 227.94 feet to the point of curvature of a non-tangent curve to the left, having a radius of 575.00 feet and a central angle of 05°52'26"; (47) thence Easterly along the arc of said curve, a distance of 58.95 feet, said curve having a chord bearing and distance of N.74°00'26"E., 58.92 feet, to the point of curvature of a reverse curve to the right having a radius of 575.00 feet and a central angle of 09°28'26"; (48) thence Easterly along the arc of said curve, a distance of 95.08 feet, to the point of tangency of said curve; (49) thence N.80°32'39"E., a distance of 59.56 feet to a point of curvature of a curve to the right having a radius of 685.00 feet and a central angle of 07°21'24"; (50) thence Easterly along the arc of said curve, a distance of 87.95 feet, to the point of tangency of said curve; (51) thence N.87°54'03"E., a distance of 40.45 feet to a point of curvature of a curve to the right having a radius of 442.50 feet and a central angle of 12°41'51"; (52) thence Easterly along the arc of said curve, a distance of 98.06 feet, to the point of tangency of said curve; (53) thence S.79°24'05"E., a distance of 8.65 feet to a point of curvature of a curve to the left having a radius of 50.00 feet and a central angle of 87°20'34"; (54) thence Northeasterly along the arc of said curve, a distance of 76.22 feet, to a point on abovementioned westerly right-of-way line of U.S.301, also being the point of curvature of a non-tangent curve to the left, having a radius of 1,981.43 feet and a central angle of 05°16'22"; thence Southerly along the arc of said curve and along said westerly right-of-way line, a distance of 182.34 feet, said curve having a chord bearing and distance of S.10°37'09"W., 182.28 feet, to the end of said curve; thence N.89°26'34"W. along a line non-tangent to said curve, a distance of 1,282.83 feet; thence S.00°06'08"E., a distance of 1,220.12 feet to a point on the north right-of-way line of Moccasin Wallow Road (variable with public right-of-way) as recorded in Official Records Instrument Number 202141057632 in said Public Records; thence along said north right-of-way line for the following five (5) calls: (1) thence N.88°57'09"W., a distance of 715.68 feet to the point of curvature of a curve to the left having a radius of 3,575.00 feet and a central angle of 05°12'45"; (2) thence westerly along the arc of said curve, a distance of 325.23 feet to the point of tangency of said curve; (3) thence S.85°50'06"W., a distance of 169.10 feet to the point of curvature of a curve to the right having a radius of 3,425.00 feet and a central angle of 05°00'56"; (4) thence westerly along the arc of said curve, a distance of 299.83 feet to the point of tangency of said curve; (5) thence N.89°08'57"W., a distance of 683.15 feet to the point of curvature of a curve to the right having a radius of 50.00 feet and a central angle of 89°08'58", said point being on the easterly right-of-way line of Fort Hamer Road Extension (120.00 foot wide North River Ranch Improvement District roadway) as recorded in Official Records Instrument Number 202241017542 in said Public Records; thence along said easterly right-of-way line for the following eleven (11) calls: (1) thence northwesterly along the arc of said curve, a distance of 77.80 feet to the point of tangency of said curve; (2) thence N.00°00'00"E., a distance of 678.02 feet; (3) thence N.90°00'00"W., a distance of 6.00 feet; (4) thence N.00°00'00"E., a distance of 128.42 feet to the point of curvature of a curve to the right having a radius of 855.00 feet and a central angle of 37°04'55"; (5) thence northerly along the arc of said curve, a distance of 553.36 feet to the point of tangency of said curve; (6) thence N.37°04'55"E., a distance of 31.01 feet to the point of curvature of a curve to the right having a radius of 50.00 feet and a central angle of 90°00'00"; (7) thence easterly along the arc of said curve, a distance of 78.54 feet to the end of said curve; (8) thence N.36°40'24"E., a distance of 120.00 feet to the point of curvature of a non-tangent curve to the right, having a radius of 50.00 feet and a central angle of 87°29'41"; (9) thence northerly along the arc of said curve, a distance of 76.35 feet, said curve having a chord bearing and distance of N.09°10'15"W., 69.15 feet, to the point of reverse curvature of a curve to the left having a radius of 845.00 feet and a central angle of 58°28'02"; (10) thence northerly along the arc of said curve, a distance of 862.28 feet to the point of reverse curvature of a curve to the right having a radius of 1,355.00 feet and a central angle of 13°46'40"; (11) thence Northerly along the arc of said curve, a distance of 325.83 feet, to the end of said curve; the following fourteen (14) calls are along the boundary line of lands described in quit claim deed recorded in Official Records Instrument Number 202341034706 of said Public Records: (1) thence N.90°00'00"E. along a line non-tangent to said curve, a distance of 49.08 feet; (2) thence S.00°00'00"E., a distance of 64.32 feet; (3) thence S.43°04'51"E., a distance of 106.15 feet; (4) thence N.90°00'00"E., a distance of 369.96 feet; (5) thence N.00°00'00"E., a distance of 147.85 feet; (6) thence S.90°00'00"W., a distance of 242.08 feet; (7) thence N.00°00'00"E., a distance of 10.00 feet; (8) thence S.90°00'00"W., a distance of 36.62 feet; (9) thence N.00°00'00"E., a distance of 41.99 feet; (10) thence N.89°49'41"W., a distance of 124.85 feet; (11) thence N.37°57'44"W., a distance of 25.70 feet; (12) thence N.00°16'12"E., a distance of 87.99 feet; (13) thence N.46°06'44"W., a distance of 42.94 feet; (14) thence S.87°30'19"W., a distance of 47.04 feet to a point on said easterly right-of-way line of Fort Hamer Road Extension, also being the point of curvature of a non-tangent curve to the right, having a radius of 1,340.00 feet and a central angle of 13°01'20"; thence Northerly along the arc of said curve and along said easterly right-of-way, a distance of 304.56 feet, said curve having a chord bearing and distance of N.04°38'49"E., 303.90 feet, to the end of said curve; the following three (3) calls are along the north line of 160' wide FPL easement recorded in Official Records Book 650, Page 592 and Official Records Book 669, Page 745 of said Public Records: (1) thence S.89°08'38"E., a distance of 585.29 feet; (2) thence N.89°17'06"E., a distance of 2,663.19 feet; (3) thence N.89°51'05"E., a distance of 808.97 feet; thence S.00°16'21"W., a distance of 99.28 feet; thence S.89°43'39"E., a distance of 60.00 feet; thence N.00°16'21"E., a distance of 99.72 feet; thence N.89°51'05"E. along said north line of said 160' wide FPL easement, a distance of 265.34 feet to a point on the abovementioned westerly right-of-way line of U.S.301; thence S.36°03'48"W. along said westerly right-of-way line, a distance of 818.01 feet to the POINT OF BEGINNING.

Containing 8,974,497 square feet or 206.0261 acres, more or less.

WL-31a Wetland Point Table

Point #	NORTHING	EASTING
22219	1188027.7118	519002.5995
22313	1188031.2990	519019.0028
22218	1188044.8965	518963.9058
22220	1188057.5250	518930.2846
22312	1188063.7909	519041.5129
22245	1188073.4749	518717.7895
22221	1188073.6674	518896.0791
22246	1188075.8620	518703.5335
22244	1188076.4758	518743.7861
22247	1188090.3364	518678.0271
22243	1188100.9531	518751.6702
22255	1188104.1678	518560.0967
22248	1188106.3068	518654.9630
22256	1188113.2965	518524.9938
22249	1188117.1796	518659.4687
22242	1188117.8284	518763.3213
22250	1188118.1478	518685.4298
22311	1188123.1628	519085.3247
22257	1188126.5951	518490.1049
22258	1188135.9526	518459.1366
22254	1188139.7723	518574.9479
22310	1188148.8584	519104.9549
22241	1188150.4531	518767.9437
22251	1188153.0528	518665.9680
22259	1188156.8308	518432.4713
22222	1188157.2818	518881.8684
22309	1188168.5781	519114.2734
22252	1188176.2629	518605.2721
22253	1188184.1734	518640.4766
22223	1188194.9040	518878.3926
22260	1188202.5841	518376.5736
22240	1188209.5106	518763.0669
22261	1188220.7790	518344.5481
40194	1188228.7730	519147.0160
22239	1188253.2437	518767.6189
22262	1188253.7317	518303.3046
22224	1188261.0023	518877.8877
40195	1188278.4040	519184.3580
22238	1188295.9719	518764.5025
22263	1188300.1694	518320.2180
22225	1188324.8352	518880.9183
40196	1188330.9850	519188.4230
22237	1188338.3270	518762.1971
22264	1188355.3454	518343.9051
22226	1188369.8645	518881.7075
22236	1188377.1383	518764.2714
22305	1188379.6757	519200.1880
22265	1188393.7648	518369.0108
22227	1188401.2164	518881.1553
22235	1188419.8956	518774.0582
22230	1188430.2008	518881.5224
22266	1188432.3911	518381.5142
22273	1188438.1890	518570.8327
40197	1188439.2650	519212.6630
22274	1188448.6762	518585.6163
22272	1188451.6066	518542.7011
22271	1188459.0217	518527.0343
22234	1188461.1185	518780.5287
22267	1188469.6245	518397.0177
22231	1188472.9476	518895.4045
40198	1188477.5330	519246.2580
22270	1188482.1964	518487.1165
22233	1188483.6238	518792.0322
22275	1188484.3203	518604.2984
22228	1188488.0619	518884.8553
22268	1188505.8556	518433.8654
22232	1188510.1592	518815.3456
22229	1188516.4674	518867.4522
40199	1188516.8730	519257.6650
22276	1188521.2986	518610.4679
22269	1188529.2504	518419.7839
40200	1188537.2680	519214.6570
22277	1188566.8233	518627.2368
40201	1188576.1180	519266.1220
40204	1188599.8440	519200.0150
40202	1188600.6360	519264.6260
22278	1188605.6303	518661.2705
40203	1188617.2580	519239.9570
22279	1188621.1943	518704.1854

WL-31b Wetland Point Table

Point #	NORTHING	EASTING
50018	1187969.9730	518815.0170
50022	1187974.4810	518943.6770
50006	1187981.1620	518979.6920
50021	1187981.7010	518907.1380
50019	1187985.8240	518840.0810
50015	1187987.8580	518747.2840
50020	1187991.4340	518877.3600
50017	1187992.3558	518787.2984
50007	1187997.6530	518957.5300
50016	1188001.8820	518765.8170
50014	1188008.0930	518718.7930
50013	1188017.4780	518678.7330
50010	1188021.5380	518772.0600
50009	1188021.6260	518828.1230
50008	1188022.2850	518878.0780
50011	1188030.5730	518734.6350
50012	1188031.9680	518685.8860

WL-32 Wetland Point Table

Point #	NORTHING	EASTING
40182	1188294.1960	517539.2110
40181	1188297.8420	517472.9920
40180	1188302.6000	517434.9850
21825	1188309.1766	517397.1676
21801	1188325.1755	517675.3754
40183	1188329.3210	517587.2870
21800	1188335.8447	517630.9813
21802	1188362.7972	517677.6717
21803	1188387.8044	517689.7853
21824	1188404.5492	517364.6495
21804	1188438.2498	517691.5030
21823	1188463.8653	517353.0320
21806	1188477.2010	517755.9937
21805	1188478.6308	517711.3450
21822	1188494.1877	517338.5088
21807	1188504.8677	517801.9041
21821	1188511.3796	517306.6133
21820	1188538.6886	517314.6780
21808	1188551.3094	517802.8613
21819	1188569.4987	517325.3458
21818	1188581.0076	517376.5141
21809	1188584.8130	517742.1352
21810	1188611.4087	517698.3929
21811	1188614.3440	517652.7785
21817	1188622.8657	517427.6353
21816	1188630.7697	517482.7724

WL-34b Wetland Point Table

Point #	NORTHING	EASTING
21346	1186889.9550	515752.7010
21345	1186903.5850	515784.0050
21344	1186909.3250	515811.4870
21322	1186919.6620	515715.6270
21323	1186928.4360	515685.0490
21343	1186945.1800	515830.5660
40205	1186957.4330	515664.4170
21342	1186969.0860	515826.6120
40206	1186997.9070	515618.3140
21341	1187002.7460	515816.1560
21340	1187033.0150	515795.0550
40207	1187051.4590	515635.4350
21339	1187071.2370	515774.5520
21329	1187083.9580	515675.6670
21326	1187092.2030	515583.8410
21327	1187094.9460	515629.1950
21330	1187112.9540	515555.2860
21336	1187118.3820	515740.4260
21331	1187121.1420	515530.1440
21332	1187141.4730	515514.7650
21337	1187144.5800	515733.0290
21338	1187161.5220	515713.9870
22525	1187170.4610	515648.5220
21333	1187178.5970	515503.7480
21334	1187187.9060	515530.4820
21335	1187200.3580	515537.4530
22527	1187211.7550	515557.4390
22526	1187213.5910	515586.4720
22537	1187232.6950	515559.0330

WL-33a Wetland Point Table

Point #	NORTHING	EASTING
22183	1188276.2260	516108.5274
22184	1188277.0330	516234.2020
22170	1188278.3780	515900.3238
22185	1188280.1750	516337.2808
22182	1188285.2530	516081.9935
22168	1188292.1440	515859.5225
22169	1188292.8370	515938.2307
22143	1188306.9300	516342.1346
22181	1188315.0310	516072.5390
22171	1188330.7060	515948.4483
40187	1188347.2580	516315.1130
40184	1188349.7100	515840.8040
22172	1188370.8890	515959.7827
22180	1188396.6590	516068.5219
40188	1188404.0270	516284.5850
22174	1188408.2320	515944.6016
40189	1188410.2660	516267.5450
22146	1188418.2170	516226.9973
40190	1188425.0930	516156.9050
22147	1188425.7860	516196.1735
40185	1188436.6110	515781.8750
22173	1188441.8720	515945.9102
40191	1188449.9070	516180.6110
40192	1188455.1270	516221.6900
22179	1188475.9010	516082.8779
22175	1188477.7070	515942.8995
22178	1188486.9680	516044.8845
40193	1188492.2740	516180.5780
40186	1188493.5630	515821.6970
22176	1188498.6220	515955.7086
22177	1188507.4730	515995.8882
22149	1188512.6630	516159.6736
22164	1188526.6120	515820.4604
22150	1188540.6800	516118.7005
22163	1188550.7940	515819.6852
22151	1188559.3320	516092.9675
22157	1188567.8010	516014.9240
22160	1188575.6390	515930.6447
22162	1188575.8040	515848.3677
22161	1188580.9660	515881.1268
22156	1188581.0390	516029.1274
22159	1188581.1230	515950.9234
22152	1188584.0400	516065.9980
22158	1188595.4090	515989.5123

WL-33b Wetland Point Table

Point #	NORTHING	EASTING
20866	1188009.3420	516090.0508
20867	1188009.6840	516054.5441
20865	1188012.6350	516127.1470
20864	1188016.0780	516171.2379
20868	1188026.9760	516045.4631
20869	1188028.5570	516024.6734
20863	1188029.6350	516211.3691
20870	1188030.6100	515999.0699
20862	1188034.3890	516234.3087
20860	1188050.2400	516312.9695
20861	1188053.3480	516287.9558
20874	1188055.7970	515966.7324
20855	1188060.7290	516353.3252
20854	1188067.7210	516371.2558
20873	1188069.7340	515960.5924
20859	1188078.0220	516324.0103
20872	1188082.2740	515989.2655
20871	1188089.0940	515996.5972
20875	1188091.4910	516028.3591
20876	1188108.6980	516056.1072
20853	1188119.1160	516386.4944
20856	1188122.6200	516351.0630
20858	1188124.1990	516327.0973
20852	1188127.1030	516418.0745
20857	1188133.7330	516310.2468
20851	1188138.5920	516442.2014
20877	1188174.6270	516059.5539
20850	1188180.7340	516459.6516
20849	1188227.3220	516452.8032
20844	1188228.4410	516091.8006
20845	1188249.6930	516172.7719
20846	1188253.5080	516252.4331
20848	1188255.3470	516434.6462
20847	1188258.8460	516345.7207

WL-34a Wetland Point Table

Point #	NORTHING	EASTING
22534	1187224.5970	515662.5310
22535	1187225.4410	515714.6950
22533	1187241.1700	515623.9870
20818	1187251.6700	515771.8930
22536	1187252.4970	515726.2760
20819	1187263.6580	515744.9036
22532	1187272.5890	515582.0270
20817	1187276.1290	515811.7782
21347	1187280.1240	515383.5060
22529	1187282.1260	515424.0590
22530	1187296.9570	515454.5460
20816	1187297.9370	515825.0821
22531	1187306.9550	515521.0690
21348	1187322.5850	515353.5970
21349	1187342.7720	515325.5290
20815	1187347.0530	515825.6062
21350	1187372.5900	515312.1550
20814	1187386.6750	515843.0949
21351	1187419.7730	515309.1370
20813	1187439.6330	515858.9300
21352	1187454.7820	515299.7410
20812	1187477.9620	515866.0526
21353	1187525.4400	515296.4470
20811	1187527.6250	515874.8121
21355	1187567.1900	515306.1300
20820	1187577.1160	515874.2983
21354	1187605.7400	515304.4290
20821	1187615.7330	515879.8926
21356	1187648.0270	515305.4900
20822	1187655.4670	515885.5518
21357	1187681.5940	515338.2610
20823	1187697.9450	515864.5635
21360	1187702.1150	515464.0490
21358	1187709.2440	515372.1420
21361	1187717.0270	515455.6370
20824	1187726.9170	515866.1576
21359	1187745.1810	515457.5330
21362	1187774.7280	515488.8460
21363	1187780.7370	515516.5280
20825	1187785.7980	515878.5698
21364	1187795.7950	515534.2890
21365	1187805.3460	515587.4630
20826	1187814.0410	515858.1471
21368	1187819.4510	515698.7630
20829	1187826.5020	515793.8935
21366	1187827.5670	515608.3620
20827	1187844.8200	515836.7914
21367	1187847.7310	515658.5820
20828	1187850.9950	515821.4455

WL-33c Wetland Point Table

Point #	NORTHING	EASTING
20872	1188082.2740	515989.2655
20837	1188082.9950	515911.6760
20838	1188095.4710	515930.6746
20839	1188111.8220	515941.4323
20836	1188115.4940	515907.7462
20835	1188116.4150	515907.9729
20840	1188119.8840	515953.8618
20834	1188153.2450	515897.9229
20841	1188155.0490	515940.0398
20833	1188181.0490	515902.3279
20842	1188188.7490	515942.6851
20832	1188201.3130	515882.6666
20843	1188223.4220	515939.7626
20830	1188240.7190	515917.3650
20831	1188243.1850	515893.6334

WL-36b Wetland Point Table

Point #	NORTHING	EASTING
22523	1187141.4080	517956.3950
22524	1187150.4370	517931.2120
22518	1187170.1290	517907.5540
22522	1187185.8630	517951.7970
22519	1187192.9470	517908.2250
22521	1187217.9740	517941.8360
22520	1187218.0740	517917.0400

WL-35 Wetland Point Table

Point #	NORTHING	EASTING
21309	1186192.1870	516156.6350
21308	1186199.7260	516121.3180
21303	1186206.0710	516214.2960
21304	1186211.5010	516196.3430
21301	1186214.3310	516245.3960
21310	1186222.8710	516095.1000
21307	1186224.5350	516171.9740
21302	1186239.3740	516294.6320
21300	1186246.9710	516331.1870
21311	1186247.1960	516081.4820
21305	1186254.6220	516197.7210
21306	1186255.1360	516186.5520
21296	1186261.4130	516372.8220
21312	1186267.8720	516061.6090
21313	1186285.0990	516043.7310
21314	1186307.5170	516029.8360
21297	1186307.5600	516409.3750
21299	1186330.4270	516391.7530
21315	1186343.2000	516032.3230
21298	1186363.6920	516383.3110
21316	1186378.7290	516014.2650
21295	1186404.2120	516366.9800
21317	1186424.1340	516013.5840
21319	1186454.9770	515994.0700
21294	1186461.6620	516389.5770
21265	1186464.8390	516219.1150
21264	1186469.7260	516196.0340
21318	1186470.3730	515982.8160
21266	1186480.6670	516209.4390
21263	1186486.5050	516167.6060
21292	1186494.4620	516386.5510
21267	1186509.5810	516177.9670
21320	1186510.1540	515987.7780
21262	1186514.2020	516142.3780
21293	1186520.0780	516368.6280
21268	1186526.2050	516158.3220
21287	1186534.9250	516353.6540
21261	1186539.5260	516114.5050
21286	1186543.1330	516316.0290
21269	1186543.2410	516135.6300
21283	1186543.8780	516193.2880
21288	1186545.7690	516368.5100
21284	1186547.3160	516268.6950
21260	1186557.5520	516097.4400
21321	1186558.7340	515995.7410
21270	1186561.2920	516113.8430
21289	1186561.9240	516399.0170
21271	1186578.8500	516100.8290
21285	1186580.3350	516332.6780
21259	1186583.0740	516075.7240
21290	1186587.6250	516381.7790
21282	1186589.9050	516201.3960
21272	1186594.2320	516084.8180
21291	1186600.8420	516353.4070
21280	1186603.3640	516229.0070
21255	1186605.4890	516044.2060
21254	1186606.6460	516003.0400
21256	1186626.2030	516036.8350
21281	1186627.5470	516259.1010
21257	1186643.8760	515999.2620
21279	1186658.2310	516226.7880
21275	1186660.8680	516095.2790
21258	1186664.1050	516014.8040
21278	1186686.9290	516196.3590
21273	1186692.2880	516094.8160
21277	1186708.1800	516178.6320
21274	1186715.7270	516112.4040
21276	1186730.9990	516142.4720

WL-36 Wetland Point Table

Point #	NORTHING	EASTING
22512	1187258.6200	517776.1600
22513	1187271.7520	517818.7480
22517	1187280.4540	517752.2780
22514	1187288.5220	517814.8130
22516	1187293.1900	517768.3980
22515	1187302.4780	517784.8370

WL-36a Wetland Point Table

Point #	NORTHING	EASTING
21387	1186773.2784	517604.8061
21389	1186774.1555	517677.0584
21388	1186776.1474	517648.7731
21386	1186785.2161	517574.8472
21390	1186808.6930	517737.5674
21385	1186810.6147	517540.5560
21391	1186829.3172	517772.2461
21384	1186836.8702	517502.1797
21383	1186857.8178	517468.4135
21392	1186863.2385	517811.7524
21382	1186873.8336	517431.7471
21381	1186901.2249	517387.4002
21393	1186901.5611	517856.7032
21379	1186931.1107	517360.5277
21394	1186952.2493	517874.4475
21380	1186972.1109	517345.3505
21395	1186977.5460	517909.4153
21396	1187008.2101	517907.1217
21378	1187018.9455	517330.8645
21397	1187043.3517	517925.4163
21377	1187063.1491	517293.6731
21398	1187073.7982	517939.3065
21399	1187095.3727	517922.3348
21376	1187108.5296	517271.6534
22508	1187118.1870	517917.3420
22507	1187127.4260	517896.0510
21375	1187134.7315	517263.4809
22506	1187144.4070	517879.4420
22505	1187159.0540	517868.4410
21403	1187182.8635	517657.1491
21374	1187185.4855	517312.3406
22504	1187194.7880	517854.4530
21405	1187200.9794	517676.8392
21373	1187214.9812	517306.4283
21404	1187215.8803	517656.6268
22503	1187216.9510	517840.9370
22501	1187233.7540	517765.5120
22500	1187236.2720	517741.6140
21407	1187240.0129	517698.4234
21372	1187240.6198	517289.1316
22499	1187246.5340	517709.4690
22502	1187248.0040	517806.8950
40208	1187257.9150	517432.4130
21408	1187259.2585	517701.3838
22498	1187260.4190	517711.4810
21406	1187263.3292	517676.4658
40211	1187263.8800	517529.1980
22510	1187265.8130	517374.9780
21371	1187266.4116	517295.2631
22509	1187275.3330	517319.1070
40210	1187289.7810	517507.0410
22497	1187300.0520	517721.5330
21409	1187306.6176	517687.6319
40209	1187314.3390	517500.2400
21419	1187324.4601	517536.7495
21414	1187326.7806	517565.6949
21415	1187338.2323	517598.8085
21410	1187344.5249	517695.6371
21412	1187367.9508	517616.2348
21411	1187376.9986	517677.8111
21413	1187389.3355	517641.7628

WL-37 Wetland Point Table

Point #	NORTHING	EASTING
70293	1185453.3810	517009.7560
70292	1185453.6990	517008.5920
70291	1185513.5490	517008.4580
70290	1185547.8540	516951.5970
70289	1185587.1330	516901.4580
21456	1185607.7483	516868.2114
21455	1185626.2526	516840.2418
21454	1185652.6812	516798.4678
21453	1185686.3679	516794.3543
21452	1185745.7630	516799.6083
21451	1185785.3009	516809.1162
21450	1185837.3707	516822.8551
21449	1185877.2608	516852.6957
21448	1185913.0143	516869.6540
21447	1185936.6763	516904.3472
21446	1185951.9811	516942.3339
21445	1185966.2336	516976.9722
70295	1186013.4160	517006.8300
70294	1186014.1890	517008.7340

WL-38 Wetland Point Table

Point #	NORTHING	EASTING
21184	1185417.7120	515032.9470
21175	1185423.6050	515286.0830
21174	1185423.8420	515313.0460
21183	1185439.1790	515073.0290
21173	1185442.1410	515346.5170
21185	1185445.3290	515013.2800
21172	1185452.3430	515364.2830
21186	1185459.5620	514984.3820
21187	1185473.5490	514949.9700
21171	1185487.0730	515352.6060
21163	1185491.2380	515507.1850
21165	1185494.1220	515479.9360
21166	1185495.4670	515460.6150
21188	1185496.9700	514915.8000
21170	1185510.0580	515372.7570
21189	1185515.6150	514891.9510
21164	1185535.8010	515422.1190
21162	1185535.8720	515509.4360
21190	1185538.5740	514863.5420
21168	1185546.4150	515373.8410
21169	1185546.6990	515359.1890
21167	1185554.7520	515395.9830
21191	1185558.1820	514838.9960
21161	1185563.5050	515502.4500
21160	1185583.1240	515523.6350
21159	1185588.0320	515551.1860
21192	1185588.7030	514870.4080
70277	1185607.0650	515524.8150
20809	1185615.2260	514876.0950
21158	1185617.2500	515539.0050
20810	1185649.5540	514880.2000
70276	1185688.3500	515557.1630
21153	1185689.8320	515450.9670
21122	1185693.0000	514909.2720
70278	1185694.4490	515511.3330
70280	1185708.3740	515480.0050
21151	1185709.7010	515416.3080
21152	1185710.3370	515439.6300
21123	1185717.5160	514928.2100
70279	1185726.5830	515500.8010
21150	1185732.5760	515400.0970
21149	1185750.5930	515394.6090
21148	1185767.5470	515383.3310
21124	1185772.2390	514955.8130
21147	1185778.2850	515375.4590
21146	1185782.8190	515397.3080
21125	1185797.1990	514975.0730
21145	1185808.0070	515427.8770
21134	1185825.8420	515178.1170
21126	1185828.4500	515004.7950
21133	1185832.1610	515150.3680
21144	1185837.1780	515412.4450
21127	1185839.3780	515052.7040
21128	1185849.9090	515070.5470
21135	1185853.6890	515199.9350
21129	1185871.6490	515113.8640
21130	1185873.8920	515154.6390
21142	1185879.3750	515383.6460
21136	1185894.9410	515194.7670
21138	1185896.3530	515219.7650
21131	1185898.3750	515133.9370
21143	1185902.6770	515362.3370
21137	1185904.7710	515244.8960
21132	1185909.8330	515154.7370
21141	1185930.8750	515345.7900
21140	1185940.7590	515322.5470
21139	1185941.9560	515274.2780

WL-39 Wetland Point Table

Point #	NORTHING	EASTING
21247	1186193.7300	515120.3300
21248	1186199.1420	515078.5310
21246	1186204.9170	515140.4860
21249	1186213.8180	515029.0780
21244	1186220.8830	515206.1100
21245	1186221.3170	515171.7340
21243	1186227.0590	515240.4670
21250	1186234.0230	514992.7070
70282	1186241.7840	515298.2880
21253	1186248.1540	514930.1980
70281	1186248.5160	515278.0780
21251	1186251.2380	514962.4520
70283	1186268.5690	515297.1300
21252	1186270.0830	514942.5420
21193	1186299.1100	514859.3180
21241	1186302.3940	515306.3080
21194	1186322.9900	514872.9380
70284	1186325.8900	515320.4240
21195	1186334.7070	514901.9530
70285	1186337.9970	515349.0280
21197	1186358.9690	514919.5660
21198	1186363.8640	514926.0040
21196	1186375.0160	514937.1420
70286	1186377.9530	515320.0600
70287	1186391.1630	515364.9510
21200	1186398.6910	514968.2920
21201	1186415.3640	514936.5950
21199	1186428.0090	514919.9070
70288	1186431.5680	515363.3030
21202	1186433.9620	514878.3570
21203	1186440.2880	514860.8030
21208	1186466.2210	514932.6390
21207	1186471.9340	514917.2300
21209	1186480.4240	514972.6700
21204	1186484.6830	514872.6930
21234	1186490.0080	515365.8250
21205	1186491.2950	514910.2110
21212	1186498.6310	514984.6210
21225	1186507.3900	515115.5520
21206	1186512.9880	514894.2510
21211	1186517.7280	514988.2400
21227	1186528.1580	515139.9180
21233	1186534.4220	515361.2980
21224	1186537.3180	515064.4350
21210	1186539.2910	514989.3730
21226	1186549.8440	515171.1770
21231	1186561.9510	515340.2500
21213	1186563.0090	514969.9910
21223	1186563.0140	515090.1500
21228	1186566.6880	515213.0980
21214	1186588.0670	514952.8110
21229	1186591.8660	515230.9750
21232	1186594.4060	515313.1050
21230	1186597.0730	515277.0940
21222	1186618.3330	515061.3120
21215	1186627.5410	514960.6190
21221	1186634.4920	515102.8830
21216	1186645.1230	515037.9420
21219	1186645.1590	515062.8570
21220	1186650.8790	515100.3170
21218	1186650.9930	514982.8740
21217	1186663.4230	515012.1890

LEGEND:

WL = WETLAND
OSW = OTHER SURFACE WATER
SF = SQUARE FEET
AC = ACRES

△REV NO.	REVISION	DATE	DRAWN BY/EMP.NO.	CHECKED BY/EMP.NO.

ACTIVITY	INITIALS/EMP.NO.	DATE
COMPUTED BY:	EDM	12/11/24
DRAWN BY:	EDM	12/11/24
CHECKED BY:	SE	12/11/24
CLOSED BY:		
FIELD BOOK/PAGE:	CHIEF: WJ	

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Phone 941-907-6900 | Fax 941-907-6910
Certificate of Authorization #27013 | www.stantec.com
Licensed Business Number 7866

TITLE: WETLAND SURVEY OF AMAZON SOUTH PHASE II
SECTIONS 17, 18, 19 & 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DATE: 04/10/25
HORIZONTAL SCALE: N/A
SEC: TWP: RGE:

CLIENT: YORK CAPITAL GROUP, LLC

CROSS REFERENCE FILE NO.: | PROJECT NO.: 215618694 | TASK CODE: | SHEET NUMBER: 3 OF 4 | DRAWING/FILE NUMBER: 215618694v-spwl01

OSW-29 OSW Point Table

Point #	NORTHING	EASTING
25602	1186608.8252	516087.1086
25565	1186632.7522	516090.8654
25567	1186639.7699	516064.3720
25564	1186654.0812	516076.5812
25568	1186664.9904	516052.3010
25569	1186681.7319	516042.5062
25562	1186692.5047	516057.2190
25560	1186703.9006	516028.3269
25561	1186708.3088	516046.3734
25142	1186809.6706	515960.3041
25143	1186817.5966	515974.7811
25141	1186828.1710	515946.7365
25144	1186854.5847	515950.4117
25140	1186885.1794	515908.5496
25139	1186931.9470	515877.2960
25145	1186939.2311	515894.4078
25138	1186961.2127	515853.2537
25146	1186962.8459	515877.0887
25137	1186993.2140	515831.1475
25147	1186996.2415	515855.7091
25148	1187017.0427	515836.6642
25136	1187017.1283	515816.9005
25135	1187048.6748	515796.5478
25134	1187088.3624	515771.6161
25133	1187111.2590	515761.4396
25149	1187159.6881	515753.3353
25131	1187160.1050	515737.5253
25150	1187165.7950	515750.2608
25151	1187176.8084	515764.3582
25152	1187185.9045	515779.1699
25130	1187187.0722	515721.7520
25129	1187196.2310	515675.4500
25187	1187199.4590	515747.3291
25196	1187200.4022	515706.0421
25188	1187202.7040	515737.7887
25155	1187203.4075	515818.9726
25185	1187206.1860	515775.2001
25194	1187208.0049	515716.0460
25189	1187208.6063	515731.0512
25199	1187213.7404	515681.0995
25157	1187213.7893	515839.7006
25158	1187214.0711	515852.5106
25159	1187216.0052	515860.0716
25128	1187220.6541	515619.4806
25184	1187221.0416	515812.9201
25200	1187223.8776	515653.4894
25192	1187225.3310	515707.9013
25120	1187230.8303	515398.1460
25119	1187232.3569	515384.4082
25181	1187235.5104	515846.4683
25127	1187235.9185	515591.4957
25118	1187237.4448	515381.3551
25191	1187238.9691	515720.4856
25121	1187240.4979	515422.5692
25117	1187247.6213	515385.4256
25122	1187250.1652	515459.2040
25201	1187251.6213	515600.9366
25160	1187251.9057	515870.7074
25212	1187257.2886	515419.0076
25126	1187259.3240	515549.2642
25123	1187260.8503	515492.7856
25178	1187263.3020	515858.8079
25124	1187266.9562	515517.7177
25125	1187266.9562	515536.0349
25211	1187268.9913	515453.6069
25202	1187271.4952	515571.8593
25209	1187280.1855	515484.6446
25203	1187283.4995	515548.9174
25205	1187284.0333	515500.4995
25161	1187285.5300	515878.3790
25206	1187286.0339	515495.6977
25204	1187287.1009	515525.8423
25177	1187293.1150	515866.9840
25208	1187299.4594	515471.1951
25207	1187301.2393	515483.0392
25162	1187309.3495	515887.0020
25176	1187317.0513	515872.0454
25163	1187337.0978	515893.3396
25174	1187360.2310	515884.5732
25165	1187363.2178	515898.0289
25166	1187374.5400	515930.2555
25173	1187375.4717	515888.7970
25172	1187381.8471	515896.1237
25167	1187384.8851	515948.2621
25171	1187385.7250	515908.2894
25169	1187388.9274	515926.6932
25168	1187397.5593	515941.1971

OSW-27 OSW Point Table

Point #	NORTHING	EASTING
25228	1185894.9403	515194.7662
25229	1185895.8763	515211.3226
25227	1185914.4445	515193.5408
25230	1185914.7142	515212.9584
25226	1185929.8165	515196.5073
25231	1185945.1885	515214.8462
25225	1185951.1216	515198.3951
25232	1185970.8085	515211.0703
25223	1185978.1186	515193.6766
25233	1186000.2042	515205.1372
25222	1186014.1802	515189.5402
25246	1186020.9790	515329.9339
25245	1186028.2513	515306.8086
25247	1186028.3954	515330.9277
25248	1186029.5998	515324.0684
25234	1186030.4088	515199.7436
25244	1186031.7572	515297.6394
25249	1186034.4541	515310.5842
25243	1186045.2415	515285.7732
25251	1186047.3989	515301.1453
25221	1186048.8350	515183.2672
25235	1186051.7139	515196.7770
25242	1186053.0623	515268.5134
25241	1186067.3556	515253.4111
25252	1186077.3844	515263.1365
25237	1186078.9520	515195.1589
25240	1186082.1882	515232.6454
25238	1186083.5367	515199.2042
25239	1186094.3240	515222.1277
25253	1186096.3467	515237.8534
25220	1186099.7387	515179.1832
25254	1186102.2463	515237.0109
25289	1186103.2236	515192.1924
25287	1186104.8417	515209.7219
25286	1186114.2807	515226.4426
25256	1186115.3089	515257.2372
25219	1186122.3758	515173.5786
25291	1186123.4500	515188.1471
25285	1186129.3830	515252.0627
25257	1186133.8499	515277.8848
25284	1186143.9460	515271.7496
25292	1186145.5641	515184.6412
25258	1186153.6546	515301.9035
25218	1186155.2727	515170.6176
25283	1186157.9696	515285.5036
25259	1186167.5604	515317.9162
25293	1186167.9479	515183.5625
25217	1186168.2176	515167.9208
25282	1186169.8357	515302.2240
25281	1186181.1625	515313.8204
25216	1186185.7471	515165.4936
25260	1186186.1011	515333.9287
25294	1186191.1408	515181.4050
25280	1186193.0286	515324.6078
25261	1186198.3212	515337.7210
25215	1186200.8494	515160.0999
25279	1186204.0856	515328.6531
25214	1186209.9311	515150.0396
25295	1186213.2549	515178.7082
25262	1186217.7047	515341.5136
25296	1186221.3169	515171.7338
25263	1186234.5600	515344.8847
25278	1186239.4143	515333.5074
25264	1186245.0947	515347.8341
25265	1186254.3651	515348.2557
25277	1186255.0560	515333.7771
25266	1186263.6354	515349.5198
25276	1186265.3040	515338.3617
25267	1186267.8493	515356.2619
25275	1186269.3493	515343.7554
25268	1186271.6416	515369.7462
25269	1186275.8555	515381.5447
25274	1186276.6984	515360.0543
25270	1186288.0294	515397.7897
25273	1186293.9749	515381.9663
25272	1186301.5599	515388.7084
25271	1186306.4243	515401.4679

OSW-78 OSW Point Table

Point #	NORTHING	EASTING
25586	1188394.5082	515247.7913
25585	1188396.0438	515253.5677
25587	1188398.4154	515229.8184
25584	1188405.6758	515297.4515
25581	1188421.4980	515228.1044
25583	1188425.7325	515295.9764
25582	1188429.8714	515264.0421

OSW-30 OSW Point Table

Point #	NORTHING	EASTING
25342	1185654.3170	516652.5439
25341	1185654.3580	516640.7718
25339	1185656.1937	516608.5326
25343	1185658.8219	516678.6632
25338	1185659.8501	516595.4771
25335	1185663.0091	516631.0771
25348	1185663.8337	516724.2341
25334	1185665.8120	516651.0484
25337	1185669.9974	516603.9741
25347	1185670.1353	516729.3743
25373	1185671.9094	516745.2786
25333	1185673.7799	516672.5733
25344	1185674.2725	516696.1194
25372	1185678.5233	516737.9631
25332	1185681.7675	516688.4680
25345	1185683.9852	516711.5083
25346	1185686.2547	516719.7056
25371	1185692.6739	516728.7878
25331	1185694.3545	516703.3550
25330	1185700.0637	516713.6116
25329	1185708.6810	516713.6416
25369	1185723.2809	516724.0724
25328	1185754.0956	516705.0985
25370	1185811.5787	516708.0273
25327	1185827.6831	516689.9997
25368	1185844.5439	516701.8527
25367	1185900.3486	516691.5646
25366	1185931.6593	516687.4807
25326	1185946.6764	516668.9170
25365	1185989.5921	516674.2650
25325	1185992.0981	516658.3267
25364	1186032.4395	516668.3345
25324	1186040.9490	516652.8667
25363	1186070.1145	516661.1281
25323	1186091.5447	516641.2708
25362	1186140.8210	516645.5985
25322	1186146.7255	516632.7619
25361	1186188.2847	516635.9367
25321	1186193.2998	516621.1521
25320	1186217.4389	516618.1652
25360	1186245.2976	516629.2563
25319	1186304.1790	516620.5147
25359	1186309.6228	516634.3939
25318	1186398.3928	516621.3547
25358	1186407.0533	516635.3884
25357	1186422.4418	516650.8378
25317	1186428.2536	516625.0415
25310	1186434.6753	516411.1001
25350	1186434.9768	516641.0544
25311	1186435.6217	516455.9802
25312	1186435.9096	516478.9111
25316	1186436.3303	516615.3449
25314	1186436.6067	516536.0129
25309	1186437.1726	516379.9438
25315	1186438.1464	516588.7363
25351	1186439.3695	516646.6383
25349	1186440.5261	516631.2466
25308	1186448.2506	516630.2908
25352	1186449.6460	516651.9152
25356	1186451.4376	516665.3518
25298	1186451.5260	516385.5899
25307	1186452.7072	516617.5312
25302	1186452.8670	516466.1950
25304	1186453.0942	516506.4868
25301	1186454.4118	516444.9084
25305	1186454.8172	516539.5772
25306	1186455.3744	516590.6799
25299	1186455.9889	516414.4503
25355	1186478.2638	516669.3760
25354	1186482.0021	516651.7003

OSW-68 OSW Point Table

Point #	NORTHING	EASTING
25538	1187257.8073	517466.1262
25537	1187259.2361	517481.7131
25539	1187277.1488	517459.0307
25536	1187289.1704	517472.2823
25540	1187289.4299	517448.4809
25535	1187300.2934	517463.3607
25541	1187304.9637	517441.8808
25533	1187321.0060	517432.1567
25534	1187329.6579	517444.5258

OSW-38 OSW Point Table

Point #	NORTHING	EASTING
25458	1187822.9764	515746.3281
25459	1187824.6920	515769.4711
25457	1187839.9426	515762.3445
25460	1187873.2883	515812.3631
25456	1187881.8100	515797.1721
25453	1187894.6699	515617.6840
25452	1187899.9179	515640.7748
25404	1187908.0957	515619.2975
25455	1187912.4195	515827.9533
25405	1187914.5163	515636.7666
25461	1187914.7850	515850.1550
25406	1187927.7512	515678.6422
25454	1187929.6055	515839.4103
25451	1187930.3558	515718.3918
25438	1187936.2744	515862.7521
25407	1187946.5907	515732.0985
25439	1187946.6488	515853.8600
25440	1187954.4292	515857.5651
25450	1187959.8748	515778.5984
25430	1187965.1284	515957.6128
25429	1187967.7068	515963.5626
25428	1187969.3456	515969.1711
25449	1187969.7521	515786.3539
25431	1187972.9820	515954.0275
25408	1187976.1228	515777.3943
25437	1187977.0303	515897.5798
25442	1187979.3272	515877.4873
25427	1187979.5148	515969.4756
25448	1187981.6451	515812.5035
25445	1187983.9462	515850.4358
25432	1187984.7441	515953.7404
25444	1187987.1375	515856.2314
25426	1187987.5460	515968.8313
25447	1187988.7556	515834.5333
25433	1187989.6516	515951.7870
25409	1187993.1464	515812.1364
25425	1187994.6532	515964.5511
25412	1187998.5578	515878.9981
25413	1187999.1355	515893.0830
25411	1187999.9387	515842.8489
25410	1188000.0624	515830.0002
25434	1188000.4452	515948.2119
25414	1188002.2248	515896.4682
25424	1188004.9721	515960.2824
25435	1188009.9347	515943.9753
25423	1188015.0164	515958.0308
25436	1188020.0610	515938.8635
25422	1188021.1801	515955.7653
25415	1188023.7142	515921.2923
25421	1188026.7936	515957.6682
25420	1188034.0131	515959.5770
25419	1188038.1640	515959.8250
25416	1188044.4625	515946.1164
25418	1188046.2857	515978.9438
25417	1188055.7970	515966.7324

OSW-30a OSW Point Table

Point #	NORTHING	EASTING
25236	1185433.5887	516495.6545
25601	1185433.7621	516485.7240
25250	1185441.9098	516496.4675
25600	1185442.9868	516485.7580
25599	1185453.6345	516488.4081
25255	1185458.5202	516503.5806
25598	1185472.3315	516493.4380
25290	1185473.5737	516509.9042
25300	1185484.7285	516516.2143
25597	1185493.6041	516505.2707
25596	1185517.4521	516523.9061
25303	1185526.1847	516553.9860
25595	1185570.0403	516574.5202
25313	1185572.0304	516600.1345
25336	1185585.4079	516607.9343
25594	1185599.6637	516602.3466
25340	1185605.4068	516651.5432
25593	1185606.1797	516618.0832
25592	1185622.7452	516645.2682
25353	1185640.0413	516706.5916
25591	1185646.7203	516689.3696
25441	1185654.2894	516737.0401
25590	1185663.8337	516724.2341
25443	1185666.3289	516765.6709
25589	1185671.9094	516745.2786
25588	1185678.3574	516759.9806
25446	1185678.6982	516795.2905
25574	1185690.7696	516794.7433

OSW-38b OSW Point Table

Point #	NORTHING	EASTING
40139	1187996.5750	516553.1300
40140	1188000.0160	516562.5710
40138	1188004.8980	516538.9670
40137	1188008.8940	516526.1870
40135	1188022.8230	516550.5830
40136	1188023.0810	516545.4010
40134	1188027.8100	516557.3230
40141	1188032.4800	516472.6600
40143	1188049.6860	516478.7320
40128	1188079.9880	516620.4550
40130	1188087.4100	516597.0510
25102	1188110.6798	516337.6676
40144	1188121.5440	516345.8420
25111	1188124.1990	516327.0973
25156	1188126.5744	516336.5390
40127	1188158.8420	516670.4080
45016	1188162.2620	516879.1780
45015	1188162.2640	516925.6570
45012	1188162.2860	516970.8100
45022	1188165.2750	516783.9800
45021	1188166.3740	516819.0980
40125	1188167.7370	516656.1050
45027	1188168.2560	516730.4930
45010	1188174.5870	516969.4500
45013	1188178.5650	516928.2510
45018	1188179.4320	516877.1840
45024	1188180.3040	516782.5060
45042	1188180.4200	516677.5280
45000	1188180.7620	517029.3540
45019	1188181.4340	516819.5100
45025	1188184.1060	516728.9980
45008	1188185.5970	517015.9660
45001	1188192.3880	517037.7990
45002	1188201.0300	517053.3380
45003	1188205.3050	517060.9150
45007	1188205.3970	517033.4230
45004	1188211.3980	517052.8690

OSW-66 OSW Point Table

Point #	NORTHING	EASTING
25487	1186635.3273	517688.0481
25486	1186635.5759	517662.4463
25488	1186637.9047	517687.4650
25485	1186638.1569	517660.6963
25484	1186638.1665	517659.6707
25483	1186638.7990	517660.2609
25482	1186649.8174	517666.4315
25489	1186664.1149	517678.6008
25481	1186669.6976	517658.9663
25480	1186684.4259	517652.7934
25490	1186696.1470	517665.6090
25491	1186711.6017	517661.7317
25479	1186714.9662	517646.0202
25507	1186727.0587	517657.8541
25492	1186728.0642	517686.0286
25506	1186739.9832	517681.5043
25478	1186742.9163	517644.1511
25508	1186754.2686	517657.2934
25493	1186755.9077	517714.9505
25494	1186770.8847	517743.1729
25509	1186775.6304	517656.1176
25477	1186775.7446	517642.6015
25505	1186778.8627	517735.3799
25495	1186788.8122	517768.7847
25504	1186798.8548	517768.7171
25496	1186814.7708	517811.1307
25503	1186822.2744	517807.6963
25497	1186841.5135	517839.3935
25502	1186854.9065	517840.5660
25501	1186876.6788	517857.5309
25498	1186886.3795	517876.5017
25500	1186903.0308	517879.1181
25499	1186911.2568	517886.2874

OSW-73 OSW Point Table

Point #	NORTHING	EASTING
25577	1186101.5724	516433.2408
25578	1186106.3686	516411.0262
25576	1186108.6406	516449.6489
25579	1186115.9611	516403.9580
25575	1186118.7380	516457.7269
25580	1186135.6511	516396.6375
25570	1186146.7583	516398.1519
25571	1186155.0887	516410.0164
25573	1186161.1474	516457.7269
25572	1186173.0129	516454.6984

OSW-65 OSW Point Table

Point #	NORTHING	EASTING
25059	1186352.7832	514832.7696
25078	1186355.4059	514916.9800
25058	1186357.8475	514827.1393
25077	1186363.0187	514914.9328
25057	1186364.7113	514821.9914
25079	1186367.5302	514929.6654
25060	1186368.7136	514845.4149
25055	1186371.7182	514821.5626
25073	1186375.3907	514862.6963
25056	1186377.0905	514824.6078
25061	1186377.5676	514832.9989
25080	1186378.1398	514928.2867
25076	1186378.5328	514913.1654
25062	1186382.0676	514851.5028
25085	1186382.5390	514947.0400
25075	1186383.4422	514909.2379
25081	1186383.6384	514928.4829
25064	1186384.2277	514889.4036
25074	1186385.4058	514904.7212
25084	1186385.4058	514938.6945
25082	1186386.3878	514931.8215
25083	1186387.5659	514934.7671
25063	1186389.1371	514858.5723
25072	1186391.4964	514958.8254
25065	1186395.4212	514877.8174
25071	1186396.9921	514947.3353
25066	1186398.3667	514892.1530
25070	1186399.7414	514938.4983
25067	1186400.3307	514904.7212
25068	1186401.3126	514915.5220
25069	1186401.7053	514928.0902

OSW-67 OSW Point Table

Point #	NORTHING	EASTING
25521	1187257.6288	517419.6669
25519	1187263.6311	517386.8911
25520	1187267.9451	517379.5414
25518	1187275.9995	517364.0558
25522	1187276.3866	517399.3015
25517	1187286.8837	517346.9033
25523	1187296.0431	517363.5424
25516	1187298.9617	517324.5139
25515	1187305.4279	517292.0422
25524	1187307.5969	517345.1569
25525	1187318.6277	517311.9273
25514	1187321.5568	517255.2014
25532	1187329.6864	517270.5088
25513	1187335.3655	517208.9190
25526	1187338.4121	517239.3182
25512	1187344.8737	517181.2796
25527	1187350.5935	517205.5808
25528	1187353.2913	517196.8222
25511	1187361.5915	517178.1930
25529	1187361.7808	517191.6106
25530	1187371.9055	517189.7593
25510	1187379.5633	517178.2688
25531	1187381.8162	517192.2186

OSW-26 OSW Point Table

Point #	NORTHING	EASTING
25046	1186515.3954	515101.8770
25047	1186520.7527	515092.7277
25045	1186529.5476	515116.0242
25048	1186535.8317	515105.0272
25049	1186542.5085	515111.9002
25044	1186543.0978	515133.1092
25050	1186548.0072	515118.7736
25043	1186557.2368	515147.0521
25051	1186557.2368	515126.6285
25052	1186563.1282	515135.2693
25042	1186563.9137	515154.3181
25041	1186567.4484	515157.0675
25053	1186574.7145	515144.1065
25040	1186575.8930	515161.9769
25054	1186581.7844	515147.2486
25039	1186582.5698	515159.8168
25038	1186586.3178	515159.7551
25037	1186587.0124	515153.5366

OSW-25 OSW Point Table

Point #	NORTHING	EASTING
25026	1186482.5493	514974.0649
25025	1186486.7370	514966.1876
25034	1186493.8859	514981.5065
25024	1186500.0909	514950.0846
25023	1186507.9459	514943.2113
25022	1186513.0519	514933.5889
25033	1186514.2300	514958.7253
25021	1186522.0853	514922.7881
25032	1186523.0670	514947.5318
25031	1186531.1184	514936.5344
25020	1186531.5115	514910.4160
25030	1186538.3845	514929.0722
25029	1186541.7231	514924.5555
25028	1186547.2218	514913.9511
25035	1186547.3458	514892.8101
25036	1186552.5239	514907.2740
25019	1186557.2368	514882.9233
25027	1186566.4668	514891.7602

OSW-69 OSW Point Table

Point #	NORTHING	EASTING
25542	1186545.0161	516218.2451
25545	1186546.5846	516252.6653
25544	1186554.4357	516229.7179
25543	1186564.3247	516240.5620
25546	1186566.8080	516266.4488
25548	1186582.2922	516254.3828
25549	1186602.4733	516266.2457
25547	1186621.1307	516293.1715
25550	1186626.7039	516276.4852
25553	1186652.0309	516288.6935
25551	1186653.8144	516304.4228
25554	1186668.1858	516295.3011
25552	1186682.4587	516314.3496
25555	1186694.2513	516306.5294
25556	1186700.0709	516324.5658
25557	1186710.2224	516331.3437
25558	1186717.2273	516320.1383

OSW-28a OSW Point Table

Point #	NORTHING	EASTING
25100	1185727.1860	515413.1975
25099	1185727.4140	515432.5771
25098	1185731.2897	515452.8687
25101	1185732.5760	515400.0970
25097	1185736.5337	515474.9841
25096	1185742.0055	515492.3119
25087	1185744.5134	515413.6536
25088	1185744.9694	515443.2929
25095	1185747.2493	515499.8358
25089	1185748.3894	515459.9366
25086	1185750.5928	515394.6090
25090	1185752.0373	515473.8444
25091	1185763.2089	515500.5195
25094	1185776.2158	515538.1812
25092	1185777.5727	515522.1793
25093	1185785.5838	515532.1586

OSW-38c OSW Point Table

Point #	NORTHING	EASTING
45035	1188047.6740	516751.7760
45036	1188052.1060	516784.3520
45034	1188052.3650	516713.7350
45037	1188058.3720	516798.7800
45033	1188061.8510	516702.7960
45032	1188074.6290	516698.3410
45038	1188079.2030	516806.7130
45031	1188100.2560	516701.0110
45039	1188102.2360	516804.2750
45040	1188113.2720	516793.6440
45041	1188118.7650	516773.1900
45028	1188123.9740	516742.8520
45030	1188126.0910	516712.6010
45029	1188130.6750	516723.9130

OSW-45a OSW Point Table

Point #	NORTHING	EASTING
25467	1188578.9641	515899.7358
25466	1188579.8214	515891.7663
25465	1188587.3173	515891.4575
25464	1188600.0740	515890.1493
25468	1188603.7012	515897.5155
25463	1188609.9794	515886.0324
25469	1188610.0954	515895.3285

OSW-35 OSW Point Table

Point #	NORTHING	EASTING
25399	1187101.0569	517954.4565
25400	1187101.7308	517950.6383
25401	1187108.6639	517928.7981
25398	1187111.9621	517945.8867
25396	1187114.9352	517950.5747
25397	1187115.6940	517945.0721
25402	1187118.1872	517917.3418
25395	1187130.1576	517919.4379
25394	1187148.8777	517894.8245
25393	1187170.7176	517874.3711
25392	1187216.9510	517840.9368
25391	1187220.2405	517853.0874

OSW-28 OSW Point Table

Point #	NORTHING	EASTING
25109	1185419.7224	515561.3032
25110	1185424.7427	515472.1301
25108	1185425.9802	515587.0981
25113	1185433.3493	515450.8530
25107	1185438.1131	515586.3586
25106	1185441.2384	515548.1546
25105	1185444.5855	515474.0429
25112	1185445.3027	515427.4242
25104	1185446.9763	515458.9816
25114	1185465.1455	515391.3245
25115	1185487.0731	515352.6059
25103	1185510.0578	515372.7570

OSW-34 OSW Point Table

Point #	NORTHING	EASTING
25392	1187216.9510	517840.9368
25391	1187220.2405	517853.0874
25390	1187226.8452	517867.9349
25386	1187232.4779	517823.9146
25015	1187236.0059	517892.3188
25389	1187236.0564	517862.3240
25387	1187238.0724	517846.4954
25388	1187241.6896	517857.7997
25017	1187245.8872	517912.5463
25018	1187249.7692	517915.2967

OSW-45 OSW Point Table

Point #	NORTHING	EASTING
25472	1188581.0390	516029.1274
25473	1188582.0471	516041.5135
25474	1188593.1102	516037.8889
25471	1188605.7491	516027.0816
25475	1188610.1453	516034.9581
25470	1188611.7345	516026.6826
25476	1188611.8355	516034.7778

OSW-19 OSW Point Table

Point #	NORTHING	EASTING
25005	1187559.5711	515304.3630
25002	1187560.2369	515280.8542
25001	1187563.1677	515265.8747
25004	1187572.6383	515305.8896
25000	1187574.2395	515267.8285
25003	1187575.2164	515281.8311

OSW-38a OSW Point Table

Point #	NORTHING	EASTING
25009	1187706.0008	515413.9538
25010	1187707.5830	515393.5550
25011	1187732.9252	515373.8897
25008	1187745.2557	515388.1172
25006	1187751.8952	515367.4873
25007	1187757.5862	515374.1268

OSW-33 OSW Point Table

Point #	NORTHING	EASTING
25381	1187246.5330	517709.4683
25382	1187254.5457	517715.7569
25403	1187259.2586	517701.3836
25380	1187263.0796	517697.5478
25383	1187272.6484	517720.4316
25379	1187285.3970	517708.3164
25384	1187294.0375	517727.4234
25378	1187317.1326	517717.4407
25385	1187321.7760	517735.6954
25377	1187326.4240	517736.7728
25376	1187329.1160	517733.1345
25375	1187331.3714	517728.7090
25374	1187332.9843	517723.1506

WETLAND AREA TABLE

WL-31a	347,520 SF	7.9780 AC
WL-31**b**	8,745 SF	0.2008 AC
WL-32	115,259 SF	2.6460 AC
WL-33a	94,460 SF	2.1685 AC
WL-33b	80,541 SF	1.8490 AC
WL-33c	6,433 SF	0.1477 AC
WL-34a	281,392 SF	6.4599 AC
WL-34b	48,106 SF	1.1044 AC
WL-35	142,482 SF	3.2710 AC
WL-36	1,749 SF	0.0402 AC
WL-36a	253,789 SF	5.8262 AC
WL-36b	2,636 SF	0.0605 AC
WL-37	70,531 SF	1.6192 AC
WL-38	238,903 SF	5.4845 AC
WL-39	151,481 SF	3.4775 AC

TOTAL AREA(S) COMBINED

UPLAND	7,006,031 SF	160.8364 AC
WETLAND	1,884,027 SF	42.3334 AC
OSW	124,439 SF	2.8563 AC
TOTAL	8,974,497 SF	206.0261 AC

OTHER SURFACE WATER AREA TABLE

OSW-19	531 SF	0.0122 AC
OSW-25	1,769 SF	0.0406 AC
OSW-26	1,187 SF	0.0272 AC
OSW-27	10,618 SF	0.2437 AC
OSW-28	5,114 SF	0.1174 AC
OSW-28a	2,192 SF	0.0503 AC
OSW-29	23,123 SF	0.5308 AC
OSW-30	17,577 SF	0.4035 AC
OSW-30a	6,085 SF	0.1396 AC
OSW-33	1,064 SF	0.0244 AC
OSW-34	687 SF	0.0158 AC
OSW-35	1,923 SF	0.0441 AC
OSW-38	9,116 SF	0.2093 AC
OSW-38a	929 SF	0.0213 AC
OSW-38b	14,345 SF	0.3293 AC
OSW-38c	7,031 SF	0.1614 AC
OSW-45	296 SF	0.0068 AC
OSW-45a	246 SF	0.0056 AC
OSW-65	2,390 SF	0.0549 AC
OSW-66	4,893 SF	0.1123 AC
OSW-67	3,983 SF	0.0914 AC
OSW-68	1,252 SF	0.0287 AC
OSW-69	3,056 SF	0.0702 AC
OSW-73	3,162 SF	0.0726 AC
OSW-78	1,870 SF	0.0429 AC

LEGEND:

WL = WETLAND
OSW = OTHER SURFACE WATER
SF = SQUARE FEET
AC = ACRES

REV NO.	REVISION	DATE	DRAWN BY/EMP.NO.	CHECKED BY/EMP.NO.

