

CS/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

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

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

251       157.17'; (3) THENCE N.89°54'09"E. A DISTANCE OF  
252       328.46' TO THE SOUTHEAST CORNER OF SAID SAN PALERMO  
253       AND THE WEST RIGHT OF WAY LINE OF CATTLEMEN ROAD AS  
254       RECORDED IN OFFICIAL RECORDS BOOK INSTRUMENT NUMBER  
255       2001049630; THENCE ALONG THE SAID WEST RIGHT OF WAY  
256       LINE AND THE EAST LINE OF SAID SAN PALERMO THE  
257       FOLLOWING TWO (2) COURSES: (1) THENCE N.00°12'17"E. A  
258       DISTANCE OF 518.74'; (2) THENCE N.00°13'01"E. A  
259       DISTANCE OF 819.26' TO THE NORTHEAST CORNER OF SAID  
260       SAN PALERMO; THENCE S.89°20'24"E. A DISTANCE OF  
261       69.91'; THENCE N.00°13'21"E. A DISTANCE OF 662.07';  
262       THENCE N.89°26'46"W. A DISTANCE OF 69.95' TO THE  
263       WESTERLY RIGHT OF WAY LINE OF CATTLEMEN ROAD AS  
264       RECORDED IN OFFICIAL RECORD INSTRUMENT NUMBER  
265       2008032343, 2008030381, AND 2008032590 OF THE PUBLIC  
266       RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID  
267       WESTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4)  
268       COURSES: (1) THENCE N.00°12'38"E. A DISTANCE OF  
269       166.76'; (2) THENCE WITH A CURVE TURNING TO THE LEFT  
270       WITH AN ARC LENGTH OF 487.42', A RADIUS OF 2799.35', A  
271       CHORD BEARING OF N.04°46'39"W., A CHORD LENGTH OF  
272       486.81', AND A DELTA ANGLE OF 09°58'35"; (3) THENCE  
273       N.09°47'13"W. A DISTANCE OF 52.28'; (4) THENCE WITH A  
274       CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF  
275       436.90', A RADIUS OF 2933.52', A CHORD BEARING OF

276       N.05°31'13"W., A CHORD LENGTH OF 436.50', AND A DELTA  
277       ANGLE OF 08°32'00" TO THE SOUTH LINE OF NATHAN  
278       BENDERSON PARK AS RECORDED IN OFFICIAL RECORDS BOOK  
279       2805, PAGE 7970F OF THE PUBLIC RECORDS OF SARASOTA  
280       COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY LINE OF  
281       SAID NATHAN BENDERSON PARK THE FOLLOWING FIVE (5)  
282       COURSES: (1) THENCE S.89°27'01"W. A DISTANCE OF  
283       1223.82'; (2) THENCE S.00°33'03"W. A DISTANCE OF  
284       100.00'; (3) THENCE S.88°53'04"W. A DISTANCE OF  
285       982.23'; (4) THENCE S.00°03'03"E. A DISTANCE OF  
286       100.00'; (5) THENCE S.89°29'06"W. A DISTANCE OF  
287       329.89' TO THE EAST LINE OF DEER HOLLOW UNIT NO. V, AS  
288       RECORDED IN PLAT BOOK 34, PAGE 20, OF THE PUBLIC  
289       RECORDS OF SARASOTA COUNTY, FLORIDA ALSO BEING THE  
290       SOUTHEAST CORNER OF PROPERTY DESCRIBED IN INSTRUMENT  
291       NUMBER 2006043641 OF THE PUBLIC RECORDS OF SARASOTA  
292       COUNTY, FLORIDA; THENCE N.00°02'26"W. ALONG THE  
293       EASTERLY LINE OF PROPERTY DESCRIBED IN INSTRUMENT  
294       NUMBER 2006043641, A DISTANCE OF 270.11'; THENCE  
295       N.89°41'17"W. ALONG THE NORTHERLY LINE OF PROPERTY  
296       DESCRIBED IN INSTRUMENT NUMBER 2006043641 AND THE  
297       NORTHERLY LINE OF SAID DEER HOLLOW UNIT V, A DISTANCE  
298       OF 685.53' TO THE NORTHWEST CORNER OF SAID DEER HOLLOW  
299       ALSO BEING THE NORTHEAST CORNER OF DEER HOLLOW UNIT  
300       VI, AS RECORDED IN PLAT BOOK 34, PAGE 9 OF THE PUBLIC

