

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**

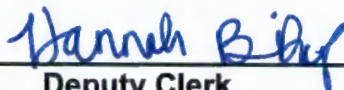
By: 
Deputy Clerk

EXHIBIT A

SKETCH OF DESCRIPTION

SHEET 1 OF 5

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

Robert S Flanary

ROBERT S. FLANARY
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

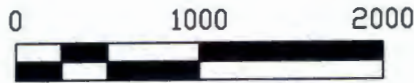
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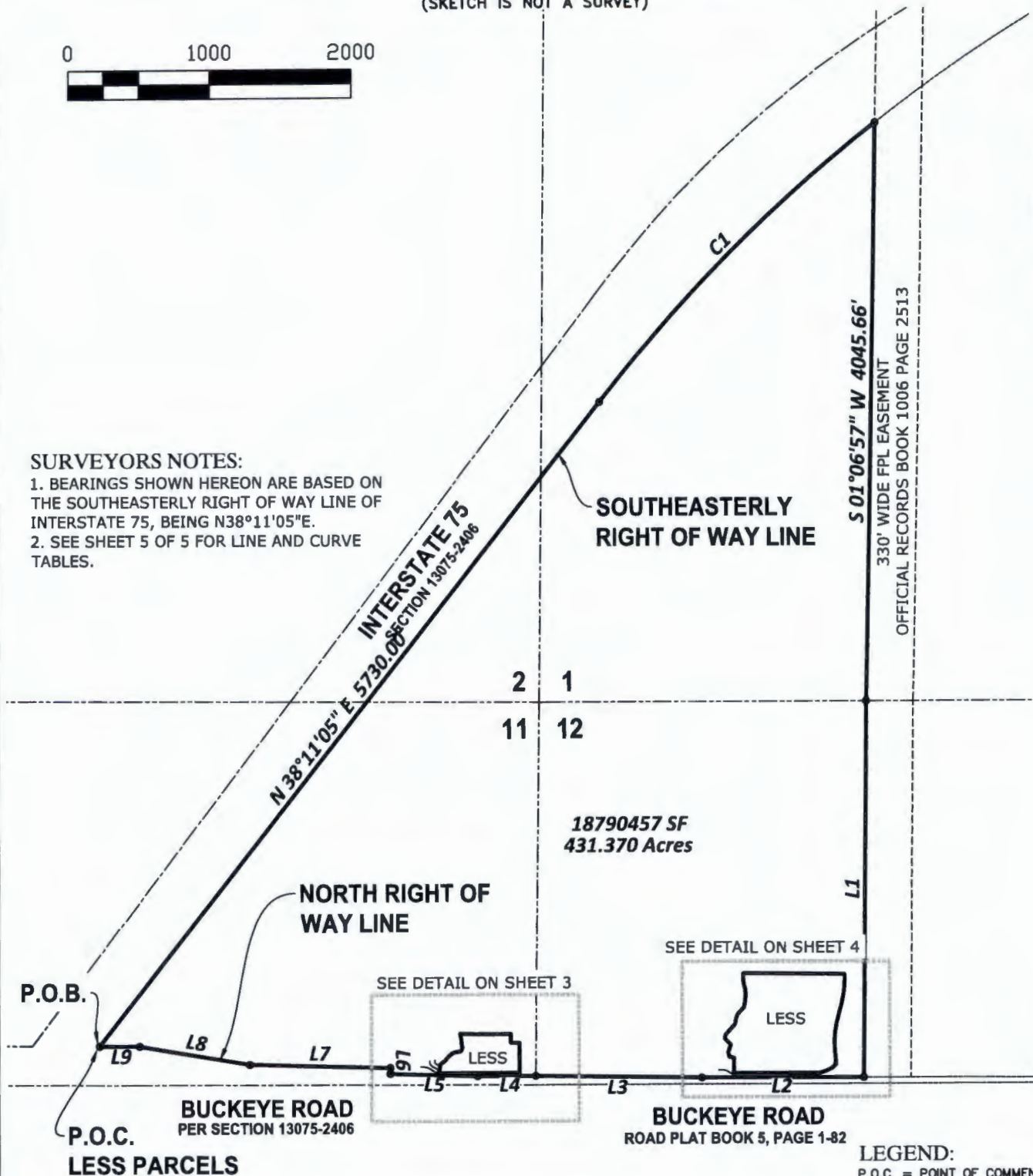
SHEET 2 OF 5

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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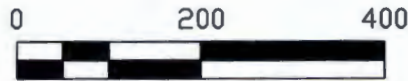
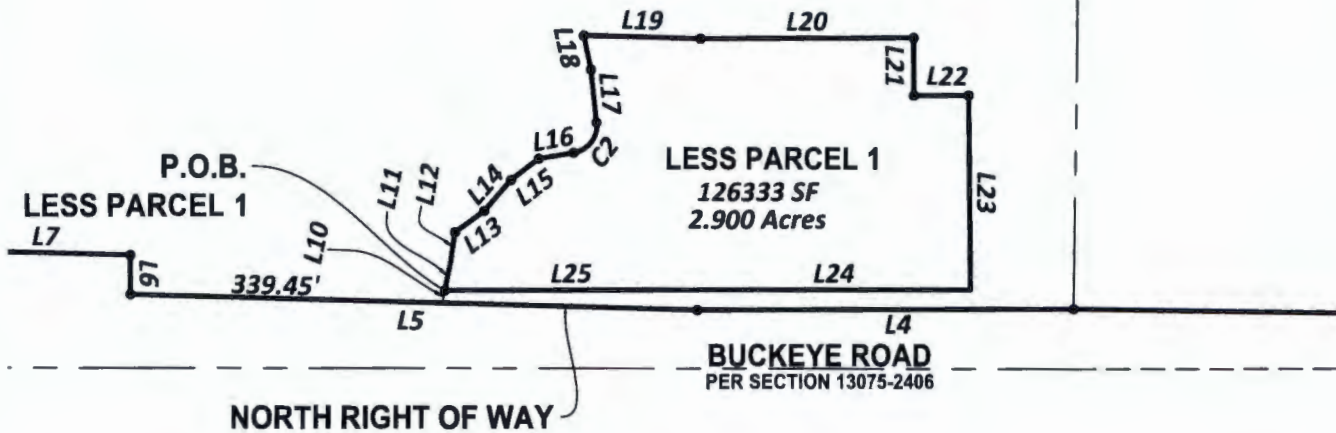
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REVISION DATE

SKETCH OF DESCRIPTION

SHEET 3 OF 5

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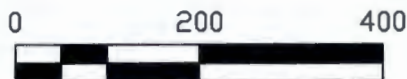
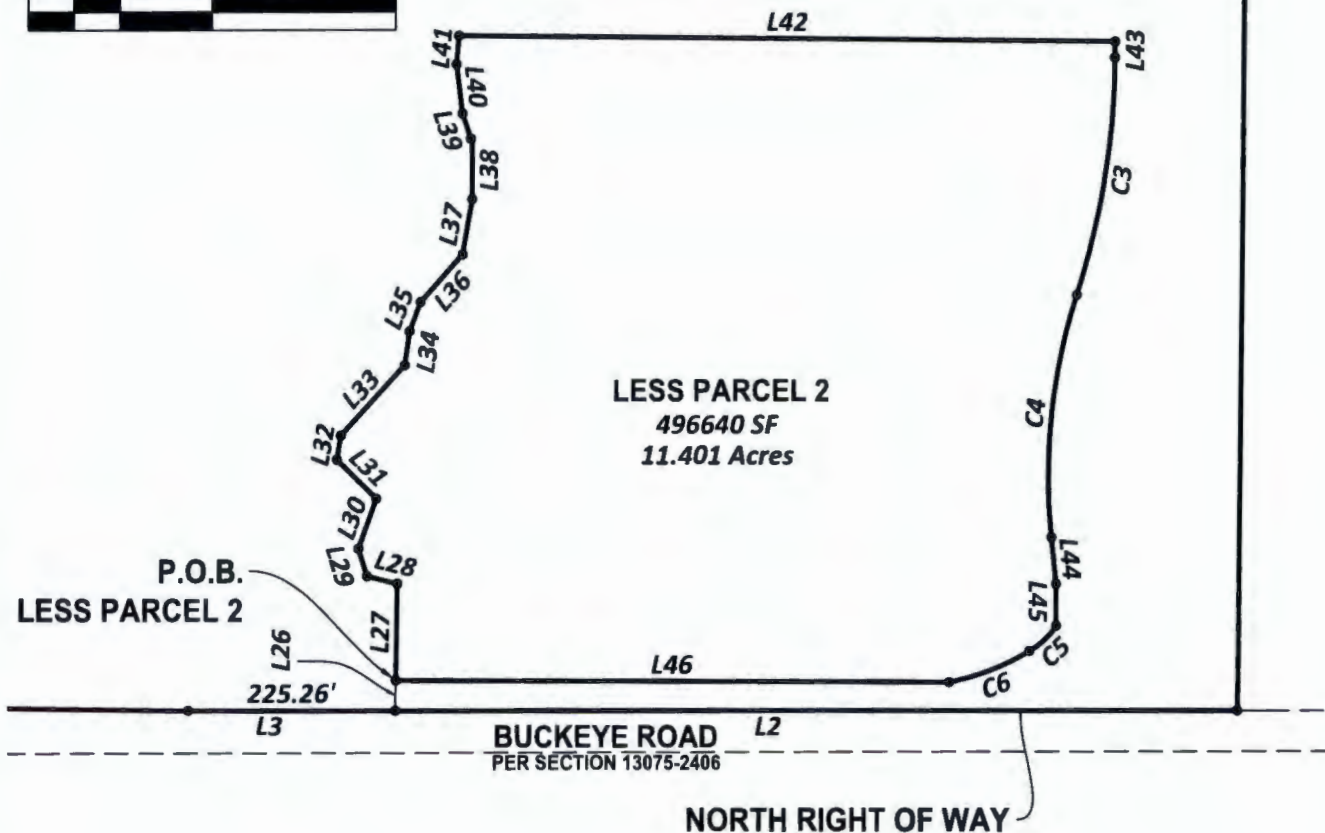
REVISION DATE

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SKETCH OF DESCRIPTION

SHEET 4 OF 5

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

SKETCH OF DESCRIPTION

SHEET 5 OF 5

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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SKETCH IS NOT A SURVEY

REVISION DATE

	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

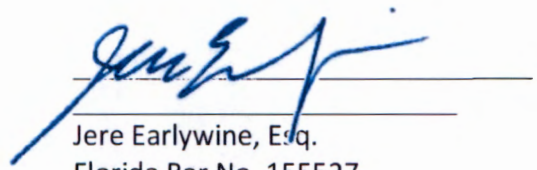
107 West College Avenue

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.

A handwritten signature in blue ink, appearing to read 'Jere Earlywine', is written over a horizontal line.

Jere Earlywine, Esq.

