

HB 4091

2026

A bill to be entitled
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 ad
valorem and 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.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Legislative findings.—The Legislature finds

that:

(1) The University Town Center area is a largely

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26 commercially zoned area located at the intersection of I-75 and
27 University Parkway that extends into both Sarasota and Manatee
28 Counties near the Lakewood Ranch planned community.

29 (2) The University Town Center area of Sarasota and
30 Manatee Counties have experienced unprecedented growth as
31 commercial development, tourism events, sport competitions,
32 entertainment, and recreational activities have drawn residents
33 and visitors to the region.

34 (3) The University Town Center area contains more than 3
35 million square feet of commercial development with plans to
36 double in size over the next 20 years. Estimates of the
37 University Town Center development's total economic activity
38 exceed \$3.5 billion, supporting more than 15,000 permanent jobs.
39 More than 1 million square feet of commercial development
40 immediately adjacent to the University Town Center contributes
41 significant additional economic impact to the area.

42 (4) The University Town Center area is located on the
43 county line of Sarasota and Manatee Counties and has become a
44 significant economic catalyst of the Florida economy, supporting
45 the continued development of tourist development attractions at
46 Nathan Benderson Park and Mote Science Education Aquarium
47 ("MoteSEA"), the planned expansion of the sports complex at
48 Nathan Benderson Park, and the attraction of international
49 events such as the 2017 World Rowing Championships and planned
50 2028 "Mega-Worlds" World Rowing Championship.

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

56 (6) The University Town Center and Nathan Benderson Park
57 have led to the development of significant additional projects
58 such as MoteSEA. MoteSEA will independently generate \$28 million
59 annually to the local economy, attract approximately 700,000
60 visitors, support \$120 million in wages, and produce \$2.4
61 million in direct tax revenue.

62 (7) The property owner(s) within the University Town
63 Center area have developed and redeveloped the commercial,
64 retail, dining, and entertainment areas with a comprehensive
65 water control plan that provides drainage and water control
66 infrastructure and protection to the commercial properties in
67 the area, and also the surrounding adjacent commercial and
68 residential properties. The flood control measures and
69 mitigation have also facilitated the creation of recreational
70 facilities that attract local, national, and international
71 sports and tourism activities to the region.

72 (8) The property owner(s) within the University Town
73 Center have also constructed and maintained roadways, sidewalks,
74 pedestrian walkways, and supporting infrastructure, including
75 landscaping, signage, and street lighting, to provide

76 connectivity to ongoing attractions and entertainment within the
77 area.

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

82 (10) Recreational, sports tourism, and other seasonal
83 entertainment events are promoted and encouraged to support the
84 commercial activities throughout the University Town Center area
85 and Sarasota and Manatee Counties.

86 (11) The property owner(s) seek to ensure that there is an
87 ongoing source of funding to continue the multi-county
88 comprehensive stormwater and flood control management program
89 and provide all of the enhanced infrastructure and services that
90 are currently provided in the University Town Center area within
91 the two counties, i.e., streets and sidewalk maintenance,
92 irrigation and enhanced landscaping, parking maintenance,
93 lighting enhancements, enhanced security, recreational services,
94 and entertainment services.

95 (12) The property owner(s) within the University Town
96 Center area seek to create an improvement district to ensure the
97 ongoing funding for the continuation of the above described
98 services with the powers and authority to sufficiently address
99 drainage and flood control needs and other infrastructure needs
100 to provide for ongoing operation, maintenance, and enhancements

101 to the existing services in the most efficient, least intrusive,
102 and most cost-effective manner.

103 (13) The creation of an improvement district that
104 continues the current level of service to the University Town
105 Center area serves a public purpose of providing for the health,
106 safety, and welfare of property owners within the area, and
107 other properties proximate to the region.

108 **Section 2.** Legislative intent.—Based upon the foregoing
109 findings, it is the intent of the Legislature to create and
110 constitute the University Town Center Improvement District for
111 the purposes of providing the services and infrastructure
112 authorized in this act. It is the intent of the Legislature in
113 enacting this law to provide a single, comprehensive special act
114 charter for the district within its jurisdictional boundaries,
115 including all legislative authority granted to the district by
116 this act, and authority granted by applicable general law.

117 **Section 3.** The University Town Center Improvement District
118 ("district").—The University Town Center Improvement District is
119 created as an independent special district in Sarasota and
120 Manatee Counties. The district is organized and exists for all
121 purposes and shall hold all powers set forth in this act and
122 chapters 189, 298, and 197, Florida Statutes, except as
123 otherwise provided for in this act. The district charter may be
124 amended only by special act of the Legislature.

125 **Section 4.** The Charter for the University Town Center

126 Improvement District.—The Charter for the University Town Center
127 Improvement District is created to read:

128 Section 1. Name and corporate status.—

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

131 (2) The district shall be an independent special district
132 of the State of Florida located within Sarasota and Manatee
133 Counties. The District shall be a body corporate and politic
134 organized for the purposes of providing the services and
135 infrastructure authorized within chapters 189 and 298, Florida
136 Statutes, and within this special act.

137 Section 2. District boundaries.—The lands included within
138 the University Town Center Improvement District territorial
139 boundaries shall consist of the following described lands,
140 depicted in the map attached as Exhibit A, in Sarasota and
141 Manatee Counties:

142

143 A. Lands in Sarasota County, Florida:

144 A PARCEL OF LAND LYING AND BEING IN SECTIONS 1, 2, 12,
145 13, AND 24, TOWNSHIP 36 SOUTH, RANGE 18 EAST, MANATEE
146 COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS
147 FOLLOWS:

148

149 BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 36;
150 THENCE ALONG THE SOUTH LINE OF SAID SECTION 36 THE

151 FOLLOWING TWO (2) COURSES: (1) THENCE S.89°23'53"E. A
152 DISTANCE OF 2705.83'; (2) THENCE S.89°25'07"E. A
153 DISTANCE OF 441.01'; THENCE S.00°19'15"W. A DISTANCE
154 OF 27.07' TO THE RIGHT OF WAY LINE OF INTERSTATE 75,
155 (STATE ROAD 93) AS SHOWN ON THE FLORIDA DEPARTMENT OF
156 TRANSPORTATION RIGHT OF WAY MAPS, SECTION 13075- 2402;
157 THENCE ALONG SAID LIMITED ACCESS RIGHT OF WAY THE
158 FOLLOWING THIRTY (30) COURSES: (1) THENCE
159 S.00°35'18"W. A DISTANCE OF 19.93'; (2) THENCE
160 S.89°24'42"E. A DISTANCE OF 491.02'; (3) THENCE
161 S.85°35'51"E. A DISTANCE OF 280.94'; (4) THENCE
162 S.85°35'51"E. A DISTANCE OF 182.00'; (5) THENCE WITH A
163 CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF
164 460.20', A RADIUS OF 456.00', A CHORD BEARING OF
165 S.56°41'08"E., A CHORD LENGTH OF 440.92', AND A DELTA
166 ANGLE OF 57°49'26"; (6) THENCE S.27°46'25"E. A
167 DISTANCE OF 566.67'; (7) THENCE WITH A CURVE TURNING
168 TO THE RIGHT WITH AN ARC LENGTH OF 1014.76', A RADIUS
169 OF 4489.66', A CHORD BEARING OF S.21°17'55"E., A CHORD
170 LENGTH OF 1012.60', AND A DELTA ANGLE OF 12°57'00";
171 (8) THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT
172 WITH AN ARC LENGTH OF 890.04', A RADIUS OF 11083.95',
173 A CHORD BEARING OF S.12°31'24"E., A CHORD LENGTH OF
174 889.80', AND A DELTA ANGLE OF 04°36'03"; (9) THENCE
175 WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC

176 LENGTH OF 1069.03', A RADIUS OF 7509.45', A CHORD
177 BEARING OF S.03°59'41"E., A CHORD LENGTH OF 1068.13',
178 AND A DELTA ANGLE OF 08°09'23"; (10) THENCE
179 S.00°05'12"W. A DISTANCE OF 594.90'; (11) THENCE
180 S.00°35'27"W. A DISTANCE OF 1076.59'; (12) THENCE
181 S.00°11'42"W. A DISTANCE OF 783.81'; (13) THENCE
182 S.00°11'26"W. A DISTANCE OF 1856.86'; (14) THENCE
183 S.00°12'28"W. A DISTANCE OF 802.20'; (15) THENCE
184 S.00°12'27"W. A DISTANCE OF 1838.46'; (16) THENCE
185 S.00°11'26"W. A DISTANCE OF 809.32'; (17) THENCE
186 S.89°48'25"E. A DISTANCE OF 25.00'; (18) THENCE
187 S.00°13'22"W. A DISTANCE OF 1833.27'; (19) THENCE
188 S.00°13'51"W. A DISTANCE OF 809.57'; (20) THENCE
189 S.00°12'44"W. A DISTANCE OF 936.16'; (21) THENCE
190 S.01°28'49"W. A DISTANCE OF 866.39'; (22) THENCE
191 S.05°28'49"W. A DISTANCE OF 219.30'; (23) THENCE
192 S.05°28'49"W. A DISTANCE OF 309.52'; (24) THENCE
193 S.11°52'47"W. A DISTANCE OF 294.54'; (25) THENCE
194 S.24°28'46"W. A DISTANCE OF 30.73'; (26) THENCE
195 N.89°51'47"W. A DISTANCE OF 110.87'; (27) THENCE
196 S.30°42'52"W. A DISTANCE OF 499.12'; (28) THENCE
197 S.30°42'52"W. A DISTANCE OF 746.86'; (29) THENCE WITH
198 A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF
199 466.57', A RADIUS OF 462.74', A CHORD BEARING OF
200 S.59°35'59"W., A CHORD LENGTH OF 447.06', AND A DELTA

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201 ANGLE OF 57°46'14"; (30) THENCE S.88°29'06"W. A
202 DISTANCE OF 426.17' TO THE SOUTHWEST CORNER OF LOT 1
203 GATEWAY TO SARASOTA, PHASE 1, AS RECORDED IN PLAT BOOK
204 39 PAGE 12 OF THE PUBLIC RECORD OF SARASOTA COUNTY,
205 FLORIDA.; THENCE S.88°29'06"W. A DISTANCE OF 118.01'
206 TO A POINT ON THE EAST LINE OF TRACT 1 OF SAID GATEWAY
207 TO SARASOTA, PHASE 1,; THENCE S.01°28'17"E., ALONG
208 SAID EAST LINE, A DISTANCE OF 17.91' TO THE SOUTHEAST
209 CORNER OF SAID TRACT 1; THENCE S.88°31'43"W., ALONG
210 THE SOUTH LINE OF SAID TRACT 1, A DISTANCE OF 585.08'
211 TO THE SOUTHWEST CORNER OF SAID TRACT 1; THENCE
212 N.00°18'12"E., ALONG THE WEST LINE OF SAID TRACT 1 AND
213 THE EAST LINE OF WHITAKER PARK, AS RECORDED IN PLAT
214 BOOK 48, PAGE 22 OF THE PUBLIC RECORDS OF SARASOTA
215 COUNTY, FLORIDA, A DISTANCE OF 2107.53' TO THE
216 NORTHEAST CORNER OF SAID WHITAKER PARK AND THE SOUTH
217 RIGHT OF WAY LINE OF RICHARDSON ROAD; THENCE ALONG
218 SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING FOUR (4)
219 COURSES: (1) THENCE N.89°36'06"E. A DISTANCE OF
220 1692.47'; (2) THENCE WITH A CURVE TURNING TO THE RIGHT
221 WITH AN ARC LENGTH OF 236.10', A RADIUS OF 729.87', A
222 CHORD BEARING OF S.81°09'19"E., A CHORD LENGTH OF
223 235.07', AND A DELTA ANGLE OF 18°32'02"; (3) THENCE
224 S.71°45'22"E. A DISTANCE OF 250.04'; (4) THENCE WITH A
225 CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF

226 50.80', A RADIUS OF 658.06', A CHORD BEARING OF
227 S.73°44'15"E., A CHORD LENGTH OF 50.79', AND A DELTA
228 ANGLE OF 04°25'24" TO THE INTERSECTION OF THE WESTERLY
229 RIGHT OF WAY LINE OF N. CATTLEMEN ROAD; THENCE
230 N.19°08'29"E. A DISTANCE OF 101.18' TO THE CATTLEMEN
231 ROAD AND THE NORTH RIGHT OF WAY LINE OF RICHARDSON
232 ROAD AS RECORDED IN OFFICIAL RECORDS BOOK INSTRUMENT
233 NUMBER 2001049630; THENCE ALONG SAID NORTH RIGHT OF
234 WAY LINE THE FOLLOWING THREE (3) COURSES: (1) THENCE
235 N.72°09'38"W. A DISTANCE OF 244.89'; (2) THENCE WITH A
236 CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF
237 276.88', A RADIUS OF 869.34', A CHORD BEARING OF
238 N.81°17'05"W., A CHORD LENGTH OF 275.71', AND A DELTA
239 ANGLE OF 18°14'54"; (3) THENCE S.89°35'28"W. A
240 DISTANCE OF 426.49' TO THE EAST LINE OF DEER HOLLOW
241 UNIT IA, AS RECORDED IN PLAT BOOK 30, PAGE 5, OF THE
242 PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE
243 N.00°08'26"W., ALONG SAID EAST LINE, A DISTANCE OF
244 1417.17' TO THE SOUTHWEST CORNER OF SAN PALERMO AS
245 RECORDED IN PLAT BOOK 45, PAGE 9, OF THE PUBLIC RECORD
246 OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE SOUTH
247 LINE OF SAID SAN PALERMO THE FOLLOWING THREE (3)
248 COURSES: (1) THENCE N.89°51'34"E. A DISTANCE OF
249 641.75'; (2) THENCE S.00°12'17"W. A DISTANCE OF
250 157.17'; (3) THENCE N.89°54'09"E. A DISTANCE OF

251 328.46' TO THE SOUTHEAST CORNER OF SAID SAN PALERMO
252 AND THE WEST RIGHT OF WAY LINE OF CATTLEMEN ROAD AS
253 RECORDED IN OFFICIAL RECORDS BOOK INSTRUMENT NUMBER
254 2001049630; THENCE ALONG THE SAID WEST RIGHT OF WAY
255 LINE AND THE EAST LINE OF SAID SAN PALERMO THE
256 FOLLOWING TWO (2) COURSES: (1) THENCE N.00°12'17"E. A
257 DISTANCE OF 518.74'; (2) THENCE N.00°13'01"E. A
258 DISTANCE OF 819.26' TO THE NORTHEAST CORNER OF SAID
259 SAN PALERMO; THENCE S.89°20'24"E. A DISTANCE OF
260 69.91'; THENCE N.00°13'21"E. A DISTANCE OF 662.07';
261 THENCE N.89°26'46"W. A DISTANCE OF 69.95' TO THE
262 WESTERLY RIGHT OF WAY LINE OF CATTLEMEN ROAD AS
263 RECORDED IN OFFICIAL RECORD INSTRUMENT NUMBER
264 2008032343, 2008030381, AND 2008032590 OF THE PUBLIC
265 RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID
266 WESTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4)
267 COURSES: (1) THENCE N.00°12'38"E. A DISTANCE OF
268 166.76'; (2) THENCE WITH A CURVE TURNING TO THE LEFT
269 WITH AN ARC LENGTH OF 487.42', A RADIUS OF 2799.35', A
270 CHORD BEARING OF N.04°46'39"W., A CHORD LENGTH OF
271 486.81', AND A DELTA ANGLE OF 09°58'35"; (3) THENCE
272 N.09°47'13"W. A DISTANCE OF 52.28'; (4) THENCE WITH A
273 CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF
274 436.90', A RADIUS OF 2933.52', A CHORD BEARING OF
275 N.05°31'13"W., A CHORD LENGTH OF 436.50', AND A DELTA

276 ANGLE OF 08°32'00" TO THE SOUTH LINE OF NATHAN
277 BENDERSON PARK AS RECORDED IN OFFICIAL RECORDS BOOK
278 2805, PAGE 7970F OF THE PUBLIC RECORDS OF SARASOTA
279 COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY LINE OF
280 SAID NATHAN BENDERSON PARK THE FOLLOWING FIVE (5)
281 COURSES: (1) THENCE S.89°27'01"W. A DISTANCE OF
282 1223.82'; (2) THENCE S.00°33'03"W. A DISTANCE OF
283 100.00'; (3) THENCE S.88°53'04"W. A DISTANCE OF
284 982.23'; (4) THENCE S.00°03'03"E. A DISTANCE OF
285 100.00'; (5) THENCE S.89°29'06"W. A DISTANCE OF
286 329.89' TO THE EAST LINE OF DEER HOLLOW UNIT NO. V, AS
287 RECORDED IN PLAT BOOK 34, PAGE 20, OF THE PUBLIC
288 RECORDS OF SARASOTA COUNTY, FLORIDA ALSO BEING THE
289 SOUTHEAST CORNER OF PROPERTY DESCRIBED IN INSTRUMENT
290 NUMBER 2006043641 OF THE PUBLIC RECORDS OF SARASOTA
291 COUNTY, FLORIDA; THENCE N.00°02'26"W. ALONG THE
292 EASTERLY LINE OF PROPERTY DESCRIBED IN INSTRUMENT
293 NUMBER 2006043641, A DISTANCE OF 270.11'; THENCE
294 N.89°41'17"W. ALONG THE NORTHERLY LINE OF PROPERTY
295 DESCRIBED IN INSTRUMENT NUMBER 2006043641 AND THE
296 NORTHERLY LINE OF SAID DEER HOLLOW UNIT V, A DISTANCE
297 OF 685.53' TO THE NORTHWEST CORNER OF SAID DEER HOLLOW
298 ALSO BEING THE NORTHEAST CORNER OF DEER HOLLOW UNIT
299 VI, AS RECORDED IN PLAT BOOK 34, PAGE 9 OF THE PUBLIC
300 RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE

301 N.89°41'27"W. ALONG THE NORTH LINE OF SAID DEER HOLLOW
302 UNIT VI, A DISTANCE OF 685.40'; THENCE N.00°16'06"W. A
303 DISTANCE OF 160.11'; THENCE N.89°42'44"W. A DISTANCE
304 OF 1310.71' TO THE EAST RIGHT OF WAY LINE OF HONORE
305 AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 1383, PAGE
306 1923 OF THE PUBLIC RECORDS OF SARASOTA COUNTY,
307 FLORIDA; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE
308 FOLLOWING THREE (3) COURSES: (1) THENCE N.00°29'01"W.
309 A DISTANCE OF 648.48'; (2) THENCE S.89°49'20"E. A
310 DISTANCE OF 15.00'; (3) THENCE N.00°29'01"W. A
311 DISTANCE OF 60.00' TO THE SOUTHWEST CORNER OF THE
312 MEADOWS UNIT 16, AS RECORDED IN PLAT BOOK 33, PAGE 25
313 OF THE PUBLIC RECORDS OF SARASOTA COUNTY FLORIDA;
314 THENCE S.89°49'20"E., ALONG THE SOUTH LINE OF SAID
315 MEADOWS, AND THE SOUTH LINE OF DEVONSHIRE PLACE, AS
316 RECORDED IN PLAT BOOK 35, PAGE 2, OF THE PUBLIC
317 RECORDS OF SARASOTA COUNTY, FLORIDA AND THE SOUTH LINE
318 OF STRATFIELD PARK PHASE II, AS RECORDED IN PLAT BOOK
319 35, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY
320 FLORIDA, A DISTANCE OF 2673.35'; THENCE N.00°33'48"E.
321 ALONG THE EAST LINE OF STRATFIELD PARK PH II PLAT,
322 BOOK 35, PAGE 16, STRATFIELD PARK PH I, PLAT BOOK 34,
323 PAGE 49, THE MEADOWS UNIT 15, PLAT BOOK 32, PAGE 45,
324 THE MEADOWS UNIT 14, PLAT BOOK 31, PAGE 29, AND THE
325 MEADOWS UNIT 12, PLAT BOOK 30, PAGE 30, ALL RECORDED

326 IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, A
327 DISTANCE OF 5251.19' TO THE SOUTH QUARTER CORNER OF
328 SECTION 1; THENCE N.00°31'10"E. ALONG THE EAST LINE OF
329 THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF
330 1336.87' TO THE NORTHEAST CORNER OF THE SOUTHEAST
331 QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1;
332 THENCE N.89°14'52"W. ALONG THE NORTH LINE OF THE SOUTH
333 ONE HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A
334 DISTANCE OF 2447.68'; THENCE N.00°30'14"E. A DISTANCE
335 OF 35.72'; THENCE N.53°37'49"W. A DISTANCE OF 186.41';
336 THENCE S.59°21'24"W. A DISTANCE OF 71.20' TO THE EAST
337 RIGHT OF WAY LINE OF HONORE AVENUE; THENCE ALONG THE
338 EAST RIGHT OF WAY LINE OF HONORE AVENUE AS RECORDED IN
339 INSTRUMENT NUMBER 2007185497, OFFICIAL RECORDS BOOK
340 2486, PAGE 95, AND OFFICIAL RECORDS BOOK 2653, PAGE
341 1728, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA THE
342 FOLLOWING FIVE (5) COURSES: (1) THENCE N.00°30'14"E. A
343 DISTANCE OF 973.13'; (2) THENCE N.14°40'08"E. A
344 DISTANCE OF 49.04'; (3) THENCE N.00°30'14"E. A
345 DISTANCE OF 239.64'; (4) THENCE WITH A CURVE TURNING
346 TO THE RIGHT WITH AN ARC LENGTH OF 29.88', A RADIUS OF
347 35.00', A CHORD BEARING OF N.23°57'19"W., A CHORD
348 LENGTH OF 28.98', AND A DELTA ANGLE OF 48°55'28"; (5)
349 THENCE N.00°30'27"E. A DISTANCE OF 2402.49'; THENCE
350 N.89°23'59"W. A DISTANCE OF 92.00' TO THE WESTERLY

351 RIGHT OF WAY LINE OF SAID HONORE AVENUE AND TH EAST
352 BOUNDARY LINE OF HONORE BUSINESS PARK, A LAND
353 CONDOMINIUM AS RECORDED IN CONDOMINIUM BOOK 4, PAGE 31
354 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;
355 THENCE ALONG SAID EAST BOUNDARY LINE, BEING THE
356 WESTERLY RIGHT OF WAY LINE OF SAID HONORE AVENUE THE
357 FOLLOWING FIVE (5) COURSES: (1) THENCE S.00°31'03"W. A
358 DISTANCE OF 334.73'; (2) THENCE S.15°21'39"W. A
359 DISTANCE OF 52.70'; (3) THENCE S.00°31'03"W. A
360 DISTANCE OF 100.40'; (4) THENCE N.89°28'57"W. A
361 DISTANCE OF 6.50'; (5) THENCE S.00°31'03"W. A DISTANCE
362 OF 38.91' TO THE NORTH SIDE OF ROADWAY C.E. AS SHOWN
363 ON SAID HONORE BUSINESS PARK LAND CONDOMINIUM PLAT;
364 THENCE ALONG THE NORTH LINE OF SAID ROADWAY C.E. THE
365 FOLLOWING EIGHT (8) COURSES: (1) THENCE N.89°28'57"W.
366 A DISTANCE OF 44.09'; (2) THENCE WITH A CURVE TURNING
367 TO THE LEFT WITH AN ARC LENGTH OF 49.61', A RADIUS OF
368 100.00', A CHORD BEARING OF S.76°18'16"W., A CHORD
369 LENGTH OF 49.11', AND A DELTA ANGLE OF 28°25'35"; (3)
370 THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH
371 AN ARC LENGTH OF 49.61', A RADIUS OF 100.00', A CHORD
372 BEARING OF S.76°18'16"W., A CHORD LENGTH OF 49.11',
373 AND A DELTA ANGLE OF 28°25'35"; (4) THENCE
374 N.89°28'57"W. A DISTANCE OF 111.31'; (5) THENCE WITH A
375 CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF

376 48.37', A RADIUS OF 100.00', A CHORD BEARING OF
377 S.76°39'43"W., A CHORD LENGTH OF 47.90', AND A DELTA
378 ANGLE OF 27°42'41"; (6) THENCE S.62°48'22"W. A
379 DISTANCE OF 136.88'; (7) THENCE WITH A CURVE TURNING
380 TO THE RIGHT WITH AN ARC LENGTH OF 24.51', A RADIUS OF
381 50.67', A CHORD BEARING OF S.76°39'43"W., A CHORD
382 LENGTH OF 24.27', AND A DELTA ANGLE OF 27°42'40"; (8)
383 THENCE N.89°28'57"W. A DISTANCE OF 156.75' TO THE WEST
384 BOUNDARY LINE OF SAID HONORE BUSINESS PARK; THENCE
385 N.00°30'01"E. ALONG SAID WEST LINE, A DISTANCE OF
386 170.75' TO THE SOUTHEAST CORNER OF THE PROPERTY
387 DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2025107900;
388 THENCE ALONG THE SOUTH LINE OF SAID PROPERTY THE
389 FOLLOWING FIVE (5) COURSES: (1) THENCE N.89°20'07"W. A
390 DISTANCE OF 304.86'; (2) THENCE N.89°33'04"W. A
391 DISTANCE OF 15.00'; (3) THENCE N.00°26'56"E. A
392 DISTANCE OF 0.11'; (4) THENCE N.89°20'43"W. A DISTANCE
393 OF 319.86'; (5) THENCE N.89°34'10"W. A DISTANCE OF
394 25.00' TO THE SOUTHWEST CORNER OF SAID PROPERTY;
395 THENCE N.00°25'50"E. ALONG THE WEST BOUNDARY OF SAID
396 PROPERTY, A DISTANCE OF 664.43' TO THE NORTH LINE OF
397 SECTION 2; THENCE S.89°27'05"E., ALONG SAID NORTH
398 LINE, A DISTANCE OF 1330.34'; TO THE POINT OF
399 BEGINNING, HAVING AN AREA OF 49528749.33 SQUARE FEET,
400 1137.024 ACRES.

401
402 B. Lands in Manatee County, Florida:
403 A PARCEL OF LAND LYING AND BEING IN SECTIONS 25, 35
404 AND 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE
405 COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS
406 FOLLOWS:
407
408 BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 36;
409 THENCE ALONG THE SOUTH LINE OF SAID SECTION 36 THE
410 FOLLOWING TWO (2) COURSES: (1) THENCE S.89°23'53"E. A
411 DISTANCE OF 2705.83'; (2) THENCE S.89°25'07"E. A
412 DISTANCE OF 441.01'; THENCE N.00°34'53"E. A DISTANCE
413 OF 229.64' TO THE LIMITED ACCESS RIGHT OF WAY LINE OF
414 INTERSTATE 75, (STATE ROAD 93) AS SHOWN ON THE FLORIDA
415 DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS,
416 SECTION 13075-2402; THENCE ALONG SAID LIMITED ACCESS
417 RIGHT OF WAY THE FOLLOWING SEVEN COURSES: (1) THENCE
418 S.89°25'07"E. A DISTANCE OF 298.24'; (2) THENCE
419 N.88°17'27"E. A DISTANCE OF 628.42'; (3) THENCE WITH A
420 CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF
421 315.44', A RADIUS OF 216.00', A CHORD BEARING OF
422 N.46°27'17"E., A CHORD LENGTH OF 288.15', AND A DELTA
423 ANGLE OF 83°40'23"; (4) THENCE N.04°37'06"E. A
424 DISTANCE OF 450.00'; (5) THENCE WITH A CURVE TURNING
425 TO THE LEFT WITH AN ARC LENGTH OF 638.55', A RADIUS OF

426 3180.04', A CHORD BEARING OF N.03°55'22"W., A CHORD
427 LENGTH OF 637.48', AND A DELTA ANGLE OF 11°30'18"; (6)
428 THENCE N.09°40'31"W. A DISTANCE OF 518.74'; (7) THENCE
429 N.13°40'30"W. A DISTANCE OF 4565.88' TO THE SOUTHEAST
430 CORNER OF INDIGO RIDGE AT UNIVERSITY PLACE AS RECORD
431 IN PLAT BOOK 41, PAGE 75, OF THE PUBLIC RECORDS OF
432 MANATEE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE
433 OF SAID INDIGO RIDGE AT UNIVERSITY PLACE THE FOLLOWING
434 THREE (3) COURSES: (1) THENCE S.76°19'29"W. A DISTANCE
435 OF 241.90'; (2) THENCE N.13°40'31"W. A DISTANCE OF
436 50.00'; (3) THENCE S.76°19'29"W. A DISTANCE OF 138.18'
437 TO THE NORTHEAST CORNER OF ASHLEY TRACE AT UNIVERSITY
438 PLACE AS RECORDED IN PLAT BOOK 41, PAGE 91, OF THE
439 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE
440 ALONG THE EAST LINE OF SAID ASHLEY TRACE AT UNIVERSITY
441 PLACE THE FOLLOWING THREE (3) COURSES: (1) THENCE
442 S.01°35'25"W. A DISTANCE OF 138.18'; (2) THENCE
443 S.88°24'35"E. A DISTANCE OF 50.00'; (3) THENCE
444 S.01°35'25"W. A DISTANCE OF 965.34' TO THE NORTHEAST
445 CORNER OF CHARLESTON POINTE PHASE A1 AT UNIVERSITY
446 PLACE AS RECORDED IN PLAT BOOK 40, PAGE 49, OF THE
447 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE
448 S.00°27'10"W. ALONG THE EAST LINE OF SAID CHARLESTON
449 POINTE PHASE A1 AT UNIVERSITY PLACE, A DISTANCE OF
450 1910.69' TO THE SOUTHEAST CORNER OF SAID CHARLESTON

451 POINTE PHASE A1 AT UNIVERSITY PLACE AND THE NORTH
452 RIGHT OF WAY LINE OF COOPER CREEK BOULEVARD AS SHOWN
453 IN THE PLAT OF CHALESTON POINTE PHASE "A" AT
454 UNIVERSITY PLACE AS RECORDED IN PLAT BOOK 40, PAGE 34,
455 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA;
456 THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE
457 FOLLOWING THREE (3) COURSES: (1) THENCE WITH A CURVE
458 TURNING TO THE RIGHT WITH AN ARC LENGTH OF 415.48', A
459 RADIUS OF 940.00', A CHORD BEARING OF N.50°49'46"W., A
460 CHORD LENGTH OF 412.11', AND A DELTA ANGLE OF
461 25°19'30"; (2) THENCE WITH A REVERSE CURVE TURNING TO
462 THE LEFT WITH AN ARC LENGTH OF 628.15', A RADIUS OF
463 552.00', A CHORD BEARING OF N.70°45'59"W., A CHORD
464 LENGTH OF 594.80', AND A DELTA ANGLE OF 65°12'00"; (3)
465 THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH
466 AN ARC LENGTH OF 260.88', A RADIUS OF 1358.00', A
467 CHORD BEARING OF S.82°08'13"W., A CHORD LENGTH OF
468 260.48', AND A DELTA ANGLE OF 11°00'25"; THENCE
469 S.02°21'34"E. A DISTANCE OF 84.00' TO THE SOUTHERLY
470 RIGHT OF WAY LINE OF COOPER CREEK BOULEVARD AS SHOWN
471 IN THE PLAT OF CHALESTON POINTE PHASE "A" AT
472 UNIVERSITY PLACE AS RECORDED IN PLAT BOOK 40, PAGE 34,
473 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA;
474 THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE
475 FOLLOWING TWO (2) COURSES: (1) THENCE WITH A CURVE

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476 TURNING TO THE LEFT WITH AN ARC LENGTH OF 277.02', A
477 RADIUS OF 1442.00', A CHORD BEARING OF N.82°08'13"E.,
478 A CHORD LENGTH OF 276.59', AND A DELTA ANGLE OF
479 11°00'25"; (2) THENCE WITH A REVERSE CURVE TURNING TO
480 THE RIGHT WITH AN ARC LENGTH OF 123.84', A RADIUS OF
481 468.00', A CHORD BEARING OF N.84°12'52"E., A CHORD
482 LENGTH OF 123.48', AND A DELTA ANGLE OF 15°09'42" TO
483 THE NORTHEAST CORNER OF SAVANNAH PRESERVE AT
484 UNIVERSITY PLACE AS RECORDED IN OFFICIAL RECORDS BOOK
485 2224 PAGE 1318 OF THE PUBLIC RECORDS OF MANATEE COUNTY
486 FLORIDA; THENCE ALONG THE EASTERLY AND SOUTHERLY LINES
487 OF SAID SAVANNAH PRESERVE AT UNIVERSITY PLACE TO
488 FOLLOWING SIX (6) COURSES: (1) THENCE S.06°03'00"W. A
489 DISTANCE OF 528.00'; (2) THENCE N.85°52'00"W. A
490 DISTANCE OF 156.00'; (3) THENCE N.20°52'00"W. A
491 DISTANCE OF 250.00'; (4) THENCE N.90°00'00"W. A
492 DISTANCE OF 228.00'; (5) THENCE S.18°23'00"W. A
493 DISTANCE OF 892.00'; (6) THENCE S.80°24'00"W. A
494 DISTANCE OF 194.69' TO THE SOUTHEAST CORNER OF
495 CAROLINA LANDINGS AS RECORDED IN OFFICIAL RECORD BOOK
496 1979, PAGE 2295 OF THE PUBLIC RECORDS OF MANATEE
497 COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY LINE OF
498 SAID CAROLINA LANDINGS THE FOLLOWING TWO (2) COURSES:
499 (1) THENCE S.80°24'00"W. A DISTANCE OF 367.31'; (2)
500 THENCE S.88°35'01"W. A DISTANCE OF 462.44' TO THE

501 WESTERLY RIGHT OF WAY LINE OF HONORE AVENUE AS
502 RECORDED IN OFFICIAL RECORDS BOOK 1461, PAGE 3023 AND
503 OFFICIAL RECORDS BOOK 1598, PAGE 1505 OF THE PUBLIC
504 RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID
505 WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2)
506 COURSES: (1) THENCE S.00°20'22"E. A DISTANCE OF
507 1317.63'; (2) THENCE WITH A CURVE TURNING TO THE RIGHT
508 WITH AN ARC LENGTH OF 276.87', A RADIUS OF 1440.00', A
509 CHORD BEARING OF S.05°10'08"W., A CHORD LENGTH OF
510 276.45', AND A DELTA ANGLE OF 11°00'59" TO THE
511 SOUTHEAST CORNER OF SABAL BAY CONDOMINIUM PLAT AS
512 RECORDED IN CONDOMINIUM BOOK 33, PAGE 96, OF THE
513 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE
514 N.89°27'25"W., ALONG THE SOUTH LINE OF SAID SABAL BAY
515 CONDOMINIUM, A DISTANCE OF 1550.09' TO THE SOUTHWEST
516 CORNER OF SAID SABAL BAY CONDOMINIUM, AND THE EAST
517 LINE OF A FLORIDA POWER & LIGHT EASEMENT (160' WIDE),
518 RECORDED IN OFFICIAL RECORDS BOOK 996, PAGE 1979, OF
519 THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE
520 S.00°26'00"W., ALONG SAID EAST LINE, A DISTANCE OF
521 950.35' TO A POINT ON THE SOUTH LINE OF SAID SECTION
522 35; THENCE S.89°27'05"E., ALONG SAID SOUTH LINE, A
523 DISTANCE OF 1405.88'; TO THE POINT OF BEGINNING,
524 HAVING AN AREA OF 16447708.61 SQUARE FEET, 377.587
525 ACRES.

526
527 The total acreage of property within the district's boundaries
528 in Sarasota and Manatee Counties consists of 1514.611 acres,
529 more or less.

530 Section 3. Powers of the district.-

531 (1) The district shall have all authority, powers, and
532 duties granted by this charter and by chapters 189, 298, and
533 197, Florida Statutes, as they may be amended from time to time.

534 (2) The district shall have all authority, powers, and
535 duties to provide the following:

536 a. To construct, operate, and maintain canals, ditches,
537 drains, levees, lakes, ponds, and other works for water
538 management, flood, and drainage control purposes;

539 b. To acquire, purchase, operate, and maintain pumps,
540 plants, and pumping systems for water management, flood, and
541 drainage control purposes;

542 c. To construct, operate, and maintain irrigation works,
543 machinery, and plants;

544 d. To construct and maintain facilities for and take
545 measures to control mosquitoes and other arthropods of public
546 health importance;

547 e. To construct, improve, pave, and maintain roadways and
548 roads necessary and convenient for the exercise of the powers or
549 duties or any of the powers or duties of the district and to
550 include as a component of roads, parkways, bridges, landscaping,

551 irrigation, bicycle and pedestrian/jogging paths, street
552 lighting, traffic signals, road striping, and all other
553 customary elements of a modern road system;
554 f. To finance, fund, plan, establish, acquire, construct
555 or reconstruct, enlarge or extend, equip, operate, and maintain
556 systems and facilities for providing transportation throughout
557 the district, including private or contract carriers, buses,
558 trolleys, vehicles, and other transportation facilities, to meet
559 the transportation requirements of the district in activities
560 conducted within the district;
561 g. To finance, fund, plan, establish, acquire, construct
562 or reconstruct, enlarge or extend, equip, operate, and maintain
563 parking facilities within the district boundaries;
564 h. To plan, finance, construct, lease, own, operate, and
565 maintain sports and entertainment facilities, parking
566 structures, infrastructure, and related improvements;
567 i. To finance, fund, plan, establish, acquire, construct
568 or reconstruct, enlarge or extend, equip, operate, and maintain
569 additional systems and facilities for parks and facilities for
570 indoor and outdoor recreational, cultural, educational, sports
571 tourism, or entertainment uses;
572 j. To fund and hold public events, including, but not
573 limited to, parades, national and international sports
574 competitions and other associated sports events, and to contract
575 for services associated therewith;

576 k. To install outdoor signage, monuments, and decorative
577 and seasonal banners, decorations, and lights;

578 l. To acquire, construct, finance, operate, and maintain
579 water plants and systems to produce, purify, and distribute
580 water for consumption;

581 m. To acquire, construct, finance, operate, and maintain
582 sewer systems for the collection, disposal, and reuse of waste
583 and to prevent water pollution in the district;

584 n. To levy ad valorem taxes and non-ad valorem
585 assessments, prescribe, fix, establish, and collect rates, fees,
586 rentals, fares, or other charges, and to revise the same from
587 time to time, for the facilities and services furnished or to be
588 furnished by the district and to recover the cost of making
589 connection to any district facility or system;

590 o. To provide for the discontinuance of service and
591 reasonable penalties, including attorney's fees, against any
592 user or property for any such rates, fees, rentals, fares, or
593 other charges that become delinquent and require collection.
594 However, no charges or fees shall be established until after a
595 public hearing of the Board of Supervisors at the district at
596 which all affected persons shall be given an opportunity to be
597 heard;

598 p. To enter into agreements with any person, firm, or
599 corporation for the furnishing by such person, firm, or
600 corporation of any facilities and services of the type provided

601 for in this act;

602 q. To finance, fund, plan, establish, acquire, construct
603 or reconstruct, enlarge or extend, equip, operate, and maintain
604 additional systems and facilities for conservation areas,
605 mitigation areas, and wildlife habitat, including the
606 maintenance of any plant or animal species, and any related
607 interest in real or personal property;

608 r. To borrow money and issue negotiable or other bonds of
609 the district as hereinafter provided; to borrow money, from time
610 to time, and issue negotiable or other notes of the district
611 therefore, bearing interest at a rate not exceeding the maximum
612 interest allowable by law, in anticipation of the collection of
613 taxes, levies, and assessments or revenues of the district; to
614 pledge such taxes, levies, assessments, and revenues to secure
615 such bonds, notes, or obligations; and to sell, discount,
616 negotiate, and dispose of the same;

617 s. To provide enhanced public safety infrastructure,
618 including, but not limited to, security, guardhouses, fences and
619 gates, and electronic intrusion detection systems, in
620 coordination with the appropriate county public safety official
621 with jurisdiction. The district may contract with the
622 appropriate county sheriff for an increased level of such
623 services within the district's boundaries. The district may also
624 contract with other emergency service provider agencies in
625 Sarasota or Manatee County for additional increased levels of

626 service. Notwithstanding the foregoing, the district may not
627 exercise any police power. This paragraph does not prohibit the
628 district from contracting with a towing operator to remove a
629 vehicle or vessel from a district-owned facility or property if
630 the district follows the authorization, notice, and procedural
631 requirements in chapter 715, Florida Statutes, for an owner or
632 lessee of private property. The district's selection of a towing
633 operator is not subject to public bidding if the towing operator
634 is included in an approved list of towing operators maintained
635 by either Sarasota or Manatee County;

636 t. To establish and create such departments, committees,
637 boards, or other agencies, including a public relations
638 committee, as may be necessary or desirable by the Board of
639 Supervisors to the exercise of the powers provided in this act;

640 u. To exercise all other powers necessary, convenient, or
641 proper in connection with any of the powers or duties of the
642 district stated in this act. The powers and duties of the
643 district shall be exercised by and through the Board of
644 Supervisors. The Board of Supervisors shall have the authority
645 to employ engineers, attorneys, agents, employees, and
646 representatives as the Board of Supervisors may, from time to
647 time, determine, and to fix their compensation and duties;

648 v. To receive grants and contributions from public and
649 private sources;

650 w. To sue and be sued by its name in any court of law or

651 in equity, to make contracts, to adopt and use a corporate seal,
652 and to alter the same at pleasure;

653 x. To acquire by purchase, gift, or condemnation real and
654 personal property, either or both, within or without the
655 district, and to convey and dispose of such real and personal
656 property, either or both, as may be necessary or convenient to
657 carry out the purposes, or any of the purposes, of this act and
658 chapter 298, Florida Statutes; and

659 y. To enter into impact fee credit agreements with
660 Sarasota or Manatee County, as the applicable local general
661 purpose governments with jurisdiction over the specific
662 property. In the event the district enters into an impact fee
663 credit agreement with local general purpose government where the
664 district constructs or makes contributions for public facilities
665 for which impact fee credits would be available, the agreement
666 may provide that such impact fee credits shall inure to the
667 landowners within the district in proportion to their relative
668 assessments, and the district shall, from time to time, execute
669 such instruments, such as assignments of impact fee credits, as
670 may be necessary or desirable to accomplish or confirm the
671 foregoing.

672 Section 4. Board of Supervisors, organization, powers,
673 duties, terms of office, and compensation.—

674 (1) The district shall be governed by a five-member Board
675 of Supervisors, elected on a one-acre, one-vote basis by the

676 landowners in the district.

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

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

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

688 (5) Except for the initial landowners' meeting provided
689 for in subsection (8), each supervisor shall hold office for a
690 term of 3 years and until their successors shall be duly elected
691 or appointed and qualified.

692 (6) The supervisors of said University Town Center
693 Improvement District shall be residents of the State of Florida
694 and citizens of the United States.

695 (7) In case of a vacancy in the office of any supervisor,
696 the remaining supervisors may fill such vacancy by appointment
697 until the next annual meeting of the landowners, when his or her
698 successor shall be elected by the landowners for the unexpired
699 term.

700 (8) At the initial landowners' meeting, the landowners

701 shall, at such election, determine the length of the terms of
702 office of each initial supervisor so elected by them.
703 Respectively, there shall be one 1-year term, two 2-year terms,
704 and two 3-year terms. Thereafter, all terms of supervisors shall
705 be for 3 years. All supervisors shall serve until their
706 successors shall have been elected or appointed and qualified.

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

711 (10) Whenever any election shall be authorized or required
712 by this act or chapter 298, Florida Statutes, to be held by the
713 landowners at any particular or stated time or day, and if for
714 any reason such election shall not or cannot be held at such
715 time or on such day, then in such event, the power or duty to
716 hold such election shall not cease or lapse, but such election
717 shall be held thereafter as soon as practicable and consistent
718 with this act.

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

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

725 (13) The supervisors shall be required to comply with the

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726 requirements for financial disclosure, meeting notices,
727 reporting, public records maintenance, and per diem expenses for
728 officers and employees as set forth in chapters 112, 119, 189,
729 286, and 298, Florida Statutes, as they may be amended from time
730 to time.

731 Section 5. Meetings of landowners; election of
732 supervisors.—

733 (1) Each year during the month of June, beginning with
734 June 2026, an annual meeting of the landowners of the district
735 shall be held for the purpose of electing supervisor(s) and
736 hearing reports of the Board of Supervisors. At each annual
737 meeting, the Board of Supervisors shall report on all work
738 undertaken or completed during the preceding year, and the
739 status of the finances of the district.

740 (2) As soon as practicable after their election, the Board
741 of Supervisors of the district shall organize by choosing one of
742 their members to serve as president of the Board of Supervisors
743 and by electing some suitable person, who may or may not be a
744 supervisor, to serve as secretary. The Board of Supervisors
745 shall adopt a seal, which shall be the seal of the district.

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

751 landowner meetings constitute a quorum at any meeting of the
752 landowners.

753 Section 6. Taxes; non-ad valorem assessments.—

754 (1) Ad Valorem Taxes.—The Board of Supervisors, subject to
755 referendum approval pursuant to Art. VII, s. 9 of the State
756 Constitution, shall have the power to levy and assess an ad
757 valorem tax on all the taxable real and tangible personal
758 property in the district to pay the principal of and interest on
759 any general obligation bonds of the district, to provide for any
760 sinking or other funds established in connection with any such
761 bonds, and to pay the costs for construction or maintenance of
762 any of the projects or activities of the district authorized by
763 the provisions of this act or applicable general law. The total
764 amount of such ad valorem taxes levied in any year shall not be
765 in excess of three (3) mills on the dollar per annum on the
766 assessed value of the taxable property within the district. The
767 ad valorem tax provided for herein shall be in addition to
768 county and municipal ad valorem taxes provided for by law.

769 (2) Non-Ad Valorem Assessments.—Non-ad valorem assessments
770 for the construction, operation, or maintenance of district
771 facilities, services, and operations shall be assessed, levied,
772 and collected pursuant to chapter 170, chapter 197, or chapter
773 298, Florida Statutes, as amended from time to time.

774 (3) Taxes, Assessments, and Costs; Lien on Land Against
775 Which Levied.—All taxes and assessments provided for in this

776 act, together with all penalties for default in payment of the
777 same, and all costs in collecting the same, shall, from the date
778 of assessment thereof until paid, constitute a lien of equal
779 dignity with the liens for county taxes, and other taxes of
780 equal dignity with county taxes, upon all the lands against
781 which such taxes shall be levied as provided in this charter.

782 (4) Levies of Non-Ad Valorem Assessments on Lands Less
783 than One (1) Acre.—In levying and assessing all assessments,
784 each tract or parcel of land less than one (1) acre in area
785 shall be assessed as a full acre, and each tract or parcel of
786 land more than one (1) acre in area which contains a fraction of
787 an acre shall be assessed at the nearest whole number of acres,
788 a fraction of one half or more to be assessed as a full acre.

789 (5) Compensation of Property Appraisers, Tax Collectors,
790 and Clerks of Circuit Court.—The property appraisers, tax
791 collectors, and clerks of the circuit court of Sarasota and
792 Manatee Counties shall be entitled to compensation for services
793 performed in connection with taxes and assessments of the
794 district as provided by general law.

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

799 Section 8. Enforcement of taxes and assessments.—The
800 collection and enforcement of all taxes and assessments levied

801 by the district shall be at the same time and in like manner as
802 county taxes, and the provisions of the Florida Statutes
803 relating to the sale of lands for unpaid and delinquent county
804 taxes, the issuance, sale, and delivery of tax certificates for
805 such unpaid and delinquent county taxes, the redemption thereof,
806 the issuance to individuals of tax deeds based thereon, and all
807 other procedure in connection therewith, shall be applicable to
808 the district and the delinquent and unpaid taxes of the district
809 to the same extent as if said statutory provisions were
810 expressly set forth in this charter. All taxes and assessments
811 shall be subject to the same discounts as county taxes.

812 Section 9. Issuance of bonds.—

813 (1) Issuance of Revenue Bonds, Assessment Bonds, and Bond
814 Anticipation Notes.—

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

825 (b) Pursuant to chapter 298, Florida Statutes, and

826 applicable general law as amended from time to time, the
827 district shall have the power to issue assessment bonds and
828 revenue bonds, from time to time, without limitation as to the
829 amount for the purpose of financing the infrastructure, systems,
830 and facilities provided for in Section 3. Such revenue bonds may
831 be secured by, or payable from, the gross or net pledge of the
832 revenues to be derived from any project or combination of
833 projects; from the rates, fees, or other charges to be collected
834 from the users of any project or projects; from any revenue-
835 producing undertaking or activity of the district; from special
836 assessments; or from any other source or pledged security. Such
837 bonds shall not constitute an indebtedness of the district, and
838 the approval of the qualified electors shall not be required
839 unless such bonds are additionally secured by the full faith and
840 credit and taxing power of the district.

841 (c) Any issue of bonds may be secured by a trust agreement
842 by and between the district and a corporate trustee or trustees,
843 which may be any trust company or bank having the powers of a
844 trust company within or without this state. The resolution
845 authorizing the issuance of the bonds or such trust agreement
846 may pledge the revenues to be received from any projects of the
847 district and may contain such provisions for protecting and
848 enforcing the rights and remedies of the bondholders as the
849 board may approve, including, without limitation, covenants
850 setting forth the duties of the district in relation to the

851 acquisition, construction, reconstruction, stewardship,
852 improvement, maintenance, repair, operation, and insurance of
853 any projects; the fixing and revising of the rates, fees, and
854 charges; and the custody, safeguarding, and application of all
855 moneys; and for the employment of consulting engineers in
856 connection with such acquisition, construction, reconstruction,
857 stewardship, improvement, maintenance, repair, or operation.

858 (d) Bonds of each issue shall be dated; shall bear
859 interest at such rate or rates, including variable rates, which
860 interest may be tax exempt or taxable for federal income tax
861 purposes; shall mature at such time or times from their date or
862 dates; and may be made redeemable before maturity at such price
863 or prices and under such terms and conditions as may be
864 determined by the board.

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

867 (2) General Obligation Bonds.-

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

871 (b) If the board determines to issue general obligation
872 bonds for more than one capital project, the approval of the
873 issuance of the bonds for each and all such projects may be
874 submitted to the elector on one and the same ballot. The failure
875 of the electors to approve the issuance of bonds for any one or

876 more of the capital projects shall not defeat the approval of
877 bonds for any capital project that has been approved by the
878 electors.

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

888 Section 10. Minimum charter requirements.—

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

892 (2) The powers, functions, and duties of the district
893 regarding ad valorem taxation, bond issuance, other revenue-
894 raising capabilities, budget preparation and approval, liens and
895 foreclosure of liens, use of tax deeds and tax certificates as
896 appropriate for non-ad valorem assessments, and contractual
897 agreements shall be as set forth in chapters 170, 189, and 298,
898 Florida Statutes, or any other applicable general or special
899 law, as they may be amended from time to time.

900 (3) The district is created by special act of the

901 Legislature, in accordance with chapters 189 and 298, Florida
902 Statutes.

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

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

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

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

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

923 (9) The procedures and requirements governing the issuance
924 of bonds, notes, and other evidence of indebtedness by the
925 district shall be as set forth in chapter 298, Florida Statutes,

926 and applicable general laws, as they may be amended from time to
927 time.

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

932 (11) The district may be financed by any method
933 established in this charter, chapter 298, Florida Statutes, and
934 applicable general laws, as they may be amended from time to
935 time.

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

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

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

944 Section 11. Boundary changes.—Notwithstanding the
945 provisions of general or other special law, the district's
946 boundaries may be contracted, and acreage may be removed from
947 the district when commercial or multifamily acreage is converted
948 to a residential condominium use. The district boundary
949 contraction shall occur only after the residential conversion is
950 recorded with the applicable county clerk of court, and the

951 district's Board of Supervisor's approval of the district's
952 boundary contraction by a supermajority vote. If approved, the
953 Board of Supervisor shall adopt a resolution describing the
954 revised contracted district boundary, inclusive of a map, and
955 setting forth the acreage removed from the district. The Board
956 of Supervisor's resolution shall be posted on the district's
957 website in accordance with section 189.069, Florida Statutes,
958 and transmitted to Sarasota and Manatee Counties, the county tax
959 collectors and property appraisers, and the county sheriffs.
960 Annexation by any municipality of any lands within the district
961 is prohibited.

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

971 **Section 5.** If this act is approved by a majority of the
972 landowners who are not exempt or immune from ad valorem taxes or
973 non-ad valorem assessments who are present at a landowners
974 meeting to be held within 20 days after section 6 becomes a law,
975 the landowners shall conduct a landowner meeting to address the

976 remaining requirements set forth within section 298.11, Florida
977 Statutes.

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