

ORDINANCE NO. 26-34

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

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

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

WHEREAS, section 190.005(2), Florida Statutes, authorizes the Manatee County Board of County Commissioners to adopt an ordinance granting a petition for the establishment of a community development district of less than 2,500 acres in size; and

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

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

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

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

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

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

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

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

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

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

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

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

WHEREAS, the Board's consent to the exercise by the District board of supervisors of such additional special powers will protect, promote, and enhance the public health, safety, and general welfare of the County and its inhabitants, including the inhabitants of the District.

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

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

Section 2. Authority. This Ordinance is adopted pursuant to Section 190.005(2), Florida Statutes, as amended, and other applicable provisions of law governing county ordinances.

Section 3. Intent and Purpose. It is the intent and purpose of this Ordinance to establish the West Manatee District Community Development District pursuant to Chapter 190, Florida Statutes, as amended, with all the rights and obligations appertaining thereto, including all obligations accruing pursuant to applicable federal, state, and local laws. It is further the intent and purpose of this Ordinance to establish certain additional special powers pursuant to Section 190.012(2), Florida Statutes, as amended, with all the rights and obligations appertaining thereto, including all obligations accruing pursuant to applicable federal, state, and local laws.

Section 4. Creation of Section 2-8-95 of Manatee County Code of Ordinances. Section 2-8-95 of the Manatee County Code of Ordinances ("Code") is hereby created to read as follows:

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

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

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

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

(2) Security, including, but not limited to, guardhouses, fences and gates, electronic instruction systems, and patrol cars, when authorized by the Manatee County Sheriff's Department or other proper governmental agencies; except that the District may not exercise any police power but may contract with appropriate local general-purpose government agencies for an increased level of such services within the District boundaries.

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

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

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

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

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

PASSED AND ADOPTED, with a quorum present and voting, by the Board of County Commissioners of Manatee County, Florida, this 3rd day of September, 2026.



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

By: *TK*
Chairperson

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

By: *Hannah Bishop*
Deputy Clerk

SKETCH OF DESCRIPTION

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

LEGAL DESCRIPTION:

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

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



WATER RESOURCE ASSOCIATES, LLC

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

Robert S. Flanary

Notary Public
State of Florida
My Commission Expires 06/26/2010

ROBERT S. FLANARY, F.S.S.
Florida Surveyor's Registration No. 5672

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

REVISION DATE

DATE

AQUA LAGOON CDD

SKETCH IS NOT A SURVEY

DRAWN

RSF

DATE:

6/26/25

SCALE:
N.T.S.

CHECKED

RSF

DATE:

6/26/25

JOB NUMBER
S2433

EXHIBIT A

SKETCH OF DESCRIPTION

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

UNPLATTED LANDS
PARCEL ID: 6146900459

UNPLATTED LANDS

SHEET 8
OF 10

EL CONQUISTADOR PARKWAY

SHEET 7
OF 10

SHEET 9
OF 10

TRACT 45
PLAT BOOK 68,
PAGE 187

SHEET 6
OF 10

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

SHEET 3
OF 10

SHEET 4
OF 10

SHEET 5
OF 10

LEGEND:

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



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

SURVEYORS NOTES:

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

AQUA LAGOON CDD

REVISION DATE

SKETCH IS NOT A SURVEY

DRAWN

RSF

DATE: 6/26/25

SCALE:
1"=400'

CHECKED

RSF

DATE: 6/26/25

JOB NUMBER
S2433

SKETCH OF DESCRIPTION

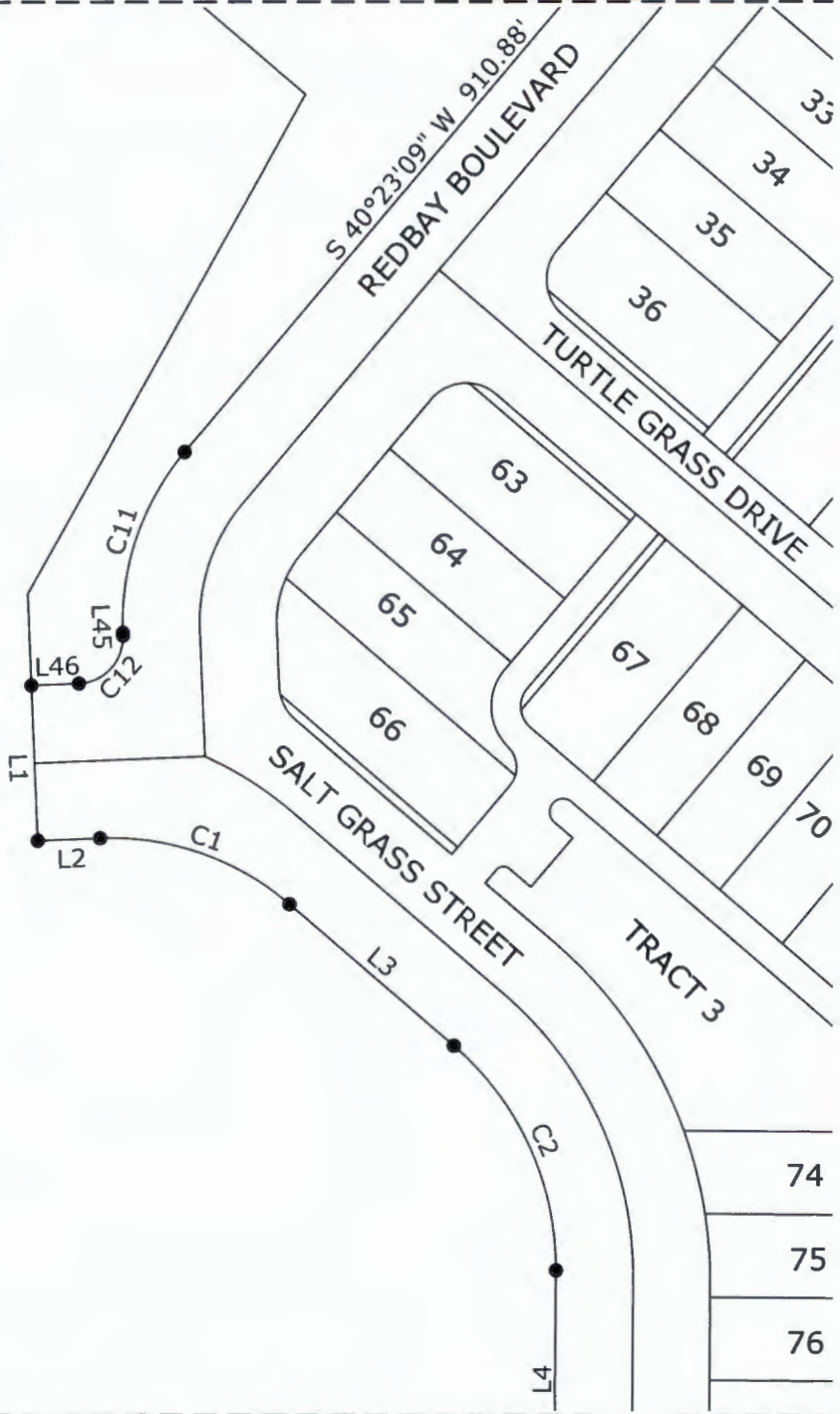
SHEET 3 OF 10

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

SEE SHEET 9

SURVEYORS NOTES:

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



LEGEND:

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



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

SEE SHEET 4

AQUA LAGOON CDD

REVISION DATE

SKETCH IS NOT A SURVEY

DRAWN

RSF

DATE: 6/26/25

SCALE:
1"=100'

CHECKED

RSF

DATE: 6/26/25

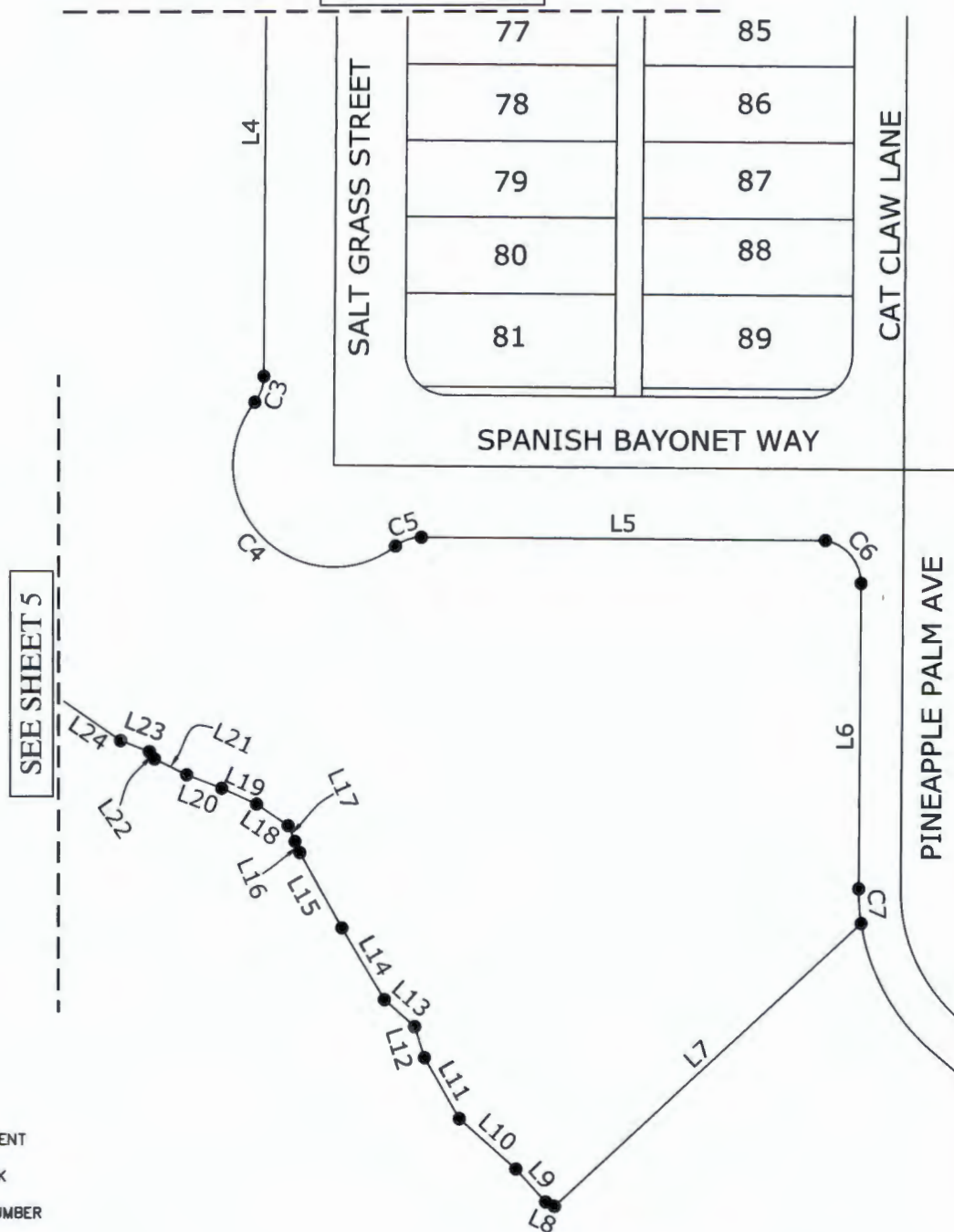
JOB NUMBER
S2433

SKETCH OF DESCRIPTION

SHEET 4 OF 10

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

SEE SHEET 3



LEGEND:

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



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

SURVEYORS NOTES:

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

AQUA LAGOON CDD

REVISION DATE

SKETCH IS NOT A SURVEY

DRAWN

RSF

DATE: 6/26/25

SCALE:
1"=100'

CHECKED

RSF

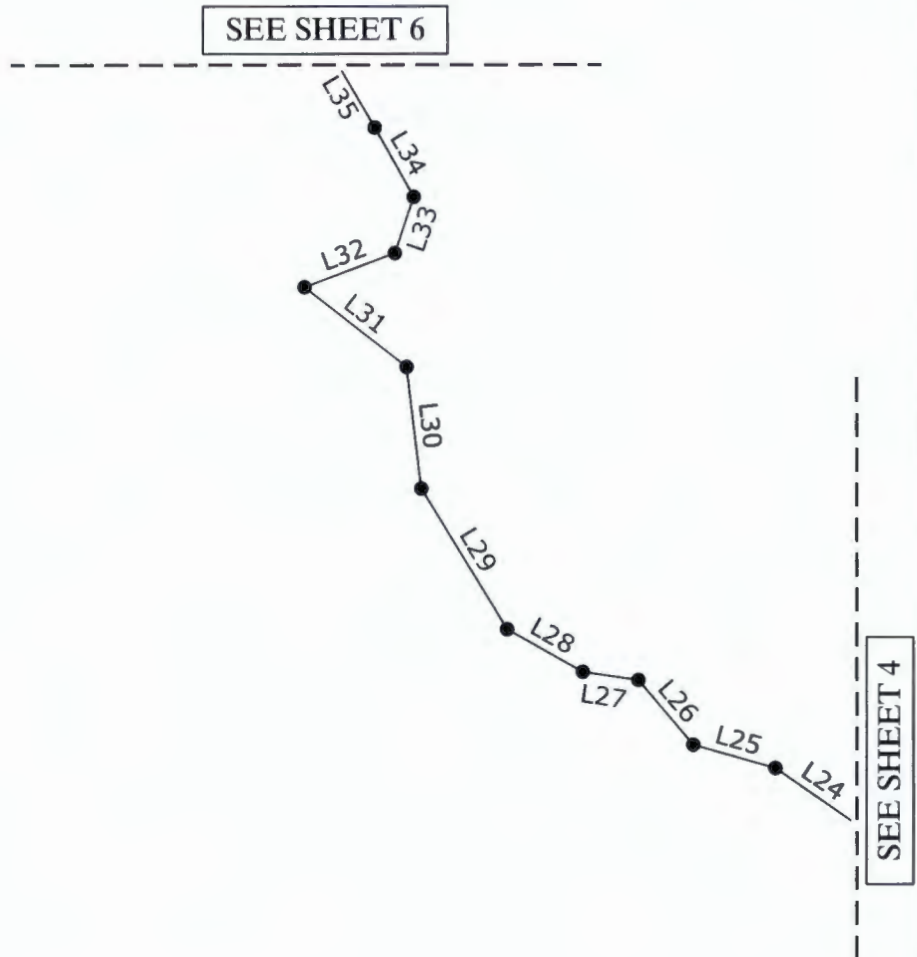
DATE: 6/26/25

JOB NUMBER
S2433

SKETCH OF DESCRIPTION

SHEET 5 OF 10

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



LEGEND:

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



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

SURVEYORS NOTES:

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

AQUA LAGOON CDD

REVISION DATE

SKETCH IS NOT A SURVEY

DRAWN

RSF

DATE:

6/26/25

SCALE:
1"=100'

CHECKED

RSF

DATE:

6/26/25

JOB NUMBER
S2433

SKETCH OF DESCRIPTION

SHEET 6 OF 10

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

SEE SHEET 7

N 00°25'51" E 815.57'

L41

L40

L39

L38

L37

L36

L35

SURVEYORS NOTES:

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

LEGEND:

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



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

SEE SHEET 5

AQUA LAGOON CDD

REVISION DATE

SKETCH IS NOT A SURVEY

DRAWN

RSF

DATE:

6/26/25

SCALE:
1"=100'

CHECKED

RSF

DATE:

6/26/25

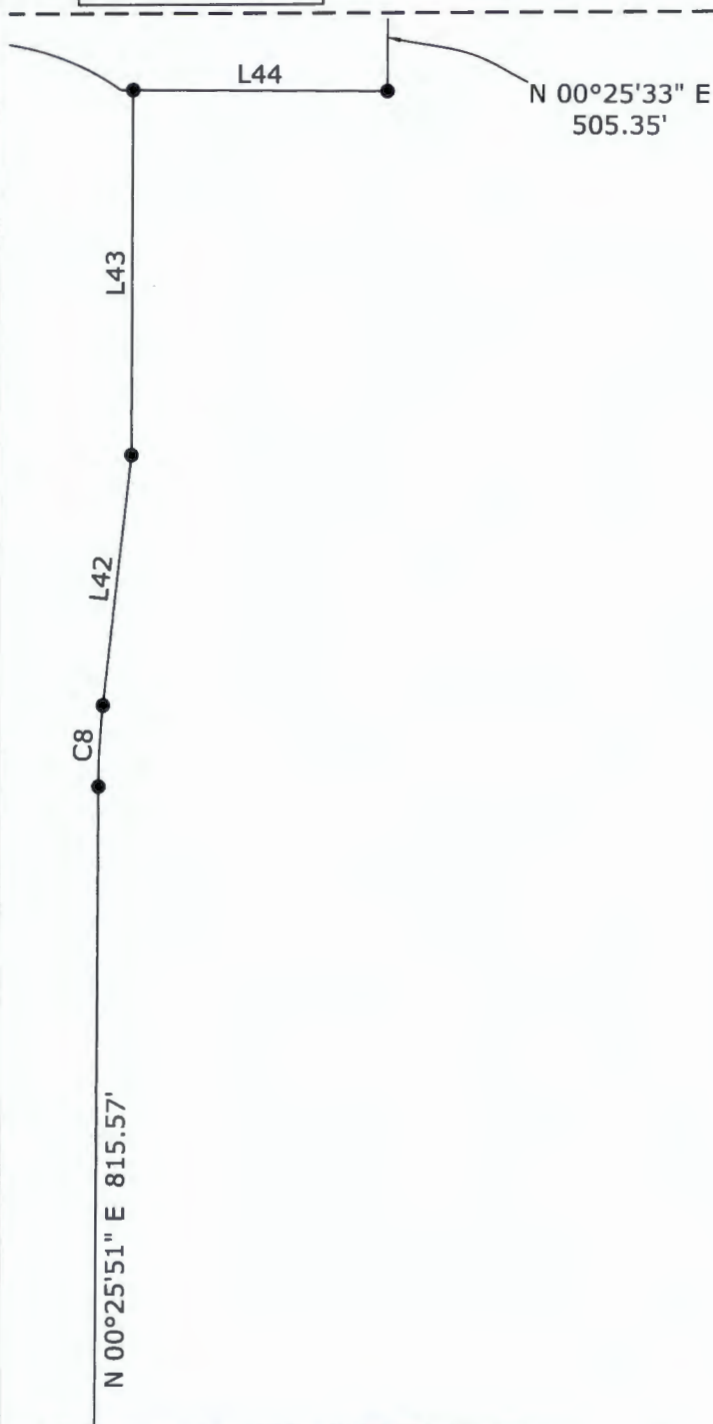
JOB NUMBER
S2433

SKETCH OF DESCRIPTION

SHEET 7 OF 10

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

SEE SHEET 8



LEGEND:

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

SURVEYORS NOTES:

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

TRACT 45
PLAT BOOK 68,
PAGE 187

SEE SHEET 6

WATER RESOURCE ASSOCIATES. LLC

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



AQUA LAGOON CDD

REVISION DATE

SKETCH IS NOT A SURVEY

DRAWN

RSF

DATE:

6/26/25

SCALE:
1"=100'

CHECKED

RSF

DATE:

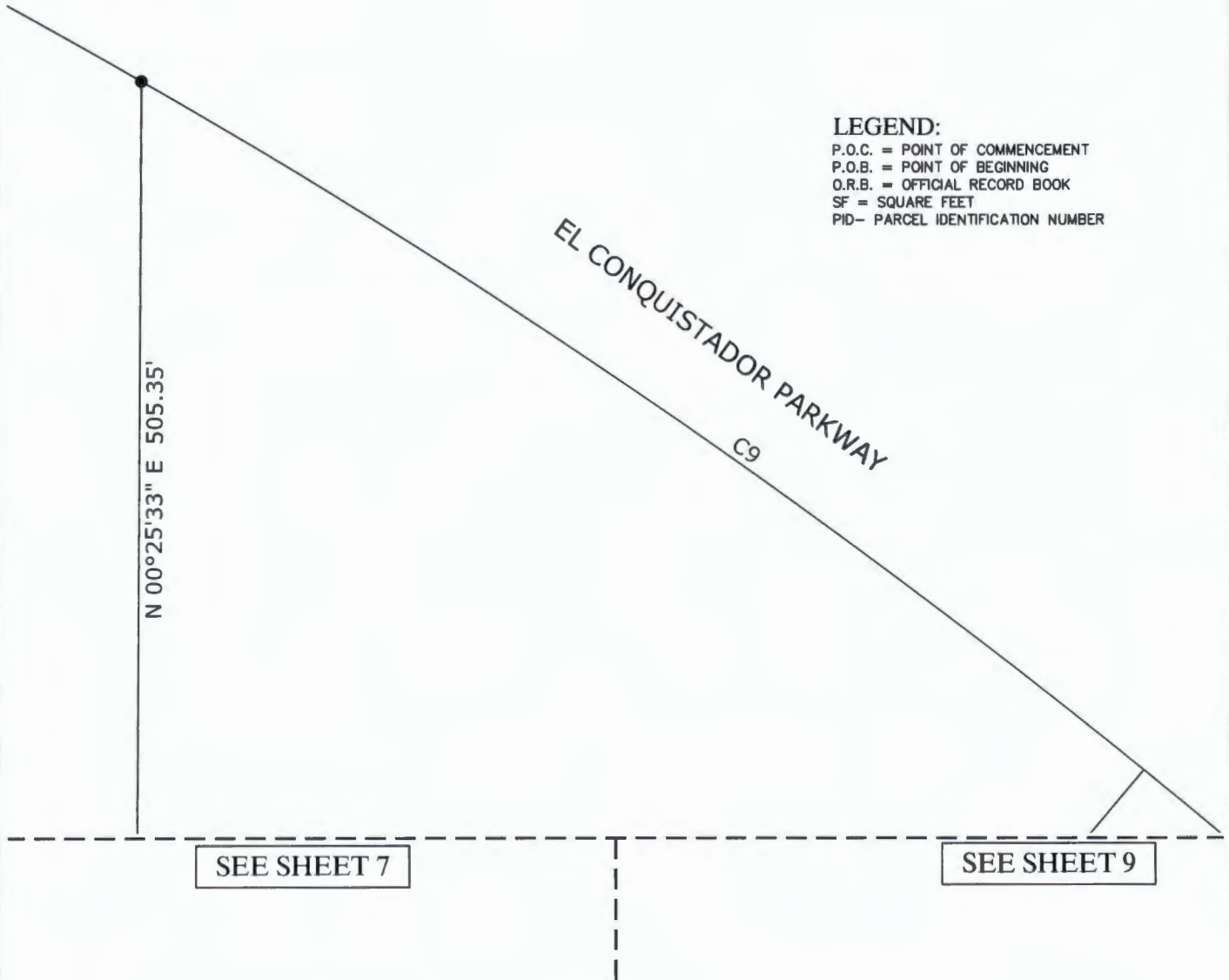
6/26/25

JOB NUMBER
S2433

SKETCH OF DESCRIPTION

SHEET 8 OF 10

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



LEGEND:

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

SEE SHEET 7

SEE SHEET 9



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

SURVEYORS NOTES:

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

AQUA LAGOON CDD

REVISION DATE

SKETCH IS NOT A SURVEY

DRAWN

RSF

DATE: 6/26/25

SCALE:
1"=100'

CHECKED

RSF

DATE: 6/26/25

JOB NUMBER
S2433

SKETCH OF DESCRIPTION

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

SHEET 9 OF 10

SEE SHEET 8

LEGEND:

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

SURVEYORS NOTES:

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

TRACT 45
PLAT BOOK 68,
PAGE 187

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

S 40°23'09" W 910.88'

REDBAY BOULEVARD

PIGEON PLUM WAY

SEA LAVENDER DRIVE

TRACT 37

1

2

3

4

5

6

7

8

31

30

SEE SHEET 3

WATER RESOURCE ASSOCIATES, LLC

7978 Cooper Creek Blvd.

University Park, Florida 34201

Phone: 941.275.9721 Fax: 941.275.9729

www.wraengineering.com LB 8274



AQUA LAGOON CDD

REVISION DATE

SKETCH IS NOT A SURVEY

DRAWN

RSF

DATE:

6/26/25

SCALE:
1"=100'

CHECKED

RSF

DATE:

6/26/25

JOB NUMBER
S2433

SKETCH OF DESCRIPTION

SHEET 10 OF 10

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

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

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



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

SURVEYORS NOTES:

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

AQUA LAGOON CDD		DRAWN		RSF	DATE: 6/26/25	SCALE: 1"=100'
REVISION DATE		CHECKED		RSF	DATE: 6/26/25	JOB NUMBER S2433
SKETCH IS NOT A SURVEY						



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

September 3, 2026

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

Dear Angelina Colonnese:

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

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp