

CHAPTER 2026-222

Committee Substitute for Committee Substitute for House Bill No. 4091

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

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

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

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

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

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

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

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

(8) The property owners within the University Town Center have also constructed and maintained roadways, sidewalks, pedestrian walkways, and supporting infrastructure, including landscaping, signage, and street lighting, to provide connectivity to ongoing attractions and entertainment within the area.

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

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

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

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

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

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

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

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

Section 1. Name and corporate status.—

(1) The name of the district is the “University Town Center Improvement District.”

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

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

A. Lands in Sarasota County, Florida:

A PARCEL OF LAND LYING AND BEING IN SECTIONS 1, 2, 12, 13, AND 24, TOWNSHIP 36 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 S.00°19'15"W. A DISTANCE OF 27.07' TO THE 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 THIRTY (30) COURSES: (1) THENCE S.00°35'18"W. A DISTANCE OF 19.93'; (2) THENCE S.89°24'42"E. A DISTANCE OF 491.02'; (3) THENCE S.85°35'51"E. A DISTANCE OF 280.94'; (4) THENCE S.85°35'51"E. A DISTANCE OF 182.00'; (5) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 460.20', A RADIUS OF 456.00', A CHORD BEARING OF S.56°41'08"E., A CHORD LENGTH OF 440.92', AND A DELTA ANGLE OF 57°49'26"; (6) THENCE S.27°46'25"E. A DISTANCE OF 566.67'; (7) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 1014.76', A RADIUS OF 4489.66', A CHORD BEARING OF S.21°17'55"E., A CHORD LENGTH OF 1012.60', AND A DELTA ANGLE OF 12°57'00"; (8) THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 890.04', A RADIUS OF 11083.95', A CHORD BEARING OF S.12°31'24"E., A CHORD LENGTH OF 889.80', AND A DELTA ANGLE OF 04°36'03"; (9) THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 1069.03', A RADIUS OF 7509.45', A CHORD BEARING OF S.03°59'41"E., A CHORD LENGTH OF 1068.13', AND A DELTA ANGLE OF 08°09'23"; (10) THENCE S.00°05'12"W. A DISTANCE OF 594.90'; (11) THENCE S.00°35'27"W. A DISTANCE OF 1076.59'; (12) THENCE S.00°11'42"W. A DISTANCE OF 783.81'; (13) THENCE S.00°11'26"W. A DISTANCE OF 1856.86'; (14) THENCE S.00°12'28"W. A DISTANCE OF 802.20'; (15) THENCE S.00°12'27"W. A DISTANCE OF 1838.46'; (16) THENCE S.00°11'26"W. A DISTANCE OF 809.32'; (17) THENCE S.89°48'25"E. A DISTANCE OF 25.00'; (18) THENCE S.00°13'22"W. A DISTANCE OF 1833.27'; (19) THENCE S.00°13'51"W. A DISTANCE OF 809.57'; (20) THENCE S.00°12'44"W. A DISTANCE OF 936.16'; (21) THENCE S.01°28'49"W. A DISTANCE OF 866.39'; (22) THENCE S.05°28'49"W. A DISTANCE OF 219.30'; (23) THENCE S.05°28'49"W. A DISTANCE OF 309.52'; (24) THENCE S.11°52'47"W. A DISTANCE OF 294.54'; (25) THENCE S.24°28'46"W. A DISTANCE OF 30.73'; (26) THENCE N.89°51'47"W. A DISTANCE OF 110.87'; (27) THENCE S.30°42'52"W. A DISTANCE OF 499.12'; (28) THENCE S.30°42'52"W. A DISTANCE OF 746.86'; (29) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 466.57', A RADIUS OF 462.74', A CHORD BEARING OF S.59°35'59"W., A CHORD LENGTH OF 447.06', AND A DELTA ANGLE OF 57°46'14"; (30) THENCE S.88°29'06"W. A DISTANCE OF 426.17' TO THE SOUTHWEST CORNER OF LOT 1 GATEWAY TO SARASOTA, PHASE 1, AS RECORDED IN PLAT BOOK 39 PAGE 12 OF THE PUBLIC RECORD OF SARASOTA COUNTY, FLORIDA.; THENCE S.88°29'06"W. A DISTANCE OF 118.01' TO A POINT ON THE EAST LINE OF TRACT 1 OF SAID GATEWAY TO SARASOTA, PHASE 1.; THENCE S.01°28'17"E., ALONG SAID EAST LINE, A DISTANCE OF 17.91' TO THE SOUTHEAST CORNER OF SAID TRACT 1; THENCE S.88°31'43"W., ALONG THE SOUTH LINE OF SAID TRACT 1, A

DISTANCE OF 585.08' TO THE SOUTHWEST CORNER OF SAID TRACT 1; THENCE N.00°18'12"E., ALONG THE WEST LINE OF SAID TRACT 1 AND THE EAST LINE OF WHITAKER PARK, AS RECORDED IN PLAT BOOK 48, PAGE 22 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, A DISTANCE OF 2107.53' TO THE NORTHEAST CORNER OF SAID WHITAKER PARK AND THE SOUTH RIGHT OF WAY LINE OF RICHARDSON ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE N.89°36'06"E. A DISTANCE OF 1692.47'; (2) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 236.10', A RADIUS OF 729.87', A CHORD BEARING OF S.81°09'19"E., A CHORD LENGTH OF 235.07', AND A DELTA ANGLE OF 18°32'02"; (3) THENCE S.71°45'22"E. A DISTANCE OF 250.04'; (4) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 50.80', A RADIUS OF 658.06', A CHORD BEARING OF S.73°44'15"E., A CHORD LENGTH OF 50.79', AND A DELTA ANGLE OF 04°25'24" TO THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF N. CATTLEMEN ROAD; THENCE N.19°08'29"E. A DISTANCE OF 101.18' TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF CATTLEMEN ROAD AND THE NORTH RIGHT OF WAY LINE OF RICHARDSON ROAD AS RECORDED IN OFFICIAL RECORDS BOOK INSTRUMENT NUMBER 2001049630; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) THENCE N.72°09'38"W. A DISTANCE OF 244.89'; (2) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 276.88', A RADIUS OF 869.34', A CHORD BEARING OF N.81°17'05"W., A CHORD LENGTH OF 275.71', AND A DELTA ANGLE OF 18°14'54"; (3) THENCE S.89°35'28"W. A DISTANCE OF 426.49' TO THE EAST LINE OF DEER HOLLOW UNIT IA, AS RECORDED IN PLAT BOOK 30, PAGE 5, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N.00°08'26"W., ALONG SAID EAST LINE, A DISTANCE OF 1417.17' TO THE SOUTHWEST CORNER OF SAN PALERMO AS RECORDED IN PLAT BOOK 45, PAGE 9, OF THE PUBLIC RECORD OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID SAN PALERMO THE FOLLOWING THREE (3) COURSES: (1) THENCE N.89°51'34"E. A DISTANCE OF 641.75'; (2) THENCE S.00°12'17"W. A DISTANCE OF 157.17'; (3) THENCE N.89°54'09"E. A DISTANCE OF 328.46' TO THE SOUTHEAST CORNER OF SAID SAN PALERMO AND THE WEST RIGHT OF WAY LINE OF CATTLEMEN ROAD AS RECORDED IN OFFICIAL RECORDS BOOK INSTRUMENT NUMBER 2001049630; THENCE ALONG THE SAID WEST RIGHT OF WAY LINE AND THE EAST LINE OF SAID SAN PALERMO THE FOLLOWING TWO (2) COURSES: (1) THENCE N.00°12'17"E. A DISTANCE OF 518.74'; (2) THENCE N.00°13'01"E. A DISTANCE OF 819.26' TO THE NORTHEAST CORNER OF SAID SAN PALERMO; THENCE S.89°20'24"E. A DISTANCE OF 69.91'; THENCE N.00°13'21"E. A DISTANCE OF

662.07'; THENCE N.89°26'46"W. A DISTANCE OF 69.95' TO THE WESTERLY RIGHT OF WAY LINE OF CATTLEMEN ROAD AS RECORDED IN OFFICIAL RECORD INSTRUMENT NUMBER 2008032343, 2008030381, AND 2008032590 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE N.00°12'38"E. A DISTANCE OF 166.76'; (2) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 487.42', A RADIUS OF 2799.35', A CHORD BEARING OF N.04°46'39"W., A CHORD LENGTH OF 486.81', AND A DELTA ANGLE OF 09°58'35"; (3) THENCE N.09°47'13"W. A DISTANCE OF 52.28'; (4) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 436.90', A RADIUS OF 2933.52', A CHORD BEARING OF N.05°31'13"W., A CHORD LENGTH OF 436.50', AND A DELTA 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 RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N.89°41'27"W. ALONG THE NORTH LINE OF SAID DEER HOLLOW UNIT VI, A DISTANCE OF 685.40'; THENCE N.00°16'06"W. A DISTANCE OF 160.11'; THENCE N.89°42'44"W. A DISTANCE OF 1310.71' TO THE EAST RIGHT OF WAY LINE OF HONORE AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 1383, PAGE 1923 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) THENCE N.00°29'01"W. A DISTANCE OF 648.48'; (2) THENCE S.89°49'20"E. A DISTANCE OF 15.00'; (3) THENCE N.00°29'01"W. A DISTANCE OF 60.00' TO THE SOUTHWEST CORNER OF THE MEADOWS UNIT 16,

AS RECORDED IN PLAT BOOK 33, PAGE 25 OF THE PUBLIC RECORDS OF SARASOTA COUNTY FLORIDA; THENCE S.89°49'20" E., ALONG THE SOUTH LINE OF SAID MEADOWS, AND THE SOUTH LINE OF DEVONSHIRE PLACE, AS RECORDED IN PLAT BOOK 35, PAGE 2, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND THE SOUTH LINE OF STRATFIELD PARK PHASE II, AS RECORDED IN PLAT BOOK 35, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY FLORIDA, A DISTANCE OF 2673.35'; THENCE N.00°33'48"E. ALONG THE EAST LINE OF STRATFIELD PARK PH II PLAT, BOOK 35, PAGE 16, STRATFIELD PARK PH I, PLAT BOOK 34, PAGE 49, THE MEADOWS UNIT 15, PLAT BOOK 32, PAGE 45, 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 THE EAST BOUNDARY LINE OF HONORE BUSINESS PARK, A LAND CONDOMINIUM AS RECORDED IN CONDOMINIUM BOOK 4, PAGE 31 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID EAST BOUNDARY LINE, BEING THE WESTERLY RIGHT OF WAY LINE OF SAID HONORE AVENUE THE FOLLOWING FIVE (5) COURSES: (1) THENCE S.00°31'03"W. A DISTANCE OF 334.73'; (2) THENCE S.15°21'39"W. A DISTANCE OF 52.70'; (3) THENCE S.00°31'03"W. A DISTANCE OF 100.40'; (4) THENCE N.89°28'57"W. A DISTANCE OF 6.50'; (5) THENCE S.00°31'03"W. A DISTANCE OF 38.91' TO THE NORTH SIDE OF