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

326 MEADOWS UNIT 12, PLAT BOOK 30, PAGE 30, ALL RECORDED  
327 IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, A  
328 DISTANCE OF 5251.19' TO THE SOUTH QUARTER CORNER OF  
329 SECTION 1; THENCE N.00°31'10"E. ALONG THE EAST LINE OF  
330 THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF  
331 1336.87' TO THE NORTHEAST CORNER OF THE SOUTHEAST  
332 QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1;  
333 THENCE N.89°14'52"W. ALONG THE NORTH LINE OF THE SOUTH  
334 ONE HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A  
335 DISTANCE OF 2447.68'; THENCE N.00°30'14"E. A DISTANCE  
336 OF 35.72'; THENCE N.53°37'49"W. A DISTANCE OF 186.41';  
337 THENCE S.59°21'24"W. A DISTANCE OF 71.20' TO THE EAST  
338 RIGHT OF WAY LINE OF HONORE AVENUE; THENCE ALONG THE  
339 EAST RIGHT OF WAY LINE OF HONORE AVENUE AS RECORDED IN  
340 INSTRUMENT NUMBER 2007185497, OFFICIAL RECORDS BOOK  
341 2486, PAGE 95, AND OFFICIAL RECORDS BOOK 2653, PAGE  
342 1728, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA THE  
343 FOLLOWING FIVE (5) COURSES: (1) THENCE N.00°30'14"E. A  
344 DISTANCE OF 973.13'; (2) THENCE N.14°40'08"E. A  
345 DISTANCE OF 49.04'; (3) THENCE N.00°30'14"E. A  
346 DISTANCE OF 239.64'; (4) THENCE WITH A CURVE TURNING  
347 TO THE RIGHT WITH AN ARC LENGTH OF 29.88', A RADIUS OF  
348 35.00', A CHORD BEARING OF N.23°57'19"W., A CHORD  
349 LENGTH OF 28.98', AND A DELTA ANGLE OF 48°55'28"; (5)  
350 THENCE N.00°30'27"E. A DISTANCE OF 2402.49'; THENCE

351       N.89°23'59"W. A DISTANCE OF 92.00' TO THE WESTERLY  
352       RIGHT OF WAY LINE OF SAID HONORE AVENUE AND TH EAST  
353       BOUNDARY LINE OF HONORE BUSINESS PARK, A LAND  
354       CONDOMINIUM AS RECORDED IN CONDOMINIUM BOOK 4, PAGE 31  
355       OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;  
356       THENCE ALONG SAID EAST BOUNDARY LINE, BEING THE  
357       WESTERLY RIGHT OF WAY LINE OF SAID HONORE AVENUE THE  
358       FOLLOWING FIVE (5) COURSES: (1) THENCE S.00°31'03"W. A  
359       DISTANCE OF 334.73'; (2) THENCE S.15°21'39"W. A  
360       DISTANCE OF 52.70'; (3) THENCE S.00°31'03"W. A  
361       DISTANCE OF 100.40'; (4) THENCE N.89°28'57"W. A  
362       DISTANCE OF 6.50'; (5) THENCE S.00°31'03"W. A DISTANCE  
363       OF 38.91' TO THE NORTH SIDE OF ROADWAY C.E. AS SHOWN  
364       ON SAID HONORE BUSINESS PARK LAND CONDOMINIUM PLAT;  
365       THENCE ALONG THE NORTH LINE OF SAID ROADWAY C.E. THE  
366       FOLLOWING EIGHT (8) COURSES: (1) THENCE N.89°28'57"W.  
367       A DISTANCE OF 44.09'; (2) THENCE WITH A CURVE TURNING  
368       TO THE LEFT WITH AN ARC LENGTH OF 49.61', A RADIUS OF  
369       100.00', A CHORD BEARING OF S.76°18'16"W., A CHORD  
370       LENGTH OF 49.11', AND A DELTA ANGLE OF 28°25'35"; (3)  
371       THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH  
372       AN ARC LENGTH OF 49.61', A RADIUS OF 100.00', A CHORD  
373       BEARING OF S.76°18'16"W., A CHORD LENGTH OF 49.11',  
374       AND A DELTA ANGLE OF 28°25'35"; (4) THENCE  
375       N.89°28'57"W. A DISTANCE OF 111.31'; (5) THENCE WITH A

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

401        1137.024 ACRES.

402

403        B. Lands in Manatee County, Florida:

404        A PARCEL OF LAND LYING AND BEING IN SECTIONS 25, 35

405        AND 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE

406        COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS

407        FOLLOWS:

408

409        BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 36;

410        THENCE ALONG THE SOUTH LINE OF SAID SECTION 36 THE

411        FOLLOWING TWO (2) COURSES: (1) THENCE S.89°23'53"E. A

412        DISTANCE OF 2705.83'; (2) THENCE S.89°25'07"E. A

413        DISTANCE OF 441.01'; THENCE N.00°34'53"E. A DISTANCE

414        OF 229.64' TO THE LIMITED ACCESS RIGHT OF WAY LINE OF

415        INTERSTATE 75, (STATE ROAD 93) AS SHOWN ON THE FLORIDA

416        DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS,

417        SECTION 13075-2402; THENCE ALONG SAID LIMITED ACCESS

418        RIGHT OF WAY THE FOLLOWING SEVEN COURSES: (1) THENCE

419        S.89°25'07"E. A DISTANCE OF 298.24'; (2) THENCE

420        N.88°17'27"E. A DISTANCE OF 628.42'; (3) THENCE WITH A

421        CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF

422        315.44', A RADIUS OF 216.00', A CHORD BEARING OF

423        N.46°27'17"E., A CHORD LENGTH OF 288.15', AND A DELTA

424        ANGLE OF 83°40'23"; (4) THENCE N.04°37'06"E. A

425        DISTANCE OF 450.00'; (5) THENCE WITH A CURVE TURNING

426       TO THE LEFT WITH AN ARC LENGTH OF 638.55', A RADIUS OF  
427       3180.04', A CHORD BEARING OF N.03°55'22"W., A CHORD  
428       LENGTH OF 637.48', AND A DELTA ANGLE OF 11°30'18"; (6)  
429       THENCE N.09°40'31"W. A DISTANCE OF 518.74'; (7) THENCE  
430       N.13°40'30"W. A DISTANCE OF 4565.88' TO THE SOUTHEAST  
431       CORNER OF INDIGO RIDGE AT UNIVERSITY PLACE AS RECORD  
432       IN PLAT BOOK 41, PAGE 75, OF THE PUBLIC RECORDS OF  
433       MANATEE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE  
434       OF SAID INDIGO RIDGE AT UNIVERSITY PLACE THE FOLLOWING  
435       THREE (3) COURSES: (1) THENCE S.76°19'29"W. A DISTANCE  
436       OF 241.90'; (2) THENCE N.13°40'31"W. A DISTANCE OF  
437       50.00'; (3) THENCE S.76°19'29"W. A DISTANCE OF 138.18'  
438       TO THE NORTHEAST CORNER OF ASHLEY TRACE AT UNIVERSITY  
439       PLACE AS RECORDED IN PLAT BOOK 41, PAGE 91, OF THE  
440       PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE  
441       ALONG THE EAST LINE OF SAID ASHLEY TRACE AT UNIVERSITY  
442       PLACE THE FOLLOWING THREE (3) COURSES: (1) THENCE  
443       S.01°35'25"W. A DISTANCE OF 138.18'; (2) THENCE  
444       S.88°24'35"E. A DISTANCE OF 50.00'; (3) THENCE  
445       S.01°35'25"W. A DISTANCE OF 965.34' TO THE NORTHEAST  
446       CORNER OF CHARLESTON POINTE PHASE A1 AT UNIVERSITY  
447       PLACE AS RECORDED IN PLAT BOOK 40, PAGE 49, OF THE  
448       PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE  
449       S.00°27'10"W. ALONG THE EAST LINE OF SAID CHARLESTON  
450       POINTE PHASE A1 AT UNIVERSITY PLACE, A DISTANCE OF

451       1910.69' TO THE SOUTHEAST CORNER OF SAID CHARLESTON  
452       POINTE PHASE A1 AT UNIVERSITY PLACE AND THE NORTH  
453       RIGHT OF WAY LINE OF COOPER CREEK BOULEVARD AS SHOWN  
454       IN THE PLAT OF CHALESTON POINTE PHASE "A" AT  
455       UNIVERSITY PLACE AS RECORDED IN PLAT BOOK 40, PAGE 34,  
456       OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA;  
457       THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE  
458       FOLLOWING THREE (3) COURSES: (1) THENCE WITH A CURVE  
459       TURNING TO THE RIGHT WITH AN ARC LENGTH OF 415.48', A  
460       RADIUS OF 940.00', A CHORD BEARING OF N.50°49'46"W., A  
461       CHORD LENGTH OF 412.11', AND A DELTA ANGLE OF  
462       25°19'30"; (2) THENCE WITH A REVERSE CURVE TURNING TO  
463       THE LEFT WITH AN ARC LENGTH OF 628.15', A RADIUS OF  
464       552.00', A CHORD BEARING OF N.70°45'59"W., A CHORD  
465       LENGTH OF 594.80', AND A DELTA ANGLE OF 65°12'00"; (3)  
466       THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH  
467       AN ARC LENGTH OF 260.88', A RADIUS OF 1358.00', A  
468       CHORD BEARING OF S.82°08'13"W., A CHORD LENGTH OF  
469       260.48', AND A DELTA ANGLE OF 11°00'25"; THENCE  
470       S.02°21'34"E. A DISTANCE OF 84.00' TO THE SOUTHERLY  
471       RIGHT OF WAY LINE OF COOPER CREEK BOULEVARD AS SHOWN  
472       IN THE PLAT OF CHALESTON POINTE PHASE "A" AT  
473       UNIVERSITY PLACE AS RECORDED IN PLAT BOOK 40, PAGE 34,  
474       OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA;  
475       THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE

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

501                   THENCE S.88°35'01"W. A DISTANCE OF 462.44' TO THE  
502                   WESTERLY RIGHT OF WAY LINE OF HONORE AVENUE AS  
503                   RECORDED IN OFFICIAL RECORDS BOOK 1461, PAGE 3023 AND  
504                   OFFICIAL RECORDS BOOK 1598, PAGE 1505 OF THE PUBLIC  
505                   RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID  
506                   WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2)  
507                   COURSES: (1) THENCE S.00°20'22"E. A DISTANCE OF  
508                   1317.63'; (2) THENCE WITH A CURVE TURNING TO THE RIGHT  
509                   WITH AN ARC LENGTH OF 276.87', A RADIUS OF 1440.00', A  
510                   CHORD BEARING OF S.05°10'08"W., A CHORD LENGTH OF  
511                   276.45', AND A DELTA ANGLE OF 11°00'59" TO THE  
512                   SOUTHEAST CORNER OF SABAL BAY CONDOMINIUM PLAT AS  
513                   RECORDED IN CONDOMINIUM BOOK 33, PAGE 96, OF THE  
514                   PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE  
515                   N.89°27'25"W., ALONG THE SOUTH LINE OF SAID SABAL BAY  
516                   CONDOMINIUM, A DISTANCE OF 1550.09' TO THE SOUTHWEST  
517                   CORNER OF SAID SABAL BAY CONDOMINIUM, AND THE EAST  
518                   LINE OF A FLORIDA POWER & LIGHT EASEMENT (160' WIDE),  
519                   RECORDED IN OFFICIAL RECORDS BOOK 996, PAGE 1979, OF  
520                   THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE  
521                   S.00°26'00"W., ALONG SAID EAST LINE, A DISTANCE OF  
522                   950.35' TO A POINT ON THE SOUTH LINE OF SAID SECTION  
523                   35; THENCE S.89°27'05"E., ALONG SAID SOUTH LINE, A  
524                   DISTANCE OF 1405.88'; TO THE POINT OF BEGINNING,  
525                   HAVING AN AREA OF 16447708.61 SQUARE FEET, 377.587

526        ACRES.

527

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

531        Section 3. Powers of the district.-

532        (1) The district shall have all authority, powers, and  
533        duties granted by this charter and by chapters 189, 298, and  
534        197, Florida Statutes, as they may be amended from time to time.

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

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

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

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

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

548        e. To construct, improve, pave, and maintain roadways and  
549        roads necessary and convenient for the exercise of the powers or  
550        duties or any of the powers or duties of the district and to

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

576       for services associated therewith;

577            k. To install outdoor signage, monuments, and decorative

578        and seasonal banners, decorations, and lights;

579            l. To acquire, construct, finance, operate, and maintain

580        water plants and systems to produce, purify, and distribute

581        water for consumption;

582            m. To acquire, construct, finance, operate, and maintain

583        sewer systems for the collection, disposal, and reuse of waste

584        and to prevent water pollution in the district;

585            n. To levy ad valorem taxes and non-ad valorem

586        assessments, prescribe, fix, establish, and collect rates, fees,

587        rentals, fares, or other charges, and to revise the same from

588        time to time, for the facilities and services furnished or to be

589        furnished by the district and to recover the cost of making

590        connection to any district facility or system;

591            o. To provide for the discontinuance of service and

592        reasonable penalties, including attorney's fees, against any

593        user or property for any such rates, fees, rentals, fares, or

594        other charges that become delinquent and require collection.

595        However, no charges or fees shall be established until after a

596        public hearing of the Board of Supervisors at the district at

597        which all affected persons shall be given an opportunity to be

598        heard;

599            p. To enter into agreements with any person, firm, or

600        corporation for the furnishing by such person, firm, or

601 corporation of any facilities and services of the type provided  
602 for in this act;

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

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

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

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2026

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

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

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

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

651       w. To sue and be sued by its name in any court of law or  
652       in equity, to make contracts, to adopt and use a corporate seal,  
653       and to alter the same at pleasure;

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

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

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

675       (1) The district shall be governed by a five-member Board

676 of Supervisors, elected on a one-acre, one-vote basis by the  
677 landowners in the district.

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

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

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

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

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

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

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

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

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

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

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

726        (13) The supervisors shall be required to comply with the  
727        requirements for financial disclosure, meeting notices,  
728        reporting, public records maintenance, and per diem expenses for  
729        officers and employees as set forth in chapters 112, 119, 189,  
730        286, and 298, Florida Statutes, as they may be amended from time  
731        to time.

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

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

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

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

751 taxable acreage who are present or are represented by proxy at  
752 landowner meetings constitute a quorum at any meeting of the  
753 landowners.

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

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

770 (2) Non-Ad Valorem Assessments.—Non-ad valorem assessments  
771 for the construction, operation, or maintenance of district  
772 facilities, services, and operations shall be assessed, levied,  
773 and collected pursuant to chapter 170, chapter 197, or chapter  
774 298, Florida Statutes, as amended from time to time.

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

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

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

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

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

800 Section 8. Enforcement of taxes and assessments.—The

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

813 Section 9. Issuance of bonds.—

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

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

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

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

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

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

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

868 (2) General Obligation Bonds.-

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

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

876 of the electors to approve the issuance of bonds for any one or  
877 more of the capital projects shall not defeat the approval of  
878 bonds for any capital project that has been approved by the  
879 electors.

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

889 Section 10. Minimum charter requirements.—

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

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

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

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

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

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

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

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

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

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926 district shall be as set forth in chapter 298, Florida Statutes,  
927 and applicable general laws, as they may be amended from time to  
928 time.

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

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

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

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

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

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

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

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

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

976 the landowners shall conduct a landowner meeting to address the  
977 remaining requirements set forth within section 298.11, Florida  
978 Statutes.

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