

1                   A bill to be entitled  
2       An act relating to Sarasota and Manatee Counties;  
3       providing legislative findings; providing legislative  
4       intent; creating the University Town Center  
5       Improvement District, an independent special taxing  
6       district, in Sarasota and Manatee Counties; providing  
7       purposes of the district; establishing the boundaries  
8       of the district; providing the powers of the district;  
9       creating a Board of Supervisors; providing for the  
10      organization, powers, duties, terms of office, and  
11      compensation of the board; providing for landowners'  
12      meetings and election of supervisors; providing ad  
13      valorem and non-ad valorem assessments; providing  
14      penalties; providing for issuance of bonds; providing  
15      minimum charter requirements; providing boundary  
16      changes; providing severability; providing  
17      construction; requiring that certain requirements be  
18      set forth under a special circumstance; providing  
19      effective dates.

20  
21   Be It Enacted by the Legislature of the State of Florida:

22  
23       **Section 1.** Legislative findings.—The Legislature finds  
24   that:  
25       (1) The University Town Center area is a largely

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



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

328.46' TO THE SOUTHEAST CORNER OF SAID SAN PALERMO  
AND THE WEST RIGHT OF WAY LINE OF CATTLEMEN ROAD AS  
RECORDED IN OFFICIAL RECORDS BOOK INSTRUMENT NUMBER  
2001049630; THENCE ALONG THE SAID WEST RIGHT OF WAY  
LINE AND THE EAST LINE OF SAID SAN PALERMO THE  
FOLLOWING TWO (2) COURSES: (1) THENCE N.00°12'17"E. A  
DISTANCE OF 518.74'; (2) THENCE N.00°13'01"E. A  
DISTANCE OF 819.26' TO THE NORTHEAST CORNER OF SAID  
SAN PALERMO; THENCE S.89°20'24"E. A DISTANCE OF  
69.91'; THENCE N.00°13'21"E. A DISTANCE OF 662.07';  
THENCE N.89°26'46"W. A DISTANCE OF 69.95' TO THE  
WESTERLY RIGHT OF WAY LINE OF CATTLEMEN ROAD AS  
RECORDED IN OFFICIAL RECORD INSTRUMENT NUMBER  
2008032343, 2008030381, AND 2008032590 OF THE PUBLIC  
RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID  
WESTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4)  
COURSES: (1) THENCE N.00°12'38"E. A DISTANCE OF  
166.76'; (2) THENCE WITH A CURVE TURNING TO THE LEFT  
WITH AN ARC LENGTH OF 487.42', A RADIUS OF 2799.35', A  
CHORD BEARING OF N.04°46'39"W., A CHORD LENGTH OF  
486.81', AND A DELTA ANGLE OF 09°58'35"; (3) THENCE  
N.09°47'13"W. A DISTANCE OF 52.28'; (4) THENCE WITH A  
CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF  
436.90', A RADIUS OF 2933.52', A CHORD BEARING OF  
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 797 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

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

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

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



B. Lands in Manatee County, Florida:

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

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 36;  
THENCE ALONG THE SOUTH LINE OF SAID SECTION 36 THE  
FOLLOWING TWO (2) COURSES: (1) THENCE S.89°23'53"E. A  
DISTANCE OF 2705.83'; (2) THENCE S.89°25'07"E. A  
DISTANCE OF 441.01'; THENCE N.00°34'53"E. A DISTANCE  
OF 229.64' TO THE LIMITED ACCESS RIGHT OF WAY LINE OF  
INTERSTATE 75, (STATE ROAD 93) AS SHOWN ON THE FLORIDA  
DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS,  
SECTION 13075-2402; THENCE ALONG SAID LIMITED ACCESS  
RIGHT OF WAY THE FOLLOWING SEVEN COURSES: (1) THENCE  
S.89°25'07"E. A DISTANCE OF 298.24'; (2) THENCE  
N.88°17'27"E. A DISTANCE OF 628.42'; (3) THENCE WITH A  
CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF  
315.44', A RADIUS OF 216.00', A CHORD BEARING OF  
N.46°27'17"E., A CHORD LENGTH OF 288.15', AND A DELTA  
ANGLE OF 83°40'23"; (4) THENCE N.04°37'06"E. A  
DISTANCE OF 450.00'; (5) THENCE WITH A CURVE TURNING  
TO THE LEFT WITH AN ARC LENGTH OF 638.55', A RADIUS OF

3180.04', A CHORD BEARING OF N.03°55'22"W., A CHORD  
LENGTH OF 637.48', AND A DELTA ANGLE OF 11°30'18"; (6)  
THENCE N.09°40'31"W. A DISTANCE OF 518.74'; (7) THENCE  
N.13°40'30"W. A DISTANCE OF 4565.88' TO THE SOUTHEAST  
CORNER OF INDIGO RIDGE AT UNIVERSITY PLACE AS RECORD  
IN PLAT BOOK 41, PAGE 75, OF THE PUBLIC RECORDS OF  
MANATEE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE  
OF SAID INDIGO RIDGE AT UNIVERSITY PLACE THE FOLLOWING  
THREE (3) COURSES: (1) THENCE S.76°19'29"W. A DISTANCE  
OF 241.90'; (2) THENCE N.13°40'31"W. A DISTANCE OF  
50.00'; (3) THENCE S.76°19'29"W. A DISTANCE OF 138.18'  
TO THE NORTHEAST CORNER OF ASHLEY TRACE AT UNIVERSITY  
PLACE AS RECORDED IN PLAT BOOK 41, PAGE 91, OF THE  
PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE  
ALONG THE EAST LINE OF SAID ASHLEY TRACE AT UNIVERSITY  
PLACE THE FOLLOWING THREE (3) COURSES: (1) THENCE  
S.01°35'25"W. A DISTANCE OF 138.18'; (2) THENCE  
S.88°24'35"E. A DISTANCE OF 50.00'; (3) THENCE  
S.01°35'25"W. A DISTANCE OF 965.34' TO THE NORTHEAST  
CORNER OF CHARLESTON POINTE PHASE A1 AT UNIVERSITY  
PLACE AS RECORDED IN PLAT BOOK 40, PAGE 49, OF THE  
PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE  
S.00°27'10"W. ALONG THE EAST LINE OF SAID CHARLESTON  
POINTE PHASE A1 AT UNIVERSITY PLACE, A DISTANCE OF  
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

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

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

landowners in the district.

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

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

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

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

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

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

(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

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

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

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

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

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

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

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

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

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

(3) Taxes, Assessments, and Costs; Lien on Land Against  
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



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

Section 9. Issuance of bonds.—

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

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

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

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

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

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

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

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

(2) General Obligation Bonds.—

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

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

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

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

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

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

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

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

(9) The procedures and requirements governing the issuance of bonds, notes, and other evidence of indebtedness by the 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.