ROADWAY C.E. AS SHOWN ON SAID HONORE BUSINESS PARK LAND CONDOMINIUM PLAT; THENCE ALONG THE NORTH LINE OF SAID ROADWAY C.E. THE FOLLOWING EIGHT (8) COURSES: (1) THENCE N.89°28'57"W. A DISTANCE OF 44.09'; (2) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 49.61', A RADIUS OF 100.00', A CHORD BEARING OF S.76°18'16"W., A CHORD LENGTH OF 49.11', AND A DELTA ANGLE OF 28°25'35"; (3) THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 49.61', A RADIUS OF 100.00', A CHORD BEARING OF S.76°18'16"W., A CHORD LENGTH OF 49.11', AND A DELTA ANGLE OF 28°25'35"; (4) THENCE N.89°28'57"W. A DISTANCE OF 111.31'; (5) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 48.37', A RADIUS OF 100.00', A CHORD BEARING OF S.76°39'43"W., A CHORD LENGTH OF 47.90', AND A DELTA ANGLE OF 27°42'41"; (6) THENCE S.62°48'22"W. A DISTANCE OF 136.88'; (7) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 24.51', A RADIUS OF 50.67', A CHORD BEARING OF S.76°39'43"W., A CHORD LENGTH OF 24.27', AND A DELTA ANGLE OF 27°42'40"; (8) THENCE N.89°28'57"W. A DISTANCE OF 156.75' TO THE WEST BOUNDARY LINE OF SAID HONORE BUSINESS PARK; THENCE N.00°30'01"E. ALONG SAID WEST LINE, A DISTANCE OF 170.75' TO THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2025107900; THENCE ALONG THE SOUTH LINE OF SAID PROPERTY THE FOLLOWING FIVE (5) COURSES: (1) THENCE N.89°20'07"W. A DISTANCE OF 304.86'; (2) THENCE N.89°33'04"W. A DISTANCE OF 15.00'; (3) THENCE N.00°26'56"E. A DISTANCE OF 0.11'; (4) THENCE N.89°20'43"W. A DISTANCE OF 319.86'; (5) THENCE N.89°34'10"W. A DISTANCE OF 25.00' TO THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE N.00°25'50"E. ALONG THE WEST BOUNDARY OF SAID PROPERTY, A DISTANCE OF 664.43' TO THE NORTH LINE OF SECTION 2; THENCE S.89°27'05"E., ALONG SAID NORTH LINE, A DISTANCE OF 1330.34'; TO THE POINT OF BEGINNING, HAVING AN AREA OF APPROXIMATELY 1,092 ACRES, MORE OR LESS.

B. Lands in Manatee County, Florida:

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

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE ALONG THE SOUTH LINE OF SAID SECTION 36 THE FOLLOWING TWO (2) COURSES: (1) THENCE S.89°23'53"E. A DISTANCE OF 2705.83'; (2) THENCE S.89°25'07"E. A DISTANCE OF 441.01'; THENCE N.00°34'53"E. A DISTANCE OF 229.64' TO THE LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE 75,

(STATE ROAD 93) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS, SECTION 13075-2402; THENCE ALONG SAID LIMITED ACCESS RIGHT OF WAY THE FOLLOWING SEVEN COURSES: (1) THENCE S.89°25'07"E. A DISTANCE OF 298.24'; (2) THENCE N.88°17'27"E. A DISTANCE OF 628.42'; (3) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 315.44', A RADIUS OF 216.00', A CHORD BEARING OF N.46°27'17"E., A CHORD LENGTH OF 288.15', AND A DELTA ANGLE OF 83°40'23"; (4) THENCE N.04°37'06"E. A DISTANCE OF 450.00'; (5) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 638.55', A RADIUS OF 3180.04', A CHORD BEARING OF N.03°55'22"W., A CHORD LENGTH OF 637.48', AND A DELTA ANGLE OF 11°30'18"; (6) THENCE N.09°40'31"W. A DISTANCE OF 518.74'; (7) THENCE N.13°40'30"W. A DISTANCE OF 4565.88' TO THE SOUTHEAST CORNER OF INDIGO RIDGE AT UNIVERSITY PLACE AS RECORD IN PLAT BOOK 41, PAGE 75, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID INDIGO RIDGE AT UNIVERSITY PLACE THE FOLLOWING THREE (3) COURSES: (1) THENCE S.76°19'29"W. A DISTANCE OF 241.90'; (2) THENCE N.13°40'31"W. A DISTANCE OF 50.00'; (3) THENCE S.76°19'29"W. A DISTANCE OF 138.18' TO THE NORTHEAST CORNER OF ASHLEY TRACE AT UNIVERSITY PLACE AS RECORDED IN PLAT BOOK 41, PAGE 91, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID ASHLEY TRACE AT UNIVERSITY PLACE THE FOLLOWING THREE (3) COURSES: (1) THENCE S.01°35'25"W. A DISTANCE OF 138.18'; (2) THENCE S.88°24'35"E. A DISTANCE OF 50.00'; (3) THENCE S.01°35'25"W. A DISTANCE OF 965.34' TO THE NORTHEAST CORNER OF CHARLESTON POINTE PHASE A1 AT UNIVERSITY PLACE AS RECORDED IN PLAT BOOK 40, PAGE 49, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.00°27'10"W. ALONG THE EAST LINE OF SAID CHARLESTON POINTE PHASE A1 AT UNIVERSITY PLACE, A DISTANCE OF 1910.69' TO THE SOUTHEAST CORNER OF SAID CHARLESTON 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 FOLLOWING TWO (2) COURSES: (1) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 277.02', A RADIUS OF 1442.00', A CHORD BEARING OF N.82°08'13" E., A CHORD LENGTH OF 276.59', AND A DELTA ANGLE OF 11°00'25"; (2) THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 123.84', A RADIUS OF 468.00', A CHORD BEARING OF N.84°12'52"E., A CHORD LENGTH OF 123.48', AND A DELTA ANGLE OF 15°09'42" TO THE NORTHEAST CORNER OF SAVANNAH PRESERVE AT UNIVERSITY PLACE AS RECORDED IN OFFICIAL RECORDS BOOK 2224 PAGE 1318 OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA; THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID SAVANNAH PRESERVE AT UNIVERSITY PLACE TO FOLLOWING SIX (6) COURSES: (1) THENCE S.06°03'00"W. A DISTANCE OF 528.00'; (2) THENCE N.85°52'00"W. A DISTANCE OF 156.00'; (3) THENCE N.20°52'00"W. A DISTANCE OF 250.00'; (4) THENCE N.90°00'00"W. A DISTANCE OF 228.00'; (5) THENCE S.18°23'00"W. A DISTANCE OF 892.00'; (6) THENCE S.80°24'00"W. A DISTANCE OF 194.69' TO THE SOUTHEAST CORNER OF CAROLINA LANDINGS AS RECORDED IN OFFICIAL RECORD BOOK 1979, PAGE 2295 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY LINE OF SAID CAROLINA LANDINGS THE FOLLOWING TWO (2) COURSES: (1) THENCE S.80°24'00"W. A DISTANCE OF 367.31'; (2) THENCE S.88°35'01"W. A DISTANCE OF 462.44' TO THE WESTERLY RIGHT OF WAY LINE OF HONORE AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 1461, PAGE 3023 AND OFFICIAL RECORDS BOOK 1598, PAGE 1505 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) THENCE S.00°20'22"E. A DISTANCE OF 1317.63'; (2) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 276.87', A RADIUS OF 1440.00', A CHORD BEARING OF S.05°10'08"W., A CHORD LENGTH OF 276.45', AND A DELTA ANGLE OF 11°00'59" TO THE SOUTHEAST CORNER OF SABAL BAY CONDOMINIUM PLAT AS RECORDED IN CONDOMINIUM BOOK 33, PAGE 96, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N.89°27'25"W., ALONG THE SOUTH LINE OF SAID SABAL BAY CONDOMINIUM, A DISTANCE OF 1550.09' TO THE SOUTHWEST CORNER OF SAID SABAL BAY

CONDOMINIUM, AND THE EAST LINE OF A FLORIDA POWER & LIGHT EASEMENT (160' WIDE), RECORDED IN OFFICIAL RECORDS BOOK 996, PAGE 1979, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.00°26'00"W., ALONG SAID EAST LINE, A DISTANCE OF 950.35' TO A POINT ON THE SOUTH LINE OF SAID SECTION 35; THENCE S.89°27'05"E., ALONG SAID SOUTH LINE, A DISTANCE OF 1405.88'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 16447708.61 SQUARE FEET, 377.587 ACRES.

C. Excluded lands from the district:

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

(1) Parcel ID: 0036010002 (MOTE)

LEGAL DESCRIPTION:

COMMENCE AT THE NW CORNER OF THE SE ¼ OF SECTION 1, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA;

THENCE S 89°18'11" E, ALONG THE NORTH LINE OF THE SE ¼ OF SAID SECTION, A DISTANCE OF 177.43 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S 89°18'11"E, ALONG SAID NORTH LINE, A DISTANCE OF 1128.19 FEET; THENCE S 00°00'13" E, A DISTANCE OF 327.36 FEET; THENCE S 89°59'47" W, A DISTANCE OF 36.47 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 45.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 74°27'17" A DISTANCE OF 58.48 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 300.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 51°16'30" A DISTANCE OF 268.48 FEET TO A POINT OF NON-TANGENCY; THENCE N 89°37'27" W, A DISTANCE OF 255.09 FEET; THENCE N 35°53'57" E, A DISTANCE OF 34.55 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 540.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 40°32'31" A DISTANCE OF 382.10 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 85°31'07" A DISTANCE OF 74.63 FEET TO A POINT OF TANGENCY; THENCE S 89°50'18" W, A DISTANCE OF 463.42 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89°17'05" A DISTANCE OF 38.96

FEET TO A POINT OF TANGENCY; THENCE S 00°33'13" W, A DISTANCE OF 528.07 FEET; THENCE N 89°26'47" W, A DISTANCE OF 71.50 FEET; THENCE S 00°29'40" W, A DISTANCE OF 128.56 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 111.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 56°56'28" A DISTANCE OF 110.81 FEET TO A POINT OF NON-TANGENCY; THENCE N 42°14'07" W, A DISTANCE OF 206.65 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS POINT LIES N 51°08'46" E, A DISTANCE OF 553.95 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10°01'02" A DISTANCE OF 96.85 FEET TO A POINT OF NON-TANGENCY; THENCE N 34°58'00" W, A DISTANCE OF 45.27 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE EASTERLY WHOSE RADIUS POINT LIES N 66°32'14" E, A DISTANCE OF 493.10 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 18°29'43" A DISTANCE OF 159.17 FEET TO A POINT OF NON-TANGENCY; THENCE N 00°30'56" E, A DISTANCE OF 110.89 FEET; THENCE S 89°29'04" E, A DISTANCE OF 63.07 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°30'56" A DISTANCE OF 78.99 FEET TO A POINT OF TANGENCY; THENCE N 00°00'00" E, A DISTANCE OF 165.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 50.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19°48'33" A DISTANCE OF 17.29 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 50.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 22°11'28" A DISTANCE OF 19.37 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 50.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 15°48'42" A DISTANCE OF 13.80 FEET TO A POINT OF TANGENCY; THENCE N 13°25'47" E, A DISTANCE OF 27.41 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 43°19'54" A DISTANCE OF 37.81 FEET TO A POINT OF TANGENCY; THENCE N 56°45'41" E, A DISTANCE OF 22.41 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF

56°03'53" A DISTANCE OF 29.36 FEET TO A POINT OF TANGENCY; THENCE N 00°41'49" E, A DISTANCE OF 15.38 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID SE ¼ AND THE POINT OF BEGINNING.
CONTAINING 512,332.83 SQUARE FEET (11.76 ACRES).

(2) Parcel ID: 0014002020 (SARASOTA COUNTY PUBLIC HOSPITAL DISTRICT)

The Northwest ¼ of the Northwest ¼ of Section 1, Township 36 South, Range 18 East, less the right-of-way of University Parkway and less the right-of-way of Honore Avenue and more particularly described as follows:

Commence at a 5" x 5" concrete monument found at the Northwest corner of said Section 1; thence S 00°30'31" W along the West line of the Northwest ¼ of said Section 1, a distance of 206.00 feet to the Southerly right-of-way of University Parkway; thence S89°24'11" E along the Southerly right-of-way of University Parkway, a distance of 46.00 feet to the Point of Beginning: (the following five calls are along the Southerly right-of-way of University Parkway) thence S 89°24'11" E, a distance of 342.16 feet, thence S 00°35'49" W, a distance of 15.00 feet; thence S 89°24'11" E, a distance of 135.25 feet to the point of curvature of a curve to the left, having a radius of 5847.58 feet and a central angle of 08°05'48"; thence Easterly along the arc of said curve, an arc length of 826.34 feet to the end of said curve; thence N 82°30'34" E, a distance of 6.16 feet to the Easterly line of the Northwest ¼ of the Northwest ¼ of aforementioned Section 1; thence S 00°30'47" W along said Easterly line and away from the Southerly right-of-way of University Parkway, a distance of 1173.61 feet to the Southeast corner of said Northwest ¼ of the Northwest ¼ of Section 1; thence N 89°21'17" W along the Southerly line of said Northwest ¼ of the Northwest ¼ of Section 1, a distance of 1307.08 feet to the Easterly right-of-way line of Honore Avenue (92' wide); thence N 00°30'31" E along the Easterly right-of-way line of Honore Avenue, a distance of 1128.35 feet to the Point of Beginning.
LESS and except the right-of-way for Honore Avenue described in Official Records Book 2486, Page 95, and Official Records Instrument 2009001090, Public Records of Sarasota County, Florida. Lying and being in Sarasota County, Florida.

D. Total district acreage:

The total acreage of property within the district's boundaries in Sarasota and Manatee Counties consists of 1,469.651 acres, more or less.

Section 3. Powers of the district.—

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

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

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

(a) To construct, operate, and maintain canals, ditches, drains, levees, lakes, ponds, and other works for water management, flood, and drainage control purposes;

(b) To acquire, purchase, operate, and maintain pumps, plants, and pumping systems for water management, flood, and drainage control purposes;

(c) To construct, operate, and maintain irrigation works, machinery, and plants;

(d) To construct and maintain facilities for and take measures to control mosquitoes and other arthropods of public health importance;

(e) To levy non-ad valorem assessments, prescribe, fix, establish, and collect rates, fees, rentals, fares, or other charges, and to revise the same from time to time, for the facilities and services furnished or to be furnished by the district and to recover the cost of making connection to any district facility or system;

(f) To provide for the discontinuance of service and reasonable penalties, including attorney fees, against any user or property for any such rates, fees, rentals, fares, or other charges that become delinquent and require collection. However, no charges or fees shall be established until after a public hearing of the Board of Supervisors at the district at which all affected persons shall be given an opportunity to be heard;

(g) To enter into agreements with any person, firm, or corporation for the furnishing by such person, firm, or corporation of any facilities and services of the type provided for in this act;

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

(i) To borrow money and issue negotiable or other bonds of the district as hereinafter provided; to borrow money, from time to time, and issue

negotiable or other notes of the district therefore, bearing interest at a rate not exceeding the maximum interest allowable by law, in anticipation of the collection of assessments or revenues of the district; to pledge assessments and revenues to secure such bonds, notes, or obligations; and to sell, discount, negotiate, and dispose of the same;

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

(k) To receive grants and contributions from public and private sources;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(1) Each year during the month of June, beginning with June 2026, an annual meeting of the landowners of the district shall be held for the purpose of electing a supervisor or supervisors and hearing reports of the Board of

Supervisors. At each annual meeting, the Board of Supervisors shall report on all work undertaken or completed during the preceding year, and the status of the finances of the district.

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

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

Section 6. Non-ad valorem assessments.—

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

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

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

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

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

Section 8. Enforcement of assessments.—The collection and enforcement of all 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 assessments shall be subject to the same discounts as county taxes.

Section 9. Issuance of bonds.—

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

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

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

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

custody, safeguarding, and application of all moneys; and for the employment of consulting engineers in connection with such acquisition, construction, reconstruction, stewardship, improvement, maintenance, repair, or operation.

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

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

(2) General Obligation Bonds.—

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

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

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

Section 10. Minimum charter requirements.—

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 11. Boundary changes.—Notwithstanding the provisions of general or other special law, the district’s boundaries may be contracted and acreage may be removed from the district when commercial or multifamily acreage is converted to a residential condominium use. The district boundary contraction shall occur only after the residential conversion is recorded with the applicable county clerk of court, and the district’s Board of Supervisors has approved of the district’s boundary contraction by a supermajority vote. If approved, the Board of Supervisors shall adopt a resolution describing the revised contracted district boundary, inclusive of a map, and setting forth the acreage removed from the district. The resolution of Board of Supervisors shall be posted on the district’s website in accordance with section 189.069, Florida Statutes, and transmitted to Sarasota and Manatee Counties, the county tax collectors and property appraisers, and the county sheriffs. Annexation by any municipality of any lands within the district is prohibited.

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

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

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

Approved by the Governor June 16, 2026.

Filed in Office Secretary of State June 16, 2026.