MANATEE COUNTY ORDINANCE NO.

PDMU-16-16(G)(R3),
PARRISH LAKES GENERAL DEVELOPMENT PLAN AMENDMENT (PLN2408-0049)

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, AMENDING ORDINANCE PDMU-16-16(G)(R2) TO APPROVE A LAND USE EXCHANGE, A REVISED GENERAL DEVELOPMENT PLAN, AND A REVISED ORDINANCE AS FOLLOWS: 1) REVISE THE DEVELOPMENT PROGRAM TO ALLOW 2,444 SINGLE-FAMILY DETACHED UNITS, 686 SINGLE-FAMILY ATTACHED/TOWNHOME UNITS, ZERO MULTI-FAMILY UNITS, 302,251 SQUARE FEET OF COMMERCIAL/RETAIL USES, AND 43,320 SQUARE FEET OF OFFICE USES; 2) ACKNOWLEDGE A PUBLIC EDUCATIONAL FACILITY AND COMMERCIAL/RETAIL USES ON PARCEL C-7 AS PERMITTED USES; 3) ELIMINATE SECTION 3.P (P1-P12) FOR AFFORDABLE HOUSING; 4); ALLOW PHASE I AND PHASE II BUILDOUT DATES TO BE COMPLETED IN 2036; AND MODIFY CERTAIN CONDITIONS CONSISTENT WITH CURRENT DEPARTMENT PRACTICES AND OTHER AMENDMENTS FOR INTERNAL CONSISTENCY, SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTINGS FOR FINDINGS; PROVIDING LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

THE PARRISH LAKES DRI CONSIST OF APPROXIMATELY 1,155 ACRES, IS ZONED PDMU (PLANNED DEVELOPMENT MIXED USE), AND IS GENERALLY LOCATED ON THE SOUTH SIDE OF MOCCASIN WALLOW ROAD, APPROXIMATELY 0.74 MILES EAST OF 1-75, AND NORTH SIDE OF ERIE ROAD, AT 7205, AND 8505 MOCCASIN WALLOW ROAD, AND 7400, 7205, 7707, AND 7800 SAWGRASS ROAD, EXTENDING FROM MOCCASIN WALLOW ROAD TO ERIE ROAD, PALMETTO AND PARRISH (MANATEE COUNTY).

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

SECTION 1. DEFINITIONS. All capitalized terms used herein shall have the meanings set forth in the Parrish Lakes DRI Ordinance 26-15, Section 380.06 F.S., the Manatee County Comprehensive Plan, or the Manatee County Land Development Code, in that order of precedence.

SECTION 2. FINDINGS OF FACT. The Board of County Commissioners (BOCC) of Manatee County, after considering the testimony, evidence, documentation, application for Zoning Ordinance, the recommendation and findings of the Planning Commission, and all other matters presented to the Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

A. On August 17, 2022 Hawk Parrish Lakes, LLC and FLM, Inc. filed an application to amend the Zoning Ordinance and the General Development Plan to: 1) increase the total number of residential units from 3,300 units to 3,401 units; 2) modify the composition of the residential product types, decreasing the number of multifamily units from 1,100 to 400, and increasing the number of single family units from 2,200 units to 3,001 units; 3) reduce the commercial entitlements from 400,000 square feet to 260,000 square feet; 4) reduce the office entitlements from 50,000 square feet to 35,000 square feet; 5) remove the north central overlay standards;

6) increase the maximum height of commercial buildings from 35 feet (two stories) to 45 feet (three stories); 7) reduce the landscape buffer width from 50 feet to 30 feet adjacent to the thoroughfares; (8) adjust access points to match current planned access points; and (9) modify certain conditions consistent with current department practices and other amendments for internal consistency.

B. The Planning Commission held a duly noticed public hearing on January 11, 2024 and recommended that the proposed amendments to the Zoning Ordinance and the General Development Plan be found consistent with the Manatee County Comprehensive Plan (Ordinance 89-01) and the Manatee County Land Development Code Ordinance 15-17, as amended) and recommended approval of the application and General Development Plan by the adoption of Ordinance No. PDMU-16-16(G)(R2).

C. The BOCC held public hearings on January 18, 2024 and February 1, 2024, regarding the proposed amendments to the Zoning Ordinance and the General Development Plan described herein in accordance with the requirements of the Manatee County Land Development Code (Ordinance No. 15-17 as amended) and further considered the information received at the public hearing.

D. The Board of County Commissioners previously approved the rezoning of the property from A-1 (Suburban Agriculture-One Dwelling Unit Per Acre) and A/NCO (General Agriculture - One Dwelling Unit Per Five Acres/North Central Overlay District) to PDMU (PDMU-16-16(Z)(G)) on October 5, 2017, approving 3,300 residences, 400,000 square feet of commercial space, and 50,000 square feet of office space with Special Finding for residential structures on the Property in excess of 35 feet and up to 45 feet in the Parrish Lakes Project.

E. The BOCC previous approved an amendment to PDMU-16-16(Z)(G) with PDMU-16-16(G)(R) to (1) revise the design standards to correct errors to the minimum single family attached lot size for traditional design standards from 2,000 square feet to 2,200 square feet and to modify the minimum single family attached lot size for conventional design standards from 2,500 square feet to 2,000 square feet; (2) modify required buffers width along Moccasin Wallow Road to be 30 feet when adjacent to residential and 25 feet when adjacent to commercial properties or projects; (3) update phasing and build-out dates to reflect previously granted legislative extensions; (4) amend stipulations to reflect the approval of a local development agreement; (5) update the name of the developer; and (6) adjust access points to match current planned access points;

F. The BOCC received and considered the report of the Manatee County Planning Commission concerning the application for approval of an update of the Zoning Ordinance and a modified General Development Plan for the Parrish Lakes Project.

G. The Planning Commission held a duly noticed public hearing on June 9, 2022, and found the proposed amendments to the Zoning Ordinance and the modified General Development Plan to be consistent with the Manatee County Comprehensive Plan (Ordinance 89-01, as amended) and recommended approval of the application and the modified General Development Plan by the adoption of Ordinance No. PDMU-16-16(Z)(G)(R). The BOCC held a public hearing on June 16, 2022, regarding the proposed amendments to the Zoning Ordinance and the modified General Development Plan described herein in accordance with the requirements of the Manatee County Land Development Code (Ordinance No. 15- 17) and further considered the information received at the public hearing.

H. Based upon a review of the surrounding uses and the criteria listed in LDC Section 402.7.D.9, the Board finds that as conditioned herein the modified General Development Plan is compatible with the surrounding area and will not create any external impacts that would

adversely affect surrounding development, or entranceways.

I. The proposed modified General Development Plan regarding the property described in Section 8 herein is found to be consistent with the requirements of the Manatee County Comprehensive Plan (Ordinance No. 89-01), as amended.

