University Town Center Improvement District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817; Phone: 407-723-5900

The following is the proposed agenda for the upcoming Board of Supervisors Meeting for the University Town Center Improvement District ("District"), scheduled to be held at 9:00 AM on Wednesday, September 2, 2026, at Benderson Development Office located at: 7978 Cooper Creek Blvd.; Suite 100 University Park, FL 34201. A physical quorum of the Board of Supervisors will be confirmed prior to the start of the meeting.

Dial-In: 1-844-621-3956 Access Code: 2536 634 0209
https://pfmcdd.webex.com/join/carvalhov

BOARD OF SUPERVISORS' MEETING AGENDA

Administrative Matters

1. Roll Call to Confirm Quorum
2. Public Comment Period *[For any members of the public desiring to speak on any proposition before the Board]*
3. Proof of Publication
4. Consideration of Minutes of the 7/15/26 Organizational Board of Supervisors Meeting

Consent Agenda:

5. Ratification of the 7/22/26 VGlobalTech **Website Agreement**

Business Matters

6. Consideration of **Resolution 2026-28, Adopting Goals, Objectives, and Performance Measures and Standards for Fiscal Year 2026-2027**
7. Public Hearing on the Adoption of the District's Annual Budget Appropriating Funds
    a. Public Comments and Testimony
    b. Board Comments
    c. Consideration of **Resolution 2026-29, Adopting the Fiscal Year 2025-2026 Budget and Appropriating Funds**
    d. Consideration of the Amended & Restated Fiscal Year 2026 Budget Funding Agreement *(under separate cover)*
8. Public Hearing on the Adoption of the District's Annual Budget Appropriating Funds
    a. Public Comments and Testimony
    b. Board Comments
    c. Consideration of **Resolution 2026-30, Adopting the Fiscal Year 2026-2027 Budget and Appropriating Funds**
    e. Consideration of Fiscal Year 2026/2027 Funding Agreement *(under separate cover)*

9. Public Hearing on the Adoption of the Uniform Method of Collection
    a. Public Comments and Testimony
    b. Board Comments
    c. Consideration of **Resolution 2026-31, Adopting the Uniform Method of Collecting non-ad valorem Special Assessments**

Financial Matters

10. Consideration of **Bond Counsel Agreement *(under separate cover)***

Other Business

A. Staff Reports
    1. District Manager
        a. Website Creation Status Update
    2. Interim District Engineer
    3. District Counsel
        a. July/August Activity Report
        b. Overview of Special District Powers and the Powers Specifically Held by the University Town Center Improvement District
        (Contains Exhibit A: Chapter 2026-222 & Exhibit B: University Town Center Improvement District Summary)
B. Supervisor Requests & Comments
C. Counsel's Ethics Training Session 1

Adjournment

Administrative Matters

1. Roll Call to Confirm Quorum
2. Public Comment Period [For any members of the public desiring to speak on any proposition before the Board]
3. Proof of Publication

Administrative Matters (cont.)

4. Consideration of Minutes of the 7/15/26 Organizational Board of Supervisors Meeting

University Town Center Improvement District

ORGANIZATIONAL MEETING MINUTES

FIRST ORDER OF BUSINESS

The Organizational Meeting for the University Town Center Improvement District was called to order on Wednesday, July 15, 2026, at 1:00 p.m. at Nathan Benderson Park Finishing Tower Floor 2, located at 5851 Nathan Benderson Circle, Sarasota, FL 34235. Members listed below constituted a quorum.

Cliff McHenry	Seat 1	(via phone)
Mark Farrell	Seat 2	
Jon Mast	Seat 3	
Ian Fitzgerald	Seat 4	
Colin Pember	Seat 5	

Also, attending:

Jennifer Glasgow	PFM	(via phone)
Vivian Carvalho	PFM	
Kwame Jackson	PFM	(via phone)
Racheal Meade	PFM	(via phone)
Maggie Mooney	Persson, Cohen, Mooney, Fernandez, & Jackson, P.A.	
Julie Daniel	Benderson	
Todd Mathes	Benderson	
Kevin Plenzler	PFM	(via phone)
Karla Armstrong	District Counsel	

SECOND ORDER OF BUSINESS **Administration of the Oath of Office to New Members of the Board of Supervisors**

Ms. Carvalho swore in the new Board of Supervisors with the Oath of Office.

THIRD ORDER OF BUSINESS **Public Comment Period**

There were no public comments at this time.

FOURTH ORDER OF BUSINESS **Overview of the Florida "Government in the Sunshine" Regulations, Public Records Law, and other Board Member Responsibilities, and Ethics**
• Statement of Financial Interest, Form 1
• Determination of Board Member Compensation

Ms. Mooney gave an overview of the Sunshine Law, Public Records Law and Ethics Law. It was noted that each Board member is entitled to a District email. All District related items should be kept separately in case of a public records request.

Ms. Mooney explained that each Board Member is entitled to receive compensation of up to $200.00 for each Board Meeting they attend. It was noted this can be decided prior to the budget being adopted.

Ms. Mooney confirmed that Mr. Farrell, Mr. Mast, Mr. Fitzgerald and Mr. Pember will not seek compensation

Ms. Carvalho confirmed Mr. McHenry will not receive compensation

FIFTH ORDER OF BUSINESS **Ratification of the Initial Landowners Meeting Notice Publication**

Ms. Carvalho requested a motion to Ratify that the meeting was properly advertised.

On Motion by Mr. Mast, second by Mr. Pember with all in favor, the Organizational meeting for the University Town Center Improvement District ratified the Initial Landowners Meeting Notice Publication.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-01, Canvassing and Certifying the Election Results**

Ms. Carvalho referenced the Landowner Election that occurred on July 6, 2026 and what materialized.

On Motion by Mr. Pember, second by Mr. Farrell, with all in favor, the Organizational meeting for the University Town Center Improvement District approved resolution 2026-01, Canvassing and Certifying the Election Results.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-02, Appointing District Officers**

Ms. Carvalho noted a Chair, Vice Chair, and Assistant Secretaries would need to be appointed. Ms. Vivian Carvalho will be appointed as Secretary, Mr. Kwame Jackson and Ms. Racheal Meade as Assistant Secretary, Ms. Jennifer Glasglow will be appointed Treasurer and Ms. Amanda Lane as Assistant Treasurer.

Cliff McHenry was appointed as Chair and Colin Pember was appointed as Vice Chair, Mark Farrell, Jon Mast and Ian Fitzgerald were appointed as Assistant Secretaries.

On Motion by Mr. Fitzgerald, second by Mr. Farrell, with all in favor, the Organizational meeting for the University Town Center Improvement District approved resolution 2026-02, Appointing District Officers.

EIGHTH ORDER OF BUSINESS **Consideration of Agreement for District Manager Services**

Ms. Carvalho presented the agreement with PFM Management Services LLC, for services as District Manager.

On Motion by Mr. Pember, second by Mr. Fitzgerald, with all in favor, the Organizational meeting for the University Town Center Improvement District approved Agreement for District Manager Services.

NINTH ORDER OF BUSINESS **Consideration of Agreement for Financial Advisor and Assessment Consulting Services**

Ms. Carvalho stated this agreement is with PFM Financial Advisors LLC. This will provide the necessary financial advisory services the District needs. It was noted District Counsel has reviewed the agreement.

On Motion by Mr. Farrell, second by Mr. Pember, with all in favor, the Organizational meeting for the University Town Center Improvement District approved Agreement for Financial Advisor and Assessment Consulting Services.

TENTH ORDER OF BUSINESS **Consideration of Agreement for District Counsel Services**

Ms. Carvalho stated this agreement was provided for services from Persson, Cohen, Mooney, Fernandez & Jackson, P.A. to serve as District Counsel.

On Motion by Mr. Fitzgerald, second by Mr. Farrell, with all in favor, the Organizational meeting for the University Town Center Improvement District approved Agreement for District Counsel Services.

ELEVENTH ORDER OF BUSINESS **Consideration of Agreement for Interim District Engineer, Design, and Design Criteria Professional Services and Work Authorization 1 for General District Engineering Services**

Ms. Carvalho stated this agreement is for Interim District Engineering services.

On Motion by Mr. Mast, second by Mr. Pember, with all in favor, the Organizational meeting for the University Town Center Improvement District approved Agreement for Interim District Engineer, Design, and Design Criteria Professional Services and Work Authorization 1 for General District Engineering Services.

TWELFTH ORDER OF BUSINESS **Authorization of RFQ for District Engineering, Design, and Design Criteria Professional Services under the CCNA**

Ms. Carvalho commented on the RFQ process for Engineering services.

On Motion by Mr. Fitzgerald, second by Mr. Pember, with all in favor, the Organizational meeting for the University Town Center Improvement District approved Authorization of RFQ for District Engineering, Design, and Design Criteria Professional Services under the CCNA.

THIRTEENTH ORDER OF BUSINESS **Consideration of Resolution 2026-03, Designating Registered Agent and Office**

Ms. Carvalho noted the need to Designate a Registered Agent.

Ms. Mooney recommended the Registered Agent be her office.

On Motion by Mr. Pember, second by Mr. Fitzgerald, with all in favor, the Organizational meeting for the University Town Center Improvement District approved Resolution 2026-03, Designating Registered Agent and Office.

FOURTEENTH ORDER OF BUSINESS **Consideration of Resolution 2026-04, Designating the Primary Administrative Office, Principal Headquarters and Local District Office**

Ms. Carvalho requested Ms. Mooney's office be Designated.

On Motion by Mr. Fitzgerald, second by Mr. Farrell, with all in favor, the Organizational meeting for the University Town Center Improvement District approved Resolution 2026-04, Designating the Primary Administrative Office, Principal Headquarters and Local District Office.

FIFTEENTH ORDER OF BUSINESS **Consideration of Resolution 2026-05, Adopting the District's Official Seal.**

Mr. Carvalho noted the resolution in a seal that the District will adopt in the event of an issuance.

On Motion by Mr. Pember, second by Mr. Mast, with all in favor, the Organizational meeting for the University Town Center Improvement District approved Resolution 2026-05, Adopting the District's Official Seal.

SIXTEENTH ORDER OF BUSINESS **Consideration of Resolution 2026-06, Annual Meeting Schedule for Fiscal Year 2025/2026**

Ms. Carvalho explained that the District must set the annual meeting schedule for the Fiscal Year and noted a quorum must be established for each meeting, which would require three Board members to be present. The fiscal year runs from October 1st to September 30th. It was noted monthly meetings are set but can be adjusted as needed.

There was brief discussion regarding the meeting schedule. The Board agreed the next meeting would be September 2, 2026, at 9:00 a.m. It was noted the venue would stay the same.
Later it was decided that the September 2, 2026 meeting should be held at the Cooper Creek location.

On Motion by Mr. Farrell, second by Mr. Mast, with all in favor, the Organizational meeting for the University Town Center Improvement District approved Resolution 2026-06, Adopting the District's Annual Meeting Schedule for FY 2026.

SEVENTEENTH ORDER OF BUSINESS **Ratification of Resolution 2026-07, Initial Landowners' Meeting**

No recording is available.

On Motion by Mr. Pember, second by Mr. Fitzgerald, with all in favor, the Organizational meeting for the University Town Center Improvement District Ratified Resolution 2026-07 Initial Landowners' Meeting.

EIGHTEENTH ORDER OF BUSINESS **Consideration of Resolution 2026-08, Approving Fiscal Year 2025/2026 Proposed Annual Budget and Setting a Public Hearing Date for Final Adoption**
a) FY 2025/2026 Proposed Budget

No recording is available.

On Motion by Mr. Pember, second by Mr. Farrell, with all in favor, the Organizational meeting for the University Town Center Improvement District approved Resolution 2026-08, Approving Fiscal Year 2025/2026 Proposed Annual Budget and Setting a Public Hearing Date for Final Adoption.

NINETEENTH ORDER OF BUSINESS **Consideration of Fiscal Year 2025/2026 Budget Funding Agreement**

No recording is available.

On Motion by Mr. Fitzgerald, second by Mr. Mast, with all in favor, the Organizational meeting for the University Town Center Improvement District approved Consideration of Fiscal Year 2025/2026 Budget Funding Agreement.

TWENTIETH ORDER OF BUSINESS **Consideration of Resolution 2026-10, Expressing the Intent of the District to Utilize the Uniform Method and Setting a Public Hearing Date**

No recording is available.

On Motion by Mr. Mast, second by Mr. Fitzgerald, with all in favor, the Organizational meeting for the University Town Center Improvement District approved Resolution 2026-10, Expressing the Intent of the District to Utilize the Uniform Method and Setting a Public Hearing Date.

TWENTY-FIRST ORDER OF BUSINESS **Consideration of Resolution 2026-11 Setting Forth the Policy of the District with Regard to the Support and Legal Defense of the Board of Supervisors and District Staff**

No recording is available.

On Motion by Mr. Mast, second by Mr. Pember, with all in favor, the Organizational meeting for the University Town Center Improvement District approved Resolution 2026-11 Setting Forth the Policy of the District with Regard to the Support and Legal Defense of the Board of Supervisors and District Staff.

TWENTY-SECOND ORDER OF BUSINESS **Approval of Proposal of/Authorization to Obtain General Liability and Public Officers Insurance**

No recording is available.

On Motion by Mr. Pember, second by Mr. Fitzgerald, with all in favor, the Organizational meeting for the University Town Center Improvement District approved Proposal of/Authorization to obtain Liability and Public Officers Insurance.

TWENTY-THIRD ORDER OF BUSINESS **Consideration of Resolution 2026-12, Providing for the Public's Opportunity to be Heard**

No recording is available.

On Motion by Mr. Pember, second by Mr. Farrell, with all in favor, the Organizational meeting for the University Town Center Improvement District approved Resolution 2026-12, Providing for the Public's Opportunity to be Heard.

TWENTY-FOURTH ORDER OF BUSINESS **Consideration of Resolution 2026-13, Adoption of Records Retention Policy**

No recording is available.

On Motion by Mr. Pember, second by Mr. Fitzgerald, with all in favor, the Organizational meeting for the University Town Center Improvement District approved Resolution 2026-13, Adoption of Records Retention Policy.

TWENTY-FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-14, Adoption of Travel Reimbursement Policy**

No recording is available.

On Motion by Mr. Pember, second by Mr. Mast, with all in favor, the Organizational meeting for the University Town Center Improvement District approved Resolution 2026-14, Adoption of Travel Reimbursements Policy.

TWENTY-SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-15, Adoption of Prompt Payment Act Policies and Procedures**

No recording is available.

On Motion by Mr. Pember, second by Mr. Mast, with all in favor, the Organizational meeting for the University Town Center Improvement District approved Resolution 2026-15, Adoption of Prompt Payment Act Policies and Procedures.

TWENTY- SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-16, Authorizing the Filing of Notice of Establishment**

No recording is available.

On Motion by Mr. Mast, second by Mr. Pember with all in favor, the Organizational meeting for the University Town Center Improvement District approved Resolution 2026-16, Authorizing the Filing of Notice of Establishment.

TWENTY- EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2026-17, Designating a Qualified Public Depository**

No recording is available.

On Motion by Mr. Mast, second by Mr. Pember with all in favor, the Organizational meeting for the University Town Center Improvement District approved Resolution 2026-17, Designating a Qualified Public Depository.

TWENTY- NINTH ORDER OF BUSINESS **Consideration of Resolution 2026-18, Authorization to Establish Checking Account and Designation of Authorized Signatories for Operating Account(s)**

No recording is available.

On Motion by Mr. Pember, second by Mr. Farrell with all in favor, the Organizational meeting for the University Town Center Improvement District approved Resolution 2026-18, Authorization to Establish Checking Account and Designation of Authorized Signatories for Operating Account(s).

THIRTIETH ORDER OF BUSINESS **Consideration of Resolution 2026-19, Authorizing the Disbursement of Funds**

No recording is available.

On Motion by Mr. Pember, second by Mr. Fitzgerald with all in favor, the Organizational meeting for the University Town Center Improvement District approved Resolution 2026-19, Authorizing the Disbursement of Funds.

THIRTY-FIRST ORDER OF BUSINESS **Consideration of Resolution 2026-20, Adopting Alternative Investment Guideline**

No recording is available.

On Motion by Mr. Fitzgerald, second by Mr. Pember with all in favor, the Organizational meeting for the University Town Center Improvement District approved Resolution 2026-20, Adopting Alternative Investment Guidelines.

THIRTY- SECOND ORDER OF BUSINESS **Consideration of Resolution 2026-21, Adopting Internal Financial Controls Policy**

No recording is available.

On Motion by Mr. Pember, second by Mr. Farrell with all in favor, the Organizational meeting for the University Town Center Improvement District approved Resolution 2026-21, Adopting Internal Financial Controls Policy.

THIRTY-THIRD ORDER OF BUSINESS **Consideration of Resolution 2026-22, Authorizing the Chairman to Execute Plats, Permits, and Conveyances**

No recording is available.

On Motion by Mr. Pember, second by Mr. Fitzgerald with all in favor, the Organizational meeting for the University Town Center Improvement District approved Resolution 2026-22, Authorizing the Chairman to Execute Plats, Permits, and Conveyances.

THIRTY-FOURTH ORDER OF BUSINESS **Consideration of Resolution 2026-23, Delegating Authority to Chairman to Award Certain Contracts, Agreements and Other Documents**

No recording is available.

On Motion by Mr. Pember, second by Mr. Fitzgerald with all in favor, the Organizational meeting for the University Town Center Improvement District approved Resolution 2026-23, Delegating Authority to Chairman to Award Certain Contracts, Agreements and Other Documents.

THIRTY-FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-24, Authorizing Direct Purchases**

No recording is available.

On Motion by Mr. Mast, second by Mr. Pember with all in favor, the Organizational meeting for the University Town Center Improvement District approved Resolution 2026-24, Authorizing Direct Purchases.

THIRTY-SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-25, Adopting FY 2026 Goals, Objectives, and Performance Measures and Standards**

No recording is available.

On Motion by Mr. Pember, second by Mr. Farrell with all in favor, the Organizational meeting for the University Town Center Improvement District approved Resolution 2026-25, Adopting FY 2026 Goals, Objectives, and Performance Measures and Standards.

THIRTY-SEVENTH ORDER OF BUSINESS **Consideration of Funding Request No. 1**

No recording is available.

On Motion by Mr. Pember, second by Mr. Fitzgerald with all in favor, the Organizational meeting for the University Town Center Improvement District approved Consideration of Funding Request No. 1.

THIRTY-EIGHTTH ORDER OF BUSINESS **Consideration of Resolution 2026-26, Annual Meeting Schedule for Fiscal Year 2026/2027**

No recording is available.

It was noted that future monthly meetings will be held on October 7, 2026, November 4, 2026 and December 2, 2026 at 9am at 7978 Cooper Creek Blvd.

On Motion by Mr. Pember, second by Mr. Fitzgerald with all in favor, the Organizational meeting for the University Town Center Improvement District approved Resolution 2026-26, Annual Meeting Schedule for Fiscal Year 2026/2027.

THIRTY- NINTH ORDER OF BUSINESS **Consideration of Resolution 2026-27, Approving Fiscal Year 2026/2027 Proposed Annual Budget and Setting a Public Hearing Date for Final Adoption**

a) FY 2026/2027 Proposed Budget

The Public Hearing Date will be September 2, 2026.

On Motion by Mr. Farrell, second by Mr. Pember with all in favor, the Organizational meeting for the University Town Center Improvement District approved Resolution 2026-27, Approving Fiscal Year 2026/2027 Proposed Annual Budget and Setting a Public Hearing Date for Final Adoption.

FOURTIETH ORDER OF BUSINESS **Consideration of Bond Financing Team Funding Agreement**

Deferred

FORTY- FIRST ORDER OF BUSINESS **Consideration of Underwriter Agreement**

Deferred

FORTY- SECOND ORDER OF BUSINESS **Consideration of Bond Counsel Agreement**

Deferred

FORTY- THIRD ORDER OF BUSINESS **Staff Reports**

District Counsel - Ms. Mooney noted the required four-hour Ethics Training.

District Manager - Ms. Carvalho noted that the next meeting will be held on September 2, 2026 at 9:00am at the Cooper Creek Office.

Bond Counsel - No report.

FORTY- FOURTH ORDER OF BUSINESS **Supervisor Requests**

Mr. Farrell requested the Act and Map and asked about the Landowner's/Acreage.

FORTY- FIFTH ORDER OF BUSINESS **Adjournment**

On Motion by Mr. Pember, second by Mr. Fitzgerald, with all in favor, the July 15, 2026, Organizational Meeting of the Board of Supervisors for the University Town Center Improvement District was adjourned at 2:30pm.

_____ _____

Secretary/Assistant Secretary Chairman/Vice-Chairman

Consent Agenda

5. Ratification of the 7/22/26 VGlobalTech Website Agreement

Proposal For

University Town Center ID

Website Accessibility for People with Disabilities as per Nondiscrimination requirements of Title II of the American Disabilities Act (ADA) & WCAG

Date	Version#	Comments	Author
July 21, 2026	1.0	Initial Version as per request	VB Joshi

Florida's Leading ADA & WCAG Web-design, Audit and Maintenance Company.
VGlobalTech' s Proprietary Technical Compliance Seal

Visit https://vglobaltech.com/website-compliance/ *for details.*

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Any violations are punishable under the law and shall be prosecuted.

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1.0 The Law

Source: http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0189/Sections/0189.069.html

189.069 Special districts; required reporting of information; web-based public access. —

(1) Beginning on October 1, 2015, or by the end of the first full fiscal year after its creation, each special district shall maintain an official website containing the information required by this section. Each special district shall submit its official website address to the department.

(a) Each independent special district shall maintain a separate website.

(b) Each dependent special district shall be prominently displayed on the home page of the website of the local general-purpose government upon which it is dependent with a hyperlink to such webpages as are necessary to provide the information required by this section. A dependent special district may maintain a separate website providing the information required by this section.

(2)(a) A special district shall post the following information, at a minimum, on the district's official website:

1. The full legal name of the special district.

2. The public purpose of the special district.

3. The name, official address, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the special district.

4. The fiscal year of the special district.

5. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.

6. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.

7. A description of the boundaries or service area of, and the services provided by, the special district.

8. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy

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of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.

9. The primary contact information for the special district for purposes of communication from the department.

10. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.

11. The budget of the special district and any amendments thereto in accordance with s.189.016.

12. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district.

13. A listing of its regularly scheduled public meetings as required by s. 189.015(1).

14. The public facilities report, if applicable.

15. The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).

16. At least 7 days before each meeting or workshop, the agenda of the event, along with any meeting materials available in an electronic format, excluding confidential and exempt information. The information must remain on the website for at least 1 year after the event.

(b) The department's website list of special districts in the state required under s. 189.061shall include a link for each special district that provides web-based access to the public for all information and documentation required for submission to the department pursuant to subsection

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2.0 ADA & WCAG Compliance – Introduction

Every individual must have equal access to information whether it is in person service or online. This is a general agreement and understanding of access.

The Internet has dramatically changed the way state and local governments do business. Today, government agencies routinely make much more information about their programs, activities, and services available to the public by posting it on their websites. As a result, many people can easily access this information seven day a week, 24 hours a day.

Many government services and activities are also provided on websites because the public is able to participate in them at any time of day and without the assistance of government personnel. Many government websites offer a low cost, quick, and convenient way of filing tax returns, paying bills, renewing licenses, signing up for programs, applying for permits or funding, submitting job applications, and performing a wide variety of other activities.

The Americans with Disabilities Act (ADA) and, if the government entities receive federal funding, the Rehabilitation Act of 1973 generally require that state and local governments provide qualified individuals with disabilities equal access to their programs, services, or activities unless doing so would fundamentally alter the nature of their programs, services, or activities or would impose an undue burden. One way to help meet these requirements is to ensure that government websites have accessible features for people with disabilities, using the simple steps described in this document. An agency with an inaccessible website may also meet its legal obligations by providing an alternative accessible way for citizens to use the programs or services, such as a staffed telephone information line. These alternatives, however, are unlikely to provide an equal degree of access in terms of hours of operation and the range of options and programs available.

The World Wide Web Consortium (W3C) sets the main international standards for the World Wide Web and its accessibility. W3C created the Web Content Accessibility Guidelines (WCAG 2.0 and 2.1) which are like Section 508, but on an international level. WCAG 2.0 and 2.1 require specific techniques for compliance and is more current than Section 508.

Many countries and international organizations require compliance with WCAG 2.0 and 2.1. The guidelines are categorized into three levels of compliance: A (must support), AA (should support), and AAA (may support). Representatives from the accessibility community around the world participate in the evolution of these guidelines.

Source: https://www.w3.org/WAI/standards-guidelines/wcag/

Visit http://vglobaltech.com/website-compliance/ for more details, do a website compliance check on your website and download a PDF proposal.

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2.1 Common Problems and Solutions in Website Accessibility?

2.1.1 Problem: Images Without Text Equivalents

Solution: Add a Text Equivalent to Every Image

Adding a line of simple HTML code to provide text for each image and graphic will enable a user with a vision disability to understand what it is. Add a type of HTML tag, such as an “alt” tag for brief amounts of text or a “longdesc” tag for large amounts, to each image and graphic on your agency’s website.

The words in the tag should be more than a description. They should provide a text equivalent of the image. In other words, the tag should include the same meaningful information that other users obtain by looking at the image. In the example of the mayor’s picture, adding an “alt” tag with the words “Photograph of Mayor Jane Smith” provides a meaningful description.

In some circumstances, longer and more detailed text will be necessary to convey the same meaningful information that other visitors to the website can see. For example, a map showing the locations of neighborhood branches of a city library needs a tag with much more information in text format. In that instance, where the map conveys the locations of several facilities, add a “longdesc” tag that includes a text equivalent description of each location shown on the map – e.g., “City Center Library, 433 N. Main Street, located on North Main Street between 4th Avenue and 5th Avenue.”

2.1.2 Problem: Documents Are Not Posted in an Accessible Format

Solution: Post Documents in a Text-Based Format

Always provide documents in an alternative text-based format, such as HTML or RTF (Rich Text Format), in addition to PDF. Text-based formats are the most compatible with assistive technologies.

2.1.3 Problem: Specifying Colors and Font Sizes

Solution: Avoid Dictating Colors and Font Settings

Websites should be designed so they can be viewed with the color and font sizes set in users’ web browsers and operating systems. Users with low vision must be able to specify the text and background colors as well as the font sizes needed to see webpage content.

2.1.4 Problem: Videos and Other Multimedia Lack Accessible Features

Solution: Include Audio Descriptions and Captions

Videos need to incorporate features that make them accessible to everyone. Provide audio descriptions of images (including changes in setting, gestures, and other details) to make videos accessible to people who are blind or have low vision. Provide text captions synchronized with the video images to make videos and audio tracks accessible to people who are deaf or hard of hearing.

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2.1.5 Web Content Accessibility Guidelines (WCAG)

Understanding the Four Principles of Accessibility

The guidelines and Success Criteria are organized around the following four principles, which lay the foundation necessary for anyone to access and use Web content. Anyone who wants to use the Web must have content that is:

1. **Perceivable** - Information and user interface components must be presentable to users in ways they can perceive.
    - This means that users must be able to perceive the information being presented (it can't be invisible to all of their senses)
2. **Operable** - User interface components and navigation must be operable.
    - This means that users must be able to operate the interface (the interface cannot require interaction that a user cannot perform)
3. **Understandable** - Information and the operation of user interface must be understandable.
    - This means that users must be able to understand the information as well as the operation of the user interface (the content or operation cannot be beyond their understanding)
4. **Robust** - Content must be robust enough that it can be interpreted reliably by a wide variety of user agents, including assistive technologies.
    - This means that users must be able to access the content as technologies advance (as technologies and user agents evolve, the content should remain accessible)

If any of these are not true, users with disabilities will not be able to use the Web.

Under each of the principles are guidelines and Success Criteria that help to address these principles for people with disabilities. There are many general usability guidelines that make content more **usable by all people**, including those with disabilities. However, in WCAG 2.1, we only include those guidelines that address problems particular to people with disabilities. This includes issues that block access or interfere with access to the Web more severely for people with disabilities.

See reference section at the end of this document for more information and websites for ADA, Usability and other important compliance issues and solutions.

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VGlobalTech development and business management team shall study these compliance guidelines and with our technical capabilities apply these to make your website accessible, compatible and fully functional for all people, including those with disabilities.

Visit https://vglobaltech.com/website-compliance/ **for details of our compliance process and expertise in this area.**

Please see References section for several resources on compliance.

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3.0 Pricing

Website Complexity: Medium Level Websites

VGlobalTech team shall complete the following critical tasks for client website. All costs below are per website / CDD:

3.1 Existing Website Remediation / New Website Build:

	Task
1.	Remediate existing website / Build new website from start as per **Florida Statute Chapter 189 requirements**. Ensure ADA & WCAG compliance requirements. Customer shall provide all documents and content required. ALL webpages on the website shall be made ADA compliant by our team. Create accessibility documents, code review, html updates, plugins / security updates required for ADA and WCAG compliance
2.	Cross-Device Check (Website needs to appear as per ADA standards on Mobile Phones, Tablets, Desktops etc.). Braille Readers, Other assistance technology compatibility
3.	**ADA** Standards application (as per Section 1 above). ADA.gov, **Web Content Accessibility Guidelines (WCAG)**
4.	PDF Documents conversion (to Text, HTML etc.) as needed for ADA Compliance / Reader Compliance (up to 2 years of documents shall be converted)
5.	Create a webpage showing websites ADA Compliance efforts
6.	Create customized footers with **VGlobalTech' s ADA Compliance Seal** (renewed quarterly if contract is in place)
	Web Design Total: $3000/- (one time) ***Existing website will need only remediation and cleanup as per ADA & WCAG. Rebuild is NOT required.***

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3.2 ADA Compliance Monthly Maintenance Email and Hosting

Maintenance contract starts after the initial conversion is completed (It is critical to maintain compliance as websites get updated):

The Annual Maintenance <u>DOES NOT</u> include the quarterly audits proposed in the next section.
Maintenance contract is required for VGlobalTech' s proprietary document conversion software (PDF to RTF) to be used that allows faster, accurate and batch processing for document conversion.

	Task
1.	Full content upload support to regularly keep site updated (includes all documents, audit reports, agendas, meeting minutes, events etc.). Ensure content is in ADA and WCAG compliance for the entire site. Section 508 stipulations (applicable to CDD) and FIA /eGIS insurance requirements are met. These points are very critical to maintain a fully compliant website at all times. ***Update turnaround time – less than 24 hrs. from customer sending the content and documents to be updated to VGT team.***
2.	PDF Documents conversion (to Text, HTML etc.) as needed (***new documents during the maintenance year only***) for ADA Compliance / Reader Compliance. VGlobalTech' s **proprietary batch conversion software** shall be used by our team for faster batch-conversion processing as long as the contract is valid (big time saver that creates compliant documents that can be uploaded to the website). **There is no limit on how many documents or pages per document can be converted per month using VGlobalTech' s software**. If Auto conversion fails, VGlobalTech team shall perform manual OCR and conversion within 24 hrs.
3.	Update footer with VGlobalTech' s ADA Compliance Seal
	Total Monthly Maintenance with full content upload, document conversion and Hosting: **$185 / month** *Support beyond 8 hrs. / month / CDD shall be billed at $55 / hr. separately (VGlobalTech team shall be responsible to track and report hours exceeded, if any) **Monthly price discounted for existing customers ***Monthly maintenance must be paid before the 10th of every month

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3.3 Quarterly Technical and Human Audit

This audit is as per the Florida Insurance Alliance guidelines. Please check with your insurance agency for specific requirements. **Read more here: https://vglobaltech.com/wp-content/uploads/2019/03/FIA_ADA_Guidelines-2019-2020.pdf**

VGlobalTech has developed a unique program for digital accessibility that is run by a highly skilled and experienced team in human auditing of websites and software as per the section 508 stipulations. Read more about our partnership here: **https://vglobaltech.com/website-compliance/**

Digital Asset Technical Compliance Seal:



VGlobalTech in-house technical team shall remediate / test the website / software for ADA, WCAG compliance. VGlobalTech's technical design & development team is fully aware of the Americans with Disability Act (**ADA**), Web Content Accessibility Guidelines (**WCAG**), **Section 508** of the Rehabilitation Act of 1973 and overall, the design principles of a professional, accessible, functional and responsive web design. The entire team has taken dedicated time and efforts to learn these design principles firsthand.

Our purpose is clear – **Universal, Creative Web design that works for everyone, everywhere and every time!**

Cost for Audit: $300 / per quarter

- Can be paid yearly for all 4 audits ($1200) or can be paid per audit every quarter
- All CDD required website documents' conversions to compatible formats included
- Seals renewed every quarter
- Audits are conducted by VGlobalTech dev and ADA Expert Team

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This proposal includes the following points, stipulations, terms and conditions:

*(1) conference call or in person meetings per month with client to review metrics, results and monthly recaps **unless otherwise noted*

* Email and phone communication

*Anything out of the scope of work in the above proposal will be addressed and clients will be immediately notified. After notification of additional work, a subsequent quote will be provided to cover that work.

*The client is responsible to adhering to timelines as far as information required to complete the task is concerned. If timelines are not adhered to and exceed 15 business days past the current marketing months, on the last day, all work will end. A new month with new allocated costs will be presented for future work to commence. No refunds and owed work will be due unless otherwise agreed upon. **An Invoice will be provided once signature approval of this project proposal. Payments will be made to VGLOBALTECH**

*The client is responsible for verifying the quality of work, providing feedback, verifying that compliance has been met as required. The VGlobalTech team shall not be responsible for any legal ramifications arising from work not done as per external agencies / organizations / associations needs if proper feedback is not provided by the customer. VGlobalTech's work will be in the best faith but cannot guarantee all compliance / legal needs since we are not the final authority in the ADA or WCAG compliance area. VGlobalTech shall not be liable for any legal ramifications arising from compliance issues and cannot be held responsible for any legal or other lawsuits.

Refund Policy: The client may halt work and request a refund within seven days of the date of signing this services agreement by mailing a signed letter to the main address listed on www.VGlobalTech.com website. If the client requests a refund within seven days of the date of signing their agreement, they shall be liable to pay for all the work completed and will be refunded the remaining balance of the initial payment if the billable work has not exceeded a charge that would be greater than the client's initial payment. If the client requests a refund after seven days from the date of the signing of the agreement the client is liable to pay for all work completed plus an additional 25% of any remaining balance that may still be due. Once line-item projects are complete no refunds will be issued. Confidentiality: All information between client and service provider inclusive of technical and business information relating to proprietary ideas, patentable ideas and/or trade secrets, existing and/or contemplated products and services, research and development, production, costs, profit and margin information, finances and financial projections, customers, clients, marketing, and current or future business plans and models, regardless of whether such information is designated as "Confidential Information" at the time of its disclosure and will be treated as such and with absolute confidentiality and will not be shared or used, which will be maintained at all times. The client is

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not allowed to disclose their price with any third party. Doing so is in breach of this agreement. All information development will be shared and proprietary information and property between client and service providers.

4.0 Proposal Acceptance:

VGlobalTech proposed solution, and terms have been accepted by the customer and the VGlobalTech can proceed with the project. All payments shall be made according to this agreement.

Signatures:



Cliff McHenry - University Town Center Improvement District Chair 7/22/26

For Customer *Date*

VB Joshi

For VGlobalTech *Date*

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5.0 References:

ADA Best Practices Tool Kit for State and Local Governments:
https://www.ada.gov/pcatoolkit/chap5toolkit.htm

U.S. Department of Justice, Civil Rights Division, *Disability Rights Section*
https://www.ada.gov/websites2.htm

Web design Standards: https://www.w3schools.com/

Web Content Accessibility Guidelines (WCAG) https://www.w3.org/TR/WCAG21/

VGlobalTech Web Content Accessibility Implementation and Checkpoints:
http://vglobaltech.com/website-compliance/









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Business Matters

6. Consideration of Resolution 2026-28, Adopting Goals, Objectives, and Performance Measures and Standards for Fiscal Year 2026-2027

RESOLUTION 2026-28

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNIVERSITY TOWN CENTER IMPROVEMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the University Town Center Improvement District ("District") is a local unit of special purpose government created and existing pursuant to Chapter 2026-222, Laws of Florida; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, *Laws of Florida* ("HB 7013") and creating Section 189.0694, *Florida Statutes*; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, *Florida Statutes*, the District must establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives for each fiscal year; and

WHEREAS, the District Manager has prepared goals, objectives, and performance measures and standards for FY 2026/2027 and presented them to the Board of Supervisors (the "Board") of the District; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the goals, objectives and performance measures and standards attached hereto as **Exhibit A**.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE UNIVERSITY TOWN CENTER IMPROVEMENT DISTRICT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Board hereby adopts the goals, objectives and performance measures and standards for FY 2026/2027 as provided in **Exhibit A.** The District Manager shall take all actions to comply with Section 189.0694, *Florida Statutes*, and shall prepare an annual report regarding the District's success or failure in achieving the adopted goals and objectives for consideration by the Board.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 2nd day of September 2026.

ATTEST:

UNIVERSITY TOWN CENTER IMPROVEMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

Exhibit A: Performance Measures/Standard and Annual Reporting

Exhibit A:
Goals, Objectives and Annual Reporting Form

Performance Measures/Standards &
Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of three board meetings were held during the Fiscal Year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.
Achieved: Yes ☐ No ☐

2. Financial Transparency and Accountability

Goal 2.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.
Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.
Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.
Achieved: Yes ☐ No ☐

Goal 2.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 2.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____ Date:_____

Print Name:_____

District Manager:_____ Date:_____

Print Name:_____

Business Matters (cont.)

7. Public Hearing on the Adoption of the District's Annual Budget Appropriating Funds
    a. Public Comments and Testimony
    b. Board Comments

Business Matters (cont.)

7. Public Hearing on the Adoption of the District's Annual Budget Appropriating Funds (cont.)
    c. Consideration of Resolution 2026-29, Adopting the Fiscal Year 2025-2026 Budget and Appropriating Funds

RESOLUTION 2026-29
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE UNIVERSITY TOWN CENTER IMPROVEMENT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the University Town Center Improvement District (**"District"**) prior to July 15, 2026, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Chapter 2026-222, *Laws of Florida*, and Chapter 189, *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Chapter 2026-222, *Laws of Florida* and Chapter 189, *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Chapter 2026-222, *Laws of Florida*, and Chapter 189, *Florida Statute*s; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Chapter 2026-222, *Laws of Florida*, and Chapter 189, *Florida Statute*s, require that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE UNIVERSITY TOWN CENTER IMPROVEMENT DISTRICT:

SECTION 1. BUDGET

a. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Chapter 2026-222, *Laws of Florida* and Section 189.016, *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the University Town Center Improvement District for the Fiscal Year Ending September 30, 2026."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A.**

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 2nd day of September 2026.

ATTEST: **University Town Center Improvement District**

_____ _____

Secretary / Assistant Secretary Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

EXHIBIT A

University Town Center Improvement District

Approved Proposed Fiscal Year 2026 Annual Operations & Maintenance Budget

		Approved Proposed FY 2026 Budget
Revenues		
Developer Contributions	$	115,045.00
Net Revenues	**$**	**115,045.00**
General & Administrative Expenses		
Supervisor Fees	$	3,000.00
Public Official Insurance		875.00
District Management		12,500.00
Engineering		71,880.00
District Counsel		10,000.00
Legal Advertising		7,500.00
Bank Fees		360.00
Travel and Per Diem		1,500.00
Miscellaneous Office & Admin		405.00
Meeting Room		250.00
Dues, Licenses, and Fees		175.00
O&M Contingency		4,500.00
General Insurance		675.00
Property Insurance		1,300.00
Crime Insurance		125.00
Total General & Administrative Expenses	**$**	**115,045.00**

University Town Center Improvement District

Budget Item Description
FY 2026

Revenues:

Developer Contributions

Funding from the Developer.

General & Administrative Expenditures:

Supervisory Fees:

Compensation paid to District Board of Supervisors for attendance at meetings and performance of official duties, in accordance with Florida Statutes.

Public Officials' Liability Insurance

Supervisors' and Officers' liability insurance.

District Management

The District receives Management and Administrative services as part of a Management Agreement with PFM Management Services LLC. These services are further outlined in Exhibit "A" of the Management Agreement.

