

Amendment No.

COMMITTEE/SUBCOMMITTEE ACTION

ADOPTED	_____	(Y/N)
ADOPTED AS AMENDED	_____	(Y/N)
ADOPTED W/O OBJECTION	_____	(Y/N)
FAILED TO ADOPT	_____	(Y/N)
WITHDRAWN	_____	(Y/N)
OTHER		

1 Committee/Subcommittee hearing bill: State Affairs Committee
2 Representative Conerly offered the following:

Amendment (with title amendment)

Remove everything after the enacting clause and insert:

6 **Section 1.** Legislative findings.—The Legislature finds
7 that:

8 (1) The University Town Center area is a largely
9 commercially zoned area located at the intersection of I-75 and
10 University Parkway that extends into both Sarasota and Manatee
11 Counties near the Lakewood Ranch planned community.

12 (2) The University Town Center area of Sarasota and
13 Manatee Counties have experienced unprecedented growth as
14 commercial development, tourism events, sport competitions,
15 entertainment, and recreational activities have drawn residents
16 and visitors to the region.

Amendment No.

17 (3) The University Town Center area contains more than 3
18 million square feet of commercial development with plans to
19 double in size over the next 20 years. Estimates of the
20 University Town Center development's total economic activity
21 exceed \$3.5 billion, supporting more than 15,000 permanent jobs.
22 More than 1 million square feet of commercial development
23 immediately adjacent to the University Town Center contributes
24 significant additional economic impact to the area.

25 (4) The University Town Center area is located on the
26 county line of Sarasota and Manatee Counties and has become a
27 significant economic catalyst of the Florida economy, supporting
28 the continued development of tourist development attractions at
29 Nathan Benderson Park and Mote Science Education Aquarium
30 ("MoteSEA"), the planned expansion of the sports complex at
31 Nathan Benderson Park, and the attraction of international
32 events such as the 2017 World Rowing Championships and planned
33 2028 "Mega-Worlds" World Rowing Championship.

34 (5) Visit Florida and Visit Sarasota have independently
35 verified that Nathan Benderson Park, located within the
36 University Town Center area, has generated over \$200 million of
37 regional economic impact since Sarasota County's initial
38 allocation of Tourist Development revenue to the project.

39 (6) The University Town Center and Nathan Benderson Park
40 have led to the development of significant additional projects
41 such as MoteSEA. MoteSEA will independently generate \$28 million

Amendment No.

42 annually to the local economy, attract approximately 700,000
43 visitors, support \$120 million in wages, and produce \$2.4
44 million in direct tax revenue.

45 (7) The property owner(s) within the University Town
46 Center area have developed and redeveloped the commercial,
47 retail, dining, and entertainment areas with a comprehensive
48 water control plan that provides drainage and water control
49 infrastructure and protection to the commercial properties in
50 the area, and also the surrounding adjacent commercial and
51 residential properties. The flood control measures and
52 mitigation have also facilitated the creation of recreational
53 facilities that attract local, national, and international
54 sports and tourism activities to the region.

55 (8) The property owner(s) within the University Town
56 Center have also constructed and maintained roadways, sidewalks,
57 pedestrian walkways, and supporting infrastructure, including
58 landscaping, signage, and street lighting, to provide
59 connectivity to ongoing attractions and entertainment within the
60 area.

61 (9) The property owner(s) within the University Town
62 Center have organized, funded, promoted, and facilitated
63 numerous regional and seasonal entertainment attractions,
64 including large-scale holiday lighting and community events.

65 (10) Recreational, sports tourism, and other seasonal
66 entertainment events are promoted and encouraged to support the

Amendment No.

67 commercial activities throughout the University Town Center area
68 and Sarasota and Manatee Counties.

69 (11) The property owner(s) seek to ensure that there is an
70 ongoing source of funding to continue the multi-county
71 comprehensive stormwater and flood control management program.

72 (12) The property owner(s) within the University Town
73 Center area seek to create an improvement district to ensure the
74 ongoing funding for the continuation of the above described
75 services with the powers and authority to sufficiently address
76 drainage and flood control needs in the most efficient, least
77 intrusive, and most cost-effective manner.

78 (13) The creation of an improvement district that
79 continues the current level of service to the University Town
80 Center area serves a public purpose of providing for the health,
81 safety, and welfare of property owners within the area, and
82 other properties proximate to the region.

83 **Section 2.** Legislative intent.-Based upon the foregoing
84 findings, it is the intent of the Legislature to create and
85 constitute the University Town Center Improvement District for
86 the purposes of providing the services and infrastructure
87 authorized in this act. It is the intent of the Legislature in
88 enacting this law to provide a single, comprehensive special act
89 charter for the district within its jurisdictional boundaries,
90 including all legislative authority granted to the district by
91 this act, and authority granted by applicable general law.

105209 - h4091-strike.docx

Published On: 2/25/2026 3:30:26 PM

Amendment No.

92 Section 3. The University Town Center Improvement District
93 ("district").—The University Town Center Improvement District is
94 created as an independent special district in Sarasota and
95 Manatee Counties. The district is organized and exists for all
96 purposes and shall hold all powers set forth in this act and
97 chapters 189 and 197, Florida Statutes, except as otherwise
98 provided for in this act. The district charter may be amended
99 only by special act of the Legislature.

100 Section 4. The Charter for the University Town Center
101 Improvement District.—The Charter for the University Town Center
102 Improvement District is created to read:

103 Section 1. Name and corporate status.—

104 (1) The name of the district is the "University Town
105 Center Improvement District."

106 (2) The district shall be an independent special district
107 of the State of Florida located within Sarasota and Manatee
108 Counties. The District shall be a body corporate and politic
109 organized for the purposes of providing the services and
110 infrastructure authorized within chapters 189 and 298, Florida
111 Statutes, as specified in this special act.

112 Section 2. District boundaries.—The lands included within
113 the University Town Center Improvement District territorial
114 boundaries shall consist of the following described lands in
115 Sarasota and Manatee Counties, and excluding described lands set
116 forth herein:

105209 - h4091-strike.docx

Published On: 2/25/2026 3:30:26 PM

Amendment No.

117
118 A. Lands in Sarasota County, Florida:

119 A PARCEL OF LAND LYING AND BEING IN SECTIONS 1, 2, 12, 13,
120 AND 24, TOWNSHIP 36 SOUTH, RANGE 18 EAST, MANATEE COUNTY,
121 FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

122
123 BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 36;
124 THENCE ALONG THE SOUTH LINE OF SAID SECTION 36 THE
125 FOLLOWING TWO (2) COURSES: (1) THENCE S.89°23'53"E. A
126 DISTANCE OF 2705.83'; (2) THENCE S.89°25'07"E. A DISTANCE
127 OF 441.01'; THENCE S.00°19'15"W. A DISTANCE OF 27.07' TO
128 THE RIGHT OF WAY LINE OF INTERSTATE 75, (STATE ROAD 93) AS
129 SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF
130 WAY MAPS, SECTION 13075- 2402; THENCE ALONG SAID LIMITED
131 ACCESS RIGHT OF WAY THE FOLLOWING THIRTY (30) COURSES: (1)
132 THENCE S.00°35'18"W. A DISTANCE OF 19.93'; (2) THENCE
133 S.89°24'42"E. A DISTANCE OF 491.02'; (3) THENCE
134 S.85°35'51"E. A DISTANCE OF 280.94'; (4) THENCE
135 S.85°35'51"E. A DISTANCE OF 182.00'; (5) THENCE WITH A
136 CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 460.20', A
137 RADIUS OF 456.00', A CHORD BEARING OF S.56°41'08"E., A
138 CHORD LENGTH OF 440.92', AND A DELTA ANGLE OF 57°49'26";
139 (6) THENCE S.27°46'25"E. A DISTANCE OF 566.67'; (7) THENCE
140 WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF
141 1014.76', A RADIUS OF 4489.66', A CHORD BEARING OF

105209 - h4091-strike.docx

Published On: 2/25/2026 3:30:26 PM

Amendment No.

142 S.21°17'55"E., A CHORD LENGTH OF 1012.60', AND A DELTA
143 ANGLE OF 12°57'00"; (8) THENCE WITH A COMPOUND CURVE
144 TURNING TO THE RIGHT WITH AN ARC LENGTH OF 890.04', A
145 RADIUS OF 11083.95', A CHORD BEARING OF S.12°31'24"E., A
146 CHORD LENGTH OF 889.80', AND A DELTA ANGLE OF 04°36'03";
147 (9) THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH
148 AN ARC LENGTH OF 1069.03', A RADIUS OF 7509.45', A CHORD
149 BEARING OF S.03°59'41"E., A CHORD LENGTH OF 1068.13', AND A
150 DELTA ANGLE OF 08°09'23"; (10) THENCE S.00°05'12"W. A
151 DISTANCE OF 594.90'; (11) THENCE S.00°35'27"W. A DISTANCE
152 OF 1076.59'; (12) THENCE S.00°11'42"W. A DISTANCE OF
153 783.81'; (13) THENCE S.00°11'26"W. A DISTANCE OF 1856.86';
154 (14) THENCE S.00°12'28"W. A DISTANCE OF 802.20'; (15)
155 THENCE S.00°12'27"W. A DISTANCE OF 1838.46'; (16) THENCE
156 S.00°11'26"W. A DISTANCE OF 809.32'; (17) THENCE
157 S.89°48'25"E. A DISTANCE OF 25.00'; (18) THENCE
158 S.00°13'22"W. A DISTANCE OF 1833.27'; (19) THENCE
159 S.00°13'51"W. A DISTANCE OF 809.57'; (20) THENCE
160 S.00°12'44"W. A DISTANCE OF 936.16'; (21) THENCE
161 S.01°28'49"W. A DISTANCE OF 866.39'; (22) THENCE
162 S.05°28'49"W. A DISTANCE OF 219.30'; (23) THENCE
163 S.05°28'49"W. A DISTANCE OF 309.52'; (24) THENCE
164 S.11°52'47"W. A DISTANCE OF 294.54'; (25) THENCE
165 S.24°28'46"W. A DISTANCE OF 30.73'; (26) THENCE
166 N.89°51'47"W. A DISTANCE OF 110.87'; (27) THENCE

105209 - h4091-strike.docx

Published On: 2/25/2026 3:30:26 PM

Amendment No.

167 S.30°42'52"W. A DISTANCE OF 499.12'; (28) THENCE
168 S.30°42'52"W. A DISTANCE OF 746.86'; (29) THENCE WITH A
169 CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 466.57', A
170 RADIUS OF 462.74', A CHORD BEARING OF S.59°35'59"W., A
171 CHORD LENGTH OF 447.06', AND A DELTA ANGLE OF 57°46'14";
172 (30) THENCE S.88°29'06"W. A DISTANCE OF 426.17' TO THE
173 SOUTHWEST CORNER OF LOT 1 GATEWAY TO SARASOTA, PHASE 1, AS
174 RECORDED IN PLAT BOOK 39 PAGE 12 OF THE PUBLIC RECORD OF
175 SARASOTA COUNTY, FLORIDA.; THENCE S.88°29'06"W. A DISTANCE
176 OF 118.01' TO A POINT ON THE EAST LINE OF TRACT 1 OF SAID
177 GATEWAY TO SARASOTA, PHASE 1,; THENCE S.01°28'17"E., ALONG
178 SAID EAST LINE, A DISTANCE OF 17.91' TO THE SOUTHEAST
179 CORNER OF SAID TRACT 1; THENCE S.88°31'43"W., ALONG THE
180 SOUTH LINE OF SAID TRACT 1, A DISTANCE OF 585.08' TO THE
181 SOUTHWEST CORNER OF SAID TRACT 1; THENCE N.00°18'12"E.,
182 ALONG THE WEST LINE OF SAID TRACT 1 AND THE EAST LINE OF
183 WHITAKER PARK, AS RECORDED IN PLAT BOOK 48, PAGE 22 OF THE
184 PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, A DISTANCE OF
185 2107.53' TO THE NORTHEAST CORNER OF SAID WHITAKER PARK AND
186 THE SOUTH RIGHT OF WAY LINE OF RICHARDSON ROAD; THENCE
187 ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING FOUR (4)
188 COURSES: (1) THENCE N.89°36'06"E. A DISTANCE OF 1692.47';
189 (2) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC
190 LENGTH OF 236.10', A RADIUS OF 729.87', A CHORD BEARING OF
191 S.81°09'19"E., A CHORD LENGTH OF 235.07', AND A DELTA ANGLE

105209 - h4091-strike.docx

Published On: 2/25/2026 3:30:26 PM

Amendment No.

192 OF 18°32'02"; (3) THENCE S.71°45'22"E. A DISTANCE OF
193 250.04'; (4) THENCE WITH A CURVE TURNING TO THE LEFT WITH
194 AN ARC LENGTH OF 50.80', A RADIUS OF 658.06', A CHORD
195 BEARING OF S.73°44'15"E., A CHORD LENGTH OF 50.79', AND A
196 DELTA ANGLE OF 04°25'24" TO THE INTERSECTION OF THE
197 WESTERLY RIGHT OF WAY LINE OF N. CATTLEMEN ROAD; THENCE
198 N.19°08'29"E. A DISTANCE OF 101.18' TO THE INTERSECTION OF
199 THE WEST RIGHT OF WAY LINE OF CATTLEMEN ROAD AND THE NORTH
200 RIGHT OF WAY LINE OF RICHARDSON ROAD AS RECORDED IN
201 OFFICIAL RECORDS BOOK INSTRUMENT NUMBER 2001049630; THENCE
202 ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING THREE (3)
203 COURSES: (1) THENCE N.72°09'38"W. A DISTANCE OF 244.89';
204 (2) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC
205 LENGTH OF 276.88', A RADIUS OF 869.34', A CHORD BEARING OF
206 N.81°17'05"W., A CHORD LENGTH OF 275.71', AND A DELTA ANGLE
207 OF 18°14'54"; (3) THENCE S.89°35'28"W. A DISTANCE OF
208 426.49' TO THE EAST LINE OF DEER HOLLOW UNIT IA, AS
209 RECORDED IN PLAT BOOK 30, PAGE 5, OF THE PUBLIC RECORDS OF
210 SARASOTA COUNTY, FLORIDA; THENCE N.00°08'26"W., ALONG SAID
211 EAST LINE, A DISTANCE OF 1417.17' TO THE SOUTHWEST CORNER
212 OF SAN PALERMO AS RECORDED IN PLAT BOOK 45, PAGE 9, OF THE
213 PUBLIC RECORD OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE
214 SOUTH LINE OF SAID SAN PALERMO THE FOLLOWING THREE (3)
215 COURSES: (1) THENCE N.89°51'34"E. A DISTANCE OF 641.75';
216 (2) THENCE S.00°12'17"W. A DISTANCE OF 157.17'; (3) THENCE

105209 - h4091-strike.docx

Published On: 2/25/2026 3:30:26 PM

Amendment No.

217 N.89°54'09"E. A DISTANCE OF 328.46' TO THE SOUTHEAST CORNER
218 OF SAID SAN PALERMO AND THE WEST RIGHT OF WAY LINE OF
219 CATTLEMEN ROAD AS RECORDED IN OFFICIAL RECORDS BOOK
220 INSTRUMENT NUMBER 2001049630; THENCE ALONG THE SAID WEST
221 RIGHT OF WAY LINE AND THE EAST LINE OF SAID SAN PALERMO THE
222 FOLLOWING TWO (2) COURSES: (1) THENCE N.00°12'17"E. A
223 DISTANCE OF 518.74'; (2) THENCE N.00°13'01"E. A DISTANCE OF
224 819.26' TO THE NORTHEAST CORNER OF SAID SAN PALERMO; THENCE
225 S.89°20'24"E. A DISTANCE OF 69.91'; THENCE N.00°13'21"E. A
226 DISTANCE OF 662.07'; THENCE N.89°26'46"W. A DISTANCE OF
227 69.95' TO THE WESTERLY RIGHT OF WAY LINE OF CATTLEMEN ROAD
228 AS RECORDED IN OFFICIAL RECORD INSTRUMENT NUMBER
229 2008032343, 2008030381, AND 2008032590 OF THE PUBLIC
230 RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID
231 WESTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES:
232 (1) THENCE N.00°12'38"E. A DISTANCE OF 166.76'; (2) THENCE
233 WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF
234 487.42', A RADIUS OF 2799.35', A CHORD BEARING OF
235 N.04°46'39"W., A CHORD LENGTH OF 486.81', AND A DELTA ANGLE
236 OF 09°58'35"; (3) THENCE N.09°47'13"W. A DISTANCE OF
237 52.28'; (4) THENCE WITH A CURVE TURNING TO THE RIGHT WITH
238 AN ARC LENGTH OF 436.90', A RADIUS OF 2933.52', A CHORD
239 BEARING OF N.05°31'13"W., A CHORD LENGTH OF 436.50', AND A
240 DELTA ANGLE OF 08°32'00" TO THE SOUTH LINE OF NATHAN
241 BENDERSON PARK AS RECORDED IN OFFICIAL RECORDS BOOK 2805,

105209 - h4091-strike.docx

Published On: 2/25/2026 3:30:26 PM

Amendment No.

242 PAGE 797 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;
243 THENCE ALONG THE SOUTHERLY LINE OF SAID NATHAN BENDERSON
244 PARK THE FOLLOWING FIVE (5) COURSES: (1) THENCE
245 S.89°27'01"W. A DISTANCE OF 1223.82'; (2) THENCE
246 S.00°33'03"W. A DISTANCE OF 100.00'; (3) THENCE
247 S.88°53'04"W. A DISTANCE OF 982.23'; (4) THENCE
248 S.00°03'03"E. A DISTANCE OF 100.00'; (5) THENCE
249 S.89°29'06"W. A DISTANCE OF 329.89' TO THE EAST LINE OF
250 DEER HOLLOW UNIT NO. V, AS RECORDED IN PLAT BOOK 34, PAGE
251 20, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA ALSO
252 BEING THE SOUTHEAST CORNER OF PROPERTY DESCRIBED IN
253 INSTRUMENT NUMBER 2006043641 OF THE PUBLIC RECORDS OF
254 SARASOTA COUNTY, FLORIDA; THENCE N.00°02'26"W. ALONG THE
255 EASTERLY LINE OF PROPERTY DESCRIBED IN INSTRUMENT NUMBER
256 2006043641, A DISTANCE OF 270.11'; THENCE N.89°41'17"W.
257 ALONG THE NORTHERLY LINE OF PROPERTY DESCRIBED IN
258 INSTRUMENT NUMBER 2006043641 AND THE NORTHERLY LINE OF SAID
259 DEER HOLLOW UNIT V, A DISTANCE OF 685.53' TO THE NORTHWEST
260 CORNER OF SAID DEER HOLLOW ALSO BEING THE NORTHEAST CORNER
261 OF DEER HOLLOW UNIT VI, AS RECORDED IN PLAT BOOK 34, PAGE 9
262 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE
263 N.89°41'27"W. ALONG THE NORTH LINE OF SAID DEER HOLLOW UNIT
264 VI, A DISTANCE OF 685.40'; THENCE N.00°16'06"W. A DISTANCE
265 OF 160.11'; THENCE N.89°42'44"W. A DISTANCE OF 1310.71' TO
266 THE EAST RIGHT OF WAY LINE OF HONORE AVENUE AS RECORDED IN

105209 - h4091-strike.docx

Published On: 2/25/2026 3:30:26 PM

Page 11 of 41

Amendment No.

267 OFFICIAL RECORDS BOOK 1383, PAGE 1923 OF THE PUBLIC RECORDS
268 OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID EAST RIGHT
269 OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) THENCE
270 N.00°29'01"W. A DISTANCE OF 648.48'; (2) THENCE
271 S.89°49'20"E. A DISTANCE OF 15.00'; (3) THENCE
272 N.00°29'01"W. A DISTANCE OF 60.00' TO THE SOUTHWEST CORNER
273 OF THE MEADOWS UNIT 16, AS RECORDED IN PLAT BOOK 33, PAGE
274 25 OF THE PUBLIC RECORDS OF SARASOTA COUNTY FLORIDA; THENCE
275 S.89°49'20"E., ALONG THE SOUTH LINE OF SAID MEADOWS, AND
276 THE SOUTH LINE OF DEVONSHIRE PLACE, AS RECORDED IN PLAT
277 BOOK 35, PAGE 2, OF THE PUBLIC RECORDS OF SARASOTA COUNTY,
278 FLORIDA AND THE SOUTH LINE OF STRATFIELD PARK PHASE II, AS
279 RECORDED IN PLAT BOOK 35, PAGE 16, OF THE PUBLIC RECORDS OF
280 SARASOTA COUNTY FLORIDA, A DISTANCE OF 2673.35'; THENCE
281 N.00°33'48"E. ALONG THE EAST LINE OF STRATFIELD PARK PH II
282 PLAT, BOOK 35, PAGE 16, STRATFIELD PARK PH I, PLAT BOOK 34,
283 PAGE 49, THE MEADOWS UNIT 15, PLAT BOOK 32, PAGE 45, THE
284 MEADOWS UNIT 14, PLAT BOOK 31, PAGE 29, AND THE MEADOWS
285 UNIT 12, PLAT BOOK 30, PAGE 30, ALL RECORDED IN THE PUBLIC
286 RECORDS OF SARASOTA COUNTY, FLORIDA, A DISTANCE OF 5251.19'
287 TO THE SOUTH QUARTER CORNER OF SECTION 1; THENCE
288 N.00°31'10"E. ALONG THE EAST LINE OF HE SOUTHWEST QUARTER
289 OF SAID SECTION 1, A DISTANCE OF 1336.87' TO THE NORTHEAST
290 CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF
291 SAID SECTION 1; THENCE N.89°14'52"W. ALONG THE NORTH LINE

105209 - h4091-strike.docx

Published On: 2/25/2026 3:30:26 PM

Amendment No.

292 OF THE SOUTH ONE HALF OF THE SOUTHWEST QUARTER OF SAID
293 SECTION 1, A DISTANCE OF 2447.68'; THENCE N.00°30'14"E. A
294 DISTANCE OF 35.72'; THENCE N.53°37'49"W. A DISTANCE OF
295 186.41'; THENCE S.59°21'24"W. A DISTANCE OF 71.20' TO THE
296 EAST RIGHT OF WAY LINE OF HONORE AVENUE; THENCE ALONG THE
297 EAST RIGHT OF WAY LINE OF HONORE AVENUE AS RECORDED IN
298 INSTRUMENT NUMBER 2007185497, OFFICIAL RECORDS BOOK 2486,
299 PAGE 95, AND OFFICIAL RECORDS BOOK 2653, PAGE 1728, PUBLIC
300 RECORDS OF SARASOTA COUNTY, FLORIDA THE FOLLOWING FIVE (5)
301 COURSES: (1) THENCE N.00°30'14"E. A DISTANCE OF 973.13';
302 (2) THENCE N.14°40'08"E. A DISTANCE OF 49.04'; (3) THENCE
303 N.00°30'14"E. A DISTANCE OF 239.64'; (4) THENCE WITH A
304 CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 29.88', A
305 RADIUS OF 35.00', A CHORD BEARING OF N.23°57'19"W., A CHORD
306 LENGTH OF 28.98', AND A DELTA ANGLE OF 48°55'28"; (5)
307 THENCE N.00°30'27"E. A DISTANCE OF 2402.49'; THENCE
308 N.89°23'59"W. A DISTANCE OF 92.00' TO THE WESTERLY RIGHT OF
309 WAY LINE OF SAID HONORE AVENUE AND TH EAST BOUNDARY LINE OF
310 HONORE BUSINESS PARK, A LAND CONDOMINIUM AS RECORDED IN
311 CONDOMINIUM BOOK 4, PAGE 31 OF THE PUBLIC RECORDS OF
312 SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID EAST BOUNDARY
313 LINE, BEING THE WESTERLY RIGHT OF WAY LINE OF SAID HONORE
314 AVENUE THE FOLLOWING FIVE (5) COURSES: (1) THENCE
315 S.00°31'03"W. A DISTANCE OF 334.73'; (2) THENCE
316 S.15°21'39"W. A DISTANCE OF 52.70'; (3) THENCE

105209 - h4091-strike.docx

Published On: 2/25/2026 3:30:26 PM

Amendment No.

317 S.00°31'03"W. A DISTANCE OF 100.40'; (4) THENCE
318 N.89°28'57"W. A DISTANCE OF 6.50'; (5) THENCE S.00°31'03"W.
319 A DISTANCE OF 38.91' TO THE NORTH SIDE OF ROADWAY C.E. AS
320 SHOWN ON SAID HONORE BUSINESS PARK LAND CONDOMINIUM PLAT;
321 THENCE ALONG THE NORTH LINE OF SAID ROADWAY C.E. THE
322 FOLLOWING EIGHT (8) COURSES: (1) THENCE N.89°28'57"W. A
323 DISTANCE OF 44.09'; (2) THENCE WITH A CURVE TURNING TO THE
324 LEFT WITH AN ARC LENGTH OF 49.61', A RADIUS OF 100.00', A
325 CHORD BEARING OF S.76°18'16"W., A CHORD LENGTH OF 49.11',
326 AND A DELTA ANGLE OF 28°25'35"; (3) THENCE WITH A REVERSE
327 CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 49.61', A
328 RADIUS OF 100.00', A CHORD BEARING OF S.76°18'16"W., A
329 CHORD LENGTH OF 49.11', AND A DELTA ANGLE OF 28°25'35"; (4)
330 THENCE N.89°28'57"W. A DISTANCE OF 111.31'; (5) THENCE WITH
331 A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 48.37', A
332 RADIUS OF 100.00', A CHORD BEARING OF S.76°39'43"W., A
333 CHORD LENGTH OF 47.90', AND A DELTA ANGLE OF 27°42'41"; (6)
334 THENCE S.62°48'22"W. A DISTANCE OF 136.88'; (7) THENCE WITH
335 A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 24.51',
336 A RADIUS OF 50.67', A CHORD BEARING OF S.76°39'43"W., A
337 CHORD LENGTH OF 24.27', AND A DELTA ANGLE OF 27°42'40"; (8)
338 THENCE N.89°28'57"W. A DISTANCE OF 156.75' TO THE WEST
339 BOUNDARY LINE OF SAID HONORE BUSINESS PARK; THENCE
340 N.00°30'01"E. ALONG SAID WEST LINE, A DISTANCE OF 170.75'
341 TO THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN

105209 - h4091-strike.docx

Published On: 2/25/2026 3:30:26 PM

Page 14 of 41

Amendment No.

342 OFFICIAL RECORDS INSTRUMENT 2025107900; THENCE ALONG THE
343 SOUTH LINE OF SAID PROPERTY THE FOLLOWING FIVE (5) COURSES:
344 (1) THENCE N.89°20'07"W. A DISTANCE OF 304.86'; (2) THENCE
345 N.89°33'04"W. A DISTANCE OF 15.00'; (3) THENCE
346 N.00°26'56"E. A DISTANCE OF 0.11'; (4) THENCE N.89°20'43"W.
347 A DISTANCE OF 319.86'; (5) THENCE N.89°34'10"W. A DISTANCE
348 OF 25.00' TO THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE
349 N.00°25'50"E. ALONG THE WEST BOUNDARY OF SAID PROPERTY, A
350 DISTANCE OF 664.43' TO THE NORTH LINE OF SECTION 2; THENCE
351 S.89°27'05"E., ALONG SAID NORTH LINE, A DISTANCE OF
352 1330.34'; TO THE POINT OF BEGINNING, HAVING AN AREA OF
353 APPROXIMATELY 1,092 ACRES, MORE OR LESS.

354
355 B. Lands in Manatee County, Florida:

356 A PARCEL OF LAND LYING AND BEING IN SECTIONS 25, 35 AND 36,
357 TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.
358 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

359
360 BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 36;
361 THENCE ALONG THE SOUTH LINE OF SAID SECTION 36 THE
362 FOLLOWING TWO (2) COURSES: (1) THENCE S.89°23'53"E. A
363 DISTANCE OF 2705.83'; (2) THENCE S.89°25'07"E. A DISTANCE
364 OF 441.01'; THENCE N.00°34'53"E. A DISTANCE OF 229.64' TO
365 THE LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE 75,
366 (STATE ROAD 93) AS SHOWN ON THE FLORIDA DEPARTMENT OF

105209 - h4091-strike.docx

Published On: 2/25/2026 3:30:26 PM

Amendment No.

367 TRANSPORTATION RIGHT OF WAY MAPS, SECTION 13075-2402;
368 THENCE ALONG SAID LIMITED ACCESS RIGHT OF WAY THE FOLLOWING
369 SEVEN COURSES: (1) THENCE S.89°25'07"E. A DISTANCE OF
370 298.24'; (2) THENCE N.88°17'27"E. A DISTANCE OF 628.42';
371 (3) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC
372 LENGTH OF 315.44', A RADIUS OF 216.00', A CHORD BEARING OF
373 N.46°27'17"E., A CHORD LENGTH OF 288.15', AND A DELTA ANGLE
374 OF 83°40'23"; (4) THENCE N.04°37'06"E. A DISTANCE OF
375 450.00'; (5) THENCE WITH A CURVE TURNING TO THE LEFT WITH
376 AN ARC LENGTH OF 638.55', A RADIUS OF 3180.04', A CHORD
377 BEARING OF N.03°55'22"W., A CHORD LENGTH OF 637.48', AND A
378 DELTA ANGLE OF 11°30'18"; (6) THENCE N.09°40'31"W. A
379 DISTANCE OF 518.74'; (7) THENCE N.13°40'30"W. A DISTANCE OF
380 4565.88' TO THE SOUTHEAST CORNER OF INDIGO RIDGE AT
381 UNIVERSITY PLACE AS RECORD IN PLAT BOOK 41, PAGE 75, OF THE
382 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE
383 SOUTH LINE OF SAID INDIGO RIDGE AT UNIVERSITY PLACE THE
384 FOLLOWING THREE (3) COURSES: (1) THENCE S.76°19'29"W. A
385 DISTANCE OF 241.90'; (2) THENCE N.13°40'31"W. A DISTANCE OF
386 50.00'; (3) THENCE S.76°19'29"W. A DISTANCE OF 138.18' TO
387 THE NORTHEAST CORNER OF ASHLEY TRACE AT UNIVERSITY PLACE AS
388 RECORDED IN PLAT BOOK 41, PAGE 91, OF THE PUBLIC RECORDS OF
389 MANATEE COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID
390 ASHLEY TRACE AT UNIVERSITY PLACE THE FOLLOWING THREE (3)
391 COURSES: (1) THENCE S.01°35'25"W. A DISTANCE OF 138.18';

105209 - h4091-strike.docx

Published On: 2/25/2026 3:30:26 PM

Page 16 of 41

Amendment No.

392 (2) THENCE S.88°24'35"E. A DISTANCE OF 50.00'; (3) THENCE
393 S.01°35'25"W. A DISTANCE OF 965.34' TO THE NORTHEAST CORNER
394 OF CHARLESTON POINTE PHASE A1 AT UNIVERSITY PLACE AS
395 RECORDED IN PLAT BOOK 40, PAGE 49, OF THE PUBLIC RECORDS OF
396 MANATEE COUNTY, FLORIDA; THENCE S.00°27'10"W. ALONG THE
397 EAST LINE OF SAID CHARLESTON POINTE PHASE A1 AT UNIVERSITY
398 PLACE, A DISTANCE OF 1910.69' TO THE SOUTHEAST CORNER OF
399 SAID CHARLESTON POINTE PHASE A1 AT UNIVERSITY PLACE AND THE
400 NORTH RIGHT OF WAY LINE OF COOPER CREEK BOULEVARD AS SHOWN
401 IN THE PLAT OF CHALESTON POINTE PHASE "A" AT UNIVERSITY
402 PLACE AS RECORDED IN PLAT BOOK 40, PAGE 34, OF THE PUBLIC
403 RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH
404 RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:
405 (1) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC
406 LENGTH OF 415.48', A RADIUS OF 940.00', A CHORD BEARING OF
407 N.50°49'46"W., A CHORD LENGTH OF 412.11', AND A DELTA ANGLE
408 OF 25°19'30"; (2) THENCE WITH A REVERSE CURVE TURNING TO
409 THE LEFT WITH AN ARC LENGTH OF 628.15', A RADIUS OF
410 552.00', A CHORD BEARING OF N.70°45'59"W., A CHORD LENGTH
411 OF 594.80', AND A DELTA ANGLE OF 65°12'00"; (3) THENCE WITH
412 A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF
413 260.88', A RADIUS OF 1358.00', A CHORD BEARING OF
414 S.82°08'13"W., A CHORD LENGTH OF 260.48', AND A DELTA ANGLE
415 OF 11°00'25"; THENCE S.02°21'34"E. A DISTANCE OF 84.00' TO
416 THE SOUTHERLY RIGHT OF WAY LINE OF COOPER CREEK BOULEVARD

105209 - h4091-strike.docx

Published On: 2/25/2026 3:30:26 PM

Page 17 of 41

Amendment No.

417 AS SHOWN IN THE PLAT OF CHALESTON POINTE PHASE "A" AT
418 UNIVERSITY PLACE AS RECORDED IN PLAT BOOK 40, PAGE 34, OF
419 THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG
420 SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2)
421 COURSES: (1) THENCE WITH A CURVE TURNING TO THE LEFT WITH
422 AN ARC LENGTH OF 277.02', A RADIUS OF 1442.00', A CHORD
423 BEARING OF N.82°08'13"E., A CHORD LENGTH OF 276.59', AND A
424 DELTA ANGLE OF 11°00'25"; (2) THENCE WITH A REVERSE CURVE
425 TURNING TO THE RIGHT WITH AN ARC LENGTH OF 123.84', A
426 RADIUS OF 468.00', A CHORD BEARING OF N.84°12'52"E., A
427 CHORD LENGTH OF 123.48', AND A DELTA ANGLE OF 15°09'42" TO
428 THE NORTHEAST CORNER OF SAVANNAH PRESERVE AT UNIVERSITY
429 PLACE AS RECORDED IN OFFICIAL RECORDS BOOK 2224 PAGE 1318
430 OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA; THENCE
431 ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID SAVANNAH
432 PRESERVE AT UNIVERSITY PLACE TO FOLLOWING SIX (6) COURSES:
433 (1) THENCE S.06°03'00"W. A DISTANCE OF 528.00'; (2) THENCE
434 N.85°52'00"W. A DISTANCE OF 156.00'; (3) THENCE
435 N.20°52'00"W. A DISTANCE OF 250.00'; (4) THENCE
436 N.90°00'00"W. A DISTANCE OF 228.00'; (5) THENCE
437 S.18°23'00"W. A DISTANCE OF 892.00'; (6) THENCE
438 S.80°24'00"W. A DISTANCE OF 194.69' TO THE SOUTHEAST CORNER
439 OF CAROLINA LANDINGS AS RECORDED IN OFFICIAL RECORD BOOK
440 1979, PAGE 2295 OF THE PUBLIC RECORDS OF MANATEE COUNTY,
441 FLORIDA; THENCE ALONG THE SOUTHERLY LINE OF SAID CAROLINA

105209 - h4091-strike.docx

Published On: 2/25/2026 3:30:26 PM

Amendment No.

442 LANDINGS THE FOLLOWING TWO (2) COURSES: (1) THENCE
443 S.80°24'00"W. A DISTANCE OF 367.31'; (2) THENCE
444 S.88°35'01"W. A DISTANCE OF 462.44' TO THE WESTERLY RIGHT
445 OF WAY LINE OF HONORE AVENUE AS RECORDED IN OFFICIAL
446 RECORDS BOOK 1461, PAGE 3023 AND OFFICIAL RECORDS BOOK
447 1598, PAGE 1505 OF THE PUBLIC RECORDS OF MANATEE COUNTY,
448 FLORIDA; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE
449 FOLLOWING TWO (2) COURSES: (1) THENCE S.00°20'22"E. A
450 DISTANCE OF 1317.63'; (2) THENCE WITH A CURVE TURNING TO
451 THE RIGHT WITH AN ARC LENGTH OF 276.87', A RADIUS OF
452 1440.00', A CHORD BEARING OF S.05°10'08"W., A CHORD LENGTH
453 OF 276.45', AND A DELTA ANGLE OF 11°00'59" TO THE SOUTHEAST
454 CORNER OF SABAL BAY CONDOMINIUM PLAT AS RECORDED IN
455 CONDOMINIUM BOOK 33, PAGE 96, OF THE PUBLIC RECORDS OF
456 MANATEE COUNTY, FLORIDA; THENCE N.89°27'25"W., ALONG THE
457 SOUTH LINE OF SAID SABAL BAY CONDOMINIUM, A DISTANCE OF
458 1550.09' TO THE SOUTHWEST CORNER OF SAID SABAL BAY
459 CONDOMINIUM, AND THE EAST LINE OF A FLORIDA POWER & LIGHT
460 EASEMENT (160' WIDE), RECORDED IN OFFICIAL RECORDS BOOK
461 996, PAGE 1979, OF THE PUBLIC RECORDS OF MANATEE COUNTY,
462 FLORIDA; THENCE S.00°26'00"W., ALONG SAID EAST LINE, A
463 DISTANCE OF 950.35' TO A POINT ON THE SOUTH LINE OF SAID
464 SECTION 35; THENCE S.89°27'05"E., ALONG SAID SOUTH LINE, A
465 DISTANCE OF 1405.88'; TO THE POINT OF BEGINNING, HAVING AN
466 AREA OF 16447708.61 SQUARE FEET, 377.587 ACRES.

105209 - h4091-strike.docx

Published On: 2/25/2026 3:30:26 PM

Page 19 of 41

Amendment No.

467
468 C. Excluded lands from the district:

469 Notwithstanding the foregoing, the following lands
470 described below shall be excluded from the district's
471 jurisdictional boundaries:

472
473 (1) Parcel ID: 0036010002 (MOTE)

474 LEGAL DESCRIPTION:

475 COMMENCE AT THE NW CORNER OF THE SE 1/4 OF SECTION 1,
476 TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA;
477 THENCE S 89°18'11" E, ALONG THE NORTH LINE OF THE SE 1/4 OF
478 SAID SECTION, A DISTANCE OF 177.43 FEET FOR A POINT OF
479 BEGINNING; THENCE CONTINUE S 89°18'11"E, ALONG SAID NORTH
480 LINE, A DISTANCE OF 1128.19 FEET; THENCE S 00°00'13" E, A
481 DISTANCE OF 327.36 FEET; THENCE S 89°59'47" W, A
482 DISTANCE OF 36.47 FEET TO A POINT OF CURVATURE OF A CURVE
483 CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 45.00 FEET; THENCE
484 SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT
485 THROUGH A CENTRAL ANGLE OF 74°27'17" A DISTANCE OF 58.48
486 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE
487 NORTHWESTERLY HAVING A RADIUS OF 300.00 FEET; THENCE
488 SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT
489 THROUGH A CENTRAL ANGLE OF 51°16'30" A DISTANCE OF 268.48
490 FEET TO A POINT OF NON-TANGENCY; THENCE N 89°37'27" W, A
491 DISTANCE OF 255.09 FEET; THENCE N 35°53'57" E, A DISTANCE

105209 - h4091-strike.docx

Published On: 2/25/2026 3:30:26 PM

Amendment No.

492 OF 34.55 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE
493 WESTERLY HAVING A RADIUS OF 540.00 FEET; THENCE NORTHERLY
494 ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL
495 ANGLE OF 40°32'31" A DISTANCE OF 382.10 FEET TO A POINT OF
496 COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING
497 A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC
498 OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF
499 85°31'07" A DISTANCE OF 74.63 FEET TO A POINT OF TANGENCY;
500 THENCE S 89°50'18" W, A DISTANCE OF 463.42 FEET TO A POINT
501 OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A
502 RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF
503 SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89°17'05"
504 A DISTANCE OF 38.96 FEET TO A POINT OF TANGENCY; THENCE S
505 00°33'13" W, A DISTANCE OF 528.07 FEET; THENCE N 89°26'47"
506 W, A DISTANCE OF 71.50 FEET; THENCE S 00°29'40" W, A
507 DISTANCE OF 128.56 FEET TO A POINT OF CURVATURE OF A CURVE
508 CONCAVE NORTHWESTERLY HAVING A RADIUS OF 111.50 FEET;
509 THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE
510 RIGHT THROUGH A CENTRAL ANGLE OF 56°56'28" A DISTANCE OF
511 110.81 FEET TO A POINT OF NON-TANGENCY; THENCE N 42°14'07"
512 W, A DISTANCE OF 206.65 FEET TO A POINT ON THE ARC OF A
513 CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS POINT LIES N
514 51°08'46" E, A DISTANCE OF 553.95 FEET; THENCE
515 NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT
516 THROUGH A CENTRAL ANGLE OF 10°01'02" A DISTANCE OF 96.85

105209 - h4091-strike.docx

Published On: 2/25/2026 3:30:26 PM

Amendment No.

517 FEET TO A POINT OF NON-TANGENCY; THENCE N 34°58'00" W, A
518 DISTANCE OF 45.27 FEET TO A POINT ON THE ARC OF A CURVE
519 CONCAVE EASTERLY WHOSE RADIUS POINT LIES N 66°32'14" E, A
520 DISTANCE OF 493.10 FEET; THENCE NORTHERLY ALONG THE ARC OF
521 SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF
522 18°29'43" A DISTANCE OF 159.17 FEET TO A POINT OF NON-
523 TANGENCY; THENCE N 00°30'56" E, A DISTANCE OF 110.89 FEET;
524 THENCE S 89°29'04" E, A DISTANCE OF 63.07 FEET TO A POINT
525 OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A
526 RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF
527 SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°30'56"
528 A DISTANCE OF 78.99 FEET TO A POINT OF TANGENCY; THENCE N
529 00°00'00" E, A DISTANCE OF 165.14 FEET TO A POINT OF
530 CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF
531 50.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO
532 THE RIGHT THROUGH A CENTRAL ANGLE OF 19°48'33" A DISTANCE
533 OF 17.29 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE
534 CONCAVE WESTERLY HAVING A RADIUS OF 50.00 FEET; THENCE
535 NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A
536 CENTRAL ANGLE OF 22°11'28" A DISTANCE OF 19.37 FEET TO A
537 POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY
538 HAVING A RADIUS OF 50.00 FEET; THENCE NORTHERLY ALONG THE
539 ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF
540 15°48'42" A DISTANCE OF 13.80 FEET TO A POINT OF TANGENCY;
541 THENCE N 13°25'47" E, A DISTANCE OF 27.41 FEET TO A POINT

105209 - h4091-strike.docx

Published On: 2/25/2026 3:30:26 PM

Amendment No.

542 OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A
543 RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF
544 SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF
545 43°19'54" A DISTANCE OF 37.81 FEET TO A POINT OF TANGENCY;
546 THENCE N 56°45'41" E, A DISTANCE OF 22.41 FEET TO A POINT
547 OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A
548 RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF
549 SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 56°03'53"
550 A DISTANCE OF 29.36 FEET TO A POINT OF TANGENCY; THENCE N
551 00°41'49" E, A DISTANCE OF 15.38 FEET TO THE INTERSECTION
552 WITH THE NORTH LINE OF SAID SE 1/4 AND THE POINT OF
553 BEGINNING.
554 CONTAINING 512,332.83 SQUARE FEET (11.76 ACRES).

555
556 (2) Parcel ID: 0014002020 (SARASOTA COUNTY PUBLIC HOSPITAL
557 DISTRICT)
558 The Northwest 1/4 of the Northwest 1/4 of Section 1,
559 Township 36 South, Range 18 East, less the right-of-way of
560 University Parkway and less the right-of-way of Honore
561 Avenue and more particularly described as follows:
562 Commence at a 5" x 5" concrete monument found at the
563 Northwest corner of said Section 1; thence S 00°30'31" W
564 along the West line of the Northwest 1/4 of said Section 1,
565 a distance of 206.00 feet to the Southerly right-of-way of
566 University Parkway; thence S89°24'11" E along the Southerly

105209 - h4091-strike.docx

Published On: 2/25/2026 3:30:26 PM

Amendment No.

567 right-of-way of University Parkway, a distance of 46.00
568 feet to the Point of Beginning: (the following five calls
569 are along the Southerly right-of-way of University Parkway)
570 thence S 89°24'11" E, a distance of 342.16 feet, thence S
571 00°35'49" W, a distance of 15.00 feet; thence S 89°24'11"
572 E, a distance of 135.25 feet to the point of curvature of a
573 curve to the left, having a radius of 5847.58 feet and a
574 central angle of 08°05'48"; thence Easterly along the arc
575 of said curve, an arc length of 826.34 feet to the end of
576 said curve; thence N 82°30'34" E, a distance of 6.16 feet
577 to the Easterly line of the Northwest 1/4 of the Northwest
578 1/4 of aforementioned Section 1; thence S 00°30'47" W along
579 said Easterly line and away from the Southerly right-of-way
580 of University Parkway, a distance of 1173.61 feet to the
581 Southeast corner of said Northwest 1/4 of the Northwest 1/4
582 of Section 1; thence N 89°21'17" W along the Southerly line
583 of said Northwest 1/4 of the Northwest 1/4 of Section 1, a
584 distance of 1307.08 feet to the Easterly right-of-way line
585 of Honore Avenue (92' wide); thence N 00°30'31" E along the
586 Easterly right-of-way line of Honore Avenue, a distance of
587 1128.35 feet to the Point of Beginning.
588 LESS and except the right-of-way for Honore Avenue
589 described in Official Records Book 2486, Page 95, and
590 Official Records Instrument 2009001090, Public Records of

105209 - h4091-strike.docx

Published On: 2/25/2026 3:30:26 PM

Page 24 of 41

Amendment No.

591 Sarasota County, Florida. Lying and being in Sarasota
592 County, Florida.

593
594 D. Total district acreage
595 The total acreage of property within the district's
596 boundaries in Sarasota and Manatee Counties consists of
597 1,469.651 acres, more or less.

598
599 Section 3. Powers of the district.-

600 (1) The district shall have all authority, powers, and
601 duties granted by this charter and by chapters 189 and 197,
602 Florida Statutes, as they may be amended from time to time.

603 (2) The district shall have the authority, power and duties
604 to provide for drainage and water control. In exercising its
605 authority for drainage and water control, the district shall
606 have the authority provided by, and be subject to, ss. 298.11,
607 298.13, 298.16, 298.17, 298.18, 298.19, 298.20, 298.21, 298.22,
608 298.225, 298.24, 298.25, 298.26, 298.28, 298.301, 298.305,
609 298.329, 298.333, 298.341, 298.345, 298.353, 298.365, 298.366,
610 298.401, 298.41(1), 298.465, 298.47, 298.48, 298.49, 298.50,
611 298.52, 298.54, 298.56, 298.59, 298.61, 298.62, 298.63, and
612 298.66, Florida Statutes.

613 (3) The district shall have all authority, powers, and
614 duties to provide the following:

Amendment No.

- 615 a. To construct, operate, and maintain canals, ditches,
616 drains, levees, lakes, ponds, and other works for water
617 management, flood, and drainage control purposes;
- 618 b. To acquire, purchase, operate, and maintain pumps,
619 plants, and pumping systems for water management, flood, and
620 drainage control purposes;
- 621 c. To construct, operate, and maintain irrigation works,
622 machinery, and plants;
- 623 d. To construct and maintain facilities for and take
624 measures to control mosquitoes and other arthropods of public
625 health importance;
- 626 e. To levy non-ad valorem assessments, prescribe, fix,
627 establish, and collect rates, fees, rentals, fares, or other
628 charges, and to revise the same from time to time, for the
629 facilities and services furnished or to be furnished by the
630 district and to recover the cost of making connection to any
631 district facility or system;
- 632 f. To provide for the discontinuance of service and
633 reasonable penalties, including attorney fees, against any user
634 or property for any such rates, fees, rentals, fares, or other
635 charges that become delinquent and require collection. However,
636 no charges or fees shall be established until after a public
637 hearing of the Board of Supervisors at the district at which all
638 affected persons shall be given an opportunity to be heard;

105209 - h4091-strike.docx

Published On: 2/25/2026 3:30:26 PM

Amendment No.

639 g. To enter into agreements with any person, firm, or
640 corporation for the furnishing by such person, firm, or
641 corporation of any facilities and services of the type provided
642 for in this act;

643 h. To finance, fund, plan, establish, acquire, construct
644 or reconstruct, enlarge or extend, equip, operate, and maintain
645 additional systems and facilities for conservation areas,
646 mitigation areas, and wildlife habitat, including the
647 maintenance of any plant or animal species, and any related
648 interest in real or personal property;

649 i. To borrow money and issue negotiable or other bonds of
650 the district as hereinafter provided; to borrow money, from time
651 to time, and issue negotiable or other notes of the district
652 therefore, bearing interest at a rate not exceeding the maximum
653 interest allowable by law, in anticipation of the collection of
654 assessments or revenues of the district; to pledge assessments
655 and revenues to secure such bonds, notes, or obligations; and to
656 sell, discount, negotiate, and dispose of the same;

657 j. To exercise all other powers necessary, convenient, or
658 proper in connection with any of the powers or duties of the
659 district stated in this act. The powers and duties of the
660 district shall be exercised by and through the Board of
661 Supervisors. The Board of Supervisors shall have the authority
662 to employ engineers, attorneys, agents, employees, and

Amendment No.

663 representatives as the Board of Supervisors may, from time to
664 time, determine, and to fix their compensation and duties;

665 k. To receive grants and contributions from public and
666 private sources;

667 l. To sue and be sued by its name in any court of law or
668 in equity, to make contracts, to adopt and use a corporate seal,
669 and to alter the same at pleasure;

670 m. To acquire by purchase or gift real and personal
671 property, either or both, within or without the district, and to
672 convey and dispose of such real and personal property, either or
673 both, as may be necessary or convenient to carry out the
674 purposes, or any of the purposes, of this act;

675 (4) The district shall have authority to employ staff to
676 discharge its responsibilities, including but not limited to,
677 staff necessary to exercise the authority and discharge its
678 duties under subsections (2) and (3). Employees of the district
679 shall serve at the pleasure of the district board.

680 (5) Notwithstanding the foregoing, the district shall not
681 have the power of condemnation.

682 Section 4. Board of Supervisors, organization, powers,
683 duties, terms of office, and compensation.-

684 (1) The district shall be governed by a five-member Board
685 of Supervisors, elected on a one-acre, one-vote basis by the
686 landowners in the district.

Amendment No.

687 (2) Prior to taking any district action, a quorum must be
688 present. Three members of the board shall constitute a quorum.

689 (3) Except as provided in subsection (8) for the initial
690 landowners' meeting, the election of the district's Board of
691 Supervisors shall be on a one-acre, one-vote basis pursuant to
692 section 298.11, Florida Statutes, as amended from time to time.

693 (4) Each year during the month of June, supervisors shall
694 be elected by the landowners of the district to fill the seat or
695 seats of supervisors whose terms have expired. All vacancies or
696 expirations on the board shall be filled as required by this act
697 and chapter 298, Florida Statutes.

698 (5) Except for the initial landowners' meeting provided
699 for in subsection (8), each supervisor shall hold office for a
700 term of 3 years and until his or her successor is duly elected
701 or appointed and qualified.

702 (6) The supervisors of said University Town Center
703 Improvement District shall be residents of the State of Florida
704 and citizens of the United States.

705 (7) In case of a vacancy in the office of any supervisor,
706 the remaining supervisors may fill such vacancy by appointment
707 until the next annual meeting of the landowners, when his or her
708 successor shall be elected by the landowners for the unexpired
709 term.

710 (8) At the initial landowners' meeting, the landowners
711 shall, at such election, determine the length of the terms of

105209 - h4091-strike.docx

Published On: 2/25/2026 3:30:26 PM

Amendment No.

712 office of each initial supervisor so elected by them.
713 Respectively, there shall be one 1-year term, two 2-year terms,
714 and two 3-year terms. Thereafter, all terms of supervisors shall
715 be for 3 years. All supervisors shall serve until their
716 successors have been elected or appointed and qualified.

717 (9) Except as provided in subsection (8), the procedures
718 for conducting district elections and for qualification of
719 electors shall be pursuant to this act and chapters 189 and 298,
720 Florida Statutes, as they may be amended from time to time.

721 (10) Whenever any election shall be authorized or required
722 by this act or chapter 298, Florida Statutes, to be held by the
723 landowners at any particular or stated time or day, and if for
724 any reason such election shall not or cannot be held at such
725 time or on such day, then in such event, the power or duty to
726 hold such election shall not cease or lapse, but such election
727 shall be held thereafter as soon as practicable and consistent
728 with this act.

729 (11) The administrative duties of the Board of Supervisors
730 shall be as set forth in this act and chapter 298, Florida
731 Statutes, as they may be amended from time to time.

732 (12) The compensation of the supervisors shall be governed
733 by this act and chapter 298, Florida Statutes, as they may be
734 amended from time to time.

735 (13) The supervisors shall be required to comply with the
736 requirements for financial disclosure, meeting notices,

105209 - h4091-strike.docx

Published On: 2/25/2026 3:30:26 PM

Amendment No.

737 reporting, public records maintenance, and per diem expenses for
738 officers and employees as set forth in chapters 112, 119, 189,
739 286, and 298, Florida Statutes, as they may be amended from time
740 to time.

741 Section 5. Meetings of landowners; election of
742 supervisors.-

743 (1) Each year during the month of June, beginning with
744 June 2026, an annual meeting of the landowners of the district
745 shall be held for the purpose of electing supervisor(s) and
746 hearing reports of the Board of Supervisors. At each annual
747 meeting, the Board of Supervisors shall report on all work
748 undertaken or completed during the preceding year, and the
749 status of the finances of the district.

750 (2) As soon as practicable after their election, the Board
751 of Supervisors of the district shall organize by choosing one of
752 their members to serve as president of the Board of Supervisors
753 and by electing some suitable person, who may or may not be a
754 supervisor, to serve as secretary. The Board of Supervisors
755 shall adopt a seal, which shall be the seal of the district.

756 (3) Only landowners with taxable acreage in the district
757 who are not exempt or immune from taxes or assessments shall be
758 considered electors entitled to vote at any landowner meeting
759 and election. Such landowners representing a majority of the
760 taxable acreage who are present or are represented by proxy at

Amendment No.

761 landowner meetings constitute a quorum at any meeting of the
762 landowners.

763 Section 6. Non-ad valorem assessments.-

764 (1) Non-ad Valorem Assessments.-Non-ad valorem assessments
765 for the construction, operation, or maintenance of district
766 facilities, services, and operations shall be assessed, levied,
767 and collected pursuant to chapter 170, chapter 197, or chapter
768 298, Florida Statutes, as amended from time to time.

769 (2) Assessments and Costs; Lien on Land Against Which
770 Levied.-All assessments provided for in this act, together with
771 all penalties for default in payment of the same, and all costs
772 in collecting the same, shall, from the date of assessment
773 thereof until paid, constitute a lien of equal dignity with the
774 liens for county taxes, and other taxes of equal dignity with
775 county taxes, upon all the lands against which such taxes shall
776 be levied as provided in this charter.

777 (3) Levies of Non-ad Valorem Assessments on Lands Less
778 than One (1) Acre.-In levying and assessing all assessments,
779 each tract or parcel of land less than one (1) acre in area
780 shall be assessed as a full acre, and each tract or parcel of
781 land more than one (1) acre in area which contains a fraction of
782 an acre shall be assessed at the nearest whole number of acres,
783 a fraction of one half or more to be assessed as a full acre.

784 (4) Compensation of Property Appraisers, Tax Collectors,
785 and Clerks of Circuit Court.-The property appraisers, tax

105209 - h4091-strike.docx

Published On: 2/25/2026 3:30:26 PM

Amendment No.

786 collectors, and clerks of the circuit court of Sarasota and
787 Manatee Counties shall be entitled to compensation for services
788 performed in connection with taxes and assessments of the
789 district as provided by general law.

790 Section 7. When unpaid assessments delinquent; penalty.—
791 All assessments provided for in this charter shall be and become
792 delinquent and bear penalties on the amount of said taxes in the
793 same manner as county taxes.

794 Section 8. Enforcement of assessments.—The collection and
795 enforcement of all assessments levied by the district shall be
796 at the same time and in like manner as county taxes, and the
797 provisions of the Florida Statutes relating to the sale of lands
798 for unpaid and delinquent county taxes, the issuance, sale, and
799 delivery of tax certificates for such unpaid and delinquent
800 county taxes, the redemption thereof, the issuance to
801 individuals of tax deeds based thereon, and all other procedure
802 in connection therewith, shall be applicable to the district and
803 the delinquent and unpaid taxes of the district to the same
804 extent as if said statutory provisions were expressly set forth
805 in this charter. All assessments shall be subject to the same
806 discounts as county taxes.

807 Section 9. Issuance of bonds.—

808 (1) Issuance of Revenue Bonds, Assessment Bonds, and Bond
809 Anticipation Notes.—

Amendment No.

810 (a) In addition to the other powers provided to the
811 district, and not in limitation thereof, the district shall have
812 the power, pursuant to chapter 298, Florida Statutes, and
813 applicable general law as amended from time to time, at any
814 time, and, from time to time, after the issuance of any bonds of
815 the district shall have been authorized, to borrow money for the
816 purposes for which such bonds are to be issued in anticipation
817 of the receipt of the proceeds of the sale of such bonds and to
818 issue bond anticipation notes in a principal sum not in excess
819 of the authorized maximum amount of such bond issue.

820 (b) Pursuant to chapter 298, Florida Statutes, and
821 applicable general law as amended from time to time, the
822 district shall have the power to issue assessment bonds and
823 revenue bonds, from time to time, without limitation as to the
824 amount for the purpose of financing the infrastructure, systems,
825 and facilities provided for in Section 3. Such revenue bonds may
826 be secured by, or payable from, the gross or net pledge of the
827 revenues to be derived from any project or combination of
828 projects; from the rates, fees, or other charges to be collected
829 from the users of any project or projects; from any revenue-
830 producing undertaking or activity of the district; from special
831 assessments; or from any other source or pledged security. Such
832 bonds shall not constitute an indebtedness of the district, and
833 the approval of the qualified electors shall not be required

105209 - h4091-strike.docx

Published On: 2/25/2026 3:30:26 PM

Amendment No.