J. Special Approval for a: 1) project in MU FLUC; 2) adjacent to a perennial stream and 3) partially in the 25 year floodplain was previously approved. The Board hereby finds that the project as conditioned herein, with the above-described Special Approvals, will have no significant detrimental impacts on natural resources, adjacent land uses, or public facilities.

K. An application was previously submitted to Manatee County for Specific Approval for alternatives to Land Development Code Section 403.12.D.3.a(k) (requiring a 15-foot building setback for lots adjacent to roadway and greenbelt buffers in the NCO.) and which was previously approved.

On September 7, 2017, the BOCC found that based upon a review of the surrounding uses and the criteria listed in LDC section 402.7.D.9, that as conditioned herein, multi-family buildings or mixed use buildings with residential units in excess of 35 feet and up to 45 feet, are compatible with the surrounding area and will not create any external impacts that would adversely affect surrounding development, existing or proposed, waterfront vistas or entranceways.

L. On August 14, 2024, Hawk Parrish Lakes, LLC, CNL Parrish Lakes East, LLC, CNL Parrish Lakes West, LLC, and FLM, Inc. filed an application to amend the Zoning Ordinance and General Development Plan to revise the development program to allow 2,444 single-family detached units, 686 single-family attached/townhome units, zero multi-family units, 302,251 square feet of commercial/retail uses, and 43,320 square feet of office uses; acknowledge a public educational facility and commercial/retail uses on Parcel C-7 as permitted uses; eliminate Section 3.P (P1-P12) for affordable housing; and modify certain conditions for internal consistency.

M. The Planning Commission held duly noticed public hearings on May 14, 2026, and September 17, 2026, and recommended that the proposed amendments to the Zoning Ordinance and General Development Plan be found consistent with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as amended, and recommended approval of the application and General Development Plan by adoption of Ordinance No. PDMU-16-16(G)(R3).

N. The BOCC held duly noticed public hearings on June 4, 2026, August 6, 2026 and October 8, 2026, regarding the proposed amendments to the Zoning Ordinance and General Development Plan described herein in accordance with the requirements of the Manatee County Land Development Code, as amended, and further considered the information received at the public hearing.

SECTION 3. GENERAL DEVELOPMENT PLAN

The modified General Development Plan is hereby APPROVED to allow a maximum of 2,444 single-family detached units, 686 single-family attached/townhome units, zero multi-family units, 302,251 square feet of commercial/retail uses, and 43,320 square feet of office uses; to acknowledge a public educational facility and commercial/retail uses on the Parcel C-7 as permitted uses; and with the following stipulations:

A. DEVELOPMENT APPROVAL

A(1). This Zoning Ordinance shall constitute approval of the General Development Plan subject to the conditions set forth herein and limited to the development amounts set forth in Table

1, below.

TABLE 1: DEVELOPMENT TOTALS

	Phase I and II	Total
Residential (units)		3,130
Detached	2,444	
Attached (Townhome)	686	
Multifamily (units)	0	
Commercial/Retail (SF)	302,251	302,251
Office (SF)	43,320	43,320

LDC 350.4.A - Public educational facilities, including a public charter school, and commercial/retail uses on Parcel C-7 are permitted uses, subject to applicable development standards and the development totals set forth in Table 1.

A(2). The Developer has demonstrated the availability of adequate infrastructure and the ability to meet Acceptable Levels of Service for roadways, mass transit, drainage, and parks and recreation.

A(3). The project site may continue to be used for agricultural activities.

A(4). Preliminary and Final Site Plan Applications shall be reviewed for compliance with this Zoning Ordinance and shall be subject to the requirements of the Manatee County Comprehensive Plan and Land Development Code in effect at the time of such site plan application which are not specifically addressed in this Zoning Ordinance or are not inconsistent with this Zoning Ordinance.

A(5). A Preliminary Site Plan shall be reviewed to determine compatibility (internally and externally) and design quality (relative to site layout and building design), pursuant to the applicable sections of Section 322.2 of the Land Development Code.

B. TRANSPORTATION

The site is adjacent to Moccasin Wallow Road, and Carter Road. Moccasin Wallow Road is designated as a six lane arterial roadway with planned right of way width of 150 feet. Carter Road is designated as a four lane collector with a planned right of way width of 120 feet.

Transportation Concurrency

Transportation concurrency was evaluated for the original approval of the project. The Applicant prepared a Traffic Impact Analysis (TIA) to determine impacts on roadways and intersections near the project site. The results of the **TIA,** which was reviewed and approved by the Transportation Planning Division, indicated that project-related level of service deficiencies exist at certain studied intersections. The project- related concurrency improvements and requirements are as set forth in Table 2.

TABLE 2

Intersections:	Improvement	Threshold (PM Peak Hour Trips)
Erie Road and 69th St E	• Signalize - Semi-Actuated (60 seconds cycle length) or Roundabout	779
Erie Road and	• Change pavement markings on Northbound right-turn lane to allow through movements • Add Eastbound exclusive left-turn lane (1 total)	To be constructed concurrent with construction of Carter Road connection to Erie Road.
Harrison Ranch Boulevard/Carter Road	• Add Southbound exclusive left-turn lane (1 total)	
	• Add Westbound exclusive right-turn lane (1 total) • Optimize signal timing	1,567 (Westbound exclusive right-turn lane to be constructed concurrent with construction of Carter Road connection to Erie Road)
Erie Road and Sawgrass Road	• Add Eastbound exclusive left-turn lane (1 total) • Add Westbound exclusive right-turn lane (1 total)	To be constructed concurrent with construction of Sawgrass Road connection to Erie Road
Moccasin Wallow Road and Carter Road	• Signalize - Semi-actuated (120 seconds cycle length) • Change Southbound pavement markings to allow through movements • Add Eastbound exclusive right-turn lane (1 total) • Add Westbound exclusive left-turn lane	To be constructed concurrent with construction of Carter Road connection to Moccasin Wallow Road
	(1 total) • Add Northbound exclusive left-turn lane (1 total) • Add Northbound exclusive left-turn lane (2 total) • Change pavement markings on Southbound left-through lane to through-only lane • Add Southbound exclusive left-turn lane (1 total) • Optimize signal timing	2,110 (Completed)

Moccasin Wallow Road and Sawgrass Road	• **Add Westbound exclusive left-turn lane (1 total)** • **Add Eastbound exclusive right-turn lane (1 total)**	**To be constructed concurrent with construction of Sawgrass Road connection to Moccasin Wallow Road** **1,752 (To be constructed concurrent with construction of Sawgrass Road connection to Moccasin Wallow Road)**
Ft. Hamer Road and Golf Course Road	• **Add Northbound exclusive right-turn lane (1 total)**	**1,411**
Buckeye Road and Carter Road	• **Change Northbound pavement markings to right-turn only lane** • **Add Northbound exclusive left-turn lane (1 total)**	**2,888**
US 301 and Erie Road (Parrish)	• **Change Eastbound pavement markings to right-turn only lane** • **Add Eastbound exclusive left-turn lane (1 total)**	**2,431**

(Completed through LDA payments)

B(1) With each Final Site Plan (FSP) application, the Developer shall submit to Manatee County a limited traffic study which addresses the following:

a. An assessment of the estimated traffic operations and turning movements together with the conceptual design of the driveways serving the project covered by the FSP application.

B(2) In accordance with Section 163.3180(5)(h)(1), Florida Statutes, and as necessary to mitigate the Project impacts, the Applicant shall construct or pay the Proportionate Share of each required improvement prior to Project development approvals generating trips equal to or greater than the corresponding Project Trip Threshold. The contribution or construction of the proportionate share of the following roads or facilities shall be deemed sufficient to accomplish one or more mobility improvements that benefit a regionally significant transportation facility and shall fully satisfy the transportation concurrency requirements of the Comprehensive Plan and the requirements for mitigation of the Project transportation impacts. Except for Applicants proportionate share as set forth herein, the Applicant shall not be held responsible for the additional cost of reducing or eliminating deficiencies. To address overall concurrency requirements for the Project as defined above, the Developer 1) entered into a Local Development Agreement (LDA-15-01) with Manatee County that was approved by the Board of County Commissioners on October 4, 2018 (the **"LOA");**2) in accordance with the LOA, paid $549,146.00 representing its proportionate share for transportation on December 13, 2018, and 3) obtained CLOS 17-058 on October 6, 2017, as extended to December 16, 2039, by PLN2108-0006 (the **"CLOS").**

B(3) The developer may satisfy the concurrency-related transportation mitigation requirements listed in Table 2 by providing improvements made pursuant to the Parrish Lakes DRI Ordinance 17-36, and the proportionate share provisions of 163.3180(5), Florida Statutes (2016). The Developer has satisfied the concurrency-related transportation requirements with the proportionate share payment described above.

B(4) A traffic study including impact analysis and operational analysis (MSASA and TRR & OA) will be required for the school if/when an application for a school is submitted.

C. WETLANDS

C(1) For landscape buffers adjacent to residential units, canopy trees shall be planted midway from the edge of the buffer (i.e., 10 feet in a 20-foot buffer or 25-feet in a 50-foot buffer). Understory or columnar form trees may be planted within 15 feet of an accessory structure if, at time of Final Site Plan, it is determined that the species utilized are likely to minimize conflicts with accessory structures.

C(2) A Conservation Easement for the areas defined as post-development jurisdictional wetlands/wetland buffers and upland preservation areas that serve as wetland mitigation, shall be dedicated to the County prior to or concurrent with Final Plat approval.

C(3) No lots shall be platted through post-development wetlands, wetland buffers or upland preservation areas.

C(4) A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on the Final site Plan in accordance with Section 355 (519) of the LDC.

C(5) A Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to County for review and approval prior to Final Site Plan approval. The Well Management Plan shall include the following information:

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

C(6) Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited..

C(7) There shall be no additional wetland impacts other than the 0.4 acres approved per Zoning Ordinance PDMU-16-16-(G)(R3).

D. VEGETATION AND WILDLIFE

D(1) The developer shall provide an updated study, consistent with Policy 3.3.2.1 of the Comprehensive Plan, for threatened and endangered plant and animal species prior to Final Site Plan approval. A Management Plan, approved by the appropriate state or federal agency, shall be provided to the County for any listed species found on-site, prior to Final Site Plan approval.

E. LAND

E(1) The Developer shall limit site work and construction to areas needed for immediate development or stockpiling, if shown on the Final Site plan.

E(2) An Integrated Pest Management Plan (1PM} for the application of fertilizers, pesticides, and herbicides shall be submitted to the Planning Section of the Building and Development Services Department for review and approval prior to Final Site Plan approval. Where practical, native or drought tolerant landscape materials shall be utilized in common areas.

E(3) A Construction Water Quality Monitoring Program and proposed sampling locations shall be submitted to the county for review and approval prior to any land clearing activities, or Final Site Plan approval, whichever occurs first.

E(4) The entire site shall be evaluated for potential hazardous material locations (i.e.,} historical cattle dipping vats, underground/aboveground storage tanks, or buried drums), by qualified environmental consultant. Should evidence of contamination be discovered, further investigation will be required to determine the level of contamination and appropriate remediation/mitigative measures.

F. AIR QUALITY

F(1) The Developer shall institute the following procedures to ensure dust control during development of the Project:

a. Implement a watering program during excavation, and dredge and fill operations;

b. Apply water or chemical stabilization to dirt roads and heavily traveled primary haul route sections as necessary;

c. Treat disturbed areas after clearing, grading, earthmoving, or excavation is completed by watering, revegetation, spreading soil binders, or compacting fill material until areas are paved or developed;

d. Keep soil stockpiles moist, or treat with soil binders or cover;

e. Suspend dust producing activities during gusting or constant wind conditions of 39 mph or more;

f. Remove dust producing materials as soon as possible; and

g. Clean (sweep) paved roads adjacent to side as necessary.

F(2) The open burning of trees or branches for land clearing shall be done in compliance with applicable regulations.

G. WATER QUALITY AND DRAINAGE

G(1). The Developer* shall submit a Surface and Groundwater Quality Monitoring Plan for the Parrish Lakes DRI for review and approval by the County prior to approval of the first Preliminary Site Plan. A copy of this Plan shall also be provided to the Southwest Florida Water Management District, who will submit technical assistance comments to Manatee County as part of the review and approval process. Approval of the Surface and Groundwater Quality Monitoring Plan will be subject to the following conditions: (Completed)

- Protection of monitoring wells and access to monitoring wells through build- out of the project. Should any of the monitoring wells be destroyed the responsible entity shall provide written notification of the incident and corrective action taken to Manatee

County.

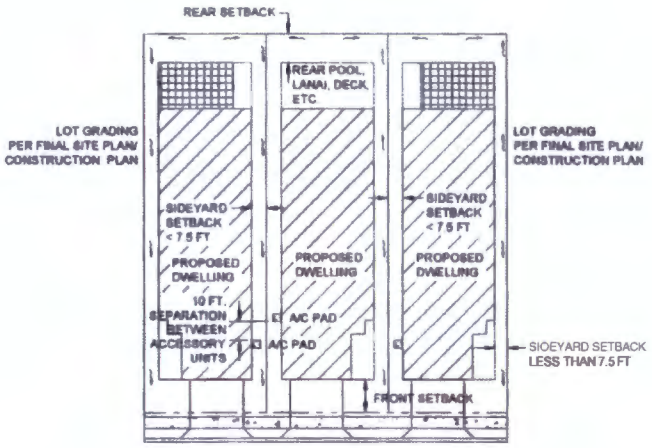
- Baseline monitoring shall be completed prior to the commencement of any construction activities with the exception of those construction activities that may be required to implement the monitoring plan.
- Manatee County may require the monitoring plan to be modified should the land use change significantly or should the baseline monitoring reveal exceedances that would merit additional monitoring measures.
- If monitoring activities do not begin in a timely manner, Manatee County may require the monitoring plan to be modified accordingly.
- All surface and groundwater monitoring results shall be included with the respective Biennial Report to be submitted for the project.