Engineering

The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of invoices, and all other engineering services as requested by the District throughout the year.

District Counsel

The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts, and all other legal services as requested by the District throughout the year.

Legal Advertising

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to monthly meetings, special meetings, and public hearings for the District.

Bank Fees

Bank fees incurred by banking intuition.

Travel & Per Diem

Travel to and from meetings as related to the district meetings.

Miscellaneous Office & Admin

Postage, mail, overnight deliveries, correspondence, etc.

University Town Center Improvement District

Budget Item Description
FY 2026

Meeting Room

Expense incurred for meeting space

Dues, Licenses & Fees

The District is required to pay an annual fee to the Department of Economic Opportunity.

O&M Contingency

Other expenses incurred throughout the year that may not be part of the existing line items within the current budget.

General Insurance

General liability insurance.

Property Insurance

Insurance for property owned by the district.

Crime Insurance

Crime insurance protects the District from financial loss due to theft, fraud, or other dishonest acts involving district funds or assets

Business Matters (cont.)

7. Public Hearing on the Adoption of the District's Annual Budget Appropriating Funds (cont.)
    d. Consideration of the Amended & Restated Fiscal Year 2026 Budget Funding Agreement

Business Matters (cont.)

8. Public Hearing on the Adoption of the District's Annual Budget Appropriating Funds
    a. Public Comments and Testimony
    b. Board Comments

Business Matters (cont.)

8. Public Hearing on the Adoption of the District's Annual Budget Appropriating Funds (cont.)
    c. Consideration of Resolution 2026-30, Adopting the Fiscal Year 2026-2027 Budget and Appropriating Funds

RESOLUTION 2026-30
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE UNIVERSITY TOWN CENTER IMPROVEMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2026**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the University Town Center Improvement District (**"District"**) prior to July 15, 2026, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Chapter 2026-222, *Laws of Florida*, and Chapter 189, *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Chapter 2026-222, *Laws of Florida* and Chapter 189, *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Chapter 2026-222, *Laws of Florida*, and Chapter 189, *Florida Statute*s; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Chapter 2026-222, *Laws of Florida*, and Chapter 189, *Florida Statute*s, require that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE UNIVERSITY TOWN CENTER IMPROVEMENT DISTRICT:

SECTION 1. BUDGET

a. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Chapter 2026-222, *Laws of Florida* and Section 189.016, *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the University Town Center Improvement District for the Fiscal Year Ending September 30, 2027."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A.**

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 2nd day of September 2026.

ATTEST: **University Town Center Improvement District**

_____ _____

Secretary / Assistant Secretary Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2027 Budget

EXHIBIT A

University Town Center Improvement District

Approved Proposed Fiscal Year 2027 Annual Operations & Maintenance Budget

		Approved Proposed FY 2027 Budget
Revenues		
Developer Contributions	$	134,955.00
Net Revenues	**$**	**134,955.00**
General & Administrative Expenses		
Supervisor Fees	$	6,000.00
Public Official Insurance		3,500.00
Trustee Services		6,000.00
District Management		50,000.00
Engineering		22,965.00
District Counsel		10,000.00
Assessment Administration		5,000.00
Disclosure		2,500.00
Audit		5,000.00
Legal Advertising		7,500.00
Bank Fees		360.00
Travel and Per Diem		1,500.00
Miscellaneous Office & Admin		405.00
Web Site Maintenance		3,750.00
Meeting Room		250.00
Dues, Licenses, and Fees		175.00
O&M Contingency		4,500.00
General Insurance		3,000.00
Property Insurance		2,000.00
Crime Insurance		550.00
Total General & Administrative Expenses	**$**	**134,955.00**

University Town Center Improvement District

Budget Item Description
FY 2027

Revenues:

Developer Contributions

Funding from the Developer.

General & Administrative Expenditures:

Supervisory Fees:

Compensation paid to District Board of Supervisors for attendance at meetings and performance of official duties, in accordance with Florida Statutes.

Public Officials' Liability Insurance

Supervisors' and Officers' liability insurance.

Trustee Services

The Trustee submits invoices annually for services rendered on bond series. These fees are for maintaining the District trust accounts.

District Management

The District receives Management and Administrative services as part of a Management Agreement with PFM Management Services LLC. These services are further outlined in Exhibit "A" of the Management Agreement.

Engineering

The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of invoices, and all other engineering services as requested by the District throughout the year.

District Counsel

The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts, and all other legal services as requested by the District throughout the year.

Assessment Administration

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. It is typically collected via the Tax Collector. The District Manager submits an Assessment Roll to the Tax Collector annually by the deadline set by the Tax Collector or Property Appraiser.

Disclosure

When bonds are issued for the District, the Bond Indenture requires continuing disclosure, which the disclosure agent provides to the trustee and bond holders.

University Town Center Improvement District

Budget Item Description
FY 2027

Audit Fees

Chapter 218 of the Florida Statutes requires a District to conduct an annual financial audit by an Independent Certified Public Accounting firm. Some exceptions apply.

Legal Advertising

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to monthly meetings, special meetings, and public hearings for the District.

Bank Fees

Bank fees incurred by banking intuition.

Travel & Per Diem

Travel to and from meetings as related to the district meetings.

Miscellaneous Office & Admin

Postage, mail, overnight deliveries, correspondence, etc.

Web Site Maintenance

Web site maintenance fee.

Meeting Room

Expense incurred for meeting space.

Dues, Licenses & Fees

The District is required to pay an annual fee to the Department of Economic Opportunity.

O&M Contingency

Other expenses incurred throughout the year that may not be part of the existing line items within the current budget.

General Insurance

General liability insurance.

Property Insurance

Insurance for property owned by the district.

University Town Center Improvement District

Budget Item Description
FY 2027

Crime Insurance

Crime insurance protects the District from financial loss due to theft, fraud, or other dishonest acts involving district funds or assets

Business Matters (cont.)

8. Public Hearing on the Adoption of the District's Annual Budget Appropriating Funds (cont.)
    d. Consideration of Fiscal Year 2026/2027 Funding Agreement

Business Matters (cont.)

9. Public Hearing on the Adoption of the Uniform Method of Collection
    a. Public Comments and Testimony
    b. Board Comments

Business Matters (cont.)

9. Public Hearing on the Adoption of the Uniform Method of Collection (cont.)
    c. Consideration of Resolution 2026-31, Adopting the Uniform Method of Collecting non-ad valorem Special Assessments

RESOLUTION 2026-31

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNIVERSITY TOWN CENTER IMPROVEMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE UNIVERSITY TOWN CENTER IMPROVEMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the University Town Center Improvement District ("District") was established pursuant to the provisions of Chapter 2026-222, Laws of Florida, which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the District to levy special assessments pursuant to Chapter 170, Florida Statutes, for the acquisition, construction, or reconstruction of assessable improvements authorized by Chapter 2026-222, Laws of Florida, and Chapter 189, Florida Statutes; and

WHEREAS, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, Florida Statutes, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

WHEREAS, pursuant to Section 197.3632, Florida Statutes, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within Manatee & Sarasota Counties for four (4) consecutive weeks prior to such hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE UNIVERSITY TOWN CENTER IMPROVEMENT DISTRICT:

SECTION 1. The University Town Center Improvement District upon conducting its public hearing as required by Section 197.3632, Florida Statutes, hereby expresses its intent to use the uniform method of collecting assessments imposed by the District as provided in Chapters 170 and 189, Florida Statutes, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 189, Florida Statutes, for the purpose of paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District's use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

SECTION 2. The District's Secretary is authorized to provide the Property Appraiser and Tax Collectors of Manatee & Sarasota Counties and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraisers and/or Tax Collectors necessary to carry out the provisions of this Resolution.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 2nd day of September 2026.

ATTEST: **University Town Center Improvement District**

_____ _____

Secretary / Assistant Secretary Chair / Vice Chair, Board of Supervisors

Exhibit A: Legal Description

Exhibit A:

LEGAL DESCRIPTION

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

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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 797OF 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,

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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 HE SOUTH-WEST 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 INSTRU-MENT NUMBER 2007185497, OFFICIAL RECORDS BOOK 2486, PAGE 95, AND OFFICIAL RECORDS BOOK 2653, PAGE 1728, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA THE FOL-LOWING FIVE (5) COURSES: (1) THENCE N.00°30′14″E. A DIS-TANCE 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 AVE-NUE 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,

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(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

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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 1/4 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 1/4 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

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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 1/4 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 1/4 of the Northwest 1/4 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 1/4 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 1/4 of the Northwest 1/4 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 1/4 of the Northwest 1/4 of Section 1; thence N 89°21′17″ W along the Southerly line of said Northwest 1/4 of the Northwest 1/4 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.

Financial Matters

10. Consideration of Bond Counsel Agreement

BOND COUNSEL RETAINER AGREEMENT

THIS BOND COUNSEL RETAINER AGREEMENT (the "Retainer Agreement") is entered into by and between the University Town Center Improvement District (the "District") and the law firm of Bryant Miller Olive P.A. ("Bryant Miller Olive" or the "Firm") as of the ____ day of _____, 2026.

WHEREAS, the Firm and its members have a local and statewide presence, have provided, and continue to provide bond counsel, disclosure counsel and special counsel and consulting services to local governments throughout Florida; and

WHEREAS, the District and the Firm desire to document and memorialize the availability of the Firm to serve on an as needed basis as bond counsel, disclosure counsel, special counsel and/or consultant to the District; and

WHEREAS, the District and Bryant Miller Olive desire to respectively receive and provide services specifically described herein pursuant to this Retainer Agreement.

NOW, THEREFORE, it is agreed as follows:

1. RETAINER AGREEMENT. This Retainer Agreement shall memorialize and supplant any prior agreements between the parties concerning the provision of bond counsel, disclosure counsel, and special counsel legal services and consulting services. With respect to services rendered pursuant to this Retainer Agreement, the District shall be the Firm's client and the Firm shall represent the interests of the District.

2. BOND COUNSEL SERVICES.

(A) As bond counsel, the Firm will, when requested by the District, perform the following services with respect to the issuance of bonds, notes or other debt obligations of the District (for purposes herein, "Bonds") and matters relating thereto:

(1) review of proposed financing programs as to legal feasibility, compliance with applicable law and pending or proposed revisions to the law, including United States tax law;

(2) advise as to structuring considerations, required approvals and filings, schedule of events for timely debt issuance, and other legal matters relative to such debt;

(3) attend meetings with District staff, District Counsel and other District officials, the District's financial advisor, the underwriter(s) and others as appropriate for development of the plan of finance, debt materials or dissemination of information in connection therewith;

(4) prepare ordinances and/or resolutions and any supplements and amendments thereto to authorize the debt;

(5) prepare or review trust indentures, loan agreements, escrow agreements, and any other agreements or similar documents necessary, related or incidental to a financing;

(6) assist the District Counsel in the preparation of all validation pleadings, including complaint, notice of service, proposed answer, memorandum of law, and proposed order and attend to assist with any validation proceeding;

(7) if sale is by competitive bid, assist in preparation of the bid documents, notice of sale, evaluation of bids and any other documentation or action necessary to conduct a sale of the Bonds in that manner;

(8) review preliminary and final Official Statements and other disclosure documents prepared and authorized by the District, but only insofar as such documents describe the Bonds and summarize the underlying documents or describe the federal income tax treatment of interest on the related Bonds;

(9) prepare, obtain, deliver and file all closing documents necessary in connection with any debt, including, but not limited to, certified copies of all minutes, ordinances, resolutions, and orders; certificates such as officers, seal, incumbency, signature, no prior pledge; and verifications, consents and opinions from accountants, engineers, special consultants and attorneys;

(10) review the transcripts of all proceedings in connection with the foregoing and indicate any necessary corrective action; and

(11) subject to the completion of proceedings to the Firm's satisfaction, render its standard legal opinion regarding the validity and binding effect of the Bonds, the source of payment and security for the Bonds; if applicable, the Firm may also render an opinion as to the excludability of interest on the Bonds from gross income for federal income tax purposes and the defeasance of refunded debt.

(B) At the outset, following review of the District's enabling legislation, the Firm has determined that bond financings undertaken by the District may not qualify for tax-exempt status under the federal regulations governing the excludability of interest on bonds from gross income for federal income tax purposes, due to several factors including the commercial nature of the land comprising the District and the District not having ad valorem or condemnation powers. The Firm will further analyze questions concerning tax-exemption and advise the District accordingly at such time as the need for a bond issue or debt financing materializes.

(C) The Firm's duties as bond counsel in this engagement are limited to those expressly set forth herein, and unless otherwise specifically engaged, do not include:

(1) assisting in the preparation or review of an official statement, if any, or any other disclosure document with respect to the Bonds, or performing an independent investigation to determine the accuracy, completeness or sufficiency of any such document or rendering advice that the official statement or other disclosure document does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements contained therein, in light of the circumstances under which they were made, not misleading;

(2) preparing requests for tax rulings from the Internal Revenue Service;

(3) preparing blue sky or investment surveys with respect to the Bonds;

(4) drafting state constitutional or legislative amendments;

(5) pursuing test cases or other litigation, such as contested validation proceedings, except as set forth above;

(6) making an investigation or expressing any view as to the creditworthiness of the District or source of security for the payment of the Bonds, any credit enhancement provider, or, providing services related to derivative financial products (e.g. interest rate swaps and related documents or opinions);

(7) assisting in the preparation of, or opining on, a continuing disclosure undertaking pertaining to the Bonds or, after closing, providing advice concerning any actions necessary to assure compliance with any continuing disclosure undertaking;

(8) representing the District in Internal Revenue Service examinations or inquiries, or Securities and Exchange Commission investigations;

(9) after closing, providing continuing advice to the District or any other party concerning any changes in law or interpretations thereof or other legal developments, and, if applicable, actions necessary to assure that interest paid on the Bonds will continue to be excludable from gross income for federal income tax purposes (e.g., the Firm's engagement as bond counsel does not include post-closing arbitrage rebate calculations or analysis);

(10) provision of bankruptcy legal services, review of post-closing investment contracts, or provision of legal services in connection with interest rate swap or other financial product agreements;

(11) providing business, financial or accounting advice; or

(12) addressing any other matter not specifically set forth above that is not required to render the Firm's bond opinion.

(D) Based upon (i) our understanding of the terms, structure, size and schedule of the financing represented by each series of Bonds; (ii) the duties we will undertake pursuant to this agreement; (iii) the time we anticipate devoting to the financing; and (iv) the responsibilities we will assume in connection therewith, we will submit a fee for your approval prior to the issuance of each series of Bonds. Our fee may vary: (a) if the principal amount of Bonds actually issued differs significantly from the amount originally anticipated; (b) if material changes in the structure or schedule of the financing occur; or (c) if unusual or unforeseen circumstances arise which require a significant increase in our time or responsibility. If, at any time, we believe that circumstances require an adjustment of our original fee, we will advise you and request your prior approval. All fees will be inclusive of expenses incurred and expenses will not be separately billed. Our fee is usually paid at the closing for a Bond issue, and we customarily do not submit any statement until the closing unless there is a substantial delay in completing the financing. If for any reason the financing represented by an issue of Bonds is not consummated or is completed without the delivery of our bond opinion as Bond Counsel, or our services are otherwise terminated, we will expect to be compensated at our normal hourly rates (currently ranging from $150 to $450, depending on personnel) for time actually spent on your behalf.

(E) While this Retainer Agreement provides for the continuing availability of the Firm to provide services hereunder, the engagement and responsibility of the Firm as bond counsel with respect to a particular debt issuance shall terminate upon the closing of such debt transaction and the rendering by the Firm of its bond counsel opinion as described in paragraph 2(A)(11) above, subject to the provision of closing document transcripts as requested by the District, unless subsequently engaged to provide additional services.

3. DISCLOSURE COUNSEL SERVICES.

(A) The Firm, when requested by the District, will, as disclosure counsel, perform the following services with respect to the issuance of Bonds and matters relating thereto:

(1) Prepare, with the assistance of District staff and relevant consultants, all disclosure documents at the request of the District (however, the Firm shall assume no responsibility for accuracy or completeness of financial and operating information or any other statistics, projections or data);

(2) perform due diligence with regard to District financings;

(3) advise the District with respect to its responsibilities under applicable federal and state securities law and assist the District in the complying with applicable federal and state securities laws;

(4) subject to completion of proceedings to the Firm's satisfaction, render appropriate opinions to the District pertaining to disclosure and provide a reliance letter to the District's underwriters, if requested;

(5) prepare the Continuing Disclosure Certificate or Dissemination Agent Agreement providing a continuing disclosure undertaking by the District in order to assist the underwriters in complying with the continuing disclosure requirements of Rule 5c2-12 or its successor in function;

(6) prepare the competitive sale documents and/or bond purchase agreement on behalf of the District, if required; NS

(7) when requested, the Firm will also prepare or review secondary market disclosure submissions..

(B) The Firm, as disclosure counsel, will not perform the following services with respect to the issuance of Bonds and matters relating thereto, unless separately engaged:

(1) traditional bond counsel services;

(2) preparation of blue sky or investment surveys;

(3) investigation or expression of any view as to the creditworthiness of the District or the source of repayment of the debt instruments, any credit enhancement provider, or, providing services related to derivative financial products (e.g. interest rate swaps and related documents or opinions);

(4) representation of the District in Securities and Exchange Commission investigations; or

(5) after closing, providing continuing advice to the District or any other party concerning any changes in law or interpretations thereof or other legal developments.

(C) For the services described above, the District agrees that the Firm shall be compensated for disclosure counsel services, at the time the bonds or notes are issued and delivered, at a contingent fee equal to 80% of the Bond Counsel fee.

(D) The Firm's fee may vary: (1) if material changes in the structure or schedule of the financing occur; or (2) if unusual or unforeseen circumstances arise which require a significant increase in the Firm's time or responsibility; or (3) upon review of fees charged by counsel for comparable undertakings. If, at any time, the Firm believes that circumstances require an adjustment of the fee described above, the Firm will advise the District and seek an adjustment based upon the relevant circumstances. Such adjustment will only be made by the District, in its sole discretion.

4. SPECIAL COUNSEL AND CONSULTING SERVICES.

Upon the request of the District, the Firm shall also be available to assist the District with non-public finance, special legal and/or or consulting services identified and agreed to by the District and the Firm from time to time. Fees for such additional services may be based on hourly rates or a flat fee, to be negotiated at the time the services are needed based on the nature and scope of the services to be provided.

5. OTHER REPRESENTATIONS.

The Firm has disclosed to the District that it currently and may in the future, serve as bond counsel, disclosure counsel, special counsel, or general counsel to other local governments and as special counsel to underwriters, banks, trustees and other parties in unrelated public finance matters. Such representations are standard and customary within the industry and the Firm can effectively represent the District and the discharge of the Firm's professional responsibilities to the District will not be prejudiced as a result, either because such engagements will be sufficiently different or because the potential for such prejudice is remote and minor and outweighed by consideration that it is unlikely that advice given to the other client will be relevant in any respect to the subject matter. The District acknowledges and agrees that the Firm's role as bond counsel, disclosure counsel, or special counsel to any local governmental entity or to any financial institution in conjunction with public finance transactions is not likely to create or cause any actual conflict, and service as disclosure, bond, or special counsel to other Firm clients will not per se be construed as a conflict or be objectionable to the District. Accordingly, the District expressly consents to such representation by the Firm consistent with the circumstances described above and waives any conflict of interest with respect thereto. The foregoing consent and waiver shall not apply and the Firm agrees not to undertake any representation in a controversy or litigation between the District and any other client of the Firm, unless otherwise consented to in writing by the District.

6. CONTRACT ADMINISTRATION.

(A) For ease and convenience of administration, the District hereby also designates its District Manager and District Counsel to provide policy direction and instructions to the Firm in the administration of its duties hereunder, approving and authorizing work orders, when required, and all other matters necessary to administer this Retainer Agreement on behalf of the District.

(B) The Firm shall be entitled to reasonably rely upon direction received from the District Manager and District counsel.

7. GENERAL.

(A) The Firm's bond counsel and/or disclosure counsel opinions rendered pursuant to this agreement will be based on facts and law existing as of their date. The Firm will not be

obligated to update any such opinion after the date rendered due to subsequent changes in law of the interpretation thereof or changed circumstances that may affect the opinions rendered .In rendering an opinion, the Firm will rely on the certified proceedings and other certifications of public officials, officers of the District and other persons furnished to the Firm without undertaking to verify the same by independent investigation, and the Firm will assume continuing compliance by the District with applicable laws relating to its debt instruments. The Firm will rely on the District to provide complete and timely information on all developments pertaining to any aspect of its debt instruments, the use of proceeds of its debt instruments, and the security therefor.

(B) This Retainer Agreement shall be governed by and construed in accordance with the laws of the State of Florida. In the event of any dispute arising out of or relating to this Retainer Agreement, the parties agree to waive trial by jury and agree that venue shall lie in Sarasota County, Florida. In the case of litigation of such disputes, the prevailing party shall be entitled to recover attorney fees and costs from the other party. This Retainer Agreement may be amended only by a written agreement entered into by the parties.

(C) This Retainer Agreement may be terminated with or without cause by the District or by the Firm at any time upon ninety (90) days written notice. In the event of termination, the Firm shall assume responsibility for completion of and shall be compensated for all representation requested prior to the notice of termination. Provided however, the District may terminate this Retainer Agreement for breach by the Firm with such notice as may be reasonable under the circumstances. In the event of termination, with or without cause, the Firm shall be compensated in accordance herewith for approved time and expenses expended prior to the date of termination.

(F) This Agreement will be effective for a term of five years from its date of execution and will be automatically extended without any action required for successive one year renewals following the initial term unless terminated by either the District or the Firm pursuant to subsection (D) of this Section.

(G) This Retainer Agreement may be executed in multiple counterparts.

(H) This Retainer Agreement shall be effective on the date first written above.

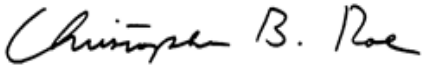
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IN WITNESS WHEREOF, the University Town Center Improvement District and Bryant Miller Olive have caused this Bond Counsel Retainer Agreement to be executed as of the dates below and effective as of the day first above written.

UNIVERSITY TOWN CENTER IMPROVEMENT DISTRICT

By:_____
Name:_____
Its:_____

BRYANT MILLER OLIVE P.A.



Christopher B. Roe
Shareholder and Authorized Signatory

Other Business

A. Staff Reports

Other Business (cont.)

A. Staff Reports

1. District Manager

a. Website Creation Status Update

Other Business (cont.)

A. Staff Reports

2. Interim District Engineer

Other Business (cont.)

A. Staff Reports

3. District Counsel

a. July/August Activity Report

b. Overview of Special District Powers and the Powers Specifically Held by the University Town Center Improvement District

- Exhibit A: Chapter 2026-222
- Exhibit B: University Town Center Improvement District Summary

PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW

David P. Persson**
Andrew H. Cohen
Kelly M. Fernandez*
Maggie D. Mooney*
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Daniel P. Lewis
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or karmstrong@flgovlaw.com

Reply to: Lakewood Ranch

MEMORANDUM

DATE: **August 17, 2026**

TO: **Board of Supervisors – University Town Center Improvement District**

FROM: **Maggie D. Mooney, District Counsel**
Karla M. Armstrong, Esq.

CC: **Vivian Carvalho, District Manager**
PFM Management Services LLC

SUBJECT: **July and August Report**

The purpose of this Memorandum is to provide the Board with a brief update and summary of our firm's legal services to the University Town Center Improvement District ("District") during the month of July through the present. A list of the subject matters and a brief summary of the work performed is provided below:

1. Establishment Procedure: Provide required documentation and information to the local governing bodies, Sarasota and Manatee Counties, and to the State as required by applicable Florida Statute for newly established Districts.

2. Required Education: Prepared a PowerPoint on Florida's Sunshine Law (Chapter 286, Florida Statutes) for a 1 hour training to be held at the Board's September meeting as required by Florida law and as directed by the Board. Training on Florida's Public Records and Ethics Laws will be held at subsequent Board meetings.

3. A Summary of the District's Water Control District Powers: Draft and present a summarized list of the powers the University Town Center Improvement District "District" and its Board of Supervisors has been conferred by the Florida Legislature under Chapter 2026-222, Laws of Florida (the "District's Special Act") and Chapter 298, Florida Statutes.

4. