October 8, 2026 - Land Use Meeting

Subject
Updates to Agenda - October 7, 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 10/7/2026) for the meeting of 10/8/2026 9:00 AM - October 8, 2026 - Land Use Meeting

G. CONSENT AGENDA

Financial Management

Item 9. Adoption of Budget Amendment Resolution B-26-117 and Budget Amendment Resolution B-26-120 for Infrastructure Sales Tax, Claudia Campos, Chief Financial Officer - Revised Budget Resolution added.

J. ADVERTISED PUBLIC HEARINGS - LEGISLATIVE

Presentations Upon Request

Item 14. Ordinance No. 26-45 Petition to Amend the Boundaries of the Buckhead Trails II Community Development District by Contraction of Boundaries-Legislative-Allecia Henry, Planner I- District 1 - Revised attachment 1. Petition to amend district

boundaries Buckhead trails CDD and 2.Ord.26-45 Buckhead trails II CDD boundary amendment.

Item 25. Adoption of Ordinance 26-42, Data Center Moratorium - PLN2609-0022 - Legislative - Countywide - Jay Stearman, Planner I - Added public comment.

K. ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL

Presentations Scheduled

Item 19. Ordinance No. 26-15 – Parrish Lakes DRI #28 – PLN2408-0048 - Quasi-Judicial - CJ Mills, Planner II - District 1 - Added public comment.

Item 20. PDMU-16-16(G)(R3) – Parrish Lakes GDP Amendment – Hawk Parrish Lakes, LLC., CNL Parrish Lakes East, LLC., CNL Parrish Lakes West, LLC., and FLM Inc. – PLN2408-0049- Quasi-Judicial-CJ Mills, Planner II - District 1 - Added public comment.

L. REGULAR

Development Services

Item 22. Planning Commission Appointment - Choose two - Nicole Knapp, Director- Corrected applicants application to reflect Brad instead Brian.

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

RESOLUTION B-26-117
AMENDING THE ANNUAL BUDGET
FOR MANATEE COUNTY, FLORIDA
FOR FISCAL YEAR 2026

WHEREAS, Florida Statutes 129.06, authorizes the Board of County Commissioners to amend its budget for the current fiscal year as follows:

a) Appropriations for expenditures in any fund may be decreased and other appropriations in the same fund correspondingly increased, provided the total appropriations of the fund are not changed.

b) Appropriations from reserves may be made to increase the appropriation for any particular expense in the same fund, or to create an appropriation in the fund for any lawful purpose.

c) Unanticipated revenues, including increased receipts for enterprise or proprietary funds, may be appropriated for their intended purpose, and may be transferred between funds to properly account for the unanticipated revenue.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Manatee County, Florida that the 2025-2026 budget is hereby amended in accordance with FS 129.06 as described on the attached summary and specified in the budget adjustment batch files which are listed below:

Transfer of Funds

Item No.	Batch ID No.	Reference No.
3	MD091426A	BU26000655
4	DM91126A	BU26000651
5	AB091426A	BU26000656
6	CM090926A	BU26000643
7	CM090926C	BU26000648
8	CC090826A	BU26000653
9	AH091626A	BU26000660
10	DM09182026A	BU26000674
11	LB091626B/C	BU26000661

Unanticipated Revenue Appropriations

Item No.	Batch ID No.	Reference No.
1	CW83126A	BU26000635
2	CW83126B	BU26000636

ADOPTED IN OPEN SESSION WITH A QUORUM PRESENT AND VOTING THIS _____ DAY OF

_____, 2026.

BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA

By:_____
Chairman

ATTEST: Angelina Colonneso
Clerk of the Circuit Court

By:_____
Deputy Clerk

BUDGET AMENDMENT RESOLUTION NO. B-26-117
AGENDA DATE: OCTOBER 8, 2026.

1) District(s): 5
Department: SPORTS & LEISURE SERVICES
Fund: LIBRARY GIFT
Description: Appropriates $2,500 of contributed revenue in the Library Gift fund from the Friends of the Braden River Library to the SLS Library Gifts account key. This donation will supplement programming costs at the Braden River Branch Library.

This donation was accepted by Administration on August 26, 2026.

Batch ID: CW83126A Reference: BU26000635

2) District(s): 2
Department: SPORTS & LEISURE SERVICES
Fund: LIBRARY GIFT
Description: Appropriates $8,104 of contributed revenue in the Library Gift fund from the Palmetto Friends of the Library to the SLS-Library Gifts account key. This contribution will be used to purchase and install auditorium kitchen cabinets at the Palmetto Branch Library.

This donation was accepted by Administration on August 30, 2026.

Batch ID: CW83126B Reference: BU26000636

3) District(s): N/A
Department: FINANCIAL MANAGEMENT
Fund: REVENUE IMPROVEMENT NOTE 2024B CAPITAL PROJECT
Description: Transfer $43,500 from reserves in the Revenue Improvement Note 2024B Capital Project fund for cost of issuance (COI) expenses associated with the First Amendment to the Revenue Improvement Note 2024B.

The First Amendment to the Revenue Improvement Note 2024B extends the amortization commencement date to October 31, 2027. The First Amendment to Non-Revolving Credit Agreement and Resolution R-26-121 was approved by the Board of County Commissioners on September 22, 2026, with a closing date of September 25, 2026.

This request is part of the seventh draw of the Revenue Improvement Note 2024B Capital Project line of credit drawndown by the bank at closing.

This budget amendment adjusts the FY26-30 CIP.

Batch ID: MD091426A Reference: BU26000655

4) District(s): Countywide
Department: FINANCIAL MANAGEMENT
Fund: REVENUE IMPROVEMENT BONDS 2016
Fund: GENERAL FUND
Fund: UNINCORPORATED SERVICES
Fund: BEACH EROSION CONTROL
Fund: PUBLIC SAFETY IMPACT FEES - UNINCORPORATED
Description: Appropriates $39,051 of Budget Cash Carryover from FY25 in the Revenue Improvement Bonds 2016 fund.

Also, transfers $39,051 to reserves in the following funds based on the 2025 payment allocation:

Fund		Amount
General fund	$	13,492
Unincorporated Services fund		13,141
Beach Erosion fund		7,978
Public Safety Impact Fee fund		4,440
	$	39,051

This budget amendment will align budget to actuals and will close the Revenue Improvement Bonds 2016 fund.

Batch ID: DM91126A Reference: BU26000651

5) District(s): Countywide
Department: SHERIFF
Fund: SPECIAL LAW ENFORCEMENT TRUST
Fund: GENERAL FUND
Description: Transfers $155,198 from reserves in the Special Law Enforcement Trust fund for reimbursement to the Manatee County Sheriff's Office.

Also, transfers $450,000 from reserves in the General fund to the Sheriff Support Costs account key to cover budget overages due to increased utility services, rents and leases, and health insurance.

This budget amendment aligns budget to actuals for the FY26 year-end process.

Batch ID: AB091426A Reference: BU26000656

6) District(s): 1
Department: PUBLIC WORKS & TRANSIT
Fund: LOCAL OPT 5TH & 6TH CNT CAP PROJ
Fund: GAS TAX CAP PROJECT FUND
Fund: LOCAL 5CT CAPITAL PROJECTS
Fund: NE ROAD IMPACT FEE CAPITAL PROJECTS
Fund: NW ROAD IMPACT FEE CAPITAL PROJECTS
Description: Transfers $1,232,927 to reserves as follows: $374,298 in the Local Option 5th and 6th Cent Capital Projects fund, $24,450 in the Gas Tax Capital Project fund, $56,633 in the Local 5 Cent Capital Projects fund, $410,362 in the Northeast Road Impact Fee Capital Projects fund and $367,184 in the Northwest Road Impact Fee Capital Projects fund to align budgeted revenues and expenditures with actuals to close the following projects:

Project Number	Project Description	Amount
6110260	Artisan Parkway Roundabout - Cobble Place Parkway	$ 51,862
6110261	Artisan Parkway Roundabout - Seasons Way	56,117
6110262	Artisan Parkway Roundabout - Maidenstone Way	259,205
6082860	Erie Road - US 301 - 69th Street East - North/South Phase	727,385
6114960	Saltmeadows - Sand Marsh Avenue - Thoroughfare Improvement	138,358
	Total	**$ 1,232,927**

This budget amendment adjusts the FY26-30 CIP.

Batch ID: CM090926A Reference: BU26000643

7) District(s): 1
Department: PUBLIC WORKS & TRANSIT
Department: UTILITY OPERATIONS
Fund: WATER/SEWER CAP. IMPROV.
Fund: WATER FACILITY INVEST FEES
Fund: SEWER FACILITY INVEST FEES
Description: Transfers $1,050,952 to reserves as follows: $905,847 in the Water and Sewer Capitial Improvements fund, $43,875 in the Water Facility Investment Fees fund, and $101,230 in the Sewer Facility Investment Fees fund fund to align budgeted revenues and expenditures with actuals to close the following projects:

Project Number	Project Description	Amount
6114970	Saltmeadows - Potable Main Upsize & Extension - Potable Water	$ 56,278
6114980	Saltmeadows - Force Main Upsize & Extension - Wastewater	620,770
6114990	Saltmeadows - Reclaimed Main Upsize & Extension - Reclaimed	228,799
6028171	Artisan Lakes Pkwy - Potable Water Oversizing - Potable Water	43,875
6115280	Sewer: Force Main Oversizing & Extension - Mandarin Grove - Wastewater	101,230
		$ 1,050,952

This budget amendment adjusts the FY26-30 CIP.

Batch ID: CM090926C Reference: BU26000648

BUDGET AMENDMENT RESOLUTION NO. B-26-117
AGENDA DATE: OCTOBER 8, 2026.

8) District(s): 1,2,3,4,5 and Multi-District
Department: FINANCIAL MANAGEMENT
Department: INFORMATION TECHNOLOGY
Department: PUBLIC WORKS & TRANSIT
Department: SPORTS & LEISURE SERVICES
Fund: BLDG CAP PROJECTS FUND
Fund: 2022 REVENUE IMPROVEMENT & REFUNDING BONDS CAPITAL PROJECTS
Fund: 2023 REVENUE IMPROVEMENT BONDS CAPITAL PROJECTS
Description: Transfers $2,997,882 to reserves in the Building Capital Projects fund from the Tri-Net Purchase/Remodel project. Also, transfers $2,997,882 from reserves in the 2022 Revenue Improvement and Refunding Bonds Capital Projects fund to the Tri-Net Purchase/Remodel project to realign and reallocate funding and promote the efficient and timely use of available funding, and support the spend-down of the fund.

Also, transfers $2,997,882 to reserves in the 2022 Revenue Improvement and Refunding Bonds Capital Projects fund from the projects indicated below and transfers $2,997,882 from reserves in the Building Capital Projects fund to the projects indicated below to realign and reallocate funding and promote the efficient and timely use of available funding.

Project Number	Project Description		Amount
6012630	Community Center in Washington Park	$	1,534,806
6087004	Fiber Network Loops Expansion		1,463,076
	Total	**$**	**2,997,882**

Also, transfers $6,605,859 to reserves in the 2023 Revenue Improvement Bonds Capital Projects fund from projects with available funding balances for reallocation to eligible capital projects and transfers $6,605,859 from reserves in the 2022 Revenue Improvement and Refunding Bonds Capital Projects Fund. This action aligns bond proceeds with current project needs, promotes the efficient and timely use of available funding, and supports the orderly spend-down of the fund as follows:

Project Number	Project Description		Amount
6102961	Lakewood Ranch Blvd - SR 70 to University Parkway - Pavement Reconstruction	$	4,227,702
6107561	Lena Road - SR 70 to SR 64 - Road Improvements		2,378,157
	Total	**$**	**6,605,859**

Also, transfers $6,605,859 to reserves in the 2022 Revenue Improvement and Refunding Bonds Capital Projects fund to reallocate available bond proceeds among eligible capital projects and transfers $6,605,859 from reserves in the 2023 Revenue Improvement Bonds Capital Projects fund to facilitate the strategic expenditure of funding. This action aligns available resources with current project funding requirements, promotes the timely and efficient use of bond proceeds, supports the advancement of priority capital infrastructure improvements, and reduces excess reserve balances by applying available funding to authorized project costs as follows:

Project Number	Project Description		Amount
6071262	Moccasin Wallow Road from I-75 to 115th St E - Segment 2 - Road Improvements	$	5,112,945
6114860	Summerwoods Roadway Participation Agreement - Road Improvements		480,158
6071261	Moccasin Wallow Road - Segment 1 - From US 301 to 115th Avenue East - East of I-75 (50% Match) - Road Improvements		298,880
6107760	Upper Manatee River Road North of SR 64 to Fort Hamer Bridge - Road		130
6107660	Lorraine Road - SR 64 to 59th Ave E - Road Improvements		185,364
6107860	63rd Ave E - US 301 to Tuttle - Road Improvements		12,550
6108260	75th St W - 20th Ave W to Manatee Ave W - Road Improvements		172,705
6045662	44th Ave E - 44th Ave Plaza E - Lakewood Ranch Blvd - Road Improvements		343,127
	Total	**$**	**6,605,859**

This budget amendment adjusts the FY26-30 CIP.

Batch ID: CC090826A Reference: BU26000653

BUDGET AMENDMENT RESOLUTION NO. B-26-117
AGENDA DATE: OCTOBER 8, 2026.

9) District(s): All District
Department: FINANCIAL MANAGEMENT
Department: UTILITY OPERATIONS
Fund: WATER/SEWER CAP. IMPROV.
Fund: UTILITIES REVENUE IMPROVEMENT AND REFUNDING BONDS 2023
Description: Appropriates $32,977,782 in the Water and Sewer Capital Improvement fund to the following projects to align budgeted revenues for the FY26 year-end process:

Project Number	Project Description	Amount
6110783	Southwest Water Reclamation Facility Expansion to 18 MGD - Wastewater	$ 20,220,000
6013461	WTP Powder Activated Carbon (PAC) Silo Replacement - Potable Water	2,050,000
6093070	SR684 (Cortez Rd) - Gulf Drive - 123rd St W (Bridge Project) - Potable Water	1,017,689
6107880	63rd Avenue E- US 301 to Tuttle Avenue - Wastewater	1,997,853
6109670	WTP Sedimentation Basins Sludge Collection Upgrade - Potable Water	2,118,000
6093080	SR684 (Cortez Rd) - Gulf Drive - 123rd St W Bridge - Sewer - Wastewater	590,000
6107870	63rd Avenue E - US 301 to Tuttle Ave - Potable Water	4,932,003
6105980	FDOT Force Main Relocate at US 301/I-75 - Wastewater	52,237
	Total	**$ 32,977,782**

Also, deappropriates $3,889,051 in the Water and Sewer Capital Improvement fund from the following projects to align budgeted revenue for the FY26 year-end process:

Project Number	Project Description	Amount
6002294	11th Ave W and 75th St W Reclaimed Water Main Improvements - Wastewater	$ (928,848)
6019210	Utilities Wildewood Building Renovation - Potable Water	(16,104)
6045381	Lift Station 15A and Palm Aire 6 Force Main Replacements - Wastewater	(91,036)
6045693	44th Ave E - 44th Ave Plaza E - Lakewood Ranch Blvd - PH 2 - Reclaimed Water	(2,564,276)
6058700	Water Supply Acquisitions - Potable Water	(25,000)
6101680	MLS 12A Pumps & Variable Frequency Drive Replacement - Wastewater	(263,767)
6120070	Advanced Metering Infrastructure - Potable Water	(20)
	Total	**$ (3,889,051)**

Also, deappropriates $7,567,022 in the Utilities Revenue Improvement and Refunding Bonds 2023 fund from the following projects to align budgeted revenue for the FY26 year-end process:

Project Number	Project Description	Amount
6013982	SEWRF Belt Filter Press Rehab - Wastewater	$ (2,556,398)
6093080	SR684 (Cortez Rd) - Gulf Drive - 123rd St W Bridge - Sewer - Wastewater	(272,226)
6110180	SEWRF Slide & Sluice Gates Replacement - Wastewater	(3,980,861)
6042370	SCADA(Supervisory control and data acquisition) Replacement - Potable Water	(448,982)
6092270	Franklin Avenue & US 301 N Loop - Potable Water	(90,068)
6104280	North Service Area Force Main Replacements - Wastewater	(218,487)
	Total	**$ (7,567,022)**

Also, appropriates $7,567,022 in the Utilities Revenue Improvement and Refunding Bonds 2023 fund to the following projects to align budgeted revenues for the FY26 year-end process:

Project Number	Project Description	Amount
6017982	MLS 39A Pumps & Variable Frequency Drive Replacement - Wastewater	$ 177,382
6017983	MLS 39A Emergency Generator Replacement - Wastewater	351,082
6017984	39A Motor Control Center Rehabilitation - Wastewater	208,023
6097370	Elwood I Booster Pump Station, Pump 1,6,7 Replacement - Potable Water	4,407,829
6097580	MLS Lakewood Ranch Wet Well Rehabilitation - Wastewater	570,973
6097581	MLS Lakewood Ranch Emergency Generator Replacement - Wastewater	575,192
6106080	SERWRF Capacity Improvements - Phases A & B - Wastewater	399,374
6058700	Water Supply Acquisitions - Potable Water	877,167
	Total	**$ 7,567,022**

This budget amendment adjusts the FY26-30 CIP.

Batch ID: AH091626A Reference: BU26000660

BUDGET AMENDMENT RESOLUTION NO. B-26-117
AGENDA DATE: OCTOBER 8, 2026.

10) District(s): Countywide
Department: FINANCIAL MANAGEMENT
Fund: 28TH AVE E STREET LIGHT DISTRICT
Fund: LAKE PK STREETLIGHT DISTRICT
Description: Appropriates $6,142 in budget cash carryover from FY25 as follows: $3,993 in the 28th Ave E Street Light District fund and $2,149 in the Lake Park Street Light District fund to refund excess assesment revenue to the parcel holders and close the funds.

Batch ID: DM09182026A Reference: BU26000674

11) District(s): COUNTYWIDE
Department: FINANCIAL MANAGEMENT
Fund: TRANSIT SYSTEM CAPITAL IMPROV
Description: Deappropriates and transfers $1,399,852 from the indicated transit projects below in the Transit System Capital Improvements fund to realign and reallocate capital charges to vehicle preventative maintenance for the FY26 year-end process.

Description		Amount
FTA S5307 FY23 FL2023-066	$	(850,000)
FTA S5307 FY22 Cap FL2022-022		(70,595)
FTA S5307 FY22 Cap FL2022022		(200,000)
FTA S5307 FY22 Cap FL2022022		(73,678)
FTA S5307 FY20 Cap FL2020085		(94,415)
FTA S5307 FY15 Cap FL2016021		(111,164)
Total from Capital Grants	**$**	**(1,399,852)**

Appropriates $1,399,852 to the indicated transit projects below in the Transit System Capital Improvements fund to realign and reallocate capital charges to vehicle preventative maintenance for the FY26 year-end process.

Description		Amount
FTA S5307 FY23 Op FL20230066	$	850,000
FTA S5307 FY22 Op FL2022-022		70,595
FTA S5307 FY22 Op FL2022022		200,000
FTA S5307 FY22 Op FL2022022		73,678
FTA S5307 FY20 Opr FL2020085		94,415
FTA S5307 FY15 Opr FL2016021		111,164
Total to Operating Grants	**$**	**1,399,852**

Batch ID: LB091626B/C Reference: BU26000661

GENERAL FUND AND UNINCORPORATED MSTU FUND BOARD'S RESERVES FOR CONTINGENCY ARE NOT AFFECTED BY THIS BUDGET AMENDMENT. THE BALANCE OF THE FY2026 GENERAL FUND BOARD'S RESERVE IS $225,000 AND IN THE UNINCORPORATED MSTU FUND BOARD'S RESERVE IS $500,000.

PETITION TO AMEND THE BOUNDARIES OF BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT

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

PETITION TO AMEND THE BOUNDARIES OF THE
BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT

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Certification of Attorney

Certification of Petitioner

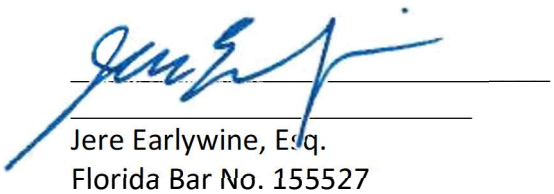
Petition to Amend the Boundaries of the Buckhead Trails II Community Development District

Exhibit 1 – General Location Map
Exhibit 2 – Original Legal Description
Exhibit 3 – Contraction Parel Legal Description
Exhibit 4 – Amended Legal Description
Exhibit 5 – Landowner Consent
Exhibit 6 – Boundary Amendment Resolution
Exhibit 7 – Future Land Use Map
Exhibit 8 – Statement of Estimated Regulatory Costs
Exhibit 9 – Authorization of Agent

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

ATTORNEY CERTIFICATION

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



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

Attorney for Petitioner

PETITIONER CERTIFICATION

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

KC BUCKEYE EAST LLC

By: James P. Harvey
Its: Authorized Signatory

Date: February 23, 2026

BEFORE THE COUNTY COMMISSION OF MANATEE COUNTY, FLORIDA

PETITION TO AMEND THE BOUNDARIES OF
BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT

Petitioner, Buckhead Trails II Community Development District, a unit of special-purpose local government established pursuant to the provisions of Chapter 190, Florida Statutes, and Ordinance Nos. 22-58 and 24-25, and located entirely within the boundaries of Manatee County, Florida ("District"), hereby petitions the Board of County Commissioners of Manatee County, Florida, pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, and specifically Sections 190.046 and 190.005, Florida Statutes, to adopt an amendment to Ordinance Nos. 22-58 and 24-25 to remove approximately 14.302 acres from the District. In support of this petition, the District states:

1. Location and Size. The District is located entirely within Manatee County, Florida ("County"). **Exhibit 1** depicts the general location of the existing District. The District currently covers approximately 445.67 acres of land and is located south of the Hillsborough County Line, north of Buckeye Road, east of I-75 and west of US 301. The current metes and bounds description of the external boundary of the District is set forth in **Exhibit 2**. The metes and bounds of the lands to be removed from the District ("Contraction Parcels") which comprise approximately 14.302 acres are set forth in **Exhibit 3**. Subsequent to the proposed amendment of the District, the District will encompass approximately 431.368 acres in total. **Exhibit 4** contains the metes and bounds description of the District boundary, as amended ("Amended District").

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

3. Landowner Consent. Petitioner has obtained written consent to amend the boundary of the District from the owners of one hundred percent of property subject to the proposed amendment. Documentation of this consent is contained in **Exhibit 5.** The favorable action by the Board of Supervisors of the District, as reflected in Resolution 2026-02 at **Exhibit 6,** constitutes consent for all other lands pursuant to Section 190.046(1)(f), Florida Statutes.

4. Board Members. The five persons designated by the Ordinance as the original Board of Supervisors met and scheduled an election of the landowners as required by Section 190.006, Florida Statutes. The current members of the Board of Supervisors of the District are Nicholas Dister, Carlos de la Ossa, Ryan Motko, Austin Berns and Alberto Viera.

5. Future Land Uses. The designation of future general distribution, location, and extent of the public and private land uses proposed for the Amended District by the future land use plan elements of the local government comprehensive plan are shown on **Exhibit 7**. Amendment of the District in the manner proposed is consistent with the adopted local government comprehensive plan.

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

7. Statement of Estimated Regulatory Costs. **Exhibit 9** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

8. Agent Authorization. **Exhibit 10** is an authorization of agent authorizing Jere Earlywine to act as the District's agents in all matters related to the Petition. Copies of all correspondence should be sent to:

Jere Earlywine, Esq.
Jere.Earlywine@KutakRock.com
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301
Ph: (850) 528-6152

9. Chapter 190, Florida Statutes Requirements Are Met. This petition to amend the boundary of the District should be granted for the following reasons:

a. Amendment of the District's boundary and all land uses and services planned within the Amended District are not inconsistent with applicable elements or portions of the adopted state comprehensive plan or the effective local government comprehensive plan.

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

c. Existence of the Amended District will prevent the general body of taxpayers in the County from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the Amended District. The Amended District is the best alternative for delivering community development services and facilities to the Amended District without imposing an additional burden on the general population of the County. Amendment of the District to include such lands within a comprehensively planned community, as proposed, allows for a more efficient use of resources.

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

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

WHEREFORE, the District respectfully requests that the Board of County Commissioners of Manatee County:

a. Schedule a public hearing in accordance with the requirements of Section 190.046(1)(f), Florida Statutes; and

b. Grant the petition and amend Ordinance Nos. 22-58 and 24-25 to amend the boundary of the District pursuant to Chapter 190, Florida Statutes.

RESPECTFULLY SUBMITTED, this 6th day of April, 2026.

KUTAK ROCK LLP



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

EXHIBIT 1

BUCKHEAD TRAILS II CDD

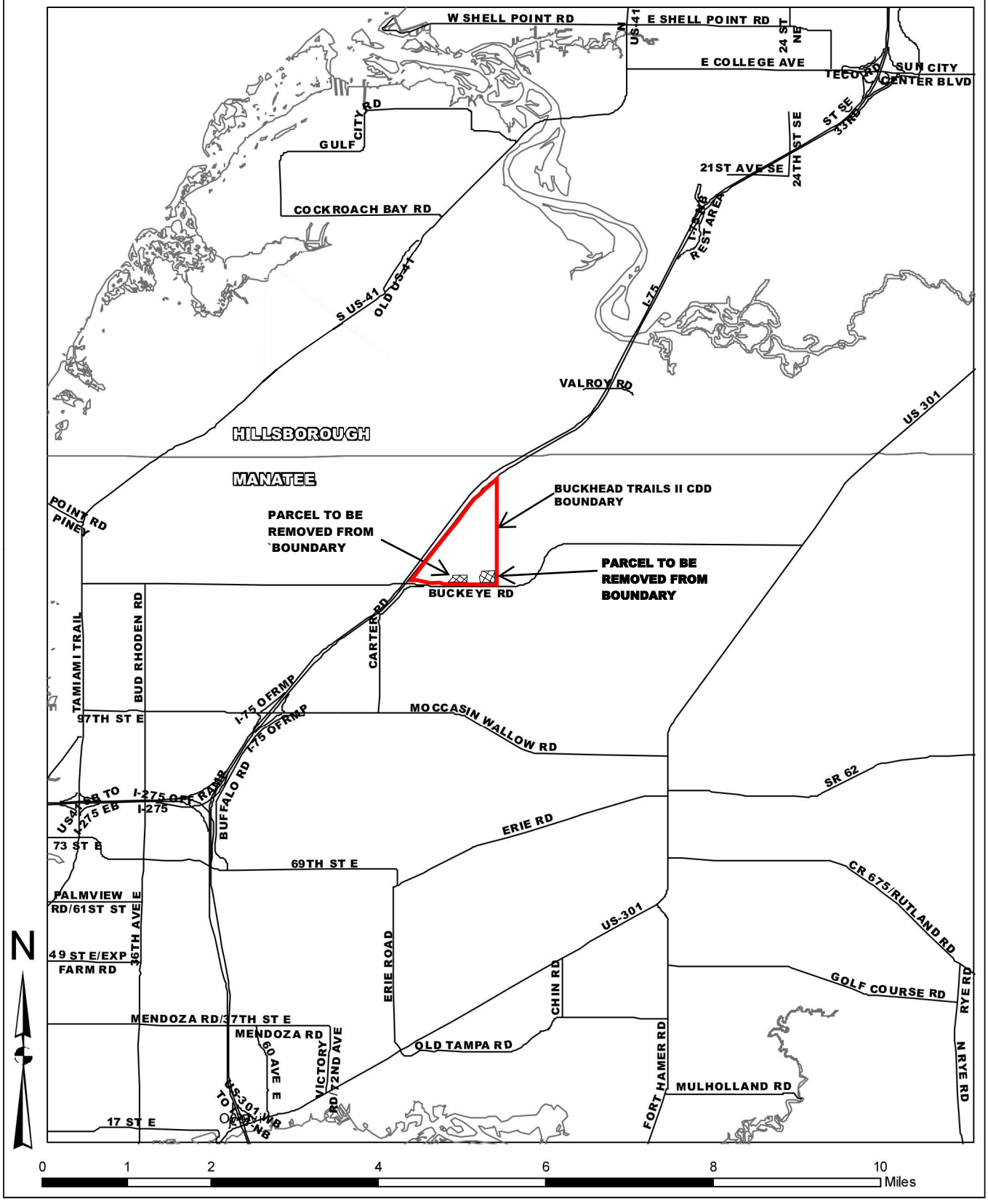


EXHIBIT 2

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365

EXHIBIT A

CERTIFICATE OF AUTHORIZATION # LB 6982
201 5th AVENUE DRIVE EAST
BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

DESCRIPTION (PARCEL):

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL AS RECORDED IN INSTRUMENT NUMBER 202241014559 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 1, 2, 11 AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S89°53'24"W, 21.97 FEET TO POINT ON THE WESTERLY RIGHT-OF-WAY OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGES 1 TO 82 OF SAID PUBLIC RECORDS, THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID BUCKEYE ROAD S01°46'28"W, 1241.54 FEET; THENCE CONTINUING ALONG SAID BUCKEYE RIGHT-OF-WAY LINE, AS RECORDED IN OFFICIAL RECORDS BOOK 1678, PAGE 529, OF SAID PUBLIC RECORDS THE FOLLOWING FIVE COURSES: (1) S23°24'03"W, 413.28 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N66°36'20"W, 1640.00 FEET, AND HAVING A CENTRAL ANGLE OF 12°20'53"; (2) ALONG THE ARC OF SAID CURVE 353.44 FEET TO A POINT ON A NON-TANGENTIAL LINE; (3) N54°20'21"W, 10.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N54°15'56"W, 1630.00 FEET AND HAVING A CENTRAL ANGLE OF 54°06'58"; (4) ALONG THE ARC OF SAID CURVE 1539.54 FEET TO A POINT ON A NON-TANGENTIAL LINE; (5) S00°06'39"E, 42.41 FEET; THENCE ALONG AFOREMENTIONED BUCKEYE ROAD RIGHT-OF-WAY RECORDED IN ROAD PLAT BOOK 5, PAGE 1 THE FOLLOWING TWO COURSES: (1) N89°56'58"W, 1214.12 FEET; (2) S89°58'35"W, 36.73 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID BUCKEYE ROAD RIGHT-OF-WAY LINE AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1, THE FOLLOWING FOUR COURSES: (1) S89°58'35"W, 1141.84 FEET; (2) N89°13'48"W, 1176.31 FEET; (3) S89°49'50"W, 409.87 FEET; (4) N88°22'47"W, 616.73 FEET; THENCE THE FOLLOWING FOUR COURSES ALONG THE NORTHERLY LINE OF BUCKEYE ROAD PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: (1) N00°09'43"W, 42.57 FEET; (2) N88°33'01"W, 990.85 FEET; (3) N80°31'38"W, 787.25 FEET; (4) N89°40'22"W, 282.70 FEET; THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF INTERSTATE 75 (STATE ROAD 93) PER OFFICIAL RECORDS BOOK 867, PAGE 368 OF SAID PUBLIC RECORDS THE FOLLOWING TWO COURSES: (1) N38°11'05"E, 5730.00 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 11329.16 FEET, A CENTRAL ANGLE OF 13°59'40"; (2) ALONG THE ARC OF SAID CURVE 2767.12 FEET TO A POINT ON A NON-TANGENTIAL LINE; THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY S01°06'57"W, 4045.66 FEET; THENCE S00°35'29"W, 2635.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 19,413,387 SQUARE FEET OR 445.67 ACRES MORE OR LESS.

NOT A BOUNDARY SURVEY

DESCRIPTION & SKETCH
OF
LAND
LOCATED IN
SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

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NOTE: THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, AN ELECTRONIC COPY MUST HAVE A VERIFIED INDEPENDENT AUTHENTICATED SEAL AFFFIXED.

SKETCH AND DESCRIPTION
PARCEL 1
N/F PID 589100109
MANATEE COUNTY, FLORIDA

BY: _____
KAVIN C. WILMOTT, P.S.M.
FLORIDA CERTIFICATE No. PLS 6809
DATE OF CERTIFICATION 03-10-2022

T:_2022\45326 BUCKHEAD TRAIL\Sketch & Descriptions\PARCEL 1 SD.dwg

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365

CERTIFICATE OF AUTHORIZATION # LB 6982
201 5th AVENUE DRIVE EAST
BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

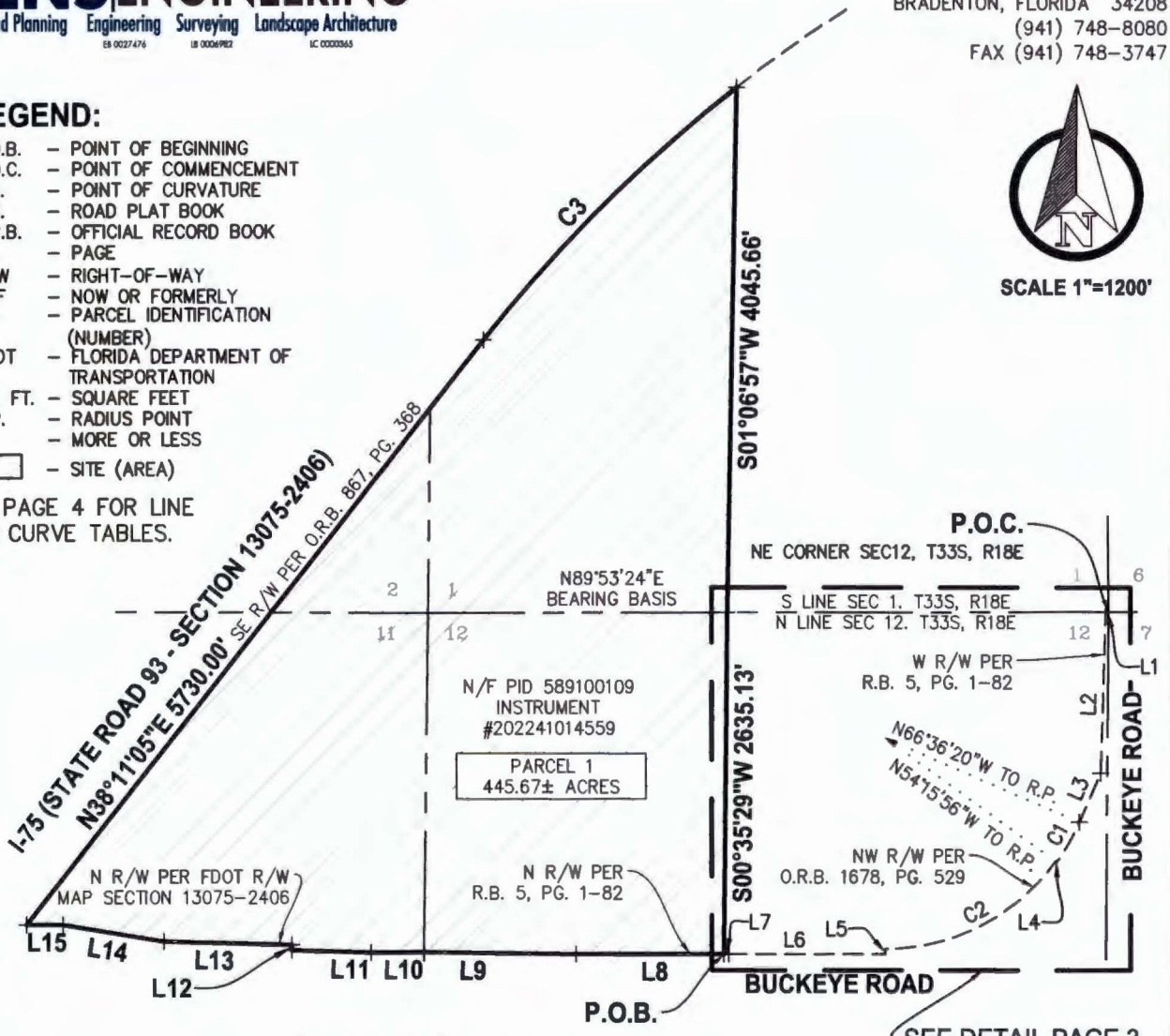
EXHIBIT A

LEGEND:

P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
P.C. – POINT OF CURVATURE
R.B. – ROAD PLAT BOOK
O.R.B. – OFFICIAL RECORD BOOK
PG. – PAGE
R/W – RIGHT-OF-WAY
N/F – NOW OR FORMERLY
PID – PARCEL IDENTIFICATION (NUMBER)
FDOT – FLORIDA DEPARTMENT OF TRANSPORTATION
SQ. FT. – SQUARE FEET
R.P. – RADIUS POINT
± – MORE OR LESS
– SITE (AREA)

SEE PAGE 4 FOR LINE AND CURVE TABLES.

SCALE 1"=1200'



SEE DETAIL PAGE 3

NOT A BOUNDARY SURVEY

DESCRIPTION & SKETCH
OF
LAND
LOCATED IN
SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

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NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, BEING S89°53'24"W.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.
3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.

SKETCH AND DESCRIPTION
PARCEL 1
N/F PID 589100109
MANATEE COUNTY, FLORIDA

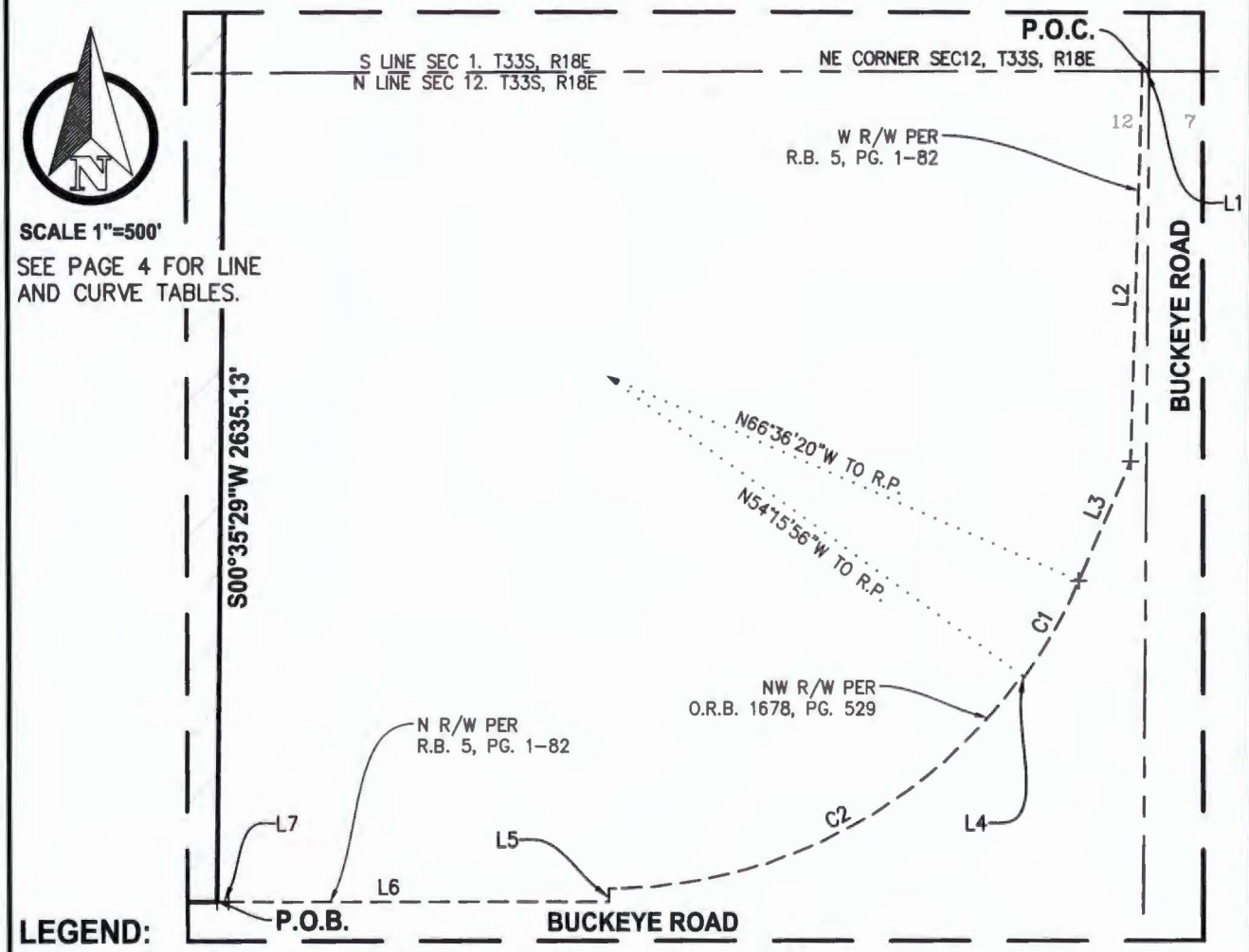
T:_2022\453326 BUCKHEAD TRAIL\Sketch & Descriptions\PARCEL 1 SD.dwg

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365

CERTIFICATE OF AUTHORIZATION # LB 6982
201 5th AVENUE DRIVE EAST
BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

EXHIBIT A

DETAIL FROM PAGE 2



SCALE 1"=500'

SEE PAGE 4 FOR LINE AND CURVE TABLES.

LEGEND:

P.O.B.	– POINT OF BEGINNING	SQ. FT.	– SQUARE FEET
P.O.C.	– POINT OF COMMENCEMENT	R.P.	– RADIUS POINT
P.C.	– POINT OF CURVATURE	±	– MORE OR LESS
R.B.	– ROAD PLAT BOOK	▭	– SITE (AREA)
O.R.B.	– OFFICIAL RECORD BOOK		
PG.	– PAGE		
R/W	– RIGHT-OF-WAY		
N/F	– NOW OR FORMERLY		
PID	– PARCEL IDENTIFICATION (NUMBER)		
SQ. FT.	– SQUARE FEET		

NOT A BOUNDARY SURVEY

DESCRIPTION & SKETCH
OF
LAND
LOCATED IN
SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

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SKETCH AND DESCRIPTION
PARCEL 1
N/F PID 589100109
MANATEE COUNTY, FLORIDA

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, BEING S89°53'24"W.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.
3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.

T:_2022\45326 BUCKHEAD TRAIL\Sketch & Descriptions\PARCEL 1 SD.dwg

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365

EXHIBIT A

CERTIFICATE OF AUTHORIZATION # LB 6982
201 5th AVENUE DRIVE EAST
BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

LINE & CURVE TABLES

BOUNDARY LINE DATA		
LINE #	DIRECTION	LENGTH
L1	S89°53'24"W	21.97'
L2	S01°46'28"W	1241.54'
L3	S23°24'03"W	413.28'
L4	N54°20'21"W	10.00'
L5	S00°06'39"E	42.41'
L6	N89°56'58"W	1214.12'
L7	S89°58'35"W	36.73'
L8	S89°58'35"W	1141.84'

BOUNDARY LINE DATA		
LINE #	DIRECTION	LENGTH
L9	N89°13'48"W	1176.31'
L10	S89°49'50"W	409.87'
L11	N88°22'47"W	616.73'
L12	N00°09'43"W	42.57'
L13	N88°33'01"W	990.85'
L14	N80°31'38"W	787.25'
L15	N89°40'22"W	282.70'

BOUNDARY CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C1	1640.00'	12°20'53"	353.44'	S29°34'07"W
C2	1630.00'	54°06'58"	1539.54'	S62°47'33"W
C3	11329.16'	13°59'40"	2767.12'	N45°10'54"E

NOT A BOUNDARY SURVEY

DESCRIPTION & SKETCH

OF

LAND

LOCATED IN

SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

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SKETCH AND DESCRIPTION
PARCEL 1
N/F PID 589100109
MANATEE COUNTY, FLORIDA

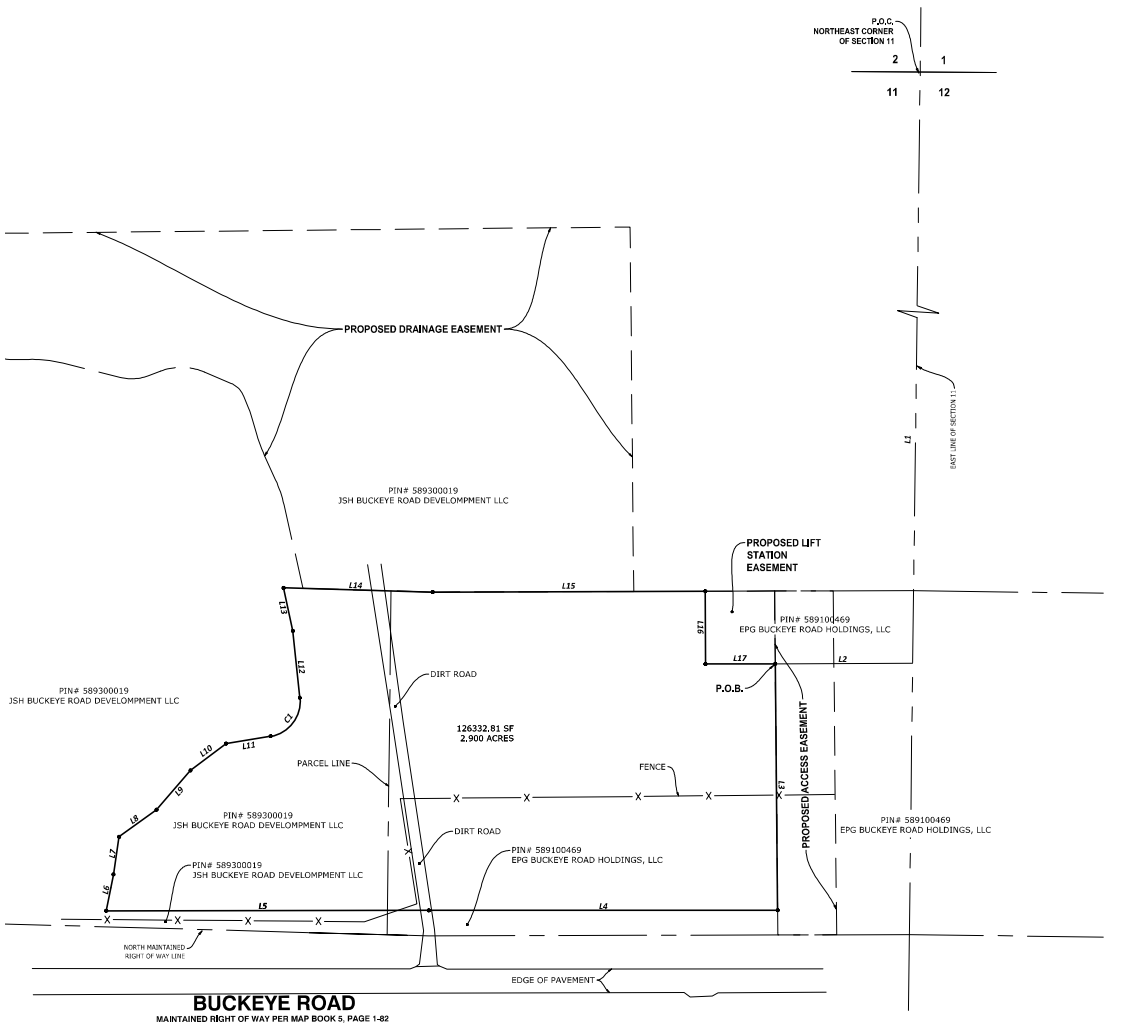
NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, BEING S89°53'24"W.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.
3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.

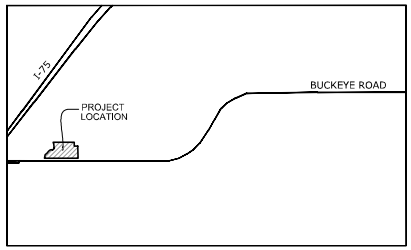
T:_2022\453206 BUCKHEAD TRAIL\Sketch & Descriptions\PARCEL 1 SD.dwg

EXHIBIT 3

ALTA/NSPS LAND TITLE SURVEY



LOCATION MAP
NOT TO SCALE



LEGEND

● SET 5/8" IRON ROD AND CAP "WRA LB 8274"

A PARCEL OF LAND LYING AND BEING IN SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 89°49'50" W A DISTANCE OF 117.13' TO THE POINT OF BEGINNING; THENCE S 00°34'16" E A DISTANCE OF 210.06; THENCE S 89°58'34" W A DISTANCE OF 297.37'; THENCE S 89°55'42" W A DISTANCE OF 274.89'; THENCE N 11°13'40" E A DISTANCE OF 31.65'; THENCE N 08°35'44" E A DISTANCE OF 32.39'; THENCE N 54°04'34" E A DISTANCE OF 39.29'; THENCE N 40°51'34" E A DISTANCE OF 44.31'; THENCE N 52°54'52" E A DISTANCE OF 38.00'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 45.29', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF N 37°17'19" E, WITH A CHORD LENGTH OF 41.11', WITH A DELTA ANGLE OF 86°30'10"; THENCE N 05°57'46" W A DISTANCE OF 57.29'; THENCE N 12°09'01" W A DISTANCE OF 37.52'; THENCE S 88°22'47" E A DISTANCE OF 127.10'; THENCE N 89°49'50" E A DISTANCE OF 232.34'; THENCE S 00°10'10" E A DISTANCE OF 62.00'; THENCE N 89°49'50" E A DISTANCE OF 59.43'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 126332.81 SQUARE FEET, 2.900 ACRES

LINE	BEARING	DISTANCE
L1	S 00°43'35" W	2384.36'
L2	S 89°49'50" W	117.13'
L3	S 00°34'16" E	210.06'
L4	S 89°58'34" W	297.37'
L5	S 89°55'42" W	274.89'
L6	N 11°13'40" E	31.65'
L7	N 08°35'44" E	32.39'
L8	N 54°04'34" E	39.29'
L9	N 40°51'34" E	44.31'
L10	N 52°54'52" E	38.00'
L11	N 80°52'24" E	38.50'
L12	N 05°57'46" W	57.29'
L13	N 12°09'01" W	37.52'
L14	S 88°22'47" E	127.10'
L15	N 89°49'50" E	232.34'
L16	S 00°10'10" E	62.00'
L17	N 89°49'50" E	59.43'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	45.29'	41.11'	N 37°17'19" E	86°30'10"

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/18/25.

SURVEYORS NOTES:

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

3. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

4. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 12, BEING S 89°53'24" W

5. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12081C0039E. AND PANEL NUMBER 12081C0177E. MAP EFFECTIVE DATE MARCH 17, 2014. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

6. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

7. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

8. PARCEL HAS NO ACCESS TO A PUBLIC RIGHT OF WAY.

TITLE

THE PROPERTY DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT COMMITMENT NUMBER 12347275, COMMITMENT DATE OF JULY 30, 2025, REVISION DATE OF 8/8/25 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

6. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN O.R. BOOK 505, PAGE 127. TOGETHER WITH MODIFICATION OF RIGHT-OF-WAY AGREEMENT RECORDED IN O.R. BOOK 643, PAGE 58, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. WHICH CONTAINS EASEMENTS, AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

7. RIGHT-OF-WAY AGREEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 635, PAGE 805, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH CONTAINS EASEMENTS AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

8. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O R. BOOK 1066, PAGE 2513, OF SAID RECORDS. (DOES NOT INCLUDED SURVEYED PARCEL)

9. MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (MAIN BRANCH) RECORDED IN O R. BOOK 2221, PAGE 3744, TOGETHER WITH NOTICE RECORDED IN O. R. BOOK 2261, PAGE 4230, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

10.MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (EAST BRANCH) RECORDEDIN O.R. BOOK 2221, PAGE 4227, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

11. WASTEWATER PARTICIPATION AGREEMENT MOCCASIN WALLOW CONSORTIUM (MAIN BRANCH-PARTIAL OVERSIZING) RECORDED IN O.R. BOOK 2221, PAGE 4045, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

12. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 2616, PAGE 2171, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

13. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY. RECORDED IN INSTRUMENT NUMBER 202141049570. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

14. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202241033719. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

15. PERMANENT UTILITIES EASEMENT GRANTED UNTO MANATEE COUNTY RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 202541037849. (DOES NOT INCLUDED SURVEYED PARCEL)

16. THE MAINTAINED RIGHT OF WAY OF BUCKEYE ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

17. THE MAINTAINED RIGHT OF WAY OF MOCCASIN WALLOW ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

TITLE: ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY) PARCEL 100
CLIENT:

SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CERTIFY TO: (FOR THE EXCLUSIVE USE OF)
KC BUCKEYE EAST LLC
CHICAGO TITLE INSURANCE COMPANY
GREENBERG TRAURIG SCHREINER & JOHNSON, P.A.

SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

STATE OF FLORIDA
ROBERT S. FLANARY
No. 5677
Digitally signed by Robert S Flanary
DN: c=US, o=Water Resource Associates, LLC, ou=Florida Licensed Surveyor and Mapper, cn=Robert S Flanary, email=bob@wraengineering.com, serialNumber=A01410C0000018E78C83DF0C0001D177, 2.5.4.65=3.6.1.4.1.311.60.2.1.3=US, 2.5.4.5=F19000126-00707
Robert S. Flanary
ROBERT S. FLANARY, SURVEYOR AND MAPPER
FLORIDA SURVEYORS REGISTRATION NO. 5677

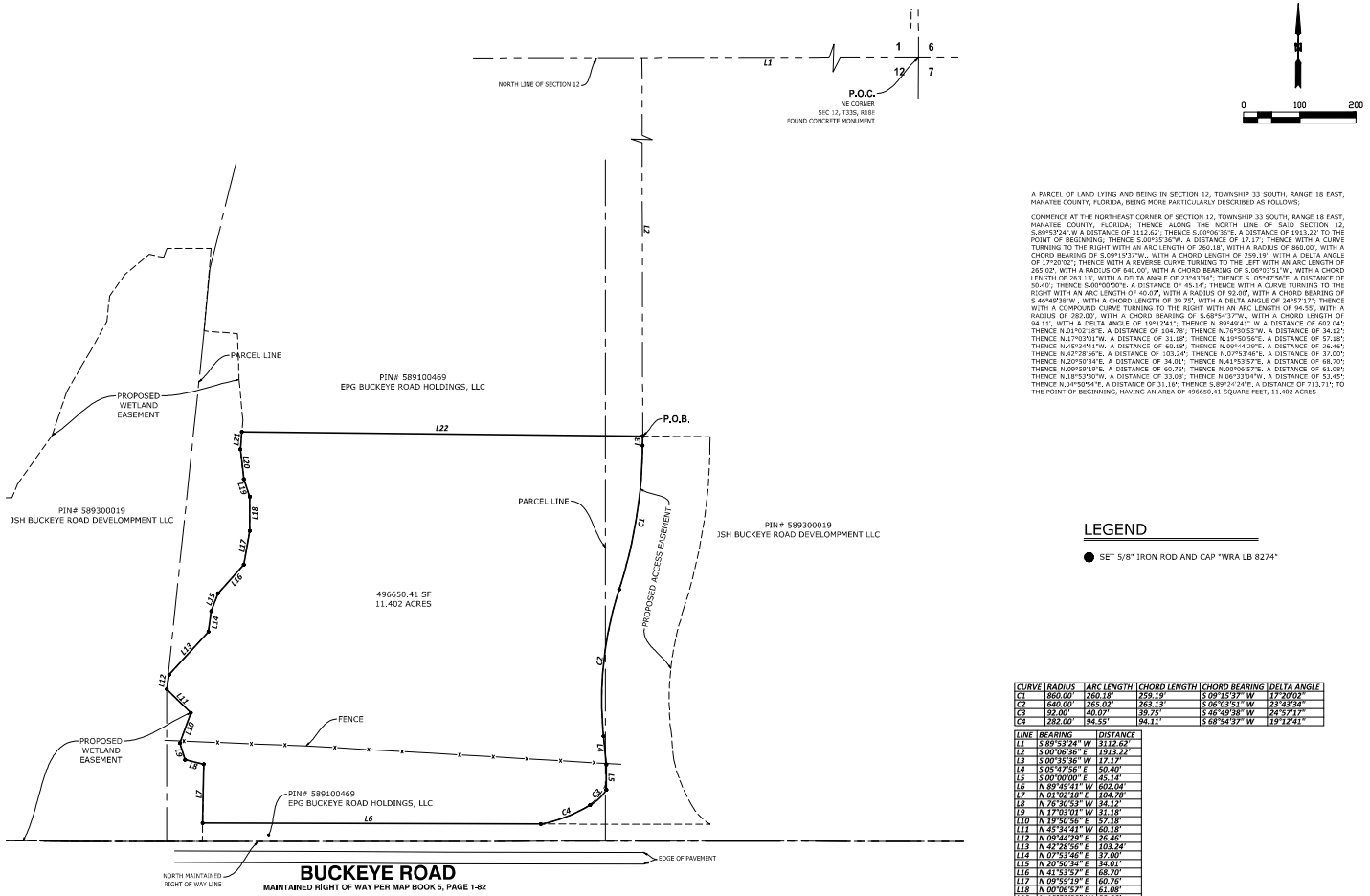
NO.	REVISION	DATE	BY

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721
www.wraengineering.com LB 8274

O:\05 FINC BUCKHEAD WEST PARCEL 100 BOUNDARY SURVEY.DWG		DRAWN BY: RSF	CHECKED BY: RSF
PROJ. NO.: S2283	Field Book: 32	FIELD DATE:7-18-25	SCALE: 1"=50'

SHEET
1
OF 1

ALTA/NSPS LAND TITLE SURVEY



A PARCEL OF LAND LYING AND BEING IN SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S.89°53'24".W A DISTANCE OF 3112.62'; THENCE S.00°06'36"E, A DISTANCE OF 1913.22' TO THE POINT OF BEGINNING, THENCE S.09°35'36"W, A DISTANCE OF 17.17'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 260.18', WITH A RADIUS OF 860.00', WITH A CHORD BEARING OF S.09°15'37"W., WITH A CHORD LENGTH OF 259.19', WITH A DELTA ANGLE OF 17°20'02"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 265.02', WITH A RADIUS OF 640.00', WITH A CHORD BEARING OF S.06°03'51"W., WITH A CHORD LENGTH OF 263.13', WITH A DELTA ANGLE OF 23°43'34"; THENCE S.05°47'56"E, A DISTANCE OF 50.40'; THENCE S.00°00'00"E, A DISTANCE OF 45.14'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 40.07', WITH A RADIUS OF 92.00', WITH A CHORD BEARING OF S.46°49'38"W., WITH A CHORD LENGTH OF 39.75', WITH A DELTA ANGLE OF 24°57'17"; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 94.55', WITH A RADIUS OF 282.00', WITH A CHORD BEARING OF S.68°54'37"W., WITH A CHORD LENGTH OF 94.11', WITH A DELTA ANGLE OF 19°12'41"; THENCE N 89°49'41" W A DISTANCE OF 602.04'; THENCE N.01°02'18"E, A DISTANCE OF 104.78'; THENCE N.76°30'53"W, A DISTANCE OF 34.12'; THENCE N.17°03'01"W, A DISTANCE OF 31.18'; THENCE N.19°50'56"E, A DISTANCE OF 57.18'; THENCE N.45°34'41"W, A DISTANCE OF 60.18', THENCE N.09°44'29"E, A DISTANCE OF 26.46'; THENCE N.42°28'56"E, A DISTANCE OF 103.24'; THENCE N.00°06'57"E, A DISTANCE OF 37.00'; THENCE N.20°50'34"E, A DISTANCE OF 34.01'; THENCE N.41°53'57"E, A DISTANCE OF 68.70'; THENCE N.09°59'19"E, A DISTANCE OF 60.76'; THENCE N.00°06'57"E, A DISTANCE OF 61.08'; THENCE N.18°53'30"W, A DISTANCE OF 33.08'; THENCE N.06°33'04"W, A DISTANCE OF 53.45'; THENCE N.04°50'54"E, A DISTANCE OF 31.16'; THENCE S.89°24'24"E, A DISTANCE OF 713.71'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 496650.41 SQUARE FEET, 11.402 ACRES

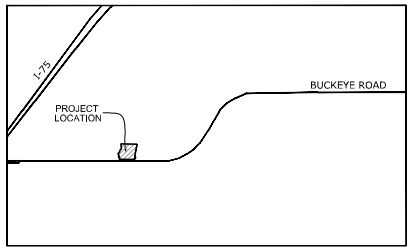
LEGEND

● SET 5/8" IRON ROD AND CAP "WRA LB 8274"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	860.00'	260.18'	259.19'	S 09°15'37" W	17°20'02"
C2	640.00'	265.02'	263.13'	S 06°03'51" W	23°43'34"
C3	92.00'	40.07'	39.75'	S 46°49'38" W	24°57'17"
C4	282.00'	94.55'	94.11'	S 68°54'37" W	19°12'41"

LINE	BEARING	DISTANCE
L1	S 89°53'24" W	3112.62'
L2	S 00°06'36" E	1913.22'
L3	S 00°35'36" W	17.17'
L4	S 05°47'56" E	50.40'
L5	S 00°00'00" E	45.14'
L6	N 89°49'41" W	602.04'
L7	N 01°02'18" E	104.78'
L8	N 76°30'53" W	34.12'
L9	N 17°03'01" W	31.18'
L10	N 19°50'56" E	57.18'
L11	N 45°34'41" W	60.18'
L12	N 09°44'29" E	26.46'
L13	N 42°28'56" E	103.24'
L14	N 07°53'46" E	37.00'
L15	N 20°50'34" E	34.01'
L16	N 41°53'57" E	68.70'
L17	N 09°59'19" E	60.76'
L18	N 00°06'57" E	61.08'
L19	N 18°53'30" W	33.08'
L20	N 06°33'04" W	53.45'
L21	N 04°50'54" E	31.16'
L22	S 89°24'24" E	713.71'

LOCATION MAP
NOT TO SCALE



SURVEYORS NOTES:

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

3. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

4. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 12, BEING S 89°53'24" W

5. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "A AND AE" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12081C0039E, AND PANEL NUMBER 12081C0177E, MAP EFFECTIVE DATE MARCH 17, 2014. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

6. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

7. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

8. PARCEL HAS NO ACCESS TO A PUBLIC RIGHT OF WAY.

TITLE

THE PROPERTY DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT COMMITMENT NUMBER 12347229, COMMITMENT DATE OF JULY 30 2025, REVISION DATE OF 8/8/25 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

6. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN O.R. BOOK 505, PAGE 127. TOGETHER WITH MODIFICATION OF RIGHT-OF-WAY AGREEMENT RECORDED IN O.R. BOOK 643, PAGE 58, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH CONTAINS EASEMENTS, AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

7. RIGHT-OF-WAY AGREEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 635, PAGE 805, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHITCH CONTAINS EASEMENTS AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

8. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O R. BOOK 1006, PAGE 2513, OF SAID RECORDS. (DOES NOT INCLUDED SURVEYED PARCEL)

9. MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (MAIN BRANCH) RECORDED IN O R. BOOK 2221, PAGE 2744, TOGETHER WITH NOTICE RECORDED IN O. R. BOOK 2261, PAGE 4230, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

10.MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (EAST BRANCH) RECORDEDIN O.R. BOOK 2221, PAGE 4227, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

11. WASTEWATER PARTICIPATION AGREEMENT MOCCASIN WALLOW CONSORTIUM (MAIN BRANCH-PARTIAL OVERSIZING) RECORDED IN O.R. BOOK 2221, PAGE 4045, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

12. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 2616, PAGE 2171, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

13. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202141049570. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

14. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202241033719, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

15. PERMANENT UTILITIES EASEMENT GRANTED UNTO MANATEE COUNTY RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 202541037849. (DOES NOT INCLUDED SURVEYED PARCEL)

16. THE MAINTAINED RIGHT OF WAY OF BUCKEYE ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

17. THE MAINTAINED RIGHT OF WAY OF MOCCASIN WALLOW ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/18/25.

TITLE: ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY) PARCEL 200

CLIENT:

SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CERTIFY TO: (FOR THE EXCLUSIVE USE OF)
FC BUCKEYE EAST LLC
CHICAGO TITLE INSURANCE COMPANY
GREENE MANFACK SCHERNER & JOHNSON, P.A.

SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE, AND ELECTRONIC SEAL.

STATE OF FLORIDA
Robert S. Flanary
ROBERT S. FLANARY
FLORIDA SURVEYOR REGISTRATION NO. 5677

NO.	REVISION	DATE	BY

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721
www.wraengineering.com LB 8274

O:\05 FNC BUCKEYE\01 WEST PARCEL 200 BOUNDARY SURVEY.DWG | DRAWN BY: RSF | CHECKED BY: RSF
PROJ. NO.: S2283 | Field Book: 32 | FIELD DATE:7-18-25 | SCALE:1"=100'

SHEET 1 OF 1

EXHIBIT 4

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

A PARCEL OF LAND LYING AND BEING IN SECTIONS 1, 2, 11, AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75 (STATE ROAD 93) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) THENCE N 38°11'05" E A DISTANCE OF 5730.00'; (2) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 2767.14', WITH A RADIUS OF 11329.16', WITH A CHORD BEARING OF N 45°10'55" E, WITH A CHORD LENGTH OF 2760.26', WITH A DELTA ANGLE OF 13°59'40"; THENCE S 01°06'57" W A DISTANCE OF 4045.66'; THENCE S 00°35'31" W A DISTANCE OF 2635.12' TO THE NORTH RIGHT-OF-WAY LINE OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1 TO 82 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES: (1) THENCE S.89°58'35"W. A DISTANCE OF 1141.84'; (2) THENCE N.89°13'50"W. A DISTANCE OF 1176.30'; (3) THENCE S.89°49'55"W. A DISTANCE OF 409.87'; (4) THENCE N.88°22'47"W. A DISTANCE OF 616.74' TO THE NORTH RIGHT OF WAY LINE OF BUCKEYE ROAD PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS SECTION 13075-2406; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING FOUR COURSES: (1) THENCE N.00°09'43"W. A DISTANCE OF 42.57'; (2) THENCE N.88°33'01"W. A DISTANCE OF 990.85'; (3) THENCE N.80°31'38"W. A DISTANCE OF 787.25'; (4) THENCE N.89°40'22"W. A DISTANCE OF 282.70'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 19413430 SQUARE FEET, 445.671 ACRES

LESS AND EXCEPT THE FOLLOWING TWO PARCELS

LESS PARCEL 1
COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75 (STATE ROAD 93) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE S.89°40'22"E. A DISTANCE OF 282.70'; (2) THENCE S.80°31'38"E. A DISTANCE OF 787.25'; (3) THENCE S.88°33'01"E. A DISTANCE OF 990.85'; (4) THENCE S.00°09'43"E. A DISTANCE OF 42.57' TO THE NORTH RIGHT-OF-WAY LINE OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1 TO 82 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.88°22'47"E., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 339.45'; THENCE N.11°13'40"E. A DISTANCE OF 13.82' TO THE POINT OF BEGINNING; THENCE N.11°13'40"E. A DISTANCE OF 31.65'; THENCE N.08°35'44"E. A DISTANCE OF 32.39'; THENCE N.54°04'34"E. A DISTANCE OF 39.29'; THENCE N.40°51'34"E. A DISTANCE OF 44.31'; THENCE N.52°54'52"E. A DISTANCE OF 38.00'; THENCE N.80°32'24"E. A DISTANCE OF 38.50'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 45.29', A RADIUS OF 30.00', A CHORD BEARING OF N.37°17'19"E., A CHORD LENGTH OF 41.11', AND A DELTA ANGLE OF 86°30'10"; THENCE N.05°57'46"W. A DISTANCE OF 57.29'; THENCE N.12°09'01"W. A DISTANCE OF 37.52'; THENCE S.88°22'47"E. A DISTANCE OF 127.10'; THENCE N.89°49'50"E. A DISTANCE OF 232.34'; THENCE S.00°10'10"E. A DISTANCE OF 62.00'; THENCE N.89°49'50"E. A DISTANCE OF 59.43'; THENCE S.00°34'16"E. A DISTANCE OF 210.06'; THENCE S.89°58'34"W. A DISTANCE OF 297.37'; THENCE S.89°55'42"W. A DISTANCE OF 274.89'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 126333 SQUARE FEET, 2.900 ACRES

LESS PARCEL 2
COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75 (STATE ROAD 93) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE S.89°40'22"E. A DISTANCE OF 282.70'; (2) THENCE S.80°31'38"E. A DISTANCE OF 787.25'; (3) THENCE S.88°33'01"E. A DISTANCE OF 990.85'; (4) THENCE S.00°09'43"E. A DISTANCE OF 42.57' TO THE NORTH RIGHT-OF-WAY LINE OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1 TO 82 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE S.88°22'47"E. A DISTANCE OF 616.74'; (2) THENCE N.89°49'55"E. A DISTANCE OF 409.87'; (3) THENCE S.89°13'50"E. A DISTANCE OF 1176.30'; (4) THENCE N.89°58'35"E. A DISTANCE OF 225.26'; THENCE N.01°02'18"E. A DISTANCE OF 32.69' TO THE POINT OF BEGINNING; THENCE N.01°02'18"E. A DISTANCE OF 104.74'; THENCE N.76°30'53"W. A DISTANCE OF 34.12'; THENCE N.17°03'01"W. A DISTANCE OF 31.18'; THENCE N.19°50'56"E. A DISTANCE OF 57.18'; THENCE N.45°34'41"W. A DISTANCE OF 60.18'; THENCE N.09°44'29"E. A DISTANCE OF 26.46'; THENCE N.42°28'56"E. A DISTANCE OF 103.24'; THENCE N.07°53'46"E. A DISTANCE OF 37.00'; THENCE N.20°50'34"E. A DISTANCE OF 34.01'; THENCE N.41°53'57"E. A DISTANCE OF 68.70'; THENCE N.09°59'19"E. A DISTANCE OF 60.76'; THENCE N.00°06'57"E. A DISTANCE OF 61.08'; THENCE N.18°53'30"W. A DISTANCE OF 33.08'; THENCE N.06°33'04"W. A DISTANCE OF 53.45'; THENCE N.04°50'54"E. A DISTANCE OF 31.16'; THENCE S.89°24'24"E. A DISTANCE OF 713.71'; THENCE S.00°35'36"W. A DISTANCE OF 17.17'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 260.18', A RADIUS OF 860.00', A CHORD BEARING OF S.09°15'37"W., A CHORD LENGTH OF 259.19', AND A DELTA ANGLE OF 17°20'02"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 265.02', A RADIUS OF 640.00', A CHORD BEARING OF S.06°03'51"W., A CHORD LENGTH OF 263.13', AND A DELTA ANGLE OF 23°43'34"; THENCE S.05°47'56"E. A DISTANCE OF 50.40'; THENCE S.00°00'00"E. A DISTANCE OF 45.14'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 40.07', A RADIUS OF 92.00', A CHORD BEARING OF S.46°49'38"W., A CHORD LENGTH OF 39.75', AND A DELTA ANGLE OF 24°57'17"; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 94.55', A RADIUS OF 282.00', A CHORD BEARING OF S.68°54'37"W., A CHORD LENGTH OF 94.11', AND A DELTA ANGLE OF 19°12'41"; THENCE N.89°49'29"W. A DISTANCE OF 602.04'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 496640 SQUARE FEET, 11.401 ACRES

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.2759721 Fax: 941.275.9729
www.wraengineering.com LB 8274

Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=A01410D0000019F18E2F7D0001E25A7, O=Unaffiliated, C=US
Date: 2026.10.01 07:25:23-04'00'

ROBERT S. FLANARY, P.S.M., FLORIDA REGISTERED SURVEYOR & MAPPER NO. 5677 STATE OF FLORIDA

ROBERT S. FLANARY, P.S.M., Florida Surveyor's Registration No. 5677 — DATE

SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

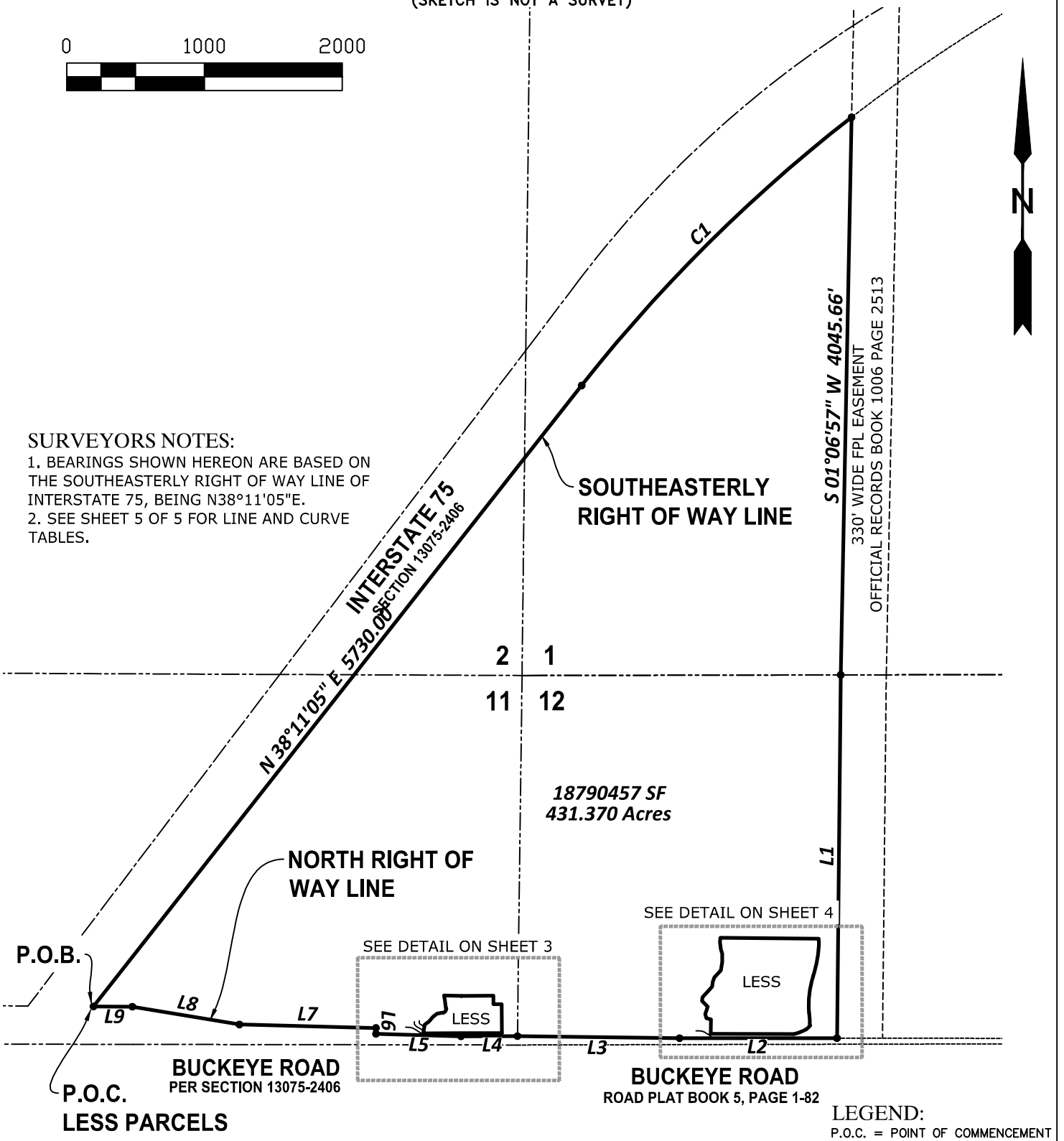
REVISION DATE

BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

	DRAWN	RSF	DATE:	10/1/26	SCALE:
	CHECKED	RSF	DATE:	10/1/26	JOB NUMBER S2283

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75, BEING N38°11'05"E.
2. SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES.