G(2) This project shall be required to reduce the calculated pre-development flow rate by fifty (50%) percent for all stormwater outfall flow directly or indirectly into Frog Creek Watershed. Modeling shall be used to determine pre-and post- development flows. (Completed)

G(3) All fill within the 100-year Floodplain shall be compensated by the creation of an equal or greater storage volume above seasonal high water table or drainage modeling shall utilize the adopted Buffalo Canal Watershed Study to demonstrate, in post-development condition, that no adverse impacts are created to adjacent property based upon a "no-rise" flood stage condition.

G(4) A Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plats along Buffalo Canal, Wade Canal, and other tributary systems within the project boundaries. In addition, a Drainage- Maintenance Access Easement shall be provided along the top-of-bank of these systems. Manatee County is only responsible for maintaining the free flow of drainage through these systems.

G(5) There shall be a minimum of ten (10) foot separation between accessory equipment and structures alongside adjoining houses with 5 foot side yard setbacks.



H. HISTORICAL AND ARCHAEOLOGICAL SITES

H(1). Any historical or archaeological resources discovered during development activities shall be immediately reported to the Florida Department of State, Division of Historical Resources, and treatment of such resources shall be determined in cooperation with the Division of Historical Resources, TBRPC and the County. The final determination of significance shall be made in conjunction with the Florida Department of State, Division of Historical Resources, TBRPC, and the County. The appropriate treatment of such resources (potentially including excavation of the site in accordance with the guidelines established by the Florida Department of State, Division of Historical Resources) must be completed before resource disturbing activities are allowed to continue.

I. WATER

I(1) Water-saving devices shall be required in the project as mandated by the Florida Water Conservation Act (Section 553.14, F.S.).

I(2) Unless already addressed by the LOA or the existing CLOS, the Developer shall be required by Manatee County ordinances, to extend potable water service or utilize the existing potable water infrastructure constructed onsite for each phase or sub phase of the Project* to assure that adequate potable water capacity exists to accommodate the Project*.

I(3) The Developer shall be responsible for maintenance and operation of any on-site wells. These wells shall be operated in accordance with SWFWMD rules and regulations. Any existing on-site wells not intended for potable or non-potable uses shall be plugged and abandoned in accordance with Rule 400-3.531, Florida Administrative Code.

I(4) Assurance of adequate water supply capacity to serve the project and identification of the entity(ies) responsible for maintenance of the water supply systems within the project site shall be provided for within the Development Order. This would include the necessity for adequate water supply for fire-fighting.

I(5) The project shall utilize the lowest quality water allowable and available for irrigation. In-ground irrigation using Manatee County public potable water supply shall be prohibited throughout the project, including on individual lots. The Developer shall coordinate with the County Utility Department for the use of reclaim water within the project to the extent reclaim water is a reliable quality and quantity. Prior to Final Site Plan approval the applicant shall specify the source of irrigation on the site plan.

I(6) Water-saving plumbing fixtures must be used inside all buildings, including housing units.

I(7) Water-conserving irrigation systems shall be used throughout the development.

Rainfall sensors shall be placed on all systems.

I(8) Irrigation time clocks shall be reset after new landscaping has been established.

I(9) Florida-friendly landscaping principles shall be used throughout the development.

I(10) Ecologically viable portions of existing native vegetation shall be incorporated into the landscape design to the extent practicable and shall not be irrigated.

I(11) Water conservation educational materials shall be made available to residents and users of the development.

J. WASTEWATER

J(1) Unless already addressed by the LOA or the existing CLOS, approval of the project shall include

assurance of adequate wastewater treatment capacity as well as any developer provision(s) of any improvements to the internal wastewater collection system.

J(2) Connection to the County wastewater system is required pursuant to the Manatee County Comprehensive Plan. Unless already addressed by the LOA or the existing CLOS, the cost of connection, including the design, permitting and construction of off-site extensions of lines shall be the responsibility of the Applicant. Such off-site extension shall be designed and constructed in accordance with the County's Wastewater System Master Plan. The connection shall be designed, engineered and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by the County engineer through the construction plans review process for the project.

J(3) No permanent septic tanks shall be installed on the Parrish Lakes site. In addition, abandoned septic tanks shall be pumped out, bottoms ruptured, and filled with clean sand or other suitable materials.

K. SOLID WASTE

K(1) Commercial and office tenants shall be provided with information at the time of purchase or lease which identifies hazardous and/or medical materials and proper procedures for the handling and disposal of such materials. In the event that businesses using or producing hazardous materials or medical waste locate within the project, these materials shall be handled in a manner consistent with applicable Federal, State and Local regulations.

K(2) Unless already addressed by the LDA or the existing CLOS, the Developer shall be required by Manatee County ordinances, to extend solid waste service to the Project to assure that adequate solid waste capacity exists to accommodate the Project.

L. RECREATION AND OPEN SPACE

L(1) Greenways, nature trails, parks, environmentally-sensitive features, open space, and recreation facilities shall be maintained by the Developer or successors such as a Home Owners Association, CDD, or stewardship district, other legal entity and/or as directed by the permitting agencies, unless otherwise approved by the County.

L(2) The Developer shall provide ±26 acres of parks on-site. Parks may include passive recreation area (within upland preservation areas and outside of wetland buffers), nature trails (including the Willow-Ellenton Trail along Erie Road), boardwalks, interpretive trails, active recreation areas, pocket parks, ponds and water bodies that may include trails, fishing access, canoe or boating facilities, or other similar water sports facilities that will be provided on the site, at locations to be determined by Manatee County through the development review processes.

Prior to the approval of the initial residential final site plan, the Developer shall provide a Master Parks Plan for review and approval by Manatee County. The Master Parks Plan shall identify the proposed location of all 26± acres of parks and the nature and type of all recreation facilities.

M. EDUCATION

M(1) Parcel C-7 may be developed with the residential uses currently approved for Parcel C-7, including single-family detached, single-family semi-detached, and single-family attached residential uses. Public Educational Facilities, including a public charter school, and commercial/retail uses shall also be permitted on Parcel C-7, subject to the applicable development standards and the development totals set forth in Table 1.

M(2) Any changes in the number and or type of dwelling units that cause an increase in the projected number of students shall be subject to review and approval of a School Concurrency analysis and issuance of a CLOS.

N. HEALTH CARE, POLICE, AND FIRE

N(1) The Developer is encouraged to use the applicable National Fire Protection Agency's "Firewise" principles, to the extent practical, such as clearing around houses and structures, carefully spacing trees, and maintaining irrigation systems. Such practices may be described on the Landscape Plans of each Final Site Plan.

O. HURRICANE PREPAREDNESS

O(1) The Developer shall promote awareness of hurricane and flooding hazard, preparedness and hazard mitigation through public information, neighborhood association newsletters, model homes, commercial/office buildings, etc.

P. AFFORDABLE HOUSING (Left Blank Intentionally)

Q. ENERGY

Q(1) The Developer shall incorporate energy conservation measures into the site- design, building construction, and landscaping to the maximum extent feasible.

PQ(2) The Developer shall work with TECO/Peoples Gas, or other similar provider, to encourage the availability of natural gas within the Project.

Q(3) The Developer shall enter into a separate agreement with FP&L [or electric service provider] relative to Contribution in Aid of Construction in order for FP&L [or electric service provider] to provide service.

Q(4) The FP&L Easement shall be relocated and/or any development that may be proposed within the FP&L easement shall be consistent with the property owner's easement rights.

R. DESIGN STANDARDS

R(1) For each phase of development, an overall concept design demonstrating unified development between phases shall be required and submitted with each future Preliminary and Final Site Plan submittal for administrative review and approval.

R(2) All other applicable state and federal permits shall be obtained before commencement of the development.

R(3) Architectural design plans and building elevations shall be submitted with future preliminary and final site plan submittals to demonstrate compliance with the criteria in LDC Section 402.7.D.9 for building heights above 35 feet.

R(4) On-street parking may be allowed on all local streets. At time of Preliminary Site Plan approval, issues pertaining to traffic safety shall be reviewed by the County staff to determine the appropriateness of the specific location.

R(5) Street trees may also be allowed within rights-of-way and easements of all local streets, provided the trees are a minimum of 4' from the back of curb and a maintenance agreement, acceptable to the County, with the HOA, COD or stewardship district is provided.

R(6) Roadway buffers for Traditional Neighborhood Development residential parcels shall not apply with the exception of Carter Road, Sawgrass Road Extension, EE Road, and Moccasin Wallow Road. Buffers shall apply for Conventional Development Parcels, as depicted on the General Development Plan dated January 20, 2022, prepared by WRA Engineering.

R(8) At time of each Preliminary Site Plan application, the Developer, with concurrence from the Building and Development Services Department, shall select from the "Conventional" or "Traditional" Neighborhood Design" (TND) standards, as indicated in the tables below:

Setbacks

(a.) Traditional Neighborhood Design Standards

Type	Min Lot size (sq. ft.)	Min. Lot Width (ft.)	Front loaded	Alley loaded	Side Setback (ft.)	Rear Setback (ft.)	Maximum Height (ft.)
Single-family detached	3,200	32	20/23/15[2]	10	6/1[3]	15/5[4]	35
Single-family semi-detached	2,300	16	20/23/15[2]	10	0/6[5]	15/5[4]	35
Single-family attached	2,200	24	20/23/15[2]	5	0/6[5]	15/5[4]	35
Multi-family	-	-	10	10	15[6]	10	45 (4-story)
Commercial	-	-	40	-	0/5[7]	0/5[7]	3-stories/45
Office	-	-	40	-	0/5[7]	0/5[7]	3-stories/45

[1] The front setback for all single-family residences shall be 23' to the garage portion of the structure. The remaining habitable portion of the structure may be setback 20'.
[2] Setback to the side loaded garage
[3] Minimum of 7 feet between units
[4] Rear setbacks for units with alley entry garages
[5] Minimum of 12 feet between units
[6] This distance is not a side yard setback but the minimum distance between buildings. A 15' separation is required between one-story and two-story buildings

[7] The smaller setback only applies to internal roadways. The larger setback applies to external roadways and adjacent residential uses

(b) Conventional Design Standards

Type	Min Lot size (sq. ft.)	Min. Lot Width (ft.)	Front Setback (ft)	Side Setback (ft.)	Rear Setback (ft.)	Maximum Height (ft.)
Single-family detached	4,750	40	20/23	5	15	35
Single-family semi-detached	3,700	35	20/23	0/6	15	35
Single-family attached	2,000	20	20/23	0/7.5	15	35
Multi-family	-	-	25	15/25[2]	15	45 (4-Story)
Commercial	-	-	40	15/20[3]	20[3]	3-stories/45
Office	-	-	40	15/20[3]	20[3]	3-stories/45

[1] The front yard setback for all single-family residences shall be 23' to the garage portion of the structure. The remaining habitable portion of the structure may be setback 20'. The front yard setback for structures with side-loaded garages shall be 20'.

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

[3] When adjacent to residential 1O' of additional building separation is required for each story over one.

R(9) Non Residential

a. The maximum square footage for each commercial and office parcel, as identified on the General Development Plan, may be increased provided that all dimensional criteria as outlined in R(4), consistent with the LDC and Comprehensive Plan provisions, as applicable, are met and there is a simultaneous increase and decrease of square footage on those parcels. This shall not authorize an overall increase of square footage for the project. Such modification does not require the submittal or review of an amended General Development Plan, but may be approved with a Preliminary Site Plan or Final Site Plan. Such Preliminary Site Plan

or Final Site Plan shall include a tracking chart and exhibit giving location of additions and deletions to assure Manatee County that there has been no increase in square footage.

Development totals shall be updated with each biennial report.

b. Building Appearance

All building facades shall exhibit an aesthetically attractive appearance. Design shall be subject to the following criteria and reviewed for compliance by the Planning Section of the Development Services Department with future Final Site Plan and Building Permit submittals.

For non-residential buildings:

1) The sides of all buildings shall have minimal blank walls no longer than 30 feet in length or 20' in height. In order to insure that the buildings do not project a massive blank wall, design elements with distinctive color variation shall include prominently visible architectural details [e.g., bump-outs, reveals and projecting ribs, cornice, offset building planes, windows, shutters, areas of contrasting or different finish building materials, etc.] or other methods, as approved by the Planning Section of the Building and Development Services Department. Facades greater than 75 feet in length shall have varying roof lines through varying the height of the cornice, or the use of two (2) or more roof types (parapet, dormers, and sloped, etc.)

2) Exterior building materials shall consist of brick, architectural precast concrete panels, architectural masonry units, split face block, glass, stucco, ceramic tile, stone, wood, or similar materials. Painted or exposed concrete block, or corrugated metal shall not be permitted. Architectural metal in conjunction with other permitted building materials shall be allowed, provided that at least seventy-five percent (75%) of the building face is constructed from other permitted materials.

3) All rooftop mechanical equipment shall be screened from view from abutting roadways or adjacent residential properties. Screening shall be provided by materials consistent with the building. Details shall be shown prior to Final Site Plan approval.

c. Service Areas

Trash and garbage receptacles shall be screened with materials similar to the adjacent building facades.

1. Exhaust and other filtering systems in Food Service Establishments or uses shall adhere to the Best Available Control Technology to eliminate or reduce the emission of smoke, grease, and odor from cooking facilities. This system shall be approved by the County with each Final Site Plan containing a food service establishment or use.

2. Exterior loud speakers, bells, or similar audio-communication shall not be permitted except for areas greater than five hundred feet from a residential unit constructed on grade; however, directed (non- broadcast)

communication devices and intercoms shall not be restricted. "Directed (non-broadcast)" shall mean not plainly audible to a person greater than 25 feet from the source.

Signs

d. All Signs shall meet the requirements of Section 600 of the Land Development Code. Any master sign plan shall require approval from the Board of County Commissioners.

e. A vertical mix of land uses is permitted on Parcels A-1 and **A-2. If** a vertical mix is designed on these parcels, it will include office or commercial land uses on the first floor and residential or office land uses on the upper floors.

R(10) The maximum number of residential units is 3,130. The maximum number of residential units for each parcel, as identified on the General Development Plan, may be increased provided there is a simultaneous decrease on another residential parcel. This shall not authorize an overall increase in residential units for the Project. Such modification does not require the submittal or review of an amended General Development Plan, but may be approved with a Preliminary Site Plan or Final Site Plan. Such Preliminary Site Plan or Final Site Plan shall include a tracking chart and exhibit giving location of additions and deletions to assure Manatee County that there has been no increase in residential units. Development totals shall be updated with each biennial report.

R(11) The Notice to Buyers or Tenants shall be included in the Declaration of Covenants and Restrictions and in the Sales Contract or Lease, or a separate addendum to the sales or rental contract, and Final Site Plan(s) and shall include language informing prospective residents or tenants of the following:

a) The location and size (including potential height) of future commercial and office developments in the project.

b) Commercial and office tenants shall be provided with information at the time of purchase or lease which identifies hazardous and/or medical materials and proper procedures for the handling and disposal of such materials.

c) Residential parcels are permitted to have recreational facilities, churches or other places of worship, day care centers (large, medium, small and accessory) and schools. Such uses may be approve pursuant to Specific Use Criteria in the LDC, as may be amended.

S. DEFINITIONS

A. "Application for Development Approval" (or **ADA)** shall mean the Parrish Lakes Development of Regional Impact Application for Development Approval (Submitted on February 10, 201O); the First Sufficiency Response submitted by the Developer on August 2010, the Second Sufficiency Response submitted on January, 2011; the Third Sufficiency Response submitted on March, 2017 and Declaration of Sufficiency on April 20, 2017.

B. "Best Management Practices" shall mean the practices which are technologically and economically feasible in abating pollution generated by point and non-point sources, to a level compatible with water quality and quantity objectives of this Code (BMP list of approved practices by Board resolution for Special Overlay Districts - Evers Reservoir and Lake Manatee Watershed Areas).

C. "Conventional Development" shall mean development that is characterized by a clear separation of land uses and housing types into specified geographic areas. Typically, the setbacks and residential lot sizes are larger with a focus for usable space being within the rear yard. Commercial buildings are set farther from the street and contain parking in front of the building.

D. "County" shall mean Manatee County, a political subdivision of the State of Florida.

E. "Developer" shall mean Hawk Parrish Lakes, LLC, CNL Parrish Lakes East, LLC, CNL Parrish Lakes West, LLC, and FLM, Inc., as applicable, and their heirs, assigns, designees, and successors in interest as to the Project and all conditions of approval.

F. "Development Approval" shall mean any approval for development granted through the Preliminary Site Plan, Preliminary Plat, Final Site Plan, Final Plat, or Construction Drawing approval where site plans or subdivision plats are not required.

G. "Funding Commitments" shall mean projects funded for construction in the current year plus one of an adopted work program, or committed by a community development or stewardship district or private sources which can include the Developer*, for construction with funding provided within three years.

H. "Master Drainage Plan*" shall mean a plan showing the proposed stormwater management components to be constructed for the entire Project* as follows:

1. Existing topography;
2. Existing drainage features, both on-site and off-site, that will affect the drainage concept of this Development*; existing and developed drainage basins, with their direction of outfall;
3. Proposed stormwater management facilities, which shall include: detention lakes, connection of lakes, and the eventual outfall for these lakes; and
4. Off-site areas that historically drain through the property shall be addressed as to the method the applicant proposes to use to accommodate off site stormwater.

I. "Project" shall mean the land uses by area, square footage, density, and phase described in the ADA*, as amended by this Ordinance, to be constructed on the real property described in Section 8 herein.

J. "Traditional Neighborhood Development (TND)" shall mean the development of a cohesive neighborhood using traditional town planning principles. A TND includes a range of housing types, a network of well- connected streets and blocks, public spaces, and neighborhood serving non-residential uses such as retail, office, schools, and places of worship within walking distance of the residences. Residential units will have smaller setbacks and the unit will be oriented to the street with recessed garages or alley access to structures oriented to the street with recessed garages or alley access to structures with on-street parking. Typically, the residential focus will be toward the street or public spaces. Commercial buildings will be closer to each other and the streets similar to a traditional downtown with on-street parking, street trees, or a vertical and horizontal mix of land uses.

K. "Vertical Development" shall mean and shall be deemed to include the construction of new residential units and non-residential structures or the reconstruction or addition to any structure. "Vertical Development" shall not mean nor be deemed to include the construction of any new structure or the reconstruction or addition to any structure specifically for the use of the existing or future agricultural operations.

L. "Wetland" shall mean any wetland under the jurisdictional limits defined by Chapter 62-340, Florida Administrative Code, and implemented by the Florida Department of Environmental Protection, or as defined by Chapter 40D-4, FAC, and implemented by the Southwest Florida Water Management District.

SECTION 4. SPECIAL APPROVAL Special approval was previously granted for a: 1) project in MU FLUC; 2) a project adjacent to a perennial stream; 3) partially in the 25-year floodplain.

SECTION 5. ZONING. The property described in Section 8 below was previously rezoned to the PDMU (Planning Development Mixed Use) zone district, retaining the NCO Overlay District, and the official zoning map was previously amended accordingly. Since the approval of rezoning to PDMU retaining the NCO Overlay District, this North Central Overlay District has been repealed.

SECTION 6. 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 clause, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this ordinance.

SECTION 7. CODIFICATION. Pursuant to 125.68 (1), Florida Statutes, the ordinance is not required to be codified. Therefore, the clerk shall not transmit the ordinance for codification.

SECTION 8. LEGAL DESCRIPTION.

Legal description of the Project is attached as Exhibit 1.

SECTION 7. EFFECTIVE DATE. This ordinance shall take effect upon filing with the Department of State, State of Florida and as provided by law.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida this the 8th day of October 2026.

BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA

BY: _____
Chairperson

ATTEST: **ANGELINA COLONNESO**
Clerk of the Circuit Court

BY: _____
Deputy Clerk

Exhibit "1"

LEGAL DESCRIPTION

A PARCEL OF LAND LYING AND BEING IN SECTIONS 22, 23, 24, 25, AND 26, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 22, THENCE S 03°46'39" W, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 40.07' TO A POINT OF THE SOUTH MAINTAINED RIGHT OF WAY LINE OF MOCCASIN WALLOW ROAD AS RECORDED IN PLAT BOOK 4, PAGE 153, OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA, AND THE POINT OF BEGINNING; THENCE S 89°31'49" E, ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 2442.48' TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 23; THENCE S 00°13'40" W, ALONG SAID EAST LINE, A DISTANCE OF 1882.92'; THENCE N 89°17'53" E A DISTANCE OF 2589.72' TO A POINT ON THE EAST LINE OF SAID SECTION 23; THENCE S 00°10'16" W, ALONG SAID EAST LINE, A DISTANCE OF 698.33' TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE S 00°39'29" W, ALONG SAID EAST LINE OF SAID SECTION 23, A DISTANCE OF 1277.87'; THENCE S 89°08'46" E A DISTANCE OF 2585.39'; THENCE S 00°41'37" W A DISTANCE OF 469.86'; THENCE N 74°19'12" E A DISTANCE OF 647.25'; THENCE WITH A CURVE TURNING TO THE RIGHT, WITH AN ARC LENGTH OF 125.15', WITH A RADIUS OF 175.00', WITH A CHORD BEARING OF S 85°11'35" E, WITH A CHORD LENGTH OF 122.50', WITH A DELTA ANGLE OF 40°58'29", THENCE S 64°42'26" E, ALONG THE WESTERLY EXTENDED SOUTH LINE OF SUMERWOODS PHASE 1C & 1D A SUBDIVISION PLAT AS RECORDED IN PLAT BOOK 67 PAGE 160 OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA, A DISTANCE OF 448.32'; THENCE CONTINUE ALONG THE SOUTHERLY LINE OF SAID SUMERWOODS PHASE 1C & 1D, WITH A CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 265.42', WITH A RADIUS OF 600.00', WITH A CHORD BEARING OF S 77°22'43" E, WITH A CHORD LENGTH OF 263.26', WITH A DELTA ANGLE OF 25°20'45", THENCE N 89°56'55" E, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 562.20' TO THE NORTHWEST CORNER OF COPPER STONE PHASE I A SUBDIVISION AS RECORDED IN PLAT BOOK 51 PAGE 178 OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA; THENCE S 02°02'24" E, ALONG THE WEST LINE OF SAID COPPER STONE PHASE 1 PLAT, AND THE WESTERLY LINE OF COPPER STONE PHASE IIB AS RECORDED IN PLAT BOOK 55 PAGE 151 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 1341.85'; THENCE S 87°00'36" W, ALONG THE NORTH LINE OF COPPER STONE PHASE IIB AND THE NORTH LINE OF COPPER STONE PHASE 11C, AS RECORDED IN PLAT BOOK 55, PAGE 157 OF THE PUBLIC RECORDS OF

MANATEE COUNTY, FLORIDA, A DISTANCE OF 2836.63'; THENCE ALONG THE WESTERLY AND NORTHERLY LINE OF SAID COPPER STONE PHASE 11B THE FOLLOWING TWO (2) COURSES: (1) THENCE S 03°07'00" E A DISTANCE OF 184.56'; (2) THENCE S 81°30'38" W A DISTANCE OF 269.67' TO A POINT ON THE EASTERLY MAINTAINED RIGHT OF WAY LINE OF SAWGRASS ROAD; THENCE ALONG SAID EASTERLY THEN THE WESTERLY MAINTAINED RIGHT OF WAY LINE OF SAID SAWGRASS ROAD THE FOLLOWING EIGHT (8) COURSES: (1) THENCE N 14°39'26" W A DISTANCE OF 303.38'; (2) THENCE N 14°22'21" W A DISTANCE OF 409.45'; (3) THENCE WITH A CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 111.90', WITH A RADIUS OF 106.42', WITH A CHORD BEARING OF N 44°29'43" W, WITH A CHORD LENGTH OF 106.82', WITH A DELTA ANGLE OF 60°14'42", (4) THENCE S 15°22'56" W A DISTANCE OF 36.00'; (5) THENCE WITH A CURVE TURNING TO THE RIGHT, WITH AN ARC LENGTH OF 74.05', WITH A RADIUS OF 70.42', WITH A CHORD BEARING OF S 44°29'43" E, WITH A CHORD LENGTH OF 70.68', WITH A DELTA ANGLE OF 60°14'42",; (6) THENCE S 14°22'21" E A DISTANCE OF 409.53'; (7) THENCE S 14°39'26" E A DISTANCE OF 1994.90'; (8) THENCE WITH A CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 223.90', WITH A RADIUS OF 366.00', WITH A CHORD BEARING OF S 32°10'56" E, WITH A CHORD LENGTH OF 220.42', WITH A DELTA ANGLE OF 35°03'00", TO A POINT ON THE NORTHERLY FPL RAILROAD RIGHT OF WAY, AS RECORDED IN O.R. BOOK 1250, PAGE 737, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) THENCE S 73°37'51" W A DISTANCE OF 901.12'; (2) THENCE WITH A CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 420.79', WITH A RADIUS OF 2352.01', WITH A CHORD BEARING OF S 68°30'30" W, WITH A CHORD LENGTH OF 420.23', WITH A DELTA ANGLE OF 10°15'02", (3) THENCE S 63°22'12" W A DISTANCE OF 2024.48'; THENCE N 00°28'00" E A DISTANCE OF 1151.48'; THENCE N 89°32'00" W A DISTANCE OF 1658.14'; THENCE N 00°28'25" E A DISTANCE OF 2907.03'; THENCE S 88°33'57" W A DISTANCE OF 10.42'; THENCE N 82°42'23" W A DISTANCE OF 244.95'; THENCE N 70°57'07" W A DISTANCE OF 315.95'; THENCE N 75°00'57" W A DISTANCE OF 800.78'; THENCE N 02°28'22" E A DISTANCE OF 501.53'; THENCE N 89°26'59" W A DISTANCE OF 274.81'; THENCE N 81°14'14" W A DISTANCE OF 128.20'; THENCE N 70°07'20" W A DISTANCE OF 1098.35'; THENCE N 70°03'40" W A DISTANCE OF 298.49' TO A POINT ON THE SOUTH LINE OF REGENCY OAKS PRESERVE, A SUBDIVISION AS RECORDED IN PLAT BOOK 40 PAGE 18 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 89°34'02" E, ALONG SAID SOUTH LINE, A DISTANCE OF 359.65' TO THE SOUTHEAST CORNER OF SAID REGENCY OAKS PRESERVE SUBDIVISION; THENCE N 00°10'13" W, ALONG THE EAST LINE OF SAID REGENCY OAKS SUBDIVISION, A DISTANCE OF 1439.35' TO THE NORTHEAST CORNER OF SAID REGENCY OAKS SUBDIVISION; THENCE S 89°10'32" W, ALONG THE NORTH LINE OF SAID REGENCY OAKS SUBDIVISION, A DISTANCE OF 2441.94'; THENCE N 02°27'46" E, ALONG THE EAST LINE OF SAID REGENCY OAKS SUBDIVISION AND ALSO ALONG

THE EAST LINE OF REGENCY OAKS SUBDIVISION PHASE 1, AS RECORDED IN PLAT BOOK 26, PAGE 12, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 2510.92' TO A POINT OF THE SOUTH MAINTAINED RIGHT OF WAY LINE OF MOCCASIN WALLOW ROAD AS RECORDED IN PLAT BOOK 4, PAGE 153, OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA,; THENCE S 89°32'22" E, ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 2661.83'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 48687624.2 SQUARE FEET, 1117.71 ACRES

TOGETHER WITH:

A PARCEL OF LAND LYING AND BEING IN SECTIONS 25, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 22, THENCE S 03°46'39" W, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 40.07' TO A POINT OF THE SOUTH MAINTAINED RIGHT OF WAY LINE OF MOCCASIN WALLOW ROAD AS RECORDED IN PLAT BOOK 4, PAGE 153, OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA,; THENCE S 89°31'49" E, ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 2442.48' TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 23; THENCE S 00°13'40" W, ALONG SAID EAST LINE, A DISTANCE OF 1882.92'; THENCE N 89°17'53" E A DISTANCE OF 2589.72' T O A POINT ON THE EAST LINE OF SAID SECTION 23; THENCE S 00°10'16" W, ALONG SAID EAST LINE, A DISTANCE OF 698.33' TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE S 00°39'29" W, ALONG SAID EAST LINE OF SAID SECTION 23, A DISTANCE OF 1277.87'; THENCE S 89°08'46" E A DISTANCE OF 2585.39'; THENCE S 00°41'37" W A DISTANCE OF 469.86'; THENCE N 74°19'12" E A DISTANCE OF 647.25'; THENCE WITH A CURVE TURNING TO THE RIGHT, WITH AN ARC LENGTH OF 125.15', WITH A RADIUS OF 175.00', WITH A CHORD BEARING OF S 85°11'35" E, WITH A CHORD LENGTH OF 122.50', WITH A DELTA ANGLE OF 40°58'29", THENCE S 64°42'26" E, ALONG THE WESTERLY EXTENDED SOUTH LINE OF SUMERWOODS PHASE 1C & 1D A SUBDIVISION PLAT AS RECORDED IN PLAT BOOK 67 PAGE 160 OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA, A DISTANCE OF 448.32'; THENCE CONTINUE ALONG THE SOUTHERLY LINE OF SAID SUMERWOODS PHASE 1C & 1D, WITH A CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 265.42', WITH A RADIUS OF 600.00', WITH A CHORD BEARING OF S 77°22'43" E, WITH A CHORD LENGTH OF 263.26', WITH A DELTA ANGLE OF 25°20'45", THENCE N 89°56'55" E, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 562.20' TO THE NORTHWEST CORNER OF COPPER STONE PHASE I A SUBDIVISION AS RECORDED IN PLAT BOOK 51 PAGE 178 OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA; THENCE S 02°02'24" E, ALONG THE WEST LINE OF SAID

COPPERSTONE PHASE 1 PLAT, AND THE WESTERLY LINE OF COPPER STONE PHASE IIB AS RECORDED IN PLAT BOOK 55 PAGE 151 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 1341.85'; THENCE S 87°00'36" W, ALONG THE NORTH LINE OF COPPER STONE PHASE IIB AND THE NORTH LINE OF COPPER STONE PHASE 11C, AS RECORDED IN PLAT BOOK 55, PAGE 157 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 2836.63'; THENCE ALONG THE WESTERLY AND NORTHERLY LINE OF SAID COPPER STONE PHASE 11B THE FOLLOWING TWO (2) COURSES: (1) THENCE S 03°07'00" E A DISTANCE OF 184.56'; (2) THENCE S 81°30'38" W A DISTANCE OF 227.42' TO THE NORTHWEST CORNER OF SAID COPPERSTONE PHASE IIB; THENCE S 14°39'26" E, ALONG THE EASTERLY RIGHT OF WAY LINE OF SAWGRASS ROAD PER THE PLAT OF COPPERSTONE PHASE IIB, A DISTANCE OF 596.93' TO THE SOUTHWEST CORNER OF SAID COPPERSTONE PHASE IIB AND THE POINT OF BEGINNING; THENCE N 83°28'38" E, ALONG THE SOUTH LINE OF SAID COPPERSTONE PHASE IIB AND PHASE IIC, A DISTANCE OF 1617.24'; THENCE S 02°40'52" E A DISTANCE OF 1052.56' TO A POINT ON THE NORTHERLY FPL RAILROAD RIGHT OF WAY, AS RECORDED IN O.R. BOOK 1250, PAGE 737, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 73°37'51" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 299.01'; THENCE N 00°06'15" W A DISTANCE OF 384.55'; THENCE S 89°53'45" W A DISTANCE OF 479.98'; THENCE S 00°06'15" E A DISTANCE OF 524.59' TO A POINT ON THE NORTHERLY FPL RAILROAD RIGHT OF WAY, AS RECORDED IN O.R. BOOK 1250, PAGE 737, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 73°37'51" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 551.63' TO A POINT ON THE EASTERLY MAINTAINED RIGHT OF WAY LINE OF SAWGRASS ROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES, (1) WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 226.17', WITH A RADIUS OF 330.00', WITH A CHORD BEARING OF N 34°17'28" W, WITH A CHORD LENGTH OF 221.77', WITH A DELTA ANGLE OF 39°16'04",; (2) THENCE N 14°39'26" W A DISTANCE OF 1095.97'; THENCE N 83°28'38" E A DISTANCE OF 42.43'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 1579280.81 SQUARE FEET, 36.255 ACRES

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

October 9, 2026

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

Dear Angelina Colonneso:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance No. PDMU_16_16(G)(R3), which was filed in this office on October 9, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp