

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
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

N.05°31'13"W., A CHORD LENGTH OF 436.50', AND A DELTA
ANGLE OF 08°32'00" TO THE SOUTH LINE OF NATHAN
BENDERSON PARK AS RECORDED IN OFFICIAL RECORDS BOOK
2805, PAGE 797 OF THE PUBLIC RECORDS OF SARASOTA
COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY LINE OF
SAID NATHAN BENDERSON PARK THE FOLLOWING FIVE (5)
COURSES: (1) THENCE S.89°27'01"W. A DISTANCE OF
1223.82'; (2) THENCE S.00°33'03"W. A DISTANCE OF
100.00'; (3) THENCE S.88°53'04"W. A DISTANCE OF
982.23'; (4) THENCE S.00°03'03"E. A DISTANCE OF
100.00'; (5) THENCE S.89°29'06"W. A DISTANCE OF
329.89' TO THE EAST LINE OF DEER HOLLOW UNIT NO. V, AS
RECORDED IN PLAT BOOK 34, PAGE 20, OF THE PUBLIC
RECORDS OF SARASOTA COUNTY, FLORIDA ALSO BEING THE
SOUTHEAST CORNER OF PROPERTY DESCRIBED IN INSTRUMENT
NUMBER 2006043641 OF THE PUBLIC RECORDS OF SARASOTA
COUNTY, FLORIDA; THENCE N.00°02'26"W. ALONG THE
EASTERLY LINE OF PROPERTY DESCRIBED IN INSTRUMENT
NUMBER 2006043641, A DISTANCE OF 270.11'; THENCE
N.89°41'17"W. ALONG THE NORTHERLY LINE OF PROPERTY
DESCRIBED IN INSTRUMENT NUMBER 2006043641 AND THE
NORTHERLY LINE OF SAID DEER HOLLOW UNIT V, A DISTANCE
OF 685.53' TO THE NORTHWEST CORNER OF SAID DEER HOLLOW
ALSO BEING THE NORTHEAST CORNER OF DEER HOLLOW UNIT
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

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
THE 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

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
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,

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

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

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

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

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.

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

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

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.