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET

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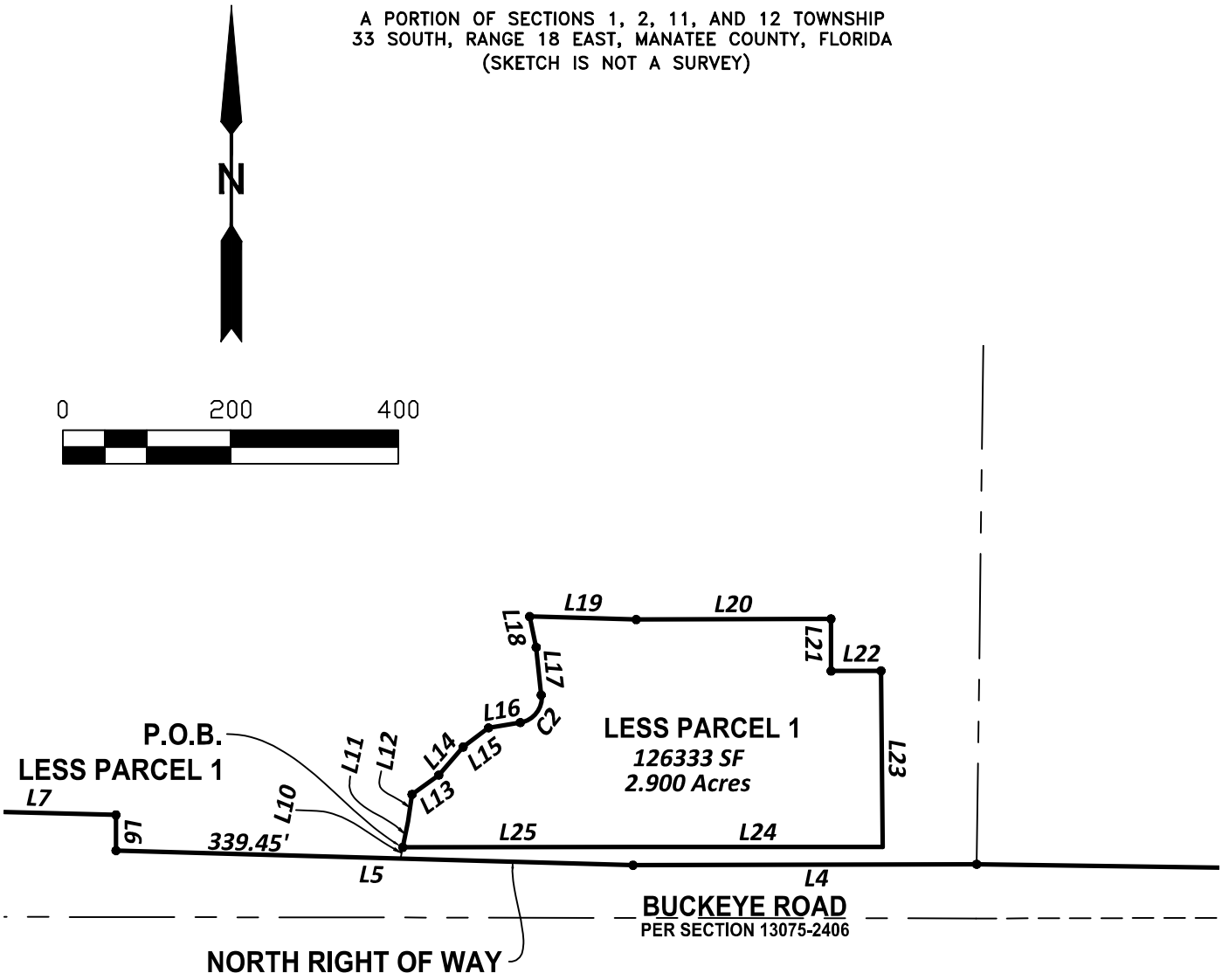
REVISION DATE

BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

	DRAWN	RSF	DATE:	10/1/26	SCALE: 1"=1000'
	CHECKED	RSF	DATE:	10/1/26	JOB NUMBER S2283

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP
33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



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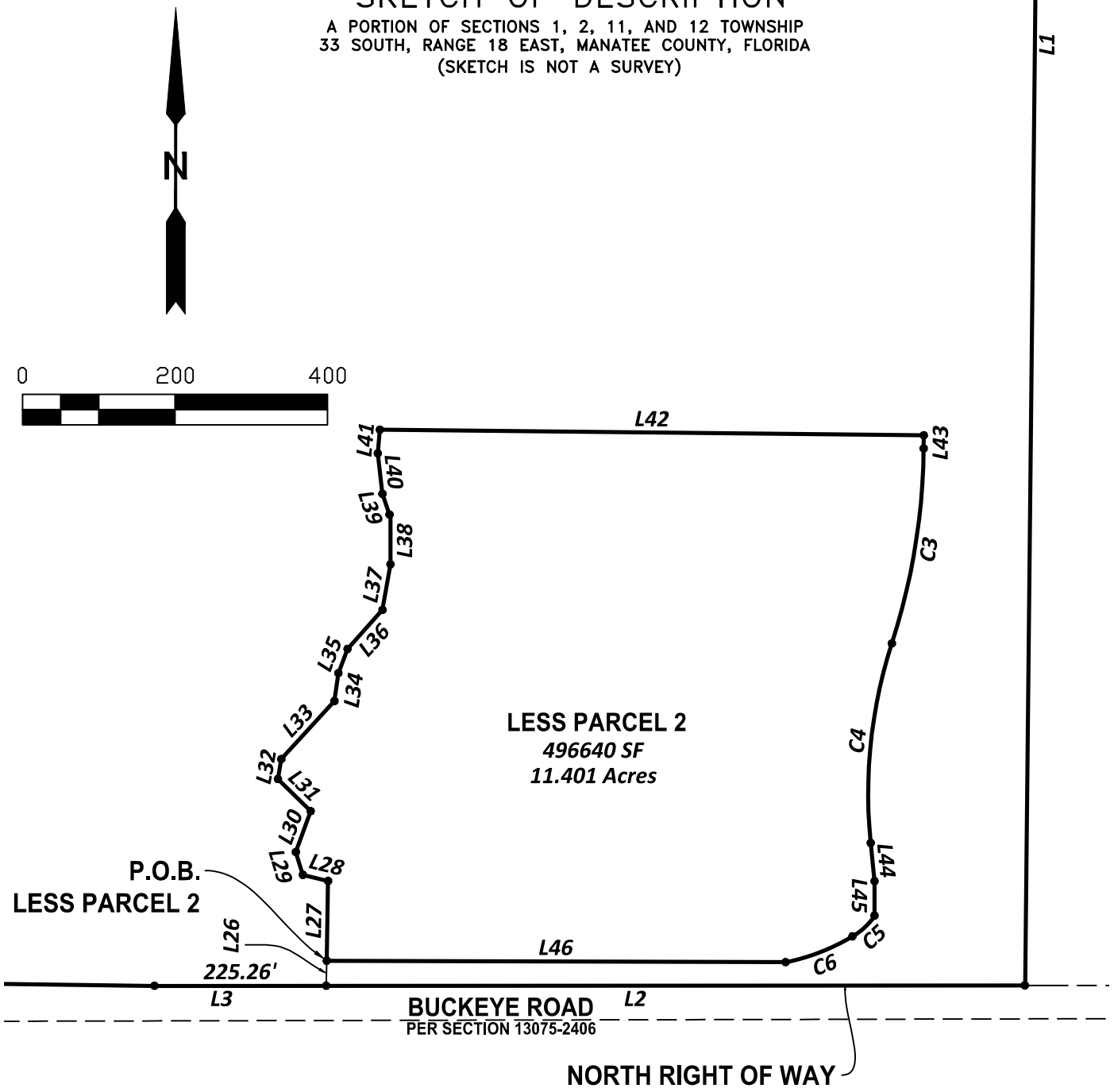
BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

	DRAWN	RSF	DATE:	10/1/26	SCALE: 1"=200'
	CHECKED	RSF	DATE:	10/1/26	JOB NUMBER S2283

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP
33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



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REVISION DATE

BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

	DRAWN	RSF	DATE:	10/1/26	SCALE: 1"=200'
	CHECKED	RSF	DATE:	10/1/26	JOB NUMBER S2283

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP
33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LINE	BEARING	DISTANCE
L1	S 00°35'31" W	2635.12'
L2	S 89°58'35" W	1141.84'
L3	N 89°13'50" W	1176.30'
L4	S 89°49'55" W	409.87'
L5	N 88°22'47" W	616.74'
L6	N 00°09'43" W	42.57'
L7	N 88°33'01" W	990.85'
L8	N 80°31'38" W	787.25'
L9	N 89°40'22" W	282.70'
L10	N 11°13'40" E	13.82'
L11	N 11°13'40" E	31.65'
L12	N 08°35'44" E	32.39'
L13	N 54°04'34" E	39.29'
L14	N 40°51'34" E	44.31'
L15	N 52°54'52" E	38.00'
L16	N 80°32'24" E	38.50'
L17	N 05°57'46" W	57.29'
L18	N 12°09'01" W	37.52'
L19	S 88°22'47" E	127.10'
L20	N 89°49'50" E	232.34'

LINE	BEARING	DISTANCE
L21	S 00°10'10" E	62.00'
L22	N 89°49'50" E	59.43'
L23	S 00°34'16" E	210.06'
L24	S 89°58'34" W	297.37'
L25	S 89°55'42" W	274.89'
L26	N 01°02'18" E	32.69'
L27	N 01°02'18" E	104.74'
L28	N 76°30'53" W	34.12'
L29	N 17°03'01" W	31.18'
L30	N 19°50'56" E	57.18'
L31	N 45°34'41" W	60.18'
L32	N 09°44'29" E	26.46'
L33	N 42°28'56" E	103.24'
L34	N 07°53'46" E	37.00'
L35	N 20°50'34" E	34.01'
L36	N 41°53'57" E	68.70'
L37	N 09°59'19" E	60.76'
L38	N 00°06'57" E	61.08'
L39	N 18°53'30" W	33.08'
L40	N 06°33'04" W	53.45'
L41	N 04°50'54" E	31.16'
L42	S 89°24'24" E	713.71'
L43	S 00°35'36" W	17.17'
L44	S 05°47'56" E	50.40'
L45	S 00°00'00" E	45.14'
L46	N 89°49'29" W	602.04'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	11329.16'	2767.14'	2760.26'	N 45°10'55" E	13°59'40"
C2	30.00'	45.29'	41.11'	N 37°17'19" E	86°30'10"
C3	860.00'	260.18'	259.19'	S 09°15'37" W	17°20'02"
C4	640.00'	265.02'	263.13'	S 06°03'51" W	23°43'34"
C5	92.00'	40.07'	39.75'	S 46°49'38" W	24°57'17"
C6	282.00'	94.55'	94.11'	S 68°54'37" W	19°12'41"

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

REVISION DATE

BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

	DRAWN	RSF	DATE:	10/1/26	SCALE:
	CHECKED	RSF	DATE:	10/1/26	JOB NUMBER S2283

EXHIBIT 5

This instrument was prepared by:

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

CONSENT AND JOINDER OF LANDOWNER FOR THE AMENDMENT OF THE BOUNDARIES OF THE BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT [CONTRACTION PARCEL]

The undersigned ("Petitioner") is the owner of certain lands which are more fully described as the "Contraction Parcel" in **Exhibit A** attached hereto and made a part hereof ("Property") currently located within the Buckhead Trails II Community Development District ("District"). The undersigned intends to submit a petition amending the boundaries of the District in accordance with the provisions of Chapter 190, Florida Statutes.

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

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

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

[*signatures on following page*]

Executed this 23rd day of February, 2026.

WITNESS

By: _____
Name: Roslyn Raymie
Address: 14025 Riveredge Dr. #175
Tampa, FL 33637

By: _____
Name: Bryon T. LoPreste
Address: 14025 Riveredge Dr. #175
Tampa, FL 33637

KC BUCKEYE EAST LLC

By: _____
Name: James P. Harvey

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of February, 2026, by James P. Harvey, as Authorized Signatory of KC Buckeye East LLC, on its behalf. He [x] is personally known to me or [___] produced _____ as identification.

_____
Notary Public, State of Florida

BRYON T. LOPRESTE
MY COMMISSION # HH 456133
EXPIRES: January 27, 2028

EXHIBIT A: Legal Description

CERTIFICATE AS TO THE RESOLUTIONS OF

THE MANAGER

OF

KC BUCKEYE EAST LLC

THE UNDERSIGNED, being the Manager of KC BUCKEYE EAST LLC (the "Company"), does hereby certify that the following is a true and complete copy of a Resolution adopted by the Manager of said Company which Resolution has not been revoked, rescinded, cancelled or modified and remains in full force and effect.

RESOLVED, that the Company shall execute all contracts, documents, purchase agreements, affidavits, deeds, settlement statements, agreements, instruments and all necessary papers and documents in connection with the leasing, acquisitions, development, and disposition of real property for sale; and

IT IS FURTHER RESOLVED, that the following individuals acting on behalf of the Company are authorized, empowered and directed to do singly, all such further acts, and execute and deliver all such contracts, closing documents, settlement statements, purchase and sale agreements, papers, leases, documents, instruments, and agreements and otherwise take any action as may be necessary or appropriate in connection with the aforesaid resolution:

James Harvey	Authorized Signatory
John Peckham	Authorized Signatory
Troy Simpson	Authorized Signatory

AND BE IT FURTHER RESOLVED, that all actions heretofore taken by the foregoing persons and all things done by this authority with respect to the foregoing resolution, and the actions contemplated thereby, are hereby agreed to, ratified, approved and adopted.

CERTIFIED that the Operating Agreement of the Company does not impair or restrict the Company's ability to execute and deliver the documents contemplated by this resolution.

IN WITNESS WHEREOF, this written resolution is made effective as of the 13th day of January, 2026.

KC BUCKEYE EAST LLC

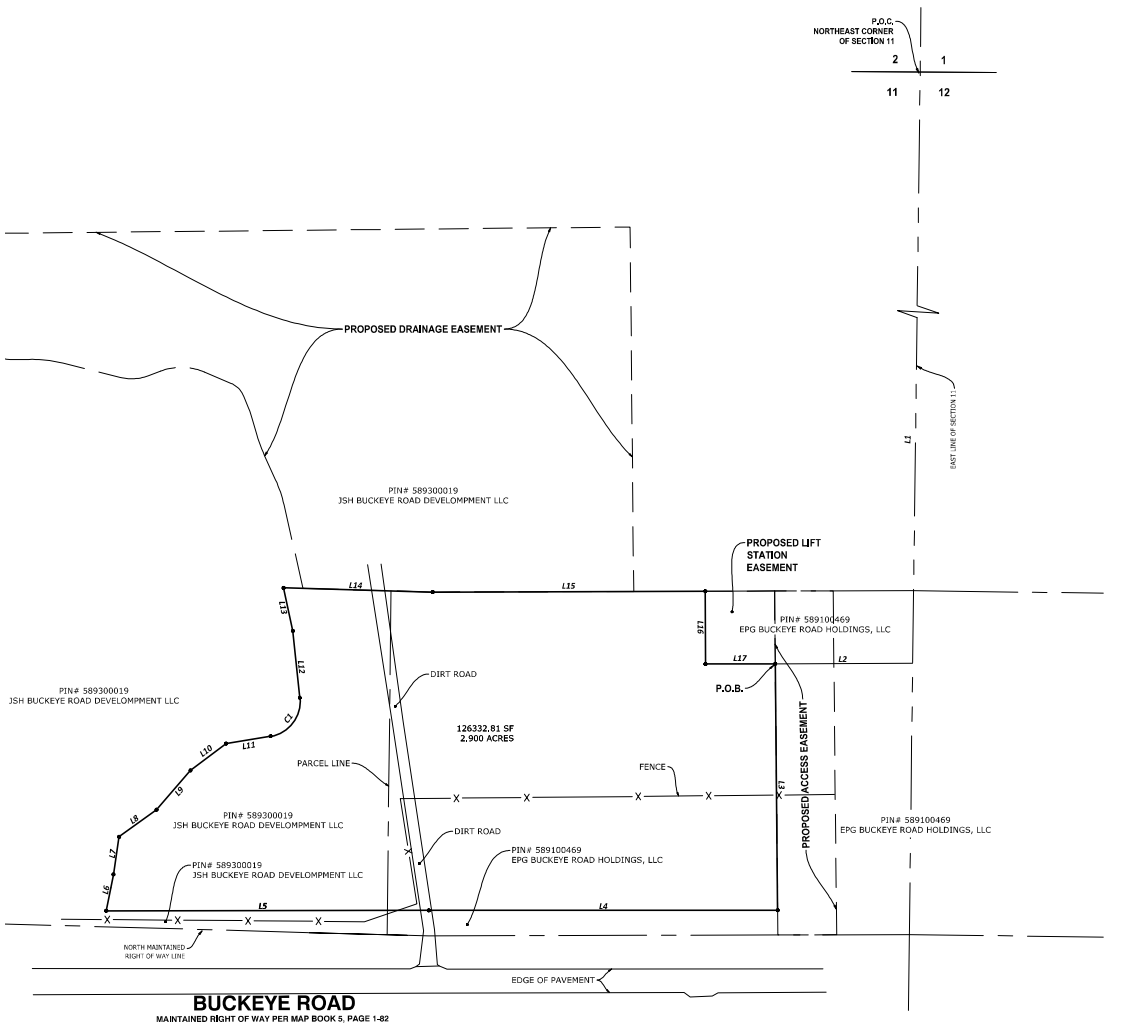
By: The Kolter Group LLC, its Manager

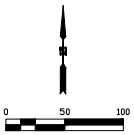
By: _____

Howard Erbstein
Manager

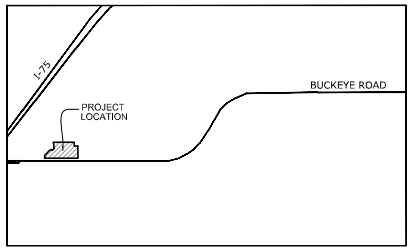
EXHIBIT A:
Legal Description

ALTA/NSPS LAND TITLE SURVEY





LOCATION MAP
NOT TO SCALE



LEGEND

● SET 5/8" IRON ROD AND CAP "WRA LB 8274"

A PARCEL OF LAND LYING AND BEING IN SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 00°43'35" W, ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 2384.36'; THENCE S 89°49'50" W A DISTANCE OF 117.13' TO THE POINT OF BEGINNING; THENCE S 00°34'16" E A DISTANCE OF 210.06'; THENCE S 89°58'34" W A DISTANCE OF 297.37'; THENCE S 89°55'42" W A DISTANCE OF 274.89'; THENCE N 11°13'40" E A DISTANCE OF 31.65'; THENCE N 08°35'44" E A DISTANCE OF 32.39'; THENCE N 54°04'34" E A DISTANCE OF 39.29'; THENCE N 40°51'34" E A DISTANCE OF 44.31'; THENCE N 52°54'52" E A DISTANCE OF 38.00'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 45.29', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF N 37°17'19" E, WITH A CHORD LENGTH OF 41.11', WITH A DELTA ANGLE OF 86°30'10"; THENCE N 09°57'46" W A DISTANCE OF 57.29'; THENCE N 12°09'01" W A DISTANCE OF 37.52'; THENCE S 88°22'47" E A DISTANCE OF 127.10'; THENCE N 89°49'50" E A DISTANCE OF 232.34'; THENCE S 00°10'10" E A DISTANCE OF 62.00'; THENCE N 89°49'50" E A DISTANCE OF 59.43'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 126332.81 SQUARE FEET, 2.900 ACRES

LINE	BEARING	DISTANCE
L1	S 00°43'35" W	2384.36'
L2	S 89°49'50" W	117.13'
L3	S 00°34'16" E	210.06'
L4	S 89°58'34" W	297.37'
L5	S 89°55'42" W	274.89'
L6	N 11°13'40" E	31.65'
L7	N 08°35'44" E	32.39'
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L10	N 52°54'52" E	38.00'
L11	N 80°52'24" E	36.50'
L12	N 05°57'46" W	57.29'
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L14	S 88°22'47" E	127.10'
L15	N 89°49'50" E	232.34'
L16	S 00°10'10" E	62.00'
L17	N 89°49'50" E	59.43'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	45.29'	41.11'	N 37°17'19" E	86°30'10"

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/18/25.

SURVEYORS NOTES:

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

3. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

4. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 12, BEING S 89°53'24" W

5. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12081C0039E. AND PANEL NUMBER 12081C0177E. MAP EFFECTIVE DATE MARCH 17, 2014. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

6. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

7. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

8. PARCEL HAS NO ACCESS TO A PUBLIC RIGHT OF WAY.

TITLE

THE PROPERTY DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT COMMITMENT NUMBER 12347275, COMMITMENT DATE OF JULY 30, 2025, REVISION DATE OF 8/8/25 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

6. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN O.R. BOOK 505, PAGE 127. TOGETHER WITH MODIFICATION OF RIGHT-OF-WAY AGREEMENT RECORDED IN O.R. BOOK 643, PAGE 58, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. WHICH CONTAINS EASEMENTS, AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

7. RIGHT-OF-WAY AGREEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 635, PAGE 805, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH CONTAINS EASEMENTS AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

8. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O R. BOOK 1066, PAGE 2513, OF SAID RECORDS. (DOES NOT INCLUDED SURVEYED PARCEL)

9. MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (MAIN BRANCH) RECORDED IN O R. BOOK 2221, PAGE 3744, TOGETHER WITH NOTICE RECORDED IN O. R. BOOK 2261, PAGE 4230, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

10.MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (EAST BRANCH) RECORDEDIN O.R. BOOK 2221, PAGE 4227, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

11. WASTEWATER PARTICIPATION AGREEMENT MOCCASIN WALLOW CONSORTIUM (MAIN BRANCH-PARTIAL OVERSIZING) RECORDED IN O.R. BOOK 2221, PAGE 4045, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

12. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 2616, PAGE 2171, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

13. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202141049570. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

14. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202241033719. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

15. PERMANENT UTILITIES EASEMENT GRANTED UNTO MANATEE COUNTY RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 202541037849. (DOES NOT INCLUDED SURVEYED PARCEL)

16. THE MAINTAINED RIGHT OF WAY OF BUCKEYE ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

17. THE MAINTAINED RIGHT OF WAY OF MOCCASIN WALLOW ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

TITLE: ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY) PARCEL 100
CLIENT:

SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CERTIFY TO: (FOR THE EXCLUSIVE USE OF)
KC BUCKEYE EAST LLC
CHICAGO TITLE INSURANCE COMPANY
GREENBERG TRAURIG SCHREINER & JOHNSON, P.A.

SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

STATE OF FLORIDA
ROBERT S. FLANARY
No. 5677
PROFESSIONAL SURVEYOR AND MAPPER

Digitally signed by Robert S Flanary
DN: c=US, o=Florida, cn=Robert S Flanary, 0.9.2342.19200300.100.1.1=A01410C00000187AC60F0C0000222177, 0.9.2342.19200300.100.1.5=A01410C00000187AC60F0C0000222177, 0.9.2342.19200300.100.1.11=2.16.840.1.113730.3.1.241, 0.9.2342.19200300.100.1.3=5677, 2.5.4.5=A01410C00000187AC60F0C0000222177
Date: 2025.08.26 09:57:07

ROBERT S. FLANARY, SURVEYOR AND MAPPER
FLORIDA SURVEYORS REGISTRATION NO. 5677

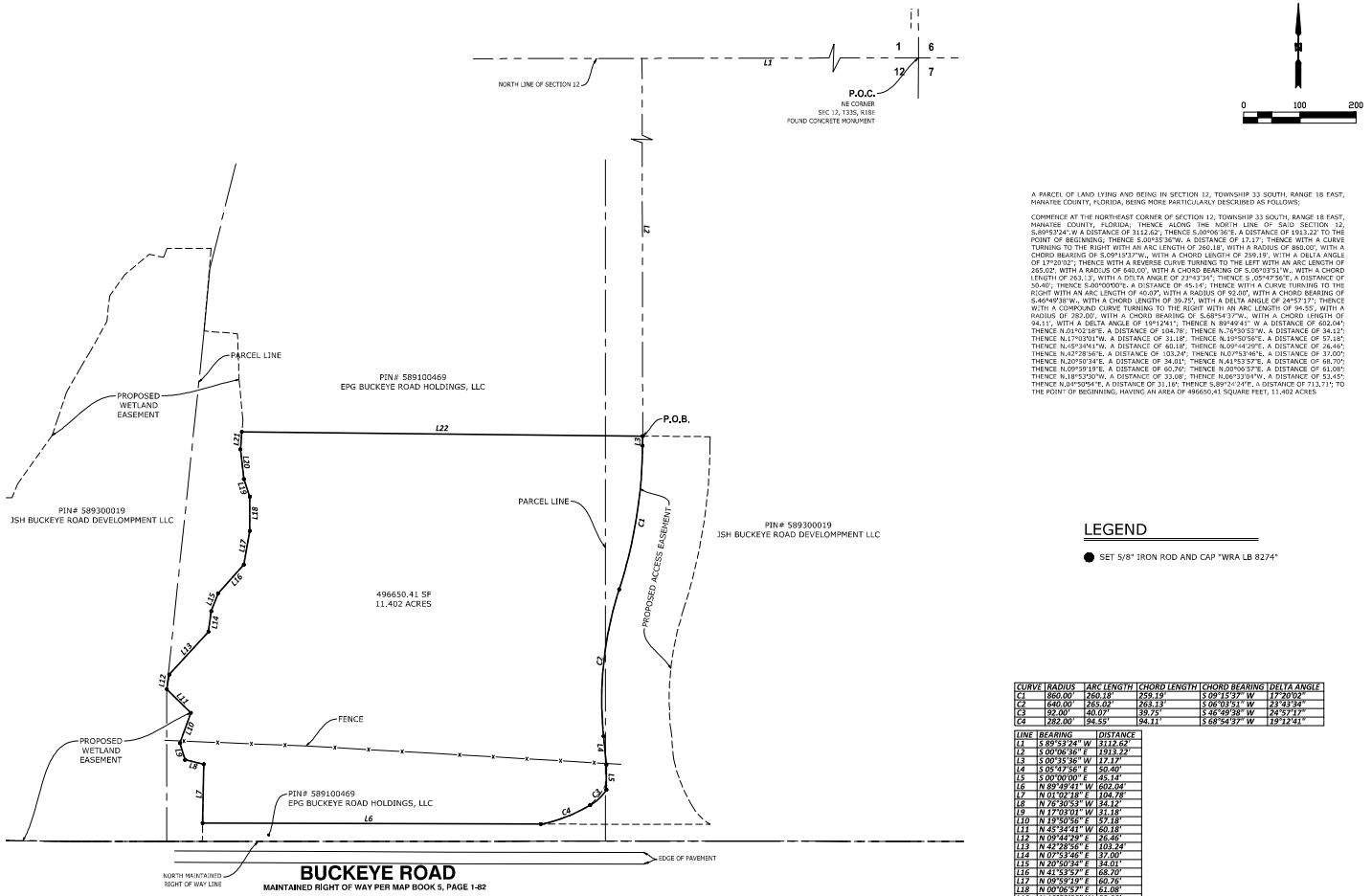
NO.	REVISION	DATE	BY

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721
www.wraengineering.com LB 8274

O:\05 FINC BUCKHEAD WEST PARCEL 100 BOUNDARY SURVEY.DWG		DRAWN BY: RSF	CHECKED BY: RSF
PROJ. NO.: S2283	Field Book: 32	FIELD DATE:7-18-25	SCALE: 1"=50'

SHEET
1
OF 1

ALTA/NSPS LAND TITLE SURVEY



A PARCEL OF LAND LYING AND BEING IN SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S.89°53'24".W A DISTANCE OF 3112.62'; THENCE S.00°06'36"E, A DISTANCE OF 1913.22' TO THE POINT OF BEGINNING, THENCE S.09°35'36"W, A DISTANCE OF 17.17'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 260.18', WITH A RADIUS OF 860.00', WITH A CHORD BEARING OF S.09°15'37"W., WITH A CHORD LENGTH OF 259.19', WITH A DELTA ANGLE OF 17°20'02"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 265.02', WITH A RADIUS OF 640.00', WITH A CHORD BEARING OF S.06°03'51"W., WITH A CHORD LENGTH OF 263.13', WITH A DELTA ANGLE OF 23°43'34"; THENCE S.05°47'56"E, A DISTANCE OF 50.40'; THENCE S.00°00'00"E, A DISTANCE OF 45.14'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 40.07', WITH A RADIUS OF 92.00', WITH A CHORD BEARING OF S.46°49'38"W., WITH A CHORD LENGTH OF 39.75', WITH A DELTA ANGLE OF 24°57'17"; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 94.55', WITH A RADIUS OF 282.00', WITH A CHORD BEARING OF S.68°54'37"W., WITH A CHORD LENGTH OF 94.11', WITH A DELTA ANGLE OF 19°12'41"; THENCE N 89°49'41" W A DISTANCE OF 602.04'; THENCE N.01°02'18"E, A DISTANCE OF 104.78'; THENCE N.76°30'53"W, A DISTANCE OF 34.12'; THENCE N.17°03'01"W, A DISTANCE OF 31.18'; THENCE N.19°50'56"E, A DISTANCE OF 57.18'; THENCE N.45°34'41"W, A DISTANCE OF 60.18'; THENCE N.09°44'29"E, A DISTANCE OF 26.46'; THENCE N.42°28'56"E, A DISTANCE OF 103.24'; THENCE N.20°50'34"E, A DISTANCE OF 34.01'; THENCE N.41°53'57"E, A DISTANCE OF 68.70'; THENCE N.09°59'19"E, A DISTANCE OF 60.76'; THENCE N.00°06'57"E, A DISTANCE OF 61.08'; THENCE N.18°53'30"W, A DISTANCE OF 33.08'; THENCE N.06°33'04"W, A DISTANCE OF 53.45'; THENCE N.04°50'54"E, A DISTANCE OF 31.16'; THENCE S.89°53'24"E, A DISTANCE OF 713.71'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 496650.41 SQUARE FEET, 11.402 ACRES

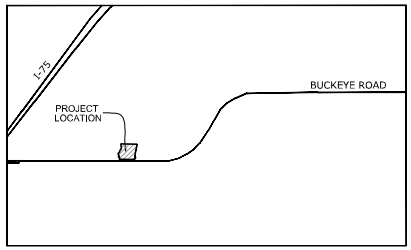
LEGEND

● SET 5/8" IRON ROD AND CAP "WRA LB 8274"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	860.00'	260.18'	259.19'	S 09°15'37" W	17°20'02"
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L20	N 06°33'04" W	53.45'
L21	N 04°50'54" E	31.16'
L22	S 89°24'24" E	713.71'

LOCATION MAP
NOT TO SCALE



SURVEYORS NOTES:

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

3. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

4. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 12, BEING S 89°53'24" W

5. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "A AND AE" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12081C0039E, AND PANEL NUMBER 12081C0177E, MAP EFFECTIVE DATE MARCH 17, 2014. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

6. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

7. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

8. PARCEL HAS NO ACCESS TO A PUBLIC RIGHT OF WAY.

TITLE

THE PROPERTY DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT COMMITMENT NUMBER 12347275, COMMITMENT DATE OF JULY 30 2025, REVISION DATE OF 8/8/25 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

6. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN O.R. BOOK 505, PAGE 127. TOGETHER WITH MODIFICATION OF RIGHT-OF-WAY AGREEMENT RECORDED IN O.R. BOOK 643, PAGE 58, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH CONTAINS EASEMENTS, AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

7. RIGHT-OF-WAY AGREEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 635, PAGE 805, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHITCH CONTAINS EASEMENTS AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

8. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O R. BOOK 1006, PAGE 2513, OF SAID RECORDS. (DOES NOT INCLUDED SURVEYED PARCEL)

9. MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (MAIN BRANCH) RECORDED IN O R. BOOK 2221, PAGE 2744, TOGETHER WITH NOTICE RECORDED IN O. R. BOOK 2261, PAGE 4230, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

10.MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (EAST BRANCH) RECORDEDIN O.R. BOOK 2221, PAGE 4227, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

11. WASTEWATER PARTICIPATION AGREEMENT MOCCASIN WALLOW CONSORTIUM (MAIN BRANCH-PARTIAL OVERSIZING) RECORDED IN O.R. BOOK 2221, PAGE 4045, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

12. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 2616, PAGE 2171, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

13. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202141049570. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

14. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202241033719, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

15. PERMANENT UTILITIES EASEMENT GRANTED UNTO MANATEE COUNTY RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 202541037849. (DOES NOT INCLUDED SURVEYED PARCEL)

16. THE MAINTAINED RIGHT OF WAY OF BUCKEYE ROAD, (DOES NOT INCLUDED SURVEYED PARCEL)

17. THE MAINTAINED RIGHT OF WAY OF MOCCASIN WALLOW ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/18/25.

TITLE: ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY) PARCEL 200

CLIENT:

SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CERTIFY TO: (FOR THE EXCLUSIVE USE OF)
FC BUCKEYE EAST LLC
CHICAGO TITLE INSURANCE COMPANY
GREENE MANFACK SCHERNER & JOHNSON, P.A.

SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE, AND ELECTRONIC SEAL.

STATE OF FLORIDA

Robert S. Flanary

ROBERT S. FLANARY
FLORIDA SURVEYOR AND MAPPER REGISTRATION NO. 5677

NO.	REVISION	DATE	BY

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721
www.wraengineering.com LB 8274

O:\05 FSC BUCKEYE\01 WEST PARCEL 200 BOUNDARY SURVEY.DWG | DRAWN BY: RSF | CHECKED BY: RSF
PROJ. NO.: S2283 | Field Book: 32 | FIELD DATE:7-18-25 | SCALE:1"=100'

SHEET 1 OF 1

EXHIBIT 6

Docusign Envelope ID: 6BE103E9-9B81-492D-80A1-68AD3377D1EF

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT RESCINDING AND REPLACING RESOLUTION 2025-09 IN ITS ENTIRETY; AUTHORIZING THE CHAIRMAN AND DISTRICT STAFF TO REQUEST THE PASSAGE OF AN ORDINANCE BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THAT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, on September 24, 2025, the District previously adopted Resolution 2025-09 directing the Chairman and District staff to request the passage of an ordinance amending the District's boundaries, which the District desires to rescind and replace in its entirety, with this Resolution; and

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

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

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

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

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

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

Docusign Envelope ID: 6BE103E9-9B81-492D-80A1-68AD3377D1EF

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

WHEREAS, the landowner, KC Buckeye East LLC ("**Landowner**") has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT:

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

2. RESCINDMENT OF RESOLUTION 2025-09. Resolution 2025-09 adopted by the Board on September 24, 2025, is hereby rescinded in its entirety.

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

4. LANDOWNER FUNDING. The Landowner agrees to make available to the District such monies as are necessary to fund and enable the District to effect the Boundary Amendment. The Landowner will make such funds available on a monthly basis, within thirty (30) days of a written request by the District. The District Manager shall require consultants to provide invoices for the Boundary Amendment expenses separate from other services provided to the District.

5. AUTHORIZATION FOR AGENT. The Board hereby authorizes Jere Earlywine, Esq., of Kutak Rock, LLP, to act as agent of the District with regard to any and all matters pertaining to the Boundary Amendment. District Staff, in consultation with the District Chairman, is further authorized to revise **Exhibit A** in order to address any further boundary adjustments as may be identified by the District Engineer. The District Manager shall ensure that the final versions of **Exhibit A** as confirmed by the Chairman are attached hereto.

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

[CONTINUED ON NEXT PAGE]

Docusign Envelope ID: 6BE103E9-9B81-492D-80A1-68AD3377D1EF

PASSED AND ADOPTED this 25th day of February, 2026.

ATTEST:

DocuSigned by:
Jayna Cooper
D2AA837090BA417...
Assistant Secretary

BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT

Signed by:
Carlos de La Ossa
CC0CB251E795481...
Chairman/Vice-Chairman, Board of Supervisors

Exhibit A: Legal Description of District Boundaries, as Amended

Docusign Envelope ID: 6BE103E9-9B81-492D-80A1-68AD3377D1EF

Exhibit A:

Legal Description of District Boundaries, as Amended

.

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

A PARCEL OF LAND LYING AND BEING IN SECTIONS 1, 2, 11, AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75 (STATE ROAD 93) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) THENCE N 38°11'05" E A DISTANCE OF 5730.00'; (2) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 2767.14', WITH A RADIUS OF 11329.16', WITH A CHORD BEARING OF N 45°10'55" E, WITH A CHORD LENGTH OF 2760.26', WITH A DELTA ANGLE OF 13°59'40"; THENCE S 01°06'57" W A DISTANCE OF 4045.66'; THENCE S 00°35'31" W A DISTANCE OF 2635.12' TO THE NORTH RIGHT-OF-WAY LINE OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1 TO 82 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES: (1) THENCE S.89°58'35"W. A DISTANCE OF 1141.84'; (2) THENCE N.89°13'50"W. A DISTANCE OF 1176.30'; (3) THENCE S.89°49'55"W. A DISTANCE OF 409.87'; (4) THENCE N.88°22'47"W. A DISTANCE OF 616.74' TO THE NORTH RIGHT OF WAY LINE OF BUCKEYE ROAD PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS SECTION 13075-2406; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING FOUR COURSES: (1) THENCE N.00°09'43"W. A DISTANCE OF 42.57'; (2) THENCE N.88°33'01"W. A DISTANCE OF 990.85'; (3) THENCE N.80°31'38"W. A DISTANCE OF 787.25'; (4) THENCE N.89°40'22"W. A DISTANCE OF 282.70'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 19413430 SQUARE FEET, 445.671 ACRES

LESS AND EXCEPT THE FOLLOWING TWO PARCELS

LESS PARCEL 1
COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75 (STATE ROAD 93) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE S.89°40'22"E. A DISTANCE OF 282.70'; (2) THENCE S.80°31'38"E. A DISTANCE OF 787.25'; (3) THENCE S.88°33'01"E. A DISTANCE OF 990.85'; (4) THENCE S.00°09'43"E. A DISTANCE OF 42.57' TO THE NORTH RIGHT-OF-WAY LINE OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1 TO 82 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.88°22'47"E., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 339.45'; THENCE N.11°13'40"E. A DISTANCE OF 13.82' TO THE POINT OF BEGINNING; THENCE N.11°13'40"E. A DISTANCE OF 31.65'; THENCE N.08°35'44"E. A DISTANCE OF 32.39'; THENCE N.54°04'34"E. A DISTANCE OF 39.29'; THENCE N.40°51'34"E. A DISTANCE OF 44.31'; THENCE N.52°54'52"E. A DISTANCE OF 38.00'; THENCE N.80°32'24"E. A DISTANCE OF 38.50'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 45.29', A RADIUS OF 30.00', A CHORD BEARING OF N.37°17'19"E., A CHORD LENGTH OF 41.11', AND A DELTA ANGLE OF 86°30'10"; THENCE N.05°57'46"W. A DISTANCE OF 57.29'; THENCE N.12°09'01"W. A DISTANCE OF 37.52'; THENCE S.88°22'47"E. A DISTANCE OF 127.10'; THENCE N.89°49'50"E. A DISTANCE OF 232.34'; THENCE S.00°10'10"E. A DISTANCE OF 62.00'; THENCE N.89°49'50"E. A DISTANCE OF 59.43'; THENCE S.00°34'16"E. A DISTANCE OF 210.06'; THENCE S.89°58'34"W. A DISTANCE OF 297.37'; THENCE S.89°55'42"W. A DISTANCE OF 274.89'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 126333 SQUARE FEET, 2.900 ACRES

LESS PARCEL 2
COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75 (STATE ROAD 93) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE S.89°40'22"E. A DISTANCE OF 282.70'; (2) THENCE S.80°31'38"E. A DISTANCE OF 787.25'; (3) THENCE S.88°33'01"E. A DISTANCE OF 990.85'; (4) THENCE S.00°09'43"E. A DISTANCE OF 42.57' TO THE NORTH RIGHT-OF-WAY LINE OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1 TO 82 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE S.88°22'47"E. A DISTANCE OF 616.74'; (2) THENCE N.89°49'55"E. A DISTANCE OF 409.87'; (3) THENCE S.89°13'50"E. A DISTANCE OF 1176.30'; (4) THENCE N.89°58'35"E. A DISTANCE OF 225.26'; THENCE N.01°02'18"E. A DISTANCE OF 32.69' TO THE POINT OF BEGINNING; THENCE N.01°02'18"E. A DISTANCE OF 104.74'; THENCE N.76°30'53"W. A DISTANCE OF 34.12'; THENCE N.17°03'01"W. A DISTANCE OF 31.18'; THENCE N.19°50'56"E. A DISTANCE OF 57.18'; THENCE N.45°34'41"W. A DISTANCE OF 60.18'; THENCE N.09°44'29"E. A DISTANCE OF 26.46'; THENCE N.42°28'56"E. A DISTANCE OF 103.24'; THENCE N.07°53'46"E. A DISTANCE OF 37.00'; THENCE N.20°50'34"E. A DISTANCE OF 34.01'; THENCE N.41°53'57"E. A DISTANCE OF 68.70'; THENCE N.09°59'19"E. A DISTANCE OF 60.76'; THENCE N.00°06'57"E. A DISTANCE OF 61.08'; THENCE N.18°53'30"W. A DISTANCE OF 33.08'; THENCE N.06°33'04"W. A DISTANCE OF 53.45'; THENCE N.04°50'54"E. A DISTANCE OF 31.16'; THENCE S.89°24'24"E. A DISTANCE OF 713.71'; THENCE S.00°35'36"W. A DISTANCE OF 17.17'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 260.18', A RADIUS OF 860.00', A CHORD BEARING OF S.09°15'37"W., A CHORD LENGTH OF 259.19', AND A DELTA ANGLE OF 17°20'02"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 265.02', A RADIUS OF 640.00', A CHORD BEARING OF S.06°03'51"W., A CHORD LENGTH OF 263.13', AND A DELTA ANGLE OF 23°43'34"; THENCE S.05°47'56"E. A DISTANCE OF 50.40'; THENCE S.00°00'00"E. A DISTANCE OF 45.14'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 40.07', A RADIUS OF 92.00', A CHORD BEARING OF S.46°49'38"W., A CHORD LENGTH OF 39.75', AND A DELTA ANGLE OF 24°57'17"; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 94.55', A RADIUS OF 282.00', A CHORD BEARING OF S.68°54'37"W., A CHORD LENGTH OF 94.11', AND A DELTA ANGLE OF 19°12'41"; THENCE N.89°49'29"W. A DISTANCE OF 602.04'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 496640 SQUARE FEET, 11.401 ACRES

WATER RESOURCE ASSOCIATES. LLC
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University Park, Florida 34201
Phone: 941.2759721 Fax: 941.275.9729
www.wraengineering.com LB 8274

Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=A01410D0000019F18E2F7D0001E25A7, O=Unaffiliated, C=US
Date: 2026.10.01 07:25:23-04'00'

ROBERT S. FLANARY, P.S.M., FLORIDA REGISTERED SURVEYOR & MAPPER NO. 5677 STATE OF FLORIDA

ROBERT S. FLANARY, P.S.M., Florida Surveyor's Registration No. 5677 — DATE

SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

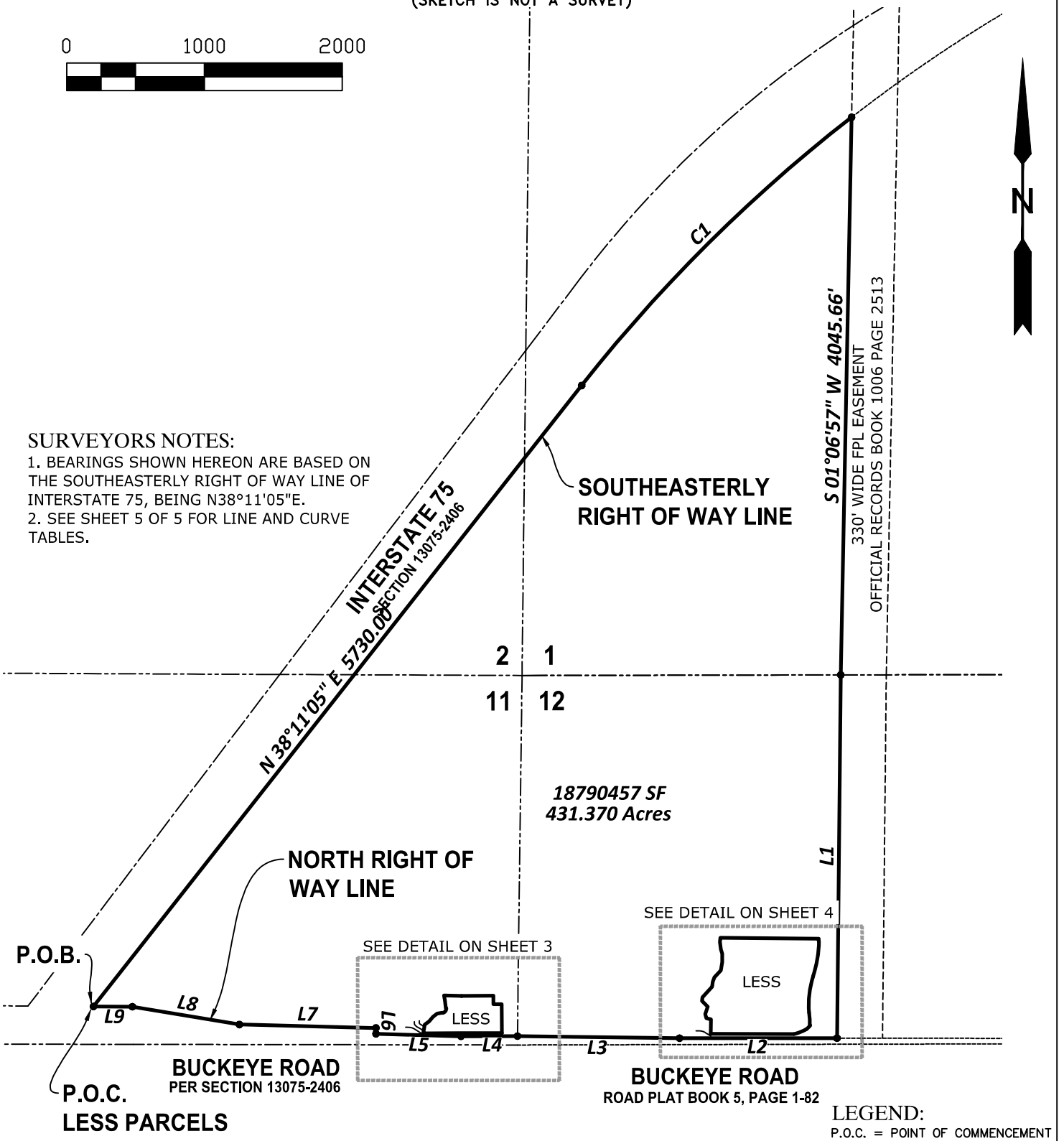
REVISION DATE

BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

	DRAWN	RSF	DATE:	10/1/26	SCALE:
	CHECKED	RSF	DATE:	10/1/26	JOB NUMBER S2283

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75, BEING N38°11'05"E.
2. SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES.

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET

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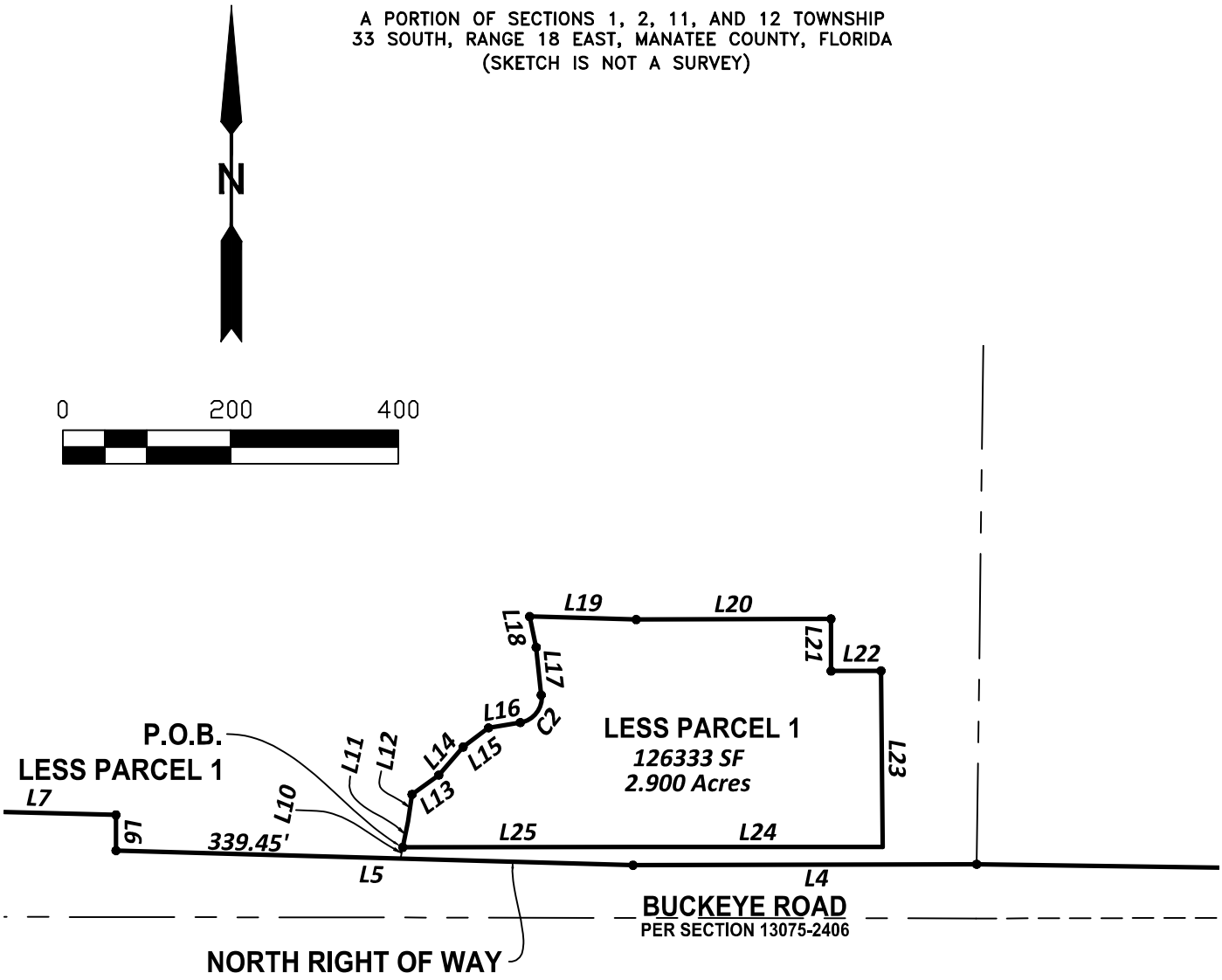
REVISION DATE

BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

	DRAWN	RSF	DATE:	10/1/26	SCALE: 1"=1000'
	CHECKED	RSF	DATE:	10/1/26	JOB NUMBER S2283

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP
33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



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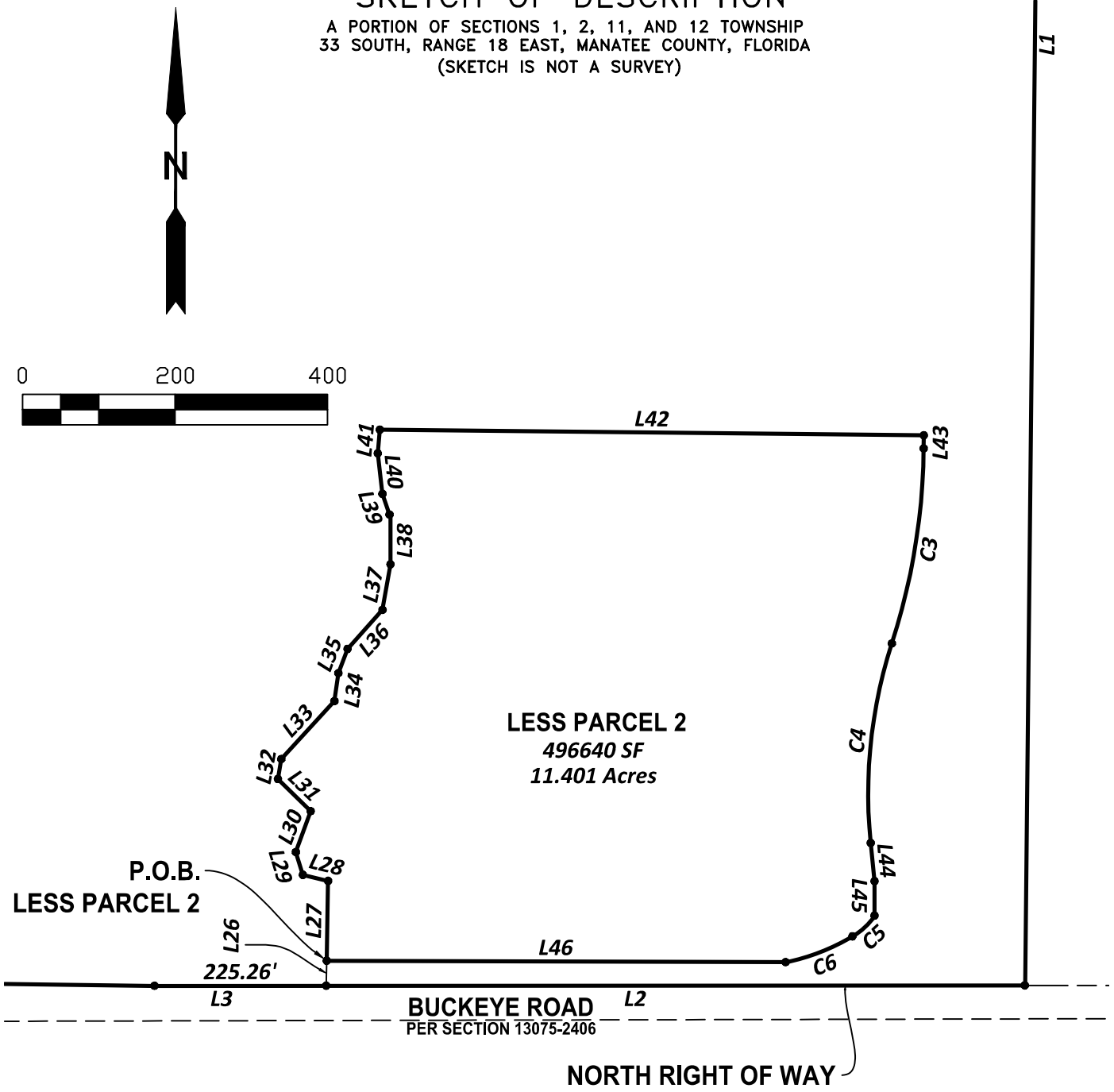
BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

	DRAWN	RSF	DATE:	10/1/26	SCALE: 1"=200'
	CHECKED	RSF	DATE:	10/1/26	JOB NUMBER S2283

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP
33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
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REVISION DATE

BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

	DRAWN	RSF	DATE:	10/1/26	SCALE: 1"=200'
	CHECKED	RSF	DATE:	10/1/26	JOB NUMBER S2283

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP
33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LINE	BEARING	DISTANCE
L1	S 00°35'31" W	2635.12'
L2	S 89°58'35" W	1141.84'
L3	N 89°13'50" W	1176.30'
L4	S 89°49'55" W	409.87'
L5	N 88°22'47" W	616.74'
L6	N 00°09'43" W	42.57'
L7	N 88°33'01" W	990.85'
L8	N 80°31'38" W	787.25'
L9	N 89°40'22" W	282.70'
L10	N 11°13'40" E	13.82'
L11	N 11°13'40" E	31.65'
L12	N 08°35'44" E	32.39'
L13	N 54°04'34" E	39.29'
L14	N 40°51'34" E	44.31'
L15	N 52°54'52" E	38.00'
L16	N 80°32'24" E	38.50'
L17	N 05°57'46" W	57.29'
L18	N 12°09'01" W	37.52'
L19	S 88°22'47" E	127.10'
L20	N 89°49'50" E	232.34'

LINE	BEARING	DISTANCE
L21	S 00°10'10" E	62.00'
L22	N 89°49'50" E	59.43'
L23	S 00°34'16" E	210.06'
L24	S 89°58'34" W	297.37'
L25	S 89°55'42" W	274.89'
L26	N 01°02'18" E	32.69'
L27	N 01°02'18" E	104.74'
L28	N 76°30'53" W	34.12'
L29	N 17°03'01" W	31.18'
L30	N 19°50'56" E	57.18'
L31	N 45°34'41" W	60.18'
L32	N 09°44'29" E	26.46'
L33	N 42°28'56" E	103.24'
L34	N 07°53'46" E	37.00'
L35	N 20°50'34" E	34.01'
L36	N 41°53'57" E	68.70'
L37	N 09°59'19" E	60.76'
L38	N 00°06'57" E	61.08'
L39	N 18°53'30" W	33.08'
L40	N 06°33'04" W	53.45'
L41	N 04°50'54" E	31.16'
L42	S 89°24'24" E	713.71'
L43	S 00°35'36" W	17.17'
L44	S 05°47'56" E	50.40'
L45	S 00°00'00" E	45.14'
L46	N 89°49'29" W	602.04'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	11329.16'	2767.14'	2760.26'	N 45°10'55" E	13°59'40"
C2	30.00'	45.29'	41.11'	N 37°17'19" E	86°30'10"
C3	860.00'	260.18'	259.19'	S 09°15'37" W	17°20'02"
C4	640.00'	265.02'	263.13'	S 06°03'51" W	23°43'34"
C5	92.00'	40.07'	39.75'	S 46°49'38" W	24°57'17"
C6	282.00'	94.55'	94.11'	S 68°54'37" W	19°12'41"

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

REVISION DATE

BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

	DRAWN	RSF	DATE:	10/1/26	SCALE:
	CHECKED	RSF	DATE:	10/1/26	JOB NUMBER S2283

EXHIBIT 7

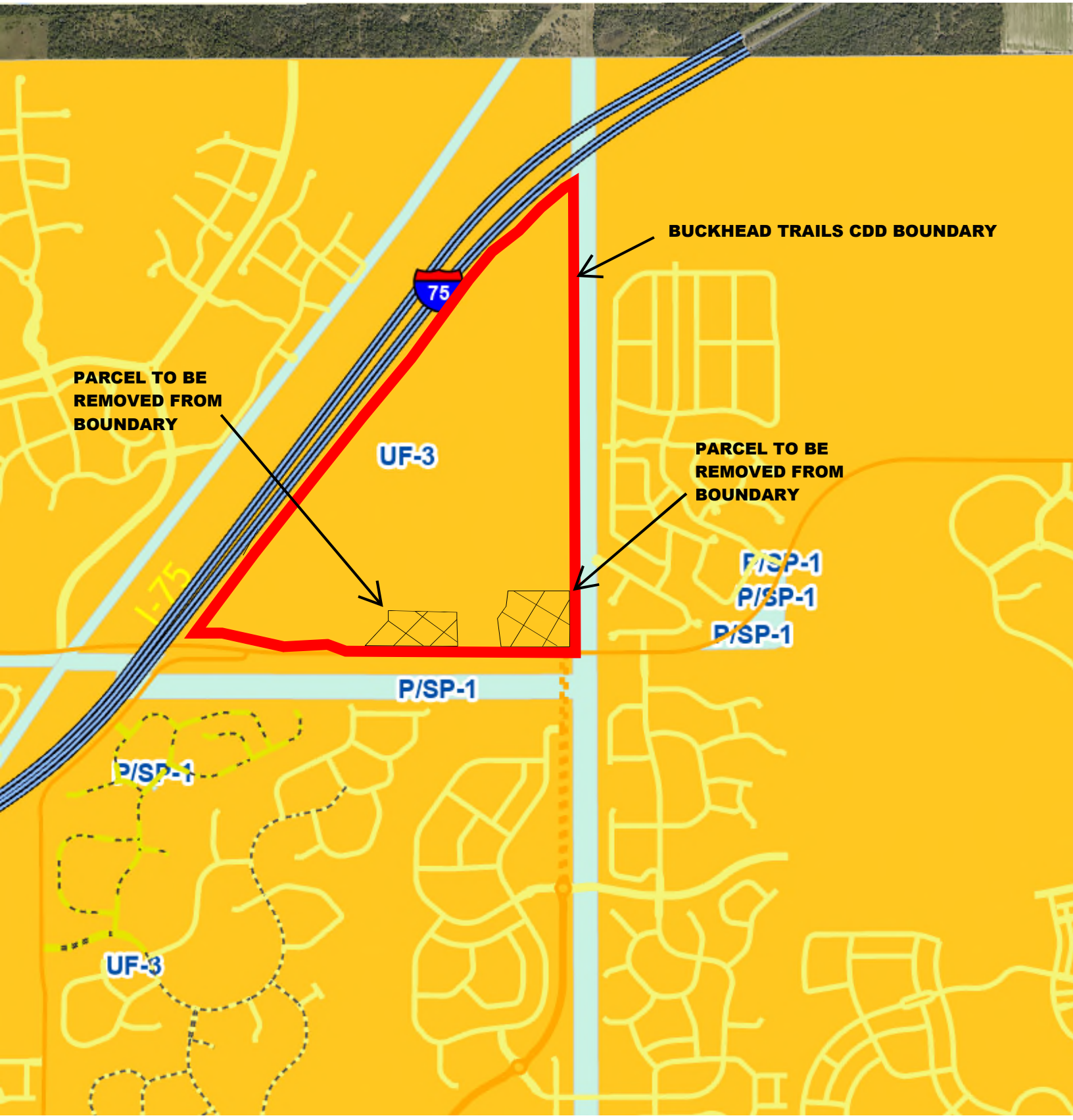

BUCKHEAD TRAILS CDD BOUNDARY
75
PARCEL TO BE REMOVED FROM BOUNDARY
UF-3
PARCEL TO BE REMOVED FROM BOUNDARY
I-75
P/SP-1
P/SP-1
P/SP-1
P/SP-1
P/SP-1
UF-3

EXHIBIT 8

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to amend the boundaries of the Buckhead Trails II Community Development District ("District"). The District was established by Ordinance Nos. 22-58 and 24-25E, passed by the Board of County Commissioners of Manatee County, Florida. The current size of the District is approximately 445.67 +/- acres and the District is located entirely within Manatee County, Florida ("County"). The petition to amend the boundaries of the District seeks to remove approximately 14.302 +/- acres located in the County from the District ("Amendment Area"). After the amendment, the District will be projected to contain approximately 431.368 +/- acres and is planned to be developed with a total of 1021 residential dwelling units. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing District establishment) as follows:

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

1.2 Overview of the Buckhead Trails II Community Development District

The District is designed to provide public infrastructure, services, and facilities along with operation and maintenance of the same to a master planned residential development currently anticipated to contain a total of approximately 1021 residential dwelling units following the amendment of the District's boundaries.

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

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

1.3 Requirements for Statement of Estimated Regulatory Costs

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

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

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within 5 years

after the implementation of the rule;

2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after the implementation of the rule; or

3. Is likely to increase regulatory costs, including any Transactional Costs (as defined herein), in excess of $1 million in the aggregate within 5 years after the implementation of the rule.

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

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

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

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

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (The County, according to the Census 2020, has a population of 949,611; therefore, it is not defined as a small County for the purposes of this requirement.)

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

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

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

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

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

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

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance;

2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance; or

3. Is likely to increase regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

The ordinance amending the boundaries of the District is not anticipated to have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. This boundary amendment is also not likely to increase regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

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

The development of the smaller, 431.368 +/- acre area will still promote local economic activity, create local value, lead to local private sector investment and is likely, at least in the short term, to support local private sector employment and/or lead to local new job creation to a degree similar to that of a larger, pre-amendment, 445.67 +/- acre area contained within the existing District boundaries.

Amending the boundaries of the District will still allow it to plan, fund, implement, operate and maintain, for the benefit of the landowners within the amended and smaller District, various public facilities and services. Such facilities and services, as further described in Section 5, will allow for the development of the land within the amended District. The provision of District's infrastructure and the

subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and residents of the amended and smaller District. The private developer of the land in the amended and smaller District will use its private funds to conduct the private land development and construction of anticipated approximately 1021 residential dwelling units, the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved without amending the District's boundaries by the private sector alone, the fact that the amendment of the District's boundaries is initiated by the private developer means that the private developer considers the amendment of the District's boundaries and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the amended and smaller District, which in turn will lead directly or indirectly to economic growth, likely private sector job growth and/or support private sector employment, and private sector investments.

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

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

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

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

Amending the District's boundaries will not materially increase regulatory costs to the landowners

within the Amended District. Such increases in regulatory costs, principally the anticipated increases in transactional costs as a result of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners within the Amended District. While the 14.302 acres being removed from the District will not pay assessments to the Amended District, the Amended District will also not incur costs for the construction on, and maintenance of, this 14.302 acres. Property ownership in the District is completely voluntary and all initial prospective buyers will have such additional transaction costs disclosed to them prior to sale, as required by State law. Such costs, however, should be considered voluntary, self-imposed, and as a tradeoff for the service and facilities provided by the District. As to the anticipated amount of the transactional costs in the aggregate within 5 years, they are anticipated not to exceed $5,000,000.

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

The proposed amended District will serve land that comprises an approximately 431.368 +/- acre master planned residential development currently anticipated to contain a total of approximately 1021 residential dwelling units, although the development plan can change. Assuming an average density of 3.5 persons per residential dwelling unit, the estimated residential population of the proposed District at build out would be approximately 3,573.50 +/- and all of these residents as well as the landowners within the District will be affected by the ordinance. The County and certain state agencies will not be affected by or required to comply with the ordinance as more fully discussed hereafter. The owner of the 14.302 acres that is being removed from the District will also be affected by the boundary amendment ordinance, but that landowner has consented to the boundary amendment and will need to develop and maintain its property without the assistance of the District.

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

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

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

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

State Governmental Entities

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

Manatee County, Florida

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

Further, there will be no increase in the very small annual costs to County, because of the amendment of the District's boundaries. The District is an independent unit of local government. The only annual costs the County faces, which will not change with the amendment of the District's boundaries, are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the County.

4.2 Impact on State and Local Revenues

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

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

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

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

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

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

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

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

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

The County has a population of 399,716 according to the Census 2020 conducted by the United States Census Bureau and is therefore not defined as a "small" County according to Section 120.52, F.S.

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

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

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

EXHIBIT 9

AUTHORIZATION OF AGENT

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

WITNESSES:

Name: Roslyn Raymie

Name: Bryon T. LoPreste

KC BUCKEYE EAST LLC

By: James P. Harvey
Its: Authorized Signatory

Date: February 23, 2026

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of February, 2026, by James P. Harvey, as Authorized Signatory of KC Buckeye East LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

BRYON T. LOPRESTE
MY COMMISSION # HH 456133
EXPIRES: January 27, 2028

Name: Bryon T. LoPreste
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

ORDINANCE NO. 26-45 (f.k.a. ORDINANCE NO. 24-25 & f.k.a ORDINANCE NO. 22-58)

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, RELATING TO THE BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; CONTRACTING THE BOUNDARIES OF THE DISTRICT PURSUANT TO SUBSECTION 190.046(1), FLORIDA STATUTES, BY REMOVING APPROXIMATELY 14.302 ACRES OF LAND; AMENDING SUBSECTION 2-8-82 OF THE MANATEE COUNTY CODE OF ORDINANCES DESCRIBING THE AMENDED BOUNDARIES OF THE DISTRICT AS CONTRACTED; PROVIDING FOR RELIANCE UPON REPRESENTATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Buckhead Trails II Community Development District (the "District") has been created by law and established pursuant to Manatee County Ordinance No. 22-58, adopted on December 6, 2022, effective as filed with the Secretary of State of Florida on December 8, 2022, as amended by Manatee County Ordinance No. 24-25, adopted on February 22, 2024, effective as filed with the Secretary of State of Florida on February 22, 2024; and

WHEREAS, Ordinance 22-58 described the boundaries of the District, as including approximately 409.16 acres of land; and

WHEREAS, Ordinance No. 24-25 described the amendment of boundaries of

the District, by adding approximately 36.51 acres bringing the total acreage from approximately 409.16 acres to approximately 445.67 acres of land; and

WHEREAS, based on the information provided by the District board of supervisors, the District is active and in good legal standing, and the Board of County Commissioners of Manatee County, Florida (the "Board"), has relied thereon in adopting this Ordinance; and

WHEREAS, the District's board of supervisors (the "Petitioner") has filed a petition (the "Petition") with the Board requesting adoption of an ordinance contracting the boundaries of the District pursuant to subsection 190.046(1), Florida Statutes; and

WHEREAS, the Petition designated approximately 14.302 acres of land to be removed from the District, as described therein; and

WHEREAS, pursuant to sections 190.046(1)(g) and 125.66, Florida Statutes, as amended, the filing of the petition for ordinance amendment by the Petitioner constitutes consent of the landowners within the District; and

WHEREAS, KC Buckeye East LLC, a Florida limited liability company, is the owner of the approximately 14.302 acres of land proposed to be removed from the District and has consented in writing to the contraction of said lands from the District; and

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

WHEREAS, the Board has considered the record of the public hearing and the factors set forth in section 190.046(1), Florida Statutes, as amended, in making its determination to grant or deny the petition for adoption of an ordinance contracting the boundaries of the District; and

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

WHEREAS, the District was established under Ordinance No. 22-58 and subsequently amended by Ordinance No. 24-25, both being amended by this ordinance, as an independent special district and a local unit of special purpose government and shall continue to be governed by Chapter 190, Florida Statutes, and all other applicable federal, state, and local laws within the amended boundaries described and depicted in **Exhibit "A,"** attached hereto and incorporated herein; and

WHEREAS, the contraction of the District will yield approximately 431.368 acres of territory, and the amendment of the boundaries of the District will protect,

promote, and enhance the public health, safety, and welfare of the County and its inhabitants, including the inhabitants of the District.

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

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

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

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

Section 4. Contraction of boundaries. The boundaries of the District are hereby contracted pursuant to subsection 190.046(1), Florida Statutes, by removing approximately 14.302 acres of land from the geographic boundaries and control of the District to a total of approximately 431.368 acres of land, are described and depicted in **Exhibit "A."**

Section 5. Amending subsection 2-8-82 of the Manatee County Code of Ordinances. Subsection 2-8-82 of the Manatee County Code of Ordinances is hereby amended to read as follows:

Sec. 2-8-82. Buckhead Trails II Community Development District.

***

(b) *Boundaries*. The boundaries of the district are described in the metes and bounds description attached Ord. No. 26-45 as **Exhibit "A."**

***

Section 6. Reliance upon representations. The contraction of the boundaries of the District is specifically based upon the representations made in the Petition to Amend the Boundaries of Buckhead Trails II Community Development District via County Ordinance No. 26-45 requesting amendment to the boundaries of the District through contraction dated April 6, 2026, signed by Carlos de la Ossa, District Chairman, and which was filed with Manatee County, Florida, and is attached hereto as **Composite Exhibit "B."**

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

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

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

PASSED AND ADOPTED, with a quorum present and voting, by the Board of County Commissioners of Manatee County, Florida, this 8th day of October 2026.

BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA

By:_____
Chairperson

ATTEST: ANGELINA COLONESSO, CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By:_____
Deputy Clerk

EXHIBIT A

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

A PARCEL OF LAND LYING AND BEING IN SECTIONS 1, 2, 11, AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75 (STATE ROAD 93) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) THENCE N 38°11'05" E A DISTANCE OF 5730.00'; (2) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 2767.14', WITH A RADIUS OF 11329.16', WITH A CHORD BEARING OF N 45°10'55" E, WITH A CHORD LENGTH OF 2760.26', WITH A DELTA ANGLE OF 13°59'40"; THENCE S 01°06'57" W A DISTANCE OF 4045.66'; THENCE S 00°35'31" W A DISTANCE OF 2635.12' TO THE NORTH RIGHT-OF-WAY LINE OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1 TO 82 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES: (1) THENCE S.89°58'35"W. A DISTANCE OF 1141.84'; (2) THENCE N.89°13'50"W. A DISTANCE OF 1176.30'; (3) THENCE S.89°49'55"W. A DISTANCE OF 409.87'; (4) THENCE N.88°22'47"W. A DISTANCE OF 616.74' TO THE NORTH RIGHT OF WAY LINE OF BUCKEYE ROAD PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS SECTION 13075-2406; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING FOUR COURSES: (1) THENCE N.00°09'43"W. A DISTANCE OF 42.57'; (2) THENCE N.88°33'01"W. A DISTANCE OF 990.85'; (3) THENCE N.80°31'38"W. A DISTANCE OF 787.25'; (4) THENCE N.89°40'22"W. A DISTANCE OF 282.70'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 19413430 SQUARE FEET, 445.671 ACRES

LESS AND EXCEPT THE FOLLOWING TWO PARCELS

LESS PARCEL 1
COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75 (STATE ROAD 93) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE S.89°40'22"E. A DISTANCE OF 282.70'; (2) THENCE S.80°31'38"E. A DISTANCE OF 787.25'; (3) THENCE S.88°33'01"E. A DISTANCE OF 990.85'; (4) THENCE S.00°09'43"E. A DISTANCE OF 42.57' TO THE NORTH RIGHT-OF-WAY LINE OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1 TO 82 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.88°22'47"E., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 339.45'; THENCE N.11°13'40"E. A DISTANCE OF 13.82' TO THE POINT OF BEGINNING; THENCE N.11°13'40"E. A DISTANCE OF 31.65'; THENCE N.08°35'44"E. A DISTANCE OF 32.39'; THENCE N.54°04'34"E. A DISTANCE OF 39.29'; THENCE N.40°51'34"E. A DISTANCE OF 44.31'; THENCE N.52°54'52"E. A DISTANCE OF 38.00'; THENCE N.80°32'24"E. A DISTANCE OF 38.50'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 45.29', A RADIUS OF 30.00', A CHORD BEARING OF N.37°17'19"E., A CHORD LENGTH OF 41.11', AND A DELTA ANGLE OF 86°30'10"; THENCE N.05°57'46"W. A DISTANCE OF 57.29'; THENCE N.12°09'01"W. A DISTANCE OF 37.52'; THENCE S.88°22'47"E. A DISTANCE OF 127.10'; THENCE N.89°49'50"E. A DISTANCE OF 232.34'; THENCE S.00°10'10"E. A DISTANCE OF 62.00'; THENCE N.89°49'50"E. A DISTANCE OF 59.43'; THENCE S.00°34'16"E. A DISTANCE OF 210.06'; THENCE S.89°58'34"W. A DISTANCE OF 297.37'; THENCE S.89°55'42"W. A DISTANCE OF 274.89'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 126333 SQUARE FEET, 2.900 ACRES

LESS PARCEL 2
COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75 (STATE ROAD 93) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE S.89°40'22"E. A DISTANCE OF 282.70'; (2) THENCE S.80°31'38"E. A DISTANCE OF 787.25'; (3) THENCE S.88°33'01"E. A DISTANCE OF 990.85'; (4) THENCE S.00°09'43"E. A DISTANCE OF 42.57' TO THE NORTH RIGHT-OF-WAY LINE OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1 TO 82 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE S.88°22'47"E. A DISTANCE OF 616.74'; (2) THENCE N.89°49'55"E. A DISTANCE OF 409.87'; (3) THENCE S.89°13'50"E. A DISTANCE OF 1176.30'; (4) THENCE N.89°58'35"E. A DISTANCE OF 225.26'; THENCE N.01°02'18"E. A DISTANCE OF 32.69' TO THE POINT OF BEGINNING; THENCE N.01°02'18"E. A DISTANCE OF 104.74'; THENCE N.76°30'53"W. A DISTANCE OF 34.12'; THENCE N.17°03'01"W. A DISTANCE OF 31.18'; THENCE N.19°50'56"E. A DISTANCE OF 57.18'; THENCE N.45°34'41"W. A DISTANCE OF 60.18'; THENCE N.09°44'29"E. A DISTANCE OF 26.46'; THENCE N.42°28'56"E. A DISTANCE OF 103.24'; THENCE N.07°53'46"E. A DISTANCE OF 37.00'; THENCE N.20°50'34"E. A DISTANCE OF 34.01'; THENCE N.41°53'57"E. A DISTANCE OF 68.70'; THENCE N.09°59'19"E. A DISTANCE OF 60.76'; THENCE N.00°06'57"E. A DISTANCE OF 61.08'; THENCE N.18°53'30"W. A DISTANCE OF 33.08'; THENCE N.06°33'04"W. A DISTANCE OF 53.45'; THENCE N.04°50'54"E. A DISTANCE OF 31.16'; THENCE S.89°24'24"E. A DISTANCE OF 713.71'; THENCE S.00°35'36"W. A DISTANCE OF 17.17'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 260.18', A RADIUS OF 860.00', A CHORD BEARING OF S.09°15'37"W., A CHORD LENGTH OF 259.19', AND A DELTA ANGLE OF 17°20'02"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 265.02', A RADIUS OF 640.00', A CHORD BEARING OF S.06°03'51"W., A CHORD LENGTH OF 263.13', AND A DELTA ANGLE OF 23°43'34"; THENCE S.05°47'56"E. A DISTANCE OF 50.40'; THENCE S.00°00'00"E. A DISTANCE OF 45.14'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 40.07', A RADIUS OF 92.00', A CHORD BEARING OF S.46°49'38"W., A CHORD LENGTH OF 39.75', AND A DELTA ANGLE OF 24°57'17"; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 94.55', A RADIUS OF 282.00', A CHORD BEARING OF S.68°54'37"W., A CHORD LENGTH OF 94.11', AND A DELTA ANGLE OF 19°12'41"; THENCE N.89°49'29"W. A DISTANCE OF 602.04'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 496640 SQUARE FEET, 11.401 ACRES

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.2759721 Fax: 941.275.9729
www.wraengineering.com LB 8274

Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=A01410D0000019F18E2F7D0001E25A7, O=Unaffiliated, C=US
Date: 2026.10.01 07:25:23-04'00'

ROBERT S. FLANARY, P.S.M., FLORIDA REGISTERED SURVEYOR & MAPPER NO. 5677 STATE OF FLORIDA

ROBERT S. FLANARY, P.S.M., Florida Surveyor's Registration No. 5677 — DATE

SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

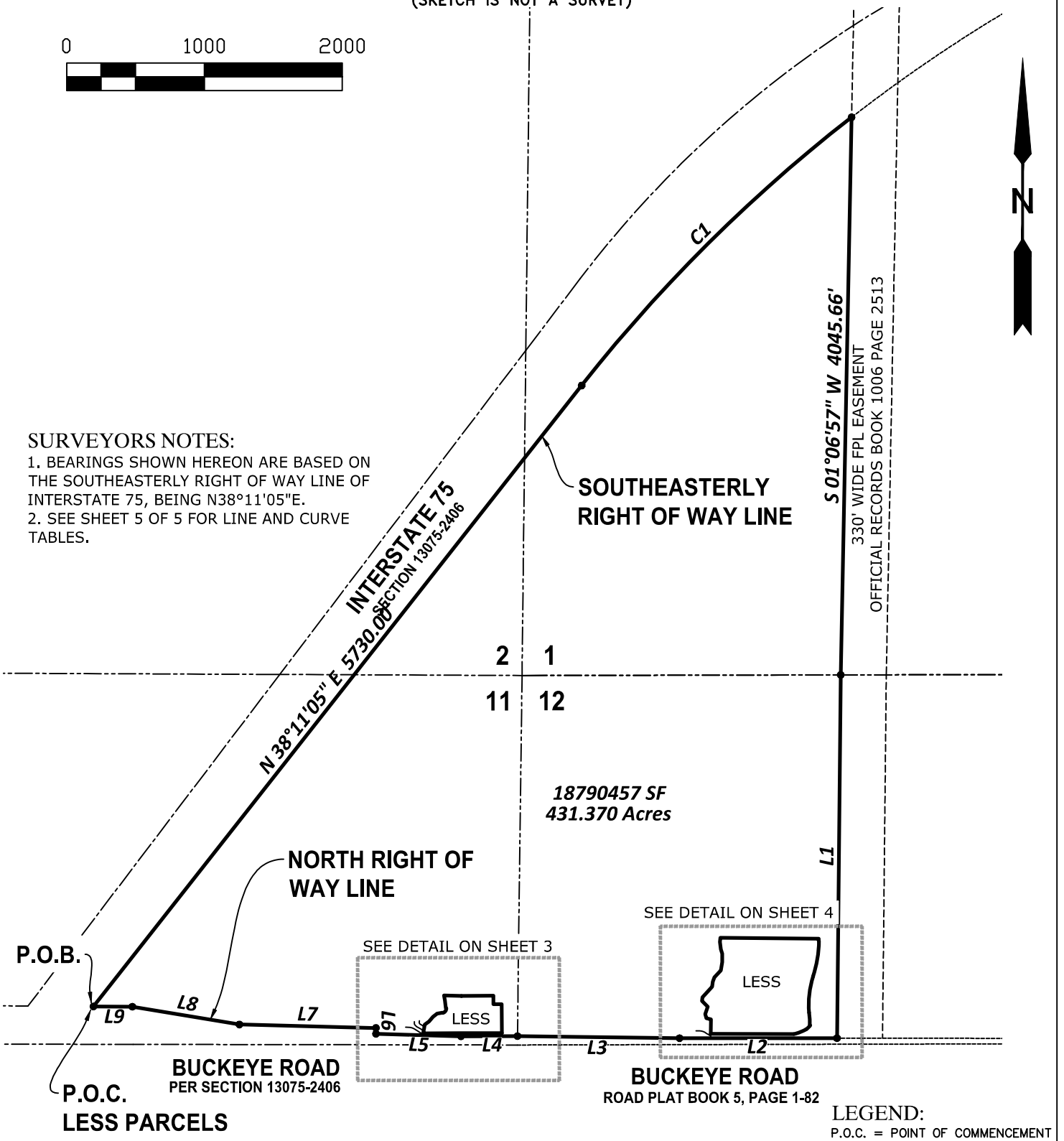
REVISION DATE

BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

	DRAWN	RSF	DATE:	10/1/26	SCALE:
	CHECKED	RSF	DATE:	10/1/26	JOB NUMBER S2283

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75, BEING N38°11'05"E.
2. SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES.

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET

WATER RESOURCE ASSOCIATES, LLC
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University Park, Florida 34201
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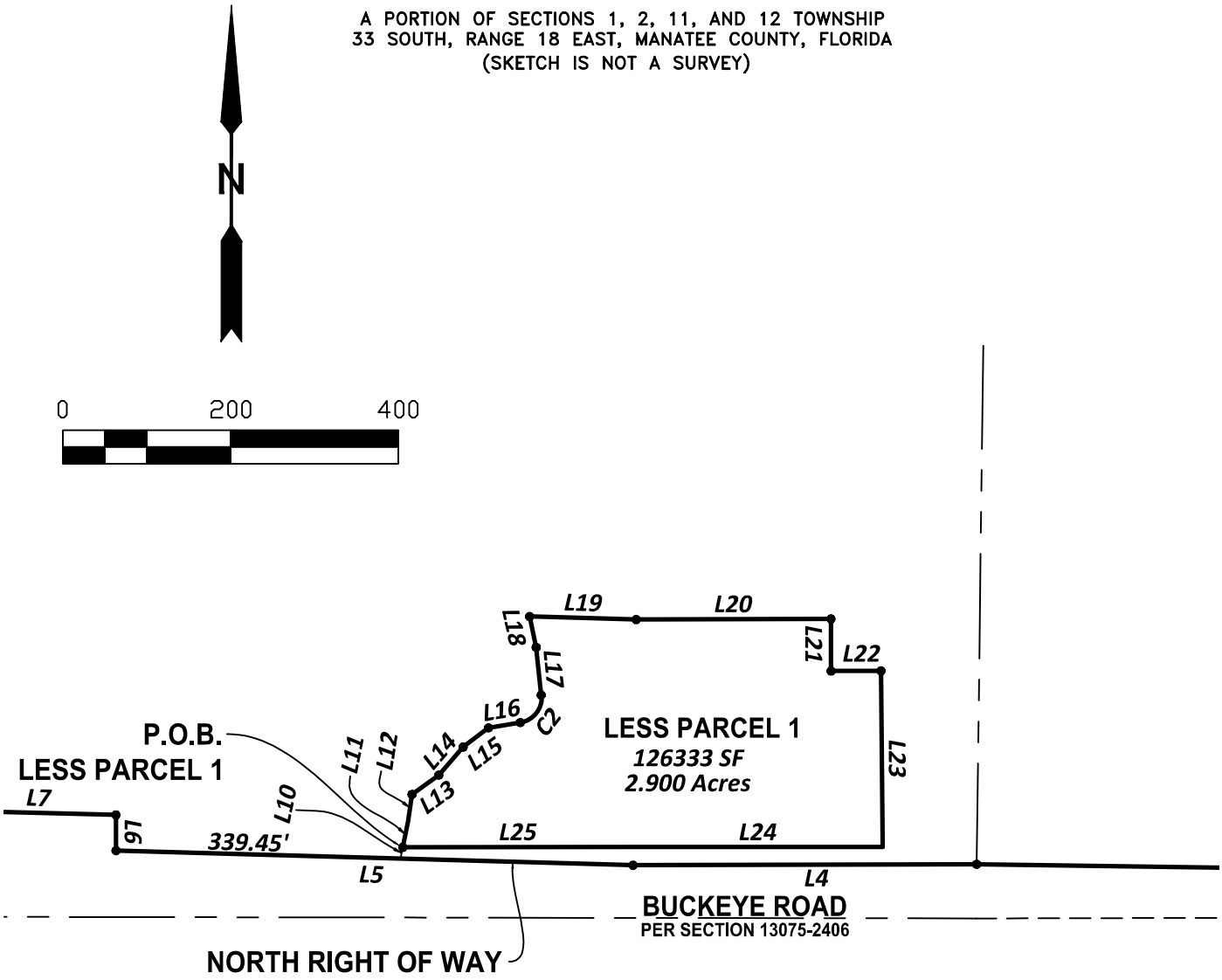
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BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

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	CHECKED	RSF	DATE:	10/1/26	JOB NUMBER S2283

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP
33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



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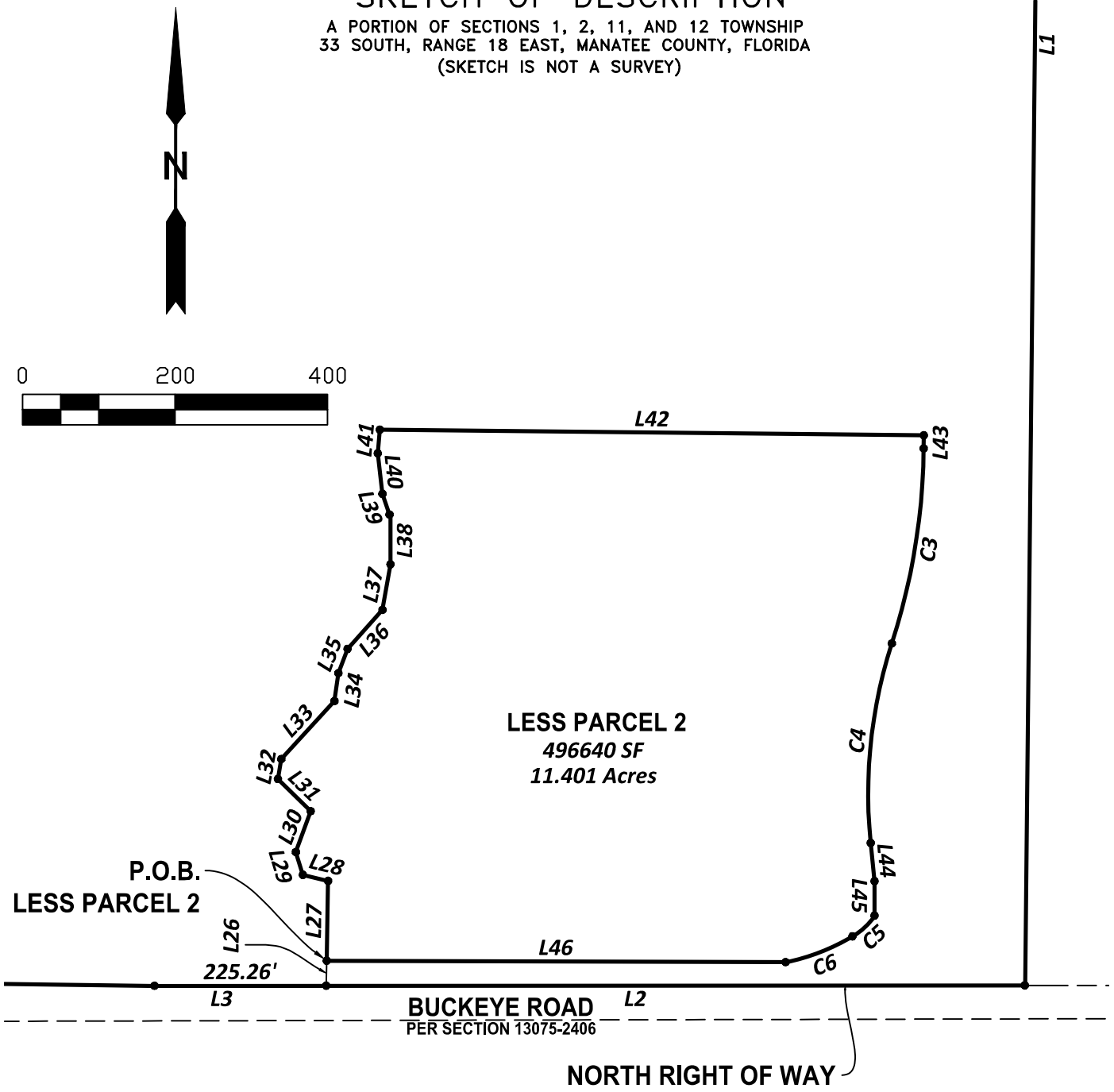
BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

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	CHECKED	RSF	DATE:	10/1/26	JOB NUMBER S2283

REVISION DATE

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33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
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SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP
33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LINE	BEARING	DISTANCE
L1	S 00°35'31" W	2635.12'
L2	S 89°58'35" W	1141.84'
L3	N 89°13'50" W	1176.30'
L4	S 89°49'55" W	409.87'
L5	N 88°22'47" W	616.74'
L6	N 00°09'43" W	42.57'
L7	N 88°33'01" W	990.85'
L8	N 80°31'38" W	787.25'
L9	N 89°40'22" W	282.70'
L10	N 11°13'40" E	13.82'
L11	N 11°13'40" E	31.65'
L12	N 08°35'44" E	32.39'
L13	N 54°04'34" E	39.29'
L14	N 40°51'34" E	44.31'
L15	N 52°54'52" E	38.00'
L16	N 80°32'24" E	38.50'
L17	N 05°57'46" W	57.29'
L18	N 12°09'01" W	37.52'
L19	S 88°22'47" E	127.10'
L20	N 89°49'50" E	232.34'

LINE	BEARING	DISTANCE
L21	S 00°10'10" E	62.00'
L22	N 89°49'50" E	59.43'
L23	S 00°34'16" E	210.06'
L24	S 89°58'34" W	297.37'
L25	S 89°55'42" W	274.89'
L26	N 01°02'18" E	32.69'
L27	N 01°02'18" E	104.74'
L28	N 76°30'53" W	34.12'
L29	N 17°03'01" W	31.18'
L30	N 19°50'56" E	57.18'
L31	N 45°34'41" W	60.18'
L32	N 09°44'29" E	26.46'
L33	N 42°28'56" E	103.24'
L34	N 07°53'46" E	37.00'
L35	N 20°50'34" E	34.01'
L36	N 41°53'57" E	68.70'
L37	N 09°59'19" E	60.76'
L38	N 00°06'57" E	61.08'
L39	N 18°53'30" W	33.08'
L40	N 06°33'04" W	53.45'
L41	N 04°50'54" E	31.16'
L42	S 89°24'24" E	713.71'
L43	S 00°35'36" W	17.17'
L44	S 05°47'56" E	50.40'
L45	S 00°00'00" E	45.14'
L46	N 89°49'29" W	602.04'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	11329.16'	2767.14'	2760.26'	N 45°10'55" E	13°59'40"
C2	30.00'	45.29'	41.11'	N 37°17'19" E	86°30'10"
C3	860.00'	260.18'	259.19'	S 09°15'37" W	17°20'02"
C4	640.00'	265.02'	263.13'	S 06°03'51" W	23°43'34"
C5	92.00'	40.07'	39.75'	S 46°49'38" W	24°57'17"
C6	282.00'	94.55'	94.11'	S 68°54'37" W	19°12'41"

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REVISION DATE

BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

	DRAWN	RSF	DATE:	10/1/26	SCALE:
	CHECKED	RSF	DATE:	10/1/26	JOB NUMBER S2283

EXHIBIT B

PETITION TO AMEND THE BOUNDARIES OF BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT

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

PETITION TO AMEND THE BOUNDARIES OF THE
BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT

TABLE OF CONTENTS

Certification of Attorney

Certification of Petitioner

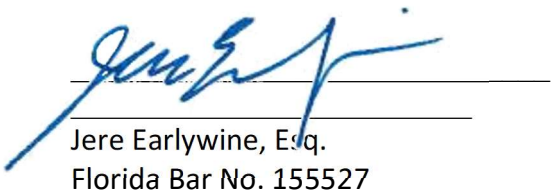
Petition to Amend the Boundaries of the Buckhead Trails II Community Development District

Exhibit 1 – General Location Map
Exhibit 2 – Original Legal Description
Exhibit 3 – Contraction Parel Legal Description
Exhibit 4 – Amended Legal Description
Exhibit 5 – Landowner Consent
Exhibit 6 – Boundary Amendment Resolution
Exhibit 7 – Future Land Use Map
Exhibit 8 – Statement of Estimated Regulatory Costs
Exhibit 9 – Authorization of Agent

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

ATTORNEY CERTIFICATION

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



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

Attorney for Petitioner

PETITIONER CERTIFICATION

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

KC BUCKEYE EAST LLC

By: James P. Harvey
Its: Authorized Signatory

Date: February 23, 2026

BEFORE THE COUNTY COMMISSION OF MANATEE COUNTY, FLORIDA

PETITION TO AMEND THE BOUNDARIES OF
BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT

Petitioner, Buckhead Trails II Community Development District, a unit of special-purpose local government established pursuant to the provisions of Chapter 190, Florida Statutes, and Ordinance Nos. 22-58 and 24-25, and located entirely within the boundaries of Manatee County, Florida ("District"), hereby petitions the Board of County Commissioners of Manatee County, Florida, pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, and specifically Sections 190.046 and 190.005, Florida Statutes, to adopt an amendment to Ordinance Nos. 22-58 and 24-25 to remove approximately 14.302 acres from the District. In support of this petition, the District states:

1. Location and Size. The District is located entirely within Manatee County, Florida ("County"). **Exhibit 1** depicts the general location of the existing District. The District currently covers approximately 445.67 acres of land and is located south of the Hillsborough County Line, north of Buckeye Road, east of I-75 and west of US 301. The current metes and bounds description of the external boundary of the District is set forth in **Exhibit 2**. The metes and bounds of the lands to be removed from the District ("Contraction Parcels") which comprise approximately 14.302 acres are set forth in **Exhibit 3**. Subsequent to the proposed amendment of the District, the District will encompass approximately 431.368 acres in total. **Exhibit 4** contains the metes and bounds description of the District boundary, as amended ("Amended District").

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

3. Landowner Consent. Petitioner has obtained written consent to amend the boundary of the District from the owners of one hundred percent of property subject to the proposed amendment. Documentation of this consent is contained in **Exhibit 5.** The favorable action by the Board of Supervisors of the District, as reflected in Resolution 2026-02 at **Exhibit 6,** constitutes consent for all other lands pursuant to Section 190.046(1)(f), Florida Statutes.

4. Board Members. The five persons designated by the Ordinance as the original Board of Supervisors met and scheduled an election of the landowners as required by Section 190.006, Florida Statutes. The current members of the Board of Supervisors of the District are Nicholas Dister, Carlos de la Ossa, Ryan Motko, Austin Berns and Alberto Viera.

5. Future Land Uses. The designation of future general distribution, location, and extent of the public and private land uses proposed for the Amended District by the future land use plan elements of the local government comprehensive plan are shown on **Exhibit 7**. Amendment of the District in the manner proposed is consistent with the adopted local government comprehensive plan.

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

7. Statement of Estimated Regulatory Costs. **Exhibit 9** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

8. Agent Authorization. **Exhibit 10** is an authorization of agent authorizing Jere Earlywine to act as the District's agents in all matters related to the Petition. Copies of all correspondence should be sent to:

Jere Earlywine, Esq.
Jere.Earlywine@KutakRock.com
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301
Ph: (850) 528-6152

9. Chapter 190, Florida Statutes Requirements Are Met. This petition to amend the boundary of the District should be granted for the following reasons:

a. Amendment of the District's boundary and all land uses and services planned within the Amended District are not inconsistent with applicable elements or portions of the adopted state comprehensive plan or the effective local government comprehensive plan.

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

c. Existence of the Amended District will prevent the general body of taxpayers in the County from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the Amended District. The Amended District is the best alternative for delivering community development services and facilities to the Amended District without imposing an additional burden on the general population of the County. Amendment of the District to include such lands within a comprehensively planned community, as proposed, allows for a more efficient use of resources.

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

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

WHEREFORE, the District respectfully requests that the Board of County Commissioners of Manatee County:

a. Schedule a public hearing in accordance with the requirements of Section 190.046(1)(f), Florida Statutes; and

b. Grant the petition and amend Ordinance Nos. 22-58 and 24-25 to amend the boundary of the District pursuant to Chapter 190, Florida Statutes.

RESPECTFULLY SUBMITTED, this 6th day of April, 2026.

KUTAK ROCK LLP



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

EXHIBIT 1

BUCKHEAD TRAILS II CDD

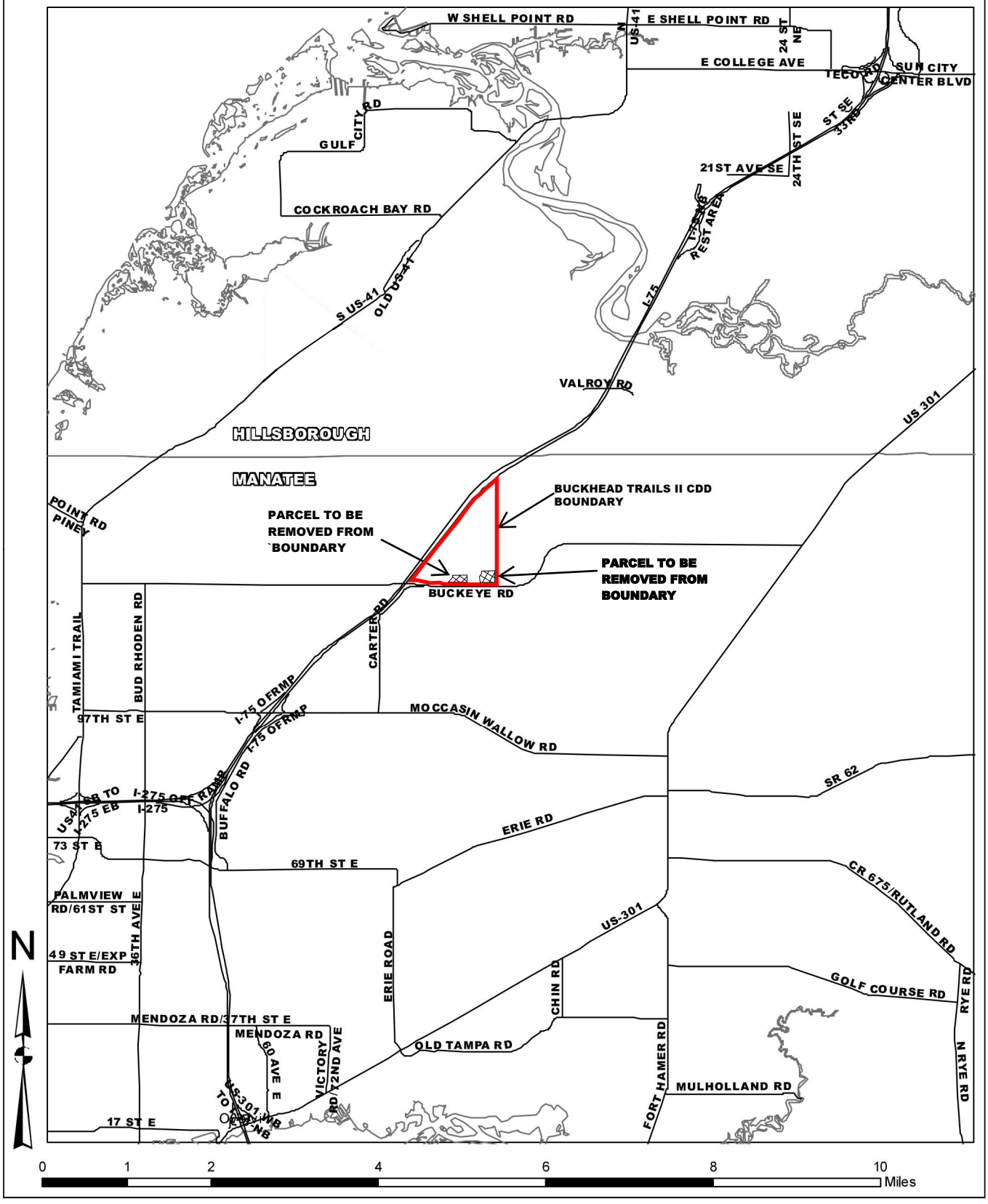


EXHIBIT 2

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365

EXHIBIT A

CERTIFICATE OF AUTHORIZATION # LB 6982
201 5th AVENUE DRIVE EAST
BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

DESCRIPTION (PARCEL):

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL AS RECORDED IN INSTRUMENT NUMBER 202241014559 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 1, 2, 11 AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S89°53'24"W, 21.97 FEET TO POINT ON THE WESTERLY RIGHT-OF-WAY OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGES 1 TO 82 OF SAID PUBLIC RECORDS, THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID BUCKEYE ROAD S01°46'28"W, 1241.54 FEET; THENCE CONTINUING ALONG SAID BUCKEYE RIGHT-OF-WAY LINE, AS RECORDED IN OFFICIAL RECORDS BOOK 1678, PAGE 529, OF SAID PUBLIC RECORDS THE FOLLOWING FIVE COURSES: (1) S23°24'03"W, 413.28 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N66°36'20"W, 1640.00 FEET, AND HAVING A CENTRAL ANGLE OF 12°20'53"; (2) ALONG THE ARC OF SAID CURVE 353.44 FEET TO A POINT ON A NON-TANGENTIAL LINE; (3) N54°20'21"W, 10.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N54°15'56"W, 1630.00 FEET AND HAVING A CENTRAL ANGLE OF 54°06'58"; (4) ALONG THE ARC OF SAID CURVE 1539.54 FEET TO A POINT ON A NON-TANGENTIAL LINE; (5) S00°06'39"E, 42.41 FEET; THENCE ALONG AFOREMENTIONED BUCKEYE ROAD RIGHT-OF-WAY RECORDED IN ROAD PLAT BOOK 5, PAGE 1 THE FOLLOWING TWO COURSES: (1) N89°56'58"W, 1214.12 FEET; (2) S89°58'35"W, 36.73 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID BUCKEYE ROAD RIGHT-OF-WAY LINE AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1, THE FOLLOWING FOUR COURSES: (1) S89°58'35"W, 1141.84 FEET; (2) N89°13'48"W, 1176.31 FEET; (3) S89°49'50"W, 409.87 FEET; (4) N88°22'47"W, 616.73 FEET; THENCE THE FOLLOWING FOUR COURSES ALONG THE NORTHERLY LINE OF BUCKEYE ROAD PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: (1) N00°09'43"W, 42.57 FEET; (2) N88°33'01"W, 990.85 FEET; (3) N80°31'38"W, 787.25 FEET; (4) N89°40'22"W, 282.70 FEET; THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF INTERSTATE 75 (STATE ROAD 93) PER OFFICIAL RECORDS BOOK 867, PAGE 368 OF SAID PUBLIC RECORDS THE FOLLOWING TWO COURSES: (1) N38°11'05"E, 5730.00 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 11329.16 FEET, A CENTRAL ANGLE OF 13°59'40"; (2) ALONG THE ARC OF SAID CURVE 2767.12 FEET TO A POINT ON A NON-TANGENTIAL LINE; THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY S01°06'57"W, 4045.66 FEET; THENCE S00°35'29"W, 2635.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 19,413,387 SQUARE FEET OR 445.67 ACRES MORE OR LESS.

NOT A BOUNDARY SURVEY

DESCRIPTION & SKETCH
OF
LAND
LOCATED IN
SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

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NOTE: THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, AN ELECTRONIC COPY MUST HAVE A VERIFIED INDEPENDENT AUTHENTICATED SEAL AFFFIXED.

SKETCH AND DESCRIPTION
PARCEL 1
N/F PID 589100109
MANATEE COUNTY, FLORIDA

BY: _____
KAVIN C. WILMOTT, P.S.M.
FLORIDA CERTIFICATE No. PLS 6809
DATE OF CERTIFICATION 03-10-2022

T:_2022\45326 BUCKHEAD TRAIL\Sketch & Descriptions\PARCEL 1 SD.dwg

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365

CERTIFICATE OF AUTHORIZATION # LB 6982
201 5th AVENUE DRIVE EAST
BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

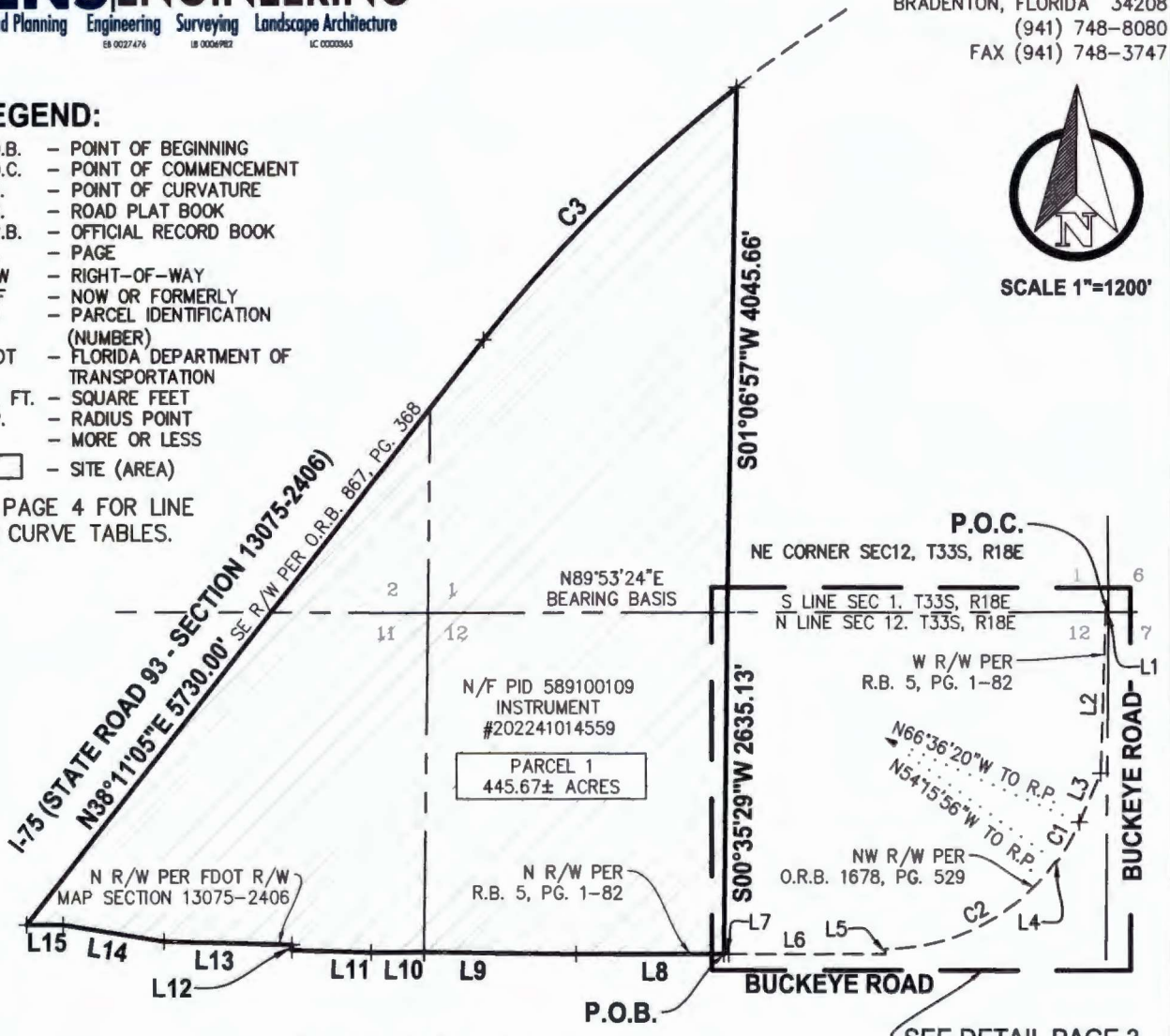
EXHIBIT A

LEGEND:

P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
P.C. – POINT OF CURVATURE
R.B. – ROAD PLAT BOOK
O.R.B. – OFFICIAL RECORD BOOK
PG. – PAGE
R/W – RIGHT-OF-WAY
N/F – NOW OR FORMERLY
PID – PARCEL IDENTIFICATION (NUMBER)
FDOT – FLORIDA DEPARTMENT OF TRANSPORTATION
SQ. FT. – SQUARE FEET
R.P. – RADIUS POINT
± – MORE OR LESS
– SITE (AREA)

SEE PAGE 4 FOR LINE AND CURVE TABLES.

SCALE 1"=1200'



SEE DETAIL PAGE 3

NOT A BOUNDARY SURVEY

DESCRIPTION & SKETCH
OF
LAND
LOCATED IN
SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

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NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, BEING S89°53'24"W.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.
3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.

SKETCH AND DESCRIPTION
PARCEL 1
N/F PID 589100109
MANATEE COUNTY, FLORIDA

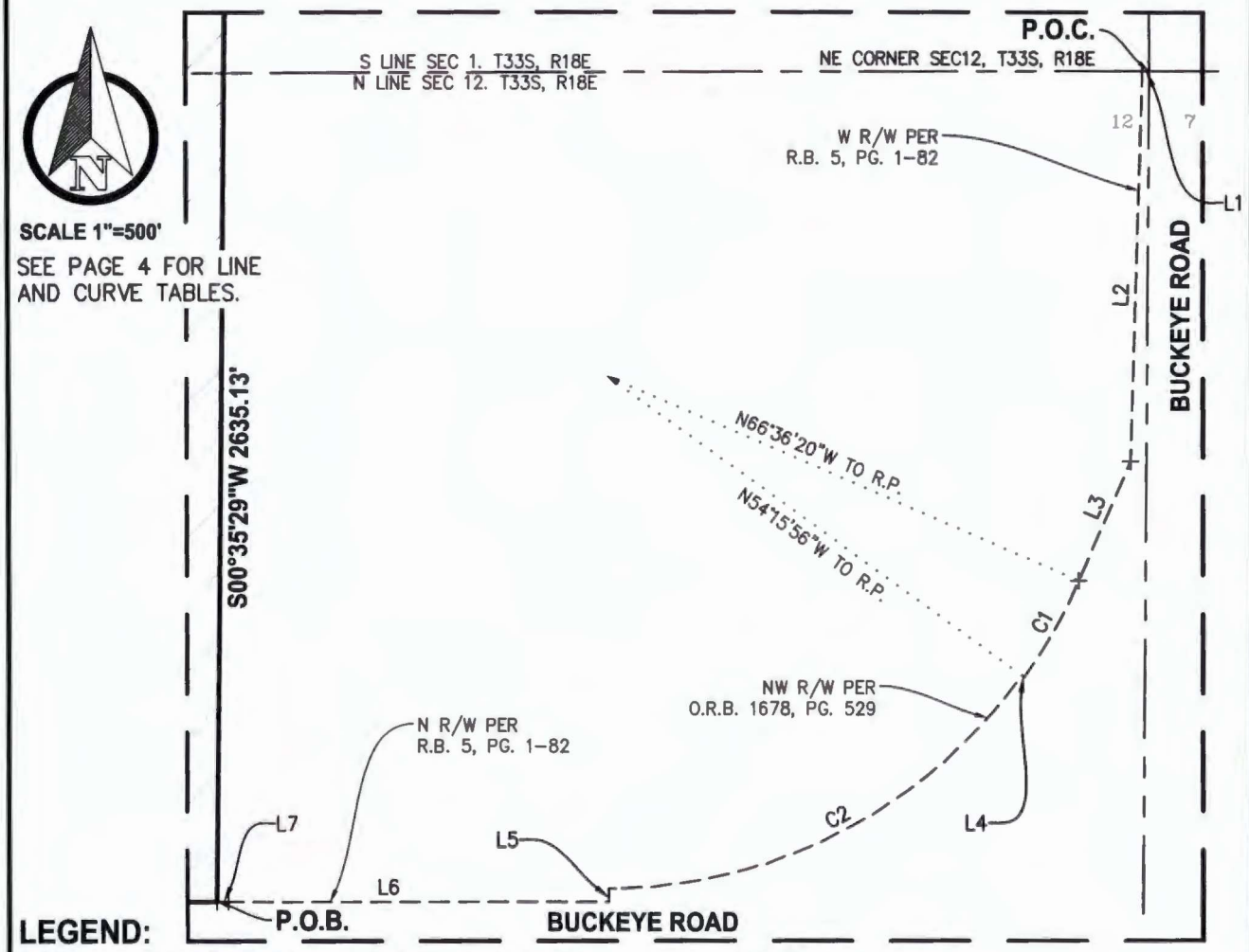
T:_2022\453326 BUCKHEAD TRAIL\Sketch & Descriptions\PARCEL 1 SD.dwg

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365

CERTIFICATE OF AUTHORIZATION # LB 6982
201 5th AVENUE DRIVE EAST
BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

EXHIBIT A

DETAIL FROM PAGE 2



SCALE 1"=500'

SEE PAGE 4 FOR LINE AND CURVE TABLES.

LEGEND:

P.O.B.	– POINT OF BEGINNING	SQ. FT.	– SQUARE FEET
P.O.C.	– POINT OF COMMENCEMENT	R.P.	– RADIUS POINT
P.C.	– POINT OF CURVATURE	±	– MORE OR LESS
R.B.	– ROAD PLAT BOOK	▭	– SITE (AREA)
O.R.B.	– OFFICIAL RECORD BOOK		
PG.	– PAGE		
R/W	– RIGHT-OF-WAY		
N/F	– NOW OR FORMERLY		
PID	– PARCEL IDENTIFICATION (NUMBER)		
SQ. FT.	– SQUARE FEET		

NOT A BOUNDARY SURVEY

DESCRIPTION & SKETCH
OF
LAND
LOCATED IN
SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

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SKETCH AND DESCRIPTION
PARCEL 1
N/F PID 589100109
MANATEE COUNTY, FLORIDA

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, BEING S89°53'24"W.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.
3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.

T:_2022\45326 BUCKHEAD TRAIL\Sketch & Descriptions\PARCEL 1 SD.dwg

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365

EXHIBIT A

CERTIFICATE OF AUTHORIZATION # LB 6982
201 5th AVENUE DRIVE EAST
BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

LINE & CURVE TABLES

BOUNDARY LINE DATA		
LINE #	DIRECTION	LENGTH
L1	S89°53'24"W	21.97'
L2	S01°46'28"W	1241.54'
L3	S23°24'03"W	413.28'
L4	N54°20'21"W	10.00'
L5	S00°06'39"E	42.41'
L6	N89°56'58"W	1214.12'
L7	S89°58'35"W	36.73'
L8	S89°58'35"W	1141.84'

BOUNDARY LINE DATA		
LINE #	DIRECTION	LENGTH
L9	N89°13'48"W	1176.31'
L10	S89°49'50"W	409.87'
L11	N88°22'47"W	616.73'
L12	N00°09'43"W	42.57'
L13	N88°33'01"W	990.85'
L14	N80°31'38"W	787.25'
L15	N89°40'22"W	282.70'

BOUNDARY CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C1	1640.00'	12°20'53"	353.44'	S29°34'07"W
C2	1630.00'	54°06'58"	1539.54'	S62°47'33"W
C3	11329.16'	13°59'40"	2767.12'	N45°10'54"E

NOT A BOUNDARY SURVEY

DESCRIPTION & SKETCH

OF

LAND

LOCATED IN

SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

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SKETCH AND DESCRIPTION
PARCEL 1
N/F PID 589100109
MANATEE COUNTY, FLORIDA

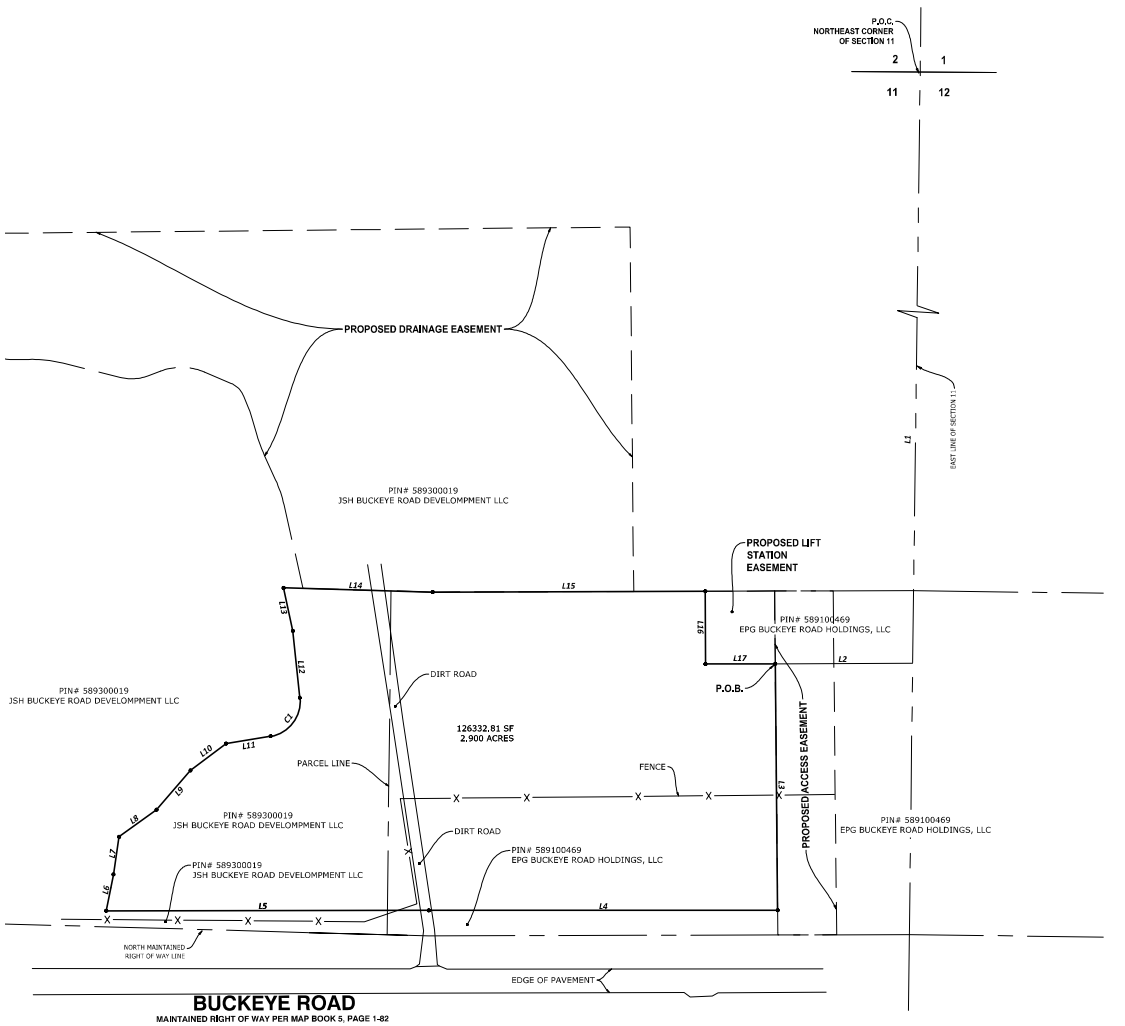
NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, BEING S89°53'24"W.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.
3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.

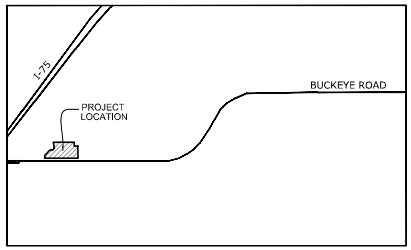
T:_2022\453206 BUCKHEAD TRAIL\Sketch & Descriptions\PARCEL 1 SD.dwg

EXHIBIT 3

ALTA/NSPS LAND TITLE SURVEY



LOCATION MAP
NOT TO SCALE



LEGEND

● SET 5/8" IRON ROD AND CAP "WRA LB 8274"

A PARCEL OF LAND LYING AND BEING IN SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 89°49'50" W A DISTANCE OF 117.13' TO THE POINT OF BEGINNING; THENCE S 00°34'16" E A DISTANCE OF 210.06; THENCE S 89°58'34" W A DISTANCE OF 297.37'; THENCE S 89°55'42" W A DISTANCE OF 274.89'; THENCE N 11°13'40" E A DISTANCE OF 31.65'; THENCE N 08°35'44" E A DISTANCE OF 32.39'; THENCE N 54°04'34" E A DISTANCE OF 39.29'; THENCE N 40°51'34" E A DISTANCE OF 44.31'; THENCE N 52°54'52" E A DISTANCE OF 38.00'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 45.29', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF N 37°17'19" E, WITH A CHORD LENGTH OF 41.11', WITH A DELTA ANGLE OF 86°30'10"; THENCE N 05°57'46" W A DISTANCE OF 57.29'; THENCE N 12°09'01" W A DISTANCE OF 37.52'; THENCE S 88°22'47" E A DISTANCE OF 127.10'; THENCE N 89°49'50" E A DISTANCE OF 232.34'; THENCE S 00°10'10" E A DISTANCE OF 62.00'; THENCE N 89°49'50" E A DISTANCE OF 59.43'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 126332.81 SQUARE FEET, 2.900 ACRES

LINE	BEARING	DISTANCE
L1	S 00°43'35" W	2384.36'
L2	S 89°49'50" W	117.13'
L3	S 00°34'16" E	210.06'
L4	S 89°58'34" W	297.37'
L5	S 89°55'42" W	274.89'
L6	N 11°13'40" E	31.65'
L7	N 08°35'44" E	32.39'
L8	N 54°04'34" E	39.29'
L9	N 40°51'34" E	44.31'
L10	N 52°54'52" E	38.00'
L11	N 80°52'24" E	38.50'
L12	N 05°57'46" W	57.29'
L13	N 12°09'01" W	37.52'
L14	S 88°22'47" E	127.10'
L15	N 89°49'50" E	232.34'
L16	S 00°10'10" E	62.00'
L17	N 89°49'50" E	59.43'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	45.29'	41.11'	N 37°17'19" E	86°30'10"

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/18/25.

SURVEYORS NOTES:

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

3. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

4. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 12, BEING S 89°53'24" W

5. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12081C0039E. AND PANEL NUMBER 12081C0177E. MAP EFFECTIVE DATE MARCH 17, 2014. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

6. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

7. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

8. PARCEL HAS NO ACCESS TO A PUBLIC RIGHT OF WAY.

TITLE

THE PROPERTY DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT COMMITMENT NUMBER 12347275, COMMITMENT DATE OF JULY 30, 2025, REVISION DATE OF 8/8/25 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

6. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN O.R. BOOK 505, PAGE 127. TOGETHER WITH MODIFICATION OF RIGHT-OF-WAY AGREEMENT RECORDED IN O.R. BOOK 643, PAGE 58, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. WHICH CONTAINS EASEMENTS, AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

7. RIGHT-OF-WAY AGREEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 635, PAGE 805, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH CONTAINS EASEMENTS AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

8. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O R. BOOK 1066, PAGE 2513, OF SAID RECORDS. (DOES NOT INCLUDED SURVEYED PARCEL)

9. MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (MAIN BRANCH) RECORDED IN O R. BOOK 2221, PAGE 3744, TOGETHER WITH NOTICE RECORDED IN O. R. BOOK 2261, PAGE 4230, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

10.MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (EAST BRANCH) RECORDEDIN O.R. BOOK 2221, PAGE 4227, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

11. WASTEWATER PARTICIPATION AGREEMENT MOCCASIN WALLOW CONSORTIUM (MAIN BRANCH-PARTIAL OVERSIZING) RECORDED IN O.R. BOOK 2221, PAGE 4045, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

12. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 2616, PAGE 2171, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

13. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY. RECORDED IN INSTRUMENT NUMBER 202141049570. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

14. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202241033719. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

15. PERMANENT UTILITIES EASEMENT GRANTED UNTO MANATEE COUNTY RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 202541037849. (DOES NOT INCLUDED SURVEYED PARCEL)

16. THE MAINTAINED RIGHT OF WAY OF BUCKEYE ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

17. THE MAINTAINED RIGHT OF WAY OF MOCCASIN WALLOW ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

TITLE: ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY) PARCEL 100
CLIENT:

SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CERTIFY TO: (FOR THE EXCLUSIVE USE OF)
KC BUCKEYE EAST LLC
CHICAGO TITLE INSURANCE COMPANY
GREENBERG TRAURIG SCHREINER & JOHNSON, P.A.

SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

STATE OF FLORIDA
ROBERT S. FLANARY
No. 5677
Digitally signed by Robert S Flanary
DN: c=US, o=Water Resource Associates, LLC, ou=Florida Licensed Surveyor and Mapper, cn=Robert S Flanary, email=bob@wraengineering.com, serialNumber=A01410C0000018E78C83DF0C0001D177, 2.5.4.65=3.6.1.4.1.311.60.2.1.3=US, 2.5.4.5=F19000126-00707
Robert S. Flanary
ROBERT S. FLANARY, SURVEYOR AND MAPPER
FLORIDA SURVEYORS REGISTRATION NO. 5677

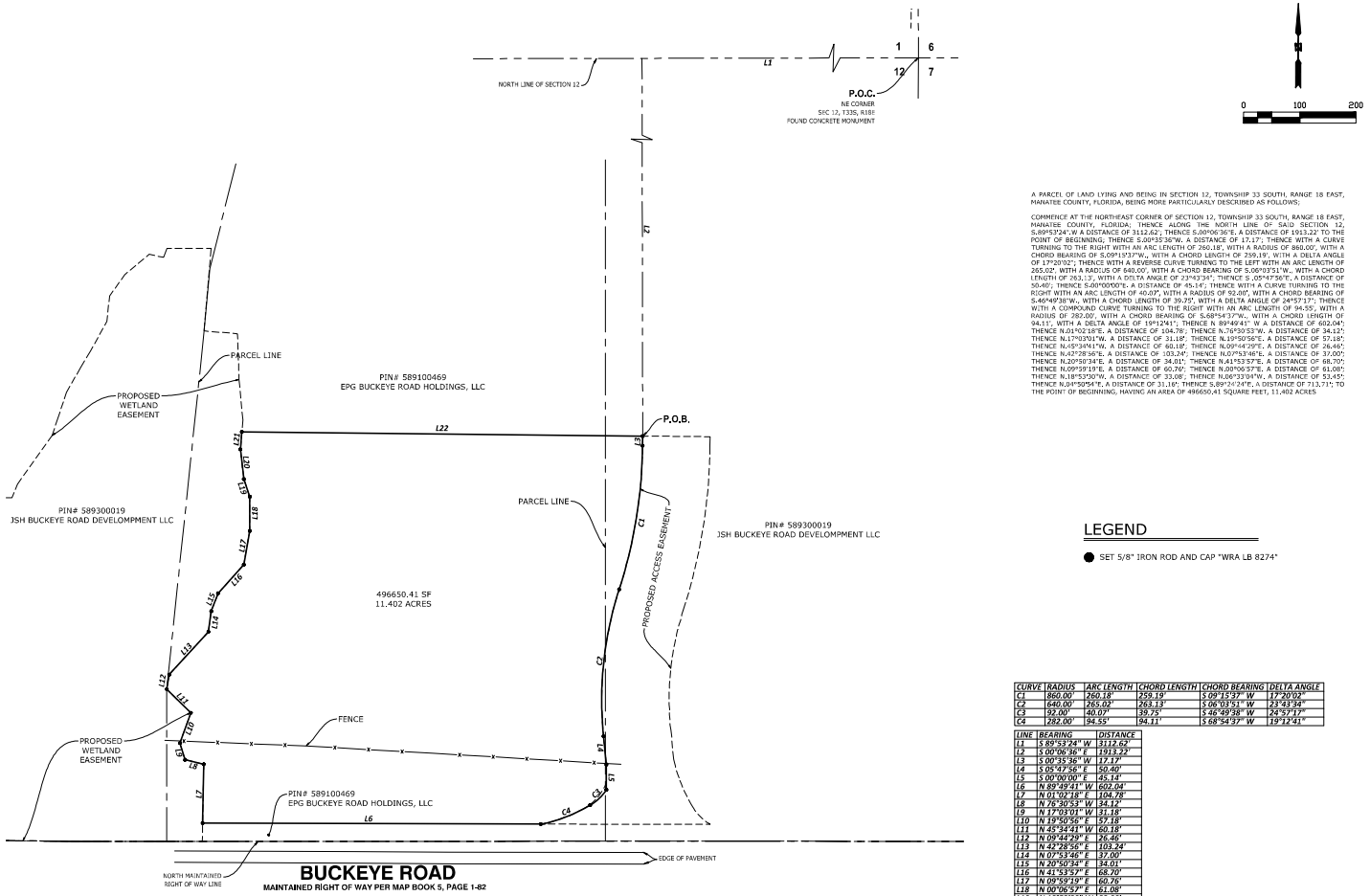
NO.	REVISION	DATE	BY

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721
www.wraengineering.com LB 8274

O:\05 FINC BUCKHEAD WEST PARCEL 100 BOUNDARY SURVEY.DWG		DRAWN BY: RSF	CHECKED BY: RSF
PROJ. NO.: S2283	Field Book: 32	FIELD DATE:7-18-25	SCALE: 1"=50'

SHEET
1
OF 1

ALTA/NSPS LAND TITLE SURVEY



A PARCEL OF LAND LYING AND BEING IN SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S.89°53'24".W A DISTANCE OF 3112.62'; THENCE S.00°06'36"E, A DISTANCE OF 1913.22' TO THE POINT OF BEGINNING, THENCE S.09°35'36"W, A DISTANCE OF 17.17'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 260.18', WITH A RADIUS OF 860.00', WITH A CHORD BEARING OF S.09°15'37"W., WITH A CHORD LENGTH OF 259.19', WITH A DELTA ANGLE OF 17°20'02"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 265.02', WITH A RADIUS OF 640.00', WITH A CHORD BEARING OF S.06°03'51"W., WITH A CHORD LENGTH OF 263.13', WITH A DELTA ANGLE OF 23°43'34"; THENCE S.05°47'56"E, A DISTANCE OF 50.40'; THENCE S.00°00'00"E, A DISTANCE OF 45.14'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 40.07', WITH A RADIUS OF 92.00', WITH A CHORD BEARING OF S.46°49'38"W., WITH A CHORD LENGTH OF 39.75', WITH A DELTA ANGLE OF 24°57'17"; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 94.55', WITH A RADIUS OF 282.00', WITH A CHORD BEARING OF S.68°54'37"W., WITH A CHORD LENGTH OF 94.11', WITH A DELTA ANGLE OF 19°12'41"; THENCE N 89°49'41" W A DISTANCE OF 602.04'; THENCE N.01°02'18"E, A DISTANCE OF 104.78'; THENCE N.76°30'53"W, A DISTANCE OF 34.12'; THENCE N.17°03'01"W, A DISTANCE OF 31.18'; THENCE N.19°50'56"E, A DISTANCE OF 57.18'; THENCE N.45°34'41"W, A DISTANCE OF 60.18', THENCE N.09°44'29"E, A DISTANCE OF 26.46'; THENCE N.42°28'56"E, A DISTANCE OF 103.24'; THENCE N.00°06'57"E, A DISTANCE OF 37.00'; THENCE N.20°50'34"E, A DISTANCE OF 34.01'; THENCE N.41°53'57"E, A DISTANCE OF 68.70'; THENCE N.09°59'19"E, A DISTANCE OF 60.76'; THENCE N.00°06'57"E, A DISTANCE OF 61.08'; THENCE N.18°53'30"W, A DISTANCE OF 33.08'; THENCE N.06°33'04"W, A DISTANCE OF 53.45'; THENCE N.04°50'54"E, A DISTANCE OF 31.16'; THENCE S.89°24'24"E, A DISTANCE OF 713.71'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 496650.41 SQUARE FEET, 11.402 ACRES

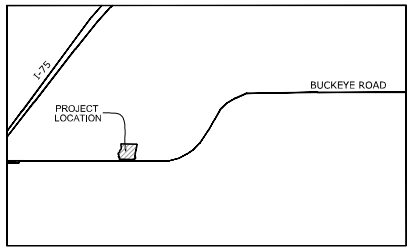
LEGEND

● SET 5/8" IRON ROD AND CAP "WRA LB 8274"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	860.00'	260.18'	259.19'	S 09°15'37" W	17°20'02"
C2	640.00'	265.02'	263.13'	S 06°03'51" W	23°43'34"
C3	92.00'	40.07'	39.75'	S 46°49'38" W	24°57'17"
C4	282.00'	94.55'	94.11'	S 68°54'37" W	19°12'41"

LINE	BEARING	DISTANCE
L1	S 89°53'24" W	3112.62'
L2	S 00°06'36" E	1913.22'
L3	S 00°35'36" W	17.17'
L4	S 05°47'56" E	50.40'
L5	S 00°00'00" E	45.14'
L6	N 89°49'41" W	602.04'
L7	N 01°02'18" E	104.78'
L8	N 76°30'53" W	34.12'
L9	N 17°03'01" W	31.18'
L10	N 19°50'56" E	57.18'
L11	N 45°34'41" W	60.18'
L12	N 09°44'29" E	26.46'
L13	N 42°28'56" E	103.24'
L14	N 07°53'46" E	37.00'
L15	N 20°50'34" E	34.01'
L16	N 41°53'57" E	68.70'
L17	N 09°59'19" E	60.76'
L18	N 00°06'57" E	61.08'
L19	N 18°53'30" W	33.08'
L20	N 06°33'04" W	53.45'
L21	N 04°50'54" E	31.16'
L22	S 89°24'24" E	713.71'

LOCATION MAP
NOT TO SCALE



SURVEYORS NOTES:

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

3. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

4. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 12, BEING S 89°53'24" W

5. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "A AND AE" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12081C0039E, AND PANEL NUMBER 12081C0177E, MAP EFFECTIVE DATE MARCH 17, 2014. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

6. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

7. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

8. PARCEL HAS NO ACCESS TO A PUBLIC RIGHT OF WAY.

TITLE

THE PROPERTY DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT COMMITMENT NUMBER 12347229, COMMITMENT DATE OF JULY 30 2025, REVISION DATE OF 8/8/25 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

6. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN O.R. BOOK 505, PAGE 127. TOGETHER WITH MODIFICATION OF RIGHT-OF-WAY AGREEMENT RECORDED IN O.R. BOOK 643, PAGE 58, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH CONTAINS EASEMENTS, AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

7. RIGHT-OF-WAY AGREEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 635, PAGE 805, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHITCH CONTAINS EASEMENTS AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

8. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O R. BOOK 1006, PAGE 2513, OF SAID RECORDS. (DOES NOT INCLUDED SURVEYED PARCEL)

9. MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (MAIN BRANCH) RECORDED IN O R. BOOK 2221, PAGE 2744, TOGETHER WITH NOTICE RECORDED IN O. R. BOOK 2261, PAGE 4230, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

10.MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (EAST BRANCH) RECORDEDIN O.R. BOOK 2221, PAGE 4227, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

11. WASTEWATER PARTICIPATION AGREEMENT MOCCASIN WALLOW CONSORTIUM (MAIN BRANCH-PARTIAL OVERSIZING) RECORDED IN O.R. BOOK 2221, PAGE 4045, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

12. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 2616, PAGE 2171, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

13. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202141049570. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

14. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202241033719, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

15. PERMANENT UTILITIES EASEMENT GRANTED UNTO MANATEE COUNTY RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 202541037849. (DOES NOT INCLUDED SURVEYED PARCEL)

16. THE MAINTAINED RIGHT OF WAY OF BUCKEYE ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

17. THE MAINTAINED RIGHT OF WAY OF MOCCASIN WALLOW ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/18/25.

TITLE: ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY) PARCEL 200

CLIENT:

SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CERTIFY TO: (FOR THE EXCLUSIVE USE OF)
FC BUCKEYE EAST LLC
CHICAGO TITLE INSURANCE COMPANY
GREENE MANFACK SCHERNER & JOHNSON, P.A.

SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE, AND ELECTRONIC SEAL.

STATE OF FLORIDA
Robert S. Flanary
ROBERT S. FLANARY
FLORIDA SURVEYOR REGISTRATION NO. 5677

NO.	REVISION	DATE	BY

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721
www.wraengineering.com LB 8274

O:\05 FNC BUCKEYE\01 WEST PARCEL 200 BOUNDARY SURVEY.DWG | DRAWN BY: RSF | CHECKED BY: RSF
PROJ. NO.: S2283 | Field Book: 32 | FIELD DATE:7-18-25 | SCALE:1"=100'

SHEET 1 OF 1

EXHIBIT 4

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

A PARCEL OF LAND LYING AND BEING IN SECTIONS 1, 2, 11, AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75 (STATE ROAD 93) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) THENCE N 38°11'05" E A DISTANCE OF 5730.00'; (2) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 2767.14', WITH A RADIUS OF 11329.16', WITH A CHORD BEARING OF N 45°10'55" E, WITH A CHORD LENGTH OF 2760.26', WITH A DELTA ANGLE OF 13°59'40"; THENCE S 01°06'57" W A DISTANCE OF 4045.66'; THENCE S 00°35'31" W A DISTANCE OF 2635.12' TO THE NORTH RIGHT-OF-WAY LINE OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1 TO 82 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES: (1) THENCE S.89°58'35"W. A DISTANCE OF 1141.84'; (2) THENCE N.89°13'50"W. A DISTANCE OF 1176.30'; (3) THENCE S.89°49'55"W. A DISTANCE OF 409.87'; (4) THENCE N.88°22'47"W. A DISTANCE OF 616.74' TO THE NORTH RIGHT OF WAY LINE OF BUCKEYE ROAD PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS SECTION 13075-2406; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING FOUR COURSES: (1) THENCE N.00°09'43"W. A DISTANCE OF 42.57'; (2) THENCE N.88°33'01"W. A DISTANCE OF 990.85'; (3) THENCE N.80°31'38"W. A DISTANCE OF 787.25'; (4) THENCE N.89°40'22"W. A DISTANCE OF 282.70'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 19413430 SQUARE FEET, 445.671 ACRES

LESS AND EXCEPT THE FOLLOWING TWO PARCELS

LESS PARCEL 1
COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75 (STATE ROAD 93) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE S.89°40'22"E. A DISTANCE OF 282.70'; (2) THENCE S.80°31'38"E. A DISTANCE OF 787.25'; (3) THENCE S.88°33'01"E. A DISTANCE OF 990.85'; (4) THENCE S.00°09'43"E. A DISTANCE OF 42.57' TO THE NORTH RIGHT-OF-WAY LINE OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1 TO 82 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.88°22'47"E., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 339.45'; THENCE N.11°13'40"E. A DISTANCE OF 13.82' TO THE POINT OF BEGINNING; THENCE N.11°13'40"E. A DISTANCE OF 31.65'; THENCE N.08°35'44"E. A DISTANCE OF 32.39'; THENCE N.54°04'34"E. A DISTANCE OF 39.29'; THENCE N.40°51'34"E. A DISTANCE OF 44.31'; THENCE N.52°54'52"E. A DISTANCE OF 38.00'; THENCE N.80°32'24"E. A DISTANCE OF 38.50'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 45.29', A RADIUS OF 30.00', A CHORD BEARING OF N.37°17'19"E., A CHORD LENGTH OF 41.11', AND A DELTA ANGLE OF 86°30'10"; THENCE N.05°57'46"W. A DISTANCE OF 57.29'; THENCE N.12°09'01"W. A DISTANCE OF 37.52'; THENCE S.88°22'47"E. A DISTANCE OF 127.10'; THENCE N.89°49'50"E. A DISTANCE OF 232.34'; THENCE S.00°10'10"E. A DISTANCE OF 62.00'; THENCE N.89°49'50"E. A DISTANCE OF 59.43'; THENCE S.00°34'16"E. A DISTANCE OF 210.06'; THENCE S.89°58'34"W. A DISTANCE OF 297.37'; THENCE S.89°55'42"W. A DISTANCE OF 274.89'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 126333 SQUARE FEET, 2.900 ACRES

LESS PARCEL 2
COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75 (STATE ROAD 93) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE S.89°40'22"E. A DISTANCE OF 282.70'; (2) THENCE S.80°31'38"E. A DISTANCE OF 787.25'; (3) THENCE S.88°33'01"E. A DISTANCE OF 990.85'; (4) THENCE S.00°09'43"E. A DISTANCE OF 42.57' TO THE NORTH RIGHT-OF-WAY LINE OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1 TO 82 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE S.88°22'47"E. A DISTANCE OF 616.74'; (2) THENCE N.89°49'55"E. A DISTANCE OF 409.87'; (3) THENCE S.89°13'50"E. A DISTANCE OF 1176.30'; (4) THENCE N.89°58'35"E. A DISTANCE OF 225.26'; THENCE N.01°02'18"E. A DISTANCE OF 32.69' TO THE POINT OF BEGINNING; THENCE N.01°02'18"E. A DISTANCE OF 104.74'; THENCE N.76°30'53"W. A DISTANCE OF 34.12'; THENCE N.17°03'01"W. A DISTANCE OF 31.18'; THENCE N.19°50'56"E. A DISTANCE OF 57.18'; THENCE N.45°34'41"W. A DISTANCE OF 60.18'; THENCE N.09°44'29"E. A DISTANCE OF 26.46'; THENCE N.42°28'56"E. A DISTANCE OF 103.24'; THENCE N.07°53'46"E. A DISTANCE OF 37.00'; THENCE N.20°50'34"E. A DISTANCE OF 34.01'; THENCE N.41°53'57"E. A DISTANCE OF 68.70'; THENCE N.09°59'19"E. A DISTANCE OF 60.76'; THENCE N.00°06'57"E. A DISTANCE OF 61.08'; THENCE N.18°53'30"W. A DISTANCE OF 33.08'; THENCE N.06°33'04"W. A DISTANCE OF 53.45'; THENCE N.04°50'54"E. A DISTANCE OF 31.16'; THENCE S.89°24'24"E. A DISTANCE OF 713.71'; THENCE S.00°35'36"W. A DISTANCE OF 17.17'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 260.18', A RADIUS OF 860.00', A CHORD BEARING OF S.09°15'37"W., A CHORD LENGTH OF 259.19', AND A DELTA ANGLE OF 17°20'02"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 265.02', A RADIUS OF 640.00', A CHORD BEARING OF S.06°03'51"W., A CHORD LENGTH OF 263.13', AND A DELTA ANGLE OF 23°43'34"; THENCE S.05°47'56"E. A DISTANCE OF 50.40'; THENCE S.00°00'00"E. A DISTANCE OF 45.14'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 40.07', A RADIUS OF 92.00', A CHORD BEARING OF S.46°49'38"W., A CHORD LENGTH OF 39.75', AND A DELTA ANGLE OF 24°57'17"; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 94.55', A RADIUS OF 282.00', A CHORD BEARING OF S.68°54'37"W., A CHORD LENGTH OF 94.11', AND A DELTA ANGLE OF 19°12'41"; THENCE N.89°49'29"W. A DISTANCE OF 602.04'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 496640 SQUARE FEET, 11.401 ACRES

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.2759721 Fax: 941.275.9729
www.wraengineering.com LB 8274

Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=A01410D0000019F18E2F7D0001E25A7, O=Unaffiliated, C=US
Date: 2026.10.01 07:25:23-04'00'

ROBERT S. FLANARY, P.S.M., FLORIDA REGISTERED SURVEYOR & MAPPER NO. 5677 STATE OF FLORIDA

ROBERT S. FLANARY, P.S.M., Florida Surveyor's Registration No. 5677 — DATE

SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

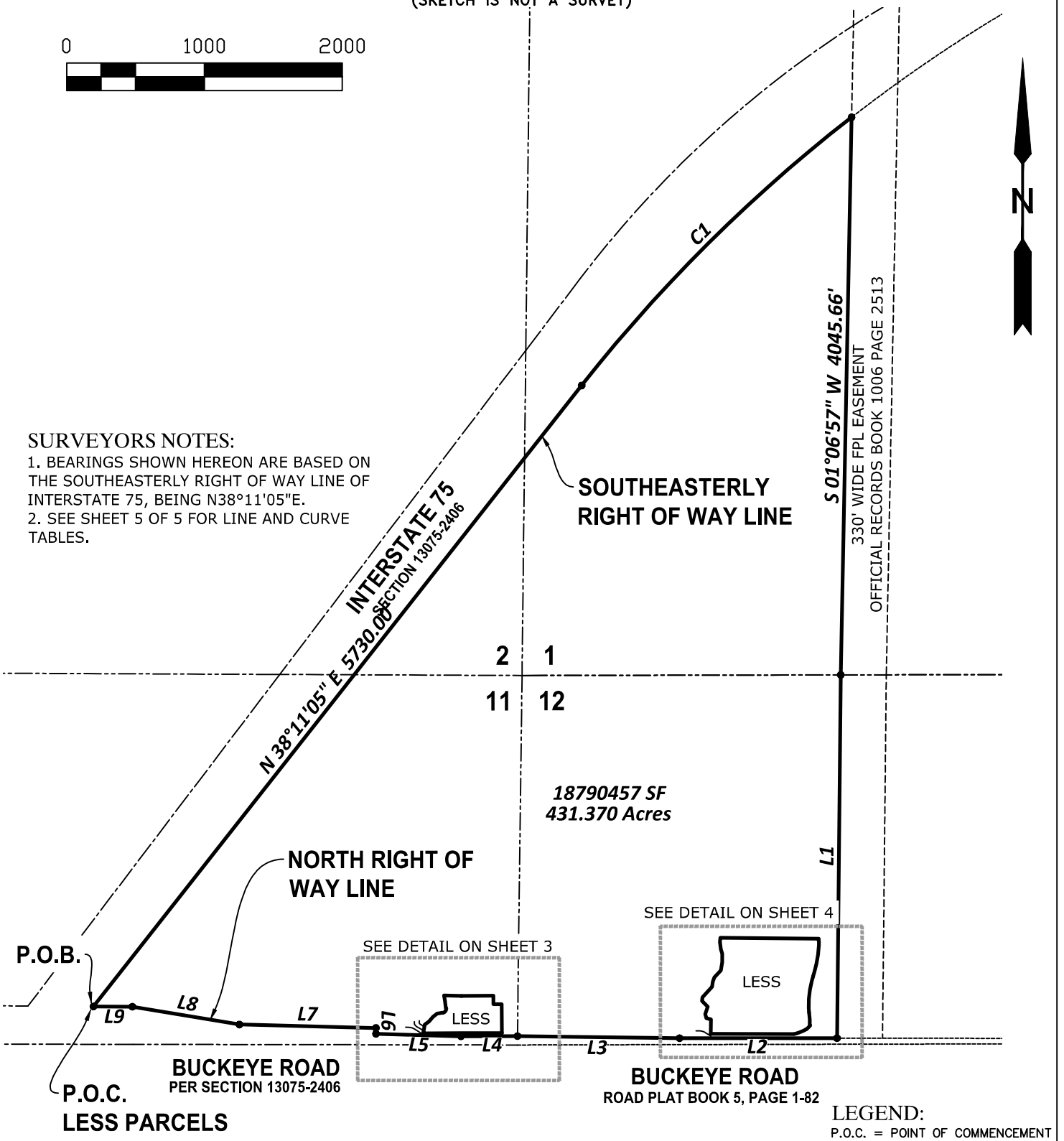
REVISION DATE

BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

	DRAWN	RSF	DATE:	10/1/26	SCALE:
	CHECKED	RSF	DATE:	10/1/26	JOB NUMBER S2283

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75, BEING N38°11'05"E.
2. SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES.

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET

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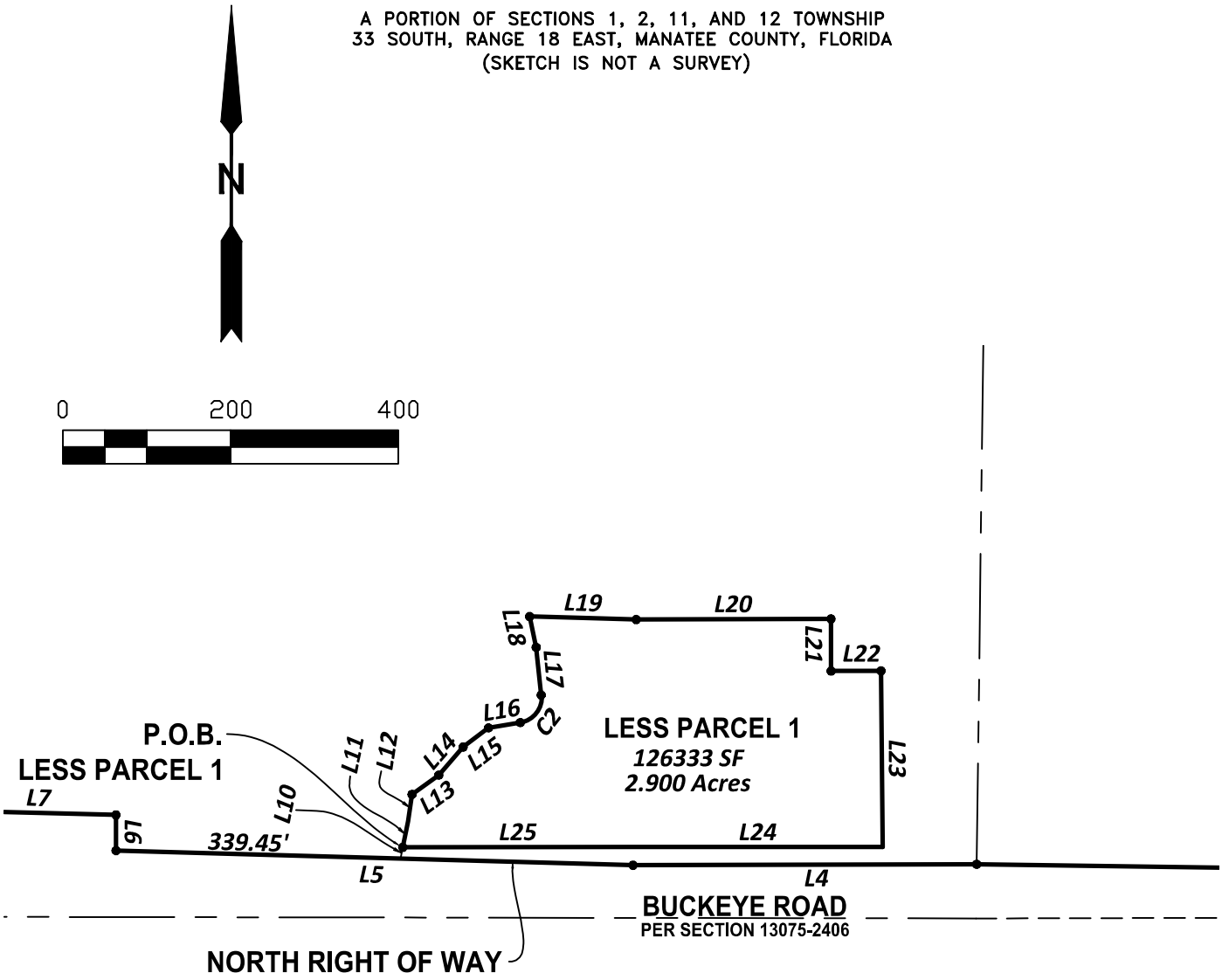
REVISION DATE

BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

	DRAWN	RSF	DATE:	10/1/26	SCALE: 1"=1000'
	CHECKED	RSF	DATE:	10/1/26	JOB NUMBER S2283

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP
33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



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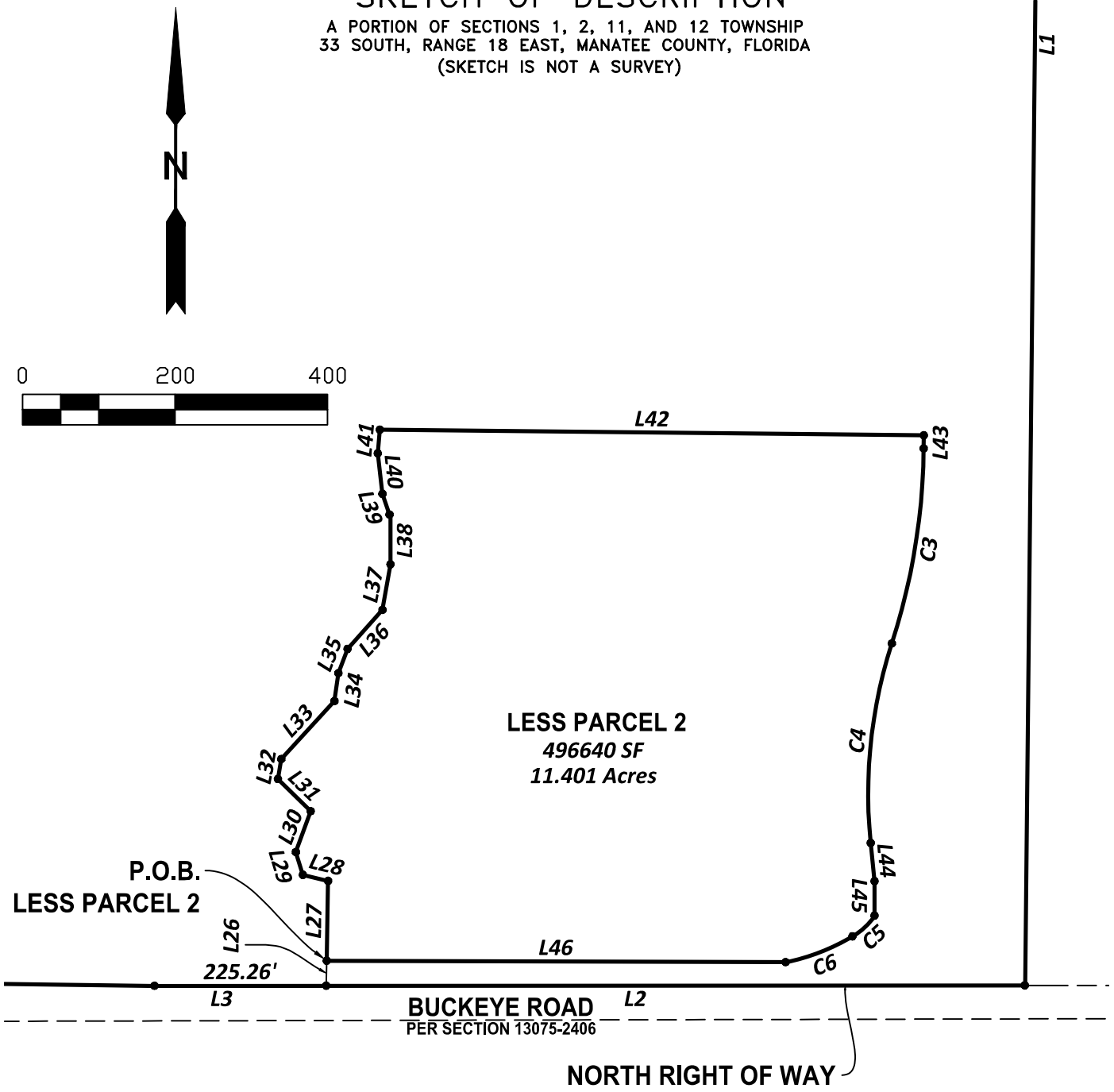
BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

	DRAWN	RSF	DATE:	10/1/26	SCALE: 1"=200'
	CHECKED	RSF	DATE:	10/1/26	JOB NUMBER S2283

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP
33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



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REVISION DATE

BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

	DRAWN	RSF	DATE:	10/1/26	SCALE: 1"=200'
	CHECKED	RSF	DATE:	10/1/26	JOB NUMBER S2283

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP
33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LINE	BEARING	DISTANCE
L1	S 00°35'31" W	2635.12'
L2	S 89°58'35" W	1141.84'
L3	N 89°13'50" W	1176.30'
L4	S 89°49'55" W	409.87'
L5	N 88°22'47" W	616.74'
L6	N 00°09'43" W	42.57'
L7	N 88°33'01" W	990.85'
L8	N 80°31'38" W	787.25'
L9	N 89°40'22" W	282.70'
L10	N 11°13'40" E	13.82'
L11	N 11°13'40" E	31.65'
L12	N 08°35'44" E	32.39'
L13	N 54°04'34" E	39.29'
L14	N 40°51'34" E	44.31'
L15	N 52°54'52" E	38.00'
L16	N 80°32'24" E	38.50'
L17	N 05°57'46" W	57.29'
L18	N 12°09'01" W	37.52'
L19	S 88°22'47" E	127.10'
L20	N 89°49'50" E	232.34'

LINE	BEARING	DISTANCE
L21	S 00°10'10" E	62.00'
L22	N 89°49'50" E	59.43'
L23	S 00°34'16" E	210.06'
L24	S 89°58'34" W	297.37'
L25	S 89°55'42" W	274.89'
L26	N 01°02'18" E	32.69'
L27	N 01°02'18" E	104.74'
L28	N 76°30'53" W	34.12'
L29	N 17°03'01" W	31.18'
L30	N 19°50'56" E	57.18'
L31	N 45°34'41" W	60.18'
L32	N 09°44'29" E	26.46'
L33	N 42°28'56" E	103.24'
L34	N 07°53'46" E	37.00'
L35	N 20°50'34" E	34.01'
L36	N 41°53'57" E	68.70'
L37	N 09°59'19" E	60.76'
L38	N 00°06'57" E	61.08'
L39	N 18°53'30" W	33.08'
L40	N 06°33'04" W	53.45'
L41	N 04°50'54" E	31.16'
L42	S 89°24'24" E	713.71'
L43	S 00°35'36" W	17.17'
L44	S 05°47'56" E	50.40'
L45	S 00°00'00" E	45.14'
L46	N 89°49'29" W	602.04'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	11329.16'	2767.14'	2760.26'	N 45°10'55" E	13°59'40"
C2	30.00'	45.29'	41.11'	N 37°17'19" E	86°30'10"
C3	860.00'	260.18'	259.19'	S 09°15'37" W	17°20'02"
C4	640.00'	265.02'	263.13'	S 06°03'51" W	23°43'34"
C5	92.00'	40.07'	39.75'	S 46°49'38" W	24°57'17"
C6	282.00'	94.55'	94.11'	S 68°54'37" W	19°12'41"

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

REVISION DATE

BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

	DRAWN	RSF	DATE:	10/1/26	SCALE:
	CHECKED	RSF	DATE:	10/1/26	JOB NUMBER S2283

EXHIBIT 5

This instrument was prepared by:

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

CONSENT AND JOINDER OF LANDOWNER FOR THE AMENDMENT OF THE BOUNDARIES OF THE BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT [CONTRACTION PARCEL]

The undersigned ("Petitioner") is the owner of certain lands which are more fully described as the "Contraction Parcel" in **Exhibit A** attached hereto and made a part hereof ("Property") currently located within the Buckhead Trails II Community Development District ("District"). The undersigned intends to submit a petition amending the boundaries of the District in accordance with the provisions of Chapter 190, Florida Statutes.

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

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

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

[*signatures on following page*]

Executed this 23rd day of February, 2026.

WITNESS

By: _____
Name: Roslyn Raymie
Address: 14025 Riveredge Dr. #175
Tampa, FL 33637

By: _____
Name: Bryon T. LoPreste
Address: 14025 Riveredge Dr. #175
Tampa, FL 33637

KC BUCKEYE EAST LLC

By: _____
Name: James P. Harvey

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of February, 2026, by James P. Harvey, as Authorized Signatory of KC Buckeye East LLC, on its behalf. He [x] is personally known to me or [___] produced _____ as identification.

_____
Notary Public, State of Florida

BRYON T. LOPRESTE
MY COMMISSION # HH 456133
EXPIRES: January 27, 2028

EXHIBIT A: Legal Description

CERTIFICATE AS TO THE RESOLUTIONS OF

THE MANAGER

OF

KC BUCKEYE EAST LLC

THE UNDERSIGNED, being the Manager of KC BUCKEYE EAST LLC (the "Company"), does hereby certify that the following is a true and complete copy of a Resolution adopted by the Manager of said Company which Resolution has not been revoked, rescinded, cancelled or modified and remains in full force and effect.

RESOLVED, that the Company shall execute all contracts, documents, purchase agreements, affidavits, deeds, settlement statements, agreements, instruments and all necessary papers and documents in connection with the leasing, acquisitions, development, and disposition of real property for sale; and

IT IS FURTHER RESOLVED, that the following individuals acting on behalf of the Company are authorized, empowered and directed to do singly, all such further acts, and execute and deliver all such contracts, closing documents, settlement statements, purchase and sale agreements, papers, leases, documents, instruments, and agreements and otherwise take any action as may be necessary or appropriate in connection with the aforesaid resolution:

James Harvey	Authorized Signatory
John Peckham	Authorized Signatory
Troy Simpson	Authorized Signatory

AND BE IT FURTHER RESOLVED, that all actions heretofore taken by the foregoing persons and all things done by this authority with respect to the foregoing resolution, and the actions contemplated thereby, are hereby agreed to, ratified, approved and adopted.

CERTIFIED that the Operating Agreement of the Company does not impair or restrict the Company's ability to execute and deliver the documents contemplated by this resolution.

IN WITNESS WHEREOF, this written resolution is made effective as of the 13th day of January, 2026.

KC BUCKEYE EAST LLC

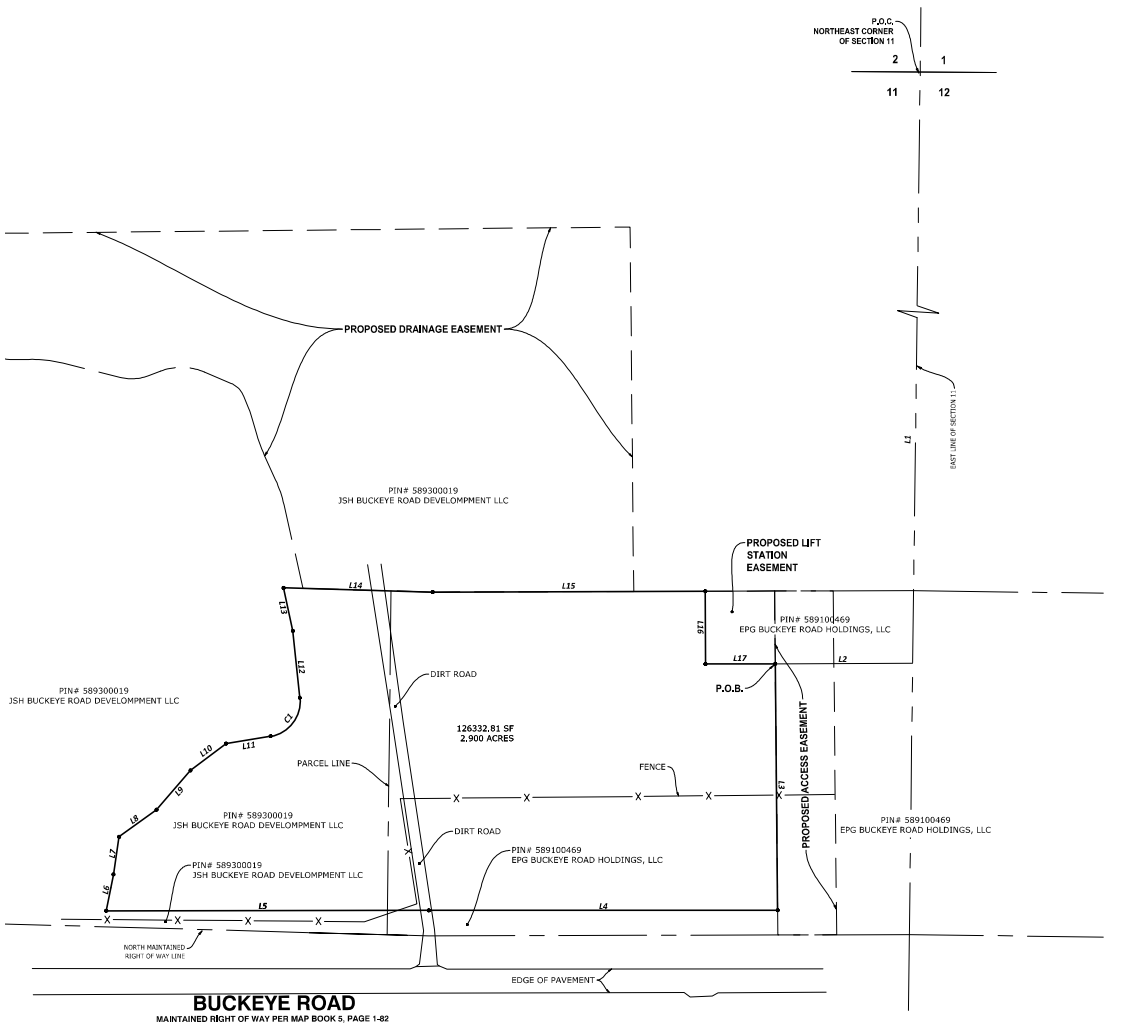
By: The Kolter Group LLC, its Manager

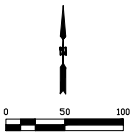
By: _____

Howard Erbstein
Manager

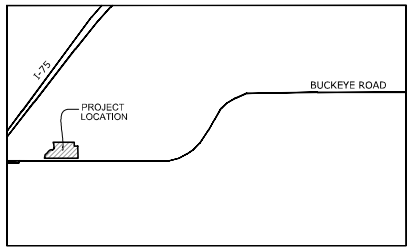
EXHIBIT A:
Legal Description

ALTA/NSPS LAND TITLE SURVEY





LOCATION MAP
NOT TO SCALE



LEGEND

● SET 5/8" IRON ROD AND CAP "WRA LB 8274"

A PARCEL OF LAND LYING AND BEING IN SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 00°43'35" W, ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 2384.36'; THENCE S 89°49'50" W A DISTANCE OF 117.13' TO THE POINT OF BEGINNING; THENCE S 00°34'16" E A DISTANCE OF 210.06'; THENCE S 89°58'34" W A DISTANCE OF 297.37'; THENCE S 89°55'42" W A DISTANCE OF 274.89'; THENCE N 11°13'40" E A DISTANCE OF 31.65'; THENCE N 08°35'44" E A DISTANCE OF 32.39'; THENCE N 54°04'34" E A DISTANCE OF 39.29'; THENCE N 40°51'34" E A DISTANCE OF 44.31'; THENCE N 52°54'52" E A DISTANCE OF 38.00'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 45.29', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF N 37°17'19" E, WITH A CHORD LENGTH OF 41.11', WITH A DELTA ANGLE OF 86°30'10"; THENCE N 09°57'46" W A DISTANCE OF 57.29'; THENCE N 12°09'01" W A DISTANCE OF 37.52'; THENCE S 88°22'47" E A DISTANCE OF 127.10'; THENCE N 89°49'50" E A DISTANCE OF 232.34'; THENCE S 00°10'10" E A DISTANCE OF 62.00'; THENCE N 89°49'50" E A DISTANCE OF 59.43'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 126332.81 SQUARE FEET, 2.900 ACRES

LINE	BEARING	DISTANCE
L1	S 00°43'35" W	2384.36'
L2	S 89°49'50" W	117.13'
L3	S 00°34'16" E	210.06'
L4	S 89°58'34" W	297.37'
L5	S 89°55'42" W	274.89'
L6	N 11°13'40" E	31.65'
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L10	N 52°54'52" E	38.00'
L11	N 80°52'24" E	36.50'
L12	N 05°57'46" W	57.29'
L13	N 12°09'01" W	37.52'
L14	S 88°22'47" E	127.10'
L15	N 89°49'50" E	232.34'
L16	S 00°10'10" E	62.00'
L17	N 89°49'50" E	59.43'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	45.29'	41.11'	N 37°17'19" E	86°30'10"

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/18/25.

SURVEYORS NOTES:

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

3. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

4. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 12, BEING S 89°53'24" W

5. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12081C0039E. AND PANEL NUMBER 12081C0177E. MAP EFFECTIVE DATE MARCH 17, 2014. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

6. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

7. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

8. PARCEL HAS NO ACCESS TO A PUBLIC RIGHT OF WAY.

TITLE

THE PROPERTY DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT COMMITMENT NUMBER 12347275, COMMITMENT DATE OF JULY 30, 2025, REVISION DATE OF 8/8/25 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

6. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN O.R. BOOK 505, PAGE 127. TOGETHER WITH MODIFICATION OF RIGHT-OF-WAY AGREEMENT RECORDED IN O.R. BOOK 643, PAGE 58, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. WHICH CONTAINS EASEMENTS, AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

7. RIGHT-OF-WAY AGREEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 635, PAGE 805, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH CONTAINS EASEMENTS AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

8. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O R. BOOK 1066, PAGE 2513, OF SAID RECORDS. (DOES NOT INCLUDED SURVEYED PARCEL)

9. MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (MAIN BRANCH) RECORDED IN O R. BOOK 2221, PAGE 3744, TOGETHER WITH NOTICE RECORDED IN O. R. BOOK 2261, PAGE 4230, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

10.MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (EAST BRANCH) RECORDEDIN O.R. BOOK 2221, PAGE 4227, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

11. WASTEWATER PARTICIPATION AGREEMENT MOCCASIN WALLOW CONSORTIUM (MAIN BRANCH-PARTIAL OVERSIZING) RECORDED IN O.R. BOOK 2221, PAGE 4045, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

12. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 2616, PAGE 2171, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

13. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202141049570. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

14. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202241033719. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

15. PERMANENT UTILITIES EASEMENT GRANTED UNTO MANATEE COUNTY RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 202541037849. (DOES NOT INCLUDED SURVEYED PARCEL)

16. THE MAINTAINED RIGHT OF WAY OF BUCKEYE ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

17. THE MAINTAINED RIGHT OF WAY OF MOCCASIN WALLOW ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

TITLE: ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY) PARCEL 100
CLIENT:

SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CERTIFY TO: (FOR THE EXCLUSIVE USE OF)
KC BUCKEYE EAST LLC
CHICAGO TITLE INSURANCE COMPANY
GREENBERG TRAURIG SCHREINER & JOHNSON, P.A.

SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

STATE OF FLORIDA
ROBERT S. FLANARY
No. 5677
PROFESSIONAL SURVEYOR AND MAPPER

Digitally signed by Robert S Flanary
DN: c=US, o=Florida, cn=Robert S Flanary, 0.9.2342.19200300.100.1.1=A01410C00000187AC60F0C0000222177, 0.9.2342.19200300.100.1.5=A01410C00000187AC60F0C0000222177, 0.9.2342.19200300.100.1.11=2.16.840.1.113730.3.1.241, 0.9.2342.19200300.100.1.3=5677, 2.5.4.5=A01410C00000187AC60F0C0000222177
Date: 2025.08.26 09:57:07

ROBERT S. FLANARY, SURVEYOR AND MAPPER
FLORIDA SURVEYORS REGISTRATION NO. 5677

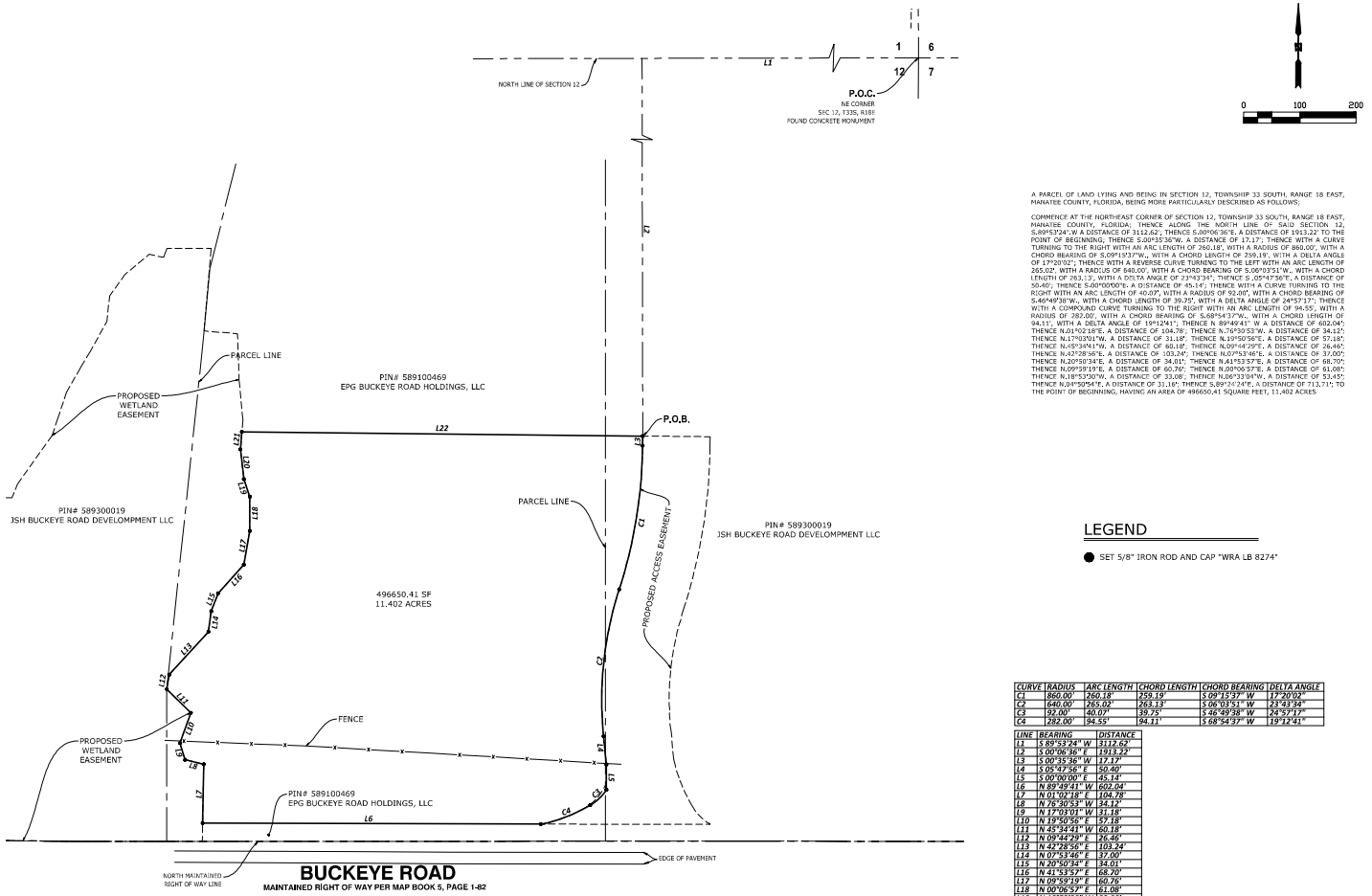
NO.	REVISION	DATE	BY

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721
www.wraengineering.com LB 8274

O:\05 FINC BUCKHEAD WEST PARCEL 100 BOUNDARY SURVEY.DWG		DRAWN BY: RSF	CHECKED BY: RSF
PROJ. NO.: S2283	Field Book: 32	FIELD DATE:7-18-25	SCALE: 1"=50'

SHEET
1
OF 1

ALTA/NSPS LAND TITLE SURVEY



A PARCEL OF LAND LYING AND BEING IN SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S.89°53'24".W A DISTANCE OF 3112.62'; THENCE S.00°06'36"E, A DISTANCE OF 1913.22' TO THE POINT OF BEGINNING, THENCE S.09°35'36"W, A DISTANCE OF 17.17'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 260.18', WITH A RADIUS OF 860.00', WITH A CHORD BEARING OF S.09°15'37"W., WITH A CHORD LENGTH OF 259.19', WITH A DELTA ANGLE OF 17°20'02"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 265.02', WITH A RADIUS OF 640.00', WITH A CHORD BEARING OF S.06°03'51"W., WITH A CHORD LENGTH OF 263.13', WITH A DELTA ANGLE OF 23°43'34"; THENCE S.05°47'56"E, A DISTANCE OF 50.40'; THENCE S.00°00'00"E, A DISTANCE OF 45.14'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 40.07', WITH A RADIUS OF 92.00', WITH A CHORD BEARING OF S.46°49'38"W., WITH A CHORD LENGTH OF 39.75', WITH A DELTA ANGLE OF 24°57'17"; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 94.55', WITH A RADIUS OF 282.00', WITH A CHORD BEARING OF S.68°54'37"W., WITH A CHORD LENGTH OF 94.11', WITH A DELTA ANGLE OF 19°12'41"; THENCE N 89°49'41" W A DISTANCE OF 602.04'; THENCE N.01°02'18"E, A DISTANCE OF 104.78'; THENCE N.76°30'53"W, A DISTANCE OF 34.12'; THENCE N.17°03'01"W, A DISTANCE OF 31.18'; THENCE N.19°50'56"E, A DISTANCE OF 57.18'; THENCE N.45°34'41"W, A DISTANCE OF 60.18'; THENCE N.09°44'29"E, A DISTANCE OF 26.46'; THENCE N.42°28'56"E, A DISTANCE OF 103.24'; THENCE N.20°50'34"E, A DISTANCE OF 34.01'; THENCE N.41°53'57"E, A DISTANCE OF 68.70'; THENCE N.09°59'19"E, A DISTANCE OF 60.76'; THENCE N.00°06'57"E, A DISTANCE OF 61.08'; THENCE N.18°53'30"W, A DISTANCE OF 33.08'; THENCE N.06°33'04"W, A DISTANCE OF 53.45'; THENCE N.04°50'54"E, A DISTANCE OF 31.16'; THENCE S.89°53'24"E, A DISTANCE OF 713.71'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 496650.41 SQUARE FEET, 11.402 ACRES

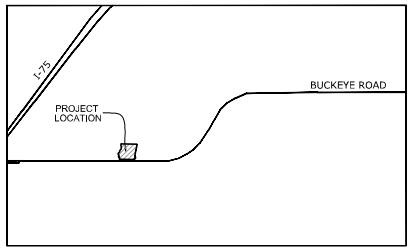
LEGEND

● SET 5/8" IRON ROD AND CAP "WRA LB 8274"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	860.00'	260.18'	259.19'	S 09°15'37" W	17°20'02"
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L20	N 06°33'04" W	53.45'
L21	N 04°50'54" E	31.16'
L22	S 89°24'24" E	713.71'

LOCATION MAP
NOT TO SCALE



SURVEYORS NOTES:

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

3. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

4. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 12, BEING S 89°53'24" W

5. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "A AND AE" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12081C0039E, AND PANEL NUMBER 12081C0177E, MAP EFFECTIVE DATE MARCH 17, 2014. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

6. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

7. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

8. PARCEL HAS NO ACCESS TO A PUBLIC RIGHT OF WAY.

TITLE

THE PROPERTY DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT COMMITMENT NUMBER 12347275, COMMITMENT DATE OF JULY 30 2025, REVISION DATE OF 8/8/25 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

6. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN O.R. BOOK 505, PAGE 127. TOGETHER WITH MODIFICATION OF RIGHT-OF-WAY AGREEMENT RECORDED IN O.R. BOOK 643, PAGE 58, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH CONTAINS EASEMENTS, AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

7. RIGHT-OF-WAY AGREEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 635, PAGE 805, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHITCH CONTAINS EASEMENTS AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

8. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O R. BOOK 1006, PAGE 2513, OF SAID RECORDS. (DOES NOT INCLUDED SURVEYED PARCEL)

9. MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (MAIN BRANCH) RECORDED IN O R. BOOK 2221, PAGE 2744, TOGETHER WITH NOTICE RECORDED IN O. R. BOOK 2261, PAGE 4230, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

10.MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (EAST BRANCH) RECORDEDIN O.R. BOOK 2221, PAGE 4227, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

11. WASTEWATER PARTICIPATION AGREEMENT MOCCASIN WALLOW CONSORTIUM (MAIN BRANCH-PARTIAL OVERSIZING) RECORDED IN O.R. BOOK 2221, PAGE 4045, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

12. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 2616, PAGE 2171, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

13. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202141049570. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

14. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202241033719, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

15. PERMANENT UTILITIES EASEMENT GRANTED UNTO MANATEE COUNTY RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 202541037849. (DOES NOT INCLUDED SURVEYED PARCEL)

16. THE MAINTAINED RIGHT OF WAY OF BUCKEYE ROAD, (DOES NOT INCLUDED SURVEYED PARCEL)

17. THE MAINTAINED RIGHT OF WAY OF MOCCASIN WALLOW ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/18/25.

TITLE: ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY) PARCEL 200

CLIENT:

SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CERTIFY TO: (FOR THE EXCLUSIVE USE OF)
FC BUCKEYE EAST LLC
CHICAGO TITLE INSURANCE COMPANY
GREENE MANFACK SCHERNER & JOHNSON, P.A.

SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE, AND ELECTRONIC SEAL.

STATE OF FLORIDA

Robert S. Flanary

ROBERT S. FLANARY
FLORIDA SURVEYOR AND MAPPER REGISTRATION NO. 5677

NO.	REVISION	DATE	BY

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721
www.wraengineering.com LB 8274

O:\05 FSC BUCKEYE\01 WEST PARCEL 200 BOUNDARY SURVEY.DWG | DRAWN BY: RSF | CHECKED BY: RSF
PROJ. NO.: S2283 | Field Book: 32 | FIELD DATE:7-18-25 | SCALE:1"=100'

SHEET 1 OF 1

EXHIBIT 6

Docusign Envelope ID: 6BE103E9-9B81-492D-80A1-68AD3377D1EF

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT RESCINDING AND REPLACING RESOLUTION 2025-09 IN ITS ENTIRETY; AUTHORIZING THE CHAIRMAN AND DISTRICT STAFF TO REQUEST THE PASSAGE OF AN ORDINANCE BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THAT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, on September 24, 2025, the District previously adopted Resolution 2025-09 directing the Chairman and District staff to request the passage of an ordinance amending the District's boundaries, which the District desires to rescind and replace in its entirety, with this Resolution; and

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

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

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

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

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

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

Docusign Envelope ID: 6BE103E9-9B81-492D-80A1-68AD3377D1EF

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

WHEREAS, the landowner, KC Buckeye East LLC ("**Landowner**") has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT:

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

2. RESCINDMENT OF RESOLUTION 2025-09. Resolution 2025-09 adopted by the Board on September 24, 2025, is hereby rescinded in its entirety.

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

4. LANDOWNER FUNDING. The Landowner agrees to make available to the District such monies as are necessary to fund and enable the District to effect the Boundary Amendment. The Landowner will make such funds available on a monthly basis, within thirty (30) days of a written request by the District. The District Manager shall require consultants to provide invoices for the Boundary Amendment expenses separate from other services provided to the District.

5. AUTHORIZATION FOR AGENT. The Board hereby authorizes Jere Earlywine, Esq., of Kutak Rock, LLP, to act as agent of the District with regard to any and all matters pertaining to the Boundary Amendment. District Staff, in consultation with the District Chairman, is further authorized to revise **Exhibit A** in order to address any further boundary adjustments as may be identified by the District Engineer. The District Manager shall ensure that the final versions of **Exhibit A** as confirmed by the Chairman are attached hereto.

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

[CONTINUED ON NEXT PAGE]

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PASSED AND ADOPTED this 25th day of February, 2026.

ATTEST:

DocuSigned by:
Jayna Cooper
D2AA837090BA417...
Assistant Secretary

BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT

Signed by:
Carlos de La Ossa
CC0CB251E795481...
Chairman/Vice-Chairman, Board of Supervisors

Exhibit A: Legal Description of District Boundaries, as Amended

Docusign Envelope ID: 6BE103E9-9B81-492D-80A1-68AD3377D1EF

Exhibit A:

Legal Description of District Boundaries, as Amended

.

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

A PARCEL OF LAND LYING AND BEING IN SECTIONS 1, 2, 11, AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75 (STATE ROAD 93) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) THENCE N 38°11'05" E A DISTANCE OF 5730.00'; (2) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 2767.14', WITH A RADIUS OF 11329.16', WITH A CHORD BEARING OF N 45°10'55" E, WITH A CHORD LENGTH OF 2760.26', WITH A DELTA ANGLE OF 13°59'40"; THENCE S 01°06'57" W A DISTANCE OF 4045.66'; THENCE S 00°35'31" W A DISTANCE OF 2635.12' TO THE NORTH RIGHT-OF-WAY LINE OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1 TO 82 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES: (1) THENCE S.89°58'35"W. A DISTANCE OF 1141.84'; (2) THENCE N.89°13'50"W. A DISTANCE OF 1176.30'; (3) THENCE S.89°49'55"W. A DISTANCE OF 409.87'; (4) THENCE N.88°22'47"W. A DISTANCE OF 616.74' TO THE NORTH RIGHT OF WAY LINE OF BUCKEYE ROAD PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS SECTION 13075-2406; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING FOUR COURSES: (1) THENCE N.00°09'43"W. A DISTANCE OF 42.57'; (2) THENCE N.88°33'01"W. A DISTANCE OF 990.85'; (3) THENCE N.80°31'38"W. A DISTANCE OF 787.25'; (4) THENCE N.89°40'22"W. A DISTANCE OF 282.70'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 19413430 SQUARE FEET, 445.671 ACRES

LESS AND EXCEPT THE FOLLOWING TWO PARCELS

LESS PARCEL 1
COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75 (STATE ROAD 93) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE S.89°40'22"E. A DISTANCE OF 282.70'; (2) THENCE S.80°31'38"E. A DISTANCE OF 787.25'; (3) THENCE S.88°33'01"E. A DISTANCE OF 990.85'; (4) THENCE S.00°09'43"E. A DISTANCE OF 42.57' TO THE NORTH RIGHT-OF-WAY LINE OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1 TO 82 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.88°22'47"E., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 339.45'; THENCE N.11°13'40"E. A DISTANCE OF 13.82' TO THE POINT OF BEGINNING; THENCE N.11°13'40"E. A DISTANCE OF 31.65'; THENCE N.08°35'44"E. A DISTANCE OF 32.39'; THENCE N.54°04'34"E. A DISTANCE OF 39.29'; THENCE N.40°51'34"E. A DISTANCE OF 44.31'; THENCE N.52°54'52"E. A DISTANCE OF 38.00'; THENCE N.80°32'24"E. A DISTANCE OF 38.50'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 45.29', A RADIUS OF 30.00', A CHORD BEARING OF N.37°17'19"E., A CHORD LENGTH OF 41.11', AND A DELTA ANGLE OF 86°30'10"; THENCE N.05°57'46"W. A DISTANCE OF 57.29'; THENCE N.12°09'01"W. A DISTANCE OF 37.52'; THENCE S.88°22'47"E. A DISTANCE OF 127.10'; THENCE N.89°49'50"E. A DISTANCE OF 232.34'; THENCE S.00°10'10"E. A DISTANCE OF 62.00'; THENCE N.89°49'50"E. A DISTANCE OF 59.43'; THENCE S.00°34'16"E. A DISTANCE OF 210.06'; THENCE S.89°58'34"W. A DISTANCE OF 297.37'; THENCE S.89°55'42"W. A DISTANCE OF 274.89'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 126333 SQUARE FEET, 2.900 ACRES

LESS PARCEL 2
COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75 (STATE ROAD 93) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE S.89°40'22"E. A DISTANCE OF 282.70'; (2) THENCE S.80°31'38"E. A DISTANCE OF 787.25'; (3) THENCE S.88°33'01"E. A DISTANCE OF 990.85'; (4) THENCE S.00°09'43"E. A DISTANCE OF 42.57' TO THE NORTH RIGHT-OF-WAY LINE OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1 TO 82 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE S.88°22'47"E. A DISTANCE OF 616.74'; (2) THENCE N.89°49'55"E. A DISTANCE OF 409.87'; (3) THENCE S.89°13'50"E. A DISTANCE OF 1176.30'; (4) THENCE N.89°58'35"E. A DISTANCE OF 225.26'; THENCE N.01°02'18"E. A DISTANCE OF 32.69' TO THE POINT OF BEGINNING; THENCE N.01°02'18"E. A DISTANCE OF 104.74'; THENCE N.76°30'53"W. A DISTANCE OF 34.12'; THENCE N.17°03'01"W. A DISTANCE OF 31.18'; THENCE N.19°50'56"E. A DISTANCE OF 57.18'; THENCE N.45°34'41"W. A DISTANCE OF 60.18'; THENCE N.09°44'29"E. A DISTANCE OF 26.46'; THENCE N.42°28'56"E. A DISTANCE OF 103.24'; THENCE N.07°53'46"E. A DISTANCE OF 37.00'; THENCE N.20°50'34"E. A DISTANCE OF 34.01'; THENCE N.41°53'57"E. A DISTANCE OF 68.70'; THENCE N.09°59'19"E. A DISTANCE OF 60.76'; THENCE N.00°06'57"E. A DISTANCE OF 61.08'; THENCE N.18°53'30"W. A DISTANCE OF 33.08'; THENCE N.06°33'04"W. A DISTANCE OF 53.45'; THENCE N.04°50'54"E. A DISTANCE OF 31.16'; THENCE S.89°24'24"E. A DISTANCE OF 713.71'; THENCE S.00°35'36"W. A DISTANCE OF 17.17'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 260.18', A RADIUS OF 860.00', A CHORD BEARING OF S.09°15'37"W., A CHORD LENGTH OF 259.19', AND A DELTA ANGLE OF 17°20'02"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 265.02', A RADIUS OF 640.00', A CHORD BEARING OF S.06°03'51"W., A CHORD LENGTH OF 263.13', AND A DELTA ANGLE OF 23°43'34"; THENCE S.05°47'56"E. A DISTANCE OF 50.40'; THENCE S.00°00'00"E. A DISTANCE OF 45.14'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 40.07', A RADIUS OF 92.00', A CHORD BEARING OF S.46°49'38"W., A CHORD LENGTH OF 39.75', AND A DELTA ANGLE OF 24°57'17"; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 94.55', A RADIUS OF 282.00', A CHORD BEARING OF S.68°54'37"W., A CHORD LENGTH OF 94.11', AND A DELTA ANGLE OF 19°12'41"; THENCE N.89°49'29"W. A DISTANCE OF 602.04'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 496640 SQUARE FEET, 11.401 ACRES

WATER RESOURCE ASSOCIATES. LLC
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University Park, Florida 34201
Phone: 941.2759721 Fax: 941.275.9729
www.wraengineering.com LB 8274

Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=A01410D0000019F18E2F7D0001E25A7, O=Unaffiliated, C=US
Date: 2026.10.01 07:25:23-04'00'

ROBERT S. FLANARY, P.S.M., FLORIDA REGISTERED SURVEYOR & MAPPER NO. 5677 STATE OF FLORIDA

ROBERT S. FLANARY, P.S.M., Florida Surveyor's Registration No. 5677 — DATE

SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

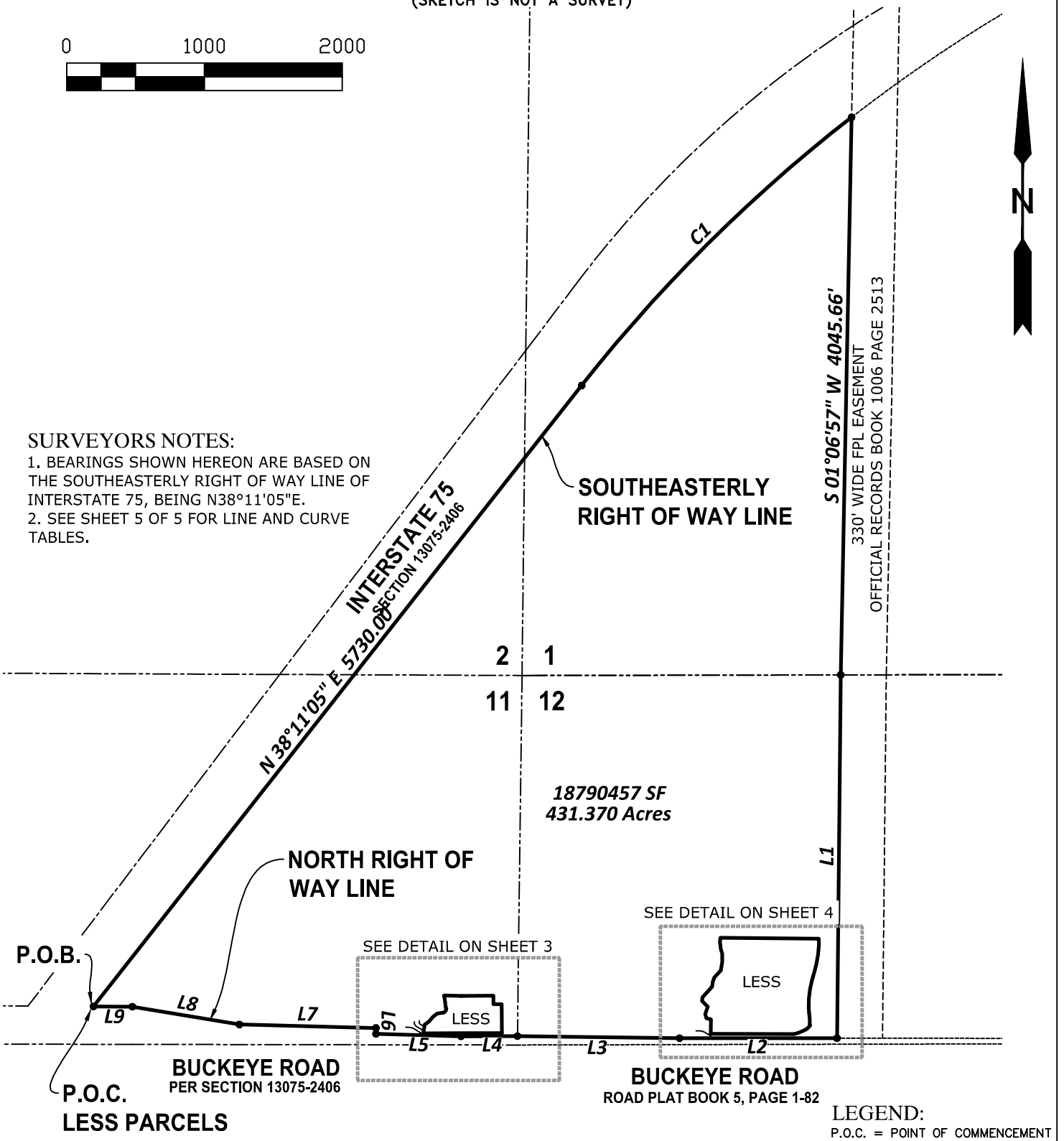
REVISION DATE

BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

	DRAWN	RSF	DATE:	10/1/26	SCALE:
	CHECKED	RSF	DATE:	10/1/26	JOB NUMBER S2283

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75, BEING N38°11'05"E.
2. SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES.

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET

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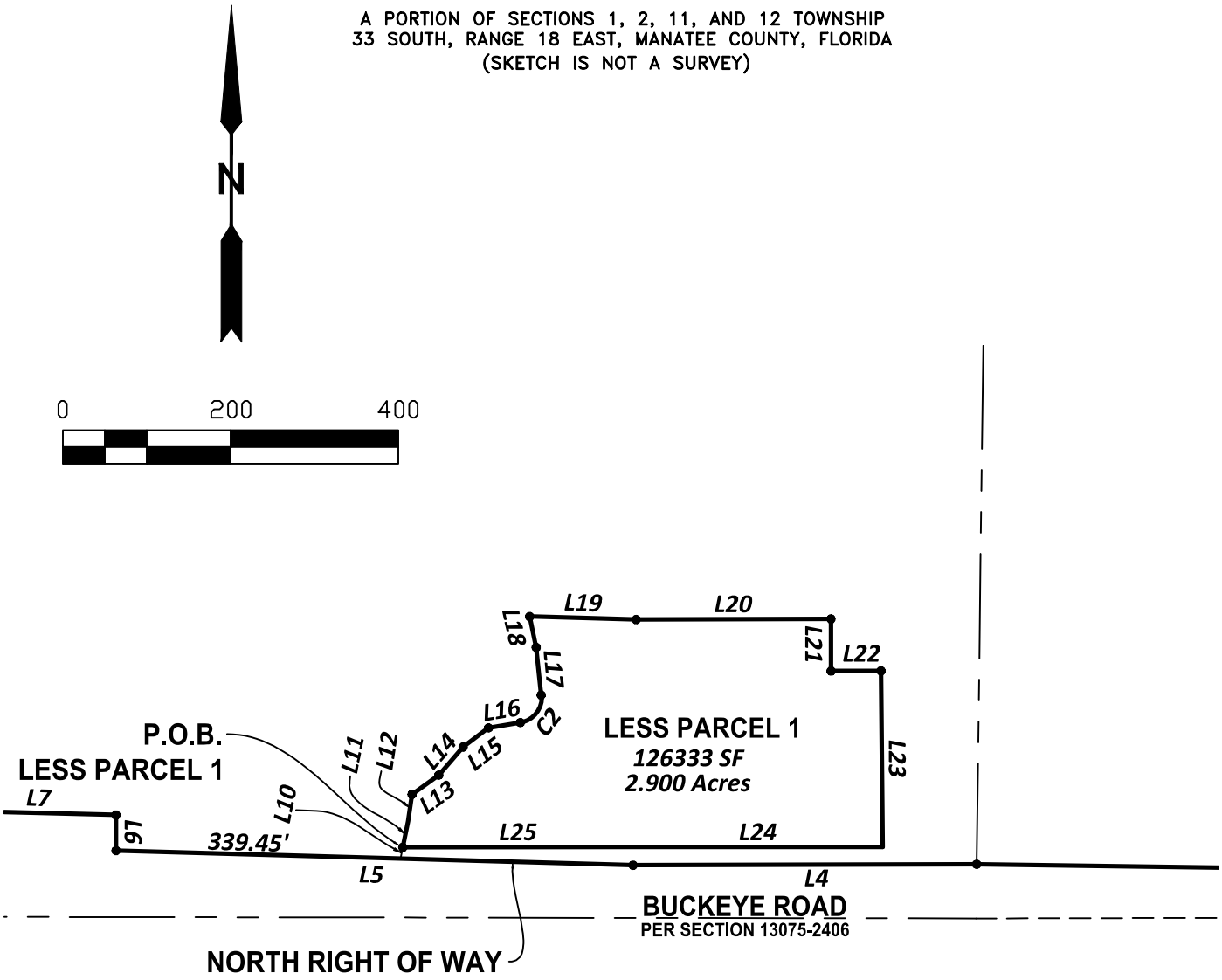
REVISION DATE

BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

	DRAWN	RSF	DATE:	10/1/26	SCALE: 1"=1000'
	CHECKED	RSF	DATE:	10/1/26	JOB NUMBER S2283

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP
33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



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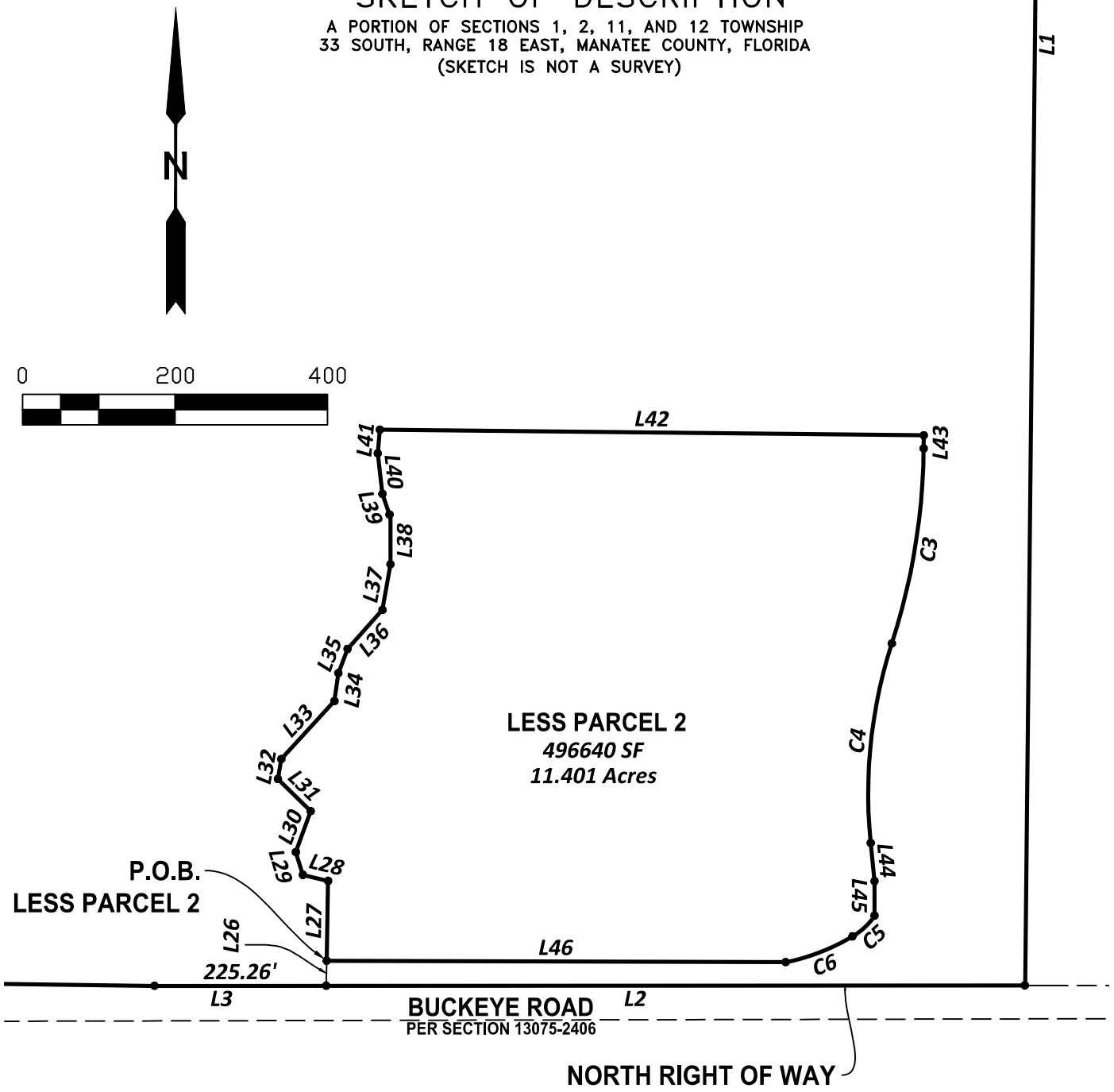
BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

	DRAWN	RSF	DATE:	10/1/26	SCALE: 1"=200'
	CHECKED	RSF	DATE:	10/1/26	JOB NUMBER S2283

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP
33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
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REVISION DATE

BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

	DRAWN	RSF	DATE:	10/1/26	SCALE: 1"=200'
	CHECKED	RSF	DATE:	10/1/26	JOB NUMBER S2283

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP
33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LINE	BEARING	DISTANCE
L1	S 00°35'31" W	2635.12'
L2	S 89°58'35" W	1141.84'
L3	N 89°13'50" W	1176.30'
L4	S 89°49'55" W	409.87'
L5	N 88°22'47" W	616.74'
L6	N 00°09'43" W	42.57'
L7	N 88°33'01" W	990.85'
L8	N 80°31'38" W	787.25'
L9	N 89°40'22" W	282.70'
L10	N 11°13'40" E	13.82'
L11	N 11°13'40" E	31.65'
L12	N 08°35'44" E	32.39'
L13	N 54°04'34" E	39.29'
L14	N 40°51'34" E	44.31'
L15	N 52°54'52" E	38.00'
L16	N 80°32'24" E	38.50'
L17	N 05°57'46" W	57.29'
L18	N 12°09'01" W	37.52'
L19	S 88°22'47" E	127.10'
L20	N 89°49'50" E	232.34'

LINE	BEARING	DISTANCE
L21	S 00°10'10" E	62.00'
L22	N 89°49'50" E	59.43'
L23	S 00°34'16" E	210.06'
L24	S 89°58'34" W	297.37'
L25	S 89°55'42" W	274.89'
L26	N 01°02'18" E	32.69'
L27	N 01°02'18" E	104.74'
L28	N 76°30'53" W	34.12'
L29	N 17°03'01" W	31.18'
L30	N 19°50'56" E	57.18'
L31	N 45°34'41" W	60.18'
L32	N 09°44'29" E	26.46'
L33	N 42°28'56" E	103.24'
L34	N 07°53'46" E	37.00'
L35	N 20°50'34" E	34.01'
L36	N 41°53'57" E	68.70'
L37	N 09°59'19" E	60.76'
L38	N 00°06'57" E	61.08'
L39	N 18°53'30" W	33.08'
L40	N 06°33'04" W	53.45'
L41	N 04°50'54" E	31.16'
L42	S 89°24'24" E	713.71'
L43	S 00°35'36" W	17.17'
L44	S 05°47'56" E	50.40'
L45	S 00°00'00" E	45.14'
L46	N 89°49'29" W	602.04'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	11329.16'	2767.14'	2760.26'	N 45°10'55" E	13°59'40"
C2	30.00'	45.29'	41.11'	N 37°17'19" E	86°30'10"
C3	860.00'	260.18'	259.19'	S 09°15'37" W	17°20'02"
C4	640.00'	265.02'	263.13'	S 06°03'51" W	23°43'34"
C5	92.00'	40.07'	39.75'	S 46°49'38" W	24°57'17"
C6	282.00'	94.55'	94.11'	S 68°54'37" W	19°12'41"

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

REVISION DATE

BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

	DRAWN	RSF	DATE:	10/1/26	SCALE:
	CHECKED	RSF	DATE:	10/1/26	JOB NUMBER S2283

EXHIBIT 7

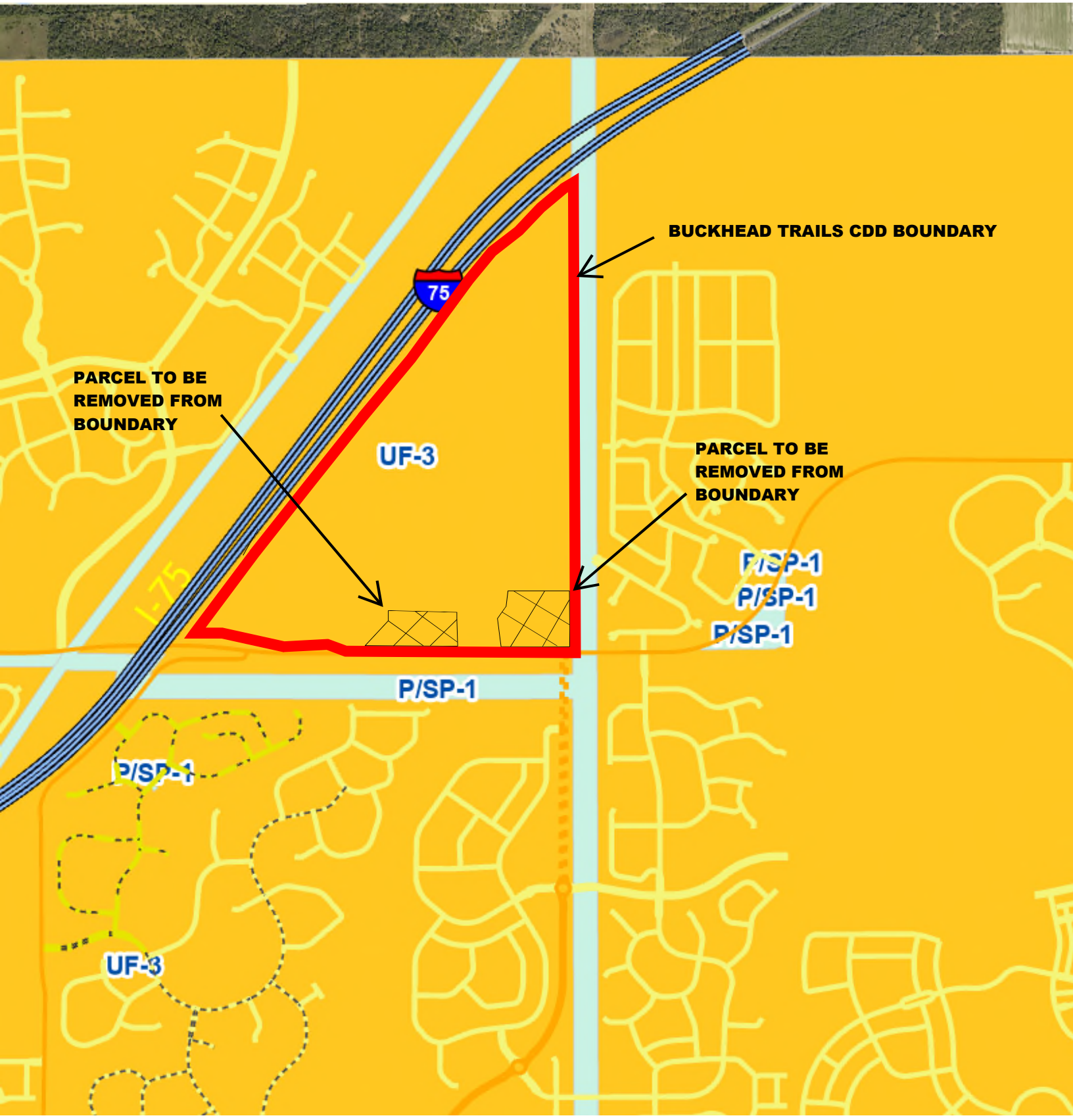

BUCKHEAD TRAILS CDD BOUNDARY
75
PARCEL TO BE REMOVED FROM BOUNDARY
UF-3
PARCEL TO BE REMOVED FROM BOUNDARY
I-75
P/SP-1
P/SP-1
P/SP-1
P/SP-1
P/SP-1
UF-3

EXHIBIT 8

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to amend the boundaries of the Buckhead Trails II Community Development District ("District"). The District was established by Ordinance Nos. 22-58 and 24-25E, passed by the Board of County Commissioners of Manatee County, Florida. The current size of the District is approximately 445.67 +/- acres and the District is located entirely within Manatee County, Florida ("County"). The petition to amend the boundaries of the District seeks to remove approximately 14.302 +/- acres located in the County from the District ("Amendment Area"). After the amendment, the District will be projected to contain approximately 431.368 +/- acres and is planned to be developed with a total of 1021 residential dwelling units. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing District establishment) as follows:

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

1.2 Overview of the Buckhead Trails II Community Development District

The District is designed to provide public infrastructure, services, and facilities along with operation and maintenance of the same to a master planned residential development currently anticipated to contain a total of approximately 1021 residential dwelling units following the amendment of the District's boundaries.

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

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

1.3 Requirements for Statement of Estimated Regulatory Costs

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

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

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within 5 years

after the implementation of the rule;

2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after the implementation of the rule; or

3. Is likely to increase regulatory costs, including any Transactional Costs (as defined herein), in excess of $1 million in the aggregate within 5 years after the implementation of the rule.

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

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

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

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

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (The County, according to the Census 2020, has a population of 949,611; therefore, it is not defined as a small County for the purposes of this requirement.)

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

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

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

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

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

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

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance;

2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance; or

3. Is likely to increase regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

The ordinance amending the boundaries of the District is not anticipated to have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. This boundary amendment is also not likely to increase regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

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

The development of the smaller, 431.368 +/- acre area will still promote local economic activity, create local value, lead to local private sector investment and is likely, at least in the short term, to support local private sector employment and/or lead to local new job creation to a degree similar to that of a larger, pre-amendment, 445.67 +/- acre area contained within the existing District boundaries.

Amending the boundaries of the District will still allow it to plan, fund, implement, operate and maintain, for the benefit of the landowners within the amended and smaller District, various public facilities and services. Such facilities and services, as further described in Section 5, will allow for the development of the land within the amended District. The provision of District's infrastructure and the

subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and residents of the amended and smaller District. The private developer of the land in the amended and smaller District will use its private funds to conduct the private land development and construction of anticipated approximately 1021 residential dwelling units, the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved without amending the District's boundaries by the private sector alone, the fact that the amendment of the District's boundaries is initiated by the private developer means that the private developer considers the amendment of the District's boundaries and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the amended and smaller District, which in turn will lead directly or indirectly to economic growth, likely private sector job growth and/or support private sector employment, and private sector investments.

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

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

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

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

Amending the District's boundaries will not materially increase regulatory costs to the landowners

within the Amended District. Such increases in regulatory costs, principally the anticipated increases in transactional costs as a result of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners within the Amended District. While the 14.302 acres being removed from the District will not pay assessments to the Amended District, the Amended District will also not incur costs for the construction on, and maintenance of, this 14.302 acres. Property ownership in the District is completely voluntary and all initial prospective buyers will have such additional transaction costs disclosed to them prior to sale, as required by State law. Such costs, however, should be considered voluntary, self-imposed, and as a tradeoff for the service and facilities provided by the District. As to the anticipated amount of the transactional costs in the aggregate within 5 years, they are anticipated not to exceed $5,000,000.

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

The proposed amended District will serve land that comprises an approximately 431.368 +/- acre master planned residential development currently anticipated to contain a total of approximately 1021 residential dwelling units, although the development plan can change. Assuming an average density of 3.5 persons per residential dwelling unit, the estimated residential population of the proposed District at build out would be approximately 3,573.50 +/- and all of these residents as well as the landowners within the District will be affected by the ordinance. The County and certain state agencies will not be affected by or required to comply with the ordinance as more fully discussed hereafter. The owner of the 14.302 acres that is being removed from the District will also be affected by the boundary amendment ordinance, but that landowner has consented to the boundary amendment and will need to develop and maintain its property without the assistance of the District.

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

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

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

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

State Governmental Entities

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

Manatee County, Florida

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

Further, there will be no increase in the very small annual costs to County, because of the amendment of the District's boundaries. The District is an independent unit of local government. The only annual costs the County faces, which will not change with the amendment of the District's boundaries, are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the County.

4.2 Impact on State and Local Revenues

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

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

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

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

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

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

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

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

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

The County has a population of 399,716 according to the Census 2020 conducted by the United States Census Bureau and is therefore not defined as a "small" County according to Section 120.52, F.S.

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

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

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

EXHIBIT 9

AUTHORIZATION OF AGENT

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

WITNESSES:

Name: Roslyn Raymie

Name: Bryon T. LoPreste

KC BUCKEYE EAST LLC

By: James P. Harvey
Its: Authorized Signatory

Date: February 23, 2026

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of February, 2026, by James P. Harvey, as Authorized Signatory of KC Buckeye East LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

BRYON T. LOPRESTE
MY COMMISSION # HH 456133
EXPIRES: January 27, 2028

Name: Bryon T. LoPreste
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

From: Patty Thompson <shrealtync@gmail.com>
Sent: Tuesday, October 6, 2026 10:00 PM
To: Public Comments <public.comments@mymanatee.org>
Cc: Bobbi Roy <bobbi.roy@mymanatee.org>
Subject: Support Ordinance 26-42 and Extend the Data Center Moratorium to 18 Months

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Dear Chairman and Members of the Manatee County Board of County Commissioners,

I am writing to urge you to listen to the people of Manatee County and take a firm stand against data centers in our community.

I strongly oppose allowing data centers in Manatee County and urge you to adopt Ordinance 26-42, the proposed moratorium, and extend it from 12 months to 18 months.

The message from residents has been clear: we do not want data centers in Manatee County. There is no place. here for this type of development.

Our county is already facing serious water challenges, and residents are being asked to conserve this precious resource. It is not in the community's best interest to invite an industry that will place substantial demands on our water and electrical systems.

Data centers can also bring enormous buildings, constant noise, backup generators, heavy infrastructure demands, construction traffic, environmental concerns and negative

impacts on property values and quality of life. Once these facilities are built, the consequences cannot simply be undone.

The Board's first scheduled consideration of this matter could not proceed because the meeting was canceled when a quorum was not present. This issue is too important to be delayed or treated casually. The residents of Manatee County deserve a full and timely public discussion, and they deserve to know that their elected representatives are present and prepared to act on their concerns.

An 18-month moratorium would give the County time to fully evaluate the effects on our water supply, infrastructure, neighborhoods, environment, property values, and future. However, this review should not focus only on how to make data centers possible. It should determine whether they should be allowed here at all.

You were elected to represent the people of Manatee County and act in our best interests- not the interests of corporations, developers or a particular industry. We expect you to protect our water, neighborhoods, environment, property values and quality of life.

Growth should serve the community. The community should not be forced to change to serve an industry.

Please adopt Ordinance 26-42, extend the moratorium to 18 months, and recognize that data centers are not appropriate for Manatee Country.

The residents have spoken. We expect that our elected officials will listen to us and work for the best interest of the people and protect Manatee County's future.

Sincerely,

Patty Thompson

From: Patty Thompson <shrealtync@gmail.com>
Sent: Wednesday, October 7, 2026 12:29 PM
To: Public Comments <public.comments@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Tal Siddique <tal@mymanatee.org>
Cc: Bobbi Roy <bobbi.roy@mymanatee.org>
Subject: Public Opposition to Parrish Lakes DRE #28/PLN2408-0048 and GDP Amendment PLN2408-0049

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PUBLIC OPPOSITION TO PARRISH LAKES DRI #28 / PLN2408-0048 AND GDP AMENDMENT PLN2408-0049

I am submitting this written objection in strong opposition to moving forward with the Parrish Lakes DRI #28 and related GDP amendment at this time.

Most importantly, the County should resolve Ordinance 26-42 before making decisions on major development matters that could be affected by the issues the proposed moratorium is intended to address. Ordinance 26-42 was brought forward specifically to allow the County time to evaluate the impacts of large-scale development and large-load demands, including infrastructure, water, electricity, noise, buffering, compatibility and other land-use considerations. The second public hearing was scheduled for October 6, but the meeting could not proceed because there was no quorum.

It is extremely concerning to the public that the moratorium hearing was delayed and a major 1,155-acre development is nevertheless proceeding to a public hearing immediately afterward.

At a minimum, the Parrish Lakes hearing should be continued until Ordinance 26-42 has been heard and resolved and the County has determined what effect, if any, the moratorium and resulting regulatory review should have on this development.

The public should not be placed in a position where a major development decision is made while a directly relevant County policy is still pending before the Board. Doing so creates a serious appearance of an unfair or inconsistent process and risks undermining public confidence in County government.

The proposed Parrish Lakes changes are substantial. They involve thousands of residential units, hundreds of thousands of square feet of commercial and office development, changes to development conditions, removal of affordable-housing conditions, and an extended buildout timeline. These are not minor administrative changes that should be rushed through while the County is simultaneously considering whether its existing regulations adequately address large-scale development and infrastructure impacts.

I respectfully request that the Board:

1. Continue the Parrish Lakes DRI and related zoning/GDP matters.

2. Hear and resolve Ordinance 26-42 first.

3. Ensure that the outcome of the moratorium and any resulting changes to County regulations are fully considered before this development proceeds.

4. Provide the public with a clear explanation of how the County determined it was appropriate to proceed with this major development hearing while the moratorium process remained unresolved.

5. Preserve public confidence by ensuring that the process is transparent, consistent and fair to the residents of Manatee County.

The public has a right to expect that major development decisions will be made based upon the rules and policies that are ultimately determined to be appropriate for our community—not while those rules and policies are still being actively considered.

Proceeding with this matter before the moratorium is resolved would further damage public trust in the process. I strongly urge the Board to continue this matter and hear Ordinance 26-42 first.

Please include this written objection in the public record and provide it to the members of the Board before the October 8 hearing.

Please confirm that this written public comment has been received, provided to the Board of County Commissioners before the October 8 meeting, and included in the official public record for the Parrish Lakes DRI #28 and related GDP amendment, including PLN2408-0048 and PLN2408-0049.

Please also confirm whether I need to submit this comment through any additional County form or process

Sincerely,

Patty Thompson

Public Comment

Manatee County Government

Submitted On:
Oct 7, 2026, 04:20AM EDT

Full Name	**First Name:** Malcolm **Last Name:** Tennant
Email	mactennant@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	October 15, 2026
Topic/Agenda Item	Connect Carter Rd to Erie Rd
Comment	please prioritize this intersection. It will make a big difference in alleviating traffic congestion.

Public Comment

Manatee County Government

Submitted On:
Oct 6, 2026, 02:04PM EDT

Full Name	**First Name:** Isabel **Last Name:** Lawrence
Email	itsybel@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	October 09, 2026
Topic/Agenda Item	Sawgrass Road through to Erie Road
Comment	I was wondering when Sawgrass road will be completed through to Erie Road so residents in the moccasin wallow road has a more direct access to Erie & 301 instead of having to drive thruthe 2-lane roads and deal with school traffic. Completing the planned Sawgrass Road from Moccasin Wallow Road to Erie Road will alleviate a lot of unnecessary traffic thru the school zones. This is a much more needed improvement than yet another unnecessary round about.

Public Comment

Manatee County Government

Submitted On:
Oct 6, 2026, 01:57PM EDT

Full Name	**First Name:** Gordon **Last Name:** Miller
Email	millerghr99@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	October 06, 2026
Topic/Agenda Item	Extension from Moccasin Wallow to Erie Re
Comment	We need at least one of the connections from Moccasin Wallow to Erie Rd (Carter or Sawgrass) soonest. Congestion on 75, 301, Ft Hamer, and Buffalo Rd demand more north/south routes now.

Public Comment

Manatee County Government

Submitted On:
Oct 6, 2026, 01:55PM 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)	October 15, 2026
Topic/Agenda Item	Infrastructure- Carter to eerie extension
Comment	Hello, and thank you for taking the time to speak with me today. My name is Hope Daniels, and I am a resident of Parrish living in the Isles at Bayview. I am reaching out as a community member who is increasingly concerned about the area's transportation infrastructure and, specifically, the status of the planned Carter Road connection to Erie Road and its associated roundabout. I would like to understand why this connection has not been completed and, more importantly, what the current funding and construction timeline actually is. As a resident who regularly travels to the businesses and services along US 301 and uses 69th Street and Buffalo Road to make that commute, I see firsthand how overburdened these roads have become. What should be a roughly five-mile trip from my neighborhood to the Cross Creek shopping area can routinely take approximately 25 minutes. The combination of school traffic, buses, residential growth, and two-lane roadways creates significant congestion, particularly during peak commuting and school hours. This is not simply an issue of inconvenience. Parrish is growing at an extraordinary pace, and our roadway network needs to provide multiple viable routes rather than funneling an increasing number of residents onto the same limited corridors. That is why I am particularly concerned about the Carter Road to Erie Road connection. The County's own planning documents identify improvements associated with the Carter Road connection to Erie Road, including intersection improvements at Erie Road and Harrison Ranch Boulevard/Carter Road. The County's transportation planning also recognizes the need for additional connectivity throughout this rapidly growing area.

At the same time, residents are currently dealing with major construction and capacity constraints along Moccasin Wallow Road, Buffalo Road, Buckeye Road, and other critical routes. This raises an important question: If the County has identified another potential connection between major roadways, why are we not prioritizing that connection as part of the broader transportation network?

A connection between Carter Road and Erie Road could give residents another route, distribute traffic across more of the roadway network, and reduce the number of trips being forced onto already congested roads. It could also provide a much-needed alternative for families traveling to Parrish High School, PCA, local businesses, and other destinations throughout the community.

I understand that the County has limited funding and that transportation projects must be prioritized. What I am asking for is transparency around this particular project.

Specifically:

1. What is the current funding status of the Carter Road/Sawgrass Road connection to Erie Road and the associated roundabout?
2. Has the project been formally funded, programmed, or deferred? If so, what fiscal year is currently anticipated for construction?
3. If funding has not been approved, why has this project not been prioritized given the current and projected traffic conditions in the area?
4. What entity or entities are responsible for funding the project?
5. What is the current projected construction timeline?
6. If the roadway connection is being constructed or extended without the roundabout/intersection improvements needed to make it function effectively, why is the project being phased that way?
7. Has the County evaluated the Carter-to-Erie connection specifically as a way to provide additional traffic relief while other major Parrish corridors are under construction?

I am not opposed to growth. In fact, I understand that growth is inevitable and that Parrish will continue to develop. My concern is that our transportation infrastructure needs to keep pace with that growth.

When the County has the opportunity to create additional connections between major roadways, I believe those connections should be evaluated not only as individual projects, but as part of the larger transportation network. Building more capacity on existing roads is important, but so is creating alternate routes that allow traffic to disperse rather than continually concentrating it on the same corridors.

Residents should not have to spend 25 minutes traveling five miles because there are so few viable routes through the community.

I would greatly appreciate a clear explanation of where the Carter Road to Erie Road project currently stands, why it has been delayed or deferred if that is the case, and what needs to happen for it to move forward.

Thank you for your time and for your work on the transportation challenges facing Parrish. I look forward to your response.

From: Patty Thompson <shrealtync@gmail.com>
Sent: Wednesday, October 7, 2026 12:29 PM
To: Public Comments <public.comments@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Tal Siddique <tal@mymanatee.org>
Cc: Bobbi Roy <bobbi.roy@mymanatee.org>
Subject: Public Opposition to Parrish Lakes DRE #28/PLN2408-0048 and GDP Amendment PLN2408-0049

You don't often get email from shrealtync@gmail.com. Learn why this is important

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PUBLIC OPPOSITION TO PARRISH LAKES DRI #28 / PLN2408-0048 AND GDP AMENDMENT PLN2408-0049

I am submitting this written objection in strong opposition to moving forward with the Parrish Lakes DRI #28 and related GDP amendment at this time.

Most importantly, the County should resolve Ordinance 26-42 before making decisions on major development matters that could be affected by the issues the proposed moratorium is intended to address. Ordinance 26-42 was brought forward specifically to allow the County time to evaluate the impacts of large-scale development and large-load demands, including infrastructure, water, electricity, noise, buffering, compatibility and other land-use considerations. The second public hearing was scheduled for October 6, but the meeting could not proceed because there was no quorum.

It is extremely concerning to the public that the moratorium hearing was delayed and a major 1,155-acre development is nevertheless proceeding to a public hearing immediately afterward.

At a minimum, the Parrish Lakes hearing should be continued until Ordinance 26-42 has been heard and resolved and the County has determined what effect, if any, the moratorium and resulting regulatory review should have on this development.

The public should not be placed in a position where a major development decision is made while a directly relevant County policy is still pending before the Board. Doing so creates a serious appearance of an unfair or inconsistent process and risks undermining public confidence in County government.

The proposed Parrish Lakes changes are substantial. They involve thousands of residential units, hundreds of thousands of square feet of commercial and office development, changes to development conditions, removal of affordable-housing conditions, and an extended buildout timeline. These are not minor administrative changes that should be rushed through while the County is simultaneously considering whether its existing regulations adequately address large-scale development and infrastructure impacts.

I respectfully request that the Board:

1. Continue the Parrish Lakes DRI and related zoning/GDP matters.

2. Hear and resolve Ordinance 26-42 first.

3. Ensure that the outcome of the moratorium and any resulting changes to County regulations are fully considered before this development proceeds.

4. Provide the public with a clear explanation of how the County determined it was appropriate to proceed with this major development hearing while the moratorium process remained unresolved.

5. Preserve public confidence by ensuring that the process is transparent, consistent and fair to the residents of Manatee County.

The public has a right to expect that major development decisions will be made based upon the rules and policies that are ultimately determined to be appropriate for our community—not while those rules and policies are still being actively considered.

Proceeding with this matter before the moratorium is resolved would further damage public trust in the process. I strongly urge the Board to continue this matter and hear Ordinance 26-42 first.

Please include this written objection in the public record and provide it to the members of the Board before the October 8 hearing.

Please confirm that this written public comment has been received, provided to the Board of County Commissioners before the October 8 meeting, and included in the official public record for the Parrish Lakes DRI #28 and related GDP amendment, including PLN2408-0048 and PLN2408-0049.

Please also confirm whether I need to submit this comment through any additional County form or process

Sincerely,

Patty Thompson

Public Comment

Manatee County Government

Submitted On:
Oct 7, 2026, 04:20AM EDT

Full Name	**First Name:** Malcolm **Last Name:** Tennant
Email	mactennant@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	October 15, 2026
Topic/Agenda Item	Connect Carter Rd to Erie Rd
Comment	please prioritize this intersection. It will make a big difference in alleviating traffic congestion.

Public Comment

Manatee County Government

Submitted On:
Oct 6, 2026, 02:04PM EDT

Full Name	**First Name:** Isabel **Last Name:** Lawrence
Email	itsybel@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	October 09, 2026
Topic/Agenda Item	Sawgrass Road through to Erie Road
Comment	I was wondering when Sawgrass road will be completed through to Erie Road so residents in the moccasin wallow road has a more direct access to Erie & 301 instead of having to drive thruthe 2-lane roads and deal with school traffic. Completing the planned Sawgrass Road from Moccasin Wallow Road to Erie Road will alleviate a lot of unnecessary traffic thru the school zones. This is a much more needed improvement than yet another unnecessary round about.

Public Comment

Manatee County Government

Submitted On:
Oct 6, 2026, 01:57PM EDT

Full Name	**First Name:** Gordon **Last Name:** Miller
Email	millerghr99@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	October 06, 2026
Topic/Agenda Item	Extension from Moccasin Wallow to Erie Re
Comment	We need at least one of the connections from Moccasin Wallow to Erie Rd (Carter or Sawgrass) soonest. Congestion on 75, 301, Ft Hamer, and Buffalo Rd demand more north/south routes now.

Public Comment

Manatee County Government

Submitted On:
Oct 6, 2026, 01:55PM 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)	October 15, 2026
Topic/Agenda Item	Infrastructure- Carter to eerie extension
Comment	Hello, and thank you for taking the time to speak with me today. My name is Hope Daniels, and I am a resident of Parrish living in the Isles at Bayview. I am reaching out as a community member who is increasingly concerned about the area's transportation infrastructure and, specifically, the status of the planned Carter Road connection to Erie Road and its associated roundabout. I would like to understand why this connection has not been completed and, more importantly, what the current funding and construction timeline actually is. As a resident who regularly travels to the businesses and services along US 301 and uses 69th Street and Buffalo Road to make that commute, I see firsthand how overburdened these roads have become. What should be a roughly five-mile trip from my neighborhood to the Cross Creek shopping area can routinely take approximately 25 minutes. The combination of school traffic, buses, residential growth, and two-lane roadways creates significant congestion, particularly during peak commuting and school hours. This is not simply an issue of inconvenience. Parrish is growing at an extraordinary pace, and our roadway network needs to provide multiple viable routes rather than funneling an increasing number of residents onto the same limited corridors. That is why I am particularly concerned about the Carter Road to Erie Road connection. The County's own planning documents identify improvements associated with the Carter Road connection to Erie Road, including intersection improvements at Erie Road and Harrison Ranch Boulevard/Carter Road. The County's transportation planning also recognizes the need for additional connectivity throughout this rapidly growing area.

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Thank you for your time and for your work on the transportation challenges facing Parrish. I look forward to your response.

Advisory Board Application

Manatee County Government

Submitted On:
Sep 20, 2026, 03:33PM EDT

Select Advisory Board	Planning Commission
Seat you're interested in	Planning Commission Seat
Florida State Statute 119.07 designates this application as a public document to be made available for anyone requesting to view it. If you qualify for exemption from public disclosure under the terms of this statute, please explain.	
Full Name	**First Name:** Brad **Last Name:** Bowermaster
Home Address	**Street Address:** 13221 Swiftwater Way **City:** Bradenton **State:** FL **Zip:** 34211
Is your mailing address the same as your home address?	Yes
Home Phone	
Work Phone	941-301-6216
Cell Phone	941-301-6216
Email	info@bower-power.com
Occupation (if retired, please indicate)	Real Estate Agent
Business Name	Bradley Bowermaster, PA
Business Address	**Street Address:** 13221 Swiftwater Way **City:** Bradenton **State:** FL **Zip:** 34211
Are you registered to vote in Manatee County? (This is required for some boards/commissions)	Yes
Which County Commission District do you reside in?	District 5
Do you reside in unincorporated Manatee County?	Yes

Gender	Male
Race	[redacted]
List any governmental Advisory Boards/Committees/Commissions on which you currently serve.	none
List any Manatee County Advisory Boards/Committees/Commissions on which you have previously served (include dates of your service).	City of Palmetto Code Enforcement Board 3/2017-1/2019
Why do you want to serve on this Advisory Board or Committee?	I want to serve on the Manatee County Planning Commission because I care about the community I have called home since moving to Manatee County in 1988. With more than 20 years of experience in mortgage banking and residential real estate, I have helped hundreds of families purchase homes and understand the importance of thoughtful planning and responsible growth. I previously served on the City of Palmetto Code Enforcement Board, an experience I truly enjoyed and that gave me an appreciation for local government, property-related issues, and the importance of balancing community standards with property-owner concerns. I would welcome the opportunity to use my professional experience and knowledge of the local community to contribute to the continued growth and quality of life in Manatee County. My goal is to give back through meaningful public service and help make informed decisions that benefit residents and future generations.
Describe your education and experience that will provide a benefit to this Advisory Board.	I earned a Bachelor of Science degree from the University of Florida. In addition, I have more than 20 years of professional experience in mortgage banking and residential real estate, beginning in 2001. During my career, I have helped hundreds of families purchase homes and have gained extensive experience working with homeowners, buyers, sellers, lenders and other professionals involved in residential real estate. I also previously served for approximately two years on the City of Palmetto Code Enforcement Board, where I gained firsthand experience with local ordinances, property-related matters and the responsibilities involved in community standards and enforcement. I believe this combination of education, real-estate experience and prior civic service would allow me to bring a practical perspective to issues involving residential development, housing, property owners and the continued growth of Manatee County.
List your professional credentials, licenses or certificates that are	Florida Real Estate Sales Associate License — Active More than 20 years of professional experience in mortgage banking

relevant to this Advisory Board.	and residential real estate
List organizations and positions in which you serve in local civic or community groups.	No current local civic or community board positions. Previously served on the City of Palmetto Code Enforcement Board and participated in Beds for Kids volunteer activities through Keller Williams.
Do you or your immediate family members have or hold any employment or contractual relationship with any business entity or agency which does business with or receives funding from Manatee County Government?	No
Do you know of any other reason that would prohibit you from serving on this board that could be deemed as a conflict of interest?	No
If you are appointed, are there any days of the week or months of the year you will be unavailable to serve due to job or travel?	No
Signature Data	First Name: Brad Last Name: Bowermaster Email Address: info@bower-power.com  Signed at: September 20, 2026 3:33pm America/New_York
Date	**Month:** 9 **Day:** 20 **Year:** 2026