ACTIVITY	INITIALS/EMP.NO.	DATE
COMPUTED BY:	EDM	12/11/24
DRAWN BY:	EDM	12/11/24
CHECKED BY:	SE	12/11/24
CLOSED BY:		
FIELD BOOK/PAGE:	CHIEF: WJ	

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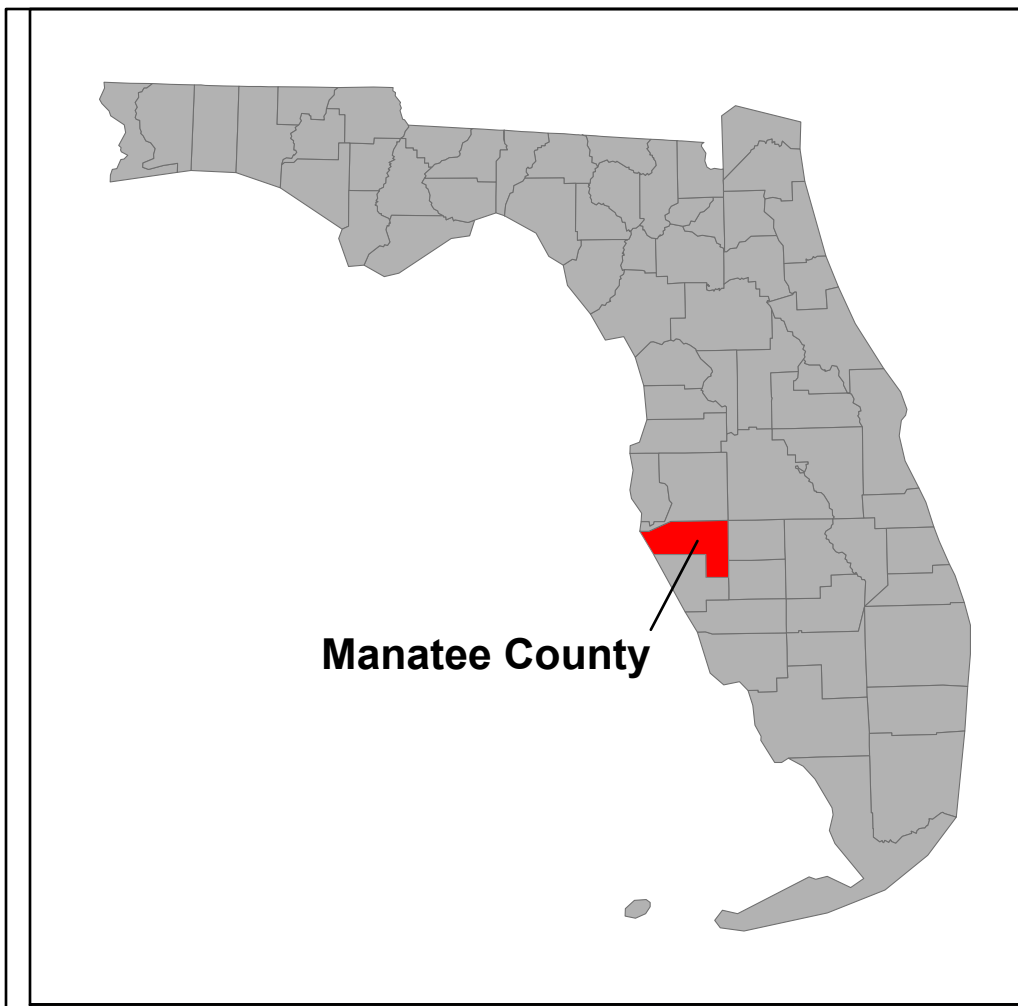
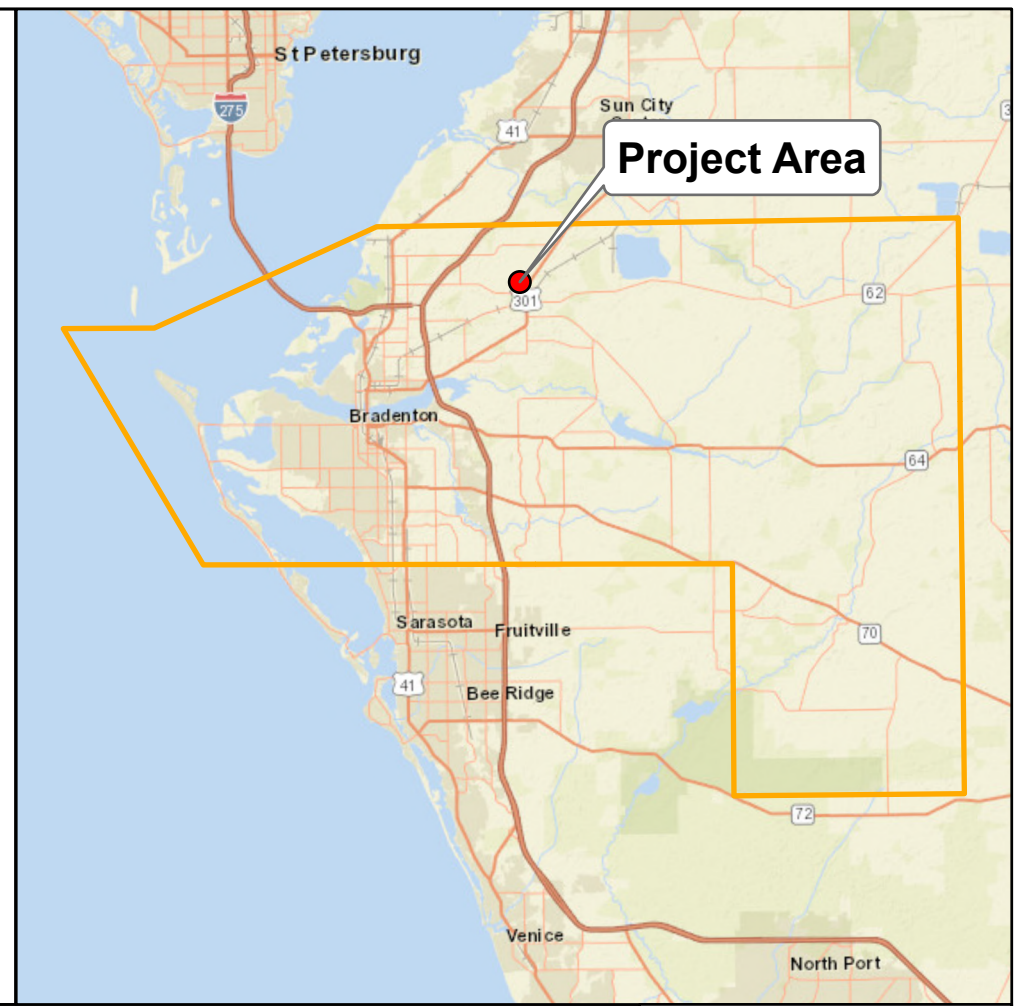
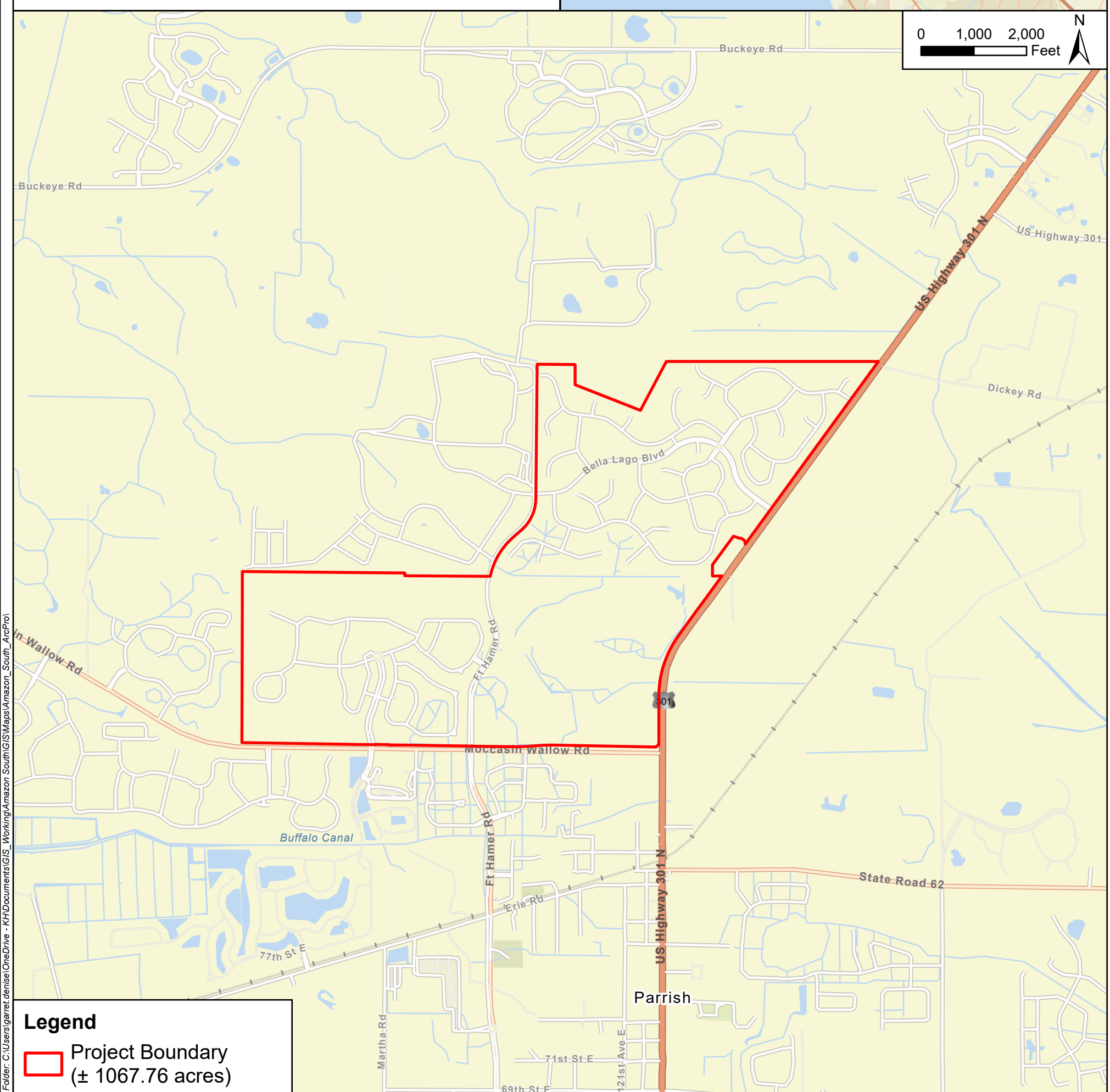
TITLE: WETLAND SURVEY OF AMAZON SOUTH PHASE II
SECTIONS 17, 18, 19 & 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DATE: 04/10/25
HORIZONTAL SCALE: N/A
SEC: TWP: RGE:
CLIENT: YORK CAPITAL GROUP, LLC
CROSS REFERENCE FILE NO.
PROJECT NO.: 215618694
TASK CODE:
SHEET NUMBER: 4 OF 4
DRAWING/FILE NUMBER: 215618694v-spwl01







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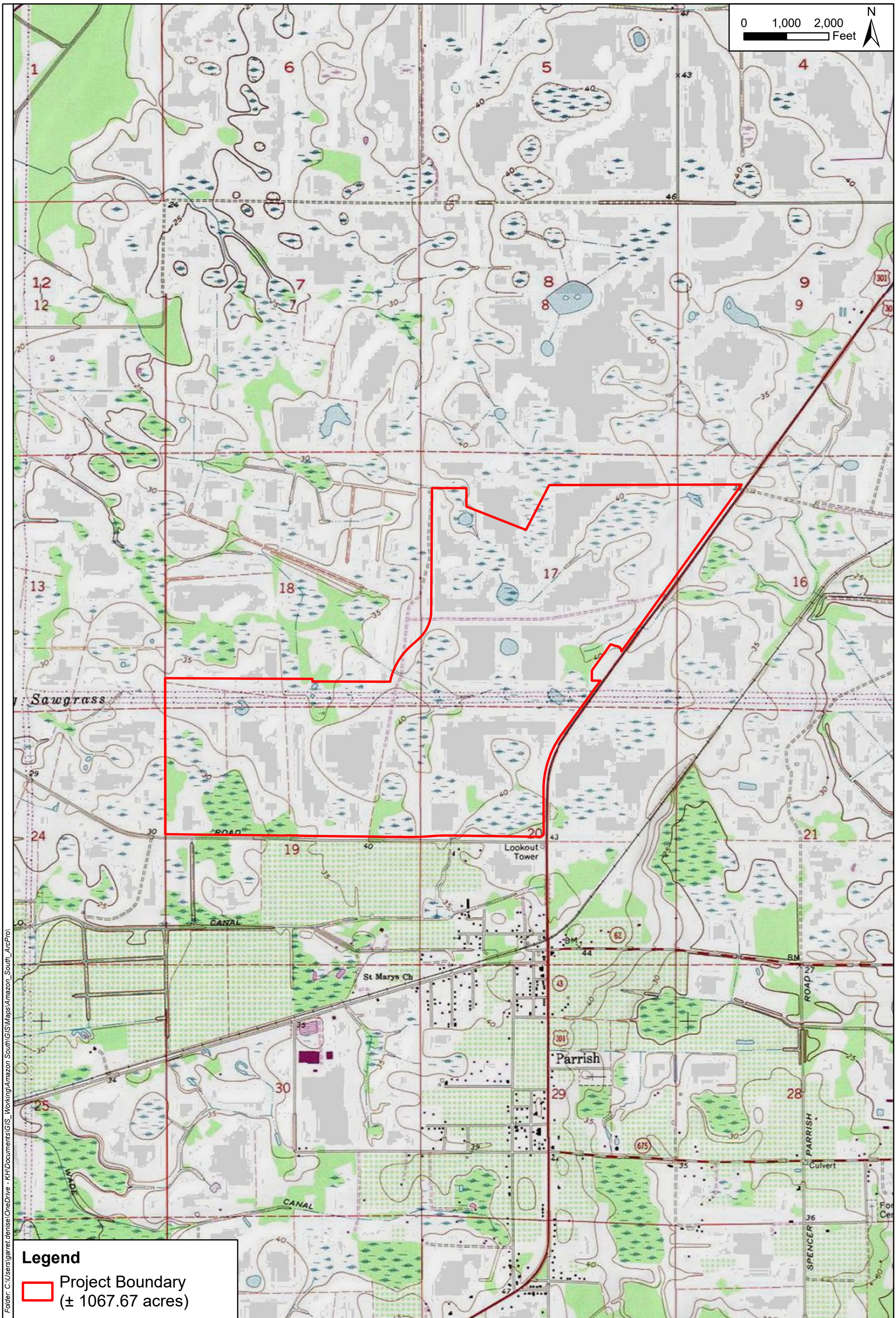
Project Location Map

Village of Amazon South
Manatee County, Florida

1 IN = 2,000 FT	PROJECT NUMBER: 242163000	OCTOBER 2024	FIGURE 1



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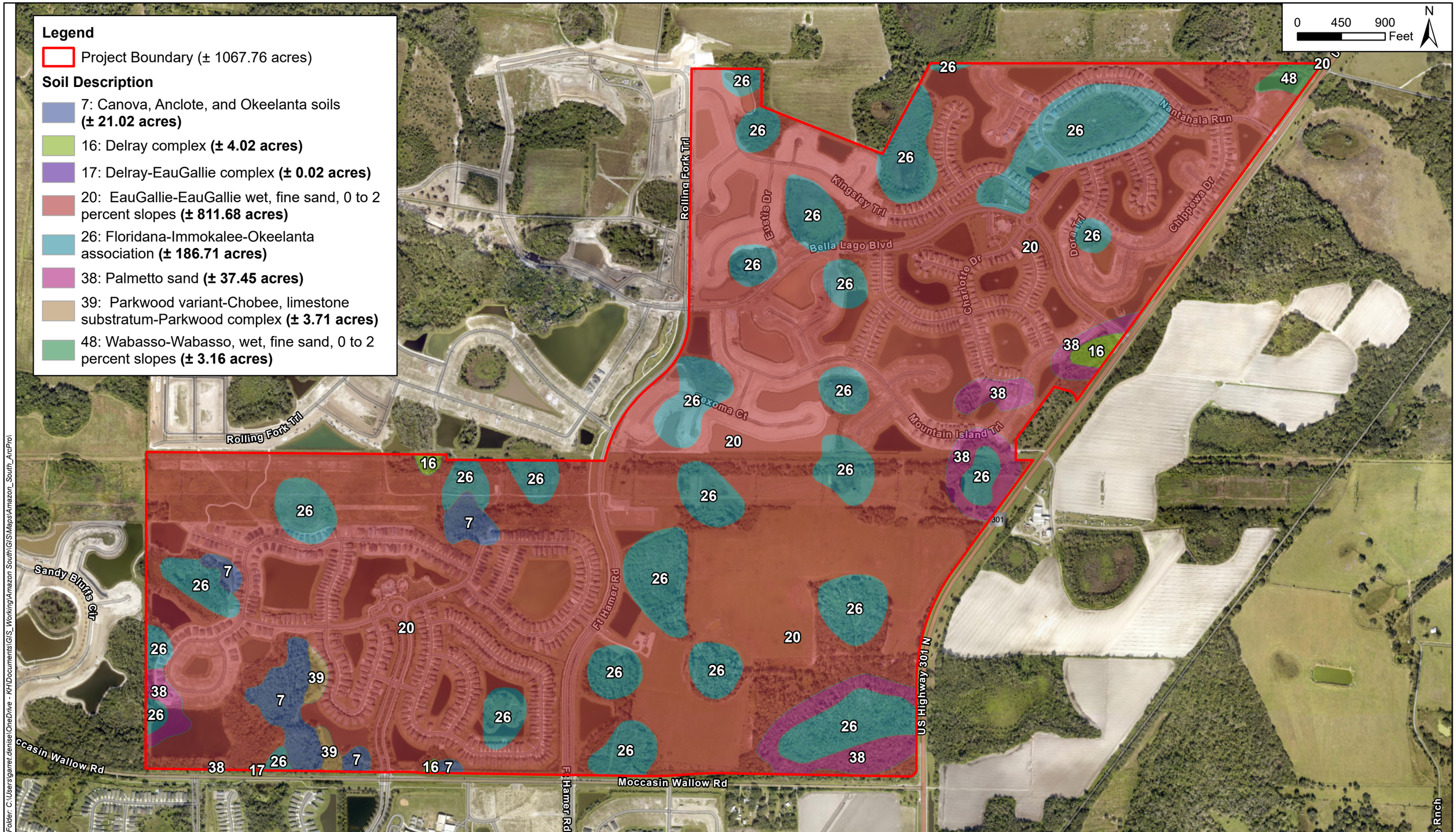
USGS Quadrangle Map

Village of Amazon South
Manatee County, Florida

1 IN = 2,000 FT	PROJECT NUMBER: 242163000	OCTOBER 2024	FIGURE 2



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NRCS Soils Classification Map

Village of Amazon South
Manatee County, Florida

1 IN = 900 FT	PROJECT NUMBER: 242163000	OCTOBER 2024	FIGURE 3

FLUCCS Code	Description	± Acreage
120	Residential Medium Density	223.40
129	Residential Medium Density Under Construction	76.69
149	Commerical and Services Under Construction	5.16
180	Recreational	9.86
190	Open Land	138.54
261	Fallow Cropland	66.51
414	Pine-Mesic Oak	102.70
422	Brazilian Pepper	7.70
510	Streams and Waterways	3.74
524	Lakes less than 10 ac.	0.07
534	Reservoirs less than 10 ac.	173.84
619	Exotic Wetland Hardwood	4.03
630	Wetland Forested Mixed	101.32
640	Freshwater Non-Forested Wetland	14.99
641	Freshwater Marshes	18.54
744	Fill Areas	1.85
814	Roads and Highways	70.06
830	Utilities	48.76
	Total Project Acreage	1067.76

Legend

- Project Boundary (± 1067.67 acres)
- FLUCFCS Habitat Area

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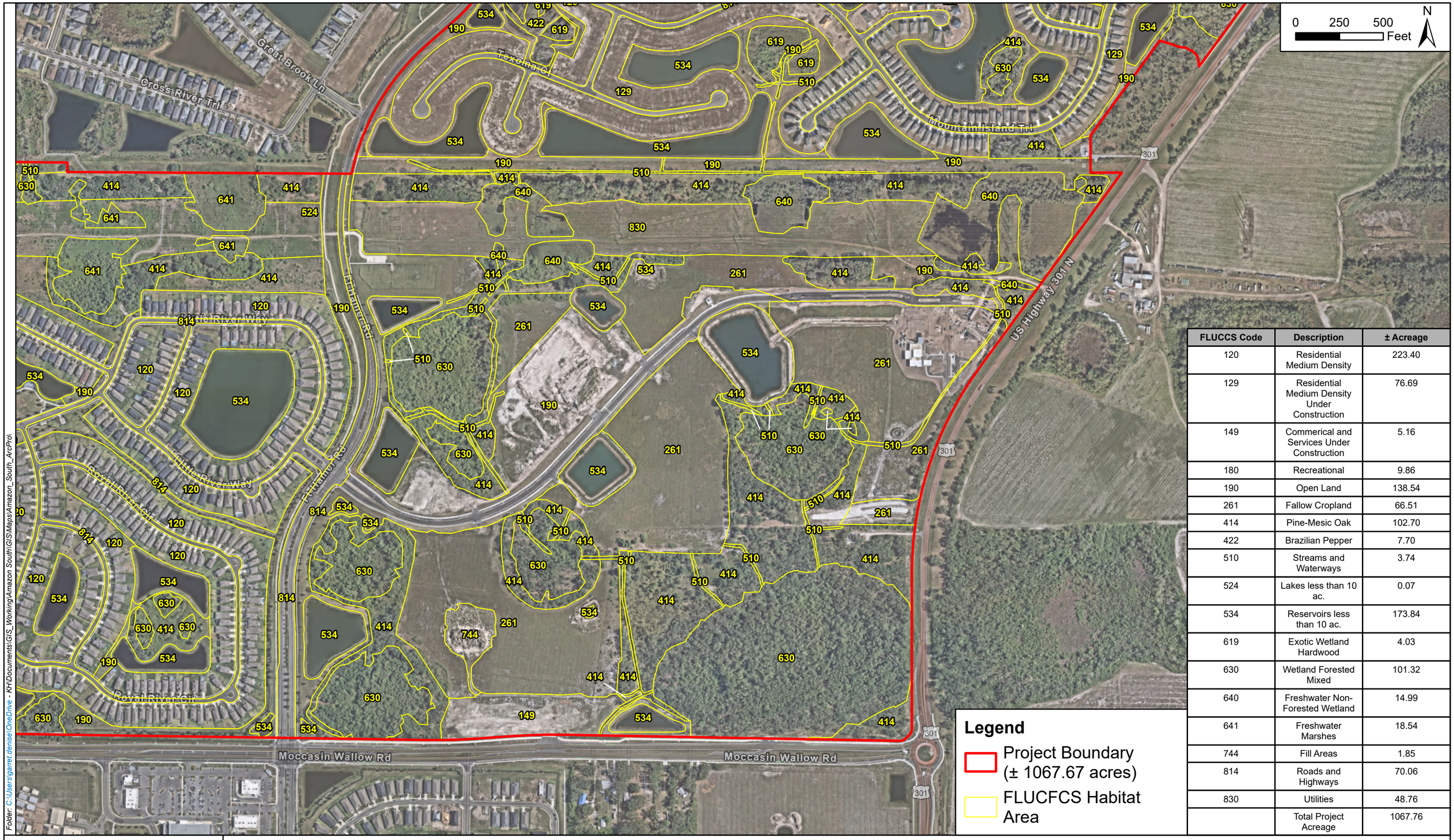
Florida Land Use Covers & Forms Classification System Map

Villages at Amazon South
Manatee County, Florida

1 IN = 500 FT	PROJECT NUMBER: 242163000	OCTOBER 2024	FIGURE 4 Page 1 of 3



FLUCCS Code	Description	± Acreage
120	Residential Medium Density	223.40
129	Residential Medium Density Under Construction	76.69
149	Commerical and Services Under Construction	5.16
180	Recreational	9.86
190	Open Land	138.54
261	Fallow Cropland	66.51
414	Pine-Mesic Oak	102.70
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744	Fill Areas	1.85
814	Roads and Highways	70.06
830	Utilities	48.76
	Total Project Acreage	1067.76

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Florida Land Use Covers & Forms Classification System Map

Villages at Amazon South
Manatee County, Florida

1 IN = 500 FT	PROJECT NUMBER: 242163000	OCTOBER 2024	FIGURE 4 Page 2 of 3

FLUCCS Code	Description	± Acreage
120	Residential Medium Density	223.40
129	Residential Medium Density Under Construction	76.69
149	Commerical and Services Under Construction	5.16
180	Recreational	9.86
190	Open Land	138.54
261	Fallow Cropland	66.51
414	Pine-Mesic Oak	102.70
422	Brazilian Pepper	7.70
510	Streams and Waterways	3.74
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640	Freshwater Non-Forested Wetland	14.99
641	Freshwater Marshes	18.54
744	Fill Areas	1.85
814	Roads and Highways	70.06
830	Utilities	48.76
	Total Project Acreage	1067.76

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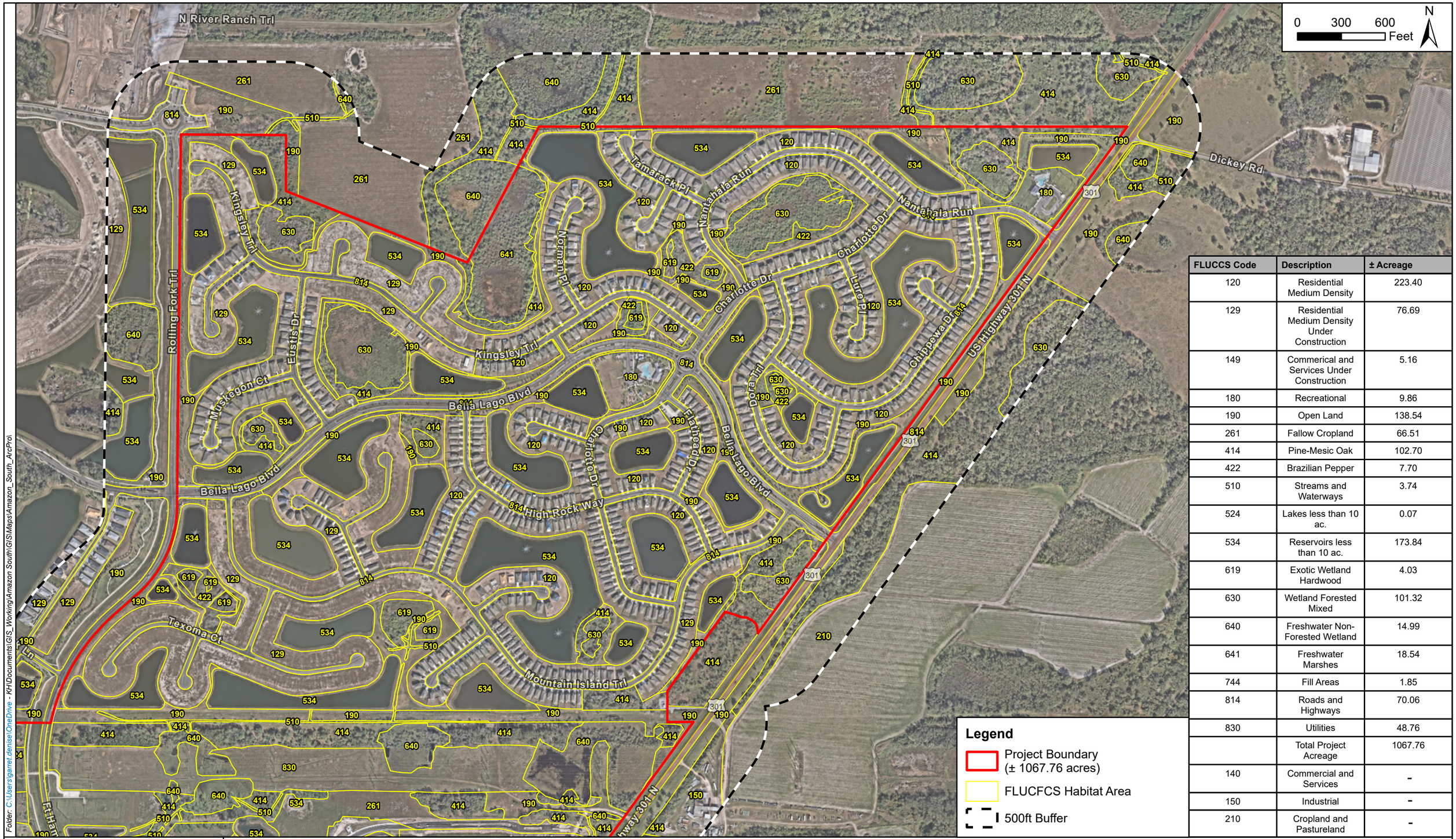
1800 2nd St Suite 900, Sarasota, FL 34236
Phone (941)- 379 7600
www.kimley-horn.com

Florida Land Use Covers & Forms Classification System Map

Villages at Amazon South
Manatee County, Florida

1 IN = 500 FT	PROJECT NUMBER: 242163000	OCTOBER 2024	FIGURE 4 Page 3 of 3



FLUCCS Code	Description	± Acreage
120	Residential Medium Density	223.40
129	Residential Medium Density Under Construction	76.69
149	Commerical and Services Under Construction	5.16
180	Recreational	9.86
190	Open Land	138.54
261	Fallow Cropland	66.51
414	Pine-Mesic Oak	102.70
422	Brazilian Pepper	7.70
510	Streams and Waterways	3.74
524	Lakes less than 10 ac.	0.07
534	Reservoirs less than 10 ac.	173.84
619	Exotic Wetland Hardwood	4.03
630	Wetland Forested Mixed	101.32
640	Freshwater Non-Forested Wetland	14.99
641	Freshwater Marshes	18.54
744	Fill Areas	1.85
814	Roads and Highways	70.06
830	Utilities	48.76
	Total Project Acreage	1067.76
140	Commercial and Services	-
150	Industrial	-
210	Cropland and Pastureland	-

Folder: C:\Users\garret.denise\OneDrive - KH\Documents\GIS_Working\Amazon South\GIS\Maps\Amazon_South_ArcPro\

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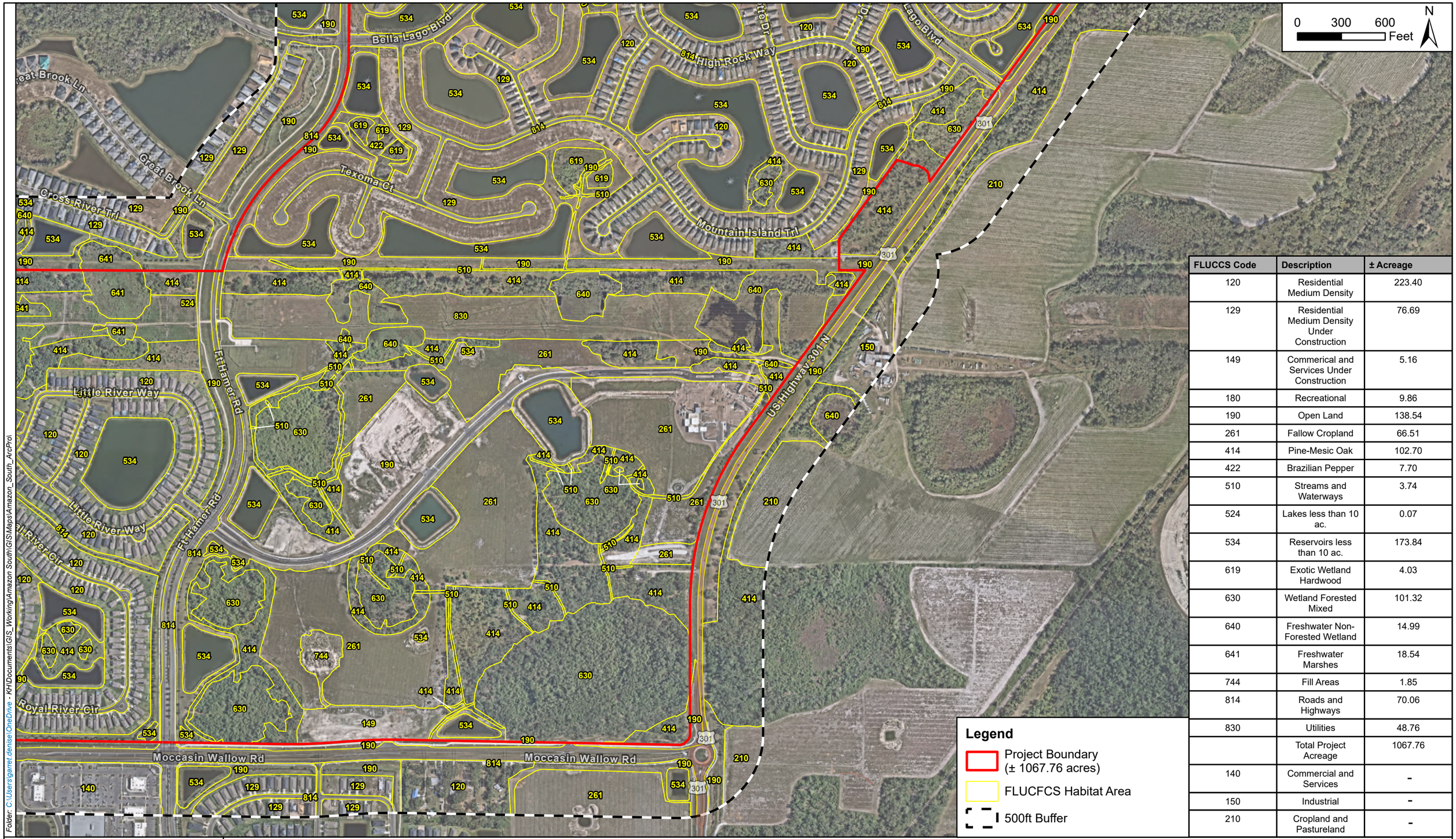
Florida Land Use Covers & Forms Classification System within 500ft Map

Villages of Amazon South
Manatee County, Florida

1 IN = 600 FT	PROJECT NUMBER: 242163000	OCTOBER 2024	FIGURE 5 Page 1 of 3



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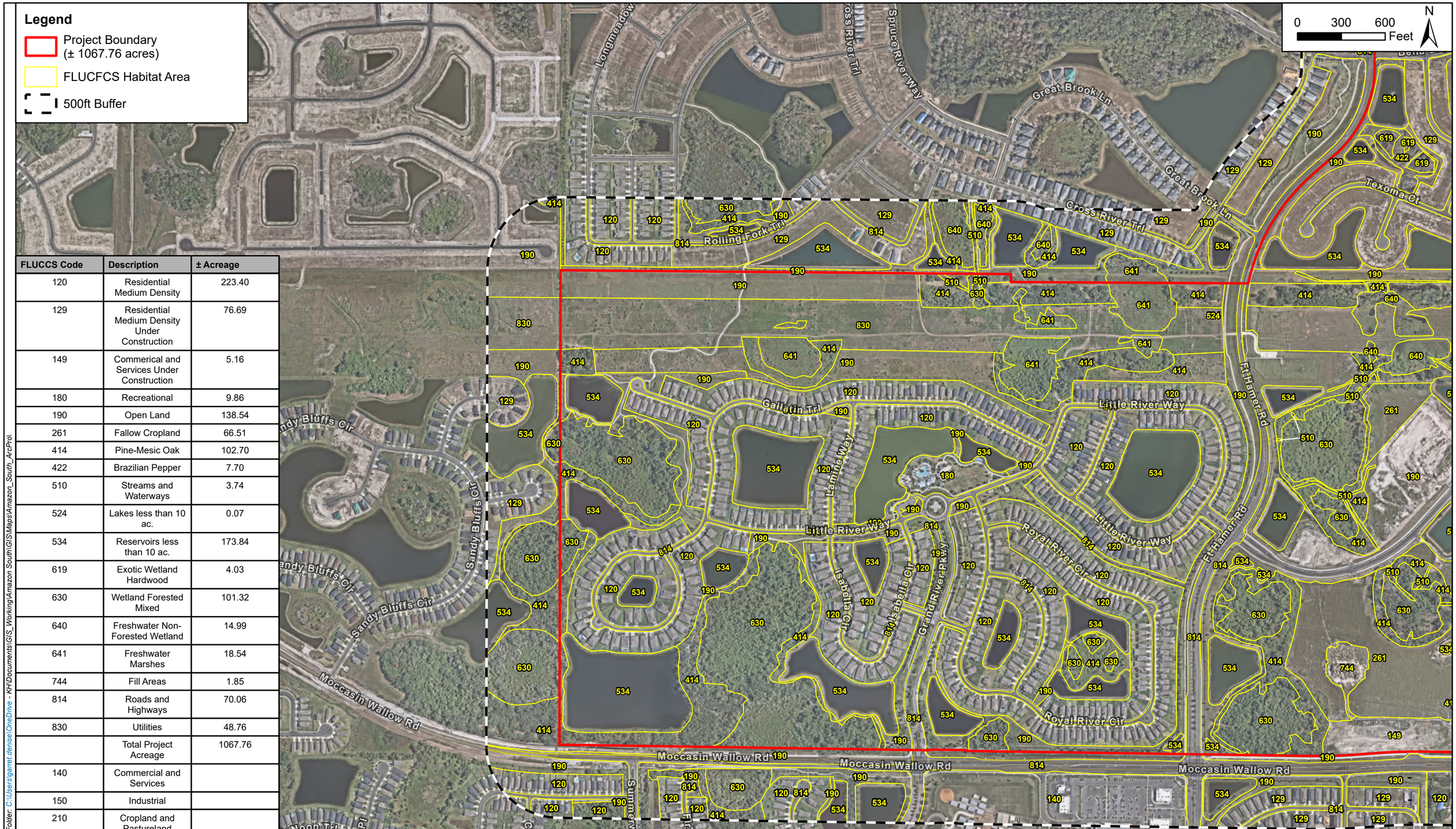
Florida Land Use Covers & Forms Classification System within 500ft Map

Villages of Amazon South
Manatee County, Florida

1 IN = 600 FT	PROJECT NUMBER: 242163000	OCTOBER 2024	FIGURE 5 Page 2 of 3



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Florida Land Use Covers & Forms Classification System within 500ft Map

Villages of Amazon South
Manatee County, Florida

1 IN = 600 FT	PROJECT NUMBER: 242163000	OCTOBER 2024	FIGURE 5 Page 3 of 3

School District of Manatee County

School Report

This School Report does not reserve capacity for school concurrency

This report is in response to a request for analysis of the projected demands on school facilities for the proposed land development application. This report is intended to be only information and analysis to assistthe governing board in its land-use decision.

Project Information

Local Government:	Manatee County Government	**Case Planner:**	Laura Gonzalez
Project Name:	Villages of Amazon South	**Fee:**	$ 650.00
Application Type:	Rezone with Amended GDP	**Date:**	01/22/25
Record Number:	PLN2411-0096	**SSA:**	1
Project Number:	PDMU-18-06(Z)(G)(R2)	**Acres:**	35.53/1,067.76
Address/PIN:	12416 US 301 N, Parrish 34219	**Version:**	CR-V1

Overview

The applicant has requested approval of a Rezone from Agriculture-Suburban (A-1) and Agriculture (A) to Planned Development Mixed Use (PDMU) for 35.53 acres, adding to the previously approved 1,032.23 acres for a total of 1,067.76 acres with a Future Land Use Category that allows 3 dwelling units an acre (UF-3).

The proposed Amendment to the General Development Plan requests approval for exchanging 279 unplatted single-family detached dwelling units for 627 multi-family dwelling units and adding 313 multi-family dwelling units for a total entitlement of 1,438 multi-family dwelling units. The proposed exchange reduces the single-family detached dwelling units to 1,720 and increases the overall total dwelling units to 3,158. The proposed amendment also includes an additional 18,000 sf retail/commercial, and 30,000 sf office.

Projected Students

Proposed Rezone	Acres	Dwelling Units per Acre	Total Dwelling Units	Elementary Students	Middle Students	High School Students	Total Students
A & A-1	35.53	0.20	7	1	0	0	1
PDMU (UF-3)	35.53	3.00	107	9	4	7	20
Total Increase:		2.80	99	9	4	6	19
Proposed GDP Amendment							
PDMU (UF-3) current appvd	1,032.23	2.42	2,497	215	95	157	467
PDMU (UF-3) proposed	1,067.76	2.96	3,158	272	120	199	591
Total Increase:		**0.54**	**661**	**57**	**25**	**42**	**124**

ISSUES

None at this time.

CONDITIONS

None at this time.

NOTES

Preliminary School Concurrency Analysis

School capacity is currently available or expected to be available within the School Service Area (SSA) or contiguous SSA. A School Concurrency Analysis ($800) will be required upon submittal of a final site plan. This School Report Rezone does not reserve school capacity and the final analysis may differ from this preliminary analysis.

2024-25 School Attendance Zones

These are current school year attendance zones. These zones are subject to change by the School Board.
- Mills Elementary (due to capacity issues at Harvey ES)
- Buffalo Creek Middle
- Parrish Community High School

Sidewalks and Bicycle Paths
The development **is** located within the two-mile walking radius of a future middle school site. Middle school students residing at this development **will not** qualify for bussing once the school is constructed.

The development **is** located within the two-mile walking radius of an existing zoned high school. High school students residing at this development **will not** qualify for bussing.

The development **is not** located within the two-mile walking radius of the existing zoned elementary and middle school. Elementary and middle school students residing at this development **will** qualify for bussing.

Generally, the School District suggests sidewalks connect along both sides of entrance drives, along the property frontage and connect to existing offsite sidewalks to provide a safe route to area schools and bus stops. Sidewalk needs will be evaluated when a more detailed site plan is submitted.

- Land Development Code Section 1001.6 requires a five foot sidewalk along all property lines abutting a street for all development within two walking miles of any public elementary or middle school.

- Land Development Code Section 1001.6 provides sidewalks may be constructed to extend a maximum distance of 1,000 feet beyond the outer limits of the proposed development to connect to existing sidewalks in the interest of safety and to extend sidewalks to existing or proposed attractors.

- Land Development Code Section 1001.6 requires pedestrian ways to provide circulation or access to schools and within 1,500 feet of a transit route to encourage pedestrian and transit intermodal travel.

Crosswalks, Traffic Signalization, School Signs & Markings
Crosswalk needs will be evaluated when a more detailed site plan is submitted.

Transportation, Bus Stops, and Bus Shelters
The development **is not** located within the two-mile walking radius of an existing zoned elementary and middle school. Bus stops as student pickup and drop off for the development will be evaluated when a more detailed site plan is submitted.

The School District has observed a growing trend of parents driving students to bus stops and parking vehicles near the bus stop. The School District generally suggests providing a wider roadway near bus stops to accommodate additional parked cars or a parking area so the bus will be able to safely load/unload students and pass parked cars on the roadway. The School District also suggests providing a bus shelter, bicycle racks and lighting in the immediate area.

Future circumstances may require a bus to enter a subdivision (i.e. special needs students). The School District recommends roundabouts and cul-de-sacs provide sufficient radius for a bus turn around. The school buses require 10 feet of roadway and have a turning radius of 30 to 42.7 feet curb to curb.

Signature: Mike Pendley Executive Planner Date: 1/22/2025
pendleym@manateeschools.net (941) 708-8800 Extension 44056

Building and Development Services Department
1112 Manatee Ave West, Suite 408
Bradenton, FL 34205
Phone: (941) 749-3012
ReviewerOnCall@mymanatee.org
www.mymanatee.org

Form D2 - Zoning Disclosure Affidavit

Project name: Villages of Amazon South

The Manatee County Land Development Code 90-01, as amended requires that all applications for Zoning Atlas Amendments shall include public disclosure of applicants and their percentage of interest.

If the property is owned by a CORPORATION, list the principal officers and principal stockholders and the percentage of stock owned by each.

If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

If the property is in the name of a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the principals below, including general and limited partners.

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. This is in addition to the list of owners.

FOR ANY CHANGES OF OWNERSHIP OR CHANGES IN CONTRACTS FOR PURCHASE SUBSEQUENT TO THE DATE OF THE APPLICATION, BUT PRIOR TO THE DATE OF FINAL PUBLIC HEARING, A SUPPLEMENTAL DISCLOSURE OF INTEREST SHALL BE FILED.

Disclosure shall not be required of any entity whose interests are solely equity interest which are regularly traded on an established securities market in the United State or another country.

Name, Address and Officer ☒ Owner ☐ Contract Purchaser	Percentage Stock, Interest or Ownership
BLACKHAWK CAPITAL MANAGEMENT, LLC	25.56%
5800 LAKEWOOD RANCH BLVD SARASOTA, FL 34240	Click or tap here to enter text.
David Goben, Title Manager	Click or tap here to enter text.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature: _____

(Applicant): David Goben

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~ SARASOTA

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 16 day of OCTOBER (month), 2024 (year), by DAVID GOBEN (name of person acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification.

SUSAN A. MCCARTNEY
Notary Public - State of Florida
Commission # HH 281173
My Comm. Expires Oct 21, 2026
Bonded through National Notary Assn.

Susan A McCartney
Signature of Notary Public – State of Florida
(Print, Type or Stamp Commissioned Name Of Notary Public to the Left of Signature)

This instrument prepared by and return to:
Edward Vogler II, Esq.
Vogler Ashton, PLLC
705 10th Avenue West, Unit 103
Palmetto, FL 34221

SPECIAL WARRANTY DEED

This Special Warranty Deed is made the 22nd day of May, 2023, by **CSPR, LTD.**, a Florida limited partnership, whose address is 2215 27th Avenue Blvd. West, Palmetto, Florida 34221 (hereinafter referred to as "Grantor"), to **WOOLRIDGE INVESTMENTS, L.L.C.**, a Delaware limited liability company (as to an undivided 9.23% interest), **BLACKHAWK CAPITAL MANAGEMENT, LLC**, a Florida limited liability company (as to an undivided 23.53% interest), **LASALLE HOLDING PARTNERS, LLC**, a Florida limited liability company (as to an undivided 8.01% interest), and **SENECA REAL HOLDINGS, LLC**, a Florida limited liability company (as to an undivided 9.23% interest), **WHK Invest, LLC**, a Florida limited liability company (as to an undivided 44.40% interest), and **UNIVERSITY PARK PARTNERS IV, LLC**, a Florida limited liability company (as to an undivided 5.60% interest), as Tenants in Common, whose address is 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240 (hereinafter referred to as "Grantee").

Grantor, in consideration of the sum of Ten and No/100 ($10.00) Dollars and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys, remises, releases and transfers to Grantee the following described real property in Manatee County, Florida:

See Exhibit A attached hereto (the "Property").

Subject to restrictions, reservations, and easements of record, and taxes for the year 2023 and all subsequent years, if any.

Grantor hereby covenants and warrants that the Property is not the homestead of any person nor is the Property contiguous, adjacent, or in close proximity to any homestead real property.

Grantor hereby covenants with Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property without the joinder of any other person; and that the Grantor does hereby warrant and defend the title to the Property against the lawful claims of all persons claiming by, through, and under Grantor.

[Signature on Following Page]

[Signature Page To Special Warranty Deed]

IN WITNESS WHEREOF, the said Grantor has hereunto executed this deed on the day and year first above written.

GRANTOR:

Signed, sealed and delivered
in the presence of:

Print Name: Nicole Mary Fontson

Print Name: Karen L. Calyer

CSPR, Ltd, a Florida limited partnership
By: Chin Properties, Inc., a Florida corporation, General Partner

By: Stuart W. Chin
Stuart W. Chin, as President

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 22 day of May, 2023, by Stuart W. Chin, as President of Chin Properties, Inc., a Florida corporation, as General Partner of CSPR, Ltd., a Florida limited partnership, on behalf of the corporation and the limited partnership.

Signature of Notary Public
(Print Notary Name) Karen L. Calyer

My Commission Expires: 7-14-2025
Commission No HH 132651
☐ Personally known, or
☑ Produced Identification
Type of Identification Produced: FL. D.L.

AFFIX NOTARY STAMP

KAREN L. CALYER
Notary Public - State of Florida
Commission # HH 132651
My Comm. Expires Jul 14, 2025
Bonded through National Notary Assn.

EXHIBIT A

DESCRIBED AS (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in the Southeast 1/4 of the Northwest 1/4 of Section 20, Township 33 South, Range 19 East, Manatee County, Florida, being more particularly described as follows:

COMMENCE at the northwest corner of said Section 20; thence N.89°17'06"E., along the north line of the Northwest 1/4 of said Section 20, a distance of 2,668.97 feet to the northeast corner of the Northwest 1/4 of said Section 20; thence N.89°51'05"E., along the north line of the Northeast 1/4 of said Section 20, a distance of 648.05 feet to the intersection of the north line of the Northeast 1/4 of said Section 20 and the westerly right-of-way line of U.S.301 (State Road 43, Section 1302-203, 200 foot wide public right-of-way); thence along said westerly right-of-way line for the following two (2) calls: (1) thence S.36°04'54"W., a distance of 571.88 feet to the point of curvature of a non-tangent curve to the left, having a radius of 1,977.86 feet and a central angle of 28°06'24"; (2) thence southerly along the arc of said curve, a distance of 970.25 feet, said curve having a chord bearing and distance of S.22°00'13"W., 960.55 feet to the POINT OF BEGINNING, said point being the intersection of the north line of the Southeast 1/4 of the Northwest 1/4 of said Section 20 and the west right-of-way line of said State Road 43 (Tamiami Trail, also being the point of curvature of a non-tangent curve to the left, having a radius of 1,977.86 feet and a central angle of 07°58'33"; thence along said west right-of-way line for the following two (2) calls: (1) thence southerly along the arc of said curve, a distance of 275.33 feet, said curve having a chord bearing and distance of S.03°57'45"W., 275.11 feet; (2) thence S.00°00'32"W., a distance of 885.97 feet to the point of curvature of a non-tangent curve to the right having a radius of 50.00 feet and a central angle of 45°46'25", said point being on the north right-of-way line of Moccasin Wallow Road (variable width public right-of-way) as recorded in Official Records Instrument Number 202141163832 in the Public Records of Manatee County, Florida; thence along said north right-of-way line for the following four (4) calls: (1) thence southwesterly along the arc of said curve, a distance of 39.94 feet, said curve having a chord bearing and distance of S.22°51'40"W. 38.89 feet to the point of tangency of said curve; (2) thence S.45°44'53"W., a distance of 27.20 feet to the point of curvature of a curve to the right having a radius of 50.00 feet and a central angle of 45°17'58"; (3) thence westerly along the arc of said curve, a distance of 39.53 feet to the point of tangency of said curve; (4) thence N.88°57'09"W., a distance of 1,191.41 feet to a point on the west line of the abovementioned Southeast 1/4 of the Northwest 1/4 of Section 20; thence N.00°06'08"W., along said west line, a distance of 1,220.12 feet to the northwest corner of said Southeast 1/4 of the Northwest 1/4; thence S.89°26'34"E., along the north line of said Southeast 1/4 of the Northwest 1/4, a distance of 1,282.99 feet to the POINT OF BEGINNING.

Said tract contains 1,547,916 square feet or 35.5353 acres, more or less.

Building and Development Services Department
1112 Manatee Ave West, Suite 408
Bradenton, FL 34205
Phone: (941) 749-3012
ReviewerOnCall@mymanatee.org
www.mymanatee.org

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Project name: Villages of Amazon South

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Name, Address and Officer ☒ Owner ☐ Contract Purchaser	Percentage Stock, Interest or Ownership
LASALLE HOLDING PARTNERS, LLC	8.01%
5800 LAKEWOOD RANCH BLVD N, SARASOTA, FL 34240	Click or tap here to enter text.
David Goben, Title Manager	Click or tap here to enter text.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature: _____

(Applicant): David Goben

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~ SARASOTA

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 16 day of OCTOBER (month), 2024 (year), by DAVID GOBEN (name of person acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification.

SUSAN A. MCCARTNEY
Notary Public - State of Florida
Commission # HH 281173
My Comm. Expires Oct 21, 2026
Bonded through National Notary Assn.

Susan A. McCartney
Signature of Notary Public – State of Florida
(Print, Type or Stamp Commissioned Name Of Notary Public to the Left of Signature)

This instrument prepared by and return to:
Edward Vogler II, Esq.
Vogler Ashton, PLLC
705 10th Avenue West, Unit 103
Palmetto, FL 34221

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[Signature on Following Page]

[Signature Page To Special Warranty Deed]

IN WITNESS WHEREOF, the said Grantor has hereunto executed this deed on the day and year first above written.

GRANTOR:

Signed, sealed and delivered
in the presence of:

Print Name: Nide Mary Fortson

Print Name: Karen L. Calyer

CSPR, Ltd, a Florida limited partnership
By: Chin Properties, Inc., a Florida corporation, General Partner

By: Stuart W. Chin
Stuart W. Chin, as President

STATE OF FLORIDA
COUNTY OF MANATEE

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Signature of Notary Public
(Print Notary Name) Karen L. Calyer

My Commission Expires: 7-14-2025
Commission No HH 132651
☐ Personally known, or
☑ Produced Identification
Type of Identification Produced: FL. D.L.

AFFIX NOTARY STAMP

KAREN L. CALYER
Notary Public - State of Florida
Commission # HH 132651
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Bonded through National Notary Assn.

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COMMENCE at the northwest corner of said Section 20; thence N.89°17'06"E., along the north line of the Northwest 1/4 of said Section 20, a distance of 2,668.97 feet to the northeast corner of the Northwest 1/4 of said Section 20; thence N.89°51'05"E., along the north line of the Northeast 1/4 of said Section 20, a distance of 648.05 feet to the intersection of the north line of the Northeast 1/4 of said Section 20 and the westerly right-of-way line of U.S.301 (State Road 43, Section 1302-203, 200 foot wide public right-of-way); thence along said westerly right-of-way line for the following two (2) calls: (1) thence S.36°04'54"W., a distance of 571.88 feet to the point of curvature of a non-tangent curve to the left, having a radius of 1,977.86 feet and a central angle of 28°06'24"; (2) thence southerly along the arc of said curve, a distance of 970.25 feet, said curve having a chord bearing and distance of S.22°00'13"W., 960.55 feet to the POINT OF BEGINNING, said point being the intersection of the north line of the Southeast 1/4 of the Northwest 1/4 of said Section 20 and the west right-of-way line of said State Road 43 (Tamiami Trail, also being the point of curvature of a non-tangent curve to the left, having a radius of 1,977.86 feet and a central angle of 07°58'33"; thence along said west right-of-way line for the following two (2) calls: (1) thence southerly along the arc of said curve, a distance of 275.33 feet, said curve having a chord bearing and distance of S.03°57'45"W., 275.11 feet; (2) thence S.00°00'32"W., a distance of 885.97 feet to the point of curvature of a non-tangent curve to the right having a radius of 50.00 feet and a central angle of 45°46'25", said point being on the north right-of-way line of Moccasin Wallow Road (variable width public right-of-way) as recorded in Official Records Instrument Number 202141163832 in the Public Records of Manatee County, Florida; thence along said north right-of-way line for the following four (4) calls: (1) thence southwesterly along the arc of said curve, a distance of 39.94 feet, said curve having a chord bearing and distance of S.22°51'40"W. 38.89 feet to the point of tangency of said curve; (2) thence S.45°44'53"W., a distance of 27.20 feet to the point of curvature of a curve to the right having a radius of 50.00 feet and a central angle of 45°17'58"; (3) thence westerly along the arc of said curve, a distance of 39.53 feet to the point of tangency of said curve; (4) thence N.88°57'09"W., a distance of 1,191.41 feet to a point on the west line of the abovementioned Southeast 1/4 of the Northwest 1/4 of Section 20; thence N.00°06'08"W., along said west line, a distance of 1,220.12 feet to the northwest corner of said Southeast 1/4 of the Northwest 1/4; thence S.89°26'34"E., along the north line of said Southeast 1/4 of the Northwest 1/4, a distance of 1,282.99 feet to the POINT OF BEGINNING.

Said tract contains 1,547,916 square feet or 35.5353 acres, more or less.

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Bradenton, FL 34205
Phone: (941) 749-3012
ReviewerOnCall@mymanatee.org
www.mymanatee.org

Form D2 - Zoning Disclosure Affidavit

Project name: Villages of Amazon South

The Manatee County Land Development Code 90-01, as amended requires that all applications for Zoning Atlas Amendments shall include public disclosure of applicants and their percentage of interest.

If the property is owned by a CORPORATION, list the principal officers and principal stockholders and the percentage of stock owned by each.

If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

If the property is in the name of a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the principals below, including general and limited partners.

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. This is in addition to the list of owners.

FOR ANY CHANGES OF OWNERSHIP OR CHANGES IN CONTRACTS FOR PURCHASE SUBSEQUENT TO THE DATE OF THE APPLICATION, BUT PRIOR TO THE DATE OF FINAL PUBLIC HEARING, A SUPPLEMENTAL DISCLOSURE OF INTEREST SHALL BE FILED.

Disclosure shall not be required of any entity whose interests are solely equity interest which are regularly traded on an established securities market in the United State or another country.

Name, Address and Officer ☒ Owner ☐ Contract Purchaser	Percentage Stock, Interest or Ownership
SENECA REAL HOLDINGS, LLC	9.23%
5800 LAKEWOOD RANCH BLVD SARASOTA, FL 34240	Click or tap here to enter text.
Pamela Curran, Title Manager	Click or tap here to enter text.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature: _____

(Applicant): Pamela Curran

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~ SARASOTA

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 17 day of OCTOBER (month), 2024 (year), by PAMELA CURRAN (name of person acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification.

SUSAN A. MCCARTNEY
Notary Public - State of Florida
Commission # HH 281173
My Comm. Expires Oct 21, 2026
Bonded through National Notary Assn.

Susan A McCartney
Signature of Notary Public – State of Florida
(Print, Type or Stamp Commissioned Name Of Notary Public to the Left of Signature)

This instrument prepared by and return to:
Edward Vogler II, Esq.
Vogler Ashton, PLLC
705 10th Avenue West, Unit 103
Palmetto, FL 34221

SPECIAL WARRANTY DEED

This Special Warranty Deed is made the 22nd day of May, 2023, by **CSPR, LTD.**, a Florida limited partnership, whose address is 2215 27th Avenue Blvd. West, Palmetto, Florida 34221 (hereinafter referred to as "Grantor"), to **WOOLRIDGE INVESTMENTS, L.L.C.**, a Delaware limited liability company (as to an undivided 9.23% interest), **BLACKHAWK CAPITAL MANAGEMENT, LLC**, a Florida limited liability company (as to an undivided 23.53% interest), **LASALLE HOLDING PARTNERS, LLC**, a Florida limited liability company (as to an undivided 8.01% interest), and **SENECA REAL HOLDINGS, LLC**, a Florida limited liability company (as to an undivided 9.23% interest), **WHK Invest, LLC**, a Florida limited liability company (as to an undivided 44.40% interest), and **UNIVERSITY PARK PARTNERS IV, LLC**, a Florida limited liability company (as to an undivided 5.60% interest), as Tenants in Common, whose address is 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240 (hereinafter referred to as "Grantee").

Grantor, in consideration of the sum of Ten and No/100 ($10.00) Dollars and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys, remises, releases and transfers to Grantee the following described real property in Manatee County, Florida:

See Exhibit A attached hereto (the "Property").

Subject to restrictions, reservations, and easements of record, and taxes for the year 2023 and all subsequent years, if any.

Grantor hereby covenants and warrants that the Property is not the homestead of any person nor is the Property contiguous, adjacent, or in close proximity to any homestead real property.

Grantor hereby covenants with Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property without the joinder of any other person; and that the Grantor does hereby warrant and defend the title to the Property against the lawful claims of all persons claiming by, through, and under Grantor.

[Signature on Following Page]

[Signature Page To Special Warranty Deed]

IN WITNESS WHEREOF, the said Grantor has hereunto executed this deed on the day and year first above written.

GRANTOR:

Signed, sealed and delivered
in the presence of:

Print Name: Nicole Mary Fontson

Print Name: Karen L. Calyer

CSPR, Ltd, a Florida limited partnership
By: Chin Properties, Inc., a Florida corporation, General Partner

By: Stuart W. Chin
Stuart W. Chin, as President

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 22 day of May, 2023, by Stuart W. Chin, as President of Chin Properties, Inc., a Florida corporation, as General Partner of CSPR, Ltd., a Florida limited partnership, on behalf of the corporation and the limited partnership.

Signature of Notary Public
(Print Notary Name) Karen L. Calyer

AFFIX NOTARY STAMP

KAREN L. CALYER
Notary Public - State of Florida
Commission # HH 132651
My Comm. Expires Jul 14, 2025
Bonded through National Notary Assn.

My Commission Expires: 7-14-2025
Commission No HH 132651
☐ Personally known, or
☑ Produced Identification
Type of Identification Produced: FL. D.L.

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Form D2 - Zoning Disclosure Affidavit

Project name: Villages of Amazon South

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Name, Address and Officer ☒ Owner ☐ Contract Purchaser	Percentage Stock, Interest or Ownership
University Park Partners IV, LLC	5.60%
7306 Mayfair Court, University Park, Florida 34201	Click or tap here to enter text.
Charles Varah, Manager & President	Click or tap here to enter text.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature: _____

(Applicant): Charles Varah

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~ SARASOTA

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 16 day of OCTOBER (month), 2024 (year), by CHARLES VARAH (name of person acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification.

Susan A. McCartney

Signature of Notary Public – State of Florida
(Print, Type or Stamp Commissioned Name Of Notary Public to the Left of Signature)

SUSAN A. MCCARTNEY
Notary Public - State of Florida
Commission # HH 281173
My Comm. Expires Oct 21, 2026
Bonded through National Notary Assn.

This instrument prepared by and return to:
Edward Vogler II, Esq.
Vogler Ashton, PLLC
705 10th Avenue West, Unit 103
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Signed, sealed and delivered
in the presence of:

Print Name: Nicole Mary Fortson

Print Name: Karen L. Calyer

CSPR, Ltd, a Florida limited partnership
By: Chin Properties, Inc., a Florida corporation, General Partner

By: Stuart W. Chin
Stuart W. Chin, as President

STATE OF FLORIDA
COUNTY OF MANATEE

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Signature of Notary Public
(Print Notary Name) Karen L. Calyer

My Commission Expires: 7-14-2025
Commission No HH 132651
☐ Personally known, or
☑ Produced Identification
Type of Identification Produced: FL. D.L.

AFFIX NOTARY STAMP

KAREN L. CALYER
Notary Public - State of Florida
Commission # HH 132651
My Comm. Expires Jul 14, 2025
Bonded through National Notary Assn.

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Name, Address and Officer ☒ Owner ☐ Contract Purchaser	Percentage Stock, Interest or Ownership
WHK Invest, LLC	44.40%
7306 Mayfair Court, University Park, Florida 34201	Click or tap here to enter text.
Charles Varah, Manager & President	Click or tap here to enter text.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature: _____

(Applicant): Charles Varah

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~ SARASOTA

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[Signature on Following Page]

[Signature Page To Special Warranty Deed]

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Signed, sealed and delivered
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Print Name: Karen L. Calyer

CSPR, Ltd, a Florida limited partnership
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By: Stuart W. Chin
Stuart W. Chin, as President

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(Print Notary Name) Karen L. Calyer

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COMMENCE at the northwest corner of said Section 20; thence N.89°17'06"E., along the north line of the Northwest 1/4 of said Section 20, a distance of 2,668.97 feet to the northeast corner of the Northwest 1/4 of said Section 20; thence N.89°51'05"E., along the north line of the Northeast 1/4 of said Section 20, a distance of 648.05 feet to the intersection of the north line of the Northeast 1/4 of said Section 20 and the westerly right-of-way line of U.S.301 (State Road 43, Section 1302-203, 200 foot wide public right-of-way); thence along said westerly right-of-way line for the following two (2) calls: (1) thence S.36°04'54"W., a distance of 571.88 feet to the point of curvature of a non-tangent curve to the left, having a radius of 1,977.86 feet and a central angle of 28°06'24"; (2) thence southerly along the arc of said curve, a distance of 970.25 feet, said curve having a chord bearing and distance of S.22°00'13"W., 960.55 feet to the POINT OF BEGINNING, said point being the intersection of the north line of the Southeast 1/4 of the Northwest 1/4 of said Section 20 and the west right-of-way line of said State Road 43 (Tamiami Trail, also being the point of curvature of a non-tangent curve to the left, having a radius of 1,977.86 feet and a central angle of 07°58'33"; thence along said west right-of-way line for the following two (2) calls: (1) thence southerly along the arc of said curve, a distance of 275.33 feet, said curve having a chord bearing and distance of S.03°57'45"W., 275.11 feet; (2) thence S.00°00'32"W., a distance of 885.97 feet to the point of curvature of a non-tangent curve to the right having a radius of 50.00 feet and a central angle of 45°46'25", said point being on the north right-of-way line of Moccasin Wallow Road (variable width public right-of-way) as recorded in Official Records Instrument Number 202141163832 in the Public Records of Manatee County, Florida; thence along said north right-of-way line for the following four (4) calls: (1) thence southwesterly along the arc of said curve, a distance of 39.94 feet, said curve having a chord bearing and distance of S.22°51'40"W. 38.89 feet to the point of tangency of said curve; (2) thence S.45°44'53"W., a distance of 27.20 feet to the point of curvature of a curve to the right having a radius of 50.00 feet and a central angle of 45°17'58"; (3) thence westerly along the arc of said curve, a distance of 39.53 feet to the point of tangency of said curve; (4) thence N.88°57'09"W., a distance of 1,191.41 feet to a point on the west line of the abovementioned Southeast 1/4 of the Northwest 1/4 of Section 20; thence N.00°06'08"W., along said west line, a distance of 1,220.12 feet to the northwest corner of said Southeast 1/4 of the Northwest 1/4; thence S.89°26'34"E., along the north line of said Southeast 1/4 of the Northwest 1/4, a distance of 1,282.99 feet to the POINT OF BEGINNING.

Said tract contains 1,547,916 square feet or 35.5353 acres, more or less.

Building and Development Services Department
1112 Manatee Ave West, Suite 408
Bradenton, FL 34205
Phone: (941) 749-3012
ReviewerOnCall@mymanatee.org
www.mymanatee.org

Form D2 - Zoning Disclosure Affidavit

Project name: Villages of Amazon South

The Manatee County Land Development Code 90-01, as amended requires that all applications for Zoning Atlas Amendments shall include public disclosure of applicants and their percentage of interest.

If the property is owned by a CORPORATION, list the principal officers and principal stockholders and the percentage of stock owned by each.

If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

If the property is in the name of a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the principals below, including general and limited partners.

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. This is in addition to the list of owners.

FOR ANY CHANGES OF OWNERSHIP OR CHANGES IN CONTRACTS FOR PURCHASE SUBSEQUENT TO THE DATE OF THE APPLICATION, BUT PRIOR TO THE DATE OF FINAL PUBLIC HEARING, A SUPPLEMENTAL DISCLOSURE OF INTEREST SHALL BE FILED.

Disclosure shall not be required of any entity whose interests are solely equity interest which are regularly traded on an established securities market in the United State or another country.

Name, Address and Officer ☒ Owner ☐ Contract Purchaser	Percentage Stock, Interest or Ownership
WOOLRIDGE INVESTMENTS L.L.C.	9.23%
5800 LAKEWOOD RANCH BLVD SARASOTA, FL 34240	Click or tap here to enter text.
David Goben, Title Manager	Click or tap here to enter text.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature: _____

(Applicant): David Goben

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~ SARASOTA

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 16 day of OCTOBER (month), 2024 (year), by DAVID GOBEN (name of person acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification.

Susan A McCartney
Signature of Notary Public – State of Florida
(Print, Type or Stamp Commissioned Name Of Notary Public to the Left of Signature)

SUSAN A. MCCARTNEY
Notary Public - State of Florida
Commission # HH 281173
My Comm. Expires Oct 21, 2026
Bonded through National Notary Assn.

This instrument prepared by and return to:
Edward Vogler II, Esq.
Vogler Ashton, PLLC
705 10th Avenue West, Unit 103
Palmetto, FL 34221

SPECIAL WARRANTY DEED

This Special Warranty Deed is made the 22nd day of May, 2023, by **CSPR, LTD.**, a Florida limited partnership, whose address is 2215 27th Avenue Blvd. West, Palmetto, Florida 34221 (hereinafter referred to as "Grantor"), to **WOOLRIDGE INVESTMENTS, L.L.C.**, a Delaware limited liability company (as to an undivided 9.23% interest), **BLACKHAWK CAPITAL MANAGEMENT, LLC**, a Florida limited liability company (as to an undivided 23.53% interest), **LASALLE HOLDING PARTNERS, LLC**, a Florida limited liability company (as to an undivided 8.01% interest), and **SENECA REAL HOLDINGS, LLC**, a Florida limited liability company (as to an undivided 9.23% interest), **WHK Invest, LLC**, a Florida limited liability company (as to an undivided 44.40% interest), and **UNIVERSITY PARK PARTNERS IV, LLC**, a Florida limited liability company (as to an undivided 5.60% interest), as Tenants in Common, whose address is 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240 (hereinafter referred to as "Grantee").

Grantor, in consideration of the sum of Ten and No/100 ($10.00) Dollars and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys, remises, releases and transfers to Grantee the following described real property in Manatee County, Florida:

See Exhibit A attached hereto (the "Property").

Subject to restrictions, reservations, and easements of record, and taxes for the year 2023 and all subsequent years, if any.

Grantor hereby covenants and warrants that the Property is not the homestead of any person nor is the Property contiguous, adjacent, or in close proximity to any homestead real property.

Grantor hereby covenants with Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property without the joinder of any other person; and that the Grantor does hereby warrant and defend the title to the Property against the lawful claims of all persons claiming by, through, and under Grantor.

[Signature on Following Page]

[Signature Page To Special Warranty Deed]

IN WITNESS WHEREOF, the said Grantor has hereunto executed this deed on the day and year first above written.

GRANTOR:

Signed, sealed and delivered
in the presence of:

Print Name: Nicole Mary Fortson

Print Name: Karen L. Calyer

CSPR, Ltd, a Florida limited partnership
By: Chin Properties, Inc., a Florida corporation, General Partner

By: Stuart W. Chin
Stuart W. Chin, as President

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 22 day of May, 2023, by Stuart W. Chin, as President of Chin Properties, Inc., a Florida corporation, as General Partner of CSPR, Ltd., a Florida limited partnership, on behalf of the corporation and the limited partnership.

Signature of Notary Public
(Print Notary Name) Karen L. Calyer

AFFIX NOTARY STAMP

KAREN L. CALYER
Notary Public - State of Florida
Commission # HH 132651
My Comm. Expires Jul 14, 2025
Bonded through National Notary Assn.

My Commission Expires: 7-14-2025
Commission No HH 132651
☐ Personally known, or
☑ Produced Identification
Type of Identification Produced: FL. D.L.

EXHIBIT A

DESCRIBED AS (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in the Southeast 1/4 of the Northwest 1/4 of Section 20, Township 33 South, Range 19 East, Manatee County, Florida, being more particularly described as follows:

COMMENCE at the northwest corner of said Section 20; thence N.89°17'06"E., along the north line of the Northwest 1/4 of said Section 20, a distance of 2,668.97 feet to the northeast corner of the Northwest 1/4 of said Section 20; thence N.89°51'05"E., along the north line of the Northeast 1/4 of said Section 20, a distance of 648.05 feet to the intersection of the north line of the Northeast 1/4 of said Section 20 and the westerly right-of-way line of U.S.301 (State Road 43, Section 1302-203, 200 foot wide public right-of-way); thence along said westerly right-of-way line for the following two (2) calls: (1) thence S.36°04'54"W., a distance of 571.88 feet to the point of curvature of a non-tangent curve to the left, having a radius of 1,977.86 feet and a central angle of 28°06'24"; (2) thence southerly along the arc of said curve, a distance of 970.25 feet, said curve having a chord bearing and distance of S.22°00'13"W., 960.55 feet to the POINT OF BEGINNING, said point being the intersection of the north line of the Southeast 1/4 of the Northwest 1/4 of said Section 20 and the west right-of-way line of said State Road 43 (Tamiami Trail, also being the point of curvature of a non-tangent curve to the left, having a radius of 1,977.86 feet and a central angle of 07°58'33"; thence along said west right-of-way line for the following two (2) calls: (1) thence southerly along the arc of said curve, a distance of 275.33 feet, said curve having a chord bearing and distance of S.03°57'45"W., 275.11 feet; (2) thence S.00°00'32"W., a distance of 885.97 feet to the point of curvature of a non-tangent curve to the right having a radius of 50.00 feet and a central angle of 45°46'25", said point being on the north right-of-way line of Moccasin Wallow Road (variable width public right-of-way) as recorded in Official Records Instrument Number 202141163832 in the Public Records of Manatee County, Florida; thence along said north right-of-way line for the following four (4) calls: (1) thence southwesterly along the arc of said curve, a distance of 39.94 feet, said curve having a chord bearing and distance of S.22°51'40"W. 38.89 feet to the point of tangency of said curve; (2) thence S.45°44'53"W., a distance of 27.20 feet to the point of curvature of a curve to the right having a radius of 50.00 feet and a central angle of 45°17'58"; (3) thence westerly along the arc of said curve, a distance of 39.53 feet to the point of tangency of said curve; (4) thence N.88°57'09"W., a distance of 1,191.41 feet to a point on the west line of the abovementioned Southeast 1/4 of the Northwest 1/4 of Section 20; thence N.00°06'08"W., along said west line, a distance of 1,220.12 feet to the northwest corner of said Southeast 1/4 of the Northwest 1/4; thence S.89°26'34"E., along the north line of said Southeast 1/4 of the Northwest 1/4, a distance of 1,282.99 feet to the POINT OF BEGINNING.

Said tract contains 1,547,916 square feet or 35.5353 acres, more or less.

Stantec

Memo

To:	Manatee County Planning and Development Services	From:	Katie LaBarr, AICP Stantec Consulting Services, Inc.
Project:	Villages of Amazon South – GDP Amendment with a Rezone	Date:	December 15, 2025

Reference: Neighborhood Meeting Synopsis

Representatives from Stantec Consulting Services Inc. and Neal Land and Neighborhoods conducted an in-person Neighborhood Meeting on December 15, 2025, at the Parrish United Methodist Church. The meeting began at 6:00 pm and approximately 24 individuals were in attendance.

The following individuals were present on behalf of the Applicant:

i. Tom Panaseny – Neal Land and Neighborhoods
ii. John Neal – Neal Land and Neighborhoods
iii. Katie LaBarr, AICP, Project Manager – Stantec
iv. Adina Hyppolite, Planner – Stantec
v. Matt Crim, PE, Transportation Engineer – Stantec
vi. Todd Hershfeld, Environmental Scientist – Kimley-Horn

The Neighborhood Workshop was open-house style with four stations set up around the room. The first station was “Neighborhood Character and Project Vision”, hosted by John Neal and Tom Panaseny. The second station was “Environmental” hosted by Todd Hershfeld. The third station was “Entitlement and Planning”, hosted by Katie LaBarr and Adina Hyppolite. The fourth station was “Transportation Planning”, hosted by Matt Crim. The purpose of this format was to give residents an opportunity to approach a station that best aligned with the questions they had about the project. Each station featured large-format graphics placed throughout the room, allowing attendees to freely circulate, review materials, and engage with subject matter experts.

Workshop Content:

- Neighborhood Character and Project Vision: Displayed conceptual renderings and design elements for Phase 2 of the project, offering residents a visual representation of the long-term vision.
- Environmental: Showcased the existing Florida Land Use and Cover Classification System (FLUCCS) map and addressed questions on habitat preservation and environmental considerations.
- Entitlement and Planning: Displayed the General Development Plan (GDP) and provided an overview of the proposed layout and land use.
- Transportation Planning: Illustrated access points and future improvements, including planned roundabouts.

Engagement and Feedback:
Attendees were greeted with a brief overview of the meeting format and encouraged to visit each station.

Community members used the workshop as an opportunity to learn more about what will be developed and the anticipated timeline for construction.

Several questions were related to the entitlement process, what the next steps would be, and anticipated timing of development. Some residents were interested in knowing about future tenants.

There was some discussion about options for residents to have safe access from the west side of Fort Hamer Road to the east side, to access the future Village Center.

Residents were also interested in knowing if golf carts would be permitted on streets within North River Ranch.

Several residents had questions about transportation, specifically questions about the two approved roundabouts at the US 301 access points, whether US 301 will be widened, and how these changes will affect traffic circulation.

Attendees also asked if Bella Lago residents would have access to the planned town center amenities.

More generalized questions on potential tax impacts and the overall planning process were also discussed at the workshop. All feedback was documented by the project team for consideration during the application review.

The meeting ended after all attendees had the opportunity to review stations and ask questions of the team.

The meeting concluded at approximately 7:05 pm.

Respectfully yours,
STANTEC CONSULTING SERVICES INC.

Katie LaBarr, AICP
Principal, Community Development
Phone: 941-907-6900
Katie.LaBarr@stantec.com

MANATEE COUNTY GOVERNMENT

STATE OF FLORIDA

COUNTY OF MANATEE

Before the undersigned authority personally appeared **Abigail Bonds,** who on oath says that she is a **County Employee of Manatee County Government, Manatee County, Florida**; that the attached copy of advertisement, being a public notice in the matters of **Notice of Zoning Changes in Unincorporated Manatee County** for the **Manatee County Board of Commissioner 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 20, 2026**.

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

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

Sworn to and subscribed before me this this 21st day of August 2026, by Abigail Bonds, who is personally known to me or who has produced (type of identification) as identification.

QUANTANA D. ACEVEDO
Notary Public-State of Florida
Commission # HH 500953
My Commission Expires
March 06, 2028

Q Acevedo
(Signature of Notary Public)

Quantana Acevedo
(Print Name of Notary Public)

Notary Public
(Title)

My Commission Expires: 3/6/28

Commission Number: HH 500953

NOTICE OF PUBLIC HEARING

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN that the **Board of County Commissioners of Manatee County** will conduct a Public Hearing on **September 3 2026, at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Government Administration Building, 1st Floor Patricia M. Glass Chambers, 1112 Manatee Avenue West, Bradenton, Florida,** to consider and act upon the following matters:

PDC-25-23(Z)(P) – Baycare Free-Standing Emergency Department – PSP with rezone – Core Suncoast III, LLC (Owner) – Baycare Health System Inc. (Contract Purchaser) – PLN2511-0135
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 2.81 acres from General Commercial (GC) to Planned Development Commercial (PDC) Zoning District; generally located southwest of the intersection of State Road 64 and Lena Road, Bradenton (Manatee County); approving a Preliminary Site Plan for up to 12,800 square feet for a Free Standing Emergency Department (FSED); subject to conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDMU-07-07(Z)(P)(R2) – Crosswind Point F.K.A. Parrish Plantation – Belleair Capital Group Parrish Plantation LLC (Owner) – PLN2406-0119
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 9.65 acres from Village (VIL) to Planned Development Mixed Use (PDMU) Zoning District for a total of approximately 274.71 acres of a project site; amending Zoning Ordinance No. PDMU-07-07(P)(R); approving an amendment to the Preliminary Site Plan to: 1) remove 83,000 square feet of Office, 2) increase Commercial from 116,100 to 174,000 square feet, 3) add a Personal Wireless Service Facility (PWSF), 4) maintain the maximum of up to 488 single-family residential units, and 5) modify certain conditions consistent with current departmental practices and other amendments for internal consistency and obligations; generally located at the southeast corner of State Road 62 and US 301, Parrish (unincorporated Manatee County); subject to conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDMU-18-06(Z)(G)(R2) – Rezone with Amended GDP for Villages of Amazon South / Woolridge Investments LLC; Blackhawk Capital Management LLC; Lasalle Holding Partners LLC; Seneca Real Holdings LLC; WHK Invest LLC; University Park Partners IV LLC (Owners) –PLN2411-0096
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code) relating to zoning within the unincorporated area; together with amending and restating Ordinance PDMU-18-06(G)(R) to: (1) add 35.53 acres to a 1,032.23 acre-site zoned Planned Development Mixed Use (PDMU); (2) provide for the rezoning of the added portion of 35.53 acres from General Agriculture (A) and Suburban Agriculture (A-1) to Planned Development Mixed Use (PDMU), consolidating the Planned Development Mixed Use (PDMU) Zoning District for the entire site totaling 1,067.76 acres; (3) approve a revised General Development Plan for the entire 1,067.76 acre site for a mixed use project consisting of 2,497 residential units; 247,000 square feet of medical offices, 20,000 square feet of office, 202,000 square feet of retail/commercial uses, 150 hospital beds and 326 assisted living facility (ALF) beds, inclusive of the previously approved development; and (4) remove condition 17; no changes to the approved Schedule of Uses, attached as Exhibit B are proposed; site is located northwest of the intersection of Moccasin Wallow Road and US 301 North, at 12420 US 301 North, Parrish (Manatee County); subject to amended conditions of approval (fka stipulations); setting forth findings; providing a legal description; providing for severability; and providing an effective date.

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

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area, generally located approximately 1,600 feet east of Rye Road and south of Waterline Road, Bradenton (Manatee County), providing for a rezone of eight parcels, approximately 51.67 acres from General Agriculture (A) to Planned Development Residential (PDR) Zoning District; generally located approximately 1,600 feet east of Rye Road and South of Waterline Road and commonly known as No Number Assigned, 14857, 14957, 15007, and 15057 16th Drive East, and 15016, 15026, and 15108 Waterline Road in Bradenton (Manatee County); approving a Preliminary Site Plan for up to 131 single-family detached residential units; subject to voluntarily proffered conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

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

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

PDR-25-25(Z)(P) - Guardian Angels US 19 - Guardian Angels of SW Florida Inc. (Owner) – PLN2511-0044

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area, providing for a rezone of approximately 2.73 acres generally located 0.21 miles south of 45th Street Court West, 0.5 miles north of 33rd Street West, on the west side of US 19, and commonly known as 4150 3rd Avenue West, Palmetto, FL (Manatee County) from Neighborhood Commercial-Medium (NC-M) to Planned Development Residential (PDR) Zoning District; approving a Preliminary Site Plan for eight single-family semi-detached dwelling units; subject to conditions of approval voluntarily proffered by the applicant; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

ZL-26-02 – Gettel Bradenton Inc. Rezone –Gettel Bradenton INC. (Owner) – PLN2602-0134 – TO BE CONTINUED TO OCTOBER 8, 2026

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 1.09 acres of an approximately 11.37 acre parcel from Suburban Agriculture (A-1) to General Commercial/Limited (GC/L) Zoning District with the remaining approximately 10.28 acres of said parcel retaining the existing Planned Development – Mixed Use (PD-MU) Zoning designation; the property being generally located on the north side of SR 64 East, approximately 1,500 feet west of Cypress Creek Boulevard and 300 feet east of Morgan Johnson Road, and commonly known as SR 64 E, Bradenton (unincorporated Manatee County); approving a Schedule of Permitted and Prohibited Uses and conditions of approval, as voluntarily proffered by the applicant limiting use to outdoor storage and attached as Exhibit B; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Interested parties may examine the proposed Ordinance and related documents and may obtain assistance regarding this matter from the Manatee County Development Services Department, 9000 Town Center Parkway, Lakewood Ranch, Florida; telephone number (941) 748-4501 x6878; e-mail to: public.comments@mymanatee.org

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

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

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

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

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

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Manatee County Development Services Department
Manatee County, Florida
Date Published: August 20, 2026

MANATEE COUNTY ORDINANCE
PDMU-18-06(G)(R)
VILLAGES OF AMAZON SOUTH
(PLN 2201-0023)

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, AMENDING AND RESTATING ZONING ORDINANCE NO. PDMU-18-06(G) TO REVISE THE GENERAL DEVELOPMENT PLAN (LARGE PROJECT) FOR 2,497 RESIDENTIAL UNITS (SINGLE-FAMILY DETACHED, SINGLE-FAMILY SEMI-DETACHED, SINGLE-FAMILY ATTACHED, AND MULTIFAMILY), 202,000 SQUARE FEET OF RETAIL/COMMERCIAL, 247,000 SQUARE FEET OF MEDICAL OFFICE, 20,000 SQUARE FEET OF OFFICE, A 150-BED HOSPITAL AND A 326 ASSISTED LIVING FACILITY (ALF) BEDS; THE ±1,032.23 ACRES SITE IS ZONED PDMU (PLANNED DEVELOPMENT MIXED USE), AND LOCATED NORTHWEST OF THE INTERSECTION OF MOCCASIN WALLOW ROAD AND US 301 NORTH, AT 12420 US 301 NORTH, PARRISH (MANATEE COUNTY); APPROVING A SCHEDULE OF PERMITTED AND PROHIBITED USES, AS VOLUNTARILY PROFFERED BY THE APPLICANT AND ATTACHED AS EXHIBIT "B"; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Lansdowne Partners Group, LLC, North Manatee Investment, LLC, Pulte Homes Company LLC, SFTEN, LLC, and NPL, Unit 2, LLC (the "Applicants") filed an application to amend and restate Zoning Ordinance No. PDMU-18-06(G) to revise the General Development Plan (large Project) for 2,497 residential units (single-family detached, single-family semi-detached, single-family attached, and multifamily), 202,000 square feet of retail/commercial, 247,000 square feet of medical office, 20,000 square feet of office, a 150-bed hospital and a 326 assisted living facility (ALF) beds on a 1,032.23± acres site as described in Exhibit "A", attached hereto, (the "Property") and

WHEREAS, the applicant also filed a Schedule of Permitted and Prohibited Uses as voluntarily proffered by the applicant attached hereto as Exhibit "B"; and

WHEREAS, the applicant also filed a request for Specific Approval for an alternative to Land Development Code Sections: 1) 401.5.B.4 (Building Height Compatibility – Through Special Permit or PD) to orient the front of the multi-family buildings internally to the site, 2) 1005.3 (Off-Street Parking – Number of Vehicular Parking Spaces) to reduce the multi-family parking ratio to 1.8 spaces per dwelling unit including guest parking, 3) 401.5.A.2 to eliminate the requirement for a six-foot solid decorative wall along the property line abutting a single-family site; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on May 12, 2022 to consider the General Development Plan and Specific Approval applications and considered the criteria for approval in the Manatee County Comprehensive Plan and the Land Development Code; and

WHEREAS, the Manatee County Planning Commission, as the County's Local Planning Agency, found the General Development Plan and Specific Approval applications consistent with the

Manatee County Comprehensive Plan, and the Manatee County Land Development Code, recommended approval subject to the stipulations contained in the staff report.

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

Section 1. FINDINGS OF FACT. The recitals set forth above are true and correct and are hereby adopted as findings by the Board of County Commissioners.

The Board of County Commissioners, after considering the testimony, evidence, documentation, the recommendation and findings of the Planning Commission, as well as all other matters presented to the Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

A. The Board of County Commissioners has received and considered the report of the Manatee County Planning Commission concerning the application for a General Development Plan and Specific Approval as it relates to the real property described in Exhibit "A" of this Ordinance.

B. The Board of County Commissioners held a duly noticed public hearing on May 19, 2022 regarding the proposed Ordinance described herein in accordance with the requirements of the Manatee County Land Development Code and has further considered the information received at the public hearing.

C. The proposed Ordinance regarding the property described in Exhibit "A" herein is found to be consistent with the requirements of the Manatee County Comprehensive Plan.

D. Notwithstanding the failure of this plan to comply with the requirements of Land Development Code (LDC) Sections 401.5.B.2, 401.5.B.3, 401.5.B.4 and 401.5.B.5, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree since the proposed design may increase safety, and decrease undesirable impacts to the existing/proposed residential units within or adjacent to Phase II of the development.

E. Notwithstanding the failure of this general development plan to comply with the requirements of Land Development Code (LDC) Section 1005.3, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree since the Applicant has identified several similarly situated multi-family projects which have submitted parking studies accepted by the Board, to demonstrate that the parking ratio for multi-family uses in the Land Development Code should be reduced to the proposed ratio within Phase II, as is stated in this Specific Approval request.

F. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 401.5.A.2, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed screening buffer design for Phases II. The proposed buffer widths and screening buffer plantings in addition to the required building setbacks of LDC Section 401.5.A.1 will provide satisfactory screening buffers to offset height impacts from Phase II to adjacent single-family homes.

Section 2. GENERAL DEVELOPMENT PLAN. The amended General Development Plan is hereby approved for 2,497 residential units (single-family detached, single-family semi-detached, single-family attached, and multifamily), 202,000 square feet of commercial, 247,000 square feet of medical office, 20,000 square feet of office, a 150-Bed Hospital and 326 Assisted Living Facility (ALF) beds, subject to the following Stipulations:

STIPULATIONS

A. DESIGN AND LAND USE STIPULATIONS

1. No lots shall be platted through any landscape buffers, retention ponds, wetlands, wetland buffers, or upland preservation areas.

2. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions, and in a separate addendum to the Sales Contract, and in the Final Plat, and shall include language to inform prospective homeowners of:
   a. The presence of neighboring agricultural uses, which may possibly include pesticides and herbicides and may have odors and noises associated with such uses.
   b. There are planned thoroughfares within the project area [i.e. Fort Hamer Road (4-lane arterial and adjacent to the project [i.e. US 301 and Moccasin Wallow Road (6-lane arterials)], and potential noise associated with these planned roadways.
   c. The internal streets within this subdivision may be privately owned and maintained by the Homeowner's Association or other appropriate legal entity.
   d. The Hospital use in Phase II may include a Helistop.

3. All roof mounted mechanical equipment (e.g., HVAC) shall be screened with a solid parapet wall or other visual and noise deflecting materials. The materials shall be consistent with the construction of the principal building(s). Compliance shall be verified with review of the building permit.

4. Any significant historical or archeological resources discovered during development activities shall be immediately reported to the Florida Department of State, Division of Historical Resources, and treatment of such resources shall be determined in cooperation with the Division of Historical Resources, and the County. The final determination of significance shall be made in conjunction with the Florida Department of State, Division of Historical Resources, and the County. The appropriate treatment of such resources (potentially including excavation of the site in accordance with the guidelines established by the Florida Department of State, Division of Historical Resources) must be completed before resource disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statutes (Offenses Concerning Dead Bodies and Graves) shall be followed.

5. Final Site Plan (FSP) review and approval is required for any recreational area/amenity center. Required number of parking spaces will be determined at FSP based on the type and square footage of the recreational uses. Any recreation or amenity structure shall have a minimum 20-foot setback from all property lines.

6. The uses approved for this project shall be limited to those voluntarily proffered by the applicant in the Schedule of Uses attached to the Zoning Ordinance PDMU-18-06(G)(R) as Exhibit "B".

7. A 2-foot separation from the internal edge of the sidewalk to the property line shall be provide for all proposed front-loaded garage units to ensure a 25-foot separation from the sidewalk to the garage.

8. In the event that gates will be proposed within internal private roads, any gates shall be accessible to emergency providers in accordance with the requirements of applicable County ordinances and regulations.

9. All other applicable state or federal permits shall be obtained before commencement of the development.

10. All lots adjacent to active agricultural operation shall have an additional 35' setback, unless separated by a street or other designated open space at least 35' in width. If an adjoining agricultural operation is no longer in effect at the time of submittal of the Final Plat, then the requirements of Section 702.6.7 shall no longer apply, and the additional 35' setback may be eliminated from the plat.

11. That portion of the hospital in excess of four (4) stories shall be set back a minimum of 100 feet from US 301 N.

12. In accordance with LDC Section 1001.6.A.1.a, the applicant shall construct a 5-foot sidewalk along local streets, and the frontage of all new or existing major thoroughfares (i.e. US 301 N, Fort Hamer Road, and Moccasin Wallow Road).

13. All dumpsters, compactors, and other utility equipment shall be screened with a six-foot-high wall constructed with building materials consistent with the principal building(s). Compliance shall be verified with review of the building permit.

14. Proposed multi-family buildings shall be in conformance with the elevations entered into the record (Attached as Exhibit C). Building elevations shall be provided with the Final Site Plan for review and approval. Multi-family buildings that are constructed as individual buildings shall be permitted to meet minimum setback requirements for single-family detached units.

15 This community is zoned PDMU, with a portion of the site lying in the MU FLUC. Therefore, a minimum of three general categories of land uses (measured in gross acres district-wide) shall be provided at buildout. These uses may include residential (10%), retail/commercial/office (5%), hospital (4%), recreation/open space (3%), or public/semi-public (3%). To confirm mixed-use development, a tracking chart will be provided with each PSP/FSP to show the gross percentage of land area that is dedicated to each land use type noted above.

16 All structures over 3-stories that are adjacent to/directly across the street from single-family residential zoning districts shall meet the requirements of Section 401.5, requiring

an additional 20-foot setback per floor over 3 floors.

17 All non-residential development within the UF-3 portion of Phase II shall meet commercial location criteria.

18 The total number of required parking spaces will be determined at time of Preliminary Site Plan / Final Site Plan submittal. However, prior to Preliminary Site Plan / Final Site Plan approval, a parking analysis shall be provided by the applicant to justify the reduction in required parking.

19 Prior to Preliminary/Final Site Plan approval, compliance with Section 531.24.A. shall be demonstrated. All applicable state or federal permits shall be obtained before commencement of the development of the private helistop.

20 Prior to Preliminary/Final Site Plan approval, the applicant shall provide a roadway network, other than those shown on the Major Map Series of the Comprehensive Plan between the different proposed uses, or alternative vehicular and pedestrian access methods acceptable to the County.

21 The Final Site Plans for Phases I and III of the Project are compliant with the development standards of the North Central Overlay District (NCO). The approval of the amended General Development Plan by the adoption of this ordinance shall not constitute a modification of the NCO standards, as approved for Phases I and III of the project.

22 At time of PSP/FSP, the hospital building shall be limited to a maximum of six (6) stories. Renderings shall be provided to demonstrate substantial compliance with, or a superior alternative to Exhibit "D" of this Ordinance.

B. ENVIRONMENTAL STIPULATIONS

1. There are no impacts to jurisdictional wetlands or wetland buffers being approved by the adoption of this ordinance.

2. A Conservation Easement for the areas defined as post-development jurisdictional wetlands, wetland buffers and upland preservation areas that will serve as wetland mitigation areas shall be dedicated to the County prior to or concurrent with Final Plat approval or Certificate of Occupancy or Certificate of Completion issuance.

3. For landscape buffers adjacent to residential units, canopy trees shall be planted midway from the edge of the buffer (i.e. 10' in a 20' buffer or 25' in a 50' buffer). Understory or columnar form trees may be planted within 15' of an accessory structure if, at time of Final Site Plan, it is determined that the species utilized are likely to minimize conflicts with accessory structures.

4. No lots shall be platted through post-development wetlands, wetland buffers or upland preservation areas.

5. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on the Final Site Plan in accordance with Section 355 of the LDC.

6. A Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the County for review and approval prior to Final Site Plan approval. The Well Management Plan shall include the following information:

   - Digital photographs of the well along with nearby reference structures (if existing).
   - GPS coordinates (latitude/longitude) of the well.
   - The methodology used to secure the well during construction (e.g. fence, tape).
   - The final disposition of the well - used, capped, or plugged.

7. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited.

8. The Final Site Plan(s) shall clearly delineate a minimum of 20.62+ acres of Upland Preservation. The exact location and configuration of the required Upland Preservation areas shall be consistent with those areas identified on the Native Upland Habitat Preservation Exhibit, in the General Development Plan set, and shall be approved with the Final Site Plan(s). Upland Preservation areas may be reconfigured with the Final Site Plan provided that the overall acreage, general location, and quality of preserved habitat remain consistent to those shown on the Native Upland Habitat Preservation Exhibit, contained in the General Development Plan. (Completed)

9. The developer shall provide an updated study, consistent with Policy 3.3.2.1 of the Comprehensive Plan, for threatened and endangered plant and animal species prior to Final Site Plan approval. A Management Plan, approved by the appropriate State or Federal agency, shall be provided to the County for any listed species found on-site prior to Final Site Plan approval.

10. Roadway buffers in Phase II, and adjacent to non-residential uses shall be planted as follows:

    - Three Canopy Trees per 100 linear feet
    - Three-inch caliper as measured six (6) inches from the base of the tree, twelve feet in height, five-foot spread.
    - Thirty-three shrubs per 100 linear feet
    - Thirty (30) inches at time of planting.
    - Buffers shall be planted in an informal, staggered arrangement.
    - Buffers shall be entirely planted prior to Certificate of Occupancy

C. STORMWATER ENGINEERING STIPULATIONS

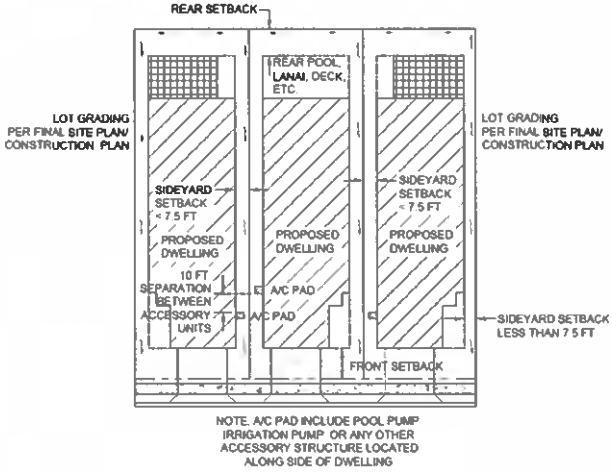
1. Pursuant to Section 801 and 802 of the Land Development Code and Code of Federal Regulations (CFR), Title 44, Section 60.3, the subsequent Final Site Plan and

Construction Plan submittal(s) and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect to proposed impacts to the FEMA 2014 FIRM 100-year floodplain and post-development discharge of runoff.

2. The Engineer of Record (EOR) shall submit drainage modeling to demonstrate the allowable pre-development rate of discharge has been reduced by fifty (50) percent for Gamble Creek and Buffalo Canal Watersheds.

3. All fill within the 100-year Floodplain shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table or Drainage modeling shall utilize the adopted Gamble Creek Watershed Study and the Buffalo Canal Watershed Study to demonstrate, in post-development condition, that no adverse impacts are created to adjacent property.

4. There shall be a minimum of ten (10) foot separation between accessory equipment and structures alongside adjoining houses with 5-foot side yard setbacks.



D. UTILITY ENGINEERING STIPULATIONS

1. Connection to the County wastewater system is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be designed and constructed in accordance with the County's Wastewater System Master Plan. The connection shall be designed, engineered and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by the County Engineer through the construction plans review process for the project.

2. The route given for mains in the water or wastewater master plan shall not vary without specific written approval from the Public Works Department or as established in a Local Development Agreement between the County and the Developer.

3. The proposed potable water distribution system shall be designed and constructed to provide for internal and external looping. Dead-end potable water mains greater than 800-feet in length are not allowed unless they are designed to provide future inter-neighborhood ties or they are specifically approved by Manatee County. Where dead-end streets greater than 400-feet long are within 200-feet of any other right-of-way, the potable water from the dead-end street shall be connected to potable water main that is within the nearby street right-of-way. Where dead-end water mains are unavoidable, they shall be constructed with metered automatic blow-off devices sized to provide a flushing velocity of at least 2.5 feet per second and the developer, CDD and/or homeowner's association, as applicable, shall pay for the cost of potable water blown off in order to maintain water quality standards.

E. PARK AND NATURAL RESOURCES STIPULATIONS

1. Surface and ground-water monitoring plans for the development will be required to address sections 349.2(G) through (J) of the Manatee County Land Development Code.

   Within 90 days of approval, both the surface and ground-water monitoring plans shall require submittal & approval by the Manatee County Parks & Natural Resources Dept (PNRD). Pre-development monitoring requirements shall be met for those portions of the subject site that do not have an approved Final Site Plan/Construction Plan. (Completed)

F. CONCURRENCY STIPULATIONS

1. The Land Use Equivalency Matrix below allows the developer variations in the quantity of approved land uses without the requirement to analyze such modifications through a modification to the General Development Plan. The conversion formulas presented below are based on gross p.m. peak hour trip generation factors.

2. In seeking approval of a specific Land Use Exchange, any changes in the number and/or type of dwelling units that cause an increase in the projected number of students shall be subject to review and approval of a School concurrency Analysis and

issuance of a CLOS. The Developer shall also prepare a request that demonstrates that the impacts generated by the revised land use mix will not exceed the impacts for transportation, potable water, sanitary sewer, solid waste disposal, mass transit, drainage, school facilities, and parks and recreation, which have been approved and authorized in the Certificate of Level of Service Compliance (CLOS). The Planning Director shall administratively review and approve all land use exchanges utilizing the LUEM.

3. An application for a Land Use Exchange must include a tracking chart. Staff shall be provided a revised Land Use and Phasing Schedule and a reallocation of square footage or residential units. Each proposal for a land use exchange and revised General Development Plan shall be reviewed for compliance with the provisions of this Development Order, the Manatee County Land Development Code, and the Manatee County Comprehensive Plan.

4. Upon application of LUEM, an updated land use tracking table indicating the exchange of units or square footage and corresponding increase or decrease of total unit counts and/or square footage by land use type shall be provided. For mixed-use developments, traffic assignment at project driveways needs to be in re-evaluated in detail.

   Upon application of Land Use Equivalence Matrix (LUEM), an updated land use tracking table indicating the exchange of units or square footage and corresponding increase or decrease of total unit counts and/or square footage by land use type shall be provided. For mixed-use developments, traffic assignment at project driveways shall be re-evaluated in detail.

5. The applicant must apply for a modification to the CLOS and if the proposed Land Use Exchange results in impacts more than those previously approved, the applicant may be granted approval for that excess on if, and when, capacity is available. However, reapplication shall not cause the applicant to lose the capacity already approved for the Project.

6. If the request for a Land Use Exchange is approved, a modified CLOS shall be issued to replace the previously approved CLOS. Any modification to the CLOS shall not extend the time for which such capacity is reserved, pursuant to the CLOS. At the time of Final Site Plan approval, potable water, wastewater treatment and schools shall be also analyzed, and a CLOS will be issued for those concurrency components.

LAND USE EQUIVALENCY MATRIX (LUEM)

CHANGE FROM: \ CHANGE TO:	210: Single-Family Detached Housing	220: Multifamily Housing (Low-Rise)	221: Multifamily Housing (Mid-Rise)	254: Assited Living	610: Hospital	710: General Office Building	720: Medical-Dental Office Building	820: Shopping Center
210: Single-Family Detached Housing		1.768 du/du	2.25 du/du	3.808 bed/du	0.524 bed/du	0.861 ksf/du	0.286 ksf/du	0.26 ksf/du
220: Multifamily Housing (Low-Rise)	0.566 du/du		1.273 du/du	2.154 bed/du	0.296 bed/du	0.487 ksf/du	0.162 ksf/du	0.147 ksf/du
221: Multifamily Housing (Mid-Rise)	0.444 du/du	0.786 du/du		1.692 bed/du	0.233 bed/du	0.383 ksf/du	0.127 ksf/du	0.115 ksf/du
254: Assited Living	0.263 du/bed	0.464 du/bed	0.591 du/bed		0.138 bed/bed	0.226 ksf/bed	0.075 ksf/bed	0.068 ksf/bed
610: Hospital	1.909 du/bed	3.375 du/bed	4.295 du/bed	7.269 bed/bed		1.643 ksf/bed	0.546 ksf/bed	0.496 ksf/bed
710: General Office Building	1.162 du/ksf	2.054 du/ksf	2.614 du/ksf	4.423 bed/ksf	0.608 bed/ksf		0.332 ksf/ksf	0.302 ksf/ksf
720: Medical-Dental Office Building	3.495 du/ksf	6.179 du/ksf	7.864 du/ksf	13.308 bed/ksf	1.831 bed/ksf	3.009 ksf/ksf		0.908 ksf/ksf
820: Shopping Center	3.848 du/ksf	6.804 du/ksf	8.659 du/ksf	14.654 bed/ksf	2.016 bed/ksf	3.313 ksf/ksf	1.101 ksf/ksf	

Notes

1. *Land use changes are based on the peak-hour of adjacent street traffic, one hour between 4 and 6 PM.*
2. *Equivalency factors are based on the ITE Trip Generation Manual 10th Edition average rate for each land use.*
3. *To preserve the mixed-use nature of the development, a mix of at least three different land uses will be developed with a maximum residential density of 3,000 dwelling units and a minimum non-residential intensity of 250,000 square feet, which includes hospital floor area*

Section 3. SPECIFIC APPROVAL. Specific Approval is hereby approved for an alternative to Land Development Code Sections: 1) 401.5.B.4 (Building Height Compatibility – Through Special Permit or PD) to orient the front of the multi-family buildings internally to the site, 2) 1005.3 (Off-Street Parking – Number of Vehicular Parking Spaces) to reduce the multi-family parking ratio to 1.8 spaces per dwelling unit including guest parking, and 3) 401.5.A.2 to eliminate the requirement for a six-foot solid decorative wall along the property line abutting a single-family site.

Section 4. 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 5. REPEAL OF ORDINANCES IN CONFLICT. All Ordinances in conflict with this Ordinance hereby adopted are hereby repealed to the extend of any such conflict.

Section 6. CODIFICATION. Pursuant to § 125.68(1), Florida Statutes, this ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification.

Section 7. STATE AND FEDERAL PERMITTING. The issuance of this local development permit by the County shall not create any liability on the part of the County in the event the applicant fails to obtain the required state or federal agency approvals or permits or fails to fulfill the obligations imposed by any state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 8. EFFECTIVE DATE. This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State; subject to Comprehensive Plan Amendment PA-22-03/Ordinance No. 22-36 and LDC Text Amendment LDCT-21-08/Ordinance 22-06 and LDC Map Amendment Ordinance 22-19 becoming effective.

PASSED AND DULY ADOPTED, with a quorum present and voting on the 19TH day of May 2022, and as amended this 26th day of July, 2022.

BY: BOARD OF COUNTY COMMISSIONERS MANATEE COUNTY, FLORIDA

BY: _____
Kevin Van Ostenbridge, Chairman

ATTEST: **ANGELINA COLONNESO**
Clerk of the Circuit Court

BY: _____
Deputy Clerk

This is a Corrective Document

EXHIBIT "A"

LEGAL DESCRIPTION
PARCELS A3 AND A4

(PREPARED BY KING ENGINEERING ASSOCIATES, INC.)

A PARCEL OF LAND LYING IN SECTIONS 16, 17 AND 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA; THENCE NORTH 00°08'15" EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 700.75 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 225 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAME BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE, NORTH 00°08'15" EAST A DISTANCE OF 1,244.00 FEET; THENCE SOUTH 87°03'06" EAST, A DISTANCE OF 3,097.80 FEET; THENCE NORTH 00°49'44" EAST, A DISTANCE OF 470.00 FEET; THENCE SOUTH 89°49'04" EAST, A DISTANCE OF 2,293.32 FEET; THENCE NORTH 00°35'38" EAST, A DISTANCE OF 2,383.98 FEET; THENCE SOUTH 89°43'15" EAST, A DISTANCE OF 889.63 FEET; THENCE SOUTH 00°11'16" WEST, A DISTANCE OF 383.27 FEET; THENCE SOUTH 68°30'43" EAST, A DISTANCE OF 1,332.96 FEET; THENCE NORTH 27°47'24" EAST, A DISTANCE OF 1,049.93 FEET; THENCE SOUTH 89°59'54" EAST, A DISTANCE OF 4,022.59 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 1302-203; THENCE SOUTH 36°06'04" WEST, ALONG SAID NORTHWEST RIGHT-OF-WAY, A DISTANCE OF 4,285.76 FEET TO THE POINT OF INTERSECTION WITH A NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2207, PAGE 6256 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG NORTHERLY AND WESTERLY LINES OF SAID CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2207, PAGE 6256 THE FOLLOWING ELEVEN (11) COURSES: (1) NORTH 08°36'03" WEST, A DISTANCE OF 47.56 FEET; (2) NORTH 20°23'31" WEST, A DISTANCE OF 18.86 FEET; (3) NORTH 46°10'58" WEST, A DISTANCE OF 39.52 FEET; (4) NORTH 75°36'36" WEST, A DISTANCE OF 14.84 FEET; (5) NORTH 54°56'49" WEST, A DISTANCE OF 23.51 FEET; (6) SOUTH 88°03'46" WEST, A DISTANCE OF 11.96 FEET; (7) NORTH 82°06'14" WEST, A DISTANCE OF 29.71 FEET; (8) NORTH 69°38'08" WEST, A DISTANCE OF 48.16 FEET; (9) NORTH 73°32'48" WEST, A DISTANCE OF 65.00 FEET; (10) SOUTH 36°06'04" WEST, A DISTANCE OF 670.70 FEET; (11) SOUTH 00°02'24" WEST, A DISTANCE OF 211.48 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 650, PAGE 592 AND OFFICIAL RECORDS BOOK 669, PAGE 745, BOTH OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE SOUTH 89°52'24" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 87.31 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THAT CERTAIN PARCEL OF LAND AS

DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE EAST, NORTH AND WEST LINES OF SAID CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 THE FOLLOWING THREE (3) COURSES: (1) NORTH 00°16'21" EAST, A DISTANCE OF 35.18 FEET; (2) NORTH 89°43'39" WEST, A DISTANCE OF 60.00 FEET; (3) SOUTH 00°16'21" WEST, A DISTANCE OF 35.72 FEET TO THE POINT OF INTERSECTION WITH SAID NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°51'05" WEST, A DISTANCE OF 808.88 FEET; (2) SOUTH 89°17'06" WEST, A DISTANCE OF 1,041.18 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 230 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 89°38'03" WEST, A DISTANCE OF 559.61 FEET; (2) NORTH 89°53'47" WEST, A DISTANCE OF 1,363.90 FEET; (3) NORTH 89°10'24" WEST, A DISTANCE OF 187.95 FEET; (4) NORTH 89°39'17" WEST, A DISTANCE OF 1,729.20 FEET; THENCE NORTH 00°51'43" EAST, A DISTANCE OF 54.26 FEET TO THE POINT OF INTERSECTION WITH SAID NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 225 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°32'06" WEST, A DISTANCE OF 674.93 FEET; (2) NORTH 89°30'19" WEST, A DISTANCE OF 2,402.18 FEET; (3) SOUTH 89°39'04" WEST, A DISTANCE OF 2.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 623.25 ACRES.

PARCELS A1 AND A2 (NORTH)

(PREPARED BY KING ENGINEERING ASSOCIATES, INC.)

A PARCEL OF LAND LYING IN SECTIONS 17 AND 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA; THENCE NORTH 00°08'15" EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 700.75 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 225 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°39'04" EAST, A DISTANCE OF 2.97 FEET; (2) SOUTH 89°30'19" EAST, A DISTANCE OF 2,402.18 FEET; (3) SOUTH 89°32'06" EAST, A DISTANCE OF 674.93 FEET; THENCE SOUTH 00°51'43" WEST, A DISTANCE OF 54.26 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 230 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 89°39'17" EAST, A DISTANCE OF 1,729.20 FEET; (2) SOUTH 89°10'24"

EAST, A DISTANCE OF 187.95 FEET; (3) SOUTH 89°53'47" EAST, A DISTANCE OF 1,363.90 FEET; (4) SOUTH 89°38'03" EAST, A DISTANCE OF 559.61 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 650, PAGE 592 AND OFFICIAL RECORDS BOOK 669, PAGE 745, BOTH OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°17'06" EAST, A DISTANCE OF 1,041.18 FEET; (2) NORTH 89°51'05" EAST, A DISTANCE OF 808.88 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE WEST, SOUTH AND EAST LINES OF SAID CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 THE FOLLOWING THREE (3) COURSES: (1) SOUTH 00°16'21" WEST, A DISTANCE OF 99.28 FEET; (2) SOUTH 89°43'39" EAST, A DISTANCE OF 60.00 FEET; (3) NORTH 00°16'21" EAST, A DISTANCE OF 99.82 FEET TO THE POINT OF INTERSECTION WITH SAID NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE NORTH 89°52'24" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 266.21 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 1302-203; THENCE ALONG SAID NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) THE FOLLOWING TWO (2) COURSES: (1) SOUTH 36°06'04" WEST, A DISTANCE OF 472.47 FEET; (2) SOUTH 36°04'54" WEST, A DISTANCE OF 345.85 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SECTION 17, TOWNSHIP 33 SOUTH, RANGE 19 EAST; THENCE ALONG SAID SOUTH LINE OF SECTION 17 THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°51'05" WEST, A DISTANCE OF 648.05 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 17; (2) SOUTH 89°17'06" WEST, A DISTANCE OF 2,668.97 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE NORTH 89°08'38" WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 5,299.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 138.95 ACRES.

PARCELS A1 AND A2 (SOUTH)
(PREPARED BY KING ENGINEERING ASSOCIATES, INC.)

A PARCEL OF LAND LYING IN SECTIONS 19 AND 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA; THENCE SOUTH 89°08'38" EAST, ALONG THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 5,299.33 FEET TO THE NORTHEAST CORNER OF SAID SECTION 19; THENCE ALONG THE NORTH LINE OF SECTION 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°17'06" EAST, A DISTANCE OF 2,668.97 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 20; (2) NORTH 89°51'05" EAST, A DISTANCE OF 648.05 FEET

TO THE POINT OF INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 1302-203; THENCE ALONG SAID NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) THE FOLLOWING TWO (2) COURSES: (1) SOUTH 36°04'54" WEST, A DISTANCE OF 570.18 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; (2) SOUTHERLY 971.94 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,977.86 FEET, A CENTRAL ANGLE OF 28°09'21", AND A CHORD BEARING AND DISTANCE OF SOUTH 22°01'42" WEST 962.19 FEET; THENCE NORTH 89°26'34" WEST, A DISTANCE OF 1,282.99 FEET; THENCE SOUTH 00°06'08" EAST, A DISTANCE OF 1,300.10 FEET TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY OF MOCCASIN WALLOW ROAD ACCORDING TO ROAD PLAT BOOK 4, PAGE 153 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES: (1) NORTH 88°54'18" WEST, A DISTANCE OF 1,334.91 FEET; (2) NORTH 89°08'58" WEST, A DISTANCE OF 2,271.84 FEET; (3) NORTH 89°07'49" WEST, A DISTANCE OF 328.34 FEET; (4) NORTH 89°07'50" WEST, A DISTANCE OF 2,693.55 FEET; (5) NORTH 88°01'42" WEST, A DISTANCE OF 16.92 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID SECTION 19; THENCE NORTH 00°08'36" EAST, ALONG SAID WEST LINE OF SECTION 19, A DISTANCE OF 2,578.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 441.63 ACRES.

LESS AND EXCEPT:
PORTION OF A3 AND A4
DESCRIPTION (Prepared by Stantec Consulting Services Inc.):

A tract of land being portions of Blocks 2 and 3, Section 17, Township 33 South, Range 19 East, and Blocks 1, 3 and 4, Section 18, Township 33 South, Range 19 East, all in Manatee River Farms, Unit 1 as recorded in Plat Book 6, Page 45, Public Records of Manatee County, Florida, and described as follows:

Commence at the southwest corner of said Section 18; thence N.00°07'49"E., along the west line of said Section 18, a distance of 700.71 feet to the POINT OF BEGINNING; thence continue N.00°07'49"E., along said west line of Section 18, a distance of 1,243.64 feet; thence S.87°03'06"E., a distance of 3,098.24 feet; thence N.00°51'23"E., a distance of 470.30 feet; thence S.89°49'13"E., a distance of 2,293.19 feet; thence N.00°35'38"E., a distance of 2,383.96 feet; thence S.89°43'15"E., a distance of 170.00 feet to the northwest corner of Brookstone Community Development District, recorded in Official Record Book 2607, Page 861 of said Public Records; the following four (4) calls are along the westerly line of said Brookstone Community Development District; (1) thence S.00°35'38"W., a distance of 2,551.98 feet to the point of curvature of a curve to the right having a radius of 795.00 feet and a central angle of 48°08'26"; (2) thence southwesterly along the arc of said curve, a distance of 667.97 feet to the point of tangency of said curve; (3) thence S.48°44'04"W., a distance of 213.94 feet to the point of curvature of a curve to the left having a radius of 1,355.00 feet and a central angle of 36°48'01"; (4) thence southwesterly along the arc of said curve, a distance of 870.29 feet to a point on the northerly line of Field Stone Community Development District, recorded in Official Record Book

2564, Page 6898 of said Public Records; the following five (5) calls are along said northerly line; (1) thence N.89°39'17"W., a distance of 1,622.48 feet; (2) thence N.00°51'43"E., a distance of 54.26 feet; (3) thence N.89°32'06"W., a distance of 674.93 feet; (4) thence N.89°30'19"W., a distance of 2,402.18 feet; (5) thence S.89°39'04"W., a distance of 3.35 feet to the POINT OF BEGINNING.

Said tract contains 7,474,870 square feet or 171.5994 acres, more or less.

Total Described Property Contains 1,032.23 Acres, more or less.

EXHIBIT B
PDMU-18-06(G)(R)

Land Use		PDR	PDO	PDC	PDRP	PDI	PDPI	PDW	PDMU	PDRV	PDMH	PDGC	PDA	PDEZ
AGRICULTURAL USES														
~~Agricultural Research Facilities~~	—	X	X	P	P	X	P	X	~~P~~	X	X	X	P	P
~~Agricultural Uses~~	531.1	~~P~~	P	~~P~~	P	~~P~~	P	P	~~P~~	P	P	X	P	P
~~Agricultural Products Processing Plants~~	531.1	X	X	X	X	~~P~~	X	X	~~P~~	X	X	X	P	P
~~Animal Products Processing Facility~~	531.1	X	X	X	X	P	X	X	~~SP~~	X	X	X	P	P
~~Short Term Agricultural Uses~~	531.1	P	X	~~P~~	X	X	X	X	~~P~~	X	X	X	~~P~~	~~P~~
~~Stables or Equestrian Centers: Private~~	531.1	P	X	X	X	X	X	X	~~P~~	P	P	X	P	X
~~Stables or Equestrian Centers: Public~~	531.1	X	X	~~P~~	X	X	P	X	~~P~~	X	X	X	P	X
~~Tree Farm~~	531.1	X	X	X	X	X	P	X	~~P~~	X	X	X	P	X
~~Animal Services (Wild and Exotic)~~	531.5	~~P~~	P	~~P~~	P	P	P	P	~~P~~	P	P	P	P	P
~~Breeding Facility (Non-Wild & Exotic)~~	531.8	X	X	P	P	P	P	X	~~P~~	X	X	X	P	X
~~Farming Service Establishments~~	531.18	X	X	P	X	X	X	X	~~P~~	X	X	X	P	P
Farm Worker Housing	531.19	X	X	X	X	X	X	X	X	X	X	X	X	X
Pet Service (Kennel) Establishments	531.38	X	X	P	P	X	X	X	P	X	X	X	P	X
Sawmills	531.1	X	X	X	X	P	X	X	P	X	X	X	X	P
~~Slaughterhouses~~	531.1	X	X	X	X	P	X	X	~~P~~	X	X	X	X	X

EXHIBIT B
PDMU-18-06(G)(R)

~~Stockyards and Feedlots~~[4]	531.1	X	X	X	X	P	P	X	~~P~~	X	X	X	X	X
Veterinary Hospitals	531.58	X	X	P	X	P	P	X	P	X	X	X	X	X
COMMERCIAL - RETAIL														
Alcoholic Beverage Establishment	531.4	X	X	SP	X	SP	X	SP	SP	X	X	X	X	X
Alcoholic Beverage Establishment - 2 COP License	531.4	X	X	P	X	X	X	X	P	X	X	X	X	X
Auction Houses, Enclosed	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Auction Houses, Open	531.6	X	X	P	X	P	X	X	P	X	X	X	X	X
Building Materials Sales Establishment	531.9	X	X	P	X	X	X	X	P	X	X	X	X	X
Lumberyard	531.9	X	X	X	X	P	X	X	P	X	X	X	X	P
Drive-Through Establishments	531.16	X	X	P	P	P	X	X	P	X	X	X	X	P
Gas Pumps	531.51	X	X	P	P	P	P	P	P	P	X	X	X	P
~~Recreational Vehicle/Mobile Home Sales, Rental & Leasing~~	531.43	X	X	P	X	X	X	X	~~P~~	P	X	X	X	X
Restaurant	531.48	X	P	P	P	P	X	P	P	X	X	X	X	P
Retail Sales, Neighborhood Convenience	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X

EXHIBIT B
PDMU-18-06(G)(R)

Medical Marijuana Treatment Center Dispensing Facility	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Retail Sales, General	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Service Station	531.51	X	X	P	X	P	X	X	P	X	X	X	X	P
~~Vehicle Sales, Rental, Leasing~~	531.57	X	X	P	X	P	X	X	~~P~~	X	X	X	X	X
COMMERCIAL - SERVICES														
Bed and Breakfast	531.7	P	X	P	X	X	X	P	P	X	X	X	P	X
Business Services	—	X	P	P	P	P	P	X	P	X	X	X	X	X
Printing, Medium	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Printing, Small	—	X	P	P	X	P	X	X	P	X	X	X	X	X
Car Wash: Full Service	531.1	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Incidental	531.1	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Self-Service	531.1	X	X	P	X	P	P	X	P	X	X	X	X	X
Clinics	—	X	P	P	X	X	P	X	P	X	X	X	X	X
Equipment sales, rental, leasing, storing and repair - heavy	531.18	X	X	P	X	P	X	X	P	X	X	X	X	P
Construction equipment	531.18	X	X	P	X	P	P	X	P	X	X	X	X	X
Equipment sales, rental, leasing, storing and repair - light	—	X	X	P	X	P	X	X	P	X	X	X	X	

EXHIBIT B
PDMU-18-06(G)(R)

Food Catering Service Establishment	531.21	X	X	P	X	P	X	X	P	X	X	X	X	X
Free Standing Emergency Department (FSED)[5]	531.62	X	X	P	X	X	X	X	P	X	X	X	X	X
Funeral Chapel	531.22	P	P	P	X	X	X	X	P	X	X	X	P	X
Funeral Home	531.22	X	P	P	X	X	X	X	P	X	X	X	X	X
Hospital[1]		X	X	X	X	X	P	X	P	X	X	X	X	X
Intensive Services: Exterminating and Pest Control	531.26	X	X	X	X	X	X	X	P	P	X	P	X	P
Intensive Services: Printing, Heavy	—	X	X	X	X	P	X	X	X	X	X	X	X	P
Intensive Services: Industrial Service Establishment	531.26	X	X	P	P	P	X	X	P	X	X	X	X	P
Intensive Services: Sign Painting Service	531.26	X	X	P	X	P	P	X	P	X	X	X	X	X
Intensive Services: Taxi-Cab, Limousine Service	531.26	X	X	P	X	P	X	X	P	X	X	X	X	X
Intensive Services: All others	531.26	X	X	P	X	P	P	X	P	X	X	X	X	P
Laboratories, Medical and Dental	—	X	P	P	P	P	P	X	P	X	X	X	X	X
Lodging Places: Boarding House	531.28	P	X	X	X	X	X	X	P	X	X	X	X	X
Lodging Places: Boatel	531.28	X	X	X	X	X	X	P	P	X	X	X	X	X

EXHIBIT B
PDMU-18-06(G)(R)

Lodging Places: Dormitories	531.28	P	X	X	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hospital Guest House	531.28	X	X	P	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hotel/motel	531.28	X	X	P	P	P[2]	P	P	P	X	X	X	X	P
Office, Medical or Professional	531.61	P	P	P	P	P	P	P	P	P	X	X	X	X
Miscellaneous Services: Office	—	X	P	P	P	P	P	P	P	X	X	X	P	X
Banking: Bank	—	X	P	P	P	P	X	X	P	X	X	X	X	X
Banking: Bank/Drive-through	531.16	X	P	P	P	P	X	X	P	X	X	X	X	P
Personal Service Establishment	—	P	P	P	P	P	P	X	P	P	P	X	P	X
Dry Cleaners: General	—	X	P[3]	P	P[3]	P	P	X	P	X	X	X	X	X
Dry Cleaners: Pick-up	—	X	P	P	P	P	P	X	P	X	X	X	P	P
Rental Service Establishment	—	X	X	P	P	P	X	X	P	X	X	X	X	
Repair Service Establishment	—	X	X	P	P	X	P	X	P	X	X	X	X	X
~~Recreational Vehicle Parks and Subdivisions~~	531.42	X	X	~~P~~	X	X	X	X	~~P~~	P	X	X	X	X
Rehabilitation Center	531.44	P	P	P	P	P	P	P	P	P	P	X	P	X
Vehicle Repair: Major	531.56	X	X	P	X	P	X	X	P	X	X	X	X	P
Vehicle Repair: Community Serving	—	X	X	P	X	P	X	X	P	X	X	X	X	X

EXHIBIT B
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Vehicle Repair: Neighborhood Serving	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Veterinary Clinic	531.58	X	P	P	P	X	X	X	P	X	X	X	P	X
Wholesale Trade Establishment		X	X	P	P	P	X	X	P	X	X	X	X	X
INDUSTRIAL														
Asphalt/Concrete Processing, Manufacturing, or Recycling Plants[4]	—	X	X	X	X	P	X	X	X	X	X	X	X	X
~~Industrial, Heavy~~	531.25	X	X	X	X	P	X	X	~~P~~	X	X	X	X	P
Firework/Sparkler Manufacture	531.25	X	X	X	X	P	X	X	X	X	X	X	X	X
Industrial, Light	531.25	X	X	X	P	P	P	X	P	X	X	X	X	P
Research and Development Activities	—	X	X	X	P	P	P	X	P	X	X	X	X	P
COMMUNITY SERVICE USES														
Civic, Social, and Fraternal Organizations/Clubs	531.14	P/SP	P	X	X	X	X	P	P	P	P	X	P	X
~~Correctional Facilities: Community~~	—	X	X	X	X	X	P	X	~~P~~	X	X	X	X	X
~~Correctional Facilities: Major~~	—	X	X	X	X	X	P	X	~~P~~	X	X	X	X	X
Cultural Facilities	531.15	P	P	P	P	P	P	P	P	X	X	X	P	P
Emergency Shelters	531.44	P	P	P	X	X	X	P	P	X	P	X	P	X
Emergency Shelter Home	531.44	P	P	P	X	X	X	P	P	X	P	X	P	X

EXHIBIT B
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Personal Wireless Service Facilities	531.37	See Section 531.37												
Public Community Uses	531.39	P	P	P	P	P	P	P	P	P	P	X	P	P
Public Use Facilities	531.4	P	P	P	P	P	P	P	P	P	P	X	P	P
Post Offices	—	P	P	P	P	P	P	P	P	P	P	X	P	P
Radio, TV, Communications, Microwave Facilities	—	X	X	P	P	P	P	X	P	X	X	X	X	P
Utility Use	531.54	P	P	P	P	P	P	P	P	P	P	P	P	P
Alternative Energy Generation Facility	531.54	X	X	X	X	P	P	X	X	X	X	X	X	P
Utility Use, Heavy	531.54	X	X	X	X	P	X	X	P	X	X	X	X	X
MISCELLANEOUS USES														
Flea Markets: Enclosed	531.2	X	X	P	X	X	X	X	P	X	X	X	X	X
Flea Markets: Open	531.2	X	X	P	X	X	X	X	P	X	X	X	X	X
Intensive Services: Towing Service and Storage Establishment	531.26	X	X	P	X	P	X	X	P	X	X	X	X	P
Outdoor Advertising Signs	—	X	X	P	X	P	X	X	X	P	X	X	X	P
Outdoor Storage (Principal Use)	531.36	X	X	P	X	P	X	X	P	X	X	X	X	P
Parking, Commercial (Principal Use)	—	X	P	P	P	P	P	P	P	X	X	X	X	X

EXHIBIT B
PDMU-18-06(G)(R)

~~Sexually Oriented Businesses~~	531.52	See Section 531.52												
Water Dependent Uses	531.6	X	X	X	X	X	X	P	P	X	X	X	X	X
OPEN USE OF LAND - LIGHT														
~~Cemetery: Human and Pet~~	~~531.11~~	~~X~~	~~X~~	~~P~~	~~X~~	~~X~~	~~P~~	~~X~~	~~P~~	X	X	X	X	X
Earthmoving, Minor	702	P	P	P	P	P	P	P	P	P	P	X	P	P
~~Game Preserve~~	—	X	X	~~P~~	X	X	P	X	~~P~~	X	X	X	X	X
OPEN USE OF LAND - HEAVY														
Earthmoving, Major	702	X	X	X	X	X	X	X	X	X	X	X	X	P
~~Junkyards~~	531.27	X	X	X	X	X	X	X	~~P~~	X	X	X	X	X
Mining	531.3	X	X	X	X	X	P	X	X	X	X	X	X	X
~~Solid Waste Management Facilities~~	531.53	X	X	~~P~~	X	P	P	X	~~P~~	X	X	X	X	X
Landfills	531.53	X	X	X	X	X	P	X	X	X	X	X	X	X
RECREATION USES														
Environmental Land Preserves, Public and Private	531.17	P	P	P	P	P	P	P	P	P	X	X	P	X
Recreation, High Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X
Recreation, Low Intensity	531.41	P	P	P	P	P	P	P	P	P	P	P	P	X
Recreation, Medium Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X
Recreation, Passive	531.41	P	P	P	P	P	P	P	P	P	P	P	P	P

EXHIBIT B
PDMU-18-06(G)(R)

Recreation, Rural	531.41	X	X	X	X	P	P	X	X	X	X	X	X	X
RESIDENTIAL USES														
Assisted Living Facility, Large[1]	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
Assisted Living Facility, Small[1]	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
~~Community Residential Homes~~	531.44	~~P~~	X	X	X	X	P	X	~~P~~	P	P	X	P	X
Group Housing	531.23	X	X	X	X	X	P	X	P	X	X	X	X	X
Mobile Homes, Individual	531.32	X	X	X	X	X	X	X	X	X	P	X	X	X
~~Mobile Home Parks~~	—	X	X	X	X	X	X	X	~~P~~	X	P	X	X	X
~~Mobile Home Subdivisions~~	—	X	X	X	X	X	X	X	~~P~~	X	P	X	X	X
Nursing Homes[1]	531.35	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Large	531.45	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Small	531.45	P	P	P	X	X	P	X	P	P	P	X	P	X
Residential Treatment Facilities	531.46	P	X	X	X	X	P	X	P	X	X	X	P	X
Residential Use: Duplexes	531.47	~~P~~	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Multiple Family Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Single Family, Attached Dwellings (3 to 9 units)	531.47	~~P~~	X	X	X	X	P	P	P	X	X	X	X	X

EXHIBIT B
PDMU-18-06(G)(R)

Residential Use: Single Family, Detached Dwellings	531.47	~~P~~	X	X	X	X	P	P	P	X	X	X	P	X
Residential Use: Single Family, Semi-Detached Dwellings	531.47	~~P~~	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Triplex and Quadruplex Dwellings (Multifamily, four (4) units maximum)	531.47	~~P~~	X	X	X	X	X	P	P	X	X	X	X	X
Residential Use: Waterfront Structures (Residential)	531.47	~~P~~	X	X	X	X	X	P	P	P	P	X	P	X
Residential Use: Waterfront Structures, Multi-Family	531.47	P	X	X	X	X	X	P	P	X	X	X	P	X
RESIDENTIAL SUPPORT USES														
Adult Day Care Center	—	P	P	P	X	X	X	P	P	X	P	X	P	X
Child Care Center, Accessory	531.12	P	P	P	P	P	P	P	P	P	P	X	P	P
Child Care Center, Large	531.12	P	P	P	P	P	P	X	P	X	X	X	P	X
Child Care Center, Small	531.12	P	P	P	X	P	P	X	P	P	P	X	P	X
Churches/Places of Worship	531.13	P	P	P	X	X	X	X	P	P	P	X	P	X
Environmental Education Facilities	—	P	X	X	X	X	P	X	P	X	X	X	P	X

EXHIBIT B
PDMU-18-06(G)(R)

Family Day Care Home	—	P	X	X	X	X	P	X	P	P	P	X	P	X
Schools, College/Universities	531.5	X	X	X	X	X	P	X	P	X	X	X	X	X
Schools, Elementary	531.5	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools, High and Middle	531.5	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools of Special Education	531.5	P	P	P	P	X	P	X	P	X	X	X	P	X
Schools, Public	531.5	P	P	P	P	P	P	P	P	P	P	P	P	P
TRANSPORTATION USES														
~~Aircraft Landing Field~~	531.2	X	X	X	X	X	P	X	~~P~~	X	X	X	X	X
~~Airport, Commercial~~	531.3	X	X	X	X	X	P	X	~~P~~	X	X	X	X	X
~~Airport, Private or Public~~	531.3	X	X	X	X	P	P	X	~~P~~	X	X	X	X	P
Bus and Train Passenger Station	—	P	X	P	P	P	P	X	P	X	X	X	P	P
~~Hazardous Waste Transfer Facility~~	—	X	X	X	X	P	P	X	~~P~~	X	X	X	X	X
Heliport	531.24	X	X	P	X	P	P	X	P	X	X	X	X	P
Helistop	531.24	P	P	P	P	P	P	P	P	X	X	X	P	P
Intensive Services: Motor Pool Facilities	531.26	X	X	X	X	P	P	X	P	X	X	X	X	P
Intermodal Terminal	—	X	X	X	X	P	P	X	P	X	X	X	X	P

EXHIBIT B
PDMU-18-06(G)(R)

Motor Freight Terminal/Maintenance	531.34	X	X	X	X	P	X	X	P	X	X	X	X	P
Bus RR/Maintenance Facility	531.34	X	X	X	X	P	P	X	P	X	X	X	X	X
Railroad Switching/Classification Yard	—	X	X	X	X	P	P	X	X	X	X	X	X	P
WAREHOUSING														
Mini Warehouses, Self-storage	531.31	X	X	P	X	P	X	X	P	X	X	X	X	X
Warehouses	531.59	X	X	X	P	P	P	X	P	X	X	X	P	P

P = Permitted (see Section 315); SP = Special Permit (see Section 316), P = Permitted, X = Not Permitted; P/SP = Administrative Permit required as specified in Chapter 3 or elsewhere in this Code.

[1] Acute medical facilities are not allowed within the Coastal Evacuation Area, as defined in the Comprehensive Plan.

[2] Hotels are allowed only where the underlying Future Land Use category is Industrial-Light (IL).

[3] Limited to three thousand (3,000) square feet in gross floor area.

[4] Asphalt/Concrete Processing, Manufacturing, or Recycling Plants are prohibited from locating on property within the Watershed Protection Overlay District.

[5] FSEDs are required to be located within the Retail/Office/Residential (ROR) or the Mixed Use (MU) Future Land Use Categories.

NOTES:

- Uses identified as "Permitted Uses" in all Planned Development Districts may be permitted in conjunction with a PD approval. PD zoning in itself does not constitute approval to develop.
- Uses may be further restricted or modified by the overlay district regulations.

HEIGHT ANALYSIS FOR VILLAGES OF AMAZON SOUTH
MARCH 13, 2018

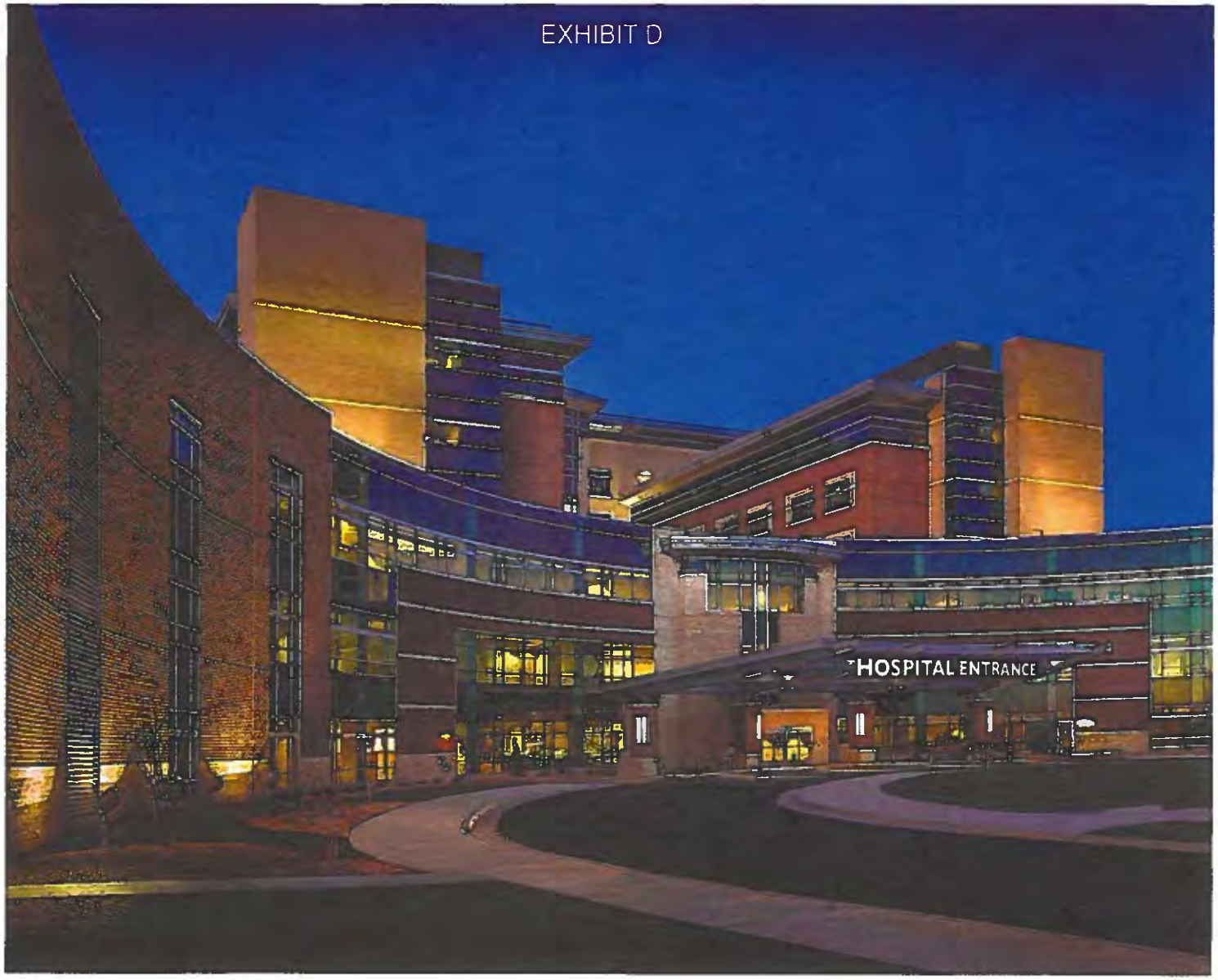
HEIGHT ANALYSIS FOR VILLAGES OF AMAZON SOUTH
MARCH 13, 2018

HEIGHT ANALYSIS FOR VILLAGES OF AMAZON SOUTH
MARCH 13, 2018

HEIGHT ANALYSIS FOR VILLAGES OF AMAZON SOUTH
MARCH 13, 2018

HEIGHT ANALYSIS FOR VILLAGES OF AMAZON SOUTH
MARCH 13, 2018

EXHIBIT D



FIRST AMENDMENT TO AMENDED AND RESTATED LOCAL DEVELOPMENT AGREEMENT
[Amazon]

This **FIRST AMENDMENT TO AMENDED AND RESTATED LOCAL DEVELOPMENT AGREEMENT** ("First Amendment") is made and entered into this 10th day of October, 2023, by and between **MANATEE COUNTY**, a political subdivision of the State of Florida, whose address is 1112 Manatee Avenue West, Bradenton, Florida 34205, (the "County") and **LANSDOWNE PARTNERS GROUP, LLC**, a Florida limited liability company, whose address is 200 South Orange Avenue, Sarasota, Florida 34236, **LASALLE HOLDING PARTNERS, LLC, WHK INVEST, LLC, and UNIVERSITY PARK PARTNERS IV, LLC**, Florida limited liability companies, whose address is 5800 Lakewood Ranch Boulevard, Sarasota, Florida 34240, and **SFTEN, LLC**, a Delaware limited liability company, whose address is 1341 Horton Circle, Arlington, Texas 76011 (collectively the "Applicant").

WITNESSETH:

WHEREAS, County and Applicant are parties to that certain Amended and Restated Local Development Agreement, dated September 20, 2020, as recorded in ORI No. 202041106208, of the Public Records of Manatee County, Florida (the "LDA"), which LDA concerns a 1,032.23 +/- acre parcel of real property located in Manatee County and generally bounded by Moccasin Wallow Road to the south, US 301 to the east, the complete legal description for which is attached hereto as Exhibit "A" (the "Project Site"); and

WHEREAS, the parties desire to amend the LDA all as more fully set forth herein;

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

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

2. **Authorized Land Uses.** Paragraph 2 of the LDA is deleted and the following is amended and added in substitution thereof:

"Description of Development Uses. The Project Site may be developed including the following components:

- 2,497 residential units;
- 202,000 square feet of commercial uses;
- 247,000 square feet of medical office uses;
- 20,000 square feet of office uses;
- 150 Bed Hospital, and;

- 326 Assisted Living Facility Beds.

The Project Site is located within the PDMU Zoning District and is within the UF-3 and MU Future Land Use Classifications of the Comprehensive Plan. The maximum permitted height of any structure within the Project Site is four (4) stories except that the hospital is permitted at six (6) stories except for the area within one hundred (100) feet from US 301 for which the height is limited to four (4) stories. The height of all buildings on the Project Site is measured pursuant to the Development Order, and applicable provisions of the LDC.

The Project is benefitted by that certain Certificate of Level of Service Compliance No. 17-052, as extended (the "CLOS"), and a Land Use Equivalency Matrix which allows trade-offs of approved land uses through conversion rates based on pm peak hour trip generation factors (the "LUEM"). Consistent with the LUEM and Ordinance No. PDMU-18-06(G)(R), dated July 26, 2022 (the "Development Order"), the permitted development uses and the mix of land uses described in this Paragraph 2 of the LDA may be revised from time to time provided that (i) the pm peak hour trip generation factors of revised uses remains equivalent or lower, and (ii) not less three different land uses will be developed with a maximum residential density of 3,000 dwelling units and a minimum non-residential intensity of 250,000 square feet."

3. **CLOS**. Pursuant to the LDA the County issued a CLOS for transportation, recreation/open space, potable water, sanitary sewer, solid waste, and storm water, for one thousand nine hundred and ninety nine (1,999) residential dwelling units and sixty thousand (60,000) square feet of nonresidential improvements with an expiration date of December 31, 2024, as extended by statutory extensions applicable from time to time. Pursuant to the approved Transportation Impact Analysis prepared by Stantec for Villages of Amazon South Phase 2 Additional Entitlement, dated April 2022, the existing CLOS for transportation, recreation/open space, potable water, sanitary sewer, solid waste, and storm water, shall be extended beyond the current expiration date of December 31, 2024 and shall be re-issued for 2,497 residential units; 202,000 square feet of commercial uses; 247,000 square feet of medical office uses; 20,000 square feet of office uses; 150 Bed Hospital, and; 326 Assisted Living Facility Beds. By virtue of this First Amendment the CLOS shall have an expiration date of not earlier than December 31, 2031, as further extended by statutory extensions applicable from time to time. A CLOS for public school facilities, if required, may be issued separately, subject to Applicant satisfying the requirements of the Comprehensive Plan.

4. **Extension of CLOS**. The Applicant may further extend the expiration date of the CLOS on a one-time basis for an additional eight (8) years by paying the County an extension fee for all or a portion of the development uses described in Paragraph 2 hereof, or as otherwise permitted by law. The "Extension Fee" shall be payable on or before December 31, 2024 for the first four (4) years of extension and on or before four (4) years thereafter for the second four (4) years of extension and (i) shall be paid not later than sixty (60) days following the due date, (ii) shall be calculated at the rate of One Hundred Dollars ($100) for each unplatted residential unit (or equivalent for a non-residential use based upon trip generation criteria) per year of extension, and (iii) shall also include the payment of a potable water and sanitary sewer capacity reservation fee in effect at time of the extension request, if adopted by the Board of County Commissioners and then in effect. The potable water and sanitary sewer capacity reservation fee, if applicable, will be based on the approved number of equivalent residential units (ERU) for which an

extension is then requested. The right to obtain an extension of the CLOS shall be conditioned upon the Applicant complying with the terms of this LDA and providing the County written notice of the requested extension, a statement as to the number and type of residential units or equivalent non-residential square footage for which the extension is requested, and timely payment of the Extension Fee. Any CLOS not properly extended as permitted herein shall terminate at its then date of expiration.

5. **Deletion**. Paragraphs 8 and 9 of the LDA are hereby deleted.

6. **Ownership of Land Subject to LDA**. The current legal owners of the Project Site are: STEFEN, LLC, a Delaware limited liability company, Lansdowne Partners Group, LLC, Lasalle Holding Partners, LLC, WHK Invest, LLC, and University Park Partners IV, LLC, all Florida limited liability companies.

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

8. **Conflict**. In the event of any conflict between the terms, provisions and conditions of this First Amendment and the LDA, the terms, provisions and conditions of this First Amendment shall control.

9. **Effective Date.** This First Amendment shall become effective immediately upon the occurrence of all the following:

(A) The recordation of a fully executed original of this First Amendment in the public records of Manatee County, Florida,; and

(B) The expiration of any and all appeal periods for any challenge to the approval of this First Amendment.

10. **No Other Amendment**. All other provisions of the LDA shall be unaffected by this First Amendment, and shall remain in full force and effect.

[Signature Pages To Follow]

[Signature Page To First Amendment To Amended And Restated Local Development Agreement]

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

MANATEE COUNTY, FLORIDA
By: Board of County Commissioners

By: _____
Chairperson

Date: October 10, 2023

ATTEST: ANGELINA COLNNESO,
Clerk of the Circuit Court

By: _____
Deputy Clerk

[Signature Page To First Amendment To Amended And Restated Local Development Agreement]

Signed, sealed and delivered in the presence of:

Monica Donley
Witness Signature

Monica Donley
Printed Name

Witness Signature

Karolina Jadczak
Printed Name

APPLICANT:

LANSDOWNE PARTNERS GROUP, LLC, a Florida limited liability company

By:
Name: John A. Neal
Title: Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged by means of (✓) physical presence or ( ) online notarization before me this 7 day of September, 2023, by John A. Neal, as Manager of LANSDOWNE PARTNERS GROUP, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced sufficient identification.

SUSAN A. MCCARTNEY
Notary Public - State of Florida
Commission # HH 281173
My Comm. Expires Oct 21, 2026
Bonded through National Notary Assn.

Susan A. McCartney
Notary Public

Susan A. McCartney
Printed Name

My Commission Expires: 10/21/26

[Signature Page To First Amendment To Amended And Restated Local Development Agreement]

Signed, sealed and delivered in the presence of:

APPLICANT:

LASALLE HOLDING PARTNERS, LLC,
a Florida limited liability company

Monica Donley
Witness Signature
Monica Donley
Printed Name

By: _____
Name: John A. Neal
Title: Manager

Witness Signature
Karolina Jadczak
Printed Name

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged by means of (✓) physical presence or ( ) online notarization before me this 7 day of September, 2023, by John A. Neal, as Manager of LASALLE HOLDING PARTNERS, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced sufficient identification.

SUSAN A. MCCARTNEY
Notary Public - State of Florida
Commission # HH 281173
My Comm. Expires Oct 21, 2026
Bonded through National Notary Assn.

Susan A McCartney
Notary Public

Susan A. McCartney
Printed Name

My Commission Expires: 10/21/2026

[Signature Page To First Amendment To Amended And Restated Local Development Agreement]

Signed, sealed and delivered in the presence of:

APPLICANT:

WHK INVEST, LLC,
a Florida limited liability company

Monica Donley
Witness Signature

Monica Donley
Printed Name

By: _____
Name: Charles Varah
Title: Manager

Witness Signature

Karolina Jadczak
Printed Name

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged by means of (✓) physical presence or ( ) online notarization before me this 7 day of SEPTEMBER, 2023, by Charles Varah, as Manager of WHK INVEST, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced sufficient identification.

SUSAN A. MCCARTNEY
Notary Public - State of Florida
Commission # HH 281173
My Comm. Expires Oct 21, 2026
Bonded through National Notary Assn.

Susan A. McCartney
Notary Public

Susan A. McCartney
Printed Name

My Commission Expires: 10/21/26

[Signature Page To First Amendment To Amended And Restated Local Development Agreement]

Signed, sealed and delivered in the presence of:

APPLICANT:

UNIVERSITY PARK PARTNERS IV, LLC, a Florida limited liability company

Monica Donley
Witness Signature

Monica Donley
Printed Name

By: _____
Name: Charles Varah
Title: Manager

Witness Signature

Karolina Jadczak
Printed Name

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged by means of (✓) physical presence or ( ) online notarization before me this 7 day of September, 2023, by Charles Varah, as Manager of UNIVERSITY PARK PARTNERS IV, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced sufficient identification.

SUSAN A. MCCARTNEY
Notary Public - State of Florida
Commission # HH 281173
My Comm. Expires Oct 21, 2026
Bonded through National Notary Assn.

Susan A McCartney
Notary Public

Susan A. McCartney
Printed Name

My Commission Expires: 10/21/26

[Signature Page To First Amendment To Amended And Restated Local Development Agreement]

Signed, sealed and delivered in the presence of:

Colbie Bosch
Witness Signature

Colbie Bosch
Printed Name

Michelle Faro
Witness Signature

Michelle Faro
Printed Name

APPLICANT:

SFTEN, LLC, a Delaware limited liability company
By: D.R. Horton, Inc., a Delaware corporation, as the sole member

By: TDPatel
Name: Tarak D. Patel
Title: Vice President

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged by means of (X) physical presence ~~or ( ) online notarization~~ before me this 11th day of September, 2023, by Tarak D. Patel, as Vice President of D.R. Horton, Inc., a Delaware corporation a the sole member of SFTEN, LLC, a Delaware limited liability company, on behalf of the company. He is personally known to me ~~or has produced sufficient identification.~~

MICHELLE FARO
MY COMMISSION # HH 324450
EXPIRES: January 22, 2027

Michelle Faro
Notary Public

Michelle Faro
Printed Name

My Commission Expires: 01·22·2027

EXHIBIT A

LEGAL DESCRIPTION

PARCELS A3 AND A4

(PREPARED BY KING ENGINEERING ASSOCIATES, INC.)

A PARCEL OF LAND LYING IN SECTIONS 16, 17 AND 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA; THENCE NORTH 00°08'15" EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 700.75 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 225 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAME BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE, NORTH 00°08'15" EAST A DISTANCE OF 1,244.00 FEET; THENCE SOUTH 87°03'06" EAST, A DISTANCE OF 3,097.80 FEET; THENCE NORTH 00°49'44" EAST, A DISTANCE OF 470.00 FEET; THENCE SOUTH 89°49'04" EAST, A DISTANCE OF 2,293.32 FEET; THENCE NORTH 00°35'38" EAST, A DISTANCE OF 2,383.98 FEET; THENCE SOUTH 89°43'15" EAST, A DISTANCE OF 889.63 FEET; THENCE SOUTH 00°11'16" WEST, A DISTANCE OF 383.27 FEET; THENCE SOUTH 68°30'43" EAST, A DISTANCE OF 1,332.96 FEET; THENCE NORTH 27°47'24" EAST, A DISTANCE OF 1,049.93 FEET; THENCE SOUTH 89°59'54" EAST, A DISTANCE OF 4,022.59 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 1302-203; THENCE SOUTH 36°06'04" WEST, ALONG SAID NORTHWEST RIGHT-OF-WAY, A DISTANCE OF 4,285.76 FEET TO THE POINT OF INTERSECTION WITH A NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2207, PAGE 6256 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG NORTHERLY AND WESTERLY LINES OF SAID CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2207, PAGE 6256 THE FOLLOWING ELEVEN (11) COURSES: (1) NORTH 08°36'03" WEST, A DISTANCE OF 47.56 FEET; (2) NORTH 20°23'31" WEST, A DISTANCE OF 18.86 FEET; (3) NORTH 46°10'58" WEST, A DISTANCE OF 39.52 FEET; (4) NORTH 75°36'36" WEST, A DISTANCE OF 14.84 FEET; (5) NORTH 54°56'49" WEST, A DISTANCE OF 23.51 FEET; (6) SOUTH 88°03'46" WEST, A DISTANCE OF 11.96 FEET; (7) NORTH 82°06'14" WEST, A DISTANCE OF 29.71 FEET; (8) NORTH 69°38'08" WEST, A DISTANCE OF 48.16 FEET; (9) NORTH 73°32'48" WEST, A DISTANCE OF 65.00 FEET; (10) SOUTH 36°06'04" WEST, A DISTANCE OF 670.70 FEET; (11) SOUTH 00°02'24" WEST, A DISTANCE OF 211.48 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT

AS RECORDED IN OFFICIAL RECORDS BOOK 650, PAGE 592 AND OFFICIAL RECORDS BOOK 669, PAGE 745, BOTH OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE SOUTH 89°52'24" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 87.31 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE EAST, NORTH AND WEST LINES OF SAID CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 THE FOLLOWING THREE (3) COURSES: (1) NORTH 00°16'21" EAST, A DISTANCE OF 35.18 FEET; (2) NORTH 89°43'39" WEST, A DISTANCE OF 60.00 FEET; (3) SOUTH 00°16'21" WEST, A DISTANCE OF 35.72 FEET TO THE POINT OF INTERSECTION WITH SAID NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°51'05" WEST, A DISTANCE OF 808.88 FEET; (2) SOUTH 89°17'06" WEST, A DISTANCE OF 1,041.18 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 230 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 89°38'03" WEST, A DISTANCE OF 559.61 FEET; (2) NORTH 89°53'47" WEST, A DISTANCE OF 1,363.90 FEET; (3) NORTH 89°10'24" WEST, A DISTANCE OF 187.95 FEET; (4) NORTH 89°39'17" WEST, A DISTANCE OF 1,729.20 FEET; THENCE NORTH 00°51'43" EAST, A DISTANCE OF 54.26 FEET TO THE POINT OF INTERSECTION WITH SAID NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 225 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°32'06" WEST, A DISTANCE OF 674.93 FEET; (2) NORTH 89°30'19" WEST, A DISTANCE OF 2,402.18 FEET; (3) SOUTH 89°39'04" WEST, A DISTANCE OF 2.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 623.25 ACRES.

PARCELS A1 AND A2 (NORTH)

(PREPARED BY KING ENGINEERING ASSOCIATES, INC.)

A PARCEL OF LAND LYING IN SECTIONS 17 AND 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA; THENCE NORTH 00°08'15" EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 700.75 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 225 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE

ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°39'04" EAST, A DISTANCE OF 2.97 FEET; (2) SOUTH 89°30'19" EAST, A DISTANCE OF 2,402.18 FEET; (3) SOUTH 89°32'06" EAST, A DISTANCE OF 674.93 FEET; THENCE SOUTH 00°51'43" WEST, A DISTANCE OF 54.26 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 230 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 89°39'17" EAST, A DISTANCE OF 1,729.20 FEET; (2) SOUTH 89°10'24" EAST, A DISTANCE OF 187.95 FEET; (3) SOUTH 89°53'47" EAST, A DISTANCE OF 1,363.90 FEET; (4) SOUTH 89°38'03" EAST, A DISTANCE OF 559.61 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 650, PAGE 592 AND OFFICIAL RECORDS BOOK 669, PAGE 745, BOTH OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°17'06" EAST, A DISTANCE OF 1,041.18 FEET; (2) NORTH 89°51'05" EAST, A DISTANCE OF 808.88 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE WEST, SOUTH AND EAST LINES OF SAID CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 THE FOLLOWING THREE (3) COURSES: (1) SOUTH 00°16'21" WEST, A DISTANCE OF 99.28 FEET; (2) SOUTH 89°43'39" EAST, A DISTANCE OF 60.00 FEET; (3) NORTH 00°16'21" EAST, A DISTANCE OF 99.82 FEET TO THE POINT OF INTERSECTION WITH SAID NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE NORTH 89°52'24" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 266.21 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 1302-203; THENCE ALONG SAID NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) THE FOLLOWING TWO (2) COURSES: (1) SOUTH 36°06'04" WEST, A DISTANCE OF 472.47 FEET; (2) SOUTH 36°04'54" WEST, A DISTANCE OF 345.85 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SECTION 17, TOWNSHIP 33 SOUTH, RANGE 19 EAST; THENCE ALONG SAID SOUTH LINE OF SECTION 17 THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°51'05" WEST, A DISTANCE OF 648.05 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 17; (2) SOUTH 89°17'06" WEST, A DISTANCE OF 2,668.97 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE NORTH 89°08'38" WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 5,299.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 138.95 ACRES.

PARCELS A1 AND A2 (SOUTH)
(PREPARED BY KING ENGINEERING ASSOCIATES, INC.)

A PARCEL OF LAND LYING IN SECTIONS 19 AND 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA; THENCE SOUTH 89°08'38" EAST, ALONG THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 5,299.33 FEET TO THE NORTHEAST CORNER OF SAID SECTION 19; THENCE ALONG THE NORTH LINE OF SECTION 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°17'06" EAST, A DISTANCE OF 2,668.97 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 20; (2) NORTH 89°51'05" EAST, A DISTANCE OF 648.05 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 1302-203; THENCE ALONG SAID NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) THE FOLLOWING TWO (2) COURSES: (1) SOUTH 36°04'54" WEST, A DISTANCE OF 570.18 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; (2) SOUTHERLY 971.94 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,977.86 FEET, A CENTRAL ANGLE OF 28°09'21", AND A CHORD BEARING AND DISTANCE OF SOUTH 22°01'42" WEST 962.19 FEET; THENCE NORTH 89°26'34" WEST, A DISTANCE OF 1,282.99 FEET; THENCE SOUTH 00°06'08" EAST, A DISTANCE OF 1,300.10 FEET TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY OF MOCCASIN WALLOW ROAD ACCORDING TO ROAD PLAT BOOK 4, PAGE 153 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES: (1) NORTH 88°54'18" WEST, A DISTANCE OF 1,334.91 FEET; (2) NORTH 89°08'58" WEST, A DISTANCE OF 2,271.84 FEET; (3) NORTH 89°07'49" WEST, A DISTANCE OF 328.34 FEET; (4) NORTH 89°07'50" WEST, A DISTANCE OF 2,693.55 FEET; (5) NORTH 88°01'42" WEST, A DISTANCE OF 16.92 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID SECTION 19; THENCE NORTH 00°08'36" EAST, ALONG SAID WEST LINE OF SECTION 19, A DISTANCE OF 2,578.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 441.63 ACRES.

LESS AND EXCEPT:
PORTION OF A3 AND A4
DESCRIPTION (Prepared by Stantec Consulting Services Inc.):

A tract of land being portions of Blocks 2 and 3, Section 17, Township 33 South, Range 19 East, and Blocks 1, 3 and 4, Section 18, Township 33 South, Range 19 East, all in Manatee River Farms, Unit 1 as recorded in Plat Book 6, Page 45, Public Records of Manatee County, Florida, and described as follows:

Commence at the southwest corner of said Section 18; thence N.00°07'49"E., along the west line of said Section 18, a distance of 700.71 feet to the POINT OF BEGINNING; thence continue N.00°07'49"E., along said west line of Section 18, a distance of 1,243.64 feet; thence S.87°03'06"E., a distance of 3,098.24 feet; thence N.00°51'23"E., a distance of 470.30 feet; thence S.89°49'13"E., a distance of 2,293.19 feet; thence N.00°35'38"E., a distance of 2,383.96 feet; thence S.89°43'15"E., a distance of 170.00 feet to the northwest corner of Brookstone Community Development District, recorded in Official Record Book 2607, Page 861 of said Public Records; the following four (4) calls are along the westerly line of said Brookstone Community Development District; (1) thence S.00°35'38"W., a distance of 2,551.98 feet to the point of curvature of a curve to the right having a radius of 795.00 feet and a central angle of 48°08'26"; (2) thence southwesterly along the arc of said curve, a distance of 667.97 feet to the point of tangency of said curve; (3) thence S.48°44'04"W., a distance of 213.94 feet to the point of curvature of a curve to the left having a radius of 1,355.00 feet and a central angle of 36°48'01"; (4) thence southwesterly along the arc of said curve, a distance of 870.29 feet to a point on the northerly line of Field Stone Community Development District, recorded in Official Record Book 2564, Page 6898 of said Public Records; the following five (5) calls are along said northerly line; (1) thence N.89°39'17"W., a distance of 1,622.48 feet; (2) thence N.00°51'43"E., a distance of 54.26 feet; (3) thence N.89°32'06"W., a distance of 674.93 feet; (4) thence N.89°30'19"W., a distance of 2,402.18 feet; (5) thence S.89°39'04"W., a distance of 3.35 feet to the POINT OF BEGINNING.

Said tract contains 7,474,870 square feet or 171.5994 acres, more or less.

Total Described Property Contains 1,032.23 Acres, more or less.

LOCAL DEVELOPMENT AGREEMENT

This **LOCAL DEVELOPMENT AGREEMENT** ("Development Agreement") is made and entered into this 18th day of November, 2014, by and between **MANATEE COUNTY**, a political subdivision of the State of Florida, whose address is 1112 Manatee Avenue West, Bradenton, Florida 34205, (the "County") and **NORTH MANATEE INVESTMENT, LLC**, a Florida limited liability company, whose address is 200 South Orange Avenue, Sarasota, Florida 34236, **PARRISH HOLDINGS, LLC, SOUTHERN HEMISPHERE MANATEE, LLC** and **SOUTHERN LAND PARRISH, LLC**, Florida limited liability companies, whose address is 5800 Lakewood Ranch Boulevard, Sarasota, Florida 34240, (collectively the "Applicant").

WITNESSETH:

WHEREAS, Applicant holds legal title to a 1203.83± acre parcel of real property located in Manatee County and generally bounded by Moccasin Wallow Road to the south, US 301 to the east, vacant property to the north, and vacant property to the west (the "Project Site"), the complete legal description for which is attached hereto as Exhibit "A"; and

WHEREAS, Applicant has applied for zoning and preliminary site plan approval from Manatee County pursuant to Application No. PDMU 13-37(Z)(P) to rezone the Project Site to the Planned Development Mixed Use (PDMU) Zoning District and to allow 1,999 residential units, and 60,000 square feet of non-residential uses to be constructed on the Project Site (the "Project"); and

WHEREAS, it is the intent of Applicant to dedicate or convey certain lands and to construct certain improvements to the public facilities in the vicinity of the Project Site, all such lands and improvements intended to serve the needs of and address the impacts created by the Project (the "Improvements"); and

WHEREAS, the Improvements contemplated hereunder have been included within this Development Agreement for the purpose of addressing all aspects of concurrency for the Project and/or the provision of adequate public facilities and services needed to support such new development; and

WHEREAS, Section 163.3180, Florida Statutes, requires that public facilities and services needed to support new development shall be available concurrent with the impact of such new development; and

WHEREAS, the Planning Commission, as the County's local planning agency, has recommended approval of the zoning and preliminary site plan applications referred to above, subject to the condition that Applicant undertake certain actions as hereinafter specified and that performance of same be guaranteed in an enforceable Development Agreement as authorized by Sections 163.3220 through 163.3246, Florida Statutes; and

WHEREAS, because of the unique aspects of the project, including its size and phasing challenges, the County has approved the project for six separate external accesses points on U.S. 301 and Moccasin Wallow Rd. The County has requested that the developer construct segments of Ft. Hamer Rd. as necessary to access individual phases within the project boundary. As part of the consideration for the commitments made by the County herein with respect to providing transportation concurrency approval for the project, the developer has agreed to construct segments of Ft. Hamer Rd. as needed to provide access to individual phases as they are developed, with no construction north of the northern most access to a development phase, substantially as depicted in Exhibit "B" attached hereto and incorporated by reference, and an award of impact fee credits for a negotiated portion of the right-of-way needed for Ft. Hamer Rd. to be treated as a non-site related capacity improvement and a negotiated portion to be treated as a site related access improvement; and

WHEREAS, the County has made a determination that sanitary sewer service cannot be provided for the Project unless certain improvements, including construction of facilities, occur in the vicinity of the Project Site as more fully specified herein; and

WHEREAS, the County has made a determination that a CLOS for the Project can be issued for an extended period for the purpose of recreation/ open space, solid waste, stormwater and transportation since the Project will not result in a reduction of the level of service standards adopted by the Comprehensive Plan of Manatee County for said facilities; and

WHEREAS, the Land Development Code (the "LDC") provides that a CLOS for the Project may be issued contingent upon the construction of the necessary public facilities and services being guaranteed in an enforceable Development Agreement entered into pursuant to Sections 163.3220 through 163.3243, Florida Statutes; and

WHEREAS, in accordance with the applicable Florida Statutes and Section 510.4.2.2.1 of the LDC, the County is authorized to issue a CLOS for a term greater than three (3) years subject to the required public facilities and services being guaranteed in a Development Agreement; and

WHEREAS, pursuant to Section 163.3220, Florida Statutes, et seq., the County is authorized to enter into a Development Agreement; and

WHEREAS, certain of the Improvements to be constructed or dedicated or participated in by Applicant create additional capacity above that required by the Project for concurrency purposes and are therefore eligible for partial impact fee credits; and

WHEREAS, the County intends to grant to Applicant impact fee credits (excluding water and wastewater facility investment fees) for the design, permitting, construction, and/or dedication of such Improvements in such amounts as are authorized by the County's impact fee ordinance; and

WHEREAS, the first of two required public hearings on this Development Agreement was held by the Board of County Commissioners (the "Board") on November, 6th, and the second required public hearing on this Development Agreement was held by the Board on November, 18th, at which time the Board approved this Development Agreement and authorized the Chairman to execute the Development Agreement on behalf of Manatee County.

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

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

2. **Description of Development Uses.** The Project shall be developed including the following components:

- 1,999 residential units and
- 60,000 square feet of non-residential uses.

The Project Site is located within the PDR Zoning District and is to be rezoned to the PDMU Zoning District. The Project Site is within the UF-3 Future Land Use Classification of the Comprehensive Plan.

3. **Ownership of Land Subject to Development Agreement.** A legal description of the land subject to this Development Agreement (i.e., the Project Site, the 1,203.83± acre parcel of real property) is attached hereto as Exhibit "A". The current legal owners of the Project Site are: North Manatee Investment, LLC, Parrish Holdings, LLC, Southern Hemisphere Manatee, LLC, and Southern Land Parrish, LLC, all Florida limited liability companies.

4. **Definitions.** As used in this Agreement, the following words, terms, and phrases shall have the meanings ascribed to them here:

(A) "Concurrency Requirements": shall mean the dedication or conveyance of lands for public purposes and/or design and construction of improvements to public facilities (and the payment of proportionate share mitigation in connection therewith) that the applicant must provide to meet the concurrency requirements of the Land Development Code and consistent with Florida Statute 163.3180.

(B) "County Administrator": shall mean the County Administrator or his designee.

(C) "Traffic Study": shall mean the Traffic Study entitled "Villages of Amazon South Transportation Impact Analysis" prepared by Stantec Consulting Services Inc., and dated December, 2013, a copy of which is on file at the Building and Development Services Department of County.

(D) "Project Site": shall mean the 1,203.83± acre parcel of real property more located in unincorporated Manatee County, Florida and more particularly described in Exhibit "A" attached hereto and incorporated herein, owned by Applicant.

5. **Description of Public Facilities.** The following public facilities and services will serve the Project described in Paragraph 2 above:

(A) Potable Water: The County will provide potable water to the Project Site in sufficient quantity to serve the Project, as and when actually constructed, via transmission lines and related facilities to be constructed by the Applicant.

(B) Sanitary Sewer: The County will provide sanitary sewer service to the Project Site in sufficient quantity to serve the Project, as and when actually constructed, via transmission lines and related facilities to be constructed by the Applicant pursuant to Section 7 hereof.

(C) Solid Waste: The County will provide Solid Waste Management Services to the Project Site to serve the Project, as and when actually constructed, via facilities which are already in place.

(D) Recreation/ Open Space: With the Applicant's commitments set forth in the Project approvals, the Project will meet concurrency requirements for recreation/open space and will not result in degradation of the adopted level of service.

(E) StormWater Management: With the Applicant's design and construction of the proposed stormwater management facilities on the Project Site in compliance with Section 717 of the LDC to County development standards and SWFWMD regulations; the Project will meet concurrency requirements for storm water and will not result in degradation of the adopted level of service.

(F) Transportation: The Project will meet concurrency requirements for transportation and will not result in degradation of the adopted level of service.

6. **Transportation Requirements.**

(A) Dedication of Lands for Public Purposes / Impact Fee Credits: In accordance with Section 163.3227(1)(h), Florida Statutes, the County has determined the following public facilities and services to be necessary for the public health, safety and welfare of its citizens. In furtherance thereof, Applicant agrees to dedicate the following lands within, or

in the vicinity of, the Project Site for the future construction of public facilities and services as stated below:

(i) Roads – Moccasin Wallow Road: As depicted on the Preliminary Site Plan for the Project ("PSP"), Applicant shall dedicate up to thirty-five (35) feet of right-of-way for future expansion of Moccasin Wallow Road. Conveyance or dedication of the right-of-way shall occur with development of the adjacent parcels. The Applicant is entitled to transportation impact fee credits in the amount of $203,282.00 for the conveyance or dedication of these land for public right-of-way purposes, and transportation impact fee credits in the amount of $30,492.00 for the flowage and stormwater retention easement necessary for this segment of the expansion of Moccasin-Wallow Road.

(ii) Roads – FF Road (or "Spencer Parrish Road"): As depicted on the PSP, Applicant shall dedicate up to sixty (60) feet of right-of-way for future development of Spencer Parrish Road. Conveyance or dedication of the right-of-way shall occur with development of the adjacent parcels. The Applicant is entitled to transportation impact fee credits in the amount of $62,749.00 for the conveyance or dedication of these lands for public right-of-way purposes, and transportation impact fee credits in the amount of $9,412.00 for the flowage and stormwater retention easement necessary for this segment of the Spencer Parrish Road.

(iii) Roads – Fort Hamer Road Extension: As depicted on the PSP, Applicant shall dedicate up to one hundred twenty (120) feet of right-of-way for future extension of Fort Hamer Road. Conveyance or dedication of the right-of-way shall occur with recordation of the first plat within the Project. The Applicant is entitled to impact fee credits for the conveyance or dedication of the Fort Hamer Road extension right of way for public right-of-way purposes, in the amounts per roadway segment as set forth in Section 6 (B)(viii). The Fort Hamer Road extension right-of-way shall be shown on all site plan approvals with development of the adjacent parcels.

(iv) Drainage Easements - Fort Hamer Road Extension: The Applicant shall dedicate or convey to County a non-exclusive access, flowage and stormwater retention easement within the Project as necessary for the future four lane construction of the

Fort Hamer Road extension. The Applicant shall be entitled to transportation impact fee credits, including design, permitting, and engineering for the conveyance or dedication of the access, flowage and stormwater retention easement for the Fort Hamer Road extension, in the amounts per roadway segment as set forth in Section 6(B)(viii).

(B) Construction of Transportation Improvements; Credits. Simultaneously with development of the adjacent parcels serviced thereby, Applicant shall construct the following Transportation Improvements:

(i) At the Project Driveway 1 and Moccasin Wallow Road (i) a 350 foot westbound right turn lane, and (ii) a 400 foot eastbound left turn lane, all of which shall be constructed in accordance with FDOT Design Standards (Index 301).

(ii) At the Project Driveway 2 (a/k/a 115th Avenue E) and Moccasin Wallow Road (i) a 350 foot westbound right turn lane, and (ii) a 400 foot eastbound left turn lane (including a 50 foot queue length and a 350 foot deceleration and taper length), all of which shall be constructed in accordance with FDOT Design Standards (Index 301).

(iii) At the Project Driveway 3 and Moccasin Wallow Road (i) a 350 foot westbound right turn lane, and (ii) a 400 foot eastbound left turn lane (including a 50 foot queue length and a 350 foot deceleration and taper length), all of which shall be constructed in accordance with FDOT Design Standards (Index 301).

(iv) At the Project Driveway 4 and US 301 (i) a 405 foot southbound right turn lane, and (ii) a 455 foot northbound left turn lane (including a 50 foot queue length and a 405 foot deceleration and taper length), all of which shall be constructed in accordance with FDOT Design Standards (Index 301).

(v) At the Project Driveway 5 and US 301 (i) a 405 foot southbound right turn lane, and (ii) a 480 foot northbound left turn lane (including a 75 foot queue length and a 405 foot deceleration and taper length), all of which shall be constructed in accordance with FDOT Design Standards (Index 301).

(vi) At the Project Driveway 6 and US 301 (i) a 405 foot southbound right turn lane, and (ii) a 455 foot northbound left turn lane (including a 50 foot queue length and a 405 foot deceleration and taper length), all of which shall be constructed in accordance with FDOT Design Standards (Index 301).

(vii) Applicant shall make the following proportionate share payments:

1. For a traffic signal at 115th Avenue East (Driveway 2) and Moccasin Wallow Road, Pursuant to the TIA, the Applicant has proposed to provide a signal warrant analysis and a proportional share towards the construction of a signal; and

2. Prior to the final plat approval of the 1,401st unit, a proportionate share payment equaling 28 percent for a second 350 foot eastbound left turn lane at the U.S. 301/Moccasin Wallow Road intersection shall be made. At the time of construction, Manatee County shall review and approve construction costs prior to payment being accepted. If Manatee County or a third party constructs all or part of the U.S. 301/Moccasin Wallow Road intersection, Manatee County shall require payment within 90 days of the County's request for payment.

(viii) Applicant shall construct the following portions of Fort Hamer Road:

1. prior to receipt of a certificate of completion for Phase 2, Applicant shall construct the eastern one-half of the future four lane divided Fort Hamer Road extension from Moccasin-Wallow Road to the first Project entrance ("Street O" on the PSP) as depicted on the PSP. This roadway segment shall be constructed on its eastern side as an urban cross section to include curb, gutter, sidewalk, bike lane and closed drainage, and shall include coordination of the location of future utility lines, including a sewer force main and potable water lines, consistent with the Manatee County Master Utilities Plan. The Applicant is entitled to transportation impact fee credits in the amount of $85,025.00 for the conveyance or dedication of these lands for public right-of-way purposes, and transportation impact fee credits in the amount of $12,754.00 for the flowage and stormwater retention easement necessary for this segment of the Fort Hamer Road extension.

2. prior to receipt of a certificate of completion for Phase 3, Applicant shall construct the eastern one-half of the future four lane divided Fort Hamer Road extension from "Street O" to the second Project entrance ("Street DD" on the PSP) as depicted on the PSP (with a "stub-out" at the northern-most entrance for future access to Fort Hamer Road), if the second Project entrance and a connection to the Fort Hamer Road extension is included in the approved final site plan for Phase 3. This roadway segment shall be constructed on its eastern side as an urban cross section to include curb, gutter, sidewalk, bike lane and closed drainage, and shall include coordination of the location of future utility lines, including a sewer force main and potable water lines, consistent with the Manatee County Master Utilities Plan. The Applicant is entitled to transportation impact fee credits in the amount of $285,115.00 for the conveyance or dedication of these lands for public right-of-way purposes, and transportation impact fee credits in the amount of $42,767.00 for the flowage and stormwater retention easement necessary for this segment of the Fort Hamer Road extension.

3. prior to receipt of a certificate of completion for Phase 4, Applicant shall construct the eastern one-half of the future four lane divided Fort Hamer Road extension from (a) the second Project entrance ("Street DD" on the PSP) to the third Project entrance ("Street KK" on the PSP) as depicted on the PSP, or (b) the first Project entrance ("Street O" on the PSP) to the third Project entrance ("Street KK" on the PSP) as depicted on the PSP if not previously constructed in accordance with Section 6 (B) (vii) 2. above. In the event that Phase 4 is developed prior to Phase 3, Applicant shall construct the eastern one-half of the future four lane divided Fort Hamer Road extension from "Street O" to the third Project entrance ("Street KK" on the PSP) as depicted on the PSP. This roadway segment shall be constructed on its eastern side as an urban cross section to include curb, gutter, sidewalk, bike lane and closed drainage, and shall include coordination of the location of future utility lines, including a sewer force main and potable water lines, consistent with the Manatee County Master Utilities Plan. The Applicant is entitled to transportation impact fee credits in the amount of $256,015.00 for the conveyance or dedication of these lands for public right-of-way purposes, and transportation impact fee credits in the amount of $38,402.00 for the flowage and stormwater retention easement necessary for this segment of the Fort Hamer Road extension.

(ix) Applicant shall be responsible for wetland impacts which result from such construction, if any.

(x) Solely if requested by the County due to the pending or then planned improvements to either Moccasin Wallow Road, or US 301, Applicant shall defer such construction and participate with County in the improvements to either Moccasin Wallow Road, or US 301 by contributing the costs of such turn lane improvements to the County at the time such funds would otherwise have been expended by Applicant.

(xi) For all phases of the Project, the Applicant shall record a notice to buyer and a drawing that reflects the Ft. Hamer Road Extension and the additional portions of the Manatee County Thoroughfare Plan as requested by County.

7. **Connection to County Wastewater System.**

(A) Connection to the County wastewater system is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be constructed in accordance with Section 2-31-05 of the Manatee County Code of Ordinances, unless otherwise authorized herein.

(B) Alternative Connection. The Applicant has proposed a Connection for the Project deviating from the County's North County Wastewater System Master Plan (in that it does not include the installation of a 24-inch transmission line in the Erie Road and Fort Hamer Road rights-of-way and does not include a 24-inch force main within the Project), which is more particularly described in Exhibit "B" attached hereto and incorporated herein (hereinafter, the "Alternative Connection"), inclusive of (1) a force main connecting to the existing Erie Road force main, and (2) a cross-section sufficient to accommodate a future parallel force main. The County hereby agrees to allow the developer to use this Alternative Connection to connect to the County's wastewater system, subject to the following conditions and affirmations:

(i) As of the Effective Date of this Agreement, the County Engineer has verified that the existing wastewater treatment system has sufficient capacity to support the

Alternative Connection, taking into consideration all existing connections, entitlements, and previously issued and effective CLOS's.

(ii) The Alternative Connection shall be designed, engineered and permitted by the Applicant consistently with Manatee County Public Works Standards and approved by County Engineer through the construction plans review process on a phase-by-phase basis. Implementation of the Alternative Connection shall require that a non-exclusive easement of not less than twenty (20) feet shall be obtained through the real property located immediately south of the Project known as Morgan's Glen (the "Morgan's Glen Easement"), as currently approved pursuant to Manatee County Ordinance Nos. PDMU-06-39(Z)(P) and PDMU-06-39(P)(R) (the "Morgan's Glen Approval"). The Applicant shall be responsible for the negotiation, drafting, execution, and delivery of the Morgan's Glen Easement, but (i) the alignment of the Morgan's Glen Easement shall be consistent with the Morgan's Glen Approval and reasonably approved by Manatee County, and (ii) the Morgan's Glen Easement shall be fully assignable to Manatee County and the public, generally. In the event that the Applicant informs Manatee County that it has been unable to obtain the Morgan's Glen Easement despite good faith efforts to do so, Manatee County shall initiate and complete condemnation proceedings to acquire the Morgan's Glen Easement as expeditiously as legally possible under the circumstances. In such event the Applicant shall fund or deposit with the court registry the amount stipulated in the court order of taking, and subsequently shall reimburse Manatee County for one hundred percent (100%) of Manatee County's actual costs incurred over and above the amount stipulated in the order of taking (including, without limitation, business damages, attorneys fees, expert witness fees, court costs, and impact fee credit awards in exchange for dedication) in acquiring the Morgan's Glen Easement, within three (3) days of receipt by the County of any invoice with supporting documentation of such costs incurred. In the event that the Morgan's Glen Easement is obtained [either by agreement or condemnation], assigned to or acquired by Manatee County as contemplated herein, and accepted by Manatee County, a portion of the costs expended by Applicant may qualify for credits against the Line Capacity Fee [defined herein] in an amount later approved by Manatee County by amendment to this Agreement, which approval shall not be unreasonably withheld or delayed.

(iii) Prior to the earlier of (i) receipt of the certificate of completion for the first phase of the Project to be developed, or (ii) December 31, 2016, and consistent with the required design elements of the Alternative Connection, the Applicant shall design, permit, and construct approximately 6,805 lineal feet of a sanitary sewer force main from the existing connection on Erie Road, through the Morgan's Glen Easement to the Project entrance located immediately north of Moccasin-Wallow Road.

(iv) The Applicant has received at the time of execution of this Agreement, and shall maintain throughout the term of this Agreement, an approved preliminary site plan or final site plan for the Project.

(C) Payment of Line Capacity Fee. At the time of execution of this Agreement, the County is in the process of establishing a line capacity fee, either as a separate fee or a component of the County's facility investment fee (hereinafter "Line Capacity Fee"), for the wastewater service area in which the Project is located. The Line Capacity Fee will constitute an impact fee adopted in accordance with Section 163.31801, *Florida Statutes*, to pay the cost of building out the wastewater transmission lines in the service area in accordance with the County's applicable master plan. Without such Line Capacity Fee, the County will lack a fiscally sound mechanism to assure that the Applicant and other developers in the wastewater service area pay their proportionate share of the cost of extending wastewater transmission lines and service to the service area. This will result in the County lacking the legally available funds to pay the cost of such build out. Accordingly, the approval of the Alternative Connection, and the right of the Applicant to connect to the County's wastewater system through the Alternative Connection and utilize the system capacity allocated to the Alternative Connection, are also subject to and conditional upon compliance with one of the following conditions, as the case may be:

(i) Prior to issuance of a certificate of completion for the first phase of the Project to be developed, the Applicant shall pay to Manatee County $712 per residential unit and equivalent development unit of commercial square footage (the "PFSM Payment") as the Applicant's estimated proportionate fair share cost of providing wastewater transmission line capacity for the Project. The PFSM Payment shall be made by (1) credit for the actual costs of

the design, permitting, and construction of the Alternative Connection; (2) the agreed amount of credit for the Morgan's Glen Easement and any other credits applicable to the PFSM Payment as approved by Manatee County, and (3) the balance in cash.

(ii) If the PFSM Payment is due prior to adoption of the Line Capacity Fee, then the following shall apply:

1. If the County establishes a Line Capacity Fee within one year of PFSM Payment, and (1) said Line Capacity Fee results in a lesser per-unit charge than the PSFM Payment, the County shall refund to the Applicant the difference between the PFSM Payment and the applicable Line Capacity Fee within ninety (90) days of the effective date of such adoption, or (2) said Line Capacity Fee results in a greater per-unit charge than the PSFM Payment, the Applicant shall pay to the County the difference between the PFSM Payment and the applicable Line Extension Fee within ninety (90) days of the effective date of such adoption; and

2. If the County does not establish a Line Capacity Fee within one year of PFSM Payment, the PFSM Payment shall constitute the Applicant's final proportionate fair share cost of providing wastewater line capacity for the Project, and thereafter, Manatee County shall reserve, for the benefit of the Project and as set forth in Paragraph 7 (E) hereof, sufficient capacity in the existing transmission lines and related facilities for one thousand nine hundred and ninety nine (1999) residential dwelling units and sixty thousand (60,000) square feet of non-residential improvements, and those uses set forth in Paragraph 7 (E) hereof.

In the event that the above applicable conditions are not met, the Applicant shall be required, subject to the approval of the County Engineer, to connect to the wastewater system in full compliance with the County's applicable master plan for build out of the wastewater system, at the Applicant's sole expense, but Applicant shall not then be responsible for payment of the Line Capacity Fee, and Applicant shall be entitled to apply for such impact fee credits as might otherwise be available in accordance with the LDC.

(D) No credit against the Line Capacity Fee levied shall be awarded to the Applicant for the Alternative Connection, except for (i) those components of the Alternative

Connection that the County Engineer has reasonably concluded can be utilized by the County as future components of the wastewater system built out in substantial compliance with the applicable master plan, including those which are specifically identified as entitled to receive credit on Exhibit "B" or (ii) any negotiated non-site related improvements to the wastewater system made pursuant to a separate participation agreement between the County and the Applicant.

(E) Construction. In connection with the construction by Applicant of off-site extensions of sewer transmission lines as provided for herein, the parties agree to the following additional terms and conditions:

(i) Applicant shall construct and install the improvements in conformity with the plans and specifications approved by the County Administrator and any applicable regulatory agencies.

(ii) Approval of the plans by the County Administrator shall be given in writing. The County agrees to diligently proceed with and complete its review of the plans for the improvements and to respond to Applicant as soon as reasonably possible after receipt thereof, advising Applicant in writing of the County's comments and objections, if any, thereto.

(iii) Applicant shall be responsible for notifying in writing any utilities affected by the installation of the improvements .

(iv) Applicant shall be responsible, at Applicant's sole initial expense, for the removal, to the satisfaction of the County Administrator, of all construction materials and equipment along the roads and intersections which are being improved at the conclusion of the installation of the improvements.

(v) Applicant shall promptly comply with all applicable laws, ordinances, and regulations, whether municipal, county, state, or federal, pertaining to the construction of the improvements.

(vi) Applicant shall provide a temporary traffic maintenance plan that ensures the safe movement of vehicles and pedestrians during construction of the improvements that conforms with the requirements and meets with the approval of the County Administrator.

(vii) Applicant and County hereby agree that Manatee County shall not be liable for any loss, injury, death, or damage to persons or property which at any time may be suffered or sustained by any person whatsoever who may be using, occupying, or present at the facilities being improved during the construction of the improvements whether such loss, injury, death, or damage shall be caused by or shall in any manner result from, or arise out of, any act, omission, or negligence of County. In consideration of the covenants contained herein on the behalf of County to be kept, the sufficiency of which is hereby acknowledged by Applicant, Applicant covenants that when Applicant constructs the improvements, then Applicant hereby covenants and agrees to cause the approved contractor to indemnify County and hold harmless County during the construction of the improvements, from all claims, liabilities, loss, injury, death, or damage whatsoever on account of, or arising out of, the construction of the improvements.

(viii) Applicant or its contractor shall provide the following insurance coverage: a public liability insurance policy with limits of at least One Million Dollars ($1,000,000.00) for each person injured in an accident or occurrence, and Two Million Dollars ($2,000,000.00) for an aggregate of persons injured as result of one (1) accident or occurrence, and Five Hundred Thousand Dollars ($500,000.00) for property damage coverage. County, its elected and appointed officials, employees, and agents shall be listed by endorsement as additional insureds. Further, other designated persons or entities may be required to be listed as additional insured. From time to time, the County Administrator may require Applicant to adjust its public liability coverage if the County Administrator, in his sole discretion, determines that such adjustment is warranted to fully protect the County. The original policies of insurance or certificates of insurance, along with the receipt for the payment of premiums thereon, regarding any policy of insurance required by this Subparagraph, shall be delivered to the County Administrator prior to Applicant commencing construction of the improvements. Each insurance policy shall provide for not less than thirty (30) days advanced notice to the County Administrator in the event of cancellation of or changes in coverage.

8. **CLOS.** At the time of first Final Site Plan (FSP) approval which shall be obtained prior to December 31, 2016, the County shall issue a CLOS for transportation, recreation/open space, potable water, sanitary sewer, solid waste, and storm water, for one thousand nine hundred and ninety nine (1999) residential dwelling units and sixty thousand (60,000) square feet of non-residential improvements. A CLOS for public school facilities, if required, may be issued separately, subject to Applicant satisfying the requirements of the Comprehensive Plan.

9. **Extended CLOS.** The Applicant has elected to extend the expiration date of the CLOS by paying the County an extension fee (the "Extension Fee") in an amount equal to $1,026,013.00 (equivalent to one hundred dollars ($100) for each unplatted residential unit and each equivalent residential unit of commercial square footage). The Applicant elects to apply the $1,026,013.00 of Impact Fee Credits identified in this Agreement to pay such Extension Fee. In recognition of the payment of this Extension Fee, the CLOS for the Project shall have an expiration date of December 31, 2024. Said CLOS shall be conditioned upon the Applicant complying with the terms of this Development Agreement. A CLOS for public school facilities may be issued separately, subject to Applicant satisfying the requirements of the Comprehensive Plan.

10. **Expiration of Site Plans.** The PSP shall expire concurrent with the expiration of the CLOS pursuant to Paragraph 8 and 9 hereof, provided this Agreement remains in full force and effect. In the event this Agreement terminates prior to that time, such site plan shall expire on the date of such termination or on the date of expiration as existed, or would have existed, prior to execution of this Agreement, whichever is later. Pursuant to LDC Section 508.8.1.3, each Final Site Plan that is approved, consistent with the approved PSP and this LDA, shall be valid for ten (10) years from the date of issuance of said Final Site Plan.

11. **Annual Monitoring.** During the term of this Development Agreement, the Applicant shall file an annual monitoring report relating to their respective property with the County's Planning Director consistent with the requirements of Chapter 10 of the LDC. The first such report shall be filed one year from the effective day of this Development Agreement as defined herein.

12. **Concurrency Findings.** The Planning Commission, in its capacity as the Local Planning Agency of County, on August 14, 2014, found that the concurrency requirements of the Comprehensive Plan and LDC will be met for the Project regarding the transportation facilities and services described in Paragraph 5, provided the terms and conditions of this Agreement are undertaken and performed by Applicant.

13. **Consistency With Comprehensive Plan.** The Planning Commission, in its capacity as the Local Planning Agency of the County, on August 14, 2014, specifically found that the Project, as detailed in Rezone and PSP Application No. PDMU-13-37(Z)(P) and this Development Agreement, are consistent with the Comprehensive Plan of Manatee County and the Land Development Regulations of the County provided that the Applicant performs all obligations accruing under the terms of this Development Agreement, including without implied limitation the dedication or conveyance of real property for public purposes pursuant to Paragraph 6 hereof and the construction of the Concurrency Requirements pursuant to Paragraph 8 hereof.

14. **Permits Required.** The following is a description of all local development permits approved or needed to be approved for the Project Site:

- Zoning application;
- Preliminary Site Plan application;
- One or more Final Site Plan applications;
- One or more Preliminary Plat applications;
- One or more Final Plat applications;
- One or more applications for Special Approval in accordance with the Comprehensive Plan of Manatee County;
- One or more applications for Specific Approval in accordance with the requirements of the LDC;
- One or more Access and Driveway Permits;
- One or more Construction Plan approvals;
- One or more Building Permit applications; and
- One or more Certificates of Occupancy or of Completion.

15. **Omission from Development Agreement.** The failure of this Development Agreement to address a particular permit, condition, term, or restriction shall not relieve the Applicant of the necessity of complying with the law, including without implied limitation the applicable provisions of the County's Comprehensive Plan or Land Development Code, governing said permitting requirements, conditions, terms, or restrictions.

16. **Disclaimer of Joint Venture.** Applicant and County represent that by the execution of this Development Agreement it is not the intent of the parties that this Development Agreement be construed or deemed to represent a joint venture or common undertaking between County and Applicant, or either, with any third party. While engaged in carrying out and complying with the terms of this Development Agreement, Applicant is an independent principal and not a contractor for or an officer or employee of County. Applicant shall not at any time or in any manner represent that it or any of its agents or employees are employees of County.

17. **Successors in Interest.** The burdens of this Development Agreement shall be binding upon, and the benefits shall inure to, all successors in interest to the parties to the Development Agreement including all mortgagees to the parties to this Development Agreement. Notwithstanding anything in this Development Agreement to the contrary, the County shall have no responsibility or liability for any obligations of Applicant under this Development Agreement, and the County does not assume any obligations to or for Applicant.

18. **Amendments:** All amendments to this Development Agreement, including any such amendments extending the term of the Development Agreement, shall be ineffective unless reduced to writing and executed by the County and Applicant, in accordance with Section 1002.9 of the LDC and Sections 163.3237 and 163.3229, Florida Statutes.

19. **Applicable County Ordinances and Codes:** In accordance with Section 163.3233, Florida Statutes, and Section 1002.11 of the LDC, the codes, policies, and ordinances of the County governing the development of the Project upon the date of execution of this Development Agreement shall govern the development of the Project for the duration of this Development Agreement. Prior to the termination of this Development Agreement in accordance with Paragraph 26 hereof, County may apply codes, policies, and ordinances adopted

subsequent to the execution hereof to the Project only if County has held a public hearing and made the determinations required by the above cited Florida Statute and LDC provision.

20. **Recording of this Agreement:** The Clerk of the Circuit Court of Manatee County, as Clerk to the Board of County Commissioners (the "Clerk") shall record this Development Agreement in the Public Records of Manatee County, Florida, no later than fourteen (14) days after the execution of this Agreement by all parties. Applicant shall bear the expense of recording this Agreement.

21. **Applicable Law and Venue.** This Agreement shall be construed, and the rights and obligations of the parties hereunder shall be determined, in accordance with the laws of the State of Florida. Venue for any litigation pertaining to the subject matter hereof shall be exclusive in Manatee County, Florida, unless prohibited by law.

22. **Severability.** In the event any term or provision of this Agreement shall be held invalid by a Court of competent jurisdiction, such invalid term or provision should not affect the validity of any term or provision hereof; and all such terms and provisions hereof shall be enforceable to the fullest extent permitted by law as if such invalid term or provision had never been part of this Agreement; provided, however, if any term or provision of this Agreement is held to be invalid due to the scope or extent thereof, then, to the extent permitted by law, such term or provision shall be automatically deemed modified in order that it may be enforced to the maximum scope and extent permitted by law.

23. **Entire Agreement.** This Development Agreement constitutes the entire agreement between the parties hereto as to the subject matter contained herein and supersedes any and all prior understandings, if any. There are no other oral or written promises, conditions, representations, understandings, or terms of any kind as conditions or inducements to the execution hereof, and none have been relied upon by either party. Any subsequent conditions, representations, warranties, or agreements shall not be valid and binding upon the parties unless they are in writing signed by both parties and executed in the same manner as this Development Agreement.

24. **Parties Drafted Equally.** The County and Applicant agree that both parties have played an equal and a reciprocal part in drafting this Agreement. Therefore no provision of this Agreement shall be construed by a Court or judicial authority against any party hereto because such party is deemed to have drafted or structured such provisions.

25. **Notices.** All notices, demands, requests for approvals or other communications given by either party to another shall be in writing and shall be sent by registered or certified mail, postage prepaid, return receipt requested or by a recognized national overnight courier service, or by hand delivery to the office of each party indicated below and addressed as follows:

To Applicant:

North Manatee Investment, LLC
200 South Orange Avenue
Sarasota, Florida 34236

Parrish Holdings, LLC
5800 Lakewood Ranch Boulevard
Sarasota, Florida 34240

Southern Hemisphere Manatee, LLC
5800 Lakewood Ranch Boulevard
Sarasota, Florida 34240

Southern Land Parrish, LLC
5800 Lakewood Ranch Boulevard
Sarasota, Florida 34240

With a Copy to:

Edward Vogler II, Esq.
Vogler Ashton, PLLC
2411 Manatee avenue West
Bradenton, FL 34205

To County:

Director, Building and Development Services Department
Manatee County
P.O. Box 1000
Bradenton, FL 34206

With Copies to:

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

County Attorney
Manatee County

P.O. Box 1000
Bradenton, FL 34206

26. **Survival of Warranties, Representations.** The warranties, representations, covenants and obligations of the parties hereto shall be binding upon the parties and their respective successors in interest.

27. **Force Majeure.** No party shall be liable for any failure to perform, or delay in the performance of, any obligation under this Agreement if such failure is caused directly by hurricane, tornado, fire, earthquake, civil commotion or failure or disruption of utility services, or other like cause beyond the reasonable control of the party obliged to perform.

28. **Effective Date.** This Agreement shall become effective immediately upon the occurrence of all the following:

(A) Adoption and approval of the zoning and PSP applications by the Board of County Commissioners;

(B) The recordation of a fully executed original of this Agreement in the public records of Manatee County, Florida, as provided in Paragraph 19 hereof;

(C) The expiration of any and all appeal periods for any challenge to the approval of the zoning and PSP applications or this Agreement; and

(D) Thirty (30) days have expired since a copy of this Agreement has been received by the State Land Planning Agency as required pursuant to Section 163.3239, Florida Statutes, and Section 1002.2.1.13 of the LDC and as evidenced by the notice recorded pursuant to Paragraph 19 hereof.

29. **Termination.** This Development Agreement shall automatically terminate and expire upon the occurrence of the first of the following:

(A) The full performance by all parties hereto of each and every one of their respective obligations arising under the terms of this Development Agreement.

(B) The expiration of twenty (20) years from the effective date of this Agreement, as defined in Paragraph 22 above.

(C) The revocation of this Development Agreement by the Board in accordance with Section 163.3235, Florida Statutes, and Section 1002.10 of the LDC.

(D) The execution of a written agreement by all parties, or their successors in interest, providing for the cancellation and termination of this Development Agreement.

MANATEE COUNTY, FLORIDA
By: Board of County Commissioners

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

By: Larry Bustle
~~Chairman~~

By: Robin Libatter DC
Deputy Clerk

MANATEE COUNTY FLORIDA

Date: November 18, 2014

North Manatee Investment, LLC
a limited liability company

By: [signature]

Name: James R. Schier

Title: Manager

WITNESSES:

Signature [signature]

Mario Wallace

Print Name

Date: 11/07/14

Priscilla G Heim

Signature

Priscilla G Heim

Print Name

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~ Sarasota

The foregoing instrument was acknowledged before me this 7th day of November, 2014, by James R. Schier, as Manager of North Manatee Investment, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or who has produced as identification and did not take an oath.

[signature]

Notary Public, State of Florida

Print Name: SHERRY S. DODDEMA

(Seal)

SHERRY S. DODDEMA
MY COMMISSION EXPIRES
May 21, 2016
#EE 194509
NOTARY PUBLIC, STATE OF FLORIDA

Parrish Holdings, LLC
a limited liability company
Southern Hemisphere Manatee, LLC
a limited liability company
Southern Land Parrish, LLC
a limited liability company

By: _____

Name: John A. Neal

Title: Manager

Date: 11.07.2014

WITNESSES:

_____
Signature
Meggan Swarner
Print Name

_____
Signature
Christine Heuring
Print Name

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 07 day of NOVEMBER, 2014, by John A. Neal, as Manager of Parrish Holdings, LLC, a Florida limited liability company and successor by merger of Southern Hemisphere Manatee, LLC, a Florida limited liability company, and Southern Land Parrish, LLC, a Florida limited liability company, on behalf of the companies. He is personally known to me or who has produced _____ as identification and did not take an oath.

_____
Notary Public, State of Florida
Print Name: BROOKE PELSH

(Seal)

BROOKE PELSH
Notary Public - State of Florida
My Comm. Expires Jun 30, 2018
Commission # FF 137609

EXHIBIT A

A. PARCEL A1 AND A2 (NORTH)
LEGAL DESCRIPTION: (PREPARED BY KING ENGINEERING ASSOCIATES, INC.)

A PARCEL OF LAND LYING IN SECTIONS 17 AND 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA; THENCE NORTH 00°08'15" EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 700.75 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 225 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°39'04" EAST, A DISTANCE OF 2.97 FEET; (2) SOUTH 89°30'19" EAST, A DISTANCE OF 2,402.18 FEET; (3) SOUTH 89°32'06" EAST, A DISTANCE OF 674.93 FEET; THENCE SOUTH 00°51'43" WEST, A DISTANCE OF 54.26 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 230 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 89°39'17" EAST, A DISTANCE OF 1,729.20 FEET; (2) SOUTH 89°10'24" EAST, A DISTANCE OF 187.95 FEET; (3) SOUTH 89°53'47" EAST, A DISTANCE OF 1,363.90 FEET; (4) SOUTH 89°38'03" EAST, A DISTANCE OF 559.61 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 650, PAGE 592 AND OFFICIAL RECORDS BOOK 669, PAGE 745, BOTH OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°17'06" EAST, A DISTANCE OF 1,041.18 FEET; (2) NORTH 89°51'05" EAST, A DISTANCE OF 808.88 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE WEST, SOUTH AND EAST LINES OF SAID CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 THE FOLLOWING THREE (3) COURSES: (1) SOUTH 00°16'21" WEST, A DISTANCE OF 99.28 FEET; (2) SOUTH 89°43'39" EAST, A DISTANCE OF 60.00 FEET; (3) NORTH 00°16'21" EAST, A DISTANCE OF 99.82 FEET TO THE POINT OF INTERSECTION WITH SAID NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE NORTH 89°52'24" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 266.21 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-

WAY MAP, SECTION 1302-203; THENCE ALONG SAID NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) THE FOLLOWING TWO (2) COURSES: (1) SOUTH 36°06'04" WEST, A DISTANCE OF 472.47 FEET; (2) SOUTH 36°04'54" WEST, A DISTANCE OF 345.85 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SECTION 17, TOWNSHIP 33 SOUTH, RANGE 19 EAST; THENCE ALONG SAID SOUTH LINE OF SECTION 17 THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°51'05" WEST, A DISTANCE OF 648.05 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 17; (2) SOUTH 89°17'06" WEST, A DISTANCE OF 2,668.97 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE NORTH 89°08'38" WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 5,299.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 138.95 ACRES.

B. PARCEL A1 AND A2 (SOUTH)
LEGAL DESCRIPTION: (PREPARED BY KING ENGINEERING ASSOCIATES, INC.)

A PARCEL OF LAND LYING IN SECTIONS 19 AND 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA; THENCE SOUTH 89°08'38" EAST, ALONG THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 5,299.33 FEET TO THE NORTHEAST CORNER OF SAID SECTION 19; THENCE ALONG THE NORTH LINE OF SECTION 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°17'06" EAST, A DISTANCE OF 2,668.97 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 20; (2) NORTH 89°51'05" EAST, A DISTANCE OF 648.05 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 1302-203; THENCE ALONG SAID NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) THE FOLLOWING TWO (2) COURSES: (1) SOUTH 36°04'54" WEST, A DISTANCE OF 570.18 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; (2) SOUTHERLY 971.94 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,977.86 FEET, A CENTRAL ANGLE OF 28°09'21", AND A CHORD BEARING AND DISTANCE OF SOUTH 22°01'42" WEST 962.19 FEET; THENCE NORTH 89°26'34" WEST, A DISTANCE OF 1,282.99 FEET; THENCE SOUTH 00°06'08" EAST, A DISTANCE OF 1,300.10 FEET TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY OF MOCCASIN WALLOW ROAD ACCORDING TO ROAD PLAT BOOK 4, PAGE 153 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES: (1) NORTH 88°54'18" WEST, A DISTANCE OF 1,334.91 FEET; (2) NORTH 89°08'58" WEST, A DISTANCE OF 2,271.84 FEET; (3) NORTH 89°07'49" WEST, A DISTANCE OF 328.34 FEET; (4)

NORTH 89°07'50" WEST, A DISTANCE OF 2,693.55 FEET; (5) NORTH 88°01'42" WEST, A DISTANCE OF 16.92 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID SECTION 19; THENCE NORTH 00°08'36" EAST, ALONG SAID WEST LINE OF SECTION 19, A DISTANCE OF 2,578.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 441.63 ACRES.

C. PARCEL A3 AND A4
LEGAL DESCRIPTION: (PREPARED BY KING ENGINEERING ASSOCIATES, INC.)

A PARCEL OF LAND LYING IN SECTIONS 16, 17 AND 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA; THENCE NORTH 00°08'15" EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 700.75 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 225 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAME BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE, NORTH 00°08'15" EAST A DISTANCE OF 1,244.00 FEET; THENCE SOUTH 87°03'06" EAST, A DISTANCE OF 3,097.80 FEET; THENCE NORTH 00°49'44" EAST, A DISTANCE OF 470.00 FEET; THENCE SOUTH 89°49'04" EAST, A DISTANCE OF 2,293.32 FEET; THENCE NORTH 00°35'38" EAST, A DISTANCE OF 2,383.98 FEET; THENCE SOUTH 89°43'15" EAST, A DISTANCE OF 889.63 FEET; THENCE SOUTH 00°11'16" WEST, A DISTANCE OF 383.27 FEET; THENCE SOUTH 68°30'43" EAST, A DISTANCE OF 1,332.96 FEET; THENCE NORTH 27°47'24" EAST, A DISTANCE OF 1,049.93 FEET; THENCE SOUTH 89°59'54" EAST, A DISTANCE OF 4,022.59 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 1302-203; THENCE SOUTH 36°06'04" WEST, ALONG SAID NORTHWEST RIGHT-OF-WAY, A DISTANCE OF 4,285.76 FEET TO THE POINT OF INTERSECTION WITH A NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2207, PAGE 6256 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG NORTHERLY AND WESTERLY LINES OF SAID CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2207, PAGE 6256 THE FOLLOWING ELEVEN (11) COURSES: (1) NORTH 08°36'03" WEST, A DISTANCE OF 47.56 FEET; (2) NORTH 20°23'31" WEST, A DISTANCE OF 18.86 FEET; (3) NORTH 46°10'58" WEST, A DISTANCE OF 39.52 FEET; (4) NORTH 75°36'36" WEST, A DISTANCE OF 14.84 FEET; (5) NORTH 54°56'49" WEST, A DISTANCE OF 23.51 FEET; (6) SOUTH 88°03'46" WEST, A DISTANCE OF 11.96 FEET; (7) NORTH 82°06'14" WEST, A DISTANCE OF 29.71 FEET; (8) NORTH 69°38'08" WEST, A DISTANCE OF 48.16 FEET; (9) NORTH 73°32'48" WEST, A DISTANCE OF 65.00

FEET; (10) SOUTH 36°06'04" WEST, A DISTANCE OF 670.70 FEET; (11) SOUTH 00°02'24" WEST, A DISTANCE OF 211.48 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 650, PAGE 592 AND OFFICIAL RECORDS BOOK 669, PAGE 745, BOTH OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE SOUTH 89°52'24" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 87.31 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE EAST, NORTH AND WEST LINES OF SAID CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 THE FOLLOWING THREE (3) COURSES: (1) NORTH 00°16'21" EAST, A DISTANCE OF 35.18 FEET; (2) NORTH 89°43'39" WEST, A DISTANCE OF 60.00 FEET; (3) SOUTH 00°16'21" WEST, A DISTANCE OF 35.72 FEET TO THE POINT OF INTERSECTION WITH SAID NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°51'05" WEST, A DISTANCE OF 808.88 FEET; (2) SOUTH 89°17'06" WEST, A DISTANCE OF 1,041.18 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 230 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 89°38'03" WEST, A DISTANCE OF 559.61 FEET; (2) NORTH 89°53'47" WEST, A DISTANCE OF 1,363.90 FEET; (3) NORTH 89°10'24" WEST, A DISTANCE OF 187.95 FEET; (4) NORTH 89°39'17" WEST, A DISTANCE OF 1,729.20 FEET; THENCE NORTH 00°51'43" EAST, A DISTANCE OF 54.26 FEET TO THE POINT OF INTERSECTION WITH SAID NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 225 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°32'06" WEST, A DISTANCE OF 674.93 FEET; (2) NORTH 89°30'19" WEST, A DISTANCE OF 2,402.18 FEET; (3) SOUTH 89°39'04" WEST, A DISTANCE OF 2.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 623.25 ACRES.

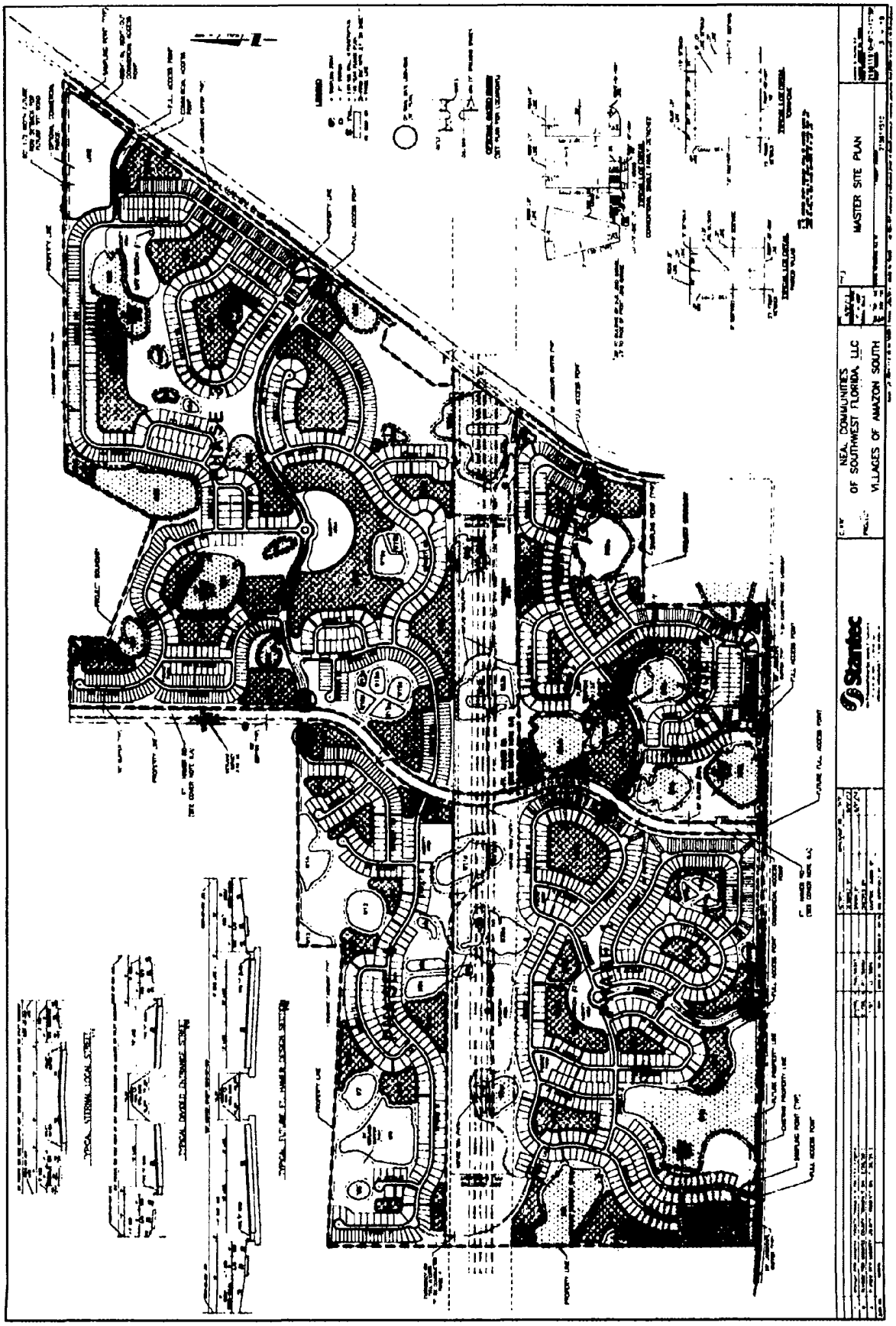
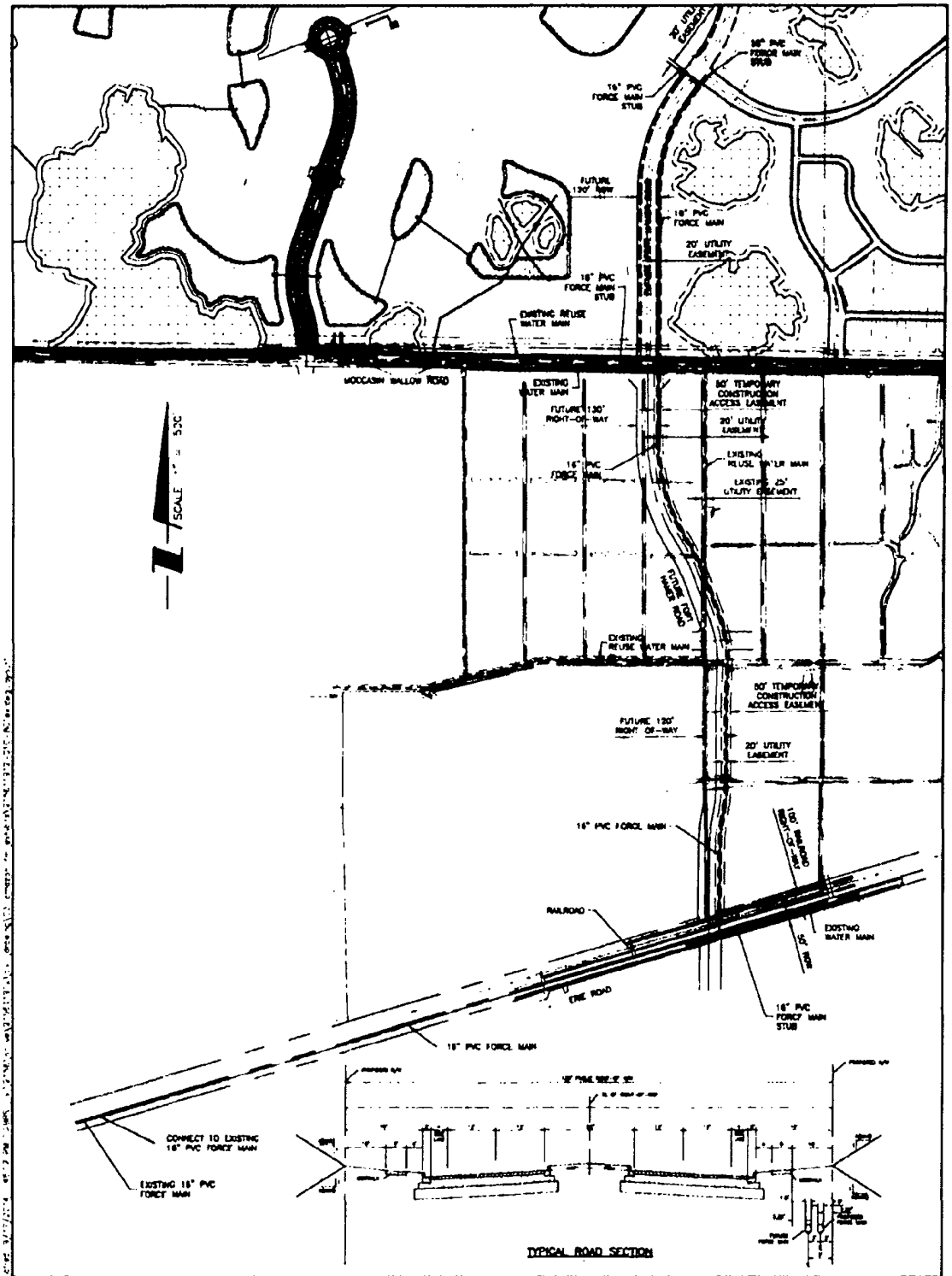


EXHIBIT B
1 of 2



OFF SITE FORCE MAIN EXHIBIT

NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

Stantec

6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com

1" = 500'	9/17/14
215611912	215611912-01C-801EX
TMG/95367	1 1

EXHIBIT B
2 of 2

FIRST AMENDMENT TO LOCAL DEVELOPMENT AGREEMENT
[Amazon]

This **FIRST AMENDMENT TO LOCAL DEVELOPMENT AGREEMENT** ("First Amendment") is made and entered into this 1st day of December, 2016, by and between **MANATEE COUNTY**, a political subdivision of the State of Florida, whose address is 1112 Manatee Avenue West, Bradenton, Florida 34205, (the "County") and **NORTH MANATEE INVESTMENT, LLC**, a Florida limited liability company, whose address is 200 South Orange Avenue, Sarasota, Florida 34236, and **PARRISH HOLDINGS, LLC,** individually and as successor by merger of SOUTHERN HEMISPHERE MANATEE, LLC and SOUTHERN LAND PARRISH, LLC, Florida limited liability companies, whose address is 5800 Lakewood Ranch Boulevard, Sarasota, Florida 34240 (collectively the "Applicant").

WITNESSETH:

WHEREAS, County and Applicant are parties to that certain Local Development Agreement, dated November 18, 2014, as recorded in OR Book 2545, Page 4410, of the Public Records of Manatee County, Florida (the "LDA"), which LDA concerns a 1,203.83 ± acre parcel of real property located in Manatee County and generally bounded by Moccasin Wallow Road to the south, US 301 to the east, vacant property to the north, and vacant property to the west, the complete legal description for which is attached hereto as Exhibit "A" (the "Project Site"); and

WHEREAS, the parties desire to amend the LDA to extend the date for construction of a sanitary sewer force main, all as more fully set forth herein;

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

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

2. **Completion Deadline.** Paragraph 7 (B) (iii) of the LDA is hereby amended to read in its entirety as follows:

"(iii) Prior to the earlier of (i) receipt of the certificate of completion for the first phase of the Project to be developed, or (ii) December 31, 2017, and consistent with the required design elements of the Alternative Connection, the Applicant shall design, permit, and construct approximately 6,805 lineal feet of a sanitary sewer force main from the existing connection on Erie Road, through the Morgan's Glen Easement to the Project entrance located immediately north of Moccasin-Wallow Road."

3. **Recording of this First Amendment.** The Clerk of the Circuit Court of Manatee County, as Clerk to the Board of County Commissioners (the "Clerk") shall record this First Amendment in the Public Records of Manatee County, Florida, no later than fourteen (14) days

after the execution by all parties. Applicant shall bear the expense of recording this First Amendment.

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

5. **Effective Date.** This First Amendment shall become effective immediately upon the occurrence of all the following:

(A) The recordation of a fully executed original of this First Amendment in the public records of Manatee County, Florida, as provided in Paragraph 3 hereof; and

(B) The expiration of any and all appeal periods for any challenge to the approval of this First Amendment.

7. **No Other Amendment**. All other provisions of the LDA shall be unaffected by this First Amendment, and shall remain in full force and effect.

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

MANATEE COUNTY, FLORIDA
By: Board of County Commissioners

ATTEST: ANGELINA COLNNESO,
Clerk of the Circuit Court

By: _____
Chairperson

By: _____
Deputy Clerk

Date: DEC 0 1 2016

North Manatee Investment, LLC
a limited liability company

By: _____

Name: James R. Schier

Title: Manager

WITNESSES:

Signature Ashley Adams

Ashley Adams
Print Name

Signature J. Villarreal

Jennifer Villarreal
Print Name

Date: 11/28/16

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~ Sarasota

The foregoing instrument was acknowledged before me this 28th day of November, 2016, by James R. Schier, as Manager of North Manatee Investment, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or who has produced _____ as identification and did not take an oath.

Sherry S. Doddema
Notary Public, State of Florida
Print Name: SHERRY S. DODDEMA

(Seal)

SHERRY S. DODDEMA
MY COMMISSION EXPIRES
MAY 21, 2020
#FF 970031
Bonded thru
Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Parrish Holdings, LLC
a limited liability company, individually and as successor by merger of Southern Hemisphere Manatee, LLC
a limited liability company Southern Land Parrish, LLC, a limited liability company

By: _____

Name: John A. Neal

Title: Manager

Date: 11/28/16

WITNESSES:

Kathy Frey
Signature

Kathy Frey
Print Name

Cheryl Picerno
Signature

Cheryl Picerno
Print Name

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~ Sarasota

The foregoing instrument was acknowledged before me this 28th day of November, 2014, by John A. Neal, as Manager of Parrish Holdings, LLC, a Florida limited liability company, individually, and successor by merger of Southern Hemisphere Manatee, LLC, a Florida limited liability company, and Southern Land Parrish, LLC, a Florida limited liability company, on behalf of the companies. He is personally known to me or who has produced _____ as identification and did not take an oath.

Sherry S. Doddema
Notary Public, State of Florida
Print Name: SHERRY S. DODDEMA

(Seal)

SHERRY S. DODDEMA
MY COMMISSION EXPIRES
MAY 21, 2020
#FF 970031
Bonded thru
Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

EXHIBIT A

A. PARCEL A1 AND A2 (NORTH)
LEGAL DESCRIPTION: (PREPARED BY KING ENGINEERING ASSOCIATES, INC.)

A PARCEL OF LAND LYING IN SECTIONS 17 AND 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA; THENCE NORTH 00°08'15" EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 700.75 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 225 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°39'04" EAST, A DISTANCE OF 2.97 FEET; (2) SOUTH 89°30'19" EAST, A DISTANCE OF 2,402.18 FEET; (3) SOUTH 89°32'06" EAST, A DISTANCE OF 674.93 FEET; THENCE SOUTH 00°51'43" WEST, A DISTANCE OF 54.26 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 230 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 89°39'17" EAST, A DISTANCE OF 1,729.20 FEET; (2) SOUTH 89°10'24" EAST, A DISTANCE OF 187.95 FEET; (3) SOUTH 89°53'47" EAST, A DISTANCE OF 1,363.90 FEET; (4) SOUTH 89°38'03" EAST, A DISTANCE OF 559.61 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 650, PAGE 592 AND OFFICIAL RECORDS BOOK 669, PAGE 745, BOTH OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°17'06" EAST, A DISTANCE OF 1,041.18 FEET; (2) NORTH 89°51'05" EAST, A DISTANCE OF 808.88 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE WEST, SOUTH AND EAST LINES OF SAID CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 THE FOLLOWING THREE (3) COURSES: (1) SOUTH 00°16'21" WEST, A DISTANCE OF 99.28 FEET; (2) SOUTH 89°43'39" EAST, A DISTANCE OF 60.00 FEET; (3) NORTH 00°16'21" EAST, A DISTANCE OF 99.82 FEET TO THE POINT OF INTERSECTION WITH SAID NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE NORTH 89°52'24" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 266.21 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-

WAY MAP, SECTION 1302-203; THENCE ALONG SAID NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) THE FOLLOWING TWO (2) COURSES: (1) SOUTH 36°06'04" WEST, A DISTANCE OF 472.47 FEET; (2) SOUTH 36°04'54" WEST, A DISTANCE OF 345.85 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SECTION 17, TOWNSHIP 33 SOUTH, RANGE 19 EAST; THENCE ALONG SAID SOUTH LINE OF SECTION 17 THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°51'05" WEST, A DISTANCE OF 648.05 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 17; (2) SOUTH 89°17'06" WEST, A DISTANCE OF 2,668.97 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE NORTH 89°08'38" WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 5,299.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 138.95 ACRES.

B. PARCEL A1 AND A2 (SOUTH)
LEGAL DESCRIPTION: (PREPARED BY KING ENGINEERING ASSOCIATES, INC.)

A PARCEL OF LAND LYING IN SECTIONS 19 AND 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA; THENCE SOUTH 89°08'38" EAST, ALONG THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 5,299.33 FEET TO THE NORTHEAST CORNER OF SAID SECTION 19; THENCE ALONG THE NORTH LINE OF SECTION 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°17'06" EAST, A DISTANCE OF 2,668.97 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 20; (2) NORTH 89°51'05" EAST, A DISTANCE OF 648.05 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 1302-203; THENCE ALONG SAID NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) THE FOLLOWING TWO (2) COURSES: (1) SOUTH 36°04'54" WEST, A DISTANCE OF 570.18 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; (2) SOUTHERLY 971.94 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,977.86 FEET, A CENTRAL ANGLE OF 28°09'21", AND A CHORD BEARING AND DISTANCE OF SOUTH 22°01'42" WEST 962.19 FEET; THENCE NORTH 89°26'34" WEST, A DISTANCE OF 1,282.99 FEET; THENCE SOUTH 00°06'08" EAST, A DISTANCE OF 1,300.10 FEET TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY OF MOCCASIN WALLOW ROAD ACCORDING TO ROAD PLAT BOOK 4, PAGE 153 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES: (1) NORTH 88°54'18" WEST, A DISTANCE OF 1,334.91 FEET; (2) NORTH 89°08'58" WEST, A DISTANCE OF 2,271.84 FEET; (3) NORTH 89°07'49" WEST, A DISTANCE OF 328.34 FEET; (4)

NORTH 89°07'50" WEST, A DISTANCE OF 2,693.55 FEET; (5) NORTH 88°01'42" WEST, A DISTANCE OF 16.92 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID SECTION 19; THENCE NORTH 00°08'36" EAST, ALONG SAID WEST LINE OF SECTION 19, A DISTANCE OF 2,578.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 441.63 ACRES.

C. PARCEL A3 AND A4
LEGAL DESCRIPTION: (PREPARED BY KING ENGINEERING ASSOCIATES, INC.)

A PARCEL OF LAND LYING IN SECTIONS 16, 17 AND 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA; THENCE NORTH 00°08'15" EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 700.75 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 225 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAME BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE, NORTH 00°08'15" EAST A DISTANCE OF 1,244.00 FEET; THENCE SOUTH 87°03'06" EAST, A DISTANCE OF 3,097.80 FEET; THENCE NORTH 00°49'44" EAST, A DISTANCE OF 470.00 FEET; THENCE SOUTH 89°49'04" EAST, A DISTANCE OF 2,293.32 FEET; THENCE NORTH 00°35'38" EAST, A DISTANCE OF 2,383.98 FEET; THENCE SOUTH 89°43'15" EAST, A DISTANCE OF 889.63 FEET; THENCE SOUTH 00°11'16" WEST, A DISTANCE OF 383.27 FEET; THENCE SOUTH 68°30'43" EAST, A DISTANCE OF 1,332.96 FEET; THENCE NORTH 27°47'24" EAST, A DISTANCE OF 1,049.93 FEET; THENCE SOUTH 89°59'54" EAST, A DISTANCE OF 4,022.59 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 1302-203; THENCE SOUTH 36°06'04" WEST, ALONG SAID NORTHWEST RIGHT-OF-WAY, A DISTANCE OF 4,285.76 FEET TO THE POINT OF INTERSECTION WITH A NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2207, PAGE 6256 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG NORTHERLY AND WESTERLY LINES OF SAID CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2207, PAGE 6256 THE FOLLOWING ELEVEN (11) COURSES: (1) NORTH 08°36'03" WEST, A DISTANCE OF 47.56 FEET; (2) NORTH 20°23'31" WEST, A DISTANCE OF 18.86 FEET; (3) NORTH 46°10'58" WEST, A DISTANCE OF 39.52 FEET; (4) NORTH 75°36'36" WEST, A DISTANCE OF 14.84 FEET; (5) NORTH 54°56'49" WEST, A DISTANCE OF 23.51 FEET; (6) SOUTH 88°03'46" WEST, A DISTANCE OF 11.96 FEET; (7) NORTH 82°06'14" WEST, A DISTANCE OF 29.71 FEET; (8) NORTH 69°38'08" WEST, A DISTANCE OF 48.16 FEET; (9) NORTH 73°32'48" WEST, A DISTANCE OF 65.00

FEET; (10) SOUTH 36°06'04" WEST, A DISTANCE OF 670.70 FEET; (11) SOUTH 00°02'24" WEST, A DISTANCE OF 211.48 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 650, PAGE 592 AND OFFICIAL RECORDS BOOK 669, PAGE 745, BOTH OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE SOUTH 89°52'24" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 87.31 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE EAST, NORTH AND WEST LINES OF SAID CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 THE FOLLOWING THREE (3) COURSES: (1) NORTH 00°16'21" EAST, A DISTANCE OF 35.18 FEET; (2) NORTH 89°43'39" WEST, A DISTANCE OF 60.00 FEET; (3) SOUTH 00°16'21" WEST, A DISTANCE OF 35.72 FEET TO THE POINT OF INTERSECTION WITH SAID NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°51'05" WEST, A DISTANCE OF 808.88 FEET; (2) SOUTH 89°17'06" WEST, A DISTANCE OF 1,041.18 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 230 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 89°38'03" WEST, A DISTANCE OF 559.61 FEET; (2) NORTH 89°53'47" WEST, A DISTANCE OF 1,363.90 FEET; (3) NORTH 89°10'24" WEST, A DISTANCE OF 187.95 FEET; (4) NORTH 89°39'17" WEST, A DISTANCE OF 1,729.20 FEET; THENCE NORTH 00°51'43" EAST, A DISTANCE OF 54.26 FEET TO THE POINT OF INTERSECTION WITH SAID NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 225 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°32'06" WEST, A DISTANCE OF 674.93 FEET; (2) NORTH 89°30'19" WEST, A DISTANCE OF 2,402.18 FEET; (3) SOUTH 89°39'04" WEST, A DISTANCE OF 2.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 623.25 ACRES.

SECOND AMENDMENT TO LOCAL DEVELOPMENT AGREEMENT
[Amazon]

This **SECOND AMENDMENT TO LOCAL DEVELOPMENT AGREEMENT** ("Second Amendment") is made and entered into this 6th day of April, 2017, by and between **MANATEE COUNTY**, a political subdivision of the State of Florida, whose address is 1112 Manatee Avenue West, Bradenton, Florida 34205, (the "County") and **NORTH MANATEE INVESTMENT, LLC**, a Florida limited liability company, whose address is 200 South Orange Avenue, Sarasota, Florida 34236, and **PARRISH HOLDINGS, LLC,** individually and as successor by merger of SOUTHERN HEMISPHERE MANATEE, LLC and SOUTHERN LAND PARRISH, LLC, Florida limited liability companies, whose address is 5800 Lakewood Ranch Boulevard, Sarasota, Florida 34240 (collectively the "Applicant").

WITNESSETH:

WHEREAS, County and Applicant are parties to that certain Local Development Agreement, dated November 18, 2014, as recorded in OR Book 2545, Page 4410, of the Public Records of Manatee County, Florida, as amended by First Amendment To Local Development Agreement, dated December 1, 2016, as recorded in OR Book 2650, Page 1279, of said records (collectively the "LDA"), which LDA concerns a 1,203.83 ± acre parcel of real property located in Manatee County and generally bounded by Moccasin Wallow Road to the south, US 301 to the east, vacant property to the north, and vacant property to the west, the complete legal description for which is attached hereto as Exhibit "A" (the "Project Site"); and

WHEREAS, the parties desire to amend the LDA to extend the date for submittal of a Final Site Plan, and clarify that impact fee credits are available for certain payments required by the LDA for wastewater transmission line capacity, all as more fully set forth herein;

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

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

2. **Final Site Plan Submittal.** Paragraph 8 of the LDA is amended and restated in its entirety to read as follows:

"8. **CLOS.** At the time of first Final Site Plan (FSP) approval which shall be obtained prior to December 31, 2017, the County shall issue a CLOS for transportation, recreation/open space, potable water, sanitary sewer, solid waste, and storm water, for one thousand nine hundred and ninety nine (1999) residential dwelling units and sixty thousand (60,000) square feet of non-residential improvements. A CLOS for public school facilities, if required, may be issued separately, subject to Applicant satisfying the requirements of the Comprehensive Plan."

3. **Impact fee Credits.** The payments made for the Line Capacity Fee described in the LDA as the PFSM Payment shall be eligible for impact fee credits pursuant to the County's impact fee ordinance, as amended form time to time.

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

5. **Conflict**. In the event of any conflict between the terms, provisions and conditions of this Second Amendment and the LDA, the terms, provisions and conditions of this Second Amendment shall control.

6. **Effective Date.** This Second Amendment shall become effective immediately upon the occurrence of all the following:

(A) The recordation of a fully executed original of this Second Amendment in the public records of Manatee County, Florida, as provided in Paragraph 4 hereof; and

(B) The expiration of any and all appeal periods for any challenge to the approval of this Second Amendment.

7. **No Other Amendment**. All other provisions of the LDA shall be unaffected by this Second Amendment, and shall remain in full force and effect.

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

MANATEE COUNTY, FLORIDA
By: Board of County Commissioners

By: _____
Chairperson

ATTEST: ANGELINA COLNNESO,
Clerk of the Circuit Court
and Comptroller

By: _____
Deputy Clerk

Date: April 6, 2017

North Manatee Investment, LLC
a limited liability company

By: _____

Name: James R. Schier

Title: Manager

WITNESSES:

_____
Signature

Rhonda Mayer
Print Name

Date: 04.03.17

_____
Signature

MARJOEY McGLOIN
Print Name

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 3 day of APRIL, 2017, by James R. Schier, as Manager of North Manatee Investment, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or who has produced _____ as identification and did not take an oath.

_____
Notary Public, State of Florida
Print Name: BROOKE PELSH.

(Seal)

BROOKE PELSH
Notary Public - State of Florida
My Comm Expires Jun 30, 2018
Commission # FF 137609

Parrish Holdings, LLC
a limited liability company, individually and as successor by merger of Southern Hemisphere Manatee, LLC
a limited liability company Southern Land Parrish, LLC, a limited liability company

By: _____

Name: John A. Neal

Title: Manager

Date: 4/4/17

WITNESSES:

_____
Signature
Rhonda Mayer
Print Name

_____
Signature

_____
Print Name BRUCE ZEILMAN

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 4 day of APRIL, 2017, by John A. Neal, as Manager of Parrish Holdings, LLC, a Florida limited liability company, individually, and successor by merger of Southern Hemisphere Manatee, LLC, a Florida limited liability company, and Southern Land Parrish, LLC, a Florida limited liability company, on behalf of the companies. He is personally known to me or who has produced _____ as identification and did not take an oath.

(Seal)

BROOKE PELSH
Notary Public - State of Florida
My Comm. Expires Jun 30, 2018
Commission # FF 137609

_____
Notary Public, State of Florida
Print Name: BROOKE PELSH

EXHIBIT A

A. PARCEL A1 AND A2 (NORTH)
LEGAL DESCRIPTION: (PREPARED BY KING ENGINEERING ASSOCIATES, INC.)

A PARCEL OF LAND LYING IN SECTIONS 17 AND 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA; THENCE NORTH 00°08'15" EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 700.75 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 225 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°39'04" EAST, A DISTANCE OF 2.97 FEET; (2) SOUTH 89°30'19" EAST, A DISTANCE OF 2,402.18 FEET; (3) SOUTH 89°32'06" EAST, A DISTANCE OF 674.93 FEET; THENCE SOUTH 00°51'43" WEST, A DISTANCE OF 54.26 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 230 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 89°39'17" EAST, A DISTANCE OF 1,729.20 FEET; (2) SOUTH 89°10'24" EAST, A DISTANCE OF 187.95 FEET; (3) SOUTH 89°53'47" EAST, A DISTANCE OF 1,363.90 FEET; (4) SOUTH 89°38'03" EAST, A DISTANCE OF 559.61 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 650, PAGE 592 AND OFFICIAL RECORDS BOOK 669, PAGE 745, BOTH OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°17'06" EAST, A DISTANCE OF 1,041.18 FEET; (2) NORTH 89°51'05" EAST, A DISTANCE OF 808.88 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE WEST, SOUTH AND EAST LINES OF SAID CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 THE FOLLOWING THREE (3) COURSES: (1) SOUTH 00°16'21" WEST, A DISTANCE OF 99.28 FEET; (2) SOUTH 89°43'39" EAST, A DISTANCE OF 60.00 FEET; (3) NORTH 00°16'21" EAST, A DISTANCE OF 99.82 FEET TO THE POINT OF INTERSECTION WITH SAID NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE NORTH 89°52'24" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 266.21 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-

WAY MAP, SECTION 1302-203; THENCE ALONG SAID NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) THE FOLLOWING TWO (2) COURSES: (1) SOUTH 36°06'04" WEST, A DISTANCE OF 472.47 FEET; (2) SOUTH 36°04'54" WEST, A DISTANCE OF 345.85 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SECTION 17, TOWNSHIP 33 SOUTH, RANGE 19 EAST; THENCE ALONG SAID SOUTH LINE OF SECTION 17 THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°51'05" WEST, A DISTANCE OF 648.05 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 17; (2) SOUTH 89°17'06" WEST, A DISTANCE OF 2,668.97 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE NORTH 89°08'38" WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 5,299.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 138.95 ACRES.

B. PARCEL A1 AND A2 (SOUTH)
LEGAL DESCRIPTION: (PREPARED BY KING ENGINEERING ASSOCIATES, INC.)

A PARCEL OF LAND LYING IN SECTIONS 19 AND 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA; THENCE SOUTH 89°08'38" EAST, ALONG THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 5,299.33 FEET TO THE NORTHEAST CORNER OF SAID SECTION 19; THENCE ALONG THE NORTH LINE OF SECTION 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°17'06" EAST, A DISTANCE OF 2,668.97 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 20; (2) NORTH 89°51'05" EAST, A DISTANCE OF 648.05 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 1302-203; THENCE ALONG SAID NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) THE FOLLOWING TWO (2) COURSES: (1) SOUTH 36°04'54" WEST, A DISTANCE OF 570.18 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; (2) SOUTHERLY 971.94 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,977.86 FEET, A CENTRAL ANGLE OF 28°09'21", AND A CHORD BEARING AND DISTANCE OF SOUTH 22°01'42" WEST 962.19 FEET; THENCE NORTH 89°26'34" WEST, A DISTANCE OF 1,282.99 FEET; THENCE SOUTH 00°06'08" EAST, A DISTANCE OF 1,300.10 FEET TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY OF MOCCASIN WALLOW ROAD ACCORDING TO ROAD PLAT BOOK 4, PAGE 153 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES: (1) NORTH 88°54'18" WEST, A DISTANCE OF 1,334.91 FEET; (2) NORTH 89°08'58" WEST, A DISTANCE OF 2,271.84 FEET; (3) NORTH 89°07'49" WEST, A DISTANCE OF 328.34 FEET; (4)

NORTH 89°07'50" WEST, A DISTANCE OF 2,693.55 FEET; (5) NORTH 88°01'42" WEST, A DISTANCE OF 16.92 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID SECTION 19; THENCE NORTH 00°08'36" EAST, ALONG SAID WEST LINE OF SECTION 19, A DISTANCE OF 2,578.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 441.63 ACRES.

C. PARCEL A3 AND A4
LEGAL DESCRIPTION: (PREPARED BY KING ENGINEERING ASSOCIATES, INC.)

A PARCEL OF LAND LYING IN SECTIONS 16, 17 AND 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA; THENCE NORTH 00°08'15" EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 700.75 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 225 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAME BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE, NORTH 00°08'15" EAST A DISTANCE OF 1,244.00 FEET; THENCE SOUTH 87°03'06" EAST, A DISTANCE OF 3,097.80 FEET; THENCE NORTH 00°49'44" EAST, A DISTANCE OF 470.00 FEET; THENCE SOUTH 89°49'04" EAST, A DISTANCE OF 2,293.32 FEET; THENCE NORTH 00°35'38" EAST, A DISTANCE OF 2,383.98 FEET; THENCE SOUTH 89°43'15" EAST, A DISTANCE OF 889.63 FEET; THENCE SOUTH 00°11'16" WEST, A DISTANCE OF 383.27 FEET; THENCE SOUTH 68°30'43" EAST, A DISTANCE OF 1,332.96 FEET; THENCE NORTH 27°47'24" EAST, A DISTANCE OF 1,049.93 FEET; THENCE SOUTH 89°59'54" EAST, A DISTANCE OF 4,022.59 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 1302-203; THENCE SOUTH 36°06'04" WEST, ALONG SAID NORTHWEST RIGHT-OF-WAY, A DISTANCE OF 4,285.76 FEET TO THE POINT OF INTERSECTION WITH A NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2207, PAGE 6256 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG NORTHERLY AND WESTERLY LINES OF SAID CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2207, PAGE 6256 THE FOLLOWING ELEVEN (11) COURSES: (1) NORTH 08°36'03" WEST, A DISTANCE OF 47.56 FEET; (2) NORTH 20°23'31" WEST, A DISTANCE OF 18.86 FEET; (3) NORTH 46°10'58" WEST, A DISTANCE OF 39.52 FEET; (4) NORTH 75°36'36" WEST, A DISTANCE OF 14.84 FEET; (5) NORTH 54°56'49" WEST, A DISTANCE OF 23.51 FEET; (6) SOUTH 88°03'46" WEST, A DISTANCE OF 11.96 FEET; (7) NORTH 82°06'14" WEST, A DISTANCE OF 29.71 FEET; (8) NORTH 69°38'08" WEST, A DISTANCE OF 48.16 FEET; (9) NORTH 73°32'48" WEST, A DISTANCE OF 65.00

FEET; (10) SOUTH 36°06'04" WEST, A DISTANCE OF 670.70 FEET; (11) SOUTH 00°02'24" WEST, A DISTANCE OF 211.48 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 650, PAGE 592 AND OFFICIAL RECORDS BOOK 669, PAGE 745, BOTH OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE SOUTH 89°52'24" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 87.31 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE EAST, NORTH AND WEST LINES OF SAID CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 THE FOLLOWING THREE (3) COURSES: (1) NORTH 00°16'21" EAST, A DISTANCE OF 35.18 FEET; (2) NORTH 89°43'39" WEST, A DISTANCE OF 60.00 FEET; (3) SOUTH 00°16'21" WEST, A DISTANCE OF 35.72 FEET TO THE POINT OF INTERSECTION WITH SAID NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°51'05" WEST, A DISTANCE OF 808.88 FEET; (2) SOUTH 89°17'06" WEST, A DISTANCE OF 1,041.18 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 230 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 89°38'03" WEST, A DISTANCE OF 559.61 FEET; (2) NORTH 89°53'47" WEST, A DISTANCE OF 1,363.90 FEET; (3) NORTH 89°10'24" WEST, A DISTANCE OF 187.95 FEET; (4) NORTH 89°39'17" WEST, A DISTANCE OF 1,729.20 FEET; THENCE NORTH 00°51'43" EAST, A DISTANCE OF 54.26 FEET TO THE POINT OF INTERSECTION WITH SAID NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 225 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°32'06" WEST, A DISTANCE OF 674.93 FEET; (2) NORTH 89°30'19" WEST, A DISTANCE OF 2,402.18 FEET; (3) SOUTH 89°39'04" WEST, A DISTANCE OF 2.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 623.25 ACRES.

AMENDED AND RESTATED LOCAL DEVELOPMENT AGREEMENT

[Amazon]

This **AMENDED AND RESTATED LOCAL DEVELOPMENT AGREEMENT** ("Development Agreement") is made and entered into this 29th day of September, 2020, by and between **MANATEE COUNTY**, a political subdivision of the State of Florida, whose address is 1112 Manatee Avenue West, Bradenton, Florida 34205, (the "County"), **NORTH MANATEE INVESTMENT, LLC**, a Florida limited liability company, whose address is 200 South Orange Avenue, Sarasota, Florida 34236, **SFTEN,** LLC, a Delaware limited liability company, whose address is 1341 Horton Circle, Arlington, Texas 76011, **NPL Unit 2, LLC,** a Florida limited liability company, whose address is 5800 Lakewood Ranch Boulevard, Sarasota, Florida 34240, and **PARRISH HOLDINGS, LLC,** for itself and as successor by merger of SOUTHERN HEMISPHERE MANATEE, LLC, and SOUTHERN LAND PARRISH, LLC, Florida limited liability companies, whose address is 5800 Lakewood Ranch Boulevard, Sarasota, Florida 34240, (collectively the "Applicant").

WITNESSETH:

WHEREAS, Applicant holds legal title to a 1,032.23± acre parcel of real property located in Manatee County and generally bounded by Moccasin Wallow Road to the south, US 301 to the east, vacant property to the north, and vacant property to the west (the "Project Site"), the complete legal description for which is attached hereto as Exhibit "A"; and

WHEREAS, Applicant has received zoning and general site plan approval from Manatee County pursuant to Application No. PDMU-18-06(G) [Related to PDMU 13-37(Z)(P)] to allow 1,999 residential units, and 60,000 square feet of non-residential uses to be constructed on the Project Site (the "Project"); and

WHEREAS, the zoning and site plan approval obtained in Ordinance PDMU-18-06 (G) [Related to PDMU 13-37(Z)(P)] resulted in several changes to the Project Site and the Project, including changing the approval from a preliminary site plan to a general site plan; reducing the acreage of the Project Site by eliminating the land formerly identified as Phase 4, which land was incorporated into the adjacent project known as Haval Farms and approved as Ordinance PDMU

17-26 (Z)(G), and; the elimination of the FF Road from the Project Site and incorporation of FF Road into the adjacent project known as Haval Farms and approved as Ordinance PDMU 17-26 (Z)(G); and

WHEREAS, County and Applicant are parties to that certain Local Development Agreement, dated November 18, 2014, as recorded in OR Book 2545, Page 4410, of the Public Records of Manatee County, Florida (the "LDA"), which LDA was modified by that certain First Amendment To Local Development Agreement, dated December 1, 2016, as recorded in OR Book 2650, Page 1279, of said records (the "First Amendment"), and Second Amendment To Local Development Agreement, dated April 6, 2017, as recorded in OR Book 2668, Page 3450, of said records (the "Second Amendment"); and

WHEREAS, County and Applicant desire to further amend the LDA and restate the LDA, the First Amendment, and the Second Amendment, all as more fully set forth in this Development Agreement; and

WHEREAS, it is the intent of Applicant to dedicate or convey certain lands and to construct certain improvements to the public facilities in the vicinity of the Project Site, all such lands and improvements intended to serve the needs of and address the impacts created by the Project (the "Improvements"); and

WHEREAS, the Improvements contemplated hereunder have been included within this Development Agreement for the purpose of addressing all aspects of concurrency for the Project and/or the provision of adequate public facilities and services needed to support such new development; and

WHEREAS, Section 163.3180, Florida Statutes, requires that public facilities and services needed to support new development shall be available concurrent with the impact of such new development; and

WHEREAS, the Planning Commission, as the County's local planning agency, has recommended approval of the zoning and site plans referred to above, subject to the condition that Applicant undertake certain actions as hereinafter specified and that performance of same be

guaranteed in an enforceable Development Agreement as authorized by Sections 163.3220 through 163.3243, Florida Statutes; and

WHEREAS, because of the unique aspects of the project, including its size and phasing challenges, the County has approved the project for six separate external accesses points on U.S. 301 and Moccasin Wallow Rd. The County has requested that the developer dedicate right of way and construct segments of Ft. Hamer Rd. as necessary to access individual phases within the project boundary. As part of the consideration for the commitments made by the County herein with respect to providing transportation concurrency approval for the project, the developer has agreed to construct segments of Ft. Hamer Rd. as needed to provide access to individual phases as they are developed, with no construction north of the northern most access to a development phase, substantially as depicted in Exhibit "B" attached hereto and incorporated by reference, and an award of impact fee credits for a negotiated portion of the right-of-way needed for Ft. Hamer Rd. to be treated as a non-site related capacity improvement and a negotiated portion to be treated as a site related access improvement; and

WHEREAS, the County has made a determination that sanitary sewer service cannot be provided for the Project unless certain improvements, including construction of facilities, occur in the vicinity of the Project Site as more fully specified herein; and

WHEREAS, the County has made a determination that a CLOS for the Project can be issued for an extended period for the purpose of recreation/ open space, solid waste, stormwater and transportation since the Project will not result in a reduction of the level of service standards adopted by the Comprehensive Plan of Manatee County for said facilities; and

WHEREAS, the Land Development Code (the "LDC") provides that a CLOS for the Project may be issued contingent upon the construction of the necessary public facilities and services being guaranteed in an enforceable Development Agreement entered into pursuant to Sections 163.3220 through 163.3243, Florida Statutes; and

WHEREAS, in accordance with the applicable Florida Statutes and Section 360.6 of the LDC, the County is authorized to issue a CLOS for a term greater than three (3) years subject to the required public facilities and services being guaranteed in a Development Agreement; and

WHEREAS, pursuant to Section 163.3220, Florida Statutes, et seq., the County is authorized to enter into a Development Agreement; and

WHEREAS, certain of the Improvements to be constructed or dedicated or participated in by Applicant create additional capacity above that required by the Project for concurrency purposes and are therefore eligible for partial impact fee credits; and

WHEREAS, the County intends to grant to Applicant impact fee credits (excluding water facility investment fees) for the design, permitting, construction, and/or dedication of such Improvements in such amounts as are authorized by the County's impact fee ordinance; and

WHEREAS, the first of two required public hearings on this Development Agreement was held by the Board of County Commissioners (the "Board") on Sep, 3, and the second required public hearing on this Development Agreement was held by the Board on Sep, 29, at which time the Board approved this Development Agreement and authorized the Chairman to execute the Development Agreement on behalf of Manatee County.

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

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

2. **Description of Development Uses.** The Project shall be developed including the following components:

- 1,999 residential units and
- 60,000 square feet of non-residential uses.

The Project Site is located within the PDMU/NC Zoning District. The Project Site is within the UF-3 Future Land Use Classification of the Comprehensive Plan.

3. **Ownership of Land Subject to Development Agreement.** A legal description of the land subject to this Development Agreement (i.e., the Project Site, the 1,032.23± acre parcel of real property) is attached hereto as Exhibit "A". The current legal owners of the Project Site are: SFTEN, LLC, North Manatee Investment, LLC, NPL Unit 2, LLC, and Parrish

Holdings, LLC, for itself and as successor by merger of Southern Hemisphere Manatee, LLC, and Southern Land Parrish, LLC, all Florida limited liability companies.

4. **Definitions.** As used in this Development Agreement, the following words, terms, and phrases shall have the meanings ascribed to them here:

(A) "Concurrency Requirements": shall mean the dedication or conveyance of lands for public purposes and/or design and construction of improvements to public facilities (and the payment of proportionate share mitigation in connection therewith) that the applicant must provide to meet the concurrency requirements of the Land Development Code and consistent with Florida Statute 163.3180.

(B) "County Administrator": shall mean the County Administrator or his/her designee.

(C) "County Engineer": shall mean the County Engineer or his/her designee.

(D) "Traffic Study": shall mean the Traffic Study entitled "Villages of Amazon South Transportation Impact Analysis" prepared by Stantec Consulting Services Inc., and dated December, 2013, a copy of which is on file at the Building and Development Services Department of County.

(E) "Project Site": shall mean the 1,032.23± acre parcel of real property more located in unincorporated Manatee County, Florida and more particularly described in Exhibit "A" attached hereto and incorporated herein, owned by Applicant.

5. **Description of Public Facilities.** The following public facilities and services will serve the Project described in Paragraph 2 above:

(A) Potable Water: The County will provide potable water to the Project Site in sufficient quantity to serve the Project, as and when actually constructed, via transmission lines and related facilities to be constructed by the Applicant.

(B) Sanitary Sewer: The County will provide sanitary sewer service to the Project Site in sufficient quantity to serve the Project, as and when actually constructed, via

transmission lines and related facilities to be constructed by the Applicant pursuant to Section 7 hereof.

(C) Solid Waste: The County will provide Solid Waste Management Services to the Project Site to serve the Project, as and when actually constructed, via facilities which are already in place.

(D) Recreation/ Open Space: With the Applicant's commitments set forth in the Project approvals, the Project will meet concurrency requirements for recreation/open space and will not result in degradation of the adopted level of service.

(E) StormWater Management: With the Applicant's design and construction of the proposed stormwater management facilities on the Project Site in compliance with Section 801 of the LDC to County development standards and SWFWMD regulations; the Project will meet concurrency requirements for storm water and will not result in degradation of the adopted level of service.

(F) Transportation: The Project will meet concurrency requirements for transportation and will not result in degradation of the adopted level of service.

6. **Transportation Requirements.**

(A) Dedication of Lands for Public Purposes: In accordance with Section 163.3227(1)(h), Florida Statutes, the County has determined the following public facilities and services to be necessary for the public health, safety and welfare of its citizens. In furtherance thereof, Applicant agrees to dedicate the following lands within, or in the vicinity of, the Project Site for the future construction of public facilities and services as stated below:

(i) Roads –Moccasin Wallow Road: As depicted on the General Development Plan for the Project ("GDP"), Applicant shall dedicate up to thirty-five (35) feet of right-of-way for future expansion of Moccasin Wallow Road. Conveyance or dedication of the right-of-way shall occur with development of the adjacent parcels.

(ii) Roads – Fort Hamer Road Extension: As depicted on the GDP, Applicant shall dedicate one hundred twenty (120) feet of right-of-way for future extension of

Fort Hamer Road from the intersection of Moccasin-Wallow Road north to the boundary of the Project Site. Conveyance or dedication of the right-of-way shall occur upon County request and as necessary to access individual phases within the Project Site. The Fort Hamer Road extension right-of-way shall be shown on all site plan approvals with development of the adjacent parcels.

(iii) Drainage Easements - Fort Hamer Road Extension: The Applicant shall dedicate or convey to County a non-exclusive access, flowage and stormwater retention easement and stormwater capacity within the Project as necessary for the future four lane construction of the Fort Hamer Road extension.

(B) Construction of Transportation Improvements; Credits. In connection with any transportation improvements constructed by the Applicant, the Applicant agrees as follows:

(i) Applicant shall be responsible for mitigating wetland impacts which result from such construction, if any.

(ii) Solely if requested by the County due to the pending or then planned improvements to either Moccasin Wallow Road, or US 301, Applicant shall defer such construction and participate with the County in the improvements to either Moccasin Wallow Road, or US 301 by contributing the costs of such turn lane improvements to the County at the time such funds would otherwise have been expended by Applicant.

(iii) For all phases of the Project, the Applicant shall record a notice to buyer and a drawing that reflects the Ft. Hamer Road Extension and the additional portions of the Manatee County Thoroughfare Plan as requested by County.

(C) Proportionate Share Payments. Prior to the final plat approval of the 1,401st unit, a proportionate share payment in the amount of $74,452.00 shall be made for its proportionate share of the cost to construct a second 350-foot eastbound left turn lane at the intersection of US 301 and Moccasin-Wallow Road. If Manatee County or a third-party constructs all or part of the U.S. 301/Moccasin Wallow Road intersection which includes this improvement, the Applicant shall make the required payment within 90 days of the County's request for payment.

(D) Summary of Impact Fee Credits. Pursuant to the LDA and continued in this Development Agreement, the Applicant has or will convey or dedicate right of way for the roadways known as Moccasin-Wallow Road, FF Road, and Ft. Hamer Road and also flowage and stormwater retention easements to support construction of public improvements within the rights of way consistent with other parts of this LDA. The Applicant received agreed transportation impact fee credits in the amount of $1,026,013 and used these credits to pay the Extension Fee and purchase an extension of the CLOS for the Project, all as more fully described in paragraph 9 of this Development Agreement.

7. **Connection to County Wastewater System.**

(A) Connection to the County wastewater system is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be constructed in accordance with Section 2-31-05 of the Manatee County Code of Ordinances, unless otherwise authorized herein.

(B) Original Connection. The Applicant has proposed a connection for the Project which at the time deviated from, but is now consistent with the County's North County Wastewater System Master Plan, which is more particularly shown in Exhibit "B" attached hereto and incorporated herein (hereinafter, the "Original Connection"), inclusive of (1) a 16-inch force main connecting to the existing Erie Road force main, and (2) a cross-section sufficient to accommodate a future parallel force main.

(C) Payment of Line Capacity Fee. The County has adopted facility investment fee ordinance (adopted June 2, 2015) which includes a $712 line capacity fee as a component of the County's facility investment fee (hereinafter "FIF") for the wastewater service area in which the Project is located. Unless previously paid or subject to credit as provided for herein, the FIF shall be paid with each building permit issued for the Project.

(D) Credits. The payments made for the FIF shall be eligible for impact fee credits pursuant to the County's impact fee ordinance, as amended from time to time. Also, the

Applicant shall be entitled to a credit against the County's impact fee ordinance for the actual costs of the design, permitting and construction of the Original Connection.

(E) Construction. Construction of the Original Connection is complete.

8. **CLOS.** The County issued a CLOS for transportation, recreation/open space, potable water, sanitary sewer, solid waste, and storm water, for one thousand nine hundred and ninety nine (1,999) residential dwelling units and sixty thousand (60,000) square feet of non-residential improvements, which has been extended in accordance with paragraph 9 hereof such that the CLOS has an expiration date of not earlier than December 31, 2024, as extended by statutory extensions applicable from time to time. A CLOS for public school facilities, if required, may be issued separately, subject to Applicant satisfying the requirements of the Comprehensive Plan.

9. **Extended CLOS.** The Applicant utilized its transportation impact fee credits in the amount of $1,026,013 (the "Extension Fee") to purchase an extension of the CLOS. The Extension Fee is calculated at the rate of one hundred dollars ($100) for each unplatted residential unit and each equivalent residential unit of commercial square footage. In recognition of the payment of this Extension Fee, the CLOS for the Project shall have an expiration date of not earlier than December 31, 2024, as extended by statutory extensions applicable from time to time. Said CLOS shall be conditioned upon the Applicant complying with the terms of this Development Agreement. A CLOS for public school facilities may be issued separately, subject to Applicant satisfying the requirements of the Comprehensive Plan.

10. **Expiration of Site Plans.** Any preliminary site plan approved pursuant to the GDP shall expire concurrent with the expiration of the CLOS pursuant to Paragraph 8 and 9 hereof, provided this Development Agreement remains in full force and effect. In the event this Development Agreement terminates prior to that time, such site plan shall expire on the date of such termination or on the date of expiration as existed, or would have existed, prior to execution of this Development Agreement, whichever is later. Consistent with LDC Section 323.4, County has determined that each Project Final Site Plan shall have an initial expiration date that is ten (10) years from the effective date of said Final Site Plan.

11. **Annual Monitoring.** During the term of this Development Agreement, the Applicant shall file an annual monitoring report relating to their respective property with the County's Planning Director consistent with the requirements of Chapter 10 of the LDC. If requested, the first such report shall be filed one year from the effective day of this Development Agreement as defined herein.

12. **Concurrency Findings.** The Planning Commission, in its capacity as the Local Planning Agency of County, on August 14, 2014, found that the concurrency requirements of the Comprehensive Plan and LDC will be met for the Project regarding the transportation facilities and services described in Paragraph 5, provided the terms and conditions of this Development Agreement are undertaken and performed by Applicant.

13. **Consistency With Comprehensive Plan.** The Planning Commission, in its capacity as the Local Planning Agency of the County, on August 14, 2014, specifically found that the Project, as detailed in Application No. PDMU-18-06(G) [Related to PDMU-13-37(Z)(P)] and this Development Agreement, are consistent with the Comprehensive Plan of Manatee County and the Land Development Regulations of the County provided that the Applicant performs all obligations accruing under the terms of this Development Agreement, including without implied limitation the dedication or conveyance of real property for public purposes pursuant to Paragraph 6 hereof and the construction of the Concurrency Requirements pursuant to Paragraph 8 hereof.

14. **Permits Required.** The following is a description of all local development permits approved or needed to be approved for the Project Site:

- Zoning application;
- Preliminary Site Plan application;
- One or more Final Site Plan applications;
- One or more Preliminary Plat applications;
- One or more Final Plat applications;
- One or more applications for Special Approval in accordance with the Comprehensive Plan of Manatee County;

- One or more applications for Specific Approval in accordance with the requirements of the LDC;
- One or more Access and Driveway Permits;
- One or more Construction Plan approvals;
- One or more Building Permit applications; and
- One or more Certificates of Occupancy or of Completion.

15. **Omission from Development Agreement.** The failure of this Development Agreement to address a particular permit, condition, term, or restriction shall not relieve the Applicant of the necessity of complying with the law, including without implied limitation the applicable provisions of the County's Comprehensive Plan or Land Development Code, governing said permitting requirements, conditions, terms, or restrictions.

16. **Disclaimer of Joint Venture.** Applicant and County represent that by the execution of this Development Agreement it is not the intent of the parties that this Development Agreement be construed or deemed to represent a joint venture or common undertaking between County and Applicant, or either, with any third party. While engaged in carrying out and complying with the terms of this Development Agreement, Applicant is an independent principal and not a contractor for or an officer or employee of County. Applicant shall not at any time or in any manner represent that it or any of its agents or employees are employees of County.

17. **Successors in Interest.** The burdens of this Development Agreement shall be binding upon, and the benefits shall inure to, all successors in interest to the parties to the Development Agreement including all mortgagees to the parties to this Development Agreement. Notwithstanding anything in this Development Agreement to the contrary, the County shall have no responsibility or liability for any obligations of Applicant under this Development Agreement, and the County does not assume any obligations to or for Applicant.

18. **Amendments:** All amendments to this Development Agreement, including any such amendments extending the term of the Development Agreement, shall be ineffective unless reduced to writing and executed by the County and Applicant, in accordance with Section 348 of the LDC and Sections 163.3237 and 163.3229, Florida Statutes.

19. **Applicable County Ordinances and Codes:** In accordance with Section 163.3233, Florida Statutes, and Section 348 of the LDC, the codes, policies, and ordinances of the County governing the development of the Project upon the date of execution of this Development Agreement shall govern the development of the Project for the duration of this Development Agreement. Prior to the termination of this Development Agreement in accordance with Paragraph 29 hereof, County may apply codes, policies, and ordinances adopted subsequent to the execution hereof to the Project only if County has held a public hearing and made the determinations required by the above cited Florida Statute and LDC provision.

20. **Recording of this Agreement:** The Clerk of the Circuit Court of Manatee County, as Clerk to the Board of County Commissioners (the "Clerk") shall record this Development Agreement in the Public Records of Manatee County, Florida, no later than fourteen (14) days after the execution of this Development Agreement by all parties. Applicant shall bear the expense of recording this Development Agreement.

21. **Applicable Law and Venue.** This Development Agreement shall be construed, and the rights and obligations of the parties hereunder shall be determined, in accordance with the laws of the State of Florida. Venue for any litigation pertaining to the subject matter hereof shall be exclusive in Manatee County, Florida, unless prohibited by law.

22. **Severability.** In the event any term or provision of this Development Agreement shall be held invalid by a Court of competent jurisdiction, such invalid term or provision should not affect the validity of any term or provision hereof; and all such terms and provisions hereof shall be enforceable to the fullest extent permitted by law as if such invalid term or provision had never been part of this Development Agreement; provided, however, if any term or provision of this Development Agreement is held to be invalid due to the scope or extent thereof, then, to the extent permitted by law, such term or provision shall be automatically deemed modified in order that it may be enforced to the maximum scope and extent permitted by law.

23. **Entire Agreement.** This Development Agreement constitutes the entire agreement between the parties hereto as to the subject matter contained herein and supersedes any and all prior understandings, if any. There are no other oral or written promises, conditions, representations, understandings, or terms of any kind as conditions or inducements to the

execution hereof, and none have been relied upon by either party. Any subsequent conditions, representations, warranties, or agreements shall not be valid and binding upon the parties unless they are in writing signed by both parties and executed in the same manner as this Development Agreement.

24. **Parties Drafted Equally.** The County and Applicant agree that both parties have played an equal and a reciprocal part in drafting this Development Agreement. Therefore, no provision of this Development Agreement shall be construed by a Court or judicial authority against any party hereto because such party is deemed to have drafted or structured such provisions.

25. **Notices.** All notices, demands, requests for approvals or other communications given by either party to another shall be in writing and shall be sent by registered or certified mail, postage prepaid, return receipt requested or by a recognized national overnight courier service, or by hand delivery to the office of each party indicated below and addressed as follows:

To Applicant:	North Manatee Investment, LLC 200 South Orange Avenue Sarasota, Florida 34236
	Parrish Holdings, LLC NPL Unit 2, LLC 5800 Lakewood Ranch Boulevard Sarasota, Florida 34240
With a Copy to:	Edward Vogler II, Esq. Vogler Ashton, PLLC 705 10th Avenue West, Unit 103 Palmetto, FL 34221
To Applicant:	SFTEN, LLC 1341 Horton Circle Arlington, Texas 76011
With a Copy to:	Jarrett D. Bingemann, Esq Ackerman LLP 420 South Orange Avenue, 12th Floor Orlando, Florida 32801
To County:	Director, Building and Development Services Department

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

With Copies to: County Administrator
Manatee County
P.O. Box 1000
Bradenton, FL 34206

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

26. **Survival of Warranties, Representations.** The warranties, representations, covenants and obligations of the parties hereto shall be binding upon the parties and their respective successors in interest.

27. **Force Majeure.** No party shall be liable for any failure to perform, or delay in the performance of, any obligation under this Development Agreement if such failure is caused directly by hurricane, tornado, fire, earthquake, civil commotion or failure or disruption of utility services, or other like cause beyond the reasonable control of the party obliged to perform.

28. **Effective Date.** This Development Agreement shall become effective immediately upon the occurrence of all the following:

(A) Adoption and approval of the zoning and GDP applications by the Board of County Commissioners;

(B) The recordation of a fully executed original of this Development Agreement in the public records of Manatee County, Florida, as provided in Paragraph 20 hereof; and

(C) The expiration of any and all appeal periods for any challenge to the approval of the zoning and GDP applications or this Development Agreement.

29. **Termination.** This Development Agreement shall automatically terminate and expire upon the occurrence of the first of the following:

(A) The full performance by all parties hereto of each and every one of their respective obligations arising under the terms of this Development Agreement.

(B) The expiration of twenty (20) years from the effective date of this Development Agreement, as defined in Paragraph 28 above.

(C) The revocation of this Development Agreement by the Board in accordance with Section 163.3235, Florida Statutes, and Section 348.6 of the LDC.

(D) The execution of a written agreement by all parties, or their successors in interest, providing for the cancellation and termination of this Development Agreement.

MANATEE COUNTY, FLORIDA
By: Board of County Commissioners

ATTEST: ANGELINA COLONNESO,
Clerk of the Circuit Court

By: _____
Deputy Clerk

By: _____
Chairman

Date: 9/29/2020

[Signature Page to Development Agreement]

North Manatee Investment, LLC
a limited liability company

By: _____

Name: James R. Schier

Title: Manager

WITNESSES:

Signature Kathryn A. Pignatelli
Kathryn A. Pignatelli
Print Name

Date: 9/28/2020

Kayla Barkema
Signature
Kayla Barkema
Print Name

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~ SARASOTA

The foregoing instrument was acknowledged before me by (✓) physical presence or ( ) online notarization this 28 day of September, ~~2019~~ 2020 by James R. Schier, as Manager of North Manatee Investment, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or who has produced _____ as identification and did not take an oath.

(Seal)

SUSAN A. MCCARTNEY
Notary Public - State of Florida
Commission # GG 269627
My Comm. Expires Oct 21, 2022
Bonded through National Notary Assn.

Susan A. McCartney
Notary Public, State of Florida
Print Name: Susan A. McCartney

[Signature Page to Development Agreement]

Parrish Holdings, LLC
a limited liability company

By: _____

Name: John A. Neal

Title: Manager

Date: 9/28/2020

WITNESSES:

_____
Signature

Kathryn A. Pignatelli
Print Name

_____
Signature

Kayla Barkema
Print Name

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~ SARASOTA

The foregoing instrument was acknowledged before me by (✓) physical presence or ( ) online notarization this 28 day of September, ~~2019~~ 2020, by John A. Neal, as Manager of Parrish Holdings, LLC, a Florida limited liability company and successor by merger of Southern Hemisphere Manatee, LLC, a Florida limited liability company, and Southern Land Parrish, LLC, a Florida limited liability company, on behalf of the companies. He is personally known to me or who has produced _____ as identification and did not take an oath.

(Seal)

SUSAN A. MCCARTNEY
Notary Public - State of Florida
Commission # GG 269627
My Comm. Expires Oct 21, 2022
Bonded through National Notary Assn.

_____
Notary Public, State of Florida
Print Name: Susan A. McCartney

[Signature Page to Development Agreement]

NPL Unit 2, LLC
a limited liability company

By: _____

Name: James R. Schier

Title: Manager

WITNESSES:

Signature Kathryn A. Pignatelli

Kathryn A. Pignatelli
Print Name

Date: 9/28/2020

Kayla Barkema
Signature

Kayla Barkema
Print Name

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~ SARASOTA

The foregoing instrument was acknowledged before me by (✓) physical presence or ( ) online notarization this 28 day of September, ~~2019~~ 2020, by James R. Schier, as Manager of North Manatee Investment, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or who has produced _____ as identification and did not take an oath.

(Seal)

SUSAN A. MCCARTNEY
Notary Public - State of Florida
Commission # GG 269627
My Comm. Expires Oct 21, 2022
Bonded through National Notary Assn.

Susan A. McCartney
Notary Public, State of Florida
Print Name: Susan A. McCartney

[Signature Page to Development Agreement]

SFTEN, LLC, a Delaware limited liability company

By: D.R. Horton, Inc., a Delaware corporation ,as its sole member

By: _____
John E. Snyder, as Vice President

Date: 9/30/2020

WITNESSES:

Nancy Goolsby
Signature

Nancy Goolsby
Print Name

Michelle Faro
Signature

Michelle Faro
Print Name

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by (✓) physical presence ~~or ( ) online notarization~~ this 30th day of September, 2020, by John E. Snyder, as Vice President of D.R. Horton, Inc., a Delaware corporate, as the sole member of SFTEN, LLC, a Delaware limited liability company, on behalf of the company. He is personally known to me and did not take an oath.

(Seal)

Michelle Faro
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG293566
Expires 1/22/2023

Michelle Faro
Notary Public, State of FLORIDA
Print Name: Michelle Faro

EXHIBIT A

PARCELS A3 AND A4

(PREPARED BY KING ENGINEERING ASSOCIATES, INC.)

A PARCEL OF LAND LYING IN SECTIONS 16, 17 AND 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA; THENCE NORTH 00°08'15" EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 700.75 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 225 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAME BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE, NORTH 00°08'15" EAST A DISTANCE OF 1,244.00 FEET; THENCE SOUTH 87°03'06" EAST, A DISTANCE OF 3,097.80 FEET; THENCE NORTH 00°49'44" EAST, A DISTANCE OF 470.00 FEET; THENCE SOUTH 89°49'04" EAST, A DISTANCE OF 2,293.32 FEET; THENCE NORTH 00°35'38" EAST, A DISTANCE OF 2,383.98 FEET; THENCE SOUTH 89°43'15" EAST, A DISTANCE OF 889.63 FEET; THENCE SOUTH 00°11'16" WEST, A DISTANCE OF 383.27 FEET; THENCE SOUTH 68°30'43" EAST, A DISTANCE OF 1,332.96 FEET; THENCE NORTH 27°47'24" EAST, A DISTANCE OF 1,049.93 FEET; THENCE SOUTH 89°59'54" EAST, A DISTANCE OF 4,022.59 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 1302-203; THENCE SOUTH 36°06'04" WEST, ALONG SAID NORTHWEST RIGHT-OF-WAY, A DISTANCE OF 4,285.76 FEET TO THE POINT OF INTERSECTION WITH A NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2207, PAGE 6256 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG NORTHERLY AND WESTERLY LINES OF SAID CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2207, PAGE 6256 THE FOLLOWING ELEVEN (11) COURSES: (1) NORTH 08°36'03" WEST, A DISTANCE OF 47.56 FEET; (2) NORTH 20°23'31" WEST, A DISTANCE OF 18.86 FEET; (3) NORTH 46°10'58" WEST, A DISTANCE OF 39.52 FEET; (4) NORTH 75°36'36" WEST, A DISTANCE OF 14.84 FEET; (5) NORTH 54°56'49" WEST, A DISTANCE OF 23.51 FEET; (6) SOUTH 88°03'46" WEST, A DISTANCE OF 11.96 FEET; (7) NORTH 82°06'14" WEST, A DISTANCE OF 29.71 FEET; (8) NORTH 69°38'08" WEST, A DISTANCE OF 48.16 FEET; (9) NORTH 73°32'48" WEST, A DISTANCE OF 65.00 FEET; (10) SOUTH 36°06'04" WEST, A DISTANCE OF 670.70 FEET; (11) SOUTH 00°02'24" WEST, A DISTANCE OF 211.48 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT

AS RECORDED IN OFFICIAL RECORDS BOOK 650, PAGE 592 AND OFFICIAL RECORDS BOOK 669, PAGE 745, BOTH OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE SOUTH 89°52'24" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 87.31 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE EAST, NORTH AND WEST LINES OF SAID CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 THE FOLLOWING THREE (3) COURSES: (1) NORTH 00°16'21" EAST, A DISTANCE OF 35.18 FEET; (2) NORTH 89°43'39" WEST, A DISTANCE OF 60.00 FEET; (3) SOUTH 00°16'21" WEST, A DISTANCE OF 35.72 FEET TO THE POINT OF INTERSECTION WITH SAID NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°51'05" WEST, A DISTANCE OF 808.88 FEET; (2) SOUTH 89°17'06" WEST, A DISTANCE OF 1,041.18 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 230 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 89°38'03" WEST, A DISTANCE OF 559.61 FEET; (2) NORTH 89°53'47" WEST, A DISTANCE OF 1,363.90 FEET; (3) NORTH 89°10'24" WEST, A DISTANCE OF 187.95 FEET; (4) NORTH 89°39'17" WEST, A DISTANCE OF 1,729.20 FEET; THENCE NORTH 00°51'43" EAST, A DISTANCE OF 54.26 FEET TO THE POINT OF INTERSECTION WITH SAID NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 225 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°32'06" WEST, A DISTANCE OF 674.93 FEET; (2) NORTH 89°30'19" WEST, A DISTANCE OF 2,402.18 FEET; (3) SOUTH 89°39'04" WEST, A DISTANCE OF 2.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 623.25 ACRES.

PARCELS A1 AND A2 (NORTH)

(PREPARED BY KING ENGINEERING ASSOCIATES, INC.)

A PARCEL OF LAND LYING IN SECTIONS 17 AND 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA; THENCE NORTH 00°08'15" EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 700.75 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 225 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE

ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°39'04" EAST, A DISTANCE OF 2.97 FEET; (2) SOUTH 89°30'19" EAST, A DISTANCE OF 2,402.18 FEET; (3) SOUTH 89°32'06" EAST, A DISTANCE OF 674.93 FEET; THENCE SOUTH 00°51'43" WEST, A DISTANCE OF 54.26 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 230 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 89°39'17" EAST, A DISTANCE OF 1,729.20 FEET; (2) SOUTH 89°10'24" EAST, A DISTANCE OF 187.95 FEET; (3) SOUTH 89°53'47" EAST, A DISTANCE OF 1,363.90 FEET; (4) SOUTH 89°38'03" EAST, A DISTANCE OF 559.61 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 650, PAGE 592 AND OFFICIAL RECORDS BOOK 669, PAGE 745, BOTH OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°17'06" EAST, A DISTANCE OF 1,041.18 FEET; (2) NORTH 89°51'05" EAST, A DISTANCE OF 808.88 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE WEST, SOUTH AND EAST LINES OF SAID CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 THE FOLLOWING THREE (3) COURSES: (1) SOUTH 00°16'21" WEST, A DISTANCE OF 99.28 FEET; (2) SOUTH 89°43'39" EAST, A DISTANCE OF 60.00 FEET; (3) NORTH 00°16'21" EAST, A DISTANCE OF 99.82 FEET TO THE POINT OF INTERSECTION WITH SAID NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE NORTH 89°52'24" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 266.21 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 1302-203; THENCE ALONG SAID NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) THE FOLLOWING TWO (2) COURSES: (1) SOUTH 36°06'04" WEST, A DISTANCE OF 472.47 FEET; (2) SOUTH 36°04'54" WEST, A DISTANCE OF 345.85 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SECTION 17, TOWNSHIP 33 SOUTH, RANGE 19 EAST; THENCE ALONG SAID SOUTH LINE OF SECTION 17 THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°51'05" WEST, A DISTANCE OF 648.05 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 17; (2) SOUTH 89°17'06" WEST, A DISTANCE OF 2,668.97 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE NORTH 89°08'38" WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 5,299.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 138.95 ACRES.

PARCELS A1 AND A2 (SOUTH)
(PREPARED BY KING ENGINEERING ASSOCIATES, INC.)

A PARCEL OF LAND LYING IN SECTIONS 19 AND 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA; THENCE SOUTH 89°08'38" EAST, ALONG THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 5,299.33 FEET TO THE NORTHEAST CORNER OF SAID SECTION 19; THENCE ALONG THE NORTH LINE OF SECTION 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°17'06" EAST, A DISTANCE OF 2,668.97 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 20; (2) NORTH 89°51'05" EAST, A DISTANCE OF 648.05 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 1302-203; THENCE ALONG SAID NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) THE FOLLOWING TWO (2) COURSES: (1) SOUTH 36°04'54" WEST, A DISTANCE OF 570.18 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; (2) SOUTHERLY 971.94 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,977.86 FEET, A CENTRAL ANGLE OF 28°09'21", AND A CHORD BEARING AND DISTANCE OF SOUTH 22°01'42" WEST 962.19 FEET; THENCE NORTH 89°26'34" WEST, A DISTANCE OF 1,282.99 FEET; THENCE SOUTH 00°06'08" EAST, A DISTANCE OF 1,300.10 FEET TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY OF MOCCASIN WALLOW ROAD ACCORDING TO ROAD PLAT BOOK 4, PAGE 153 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES: (1) NORTH 88°54'18" WEST, A DISTANCE OF 1,334.91 FEET; (2) NORTH 89°08'58" WEST, A DISTANCE OF 2,271.84 FEET; (3) NORTH 89°07'49" WEST, A DISTANCE OF 328.34 FEET; (4) NORTH 89°07'50" WEST, A DISTANCE OF 2,693.55 FEET; (5) NORTH 88°01'42" WEST, A DISTANCE OF 16.92 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID SECTION 19; THENCE NORTH 00°08'36" EAST, ALONG SAID WEST LINE OF SECTION 19, A DISTANCE OF 2,578.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 441.63 ACRES.

LESS AND EXCEPT:
PORTION OF A3 AND A4
DESCRIPTION (Prepared by Stantec Consulting Services Inc.):

A tract of land being portions of Blocks 2 and 3, Section 17, Township 33 South, Range 19 East, and Blocks 1, 3 and 4, Section 18, Township 33 South, Range 19 East, all in

Manatee River Farms, Unit 1 as recorded in Plat Book 6, Page 45, Public Records of Manatee County, Florida, and described as follows:

Commence at the southwest corner of said Section 18; thence N.00°07'49"E., along the west line of said Section 18, a distance of 700.71 feet to the POINT OF BEGINNING; thence continue N.00°07'49"E., along said west line of Section 18, a distance of 1,243.64 feet; thence S.87°03'06"E., a distance of 3,098.24 feet; thence N.00°51'23"E., a distance of 470.30 feet; thence S.89°49'13"E., a distance of 2,293.19 feet; thence N.00°35'38"E., a distance of 2,383.96 feet; thence S.89°43'15"E., a distance of 170.00 feet to the northwest corner of Brookstone Community Development District, recorded in Official Record Book 2607, Page 861 of said Public Records; the following four (4) calls are along the westerly line of said Brookstone Community Development District; (1) thence S.00°35'38"W., a distance of 2,551.98 feet to the point of curvature of a curve to the right having a radius of 795.00 feet and a central angle of 48°08'26"; (2) thence southwesterly along the arc of said curve, a distance of 667.97 feet to the point of tangency of said curve; (3) thence S.48°44'04"W., a distance of 213.94 feet to the point of curvature of a curve to the left having a radius of 1,355.00 feet and a central angle of 36°48'01"; (4) thence southwesterly along the arc of said curve, a distance of 870.29 feet to a point on the northerly line of Field Stone Community Development District, recorded in Official Record Book 2564, Page 6898 of said Public Records; the following five (5) calls are along said northerly line; (1) thence N.89°39'17"W., a distance of 1,622.48 feet; (2) thence N.00°51'43"E., a distance of 54.26 feet; (3) thence N.89°32'06"W., a distance of 674.93 feet; (4) thence N.89°30'19"W., a distance of 2,402.18 feet; (5) thence S.89°39'04"W., a distance of 3.35 feet to the POINT OF BEGINNING.

Said tract contains 7,474,870 square feet or 171.5994 acres, more or less.

Total Described Property Contains 1,032.23 Acres, more or less.

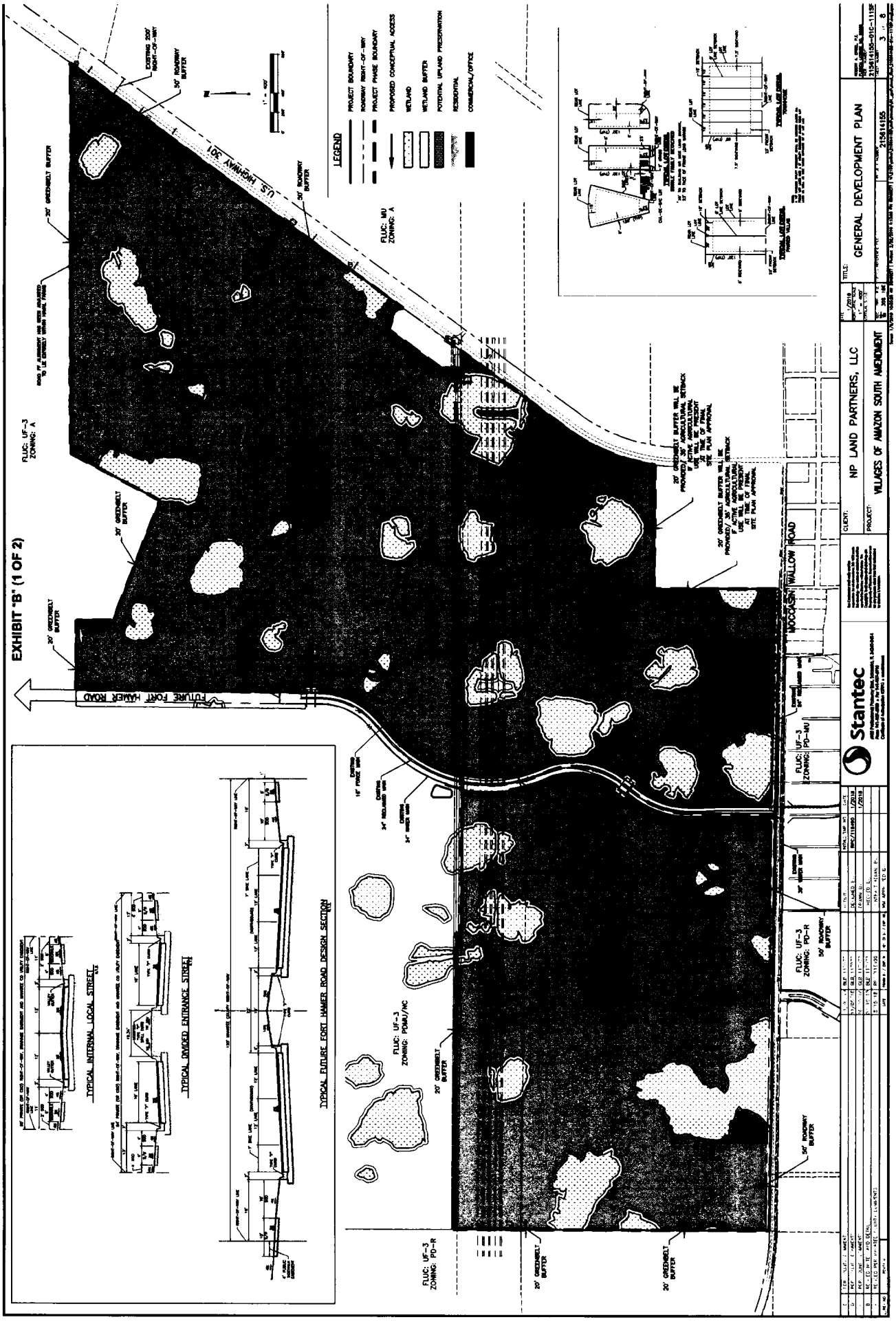
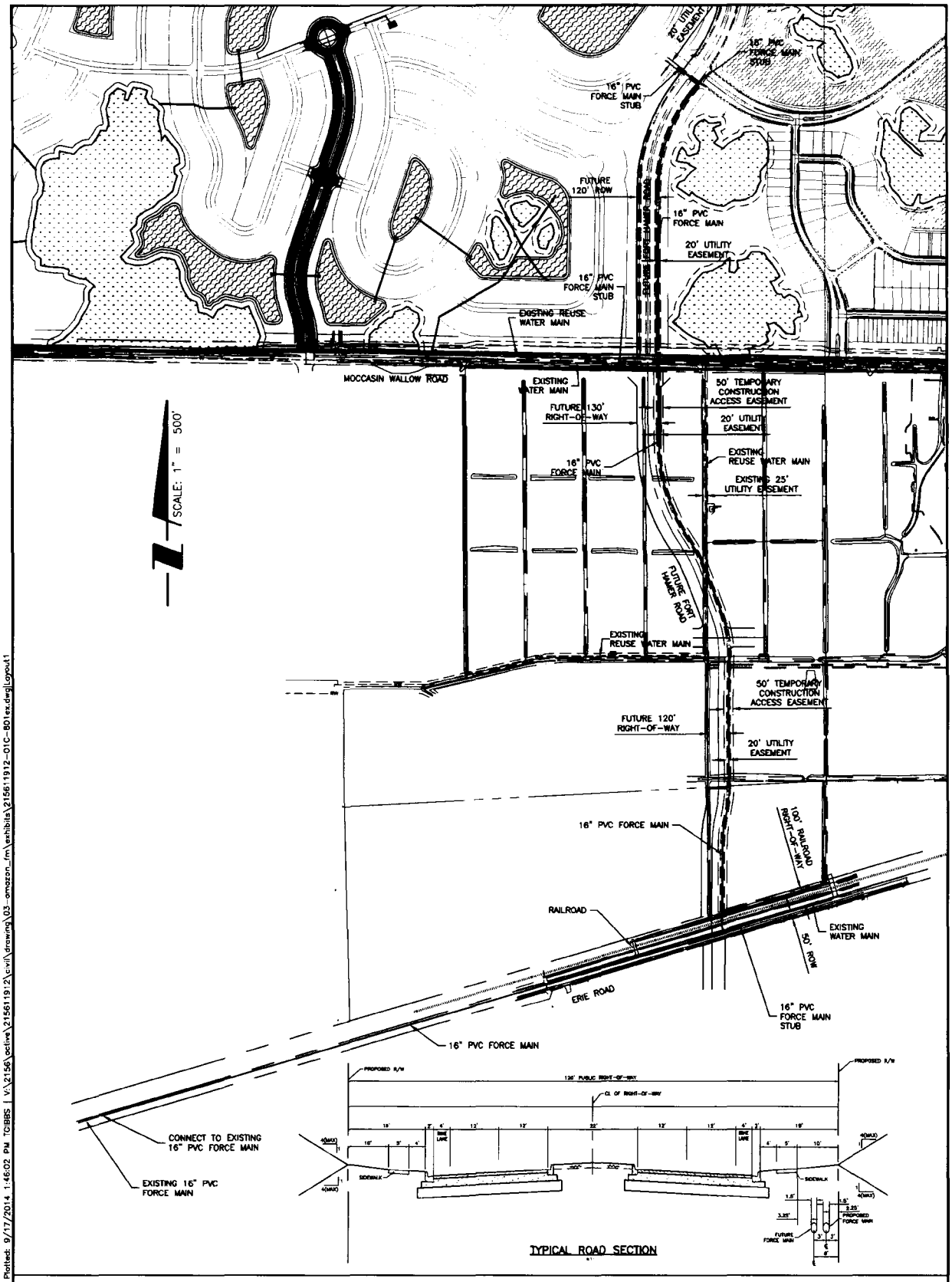


EXHIBIT "B" (1 OF 2)
LEGEND
PROJECT BOUNDARY
ROADWAY RIGHT-OF-WAY
PROJECT PHASE BOUNDARY
PROPOSED CONCEPTUAL ACCESS
WETLAND
WETLAND BUFFER
POTENTIAL UPLAND PRESERVATION
RESIDENTIAL
COMMERCIAL/OFFICE
U.S. HIGHWAY 301
FUTURE FORT HAMER ROAD
WALLOW ROAD
FLUC: UF-3
ZONING: A
FLUC: MU
ZONING: A
FLUC: UF-3
ZONING: PD-MU
FLUC: UF-3
ZONING: PD-R
FLUC: UF-3
ZONING: PDMU/NC
20' GREENBELT BUFFER
50' ROADWAY BUFFER
TYPICAL INTERNAL LOCAL STREET
TYPICAL DIVIDED ENTRANCE STREET
TYPICAL FUTURE FORT HAMER ROAD DESIGN SECTION
Stantec
CLIENT:
NP LAND PARTNERS, LLC
PROJECT:
VILLAGES OF AMAZON SOUTH AMENDMENT
TITLE:
GENERAL DEVELOPMENT PLAN
215414155

EXHIBIT B (2 OF 2)



PROJECT OFF-SITE FORCE MAIN EXHIBIT

CLIENT NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

Stantec
6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com

SCALE 1" = 500'	DATE 9/17/14
SE TWP RGE	REV NO
PROJECT NO 215611912	INDEX NO 215611912-01C-801EX
DRWN BY/CHK BY TMG/95367	SHEET NO 1 OF 1

Saved: 9/17/2014 1:44:30 PM TGIBBS | Plotted: 9/17/2014 1:46:02 PM TGIBBS | V:\2156\active\215611912\civil\drawing\03-amazon_fm\exhibits\215611912-01C-801ex.dwg|Layout1

FIRST AMENDMENT TO AMENDED AND RESTATED LOCAL DEVELOPMENT AGREEMENT
[Amazon]

This **FIRST AMENDMENT TO AMENDED AND RESTATED LOCAL DEVELOPMENT AGREEMENT** ("First Amendment") is made and entered into this 10th day of October, 2023, by and between **MANATEE COUNTY**, a political subdivision of the State of Florida, whose address is 1112 Manatee Avenue West, Bradenton, Florida 34205, (the "County") and **LANSDOWNE PARTNERS GROUP, LLC**, a Florida limited liability company, whose address is 200 South Orange Avenue, Sarasota, Florida 34236, **LASALLE HOLDING PARTNERS, LLC, WHK INVEST, LLC, and UNIVERSITY PARK PARTNERS IV, LLC**, Florida limited liability companies, whose address is 5800 Lakewood Ranch Boulevard, Sarasota, Florida 34240, and **SFTEN, LLC**, a Delaware limited liability company, whose address is 1341 Horton Circle, Arlington, Texas 76011 (collectively the "Applicant").

WITNESSETH:

WHEREAS, County and Applicant are parties to that certain Amended and Restated Local Development Agreement, dated September 20, 2020, as recorded in ORI No. 202041106208, of the Public Records of Manatee County, Florida (the "LDA"), which LDA concerns a 1,032.23 +/- acre parcel of real property located in Manatee County and generally bounded by Moccasin Wallow Road to the south, US 301 to the east, the complete legal description for which is attached hereto as Exhibit "A" (the "Project Site"); and

WHEREAS, the parties desire to amend the LDA all as more fully set forth herein;

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

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

2. **Authorized Land Uses.** Paragraph 2 of the LDA is deleted and the following is amended and added in substitution thereof:

"Description of Development Uses. The Project Site may be developed including the following components:

- 2,497 residential units;
- 202,000 square feet of commercial uses;
- 247,000 square feet of medical office uses;
- 20,000 square feet of office uses;
- 150 Bed Hospital, and;

- 326 Assisted Living Facility Beds.

The Project Site is located within the PDMU Zoning District and is within the UF-3 and MU Future Land Use Classifications of the Comprehensive Plan. The maximum permitted height of any structure within the Project Site is four (4) stories except that the hospital is permitted at six (6) stories except for the area within one hundred (100) feet from US 301 for which the height is limited to four (4) stories. The height of all buildings on the Project Site is measured pursuant to the Development Order, and applicable provisions of the LDC.

The Project is benefitted by that certain Certificate of Level of Service Compliance No. 17-052, as extended (the "CLOS"), and a Land Use Equivalency Matrix which allows trade-offs of approved land uses through conversion rates based on pm peak hour trip generation factors (the "LUEM"). Consistent with the LUEM and Ordinance No. PDMU-18-06(G)(R), dated July 26, 2022 (the "Development Order"), the permitted development uses and the mix of land uses described in this Paragraph 2 of the LDA may be revised from time to time provided that (i) the pm peak hour trip generation factors of revised uses remains equivalent or lower, and (ii) not less three different land uses will be developed with a maximum residential density of 3,000 dwelling units and a minimum non-residential intensity of 250,000 square feet."

3. **CLOS**. Pursuant to the LDA the County issued a CLOS for transportation, recreation/open space, potable water, sanitary sewer, solid waste, and storm water, for one thousand nine hundred and ninety nine (1,999) residential dwelling units and sixty thousand (60,000) square feet of nonresidential improvements with an expiration date of December 31, 2024, as extended by statutory extensions applicable from time to time. Pursuant to the approved Transportation Impact Analysis prepared by Stantec for Villages of Amazon South Phase 2 Additional Entitlement, dated April 2022, the existing CLOS for transportation, recreation/open space, potable water, sanitary sewer, solid waste, and storm water, shall be extended beyond the current expiration date of December 31, 2024 and shall be re-issued for 2,497 residential units; 202,000 square feet of commercial uses; 247,000 square feet of medical office uses; 20,000 square feet of office uses; 150 Bed Hospital, and; 326 Assisted Living Facility Beds. By virtue of this First Amendment the CLOS shall have an expiration date of not earlier than December 31, 2031, as further extended by statutory extensions applicable from time to time. A CLOS for public school facilities, if required, may be issued separately, subject to Applicant satisfying the requirements of the Comprehensive Plan.

4. **Extension of CLOS**. The Applicant may further extend the expiration date of the CLOS on a one-time basis for an additional eight (8) years by paying the County an extension fee for all or a portion of the development uses described in Paragraph 2 hereof, or as otherwise permitted by law. The "Extension Fee" shall be payable on or before December 31, 2024 for the first four (4) years of extension and on or before four (4) years thereafter for the second four (4) years of extension and (i) shall be paid not later than sixty (60) days following the due date, (ii) shall be calculated at the rate of One Hundred Dollars ($100) for each unplatted residential unit (or equivalent for a non-residential use based upon trip generation criteria) per year of extension, and (iii) shall also include the payment of a potable water and sanitary sewer capacity reservation fee in effect at time of the extension request, if adopted by the Board of County Commissioners and then in effect. The potable water and sanitary sewer capacity reservation fee, if applicable, will be based on the approved number of equivalent residential units (ERU) for which an

extension is then requested. The right to obtain an extension of the CLOS shall be conditioned upon the Applicant complying with the terms of this LDA and providing the County written notice of the requested extension, a statement as to the number and type of residential units or equivalent non-residential square footage for which the extension is requested, and timely payment of the Extension Fee. Any CLOS not properly extended as permitted herein shall terminate at its then date of expiration.

5. **Deletion**. Paragraphs 8 and 9 of the LDA are hereby deleted.

6. **Ownership of Land Subject to LDA**. The current legal owners of the Project Site are: STEFEN, LLC, a Delaware limited liability company, Lansdowne Partners Group, LLC, Lasalle Holding Partners, LLC, WHK Invest, LLC, and University Park Partners IV, LLC, all Florida limited liability companies.

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

8. **Conflict**. In the event of any conflict between the terms, provisions and conditions of this First Amendment and the LDA, the terms, provisions and conditions of this First Amendment shall control.

9. **Effective Date.** This First Amendment shall become effective immediately upon the occurrence of all the following:

(A) The recordation of a fully executed original of this First Amendment in the public records of Manatee County, Florida,; and

(B) The expiration of any and all appeal periods for any challenge to the approval of this First Amendment.

10. **No Other Amendment**. All other provisions of the LDA shall be unaffected by this First Amendment, and shall remain in full force and effect.

[Signature Pages To Follow]

[Signature Page To First Amendment To Amended And Restated Local Development Agreement]

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

MANATEE COUNTY, FLORIDA
By: Board of County Commissioners

By: _____
Chairperson

Date: October 10, 2023

ATTEST: ANGELINA COLNNESO,
Clerk of the Circuit Court

By: _____
Deputy Clerk

[Signature Page To First Amendment To Amended And Restated Local Development Agreement]

Signed, sealed and delivered in the presence of:

Monica Donley
Witness Signature

Monica Donley
Printed Name

Witness Signature

Karolina Jadczak
Printed Name

APPLICANT:

LANSDOWNE PARTNERS GROUP, LLC, a Florida limited liability company

By:
Name: John A. Neal
Title: Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged by means of (✓) physical presence or ( ) online notarization before me this 7 day of September, 2023, by John A. Neal, as Manager of LANSDOWNE PARTNERS GROUP, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced sufficient identification.

SUSAN A. MCCARTNEY
Notary Public - State of Florida
Commission # HH 281173
My Comm. Expires Oct 21, 2026
Bonded through National Notary Assn.

Susan A. McCartney
Notary Public

Susan A. McCartney
Printed Name

My Commission Expires: 10/21/26

[Signature Page To First Amendment To Amended And Restated Local Development Agreement]

Signed, sealed and delivered in the presence of:

APPLICANT:

LASALLE HOLDING PARTNERS, LLC,
a Florida limited liability company

Monica Donley
Witness Signature
Monica Donley
Printed Name

By: _____
Name: John A. Neal
Title: Manager

Witness Signature
Karolina Jadczak
Printed Name

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged by means of (✓) physical presence or ( ) online notarization before me this 7 day of September, 2023, by John A. Neal, as Manager of LASALLE HOLDING PARTNERS, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced sufficient identification.

SUSAN A. MCCARTNEY
Notary Public - State of Florida
Commission # HH 281173
My Comm. Expires Oct 21, 2026
Bonded through National Notary Assn.

Susan A McCartney
Notary Public

Susan A. McCartney
Printed Name

My Commission Expires: 10/21/2026

[Signature Page To First Amendment To Amended And Restated Local Development Agreement]

Signed, sealed and delivered in the presence of:

APPLICANT:

WHK INVEST, LLC,
a Florida limited liability company

Monica Donley
Witness Signature

Monica Donley
Printed Name

By: _____
Name: Charles Varah
Title: Manager

Witness Signature

Karolina Jadczak
Printed Name

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged by means of (✓) physical presence or ( ) online notarization before me this 7 day of SEPTEMBER, 2023, by Charles Varah, as Manager of WHK INVEST, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced sufficient identification.

SUSAN A. MCCARTNEY
Notary Public - State of Florida
Commission # HH 281173
My Comm. Expires Oct 21, 2026
Bonded through National Notary Assn.

Susan A. McCartney
Notary Public

Susan A. McCartney
Printed Name

My Commission Expires: 10/21/26

[Signature Page To First Amendment To Amended And Restated Local Development Agreement]

Signed, sealed and delivered in the presence of:

APPLICANT:

UNIVERSITY PARK PARTNERS IV, LLC, a Florida limited liability company

Monica Donley
Witness Signature

Monica Donley
Printed Name

By: _____
Name: Charles Varah
Title: Manager

Witness Signature

Karolina Jadczak
Printed Name

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged by means of (✓) physical presence or ( ) online notarization before me this 7 day of September, 2023, by Charles Varah, as Manager of UNIVERSITY PARK PARTNERS IV, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced sufficient identification.

SUSAN A. MCCARTNEY
Notary Public - State of Florida
Commission # HH 281173
My Comm. Expires Oct 21, 2026
Bonded through National Notary Assn.

Susan A McCartney
Notary Public

Susan A. McCartney
Printed Name

My Commission Expires: 10/21/26

[Signature Page To First Amendment To Amended And Restated Local Development Agreement]

Signed, sealed and delivered in the presence of:

Colbie Bosch
Witness Signature

Colbie Bosch
Printed Name

Michelle Faro
Witness Signature

Michelle Faro
Printed Name

APPLICANT:

SFTEN, LLC, a Delaware limited liability company
By: D.R. Horton, Inc., a Delaware corporation, as the sole member

By: TDPatel
Name: Tarak D. Patel
Title: Vice President

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged by means of (X) physical presence ~~or ( ) online notarization~~ before me this 11th day of September, 2023, by Tarak D. Patel, as Vice President of D.R. Horton, Inc., a Delaware corporation a the sole member of SFTEN, LLC, a Delaware limited liability company, on behalf of the company. He is personally known to me ~~or has produced sufficient identification.~~

MICHELLE FARO
MY COMMISSION # HH 324450
EXPIRES: January 22, 2027

Michelle Faro
Notary Public

Michelle Faro
Printed Name

My Commission Expires: 01·22·2027

EXHIBIT A

LEGAL DESCRIPTION

PARCELS A3 AND A4

(PREPARED BY KING ENGINEERING ASSOCIATES, INC.)

A PARCEL OF LAND LYING IN SECTIONS 16, 17 AND 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA; THENCE NORTH 00°08'15" EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 700.75 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 225 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAME BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE, NORTH 00°08'15" EAST A DISTANCE OF 1,244.00 FEET; THENCE SOUTH 87°03'06" EAST, A DISTANCE OF 3,097.80 FEET; THENCE NORTH 00°49'44" EAST, A DISTANCE OF 470.00 FEET; THENCE SOUTH 89°49'04" EAST, A DISTANCE OF 2,293.32 FEET; THENCE NORTH 00°35'38" EAST, A DISTANCE OF 2,383.98 FEET; THENCE SOUTH 89°43'15" EAST, A DISTANCE OF 889.63 FEET; THENCE SOUTH 00°11'16" WEST, A DISTANCE OF 383.27 FEET; THENCE SOUTH 68°30'43" EAST, A DISTANCE OF 1,332.96 FEET; THENCE NORTH 27°47'24" EAST, A DISTANCE OF 1,049.93 FEET; THENCE SOUTH 89°59'54" EAST, A DISTANCE OF 4,022.59 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 1302-203; THENCE SOUTH 36°06'04" WEST, ALONG SAID NORTHWEST RIGHT-OF-WAY, A DISTANCE OF 4,285.76 FEET TO THE POINT OF INTERSECTION WITH A NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2207, PAGE 6256 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG NORTHERLY AND WESTERLY LINES OF SAID CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2207, PAGE 6256 THE FOLLOWING ELEVEN (11) COURSES: (1) NORTH 08°36'03" WEST, A DISTANCE OF 47.56 FEET; (2) NORTH 20°23'31" WEST, A DISTANCE OF 18.86 FEET; (3) NORTH 46°10'58" WEST, A DISTANCE OF 39.52 FEET; (4) NORTH 75°36'36" WEST, A DISTANCE OF 14.84 FEET; (5) NORTH 54°56'49" WEST, A DISTANCE OF 23.51 FEET; (6) SOUTH 88°03'46" WEST, A DISTANCE OF 11.96 FEET; (7) NORTH 82°06'14" WEST, A DISTANCE OF 29.71 FEET; (8) NORTH 69°38'08" WEST, A DISTANCE OF 48.16 FEET; (9) NORTH 73°32'48" WEST, A DISTANCE OF 65.00 FEET; (10) SOUTH 36°06'04" WEST, A DISTANCE OF 670.70 FEET; (11) SOUTH 00°02'24" WEST, A DISTANCE OF 211.48 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT

AS RECORDED IN OFFICIAL RECORDS BOOK 650, PAGE 592 AND OFFICIAL RECORDS BOOK 669, PAGE 745, BOTH OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE SOUTH 89°52'24" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 87.31 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE EAST, NORTH AND WEST LINES OF SAID CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 THE FOLLOWING THREE (3) COURSES: (1) NORTH 00°16'21" EAST, A DISTANCE OF 35.18 FEET; (2) NORTH 89°43'39" WEST, A DISTANCE OF 60.00 FEET; (3) SOUTH 00°16'21" WEST, A DISTANCE OF 35.72 FEET TO THE POINT OF INTERSECTION WITH SAID NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°51'05" WEST, A DISTANCE OF 808.88 FEET; (2) SOUTH 89°17'06" WEST, A DISTANCE OF 1,041.18 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 230 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 89°38'03" WEST, A DISTANCE OF 559.61 FEET; (2) NORTH 89°53'47" WEST, A DISTANCE OF 1,363.90 FEET; (3) NORTH 89°10'24" WEST, A DISTANCE OF 187.95 FEET; (4) NORTH 89°39'17" WEST, A DISTANCE OF 1,729.20 FEET; THENCE NORTH 00°51'43" EAST, A DISTANCE OF 54.26 FEET TO THE POINT OF INTERSECTION WITH SAID NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 225 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°32'06" WEST, A DISTANCE OF 674.93 FEET; (2) NORTH 89°30'19" WEST, A DISTANCE OF 2,402.18 FEET; (3) SOUTH 89°39'04" WEST, A DISTANCE OF 2.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 623.25 ACRES.

PARCELS A1 AND A2 (NORTH)

(PREPARED BY KING ENGINEERING ASSOCIATES, INC.)

A PARCEL OF LAND LYING IN SECTIONS 17 AND 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA; THENCE NORTH 00°08'15" EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 700.75 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 225 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE

ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°39'04" EAST, A DISTANCE OF 2.97 FEET; (2) SOUTH 89°30'19" EAST, A DISTANCE OF 2,402.18 FEET; (3) SOUTH 89°32'06" EAST, A DISTANCE OF 674.93 FEET; THENCE SOUTH 00°51'43" WEST, A DISTANCE OF 54.26 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 230 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 89°39'17" EAST, A DISTANCE OF 1,729.20 FEET; (2) SOUTH 89°10'24" EAST, A DISTANCE OF 187.95 FEET; (3) SOUTH 89°53'47" EAST, A DISTANCE OF 1,363.90 FEET; (4) SOUTH 89°38'03" EAST, A DISTANCE OF 559.61 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 650, PAGE 592 AND OFFICIAL RECORDS BOOK 669, PAGE 745, BOTH OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°17'06" EAST, A DISTANCE OF 1,041.18 FEET; (2) NORTH 89°51'05" EAST, A DISTANCE OF 808.88 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE WEST, SOUTH AND EAST LINES OF SAID CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 THE FOLLOWING THREE (3) COURSES: (1) SOUTH 00°16'21" WEST, A DISTANCE OF 99.28 FEET; (2) SOUTH 89°43'39" EAST, A DISTANCE OF 60.00 FEET; (3) NORTH 00°16'21" EAST, A DISTANCE OF 99.82 FEET TO THE POINT OF INTERSECTION WITH SAID NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE NORTH 89°52'24" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 266.21 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 1302-203; THENCE ALONG SAID NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) THE FOLLOWING TWO (2) COURSES: (1) SOUTH 36°06'04" WEST, A DISTANCE OF 472.47 FEET; (2) SOUTH 36°04'54" WEST, A DISTANCE OF 345.85 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SECTION 17, TOWNSHIP 33 SOUTH, RANGE 19 EAST; THENCE ALONG SAID SOUTH LINE OF SECTION 17 THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°51'05" WEST, A DISTANCE OF 648.05 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 17; (2) SOUTH 89°17'06" WEST, A DISTANCE OF 2,668.97 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE NORTH 89°08'38" WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 5,299.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 138.95 ACRES.

PARCELS A1 AND A2 (SOUTH)
(PREPARED BY KING ENGINEERING ASSOCIATES, INC.)

A PARCEL OF LAND LYING IN SECTIONS 19 AND 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA; THENCE SOUTH 89°08'38" EAST, ALONG THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 5,299.33 FEET TO THE NORTHEAST CORNER OF SAID SECTION 19; THENCE ALONG THE NORTH LINE OF SECTION 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°17'06" EAST, A DISTANCE OF 2,668.97 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 20; (2) NORTH 89°51'05" EAST, A DISTANCE OF 648.05 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 1302-203; THENCE ALONG SAID NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) THE FOLLOWING TWO (2) COURSES: (1) SOUTH 36°04'54" WEST, A DISTANCE OF 570.18 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; (2) SOUTHERLY 971.94 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,977.86 FEET, A CENTRAL ANGLE OF 28°09'21", AND A CHORD BEARING AND DISTANCE OF SOUTH 22°01'42" WEST 962.19 FEET; THENCE NORTH 89°26'34" WEST, A DISTANCE OF 1,282.99 FEET; THENCE SOUTH 00°06'08" EAST, A DISTANCE OF 1,300.10 FEET TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY OF MOCCASIN WALLOW ROAD ACCORDING TO ROAD PLAT BOOK 4, PAGE 153 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES: (1) NORTH 88°54'18" WEST, A DISTANCE OF 1,334.91 FEET; (2) NORTH 89°08'58" WEST, A DISTANCE OF 2,271.84 FEET; (3) NORTH 89°07'49" WEST, A DISTANCE OF 328.34 FEET; (4) NORTH 89°07'50" WEST, A DISTANCE OF 2,693.55 FEET; (5) NORTH 88°01'42" WEST, A DISTANCE OF 16.92 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID SECTION 19; THENCE NORTH 00°08'36" EAST, ALONG SAID WEST LINE OF SECTION 19, A DISTANCE OF 2,578.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 441.63 ACRES.

LESS AND EXCEPT:
PORTION OF A3 AND A4
DESCRIPTION (Prepared by Stantec Consulting Services Inc.):

A tract of land being portions of Blocks 2 and 3, Section 17, Township 33 South, Range 19 East, and Blocks 1, 3 and 4, Section 18, Township 33 South, Range 19 East, all in Manatee River Farms, Unit 1 as recorded in Plat Book 6, Page 45, Public Records of Manatee County, Florida, and described as follows:

Commence at the southwest corner of said Section 18; thence N.00°07'49"E., along the west line of said Section 18, a distance of 700.71 feet to the POINT OF BEGINNING; thence continue N.00°07'49"E., along said west line of Section 18, a distance of 1,243.64 feet; thence S.87°03'06"E., a distance of 3,098.24 feet; thence N.00°51'23"E., a distance of 470.30 feet; thence S.89°49'13"E., a distance of 2,293.19 feet; thence N.00°35'38"E., a distance of 2,383.96 feet; thence S.89°43'15"E., a distance of 170.00 feet to the northwest corner of Brookstone Community Development District, recorded in Official Record Book 2607, Page 861 of said Public Records; the following four (4) calls are along the westerly line of said Brookstone Community Development District; (1) thence S.00°35'38"W., a distance of 2,551.98 feet to the point of curvature of a curve to the right having a radius of 795.00 feet and a central angle of 48°08'26"; (2) thence southwesterly along the arc of said curve, a distance of 667.97 feet to the point of tangency of said curve; (3) thence S.48°44'04"W., a distance of 213.94 feet to the point of curvature of a curve to the left having a radius of 1,355.00 feet and a central angle of 36°48'01"; (4) thence southwesterly along the arc of said curve, a distance of 870.29 feet to a point on the northerly line of Field Stone Community Development District, recorded in Official Record Book 2564, Page 6898 of said Public Records; the following five (5) calls are along said northerly line; (1) thence N.89°39'17"W., a distance of 1,622.48 feet; (2) thence N.00°51'43"E., a distance of 54.26 feet; (3) thence N.89°32'06"W., a distance of 674.93 feet; (4) thence N.89°30'19"W., a distance of 2,402.18 feet; (5) thence S.89°39'04"W., a distance of 3.35 feet to the POINT OF BEGINNING.

Said tract contains 7,474,870 square feet or 171.5994 acres, more or less.

Total Described Property Contains 1,032.23 Acres, more or less.

From: Alisha Bernard <alisha_bernard@yahoo.com>

Sent: Sunday, April 19, 2026 12:47 PM

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

Subject: Vote no in May

[You don't often get email from alisha_bernard@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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I'm a resident of NRR and I would like to have my voice heard as a concerned citizen. Please vote no on Neal communities amendment to add apartments and townhomes in our community. Our schools are overwhelmed and full, so much so that kids who live across the street have to be re-zoned to other schools. We have an insane amount of traffic and this will create a bigger problem with that as well. Our whole county needs to catch up before we keep adding more living for people. Please stop the madness and vote no to more apts and homes.

Alisha Bernard

From: Ethan Flook <erayflook@gmail.com>
Sent: Sunday, April 19, 2026 11:38 AM
To: Robert McCann <drbob.mccann@mymanatee.org>; Tal Siddique <tal.siddique@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>
Subject: Neal Land proposed changes for North River Ranch Village Center

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Hello there,

I am writing to you as a resident of North River Ranch in Parrish. Neal communities has put forth proposed changes for the village center and I want to express, in the strongest terms, my opposition to their changes. They want to re-zone single family homes into apartments and add more apartments with new land. This will only increase the traffic load in the area and overwhelm the school system. This area is already way over developed and adding apartments will only worsen the quality of life for everyone. Neal does NOT have my support for this change.

Thank you,

Ethan Flook

11672 Great Brook Ln, Parrish FL 34219

From: andreytroegubov@gmail.com <andreytroegubov@gmail.com>
Sent: Friday, April 17, 2026 1:39 PM
To: Alyssa Grove <alyssa.grove@mymanatee.org>
Subject: Strong Opposition to PDMU-18-06(Z)(G)(R2) – Villages of Amazon South (PLN2411-0096) – Request for Denial or Significant Reductions

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Dear Ms. Grove,

I am writing to express my strong opposition to the rezoning and major amendment request for the Villages of Amazon South project (Application PDMU-18-06(Z)(G)(R2) / PLN2411-0096), which seeks to add 35.53 acres, rezone agricultural land to Planned Development Mixed Use (PDMU), and dramatically intensify development on the 1,067.76-acre site northwest of Moccasin Wallow Road and US 301 North in Parrish.

This proposal would add 313 multifamily units, 18,000 square feet of retail/commercial space, and 30,000 square feet of office space, while revising the overall plan to include 3,158 total residential units (627 multifamily), 247,000 square feet of medical offices, 220,000 square feet of retail/commercial, a 150-bed hospital, and 326 assisted living beds. Parrish is a car-centric community with limited transit options, and our local infrastructure—particularly the roadways—was never designed to support this level of density.

The addition of 313 multifamily units alone would introduce approximately **500 additional vehicles** onto our already overburdened roads (based on typical suburban Florida multifamily vehicle ownership rates of 1.6+ cars per unit). This is on top of the massive cumulative residential growth already occurring closer to I-75, including:

- Quinn Residences at Moccasin Wallow (284 new rental units)
- Yardly Landing (194 apartments under construction on US 301)
- The Eddy at Harrison Ranch (240 units)
- Northbridge Apartments (300 units proposed on Fort Hamer Road)

and numerous other large-scale projects in the North River Ranch and Parrish corridors. US 301 and Moccasin Wallow Road are experiencing severe congestion, which is exactly why Manatee County is currently widening Moccasin Wallow from 2 to 4 lanes and installing a new roundabout at US 301. Even with these improvements, residents routinely report gridlock, safety issues, and the roads operating at or beyond capacity. Adding hundreds more cars from this project—plus traffic from the new hospital, medical offices, and commercial uses—will only worsen the situation.

Manatee County's own data shows the area's population and crash rates rising faster than infrastructure can keep up. Roads in eastern Manatee are frequently rated D or worse, and public services (water, sewer, schools, emergency response) are already strained by the pace of growth. This amendment pushes the project far beyond its originally approved scale and

further erodes the rural character of Parrish without adequate mitigation for these cumulative impacts.

I respectfully urge the Planning Commission and Board of County Commissioners to **deny this application in its current form**. At a minimum, any approval should require substantial reductions in density and intensity, along with binding commitments for major infrastructure upgrades funded by the developer.

Thank you for your time and for forwarding my comments. Please feel free to contact me if you need any additional information.

Sincerely,
Andrey Troegubov
Cross River Trail, Parrish Fl
7188017622

From: Tiffonia's World <tiffonia@gmail.com>
Sent: Saturday, April 11, 2026 12:07 PM
To: Public Comments <public.comments@mymanatee.org>
Subject: Concerns Regarding Proposed Rezoning in North River Ranch /PDMU-18-06(Z)(G)(R2)-Villages of Amazon South-PLN2411-0096

> You don't often get email from tiffonia@gmail.com. Learn why this is important

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Dear Agenda Coordinator,

I am a resident of the Brightwood phase within the North River Ranch community, and I would like to express my concerns regarding the proposed rezoning for the NRR Village Center (Villages of Amazon South).

I have truly enjoyed living in this community and had no concerns with the originally proposed plan, which included approximately 279 single-family homes. However, the revised proposal to construct over 627 apartment units represents a significant departure from what was initially presented to homeowners at the time of purchase.

This substantial increase in higher-density housing raises several concerns. There is already a notable volume of apartment and townhome development occurring along Moccasin Wallow Road, which is contributing to increased traffic, infrastructure strain, and changes to the character of the surrounding area. Expanding this density further may exacerbate these issues and impact overall community planning and livability.

Additionally, I am concerned about the potential negative effects this rezoning may have on the agricultural character and long-term land use vision for the area. Many residents chose to invest in this community based on the original development plans and the expectation of balanced, thoughtfully planned growth.

For these reasons, I respectfully oppose the proposed rezoning and ask that consideration be given to maintaining the original development plan or pursuing alternatives that align more closely with what was communicated to homeowners.

Thank you for your time and consideration.

Sincerely,
Tiffanie & Daniel Larrea

11628 Little River Way, Parrish, FL 34219

tiffonia@gmail.com

727-452-1211

Public Comment

Manatee County Government

Submitted On: Apr 10, 2026, 08:08PM EDT

Full Name	**First Name:** Maj-Lis **Last Name:** Tuccolo
Email	MTuccolo@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 16, 2026
Topic/Agenda Item	PLN2411-0096
Comment	My name is Maj-Lis Tuccolo and I am under contract currently to purchase a home in North River Ranch. I am writing to express strong opposition to the proposed change from 279 single-family homes to 627 multi-family apartment units in North River Ranch in Parrish, Florida. North River Ranch is already a rapidly growing, master-planned community that is expected to include thousands of residences at full build-out. Increasing the density of a single parcel from low-density singgle-family homes to more than double the number of multi-family units will significantly intensify the impact on surrounding infrastructure in ways that current systems are not prepared to handle. First, traffic congestion is already a major and growing concern in Parrish. The area's road network—particularly corridors like Moccasin Wallow Road and U.S. 301—was not originally designed to support the level of growth now occurring. Adding hundreds of additional apartment units will substantially increase daily vehicle trips, with far more cars entering and exiting the community compared to single-family homes. This will worsen commute times, increase congestion at already busy intersections, and create safety concerns for residents. Second, local schools are already under pressure from rapid population growth. While new schools are planned or under construction, they are being built to accommodate the originally approved development levels. A sudden and significant increase in housing density—particularly from apartments, which typically generate higher student yields per acre—risks overcrowding classrooms, straining teachers and resources, and reducing the quality of education for existing and future students. Third, the supporting infrastructure for high-density development is not yet in place. Water, sewer, emergency services, and road capacity are all being developed in phases based on long-term projections tied to the original plan. A major increase in density accelerates demand beyond what these systems were designed to support in the near term. This can lead to service delays, reduced reliability, and increased costs that may ultimately be borne by taxpayers and existing residents. Finally, this proposal represents a fundamental change to the character and planning vision of the community. Those that have already purchased homes, or are under contract, did so with the current vision and community expectations in place. North River Ranch has been marketed and designed as a balanced, master-planned development with a mix of housing types and carefully phased growth. Abruptly increasing density in this way undermines that planning approach and places disproportionate strain on shared community resources. These proposed changes could also negatively impact single family home values. Growth is inevitable, but it must be responsible and aligned with infrastructure capacity. Approving this change would prioritize short-term development gains over long-term community sustainability. For these reasons, I respectfully urge decision-makers to deny this proposal and require development to remain consistent with the originally approved plan and infrastructure capacity. Thank you!

From: DEBBY MADDY <debbmaddy@aol.com>

Sent: Wednesday, May 20, 2026 9:16 AM

To: George Kruse <george.kruse@mymanatee.org>

Subject: Stop overdevopment

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Dear Commissioners,

I am writing to formally request that the Board of County Commissioners deny the applicant's request for a 90-day continuance and move to deny the application outright for PDMU-18-06(Z)(G)(R2) – Rezone with Amended GDP for Villages of Amazon South.

The applicant's eleventh-hour request for a 90-day continuance is a cynical procedural maneuver that undermines the integrity of Manatee County's public hearing process, disrespects the Board, and places an unfair financial and structural burden on the taxpayers. This developer has already extracted more than enough growth from our area, and any further additions to this mixed-use plan serve only to inflate corporate profit margins rather than protect the crumbling infrastructure and long-term interests of the Parrish community.

1. An Insult to the Integrity of the Board and Planning Commission On April 16, 2026, the Manatee County Planning Commission thoroughly vetted this expansion proposal and voted 4-1 to recommend denial. For a prominent developer to bring a failed planning project to your floor, only to execute a procedural maneuver demanding 90 more days of preparation time, insults your intelligence and the integrity of this Board.

If an application is so deeply flawed that it requires an additional three months of re-engineering, it should not be kept on life support at the BOCC level. Allowing this continuance permits the developer to bypass the proper administrative framework,

restructuring a failed project behind closed doors without sending it back to square one at the Planning Commission.

2. Severe Scope Creep and Infrastructure Inflation The history of this project reveals textbook "scope creep" driven by developer entitlement. What began in 2008 as a master-planned community limited to fewer than 2,000 single-family homes has been mutated over nearly two decades into a dense, sprawling urban center jammed with apartments, retail plazas, offices, and medical complexes.

The developer was already granted massive concessions when this property transitioned to multi-use zoning. To now demand an additional 35.53 acres and 313 multifamily units along the already gridlocked U.S. 301 and Moccasin Wallow corridors is a direct threat to our infrastructure. At some point, this Board must look at the compounding density and ask: "When is enough, enough?"

3. A Restless, Taxpayer-Funded Endless Loop For 18 years, Manatee County taxpayers have subsidized the public machinery required to keep this shifting project alive. Every repeated hearing, every delayed application, and every requested continuance incurs massive public costs, including:

Continuous, costly re-reviews and updated reports by county planning staff.

Extensive billable legal hours from the County Attorney's Office rewriting Local Development Amendments.

The literal logistical waste of re-advertising physical legal notices in local newspapers, room setup, and technical security for rescheduled dates.

Taxpayers should not fund a developer's drafting room or pay them to wait out public opposition. The applicant has had since 2008 to bring a compatible, mature plan forward.

Failure to Meet the Legal Burden of Proof Under Florida land-use case law (Board of County Commissioners of Brevard County v. Snyder), the developer bears the absolute burden of presenting competent substantial evidence to justify a density of expansion. The Planning Commission's decisive 4-1 vote for denial confirms that the applicant has legally failed to meet this burden. A continuance is a discretionary procedural privilege, not an entitlement. Granting a 90-day extension simply allows the developer to re-engineer an legally deficient application after the record has already closed, which violates basic principles of administrative due process for the affected public.

Conclusion and Call to Action

Granting a continuance tells the community that powerful developer interests take precedence over the public interest, local infrastructure, and the county's own advisory boards.

I urge you to stand up for the taxpayers of Parrish, protect the integrity of local governance, deny the continuance, and deny this application today.

Sincerely,

Deborah Maddy

Manatee County resident and voter

Sent from my iPhon

From: Sandra Bowen <Callsandie@hotmail.com>
Sent: Wednesday, May 20, 2026 9:15 AM
To: George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>
Subject: Concerned citizen

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Dear Commissioners,

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The applicant's eleventh-hour request for a 90-day continuance is a cynical procedural maneuver that undermines the integrity of Manatee County's public hearing process, disrespects the Board, and places an unfair financial and structural burden on the taxpayers. This developer has already extracted more than enough growth from our area, and any further additions to this mixed-use plan serve only to inflate corporate profit margins rather than protect the crumbling infrastructure and long-term interests of the Parrish community.

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On April 16, 2026, the Manatee County Planning Commission thoroughly vetted this expansion proposal and voted 4-1 to recommend denial. For a prominent developer to bring a failed planning project to your floor, only to execute a procedural maneuver demanding 90 more days of preparation time, insults your intelligence and the integrity of this Board.

If an application is so deeply flawed that it requires an additional three months of re-engineering, it should not be kept on life support at the BOCC level. Allowing this continuance permits the developer to bypass the proper administrative framework,

restructuring a failed project behind closed doors without sending it back to square one at the Planning Commission.

2. Severe Scope Creep and Infrastructure Inflation

The history of this project reveals textbook "scope creep" driven by developer entitlement. What began in 2008 as a master-planned community limited to fewer than 2,000 single-family homes has been mutated over nearly two decades into a dense, sprawling urban center jammed with apartments, retail plazas, offices, and medical complexes.

The developer was already granted massive concessions when this property transitioned to multi-use zoning. To now demand an additional 35.53 acres and 313 multifamily units along the already gridlocked U.S. 301 and Moccasin Wallow corridors is a direct threat to our infrastructure. At some point, this Board must look at the compounding density and ask: "When is enough, enough?"

3. A Restless, Taxpayer-Funded Endless Loop

For 18 years, Manatee County taxpayers have subsidized the public machinery required to keep this shifting project alive. Every repeated hearing, every delayed application, and every requested continuance incurs massive public costs, including:

Continuous, costly re-reviews and updated reports by county planning staff.

Extensive billable legal hours from the County Attorney's Office rewriting Local Development Amendments.

The literal logistical waste of re-advertising physical legal notices in local newspapers, room setup, and technical security for rescheduled dates.

Taxpayers should not fund a developer's drafting room or pay them to wait out public opposition. The applicant has had since 2008 to bring a compatible, mature plan forward.

Failure to Meet the Legal Burden of Proof

Under Florida land-use case law (Board of County Commissioners of Brevard County v. Snyder), the developer bears the absolute burden of presenting competent substantial evidence to justify a density of expansion. The Planning Commission's decisive 4-1 vote for denial confirms that the applicant has legally failed to meet this burden. A continuance is a discretionary procedural privilege, not an entitlement. Granting a 90-day extension simply allows the developer to re-engineer an legally deficient application after the record has already closed, which violates basic principles of administrative due process for the affected public.

Conclusion and Call to Action

Granting a continuance tells the community that powerful developer interests take precedence over the public interest, local infrastructure, and the county's own advisory boards.

I urge you to stand up for the taxpayers of Parrish, protect the integrity of local governance, deny the continuance, and deny this application today.

Sincerely,

Sandra Bowen

Manatee County resident and voter

From: Shannon Murphy <shannon.murphy20@yahoo.com>
Sent: Wednesday, May 20, 2026 8:21 AM
To: George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>
Subject: Stop funding developer delays with our tax dollars!!

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Board members,

I'm writing in regard to PDMU-18-06(Z)(G)(R2) – Villages of Amazon South (PLN2411-0096). After losing 4-1 at the Planning Commission, the developer is demanding a 90-day delay to rewrite their failed plans behind closed doors to avoid the planning commission oversight.

As a taxpayer, I am requesting that you DENY THE DELAY and DENY THE PROJECT NOW!

This project started in 2008 as fewer than 2,000 homes. For 18 years, our tax dollars have funded endless hearings to let them inflate it into a sprawling urban grid of apartments and retail.

This developer has extracted more than enough growth from Parrish. This expansion serves their profit margins, not our crumbling infrastructure.

If they need 90 days to fix a broken application, they must be forced to withdraw and start back at square one—not get a free pass to bypass public scrutiny.

Under Florida law, the developer failed to prove this project won't harm our community. The Board has total legal authority to deny them right now and I demand you do do. Do what we elected you to do and put our community first, not developers.

Regards,

Shannon Murphy

From: Cynthia Keogh <aintfunny2@msn.com>
Sent: Wednesday, May 20, 2026 7:12:51 AM
To: George Kruse <george.kruse@mymanatee.org>; CarolAnn Felts <carolann.felts@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>
Subject: Formal Objection to Continuance and Request for Denial: PDMU-18-06(Z)(G)(R2) / PLN2411-0096 (Villages of Amazon South)

Some people who received this message don't often get email from aintfunny2@msn.com. Learn why this is important

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Dear Commissioners,

I am writing to formally request that the Board of County Commissioners **deny the applicant's request for a 90-day continuance** and move to **deny the application outright** for PDMU-18-06(Z)(G)(R2) – Rezone with Amended GDP for Villages of Amazon South.

The applicant's eleventh-hour request for a 90-day continuance is a cynical procedural maneuver that undermines the integrity of Manatee County's public hearing process, disrespects the Board, and places an unfair financial and structural burden on the taxpayers. This developer has already extracted more than enough growth from our area, and any further additions to this mixed-use plan serve only to inflate corporate profit margins rather than protect the crumbling infrastructure and long-term interests of the Parrish community.

1. An Insult to the Integrity of the Board and Planning Commission

On April 16, 2026, the Manatee County Planning Commission thoroughly vetted this expansion proposal and voted **4-1 to recommend denial**. For a prominent developer to bring a failed planning project to your floor, only to execute a procedural maneuver demanding 90 more days of preparation time, insults your intelligence and the integrity of this Board.

If an application is so deeply flawed that it requires an additional three months of re-engineering, it should not be kept on life support at the BOCC level. Allowing this continuance permits the developer to bypass the proper administrative framework, restructuring a failed project behind closed doors without sending it back to square one at the Planning Commission.

2. Severe Scope Creep and Infrastructure Inflation

The history of this project reveals textbook "scope creep" driven by developer entitlement. What began in 2008 as a master-planned community limited to fewer than 2,000 single-family homes has been mutated over nearly two decades into a dense, sprawling urban center jammed with apartments, retail plazas, offices, and medical complexes.

The developer was already granted massive concessions when this property transitioned to multi-use zoning. To now demand an additional 35.53 acres and 313 multifamily units along the already gridlocked U.S. 301 and Moccasin Wallow corridors is a direct threat to our infrastructure. At some point, this Board must look at the compounding density and ask: *"When is enough, enough?"*

3. A Restless, Taxpayer-Funded Endless Loop

For 18 years, Manatee County taxpayers have subsidized the public machinery required to keep this shifting project alive. Every repeated hearing, every delayed application, and every requested continuance incurs massive public costs, including:

- Continuous, costly re-reviews and updated reports by county planning staff.
- Extensive billable legal hours from the County Attorney's Office rewriting Local Development Amendments.
- The literal logistical waste of re-advertising physical legal notices in local newspapers, room setup, and technical security for rescheduled dates.

Taxpayers should not fund a developer's drafting room or pay them to wait out public opposition. The applicant has had since 2008 to bring a compatible, mature plan forward.

Failure to Meet the Legal Burden of Proof

Under Florida land-use case law (*Board of County Commissioners of Brevard County v. Snyder*), the developer bears the absolute burden of presenting competent substantial evidence to justify a density of expansion. The Planning Commission's decisive 4-1 vote for denial confirms that the applicant has legally failed to meet this burden. A continuance is a discretionary procedural privilege, not an entitlement. Granting a 90-day extension simply allows the developer to re-engineer an legally deficient application after the record has

already closed, which violates basic principles of administrative due process for the affected public.

Conclusion and Call to Action

Granting a continuance tells the community that powerful developer interests take precedence over the public interest, local infrastructure, and the county's own advisory boards.

I urge you to stand up for the taxpayers of Parrish, protect the integrity of local governance, **deny the continuance**, and **deny this application today**.

Sincerely,

Cynthia Keogh

Manatee County resident and voter

From: Ethan Johnson <ethanjohnsonkc@gmail.com>
Sent: Saturday, April 25, 2026 6:12 PM
To: Amanda Ballard <amanda.ballard@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>
Subject: May Meeting Agenda - Neal Communities NRR Rezoning

> You don't often get email from ethanjohnsonkc@gmail.com. Learn why this is important

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The proposition to re-zone portions of the North River Ranch community by Mr. Neal and his team is outrageous. Not only does he want to re-zone shopping areas to cheap and undoubtedly low quality apartments, he wants to re-zone single family homes too. This is so absurdly dishonest considering Neal Communities has sold all home owners in NRR on the exact opposite experience (and continues to). This would destroy property values, and exacerbate existing school and traffic issues.

In a meeting with the county planning commission this week Mr. Neal bold faced lied stating the NRR community overwhelmingly supports these changes. This could not be further from the truth - as a matter of fact most people are actually considering leaving NRR if this is passed. Rezoning would be an unmitigated disaster and Mr. Neal needs to deal with the problems of a difficult housing market instead of being allowed to con his way out of it.

Very frankly, we have been here less than a year and Mr. Neal has already earned the reputation of being a complete shit head in the NRR community.

In addition to this topic, the County Commissioners should HEAVILY scrutinize and punish/fine builders for the low quality development occurring up and down Moccasin Wallow. They are not meeting the expectations they set for current and prospective residents of Manatee County.

I appreciate your attention to this matter and hope you will consider this in your vote this coming month.

Regards,

Ethan E. Johnson

816.510.5453

11371 Meadow River Way

Parrish, FL 34219

Public Comment

Manatee County Government

Submitted On: Apr 23, 2026, 03:26PM EDT

Full Name	**First Name:** Jeffrey **Last Name:** Kelley
Email	jeffkell14@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 22, 2026
Topic/Agenda Item	North River Ranch Town Center modifications
Comment	As a current resident of NRR, do not approve modification of NRR town center from single family homes to multi purpose apartments. Schools and roads are already overcrowded and there is no need to increase population density at this time with all the other apartment communities being build in the surrounding area and volume of new homes already for sale and planned

Public Comment

Manatee County Government

Submitted On: Apr 23, 2026, 05:58AM EDT

Full Name	**First Name:** Nancy **Last Name:** Wojciechowski
Email	nancy.woj@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	Rezoning
Comment	

Public Comment

Manatee County Government

Submitted On: Apr 23, 2026, 04:26AM EDT

Full Name	**First Name:** Linda **Last Name:** Kottmeier
Email	KottmeierLinda@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	NRR rezoning
Comment	Please do NOT approve Neal's request to switch 300 homes to 1000 apartments. Traffic is already bad. We don't have the infrastructure, schools, etc to support this many people. I bought in NRR knowing the plan; this is a bait and switch, Neal needs to stick with the originally approved plan. Thank you for helping us!

Public Comment

Manatee County Government

Submitted On: Apr 22, 2026, 09:23PM EDT

Full Name	**First Name:** Andrea **Last Name:** Devon
Email	andreacdevon@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	North River Ranch Village Center
Comment	I would like to express my opposition to the proposed amendments to the Village Center building plans, specifically the addition of more multifamily housing units. While I understand the need for thoughtful growth in our community, increasing the density of multifamily housing in this development raises several concerns. Additional units will place further strain on local infrastructure, including traffic, schools, and public services, which are already under pressure. The current plan appears to prioritize density over balance, without sufficient consideration of long-term impacts on residents' quality of life.

Public Comment

Manatee County Government

Submitted On: Apr 22, 2026, 06:40PM EDT

Full Name	**First Name:** James **Last Name:** Woike
Email	jwoike@woikeelectric.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	Lies told by Neal homes
Comment	I cannot believe the audacity of Neal Holmes. We were promised shopping we were promised a community. We were promised golf carts. Our builder even sold us A home and it came with a golf cart!!!! It's all been lies. We were supposed to have an HOA that enforced roles, but we have people who park all over the street in front of no parking signs. And now the audacity of Neal Holmes, trying to put apartments where we were promised, shopping plaza and restaurants. They even gave us a renderings of it!! ALLL LIES.

Public Comment

Manatee County Government

Submitted On: Apr 22, 2026, 06:36PM EDT

Full Name	**First Name:** Megan **Last Name:** Woike
Email	meganwoike2@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	Neal turning town center into apartments
Comment	I am very against more homes coming out here. They can already not sell enough homes. More homes are not going to attract more people here but shops will.

Public Comment

Manatee County Government

Submitted On: Apr 22, 2026, 05:39PM EDT

Full Name	**First Name:** Hope **Last Name:** Daniels
Email	hdaniels1985@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	Reasoning north river ranch community center to add more multi family units/housing
Comment	This is NOT needed by the community. We have plenty of houses that cannot be sold, new apartments being added on Moccassin Wallow as well as us 301z the additional housing presents issues that will exacerbate our already existing infrastructure issues. We need more things that were promised to the community when we bought here, not to add more people to an area that already cannot support the existing families.

Public Comment

Manatee County Government

Submitted On: Apr 22, 2026, 04:23PM EDT

Full Name	**First Name:** Spencer **Last Name:** Wilson
Email	sswilson966@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	rezoning of Neal town center into apartments
Comment	I am personally against the rezoning of the town center into apartment complexes. The area is growing too quickly and the infrastructure is not prepared for 900+ apartments. We were promised by Neal a beautiful town center of shops for the area and now they have just switched to greed to put in apartments which do not benefit the current residents of the area.

Public Comment

Manatee County Government

Submitted On: Apr 22, 2026, 02:04PM EDT

Full Name	**First Name:** Sara **Last Name:** Gonzales
Email	saraandmarie@aol.com
Which meeting is this public comment for? (Please select date of meeting)	April 16, 2026
Topic/Agenda Item	PDMU–18–06(z)(g)(r2)- villages of Amazon South
Comment	

Public Comment

Manatee County Government

Submitted On: Apr 22, 2026, 12:46PM EDT

Full Name	**First Name:** Kelley **Last Name:** Mote
Email	kelley.diaz516@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	Rezoning for NNR village
Comment	apartments should not be built in this area anytime soon. Schools will be over crowded, roads will be impossible to drive in and our amenities will be useless. Half of the community will be forced to move out. We already started having a crime problem, apartments won't make that better.

Public Comment

Manatee County Government

Submitted On: Apr 22, 2026, 08:51AM EDT

Full Name	**First Name:** John **Last Name:** Hopper
Email	jdhopper88@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	Rezoning North River Ranch for apartments
Comment	I am against rezoning North River Ranch rezoning to be approved for apartments. This is not what was represented when residents purchased homes here. The area cannot handle the traffic and this will drastically change the look, feel, and character of the community. Neal has once again moved the goal post and has been misleading developments in this county, not just NRR, for many years. It's all for his personal gain without any regard to how it impacts the people who actually raise families in the communities.

Public Comment

Manatee County Government

Submitted On: Apr 22, 2026, 08:38AM EDT

Full Name	**First Name:** Kelly **Last Name:** Rosbrough
Email	kellyrosbrough@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	Rezoning north river ranch town center
Comment	I am against the rezoning of NRR Village Center into more apartments as it will increase traffic, put a strain on infrastructure, and lead to overcrowding of Harvey Lower and Upper Campus which my three children attend. This proposal is overwhelmingly not popular with the residents of North River Ranch despite what the developers might imply. Please vote no.

Public Comment

Manatee County Government

Submitted On: Apr 22, 2026, 08:36AM EDT

Full Name	**First Name:** Kelly **Last Name:** Lehman
Email	klehman1004@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	Neal rezoning
Comment	I am a Parrish resident since June, 2023, when my family received active duty military orders here. I am completely against this rezoning.to residential apartments. The greed has to stop. These decisions are negatively impacting the people in the community purely for selfish reasons. When is the county going to start making decisions in the best interests of the taxpayer, instead of trying to make a dollar?

Public Comment

Manatee County Government

Submitted On: Apr 22, 2026, 08:32AM EDT

Full Name	**First Name:** Elissa **Last Name:** Weigel
Email	emweigel@juno.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	Neal rezoning the town center into apartments
Comment	I oppose the rezoning. Our family specifically chose North River Ranch because of the community and the plans had no addition for apartments. I want the shops and restaurants not apartments as was originally conveyed to prospective and new residents of North River Ranch. Thank you for your consideration.

Public Comment

Manatee County Government

Submitted On: Apr 22, 2026, 08:21AM EDT

Full Name	**First Name:** Joseph **Last Name:** Celentano
Email	joe@thecelentanos.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	Neal Land Rezoning
Comment	The Neal Land Rezoning project is just adding to the extremely large number of rental housing already existing and already approved for the future. The market area is supposed to serve the residents of the area with businesses and it's for single family development. I am against adding more rental and multi family housing to the extremely high level already existing in the area. There is no need for more, they should be sticking to single family for purchase to bring in owners with a stake in the community.

Public Comment

Manatee County Government

Submitted On: Apr 22, 2026, 07:25AM EDT

Full Name	**First Name:** Alberto **Last Name:** Rejman
Email	albrejman@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	May 21, 2026
Topic/Agenda Item	Rezoning Moccasin Wallow
Comment	I am against (as are all my neighbors) rezoning and building hundreds of apartments in an area already very crowded, instead of the original advertised plan of building shops, restaurants and single family homes. People bought houses in North River Ranch because of that promised plan and would be deceived if plans change now. Traffic is already chaotic and schools are crowded. Not what we need in Parrish.

Public Comment

Manatee County Government

Submitted On: Apr 22, 2026, 02:19AM EDT

Full Name	**First Name:** Jedaiah **Last Name:** Kramer
Email	msujedi134@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	May 21, 2026
Topic/Agenda Item	Villages of Amazon South
Comment	I'm in favor of rezoning the 35.5 additional acres from agricultural to mixed use ... for increased retail/commercial, offices, and green space. This gives area residents more options for dining and shopping locally and creates more jobs. I'm NOT in favor of the increased number of multifamily units. The population density of additional multifamily units would put a greater strain on traffic flow and parking.

Public Comment

Manatee County Government

Submitted On: Apr 22, 2026, 12:30AM EDT

Full Name	**First Name:** Eric **Last Name:** Pitarresi
Email	eric.pitarresi@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	Apartments at Village Center
Comment	I oppose the proposal to add additional apartment units to the Village Center in North River Ranch. This change feels like a bait-and-switch. The Village Center plan was a major factor in our decision to move here, and increasing density in this way risks diminishing the character and value of the community. Residents were led to expect a development comparable to Lakewood Ranch. This revised proposal does not align with that expectation and undermines the vision that attracted many of us to North River Ranch in the first place.

Public Comment

Manatee County Government

Submitted On: Apr 22, 2026, 12:09AM EDT

Full Name	**First Name:** Justin **Last Name:** Cejka
Email	
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	North River Ranch Rezoning
Comment	I strongly urge you to reject this rezoning request. Our community is already experiencing serious overcrowding in existing schools, and our infrastructure is not keeping up with the growth that has already been approved. There are already numerous apartment projects under construction in the immediate area, and the full impact of those developments has not yet even been absorbed. Approving additional apartment density now would only make an already unsustainable situation worse. Our schools are not just busy, they are overcrowded. Families and students are already feeling the effects of that strain, and it is irresponsible to continue adding residential density without real, demonstrated capacity to support it. The same is true for water resources and basic infrastructure. Water supply, utilities, drainage, roads, and public services are all under increasing pressure. Growth cannot continue to be approved without regard for whether the community actually has the resources to sustain it. Responsible planning means infrastructure, school capacity, and water availability must come first. Right now, they clearly do not. Please vote no on this rezoning request.

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 10:49PM EDT

Full Name	**First Name:** Jeffery **Last Name:** May
Email	jeffmay2407@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	No more apartments
Comment	No more apartments

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 10:40PM EDT

Full Name	**First Name:** Christine **Last Name:** Lewis
Email	clew0014@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	North River Ranch - Proposed Town Center Changes
Comment	I am a longtime resident of Parrish and moved to NRR in 2024. I made the decision to move here to grow my family and provide a safe and happy childhood for them. We were promised a town center with amenities and now plans are being proposed to remove that and replace with apartments. That is not what this community wants or needs. Please listen to the people that are paying to live here, not the ones that are making money from us living here. We deserve to be heard.

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 10:19PM EDT

Full Name	**First Name:** Colton **Last Name:** Mote
Email	colton.mote@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	Rezoning of NRR Town Center
Comment	As a resident of North River Ranch. I do not believe the county should ever consider rezoning the town center to included any apartments. The population density is already too much for the area. We do not have enough schools or good enough infrastructure to support any unplanned or already zoned residential apartment/housing. The reason I chose to build my home here was to avoid this specific issue. I would never have picked this area had I know the town center was going to be rezoned. There has already been a spike in crime and I fear that it would only increase if this gets pushed through.

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 10:09PM EDT

Full Name	**First Name:** Senada **Last Name:** Wruble
Email	sendy1978@hotmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	Neil Rezoning
Comment	Our neighborhood is not just land—it's where our children grow up, walk to school, and feel safe. Rezoning for higher-density housing threatens that sense of safety and stability by increasing traffic and overcrowding local resources. We urge you to consider the long-term impact on the families who already call this community home.

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 10:09PM EDT

Full Name	**First Name:** Ethan **Last Name:** Flook
Email	
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	Neal land re-zoning Village Center
Comment	I am 100% opposed to the re-zoning to add more apartments and reduce single family home sites. This area is already overdeveloped and we do not need more apartments. The school system will suffer and our quality of life will suffer. Please vote no.

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 09:57PM EDT

Full Name	**First Name:** Angela **Last Name:** Kraus
Email	angi7572@aol.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	Rezoning public center into apartments
Comment	I do not support this. We were led to believe the center would be built within 3 years of building here. We have been here 4 yrs now and still no center. The last thing this area needs is more apartments.

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 09:57PM EDT

Full Name	**First Name:** Richard **Last Name:** Ortiz
Email	rto830@aol.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	Rezoning at north River ranch
Comment	No to more apartments and rezoning. This is not what was promised when building our home

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 09:56PM EDT

Full Name	**First Name:** Melissa **Last Name:** Carpenter
Email	carpentermiss@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	Apartments in Town Center North River Ranch
Comment	NO APARTMENTS!!! We want stores and restaurants! Healthy options. Upscale!

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 09:53PM EDT

Full Name	**First Name:** Staci **Last Name:** Brown
Email	stixie54@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	Neal/North River Ranch proposed apartments
Comment	To whom it may concern, please do not rezone on what we were sold as a beautiful town center into an apartment city! Regardless of the town center, the last thing this county needs is 900 more apartments! Think of the children, think of the schools, think of the ambulances… Nobody seems to think of the infrastructure or the effect this will have. Only the dollar signs. Do not rezone. We have had enough.

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 09:52PM EDT

Full Name	**First Name:** Ethan **Last Name:** Johnson
Email	ethanjohnsonkc@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	Neal Rezoning Town Center
Comment	This is absolutely absurd, not only is this a bait and switch on the residents that have bought into the community, but the damage to property values from MORE low income trash apartments is insane. There are already WAY too many apartments and townhomes being constructed in the surrounding area, this will turn the area into a complete shit hole.

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 09:49PM EDT

Full Name	**First Name:** Amy **Last Name:** Castelow
Email	amcaywood102186@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	
Topic/Agenda Item	Rezoning of town center for apartments
Comment	We don’t want any more apartments. We want a town center that we were promised would be appealing like Lakewood ranch. That’s why we moved here. We don’t need more apartments bringing more people and more traffic to moccasin wallow. The roads can’t handle it. It’s taking away from our quiet little family oriented town and adding lots of chaos. This isn’t what anyone wants. We want our shops and town center to walk / ride our bikes to. We already don’t have enough parking in the small little plazas built. Apartments & the traffic they bring will not be good for us here.

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 09:42PM EDT

Full Name	**First Name:** Tunde **Last Name:** Nagy
Email	tundilini@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	Rezoning the town center into apartments in North River Ranch
Comment	Please do not allow the rezoning. The area is already overcrowded.

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 09:38PM EDT

Full Name	**First Name:** Mariliz **Last Name:** Rodriguez
Email	marilizrod@aol.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	Apartments
Comment	Disagree with the building and zoning for apartments. We were sold on the idea that a downtown dining and shopping area was to be built. So we purchased a house in North River Ranch. Looks like bait and switch. Marketing ploy.

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 09:33PM EDT

Full Name	**First Name:** Christopher **Last Name:** Dorin
Email	cmdorin@hotmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	No Rezoning
Comment	You sold us on a town center. Now you want to redone it for apartments. No! No apartments.

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 09:32PM EDT

Full Name	**First Name:** Jill **Last Name:** Riolo
Email	jcr0922@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	
Comment	I'm against Neal Developers rezoning the village town center into apartments. We moved here for shops, food, restaurants and community gathering not more apartments or residential living. He sold us on the North River Ranch community and he should not go back on his original plans on homeowners who bought here for a reason.

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 09:30PM EDT

Full Name	**First Name:** Eric **Last Name:** Oetiz
Email	eortizbrooklyn@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	Apartments
Comment	Totally against apartments. Lured here in hopes of a downtown area. Otherwise I would not have bought here.

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 09:24PM EDT

Full Name	**First Name:** Adrienne **Last Name:** Baerny
Email	ajbaerny@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	N. River Ranch Town Center
Comment	One of the reasons that I purchased in this neighborhood was because of the fact that we were going to have shopping in the neighborhood and now you're resigning for apartments this is not what I was sold when purchasing in this neighborhood. It's very much bait and switch move to do.

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 09:20PM EDT

Full Name	**First Name:** Tiffany **Last Name:** Holden
Email	tiffanyholden07@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	Re-zoning town center in NRR to apartments
Comment	We will be moving if this is approved to another COUNTY. The greed is unreal. We already have no infrastructure or school support and those resident HOME OWNERS that bought years ago were sold a town center by the builders and developers. Thats what we want and what the area NEEDS. We do not need more apartments or low income housing. This area has seen an uptick in crime already and it coincides with the recent apartment builds in the area. Disappointed but not even a little surprised. Don't be greedy for once and deny this.

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 08:58PM EDT

Full Name	**First Name:** Katie **Last Name:** Giordan
Email	
Which meeting is this public comment for? (Please select date of meeting)	
Topic/Agenda Item	Apartments
Comment	No more zoning for apartments. No more apartments. Florida is full. We are going to sink. We don't have enough roads or stores for these people and you're killing off the wildlife!

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 08:48PM EDT

Full Name	**First Name:** Anthony **Last Name:** Colaizzi
Email	colaizzi65@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	North River Ranch/amazon
Comment	We are against proposed amendments to the property in North River Ranch for multiple reasons, our roadways cannot keep up with the growth of this area as it is, having apartments so close to a residential area raises concerns of theft, and we already have issues with theft and trespassing. We also feel lied to about future use of this space it was supposed to be one level shopping, restaurants, and senior living, now they want 3 to 4 story apartments/office space that will be in sight of our front door not to mention practically in our neighbors back yard . How many apartment / office buildings does Parrish and Manatee county need and do they really need to place them next to a residential family neighborhood, at least that's how NEAL PROPERTIES has marketed North River Ranch!!!

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 08:48PM EDT

Full Name	**First Name:** Devin **Last Name:** Franklin
Email	devfranklin@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	Rezoning of town center
Comment	I am a home owner of Riverfield NRR and completely against the rezoning of the town center into apartments! When we decided to build and move in NRR It didn't involve apartments being part of the zoning. Completely unacceptable!

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 08:44PM EDT

Full Name	**First Name:** Deborah **Last Name:** Maddy
Email	debbmaddy@aol.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	NRR rezoning
Comment	I am against Pat Neal rezoning the North River Ranch market area with apartments included. We don't have the infrastructure here to handle the cars that would come off of more apartments when we've already got thousands in the making. It looks like moccasin wallow Road construction is never going to get finished and we need what we were promised when we moved into this place not what Pat Neal wants to change it to. You need to stop letting the developers have everything they want. Your tax money is coming from the residents living here. We should have a say in our community!! thank you.

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 08:43PM EDT

Full Name	**First Name:** Kaylin **Last Name:** Muhr
Email	Kaylin.hewitt@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	Town Center in North River Ranch
Comment	Would like to voice my opinion as part of the North River Ranch community. I advocate for the Town Center to be built for residents to provide what was promised to us when buying into North River Ranch. It also benefits the community to have more options than just the Market Walk area. Please consider less or no apartments!

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 08:37PM EDT

Full Name	**First Name:** Amber **Last Name:** Markham
Email	atruhanovitch@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	Neal re-zoning town center
Comment	To whom it may concern we do not agree with the re-zoning of the village center to add additional apartments. That was not what we bought into as home owners for the community. The area is already getting too developed and do we even have enough school capacity for that additional influx etc. we would like to express concerns about allowing this re-zoning as we cannot make it to the meeting. Thank you for your time.

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 08:32PM EDT

Full Name	**First Name:** Sam **Last Name:** Bowling
Email	samcbowling@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	Rezoning
Comment	No more apartments in Parrish! Do not rezone the village center!

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 08:18PM EDT

Full Name	**First Name:** Melissa **Last Name:** Barron
Email	melissavecchione@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	Neal Rezoning in NRR
Comment	I am against the rezoning of the town center into apartments.

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 08:08PM EDT

Full Name	**First Name:** Alisha **Last Name:** Bernard
Email	alisha_bernard@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	
Topic/Agenda Item	Rezoning Neal village center to apts
Comment	Absolutely not! Sold this neighborhood as new LWR and turning into ghetto. Not enough space at the schools and def traffic is a problem.

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 08:03PM EDT

Full Name	**First Name:** Alycia **Last Name:** May
Email	alycia.may18@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	No more apartments
Comment	NO MORE APARTMENTS

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 07:50PM EDT

Full Name	**First Name:** Darnell **Last Name:** Coles
Email	dcolesjr@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	Neal Town Center Rezoning
Comment	This proposed changes significantly deviate from what was sold to us as coming soon in the town center. And a huge part of why we chose to relocate our family to North River Ranch. Putting in additional housing and apartment complex complexes when all of moccasin wallow Road is underdevelopment with apartment complexes and additional housing would do a great disservice to the community at large and those of us who specifically were promised certain amenities or features in North River Ranch.

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 07:44PM EDT

Full Name	**First Name:** Brian **Last Name:** Meyer
Email	brianmeyer83@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	Rezoning of North River Ranch for Apartments
Comment	We don't need more apartments here. There's thousands being thrown up all around Parrish and we're already in a severe drought with water restrictions. The shopping and businesses are what we're promised here and that's exactly what vast majority of NRR residents want. No more apartments!

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 07:41PM EDT

Full Name	**First Name:** Hilda **Last Name:** Piller
Email	hldnora@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	Neal community by NRR for change of zoning
Comment	I would like it to stay as it was intended as for the integrity of our neighborhood @ North River Ranch New shopping district with single family homes. Not apartments. it should stay as promised by Neal Community

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 07:38PM EDT

Full Name	**First Name:** Veronica **Last Name:** Alvarado
Email	valvar49@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	Neal rezoning
Comment	We want shops as promised not apartments

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 07:36PM EDT

Full Name	**First Name:** Hannah **Last Name:** Barnholt
Email	tombarnholt0861@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	Neal land rezoning north River ranch
Comment	I am against the rezoning to change from single family homes to apartments. Our schools are already over capacity and the developers continue building. Switching from single family homes to many more apartments only worsens this burden. Also the roadways and infrastructure. We are so behind on the roadways and tha should really be addressed first before any rezoning.

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 07:36PM EDT

Full Name	**First Name:** Jennifer **Last Name:** Montijo
Email	montijowedding@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	Town center into apartments
Comment	North River Ranch was promised a town center, not apartments. We don't need any more apartments in this area. We need what was promised to the residents of NRR when originally purchasing in this community. We need places to bring our families and to come together as a community. The roads are already congested and the schools are overcrowded enough. The residents deserve what was originally promised.

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 07:30PM EDT

Full Name	**First Name:** Kaylee **Last Name:** Colatorti
Email	kayleearnold14@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	Town Center
Comment	We bought up here with the promise of a town center not apartments!!!! If apartments get built that's false advertising getting people to move here! We bought wanting a downtown with small businesses, keep your promise.

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 07:29PM EDT

Full Name	**First Name:** Lisa **Last Name:** Haydon
Email	lisakhaydon@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	Town Center/Apartmenrs
Comment	As a homeowner of North River Ranch I am 100% against adding apartments to our neighborhood. We purchased here because there are not apartments in this neighborhood. NO APARTMENTS. NO APARTMENTS. We do not want them here!!!!

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 07:27PM EDT

Full Name	**First Name:** Brian **Last Name:** Duke
Email	dolphin716@msn.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	North River Ranch rezone
Comment	As a homeowner in North River Ranch, the idea of the Village Center was a main attraction to the area. More apartments is not only unnecessary, it will allow for much more traffic, more over crowding in schools and lower quality of life for the area.

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 07:26PM EDT

Full Name	**First Name:** Nathalia **Last Name:** Hubay
Email	nathalia.hubay@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	Neal Land Rezoning NRR
Comment	I am not in agreement with Neal land reasoning the town center to apartments. We do not need any more apartment buildings. There are several under construction on Moccasin Wallow, 301, 41 and more. Just stop with all development already.

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 07:16PM EDT

Full Name	**First Name:** Josie **Last Name:** Osborne
Email	jfig366@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	Rezoning town center / apartment build
Comment	To Whom It May Concern, I am writing to express my strong and growing opposition to the proposed rezoning of what was originally designated as our town center. This development was one of the primary reasons many of us chose to move into this community. We were sold a vision carefully marketed as a thoughtfully planned, high-end “next Lakewood Ranch” lifestyle. That promise was a significant factor in our investment, both financially and personally, in making this our home. Now, just a few years later, there is discussion of converting a substantial portion of that very town center into apartment housing. Frankly, this feels like a complete departure from what was promised. The amenities that currently exist are already strained and insufficient for the number of residents who have moved in under these original expectations. There has been no meaningful expansion to match the continued growth, yet the solution being considered is to further increase density in the very core meant to serve the community? This is deeply disappointing. What was marketed as a luxury, thoughtfully designed neighborhood is beginning to feel overcrowded, mismanaged, and misaligned with the original vision that drew so many of us here in the first place. There is a real sense of frustration and loss of trust developing among residents. Many of us feel that the commitments made during the sales and planning phases are not being honored, and that long-term livability is being sacrificed for short-term development gains. I strongly urge you to reconsider this direction and prioritize the integrity of the original community plan before making changes that fundamentally alter what residents were led to expect and invest in. Sincerely, A deeply disappointed resident

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 07:04PM EDT

Full Name	**First Name:** John **Last Name:** Modica
Email	jmjr_123@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	NRR Village rezoning
Comment	Very unhappy what Parrish turned into

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 07:01PM EDT

Full Name	**First Name:** RoseAnn **Last Name:** Picarelli
Email	newrave1@aol.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	NRR Village rezoning
Comment	Hooked us in and sold us out...

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 06:59PM EDT

Full Name	**First Name:** Emily **Last Name:** Bradley
Email	emilybradley810@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	Parrish town center rezoned for apartments
Comment	I do not support rezoning the Parrish town center for apartments. Neal sold the homes in north river ranch with advertisements for a town center. If this is rezoned for apartments instead of a town center, all of these homes were sold based on false advertising. Please give the community what they want and what was promised. Just look at the success of market walk restaurants. We need more of that in the neighborhood which will attract more residents vs. driving them away.

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 06:58PM EDT

Full Name	**First Name:** Natalie **Last Name:** Modica
Email	jmjr_123@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	
Topic/Agenda Item	North River Ranch Village zone change
Comment	We were told it would be the next Lake wood Ranch, all lies...

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 06:55PM EDT

Full Name	**First Name:** Ashley **Last Name:** Colaizzi
Email	ashsmith0428@hotmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	North River ranch
Comment	We do not want a rezoning for north river ranch. We bought our house with the town center being the selling point and now Neal is trying to back out to help his own pocketbook instead of providing what was promised.

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 06:53PM EDT

Full Name	**First Name:** Kelly **Last Name:** Parra
Email	kplatko09@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	
Topic/Agenda Item	North River Ranch
Comment	Dear Manatee County Commissioners, I am writing to respectfully request that you reconsider the proposed addition of apartment developments within the North River Ranch area. As a resident and community member, I am concerned about the long-term impact this type of development may have on the character, infrastructure, and quality of life in our area. North River Ranch has been thoughtfully planned as a community that balances residential living with green space, schools, and family-oriented amenities. Introducing higher-density apartment housing could significantly alter that balance. Specifically, I ask that you consider the following concerns: * Traffic and infrastructure strain: The existing roadways and traffic patterns already face increasing demand. Additional high-density housing may exacerbate congestion and safety concerns, particularly for families and school routes. * School capacity: Local schools are already managing growth. Adding apartments could accelerate overcrowding and place further strain on educational resources. * Community character: Many families chose North River Ranch for its planned, low-density feel and emphasis on open space. Apartments may change the overall environment in a way that does not align with the original vision. * Environmental impact: Increased density can affect drainage, green space preservation, and local ecosystems, which are important to maintaining the area's appeal and sustainability. I understand the need for growth and housing options within Manatee County. However, I urge you to carefully evaluate whether this particular location is appropriate for higher-density development, and to consider alternative solutions that better align with the community's existing framework and long-term vision. Thank you for your time and for your service to our community. I appreciate your thoughtful consideration of resident feedback on this important matter.

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 06:51PM EDT

Full Name	**First Name:** Michael **Last Name:** Lowery
Email	lowerydesign@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	Neal Properties Rezoning of the Town Center at North River Ranch
Comment	I am completely against the rezoning of the town center at North River Ranch to instead build apartment buildings. Apartments bring far too many people into a specific area and Parrish is booming with growth already!

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 06:51PM EDT

Full Name	**First Name:** Joseph l **Last Name:** Riccardo
Email	jlr34219@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	
Topic/Agenda Item	No apartments
Comment	We don’t need apartments we need less housing

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 06:51PM EDT

Full Name	**First Name:** Leah **Last Name:** Roethel
Email	leah.roethel@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	Neal rezoning at NRR
Comment	Please vote no on the rezoning at NRR. This will drive current residents away and deter future residents, similar to what realtors have stated about the Seaire community. This will also have a significantly negative impact on the infrastructure and make the area feel less high end. Also, this is not what was promised to owners who bought largely due to the planned village center, not what they are now trying to do. It feels bait and switch and is very upsetting. Thank you for your consideration.

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 06:50PM EDT

Full Name	**First Name:** Katty **Last Name:** Driggers
Email	kgrudzien2@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	Neal rezoning.
Comment	My whole family doea NOT support the rezoning of the proposed town center. We do not need more apartments! We need more family friendly restaurants and businesses!!!

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 06:48PM EDT

Full Name	**First Name:** Karthik **Last Name:** Gundavarapu
Email	karthikgundavarapu@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	No Rezoning of Town center to Apartments
Comment	We already dealing with too much of traffic n less infrastructure. It already 20 - 30 from fort hammer on moccasin wallow to I-75. We do not want a 4 mile distance to be an hour drive

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 06:45PM EDT

Full Name	**First Name:** Juston **Last Name:** Flook
Email	
Which meeting is this public comment for? (Please select date of meeting)	May 19, 2026
Topic/Agenda Item	North River ranch village center reasoning
Comment	Neal Land wishes to re-zone a portion of single family homes into massive amount of apartments and add more apartments with new land they have acquired. This will only increase the traffic congestion in the entire surrounding areas and will likely overwhelm the local school system. This area is already being way over developed and adding apartments will only worsen the quality of life for everyone that lives here and nearby. Neal land and development does NOT have my support for this change.

Public Comment

Manatee County Government

Submitted On: Apr 21, 2026, 06:26PM EDT

Full Name	**First Name:** Elaine **Last Name:** Runyon
Email	erunyon2X2@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	rezoning NRR town center into apartments.
Comment	I am totally against Neal turning the town center into apartments. I am told the schools can't handle what they already have. I bought a home here last year because of plans for a town center, not apartments. Please do not let this happen.

Public Comment

Manatee County Government

Submitted On: Apr 16, 2026, 08:54AM EDT

Full Name	**First Name:** Lori **Last Name:** Fauquier
Email	lorifauquier@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	May 21, 2026
Topic/Agenda Item	Villages of Amazon South - rezone w/ Amended GDP
Comment	Continued expansion of residential development without corresponding growth in infrastructure, dining, retail, and community spaces risks creating an imbalance that negatively impacts quality of life for current residents. Our area would benefit far more from thoughtful development that enhances livability — such as restaurants, cafes, small businesses, and gathering spaces that foster community connection and support the local economy. Balanced growth is essential. Expanding commercial and mixed-use spaces would not only better serve current residents, but also make the area more attractive and sustainable long-term. Communities thrive when people have places to gather, dine, and support local businesses, not just places to live. I respectfully encourage the county to consider prioritizing zoning that allows ONLY for restaurants, shops, and community-centered businesses rather than additional residential construction at this time. We would benefit more from this that having a section with more housing. We area is already OVERLOADED with housing. Thank you for your consideration and for your continued work serving our community.

Public Comment

Manatee County Government

Submitted On: Apr 15, 2026, 11:02PM EDT

Full Name	**First Name:** Hannah **Last Name:** Barnholt
Email	tombarnholt0861@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 16, 2026
Topic/Agenda Item	35 acre lot on ft hammer and moccasin wallow rezoning
Comment	Harvey elementary is already extremely over crowded. The new middle school is nearing capacity. There is zero way that apartment/ condos should be allowed to take that space. I'm all for the commercial/ single family homes but we are at capacity with infrastructure and schools. This should not be allowed.

Public Comment

Manatee County Government

Submitted On: Apr 15, 2026, 06:32PM EDT

Full Name	**First Name:** Melissa **Last Name:** Barron
Email	melissavecchione@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 16, 2026
Topic/Agenda Item	Villages of Amazon south in NRR
Comment	We don’t need more apartments. Harvey k-8 is busting at the seams. There are homes sitting on the market. Apartments make the area look terrible and add to more congestion on the roads. Please go back to the original plan and what sold us to buy in this neighborhood.

Public Comment

Manatee County Government

Submitted On: Apr 15, 2026, 04:34PM EDT

Full Name	**First Name:** Olga **Last Name:** P
Email	Olgak14@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	April 16, 2026
Topic/Agenda Item	Villages of Amazon South
Comment	Hello! We would like to express our concern regarding the proposed re-zoning of the villages of Amazon south from 279 single family detached homes to 627 multiple family housing units. All the owners at north river ranch (us included) strongly oppose to this re-zoning, as we purchased here under the impression and the promise that there will be primarily single family homes in the area and this proposal is trying to override this, which is extremely concerning and a very deceptive business practice. This area already has too much traffic due to smaller roads and a large number of new residents moving in. Most of the newer apartments have over 20% of vacant units and it will only get worse as the area doesn't have enough jobs and most employment centers are too far of a commute and this is not going to change with the addition of new multiple family housing and will only get worse. We demand that this proposed re-zoning is rejected. Thanks!

Public Comment

Manatee County Government

Submitted On: Apr 15, 2026, 03:30PM EDT

Full Name	**First Name:** Dean **Last Name:** Kolstad
Email	dean.kolstad@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 16, 2026
Topic/Agenda Item	PDMU-18-06(Z)(G)(R2)-Rezone With Amended GDP For Villages Of Amazon South/Woolridge Investments LLC; Blackhawk Capital Management LLC;Lasalle Holding Partners LLC; Seneca Real Holdings LLC;WHK Invest LLC;University Park Partners IV LLC (Owners)-PLN2411-0096-Alyssa Grove,Planner I-District 1
Comment	This area doesn't need more houses. We can't sell ours because so many are on the market and there's hundreds that are still being built. We need more amenities. Not residents. I'd love to sell and buy another home in North River Ranch but the market is dead as it is due to over saturation.

Public Comment

Manatee County Government

Submitted On: Apr 15, 2026, 02:16PM EDT

Full Name	**First Name:** Ashley **Last Name:** Kolstad
Email	ashley.kolstad@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 16, 2026
Topic/Agenda Item	Villages of Amazon
Comment	I am a resident in North River Ranch and am against this rezone. I would like to sell my home soon and buy another in the community that better fits our needs, however the houses are not selling as is. Most homes are on Redfin 100+ days. We don't need more housing in this area. What we need is to finish what has already been approved.

Public Comment

Manatee County Government

Submitted On: Apr 15, 2026, 10:31AM EDT

Full Name	**First Name:** Rose **Last Name:** Szabo
Email	rszabo65@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	April 16, 2026
Topic/Agenda Item	Villages of Amazon South - Rezone with Amended GDP
Comment	As a resident of Bella Lago and living in a single family home within the proposed area, I ask that this rezoning be denied. The area is already congested with new housing complexes. Adding multi-family houses would degrade this area, not improve it. Natural resources and wildlife habitats are already being destroyed. Food and water are necessary for human survival. This rezoning would greatly impact both of those very important resources. I realize that being new to the area puts my opinions at a disadvantage, but I am very concerned that the planners are not making the changes to the landscape a priority. Please consider the construction happening outside of this area. There is already a large multi family complex on Moccasin Wallow Road, as well as a "lagoon" community and many other communities being constructed along the same road. There are just too many planned communities near this proposed site to ask that this area be rezoned to ask for more multi family homes to be built. The undeveloped area that is depicted on the map for rezoning is proposed to be for retail/dining and a hospital. Those proposed structures would already take up a large portion of energy and water. Adding multi family homes to that same area would directly strain those resources. I strongly oppose this rezone and ask that the board vote in the interest of the people living in the communities and NOT special interest parties.

Public Comment

Manatee County Government

Submitted On: Apr 12, 2026, 07:35PM EDT

Full Name	**First Name:** Lori **Last Name:** Chong
Email	lorischong@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 16, 2026
Topic/Agenda Item	2. PDMU-18-06(Z)(G)(R2)–Rezone With Amended GDP For Villages Of Amazon South/Woolridge Investments LLC;Blackhawk Capital Management LLC;Lasalle Holding Partners LLC;Seneca Real Holdings LLC;WHK Invest LLC;University Park Partners IV LLC (Owners)–PLN2411-0096-Alyssa Grove,Planner I-District 1
Comment	I do not want to see the 35.53 acres to be rezoned to PDMU. We need to preserve agricultural land in Manatee County. There is extensive ongoing building of apartments, townhomes and houses already. We do not need another more residential units. I feel the land is being over-developed and residential units are outpacing demand for them. I would love to continue to see cows in fields in this area. However, if that is not possible we still need to preserve open green space.

Public Comment

Manatee County Government

Submitted On: Apr 12, 2026, 04:14PM EDT

Full Name	**First Name:** Julie **Last Name:** Madison
Email	julie.madison@toptierk9.com
Which meeting is this public comment for? (Please select date of meeting)	April 21, 2026
Topic/Agenda Item	Proposed rezoning
Comment	Let’s not forget there is no Commissioner in District 1 All voting on items that impact their district should be postponed until a dully elected official can be elected in November 2026. Plain and simple. Let the people in that District HAVE A VOICE ! I am writing to express my firm opposition to the proposed rezone and amended General Development Plan for the Villages of Amazon South (PDMU-18-06(Z)(G)(R2)). While growth is inevitable, the scale and nature of this specific request represent a step backward for the Parrish community and the county at large. This project, which now seeks to encompass over 1,067 acres with more than 3,100 residential units, is a textbook definition of over-development. Approving this expansion without a commensurate, ironclad commitment to infrastructure and housing diversity is a disservice to the taxpayers. My concerns are centered on the following critical failures: Infrastructure Deficit (Roads & Traffic): The intersection of Moccasin Wallow Road and US 301 is already under immense strain. Adding thousands of additional residential units, along with significant retail and medical office space, will create a gridlock that our current transportation network simply cannot absorb. We cannot continue to approve "density first, infrastructure later." Water and Sewer Capacity: A project of this magnitude—including a hospital and hundreds of ALF beds—places a staggering demand on our utility systems. There has been no clear evidence provided that our current water and sewer infrastructure can sustain this level of intensified use without compromising service to existing residents or damaging our local water cycle. The Workforce Housing Void: It is unacceptable to approve a development of over 3,000 units that fails to meaningfully address attainable housing. We are in the midst of a housing crisis where our teachers, first responders, and service workers are being priced out of the very community they serve. Adding 313 multifamily units through a density exchange is not a solution if those units are not restricted to workforce price points. A "mixed-use" project of this size that ignores the "Missing Middle" is a missed opportunity and a "big NO" for our community’s future. Environmental and Density Concerns: Consolidating and rezoning 35 additional acres of agricultural land (A and A-1) into PDMU further erodes the rural character of northern Manatee County. The constant "amending and restating" of ordinances to squeeze more density into these tracts is a trend that must stop. We need leadership that prioritizes sustainable growth over developer-driven density. This community needs a change in how we approach large-scale developments—one that ensures infrastructure is in the ground before the rooftops go up, and that "attainable housing" is a requirement, not a suggestion. I urge you to vote NO on this rezone and the amended GDP. Let us focus on building a Manatee County that works for everyone, not just those who can afford luxury price points.

Public Comment

Manatee County Government

Submitted On: Apr 12, 2026, 12:56PM EDT

Full Name	**First Name:** Elizabeth **Last Name:** Arnold
Email	arnoldec6@aol.com
Which meeting is this public comment for? (Please select date of meeting)	April 16, 2026
Topic/Agenda Item	Parrish PDMU 18-06
Comment	Commissioners, PDMU-18-06 is not a small adjustment. It is a clear attempt to push more density, more intensity, and more impact into an area that is already beyond what it can handle. Residents are already living the consequences—traffic that doesn't move, infrastructure that is stretched thin, growing concerns about flooding, and serious questions about long-term water capacity. None of that is speculative. It's reality. And yet this request asks you to go further—add acreage, add units, and shift even more toward higher intensity uses. At some point, this stops being planning and starts being disregard for the people who live here. If every request is approved, then there are no limits—only consequences that residents are left to deal with after the fact. This area is already at capacity. Approving this is not responsible growth. It is overdevelopment. This is where you draw the line. Deny this request. Elizabeth Arnold

Public Comment

Manatee County Government

Submitted On: Apr 12, 2026, 12:07PM EDT

Full Name	**First Name:** GLEN **Last Name:** GIBELLINA
Email	Glengibellina@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 16, 2026
Topic/Agenda Item	PDMU-18-06(Z)(G)(R2)–Rezone With Amended GDP For Villages Of Amazon South/Woolridge Investments LLC;Blackhawk Capital Management LLC;Lasalle Holding Partners LLC;Seneca Real Holdings LLC;WHK Invest LLC;University Park Partners IV LLC (Owners)–PLN2411-0096-Alyssa Grove,Planner I-District 1
Comment	Lets not forget there is no Commissioner in this District. All voting should be postponed until a dully elected official can be elected in November 2026. What's the rush? I am writing to express my firm opposition to the proposed rezone and amended General Development Plan for the Villages of Amazon South (PDMU-18-06(Z)(G)(R2)). While growth is inevitable, the scale and nature of this specific request represent a step backward for the Parrish community and the county at large. This project, which now seeks to encompass over 1,067 acres with more than 3,100 residential units, is a textbook definition of over-development. Approving this expansion without a commensurate, ironclad commitment to infrastructure and housing diversity is a disservice to the taxpayers. My concerns are centered on the following critical failures: Infrastructure Deficit (Roads & Traffic): The intersection of Moccasin Wallow Road and US 301 is already under immense strain. Adding thousands of additional residential units, along with significant retail and medical office space, will create a gridlock that our current transportation network simply cannot absorb. We cannot continue to approve "density first, infrastructure later." Water and Sewer Capacity: A project of this magnitude—including a hospital and hundreds of ALF beds—places a staggering demand on our utility systems. There has been no clear evidence provided that our current water and sewer infrastructure can sustain this level of intensified use without compromising service to existing residents or damaging our local water cycle. The Workforce Housing Void: It is unacceptable to approve a development of over 3,000 units that fails to meaningfully address attainable housing. We are in the midst of a housing crisis where our teachers, first responders, and service workers are being priced out of the very community they serve. Adding 313 multifamily units through a density exchange is not a solution if those units are not restricted to workforce price points. A "mixed-use" project of this size that ignores the "Missing Middle" is a missed opportunity and a "big NO" for our community's future. Environmental and Density Concerns: Consolidating and rezoning 35 additional acres of agricultural land (A and A-1) into PDMU further erodes the rural character of northern Manatee County. The constant "amending and restating" of ordinances to squeeze more density into these tracts is a trend that must stop. We need leadership that prioritizes sustainable growth over developer-driven density. This community needs a change in how we approach large-scale developments—one that ensures infrastructure is in the ground before the rooftops go up, and that "attainable housing" is a requirement, not a suggestion. I urge you to vote NO on this rezone and the amended GDP. Let us focus on building a Manatee County that works for everyone, not just those who can afford luxury price points. For the Record Glen GADFLY Gibellina https://electglengibellina.com/

From: Michael Underwood <underwood.michael.c@gmail.com>
Sent: Friday, April 10, 2026 12:15 PM
To: Alyssa Grove <Alyssa.Grove@mymanatee.org>
Cc: Bekah Underwood <underwood.rebekah.l@gmail.com>
Subject: Adjacent Property Owner Objection: PDMU-18-06(Z)(G)(R2) – Villages of Amazon South (PLN2411-0096)

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Dear Ms. Grove and Members of the Planning Commission,

As homeowner's residing at 9066 Royal River Circle and an adjacent property owner to the proposed Villages of Amazon South expansion, I am writing to formally express my concerns regarding application PDMU-18-06(Z)(G)(R2).

To be clear, I am generally in favor of the commercial and medical elements of this project. Parrish is in desperate need of additional retail, restaurants, and medical infrastructure to support its current population. However, I strongly oppose the proposed density swap and the addition of 627 multifamily units.

I urge the Commission to reject the residential amendment based on the following points:

1. Abuse of the Land Use Equivalency Matrix (LUEM) The developer is requesting to exchange 279 approved single-family detached units for 627 multifamily units. This is a disproportionate density swap that more than doubles the human footprint on that specific parcel. The LUEM should not be used as a backdoor mechanism to drastically alter the character of the approved development from a suburban neighborhood to a high-density urbanized complex.

2. Un-Forecasted Municipal Infrastructure Strain Given my professional background in municipal engineered systems, I am deeply concerned about the immediate impact this density swap will have on our local infrastructure. Consolidating over 600 dwelling units into a localized multifamily footprint introduces a severe, concentrated load on the area's water and wastewater lift stations that was not accounted for in the original single-family site plan. Approving this swap shifts the burden of long-term utility wear and capacity upgrades onto the county and taxpayers.

3. Traffic Capacity and Safety on Moccasin Wallow & US 301 The original approval already taxes the current road infrastructure. Adding a net increase of over 600 residential units—concentrated in multifamily housing—will push the localized traffic density beyond acceptable levels. As a father raising two young daughters in this immediate area, the exponential increase in daily trips entering and exiting onto Moccasin Wallow Road poses a severe safety and congestion risk to my family and my neighbors.

4. Removal of Stipulation 17 The notice indicates a request to "remove Stipulation 17." Before any vote takes place, I am requesting full transparency on exactly what Stipulation 17 entails

and why the developer is seeking its removal. Eliminating prior conditions of approval without clear public justification undermines the trust between the community and the Commission.

I respectfully request that you provide me with the details regarding Stipulation 17 and a copy of the updated site map showing the proposed location of these multifamily units in relation to the property boundaries.

I urge the Commission to hold the developer to their original residential density agreement while allowing the commercial expansion to proceed.

Respectfully,

Michael & Rebekah Underwood

9066 Royal River Circle Parrish, FL 34219

From: Michael Underwood <underwood.michael.c@gmail.com>

Sent: Friday, April 10, 2026 5:00 PM

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

Cc: Bekah Underwood <underwood.rebekah.l@gmail.com>

Subject: OPPOSITION to PLN2411-0096 / PDMU-18-06(Z)(G)(R2) – Villages of Amazon South

Some people who received this message don't often get email from underwood.michael.c@gmail.com. Learn why this is important <https://aka.ms/LearnAboutSenderIdentification>

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Dear Manatee County Commissioners,

I am writing to you as a Parrish resident to formally express my strong opposition to the proposed zoning amendments for the Villages of Amazon South (Application PLN2411-0096). I urge you to vote NO on this request.

The developer is asking to remove 279 single-family homes and replace them with roughly 940 additional multi-family apartment units. Our community simply cannot afford to absorb any more high-density housing or apartments.

Our local infrastructure is already failing to keep up with the current pace of development. Moccasin Wallow Road and US 301 are completely overburdened, and our existing grocery stores and retail centers are stretched to their limits. What our specific area desperately needs is more retail stores and restaurants to support the people who already live here, not more residential units that will further choke our roads.

Additionally, our local schools are operating over capacity. With two daughters of my own, I am deeply concerned about the impact of adding nearly a thousand unexpected multi-family units to our already strained school system.

Please hold this developer to their originally approved plan. We need our elected officials to prioritize commercial and retail development over high-density apartments that our current roads, stores, and schools cannot support.

Thank you for your time and for representing the best interests of our community.

Sincerely,

Michael and Rebekah Underwood

9066 Royal River Circle, Parrish, FL 34219

EXHIBIT B

PDMU-18-06(G)(R2)

Land Use		PDR	PDO	PDC	PDRP	PDI	PDPI	PDW	PDMU	PDRV	PDMH	PDGC	PDA	PDEZ
AGRICULTURAL USES														
~~Agricultural Research Facilities~~	—	X	X	P	P	X	P	X	~~P~~	X	X	X	P	P
~~Agricultural Uses~~	531.1	~~P~~	P	~~P~~	P	P	P	P	~~P~~	P	P	X	P	P
~~Agricultural Products Processing Plants~~	531.1	X	X	X	X	P	X	X	~~P~~	X	X	X	P	P
~~Animal Products Processing Facility~~	531.1	X	X	X	X	P	X	X	~~SP~~	X	X	X	P	P
~~Short Term Agricultural Uses~~	531.1	P	X	P	X	X	X	X	~~P~~	X	X	X	P	P
~~Stables or Equestrian Centers: Private~~	531.1	P	X	X	X	X	X	X	~~P~~	P	P	X	P	X
~~Stables or Equestrian Centers: Public~~	531.1	X	X	~~P~~	X	X	P	X	~~P~~	X	X	X	P	X
~~Tree Farm~~	531.1	X	X	X	X	X	P	X	~~P~~	X	X	X	P	X
~~Animal Services (Wild and Exotic)~~	531.5	~~P~~	P	~~P~~	P	P	P	P	~~P~~	P	P	P	P	P
~~Breeding Facility (Non-Wild & Exotic)~~	531.8	X	X	P	P	P	P	X	~~P~~	X	X	X	P	X
~~Farming Service Establishments~~	531.18	X	X	P	X	X	X	X	~~P~~	X	X	X	P	P
Farm Worker Housing	531.19	X	X	X	X	X	X	X	X	X	X	X	X	X
Pet Service (Kennel) Establishments	531.38	X	X	P	P	X	X	X	P	X	X	X	P	X
Sawmills	531.1	X	X	X	X	P	X	X	P	X	X	X	X	P

~~Slaughterhouses~~	531.1	X	X	X	X	P	X	X	~~P~~	X	X	X	X	X
~~Stockyards and Feedlots~~[4]	531.1	X	X	X	X	P	P	X	~~P~~	X	X	X	X	X
Veterinary Hospitals	531.58	X	X	P	X	P	P	X	P	X	X	X	X	X
COMMERCIAL - RETAIL														
Alcoholic Beverage Establishment	531.4	X	X	SP	X	SP	X	SP	SP	X	X	X	X	X
Alcoholic Beverage Establishment - 2 COP License	531.4	X	X	P	X	X	X	X	P	X	X	X	X	X
Auction Houses, Enclosed	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Auction Houses, Open	531.6	X	X	P	X	P	X	X	P	X	X	X	X	X
Building Materials Sales Establishment	531.9	X	X	P	X	X	X	X	P	X	X	X	X	X
Lumberyard	531.9	X	X	X	X	P	X	X	P	X	X	X	X	P
Drive-Through Establishments	531.16	X	X	P	P	P	X	X	P	X	X	X	X	P
Gas Pumps	531.51	X	X	P	P	P	P	P	P	P	X	X	X	P
~~Recreational Vehicle/Mobile Home Sales, Rental & Leasing~~	531.43	X	X	P	X	X	X	X	~~P~~	P	X	X	X	X
Restaurant	531.48	X	P	P	P	P	X	P	P	X	X	X	X	P
Retail Sales, Neighborhood Convenience	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X

Medical Marijuana Treatment Center Dispensing Facility	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Retail Sales, General	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Service Station	531.51	X	X	P	X	P	X	X	P	X	X	X	X	P
~~Vehicle Sales, Rental, Leasing~~	531.57	X	X	P	X	P	X	X	~~P~~	X	X	X	X	X
COMMERCIAL - SERVICES														
Bed and Breakfast	531.7	P	X	P	X	X	X	P	P	X	X	X	P	X
Business Services	—	X	P	P	P	P	P	X	P	X	X	X	X	X
Printing, Medium	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Printing, Small	—	X	P	P	X	P	X	X	P	X	X	X	X	X
Car Wash: Full Service	531.1	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Incidental	531.1	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Self-Service	531.1	X	X	P	X	P	P	X	P	X	X	X	X	X
Clinics	—	X	P	P	X	X	P	X	P	X	X	X	X	X
Equipment sales, rental, leasing, storing and repair - heavy	531.18	X	X	P	X	P	X	X	P	X	X	X	X	P
Construction equipment	531.18	X	X	P	X	P	P	X	P	X	X	X	X	X
Equipment sales, rental, leasing, storing and repair - light	—	X	X	P	X	P	X	X	P	X	X	X	X	

Food Catering Service Establishment	531.21	X	X	P	X	P	X	X	P	X	X	X	X	X
Free Standing Emergency Department (FSED)[5]	531.62	X	X	~~P~~	X	X	X	X	P	X	X	X	X	X
Funeral Chapel	531.22	P	P	P	X	X	X	X	P	X	X	X	P	X
Funeral Home	531.22	X	P	P	X	X	X	X	P	X	X	X	X	X
Hospital[1]		X	X	X	X	X	P	X	P	X	X	X	X	X
Intensive Services: Exterminating and Pest Control	531.26	X	X	X	X	X	X	X	P	P	X	P	X	P
Intensive Services: Printing, Heavy	—	X	X	X	X	P	X	X	X	X	X	X	X	P
Intensive Services: Industrial Service Establishment	531.26	X	X	P	P	P	X	X	P	X	X	X	X	P
Intensive Services: Sign Painting Service	531.26	X	X	P	X	P	P	X	P	X	X	X	X	X
Intensive Services: Taxi-Cab, Limousine Service	531.26	X	X	P	X	P	X	X	P	X	X	X	X	X
Intensive Services: All others	531.26	X	X	P	X	P	P	X	P	X	X	X	X	P
Laboratories, Medical and Dental	—	X	P	P	P	P	P	X	P	X	X	X	X	X
Lodging Places: Boarding House	531.28	P	X	X	X	X	X	X	P	X	X	X	X	X
Lodging Places: Boatel	531.28	X	X	X	X	X	X	P	P	X	X	X	X	X

Lodging Places: Dormitories	531.28	P	X	X	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hospital Guest House	531.28	X	X	P	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hotel/motel	531.28	X	X	P	P	P[2]	P	P	P	X	X	X	X	P
Office, Medical or Professional	531.61	P	P	P	P	P	P	P	P	P	X	X	X	X
Miscellaneous Services: Office	—	X	P	P	P	P	P	P	P	X	X	X	P	X
Banking: Bank	—	X	P	P	P	P	X	X	P	X	X	X	X	X
Banking: Bank/Drive-through	531.16	X	P	P	P	P	X	X	P	X	X	X	X	P
Personal Service Establishment	—	P	P	P	P	P	P	X	P	P	P	X	P	X
Dry Cleaners: General	—	X	P[3]	P	P[3]	P	P	X	P	X	X	X	X	X
Dry Cleaners: Pick-up	—	X	P	P	P	P	P	X	P	X	X	X	P	P
Rental Service Establishment	—	X	X	P	P	P	X	X	P	X	X	X	X	
Repair Service Establishment	—	X	X	P	P	X	P	X	P	X	X	X	X	X
~~Recreational Vehicle Parks and Subdivisions~~	531.42	X	X	~~P~~	X	X	X	X	~~P~~	P	X	X	X	X
Rehabilitation Center	531.44	P	P	P	P	P	P	P	P	P	P	X	P	X
Vehicle Repair: Major	531.56	X	X	P	X	P	X	X	P	X	X	X	X	P

Vehicle Repair: Community Serving	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Vehicle Repair: Neighborhood Serving	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Veterinary Clinic	531.58	X	P	P	P	X	X	X	P	X	X	X	P	X
Wholesale Trade Establishment		X	X	P	P	P	X	X	P	X	X	X	X	X
INDUSTRIAL														
Asphalt/Concrete Processing, Manufacturing, or Recycling Plants[4]	—	X	X	X	X	P	X	X	X	X	X	X	X	X
~~Industrial, Heavy~~	531.25	X	X	X	X	P	X	X	~~P~~	X	X	X	X	P
Firework/Sparkler Manufacture	531.25	X	X	X	X	P	X	X	X	X	X	X	X	X
Industrial, Light	531.25	X	X	X	P	P	P	X	P	X	X	X	X	P
Research and Development Activities	—	X	X	X	P	P	P	X	P	X	X	X	X	P
COMMUNITY SERVICE USES														
Civic, Social, and Fraternal Organizations/Clubs	531.14	P/SP	P	X	X	X	X	P	P	P	P	X	P	X
~~Correctional Facilities: Community~~	—	X	X	X	X	X	P	X	~~P~~	X	X	X	X	X
~~Correctional Facilities: Major~~	—	X	X	X	X	X	P	X	~~P~~	X	X	X	X	X
Cultural Facilities	531.15	P	P	P	P	P	P	P	P	X	X	X	P	P

Emergency Shelters	531.44	P	P	P	X	X	X	P	P	X	P	X	P	X
Emergency Shelter Home	531.44	P	P	P	X	X	X	P	P	X	P	X	P	X
Personal Wireless Service Facilities	531.37	See Section 531.37												
Public Community Uses	531.39	P	P	P	P	P	P	P	P	P	P	X	P	P
Public Use Facilities	531.4	P	P	P	P	P	P	P	P	P	P	X	P	P
Post Offices	—	P	P	P	P	P	P	P	P	P	P	X	P	P
Radio, TV, Communications, Microwave Facilities	—	X	X	P	P	P	P	X	P	X	X	X	X	P
Utility Use	531.54	P	P	P	P	P	P	P	P	P	P	P	P	P
Alternative Energy Generation Facility	531.54	X	X	X	X	P	P	X	X	X	X	X	X	P
Utility Use, Heavy	531.54	X	X	X	X	P	X	X	P	X	X	X	X	X
MISCELLANEOUS USES														
Flea Markets: Enclosed	531.2	X	X	P	X	X	X	X	P	X	X	X	X	X
Flea Markets: Open	531.2	X	X	P	X	X	X	X	P	X	X	X	X	X
Intensive Services: Towing Service and Storage Establishment	531.26	X	X	P	X	P	X	X	P	X	X	X	X	P
Outdoor Advertising Signs	—	X	X	P	X	P	X	X	X	P	X	X	X	P
Outdoor Storage (Principal Use)	531.36	X	X	P	X	P	X	X	P	X	X	X	X	P

Parking, Commercial (Principal Use)	—	X	P	P	P	P	P	P	P	X	X	X	X	X
~~Sexually Oriented Businesses~~	531.52	See Section 531.52												
Water Dependent Uses	531.6	X	X	X	X	X	X	P	P	X	X	X	X	X
OPEN USE OF LAND - LIGHT														
~~Cemetery: Human and Pet~~	~~531.11~~	~~X~~	~~X~~	~~P~~	~~X~~	~~X~~	~~P~~	~~X~~	~~P~~	X	X	X	X	X
Earthmoving, Minor	702	P	P	P	P	P	P	P	P	P	P	X	P	P
~~Game Preserve~~	—	X	X	~~P~~	X	X	P	X	~~P~~	X	X	X	X	X
OPEN USE OF LAND - HEAVY														
Earthmoving, Major	702	X	X	X	X	X	X	X	X	X	X	X	X	P
~~Junkyards~~	531.27	X	X	X	X	X	X	X	~~P~~	X	X	X	X	X
Mining	531.3	X	X	X	X	X	P	X	X	X	X	X	X	X
~~Solid Waste Management Facilities~~	531.53	X	X	~~P~~	X	P	P	X	~~P~~	X	X	X	X	X
Landfills	531.53	X	X	X	X	X	P	X	X	X	X	X	X	X
RECREATION USES														
Environmental Land Preserves, Public and Private	531.17	P	P	P	P	P	P	P	P	P	X	X	P	X
Recreation, High Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X

Recreation, Low Intensity	531.41	P	P	P	P	P	P	P	P	P	P	P	P	X
Recreation, Medium Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X
Recreation, Passive	531.41	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation, Rural	531.41	X	X	X	X	P	P	X	X	X	X	X	X	X
RESIDENTIAL USES														
Assisted Living Facility, Large[1]	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
Assisted Living Facility, Small[1]	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
~~Community Residential Homes~~	531.44	~~P~~	X	X	X	X	P	X	~~P~~	P	P	X	P	X
Group Housing	531.23	X	X	X	X	X	P	X	P	X	X	X	X	X
Mobile Homes, Individual	531.32	X	X	X	X	X	X	X	X	X	P	X	X	X
~~Mobile Home Parks~~	—	X	X	X	X	X	X	X	~~P~~	X	P	X	X	X
~~Mobile Home Subdivisions~~	—	X	X	X	X	X	X	X	~~P~~	X	P	X	X	X
Nursing Homes[1]	531.35	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Large	531.45	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Small	531.45	P	P	P	X	X	P	X	P	P	P	X	P	X
Residential Treatment Facilities	531.46	P	X	X	X	X	P	X	P	X	X	X	P	X
Residential Use: Duplexes	531.47	~~P~~	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Multiple Family Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X

Residential Use: Single Family, Attached Dwellings (3 to 9 units)	531.47	~~P~~	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Single Family, Detached Dwellings	531.47	~~P~~	X	X	X	X	P	P	P	X	X	X	P	X
Residential Use: Single Family, Semi-Detached Dwellings	531.47	~~P~~	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Triplex and Quadruplex Dwellings (Multifamily, four (4) units maximum)	531.47	~~P~~	X	X	X	X	X	P	P	X	X	X	X	X
Residential Use: Waterfront Structures (Residential)	531.47	~~P~~	X	X	X	X	X	P	P	P	P	X	P	X
Residential Use: Waterfront Structures, Multi-Family	531.47	P	X	X	X	X	X	P	P	X	X	X	P	X
RESIDENTIAL SUPPORT USES														
Adult Day Care Center	—	P	P	P	X	X	X	P	P	X	P	X	P	X
Child Care Center, Accessory	531.12	P	P	P	P	P	P	P	P	P	P	X	P	P
Child Care Center, Large	531.12	P	P	P	P	P	P	X	P	X	X	X	P	X
Child Care Center, Small	531.12	P	P	P	X	P	P	X	P	P	P	X	P	X

Churches/Places of Worship	531.13	P	P	P	X	X	X	X	P	P	P	X	P	X
Environmental Education Facilities	—	P	X	X	X	X	P	X	P	X	X	X	P	X
Family Day Care Home	—	P	X	X	X	X	P	X	P	P	P	X	P	X
Schools, College/Universities	531.5	X	X	X	X	X	P	X	P	X	X	X	X	X
Schools, Elementary	531.5	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools, High and Middle	531.5	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools of Special Education	531.5	P	P	P	P	X	P	X	P	X	X	X	P	X
Schools, Public	531.5	P	P	P	P	P	P	P	P	P	P	P	P	P
TRANSPORTATION USES														
~~Aircraft Landing Field~~	531.2	X	X	X	X	X	P	X	~~P~~	X	X	X	X	X
~~Airport, Commercial~~	531.3	X	X	X	X	X	P	X	~~P~~	X	X	X	X	X
~~Airport, Private or Public~~	531.3	X	X	X	X	P	P	X	~~P~~	X	X	X	X	P
Bus and Train Passenger Station	—	P	X	P	P	P	P	X	P	X	X	X	P	P
~~Hazardous Waste Transfer Facility~~	—	X	X	X	X	P	P	X	~~P~~	X	X	X	X	X
Heliport	531.24	X	X	P	X	P	P	X	P	X	X	X	X	P
Helistop	531.24	P	P	P	P	P	P	P	P	X	X	X	P	P
Intensive Services: Motor Pool Facilities	531.26	X	X	X	X	P	P	X	P	X	X	X	X	P

Intermodal Terminal	—	X	X	X	X	P	P	X	P	X	X	X	X	P
Motor Freight Terminal/Maintenance	531.34	X	X	X	X	P	X	X	P	X	X	X	X	P
Bus RR/Maintenance Facility	531.34	X	X	X	X	P	P	X	P	X	X	X	X	X
Railroad Switching/Classification Yard	—	X	X	X	X	P	P	X	X	X	X	X	X	P
WAREHOUSING														
Mini Warehouses, Self-storage	531.31	X	X	P	X	P	X	X	P	X	X	X	X	X
Warehouses	531.59	X	X	X	P	P	P	X	P	X	X	X	P	P

P = Permitted (see Section 315); SP = Special Permit (see Section 316), P = Permitted, X = Not Permitted; P/SP = Administrative Permit required as specified in Chapter 3 or elsewhere in this Code.

[1] Acute medical facilities are not allowed within the Coastal Evacuation Area, as defined in the Comprehensive Plan.

[2] Hotels are allowed only where the underlying Future Land Use category is Industrial-Light (IL).

[3] Limited to three thousand (3,000) square feet in gross floor area.

[4] Asphalt/Concrete Processing, Manufacturing, or Recycling Plants are prohibited from locating on property within the Watershed Protection Overlay District.

[5] FSEDs are required to be located within the Retail/Office/Residential (ROR) or the Mixed Use (MU) Future Land Use Categories.

NOTES:

- Uses identified as "Permitted Uses" in all Planned Development Districts may be permitted in conjunction with a PD approval. PD zoning in itself does not constitute approval to develop.
- Uses may be further restricted or modified by the overlay district regulations.

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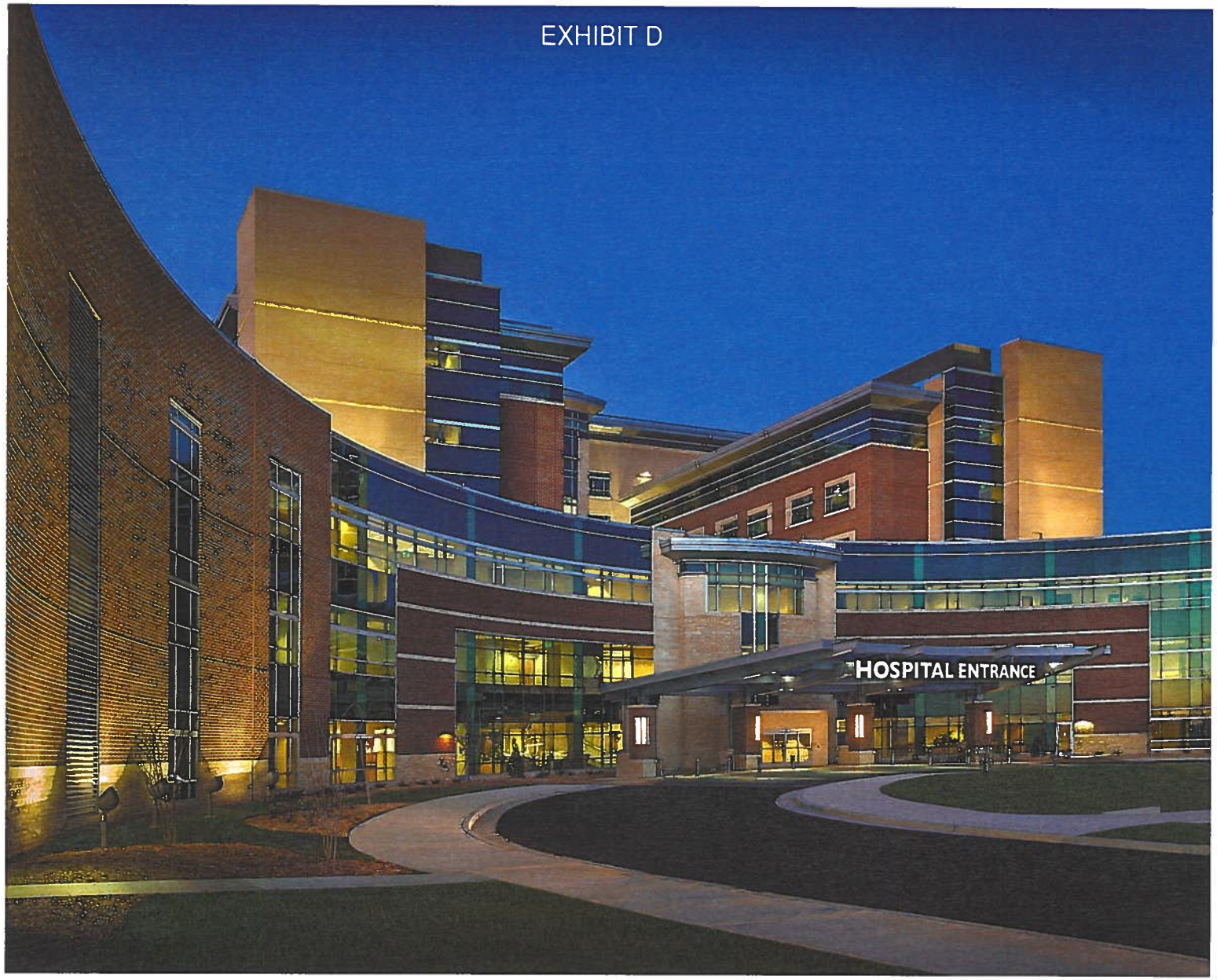
EXHIBIT D