834 unless such bonds are additionally secured by the full faith and
835 credit and taxing power of the district.

836 (c) Any issue of bonds may be secured by a trust agreement
837 by and between the district and a corporate trustee or trustees,
838 which may be any trust company or bank having the powers of a
839 trust company within or without this state. The resolution
840 authorizing the issuance of the bonds or such trust agreement
841 may pledge the revenues to be received from any projects of the
842 district and may contain such provisions for protecting and
843 enforcing the rights and remedies of the bondholders as the
844 board may approve, including, without limitation, covenants
845 setting forth the duties of the district in relation to the
846 acquisition, construction, reconstruction, stewardship,
847 improvement, maintenance, repair, operation, and insurance of
848 any projects; the fixing and revising of the rates, fees, and
849 charges; and the custody, safeguarding, and application of all
850 moneys; and for the employment of consulting engineers in
851 connection with such acquisition, construction, reconstruction,
852 stewardship, improvement, maintenance, repair, or operation.

853 (d) Bonds of each issue shall be dated; shall bear
854 interest at such rate or rates, including variable rates, which
855 interest may be tax exempt or taxable for federal income tax
856 purposes; shall mature at such time or times from their date or
857 dates; and may be made redeemable before maturity at such price

Amendment No.

858 or prices and under such terms and conditions as may be
859 determined by the board.

860 (e) The district shall have the power to issue bonds for
861 the purpose of refunding any outstanding bonds of the district.

862 (2) General Obligation Bonds.—

863 (a) Pursuant to this charter, the district shall have the
864 power from time to time to issue general obligation bonds to
865 finance or refinance capital projects.

866 (b) If the board determines to issue general obligation
867 bonds for more than one capital project, the approval of the
868 issuance of the bonds for each and all such projects may be
869 submitted to the elector on one and the same ballot. The failure
870 of the electors to approve the issuance of bonds for any one or
871 more of the capital projects shall not defeat the approval of
872 bonds for any capital project that has been approved by the
873 electors.

874 (c) In arriving at the amount of general obligation bonds
875 permitted to be outstanding at any one time pursuant to
876 paragraph (a), there shall not be included any general
877 obligation bonds that are additionally secured by the pledge of
878 special assessments levied in the amount sufficient to pay the
879 principal and interest on a general obligation bond so
880 additionally secured, which assessments have been equalized and
881 confirmed by resolution or ordinance of the board pursuant to
882 section 170.08, Florida Statutes.

105209 - h4091-strike.docx

Published On: 2/25/2026 3:30:26 PM

Amendment No.

883 Section 10. Minimum charter requirements.-

884 (1) The district is organized and exists for all purposes
885 set forth in this charter and chapter 298, Florida Statutes, as
886 they may be amended from time to time.

887 (2) The powers, functions, and duties of the district
888 regarding non-ad valorem assessments, bond issuance, other
889 revenue-raising capabilities, budget preparation and approval,
890 liens and foreclosure of liens, use of tax deeds and tax
891 certificates as appropriate for non-ad valorem assessments, and
892 contractual agreements shall be as set forth in chapters 170,
893 189, and 298, Florida Statutes, or any other applicable general
894 or special law, as they may be amended from time to time. The
895 district shall not have the power to levy ad valorem taxes.

896 (3) The district is created by special act of the
897 Legislature, in accordance with chapters 189 and 298, Florida
898 Statutes.

899 (4) The district's charter may be amended only by special
900 act of the Legislature.

901 (5) In accordance with chapter 189, Florida Statutes, this
902 charter, and section 298.11, Florida Statutes, the district is
903 governed by a five-member board, elected on a one-acre, one-vote
904 basis by the landowners in the district. The membership and
905 organization of the board shall be as set forth in this charter
906 and chapter 298, Florida Statutes, as they may be amended from
907 time to time.

Amendment No.

908 (6) The compensation of board members shall be governed by
909 this charter and chapter 298, Florida Statutes, as they may be
910 amended from time to time.

911 (7) The administrative duties of the Board of Supervisors
912 shall be as set forth in this charter and chapter 298, Florida
913 Statutes, as they may be amended from time to time.

914 (8) Requirements for financial disclosure, meeting
915 notices, reporting, public records maintenance, and per diem
916 expenses for officers and employees shall be as set forth in
917 chapters 112, 189, 286, and 298, Florida Statutes, as amended
918 from time to time.

919 (9) The procedures and requirements governing the issuance
920 of bonds, notes, and other evidence of indebtedness by the
921 district shall be as set forth in chapter 298, Florida Statutes,
922 and applicable general laws, as they may be amended from time to
923 time.

924 (10) The procedures for conducting district elections and
925 for qualification of electors shall be pursuant to this charter
926 and chapters 189 and 298, Florida Statutes, as they may be
927 amended from time to time.

928 (11) The district may be financed by any method
929 established in this charter, chapter 298, Florida Statutes, and
930 applicable general laws, as they may be amended from time to
931 time.

105209 - h4091-strike.docx

Published On: 2/25/2026 3:30:26 PM

Amendment No.

932 (12) The methods for collecting non-ad valorem
933 assessments, fees, or service charges shall be as set forth in
934 chapters 197 and 298, Florida Statutes, and other applicable
935 general laws, as they may be amended from time to time.

936 (13) The district's planning requirements shall be as set
937 forth in this charter.

938 (14) The district's geographic boundary limitations shall
939 be as set forth in this charter.

940 Section 11. Boundary changes.—Notwithstanding the
941 provisions of general or other special law, the district's
942 boundaries may be contracted and acreage may be removed from the
943 district when commercial or multifamily acreage is converted to
944 a residential condominium use. The district boundary contraction
945 shall occur only after the residential conversion is recorded
946 with the applicable county clerk of court, and the district's
947 Board of Supervisors has approved of the district's boundary
948 contraction by a supermajority vote. If approved, the Board of
949 Supervisors shall adopt a resolution describing the revised
950 contracted district boundary, inclusive of a map, and setting
951 forth the acreage removed from the district. The resolution of
952 Board of Supervisors shall be posted on the district's website
953 in accordance with section 189.069, Florida Statutes, and
954 transmitted to Sarasota and Manatee Counties, the county tax
955 collectors and property appraisers, and the county sheriffs.

Amendment No.

956 Annexation by any municipality of any lands within the district
957 is prohibited.

958 Section 12. Severability.-If any provision of this charter
959 or application thereof to any person or circumstance is held
960 invalid, the invalidity shall not affect other provisions or
961 applications of the charter which can be given effect without
962 the invalid provision or application, and to this end the
963 provisions of this charter are declared severable. In the event
964 of a conflict between the provisions of this charter and the
965 provisions of any other act, the provisions of this charter
966 shall control to the extent of such conflict.

967 **Section 5.** If this act is approved by a majority of the
968 landowners who are not exempt or immune from ad valorem taxes or
969 non-ad valorem assessments who are present at a landowners
970 meeting to be held within 20 days after section 6 becomes a law,
971 the landowners shall conduct a landowner meeting to address the
972 remaining requirements set forth within section 298.11, Florida
973 Statutes.

974 **Section 6.** Except for this section and sections 1 and 2,
975 which shall take effect upon becoming a law, this act shall take
976 effect only upon approval by a majority vote of those landowners
977 who are not exempt or immune from ad valorem taxes or non-ad
978 valorem assessments who are present at a landowner meeting to be
979 held within 20 days after this section becomes a law.

980

105209 - h4091-strike.docx

Published On: 2/25/2026 3:30:26 PM

Amendment No.

981
982
983
984
985
986
987
988
989
990
991
992
993
994
995
996
997
998
999
1000
1001
1002
1003

T I T L E A M E N D M E N T

Remove everything before the enacting clause and insert:
An act relating to Sarasota and Manatee Counties;
providing legislative findings; providing legislative
intent; creating the University Town Center
Improvement District, an independent special taxing
district, in Sarasota and Manatee Counties; providing
purposes of the district; establishing the boundaries
of the district; providing the powers of the district;
creating a Board of Supervisors; providing for the
organization, powers, duties, terms of office, and
compensation of the board; providing for landowners'
meetings and election of supervisors; providing non-ad
valorem assessments; providing penalties; providing
for issuance of bonds; providing minimum charter
requirements; providing boundary changes; providing
severability; providing construction; requiring that
certain requirements be set forth under a special
circumstance; providing effective dates.