Florida Bar No. 155527

Jere.Earlywine@KutakRock.com

KUTAK ROCK LLP

107 West College Avenue

Tallahassee, Florida 32301

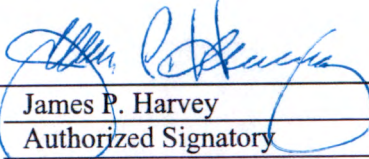
Ph: (850) 528-6152

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

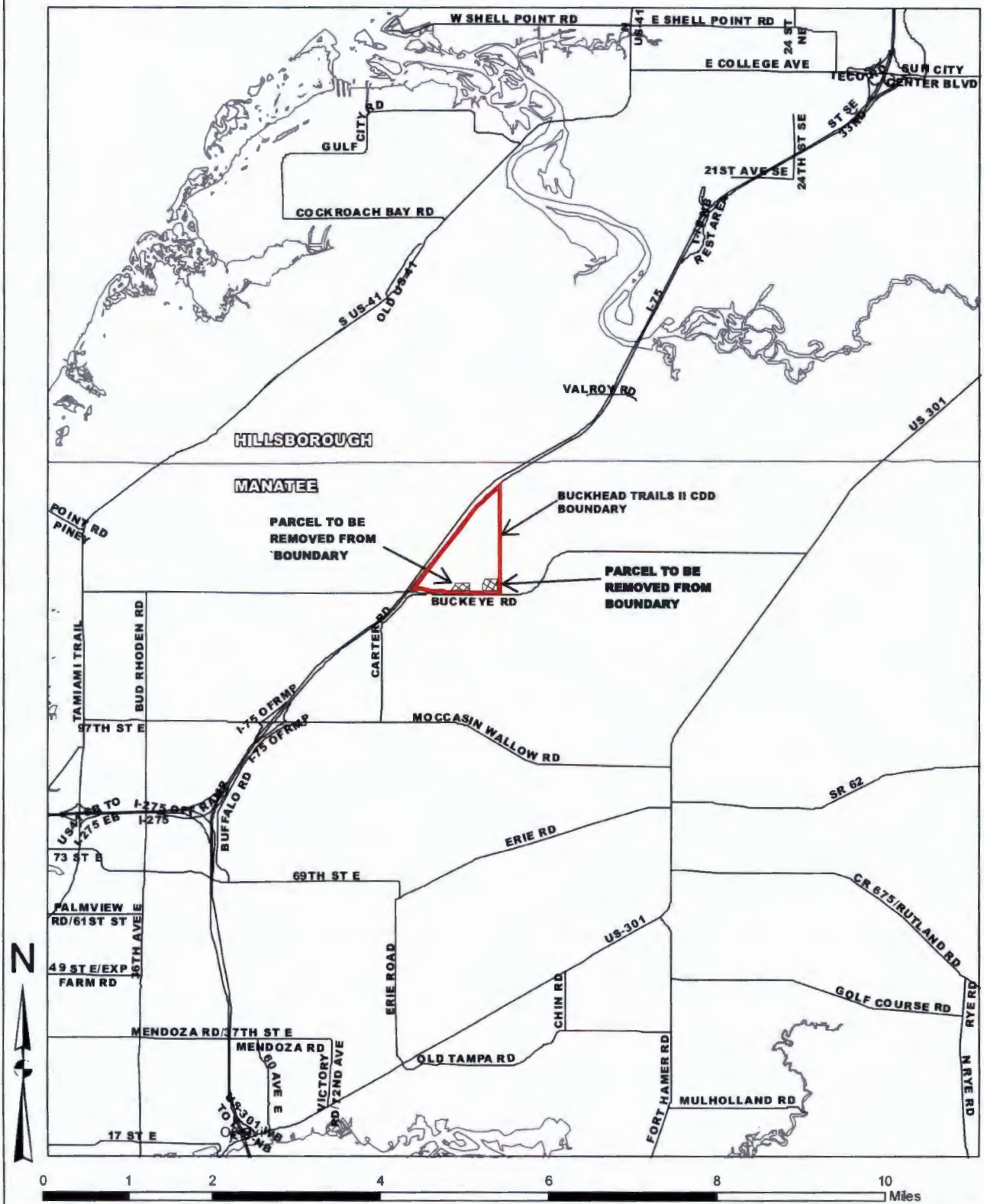


EXHIBIT 2

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, 38.73 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 AFFIXED.

**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

SHEET 1 OF 4

T:\2022\45326 BUCKHEAD TRAIL\Sketch & Descriptions\PARCEL 1 SD.dwg

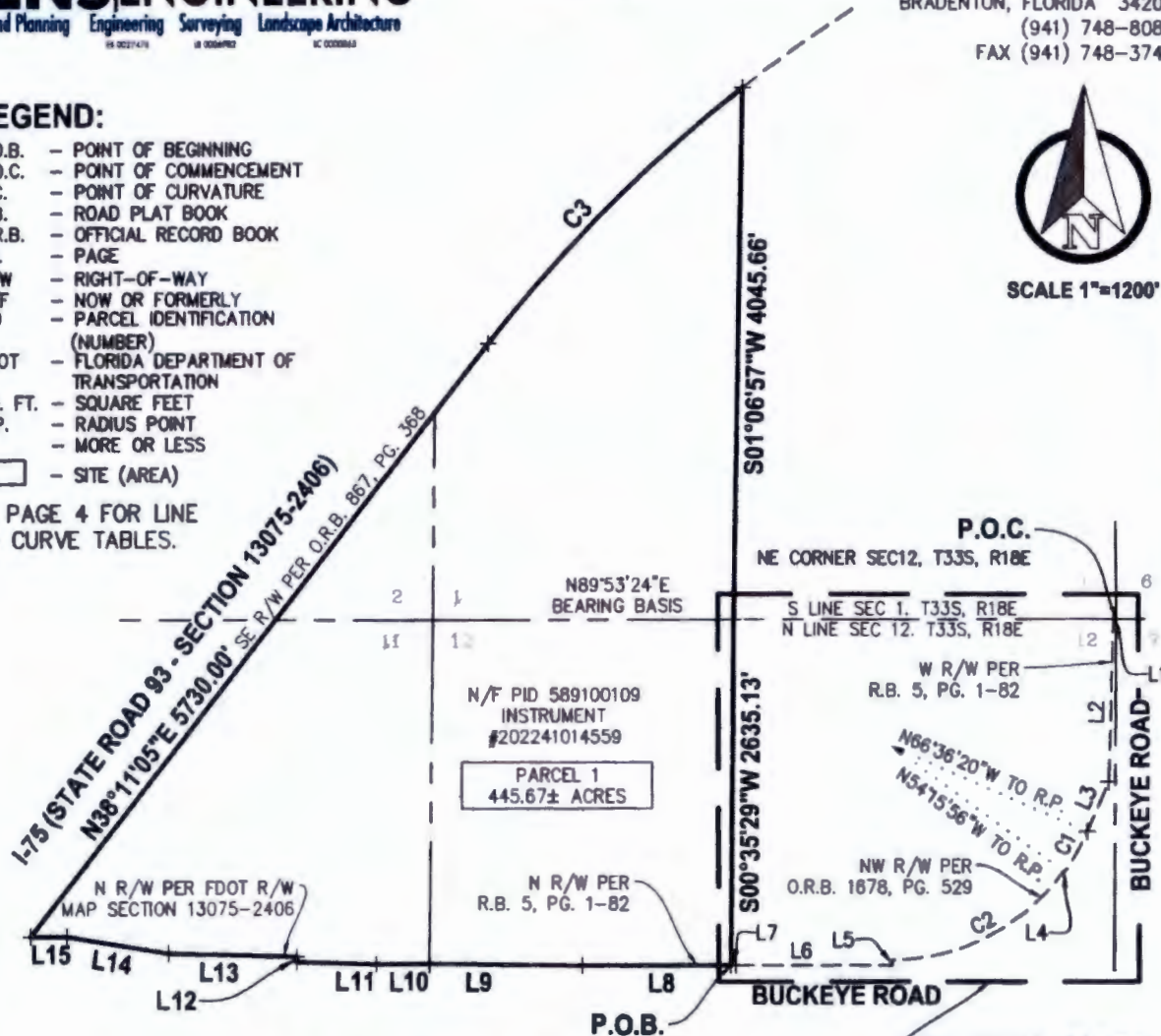
LEGEND:

- 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'



**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.

SHEET 2 OF 4

DETAIL FROM PAGE 2



SCALE 1"=500'

SEE PAGE 4 FOR LINE
AND CURVE TABLES.



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)
SQ. FT. - SQUARE FEET

SQ. FT. - SQUARE FEET
R.P. - RADIUS POINT
± - MORE OR LESS
□ - SITE (AREA)

**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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3. THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY.

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

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°56'35"W	36.73'
L8	S89°56'35"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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 PARCEL 1
 N/F PID 589100109
 MANATEE COUNTY, FLORIDA**

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3. THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY.

SHEET 4 OF 4

T:\2022\45329 BUDHEAD TRAIL\Sketch & Descriptions\PARCEL 1 SD.dwg

EXHIBIT 3

EXHIBIT 4

SKETCH OF DESCRIPTION

SHEET 1 OF 5

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: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

Robert S. Flannery

ROBERT S. FLANNERY
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

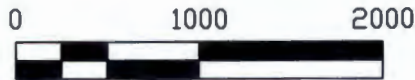
BUCKHEAD TRAILS WEST SKETCH IS NOT A SURVEY

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

SKETCH OF DESCRIPTION

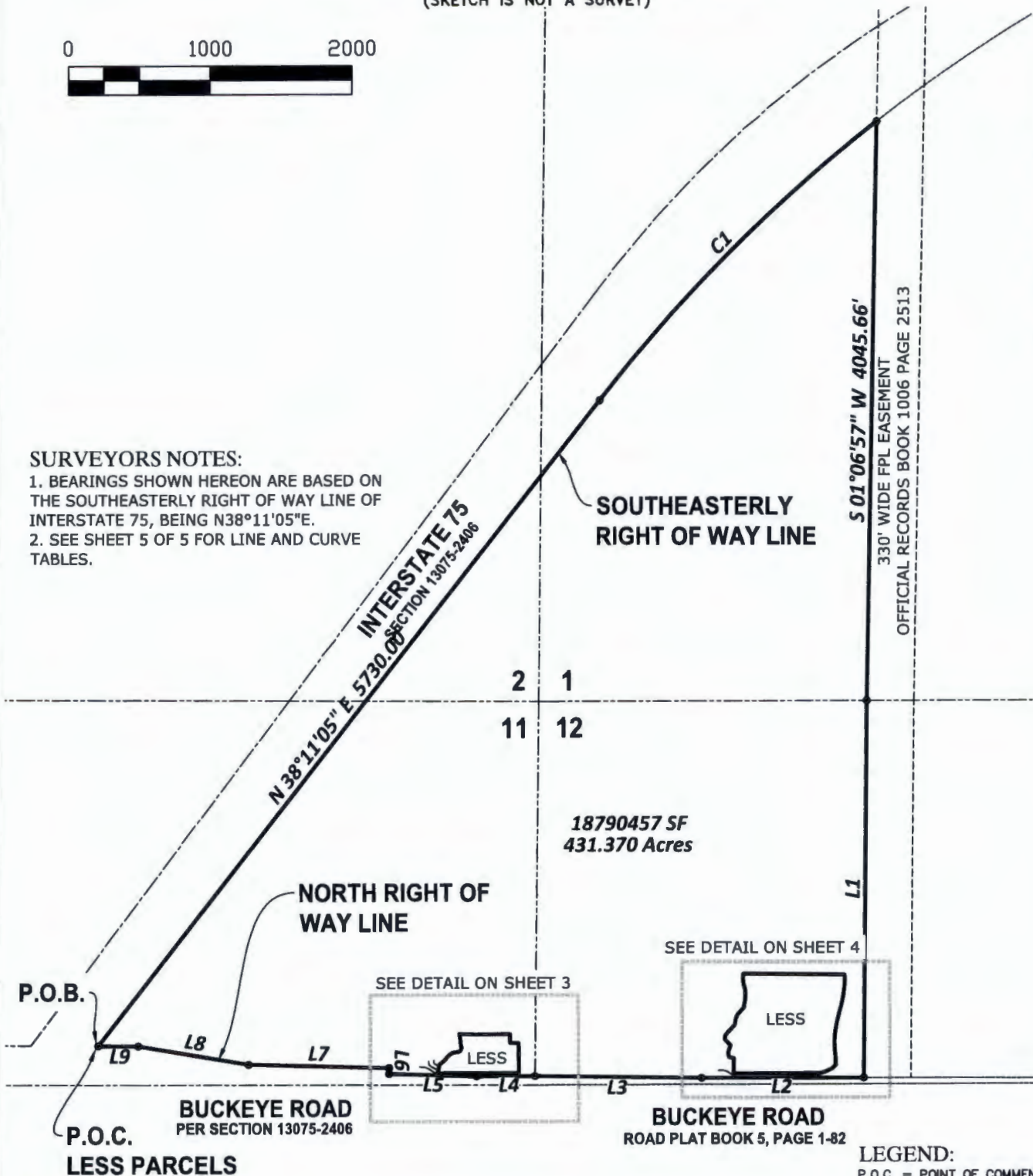
SHEET 2 OF 5

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

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

BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

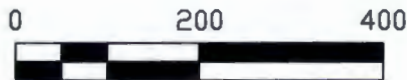
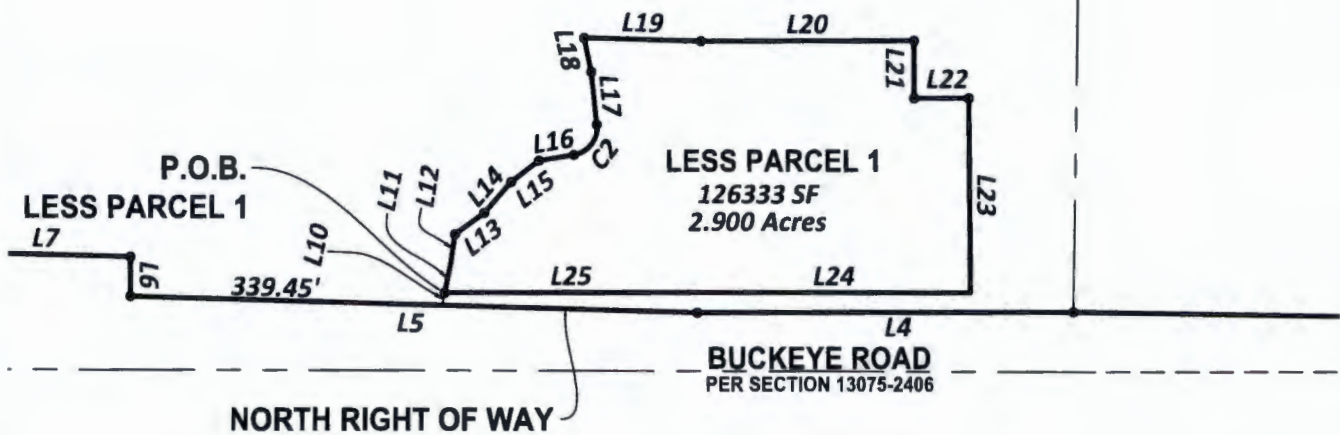
	DRAWN	RSF	DATE: 10/1/26	SCALE: 1"=1000'
	CHECKED	RSF	DATE: 10/1/26	JOB NUMBER S2283

REVISION DATE

SKETCH OF DESCRIPTION

SHEET 3 OF 5

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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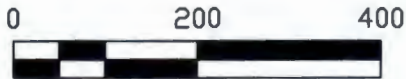
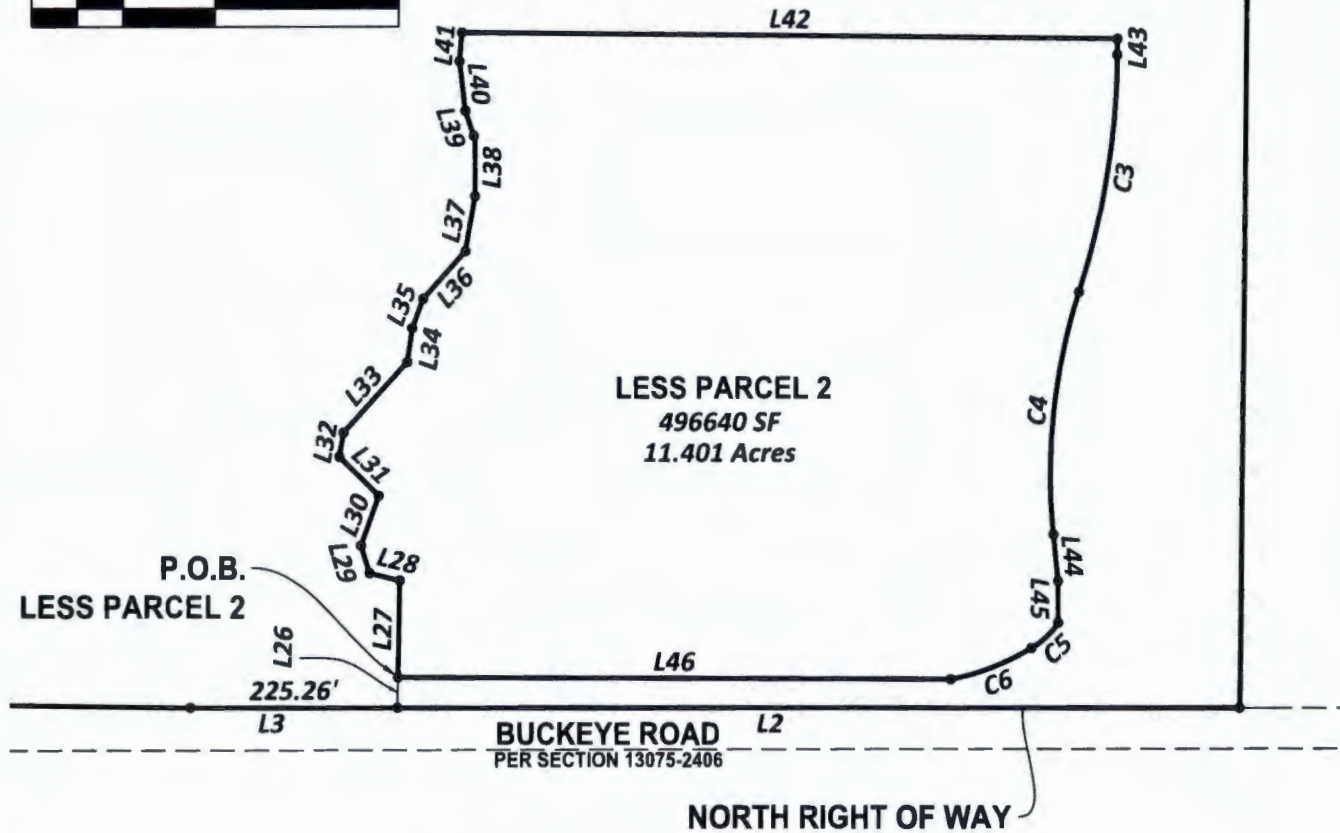
REVISION DATE

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

SKETCH OF DESCRIPTION

SHEET 4 OF 5

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**

REVISION DATE

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

SKETCH OF DESCRIPTION

SHEET 5 OF 5

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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BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

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

REVISION DATE

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

KC BUCKEYE EAST LLC

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

By: [Signature]
Name: James P. Harvey

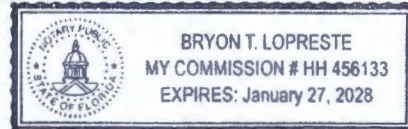
By: [Signature]
Name: Bryon T. LoPreste
Address: 14025 Riveredge Dr. #175
Tampa, FL 33637

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

[Signature]
Notary Public, State of Florida

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

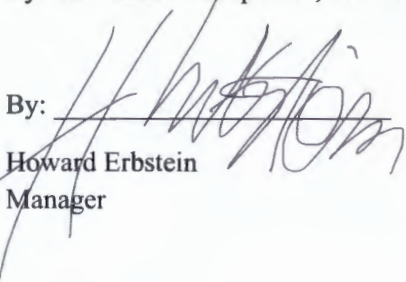
AND BE IT FURTHER RESOLVED, that all actions heretofore taken by the foregoing persons and all things done by this authority with respect to the foregoing resolution, and the actions contemplated thereby, are hereby agreed to, ratified, approved and adopted.

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 Erbshtein
Manager

EXHIBIT A:
Legal Description

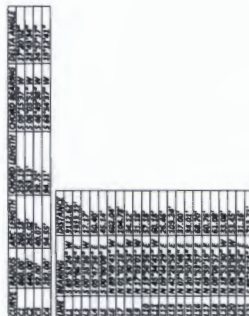
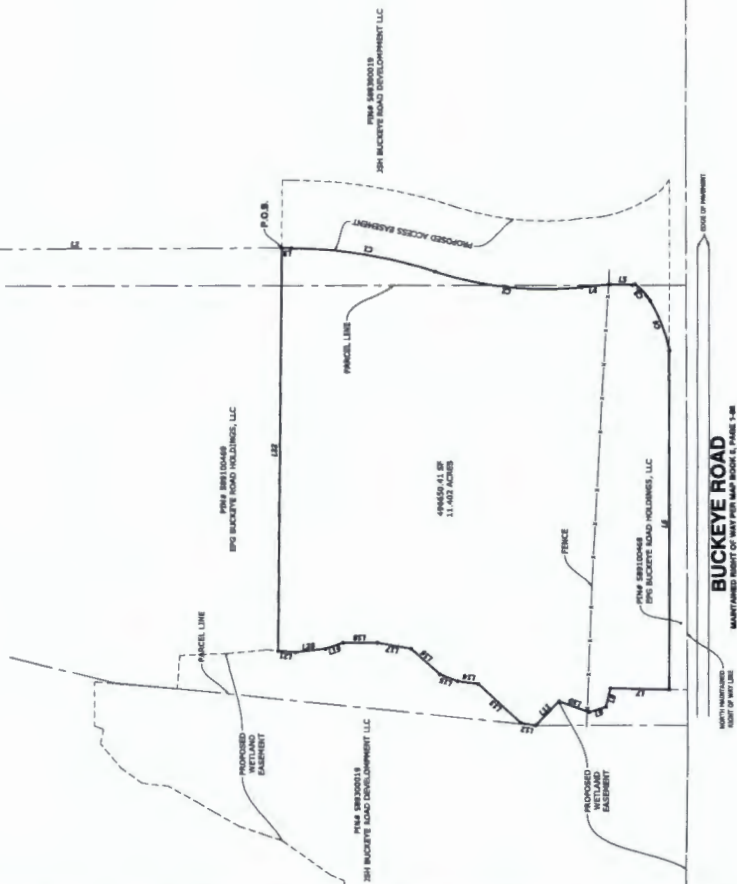
LOCATION MAP
NOT TO SCALE

PARCELS OF LAND LYING AND BEING IN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 18 EAST,
COUNTY OF CHANDLER, PLANNED, BEING WITHIN THE PUBLIC LANDS OF THE UNITED STATES,
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

LEGEND

- SET 5/16" FROM BOB AND CAP 7000A 1.8 8274°



IT IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DIGITAL REQUIREMENTS FOR ATTACHMENT 1 AND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALA AND NYS, AND INCLUDE ITEMS 1,2,3,4,7A,B,11, AND 11 OF TABLE A, THEREOF. FIELD WORK WAS COMPLETED ON 02/04/2015.

CONTACT TO: JOHN THE INSURANCE WILL BE
C. BUCARTE EAST LLC
DEPTO 11111 INSURANCE COMPANY
11111 HARRIS SCHWARTZ & JOHNSON, P.A.

TITLE: ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY) PARCEL 000
CLIENT:
SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

SURVEY MAP AND PLANS. COPIES SAVED ARE NOT
 VALID WITHOUT THE ORIGINAL. THE ORIGINAL
 FLORIDA LICENSED PROFESSIONAL ENGINEER
 ELECTRONIC
 #478-103 P.E.C. SEAL
 STATE OF FLORIDA
 Robert S. Flansburg, P.E.
 1701 GRIFFIN DRIVE
 ROBERT S. FLANSBURG, P.E.
 1701 GRIFFIN DRIVE
 33504-1000
 407-291-0000

[illegible]

WRA
WATER RESOURCE ASSOCIATES, LLC
7978 Cooper Creek Blvd.
University Park, Florida 32021
Phone: 941.273.9721
www.writingwriting.com LB 8274

1

EXHIBIT 6

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

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]

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

ATTEST:

**BUCKHEAD TRAILS II COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:

Jayna Cooper

B2AA4037096BA417...
Assistant Secretary

Signed by:

Carlos de la Ossa

CC0CB251E795481
Chairman/Vice-Chairman, Board of Supervisors

Exhibit A: Legal Description of District Boundaries, as Amended

Exhibit A:
Legal Description of District Boundaries, as Amended

SKETCH OF DESCRIPTION

SHEET 1 OF 5

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

Robert S Flanary

ROBERT S. FLANARY
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

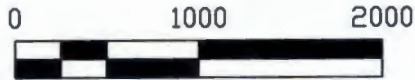
BUCKHEAD TRAILS WEST SKETCH IS NOT A SURVEY

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

SKETCH OF DESCRIPTION

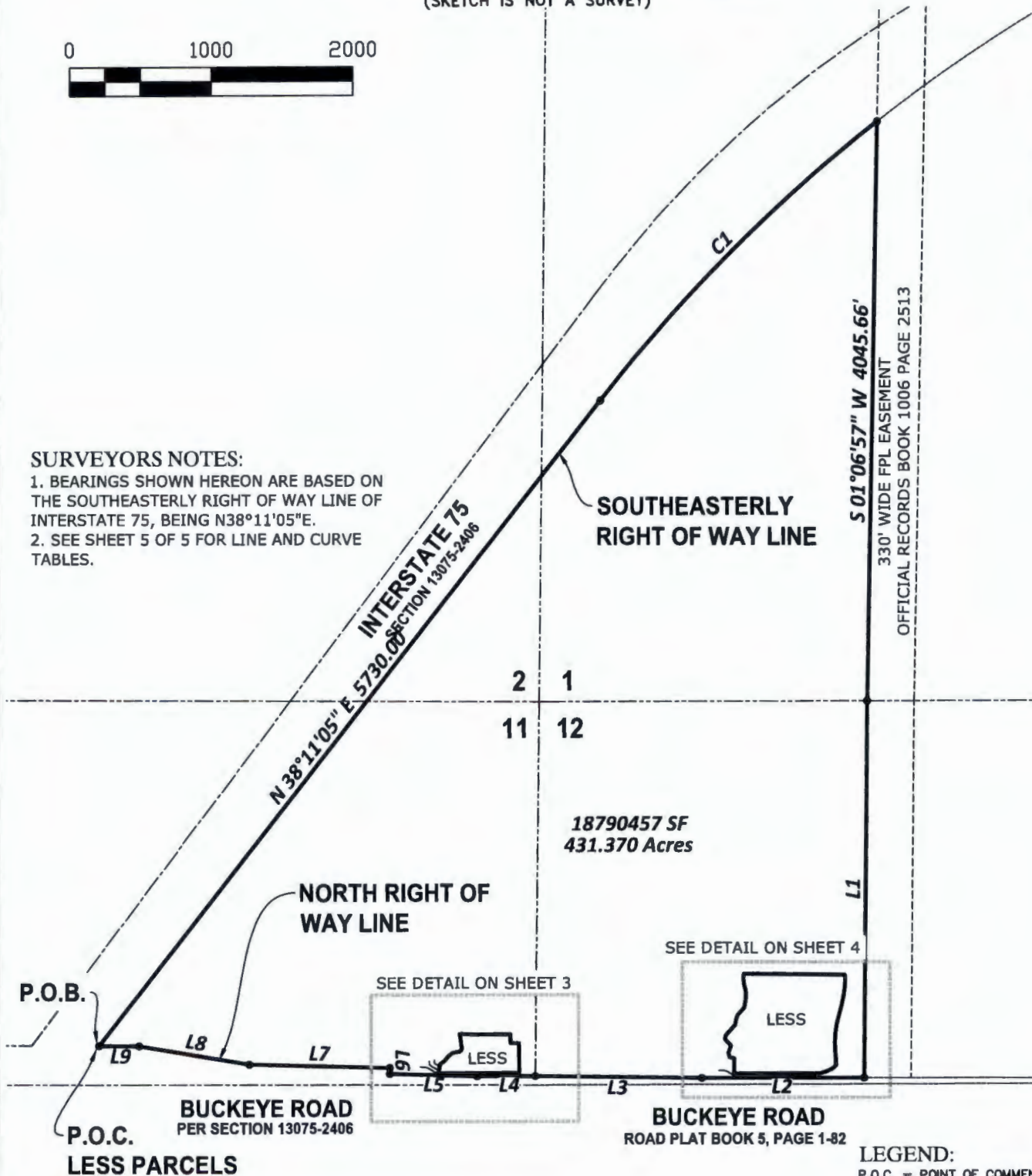
SHEET 2 OF 5

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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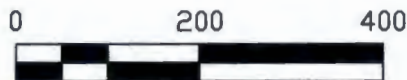
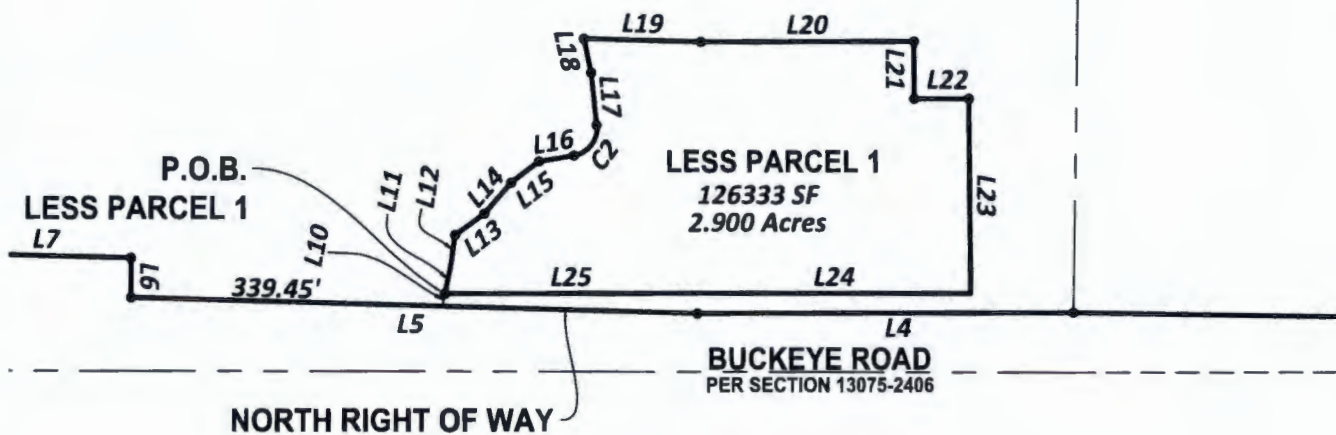
REVISION DATE

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

SKETCH OF DESCRIPTION

SHEET 3 OF 5

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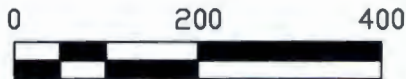
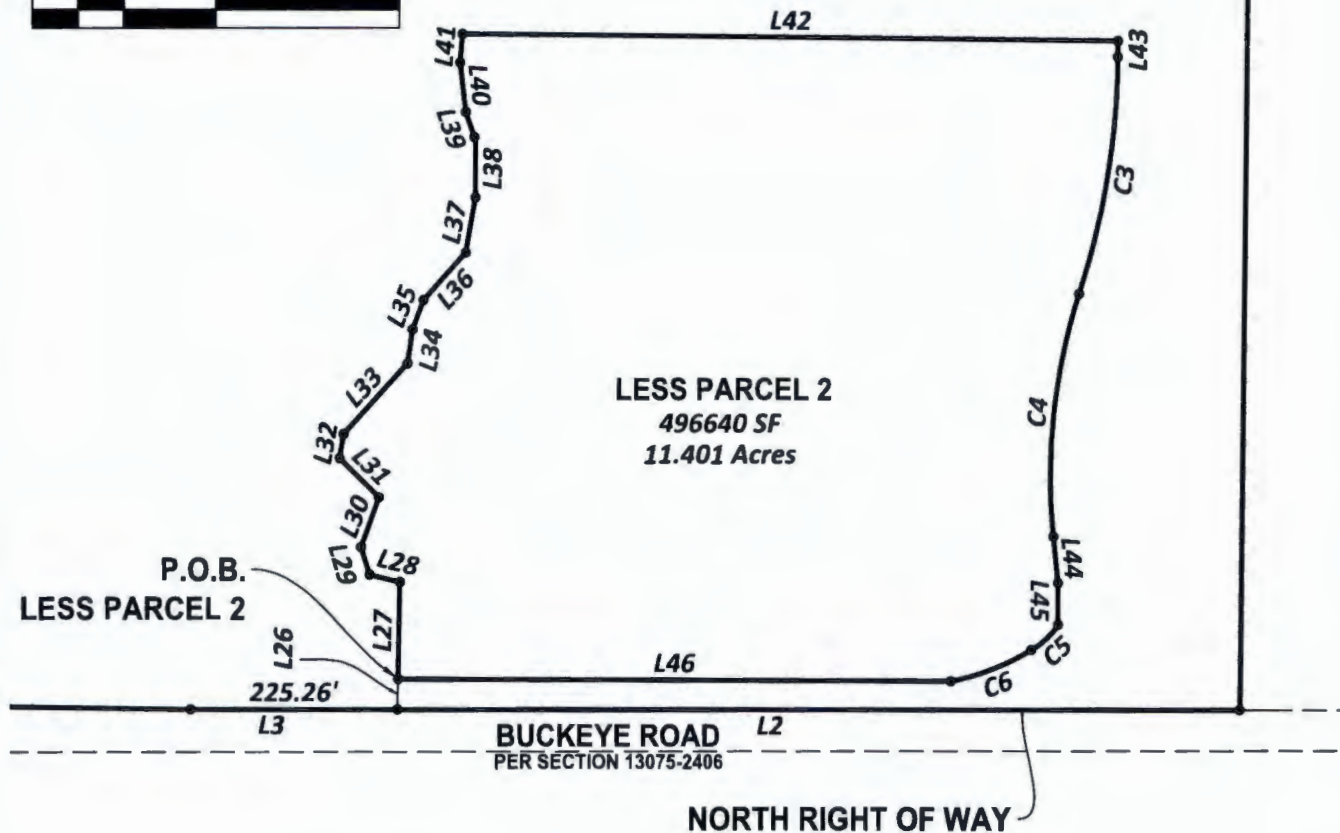
REVISION DATE

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

SKETCH OF DESCRIPTION

SHEET 4 OF 5

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP
33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
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	DRAWN	RSF	DATE:	10/1/26	SCALE: 1"=200'
	CHECKED	RSF	DATE:	10/1/26	JOB NUMBER S2283

SKETCH OF DESCRIPTION

SHEET 5 OF 5

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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JOB NUMBER
S2283

EXHIBIT 7



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 required 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

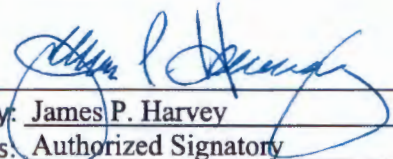
AUTHORIZATION OF AGENT

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.

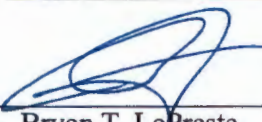
WITNESSES:

KC BUCKEYE EAST LLC


Name: Roslyn Raymie

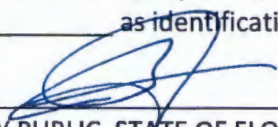

By: James P. Harvey
Its: Authorized Signatory

Date: February 23, 2026


Name: Bryon T. LoPreste

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



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



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

October 9, 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. 26-45, which was filed in this office on October 9, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

Hannah Bishop

From: Municode Ords Admin <MunicodeOrds@civicplus.com>
Sent: Friday, October 9, 2026 4:32 PM
To: Hannah Bishop
Subject: Manatee County, FL Code of Ordinances - 1981(10428) - Manatee County, FL Land Development Code - 2016(12202) - Manatee County, FL Comprehensive Plan - 2017(15530)

Follow Up Flag: Follow up
Flag Status: Completed

[**NOTICE:** This message originated outside of Manatee County Clerk's Office -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

We have received your files.

Thank you very much.

Have a great day,

Ords Administrator
municodeords@civicplus.com
1-800-262-2633
P.O. Box 2235
Tallahassee, FL 32316

When available, please send all documents in WORD format to municodeords@civicplus.com. However, if WORD format is not available, we welcome any document format including PDF.



Powering and Empowering Local Governments

JPB

From: Hannah Bishop <Hannah.Bishop@ManateeClerk.com>
Sent: Friday, October 9, 2026 9:09 AM
To: countyordinances@dos.myflorida.com <countyordinances@dos.myflorida.com>; Municode Ords Admin <MunicodeOrds@civicplus.com>
Subject: Manatee County Ordinance

Sender Full Name:	Hannah Bishop
Sender Phone number:	941-749-1800
County Name:	Manatee

Adopted on October 8, 2026

Hannah Bishop

Deputy Clerk, Board Records Department



For Angelina "Angel" Colonnese, Esq.
Manatee Clerk of the Circuit Court & Comptroller
(941) 749-1800 Ext. 4181
1115 Manatee Ave W, Bradenton, FL 34205
www.ManateeClerk.com

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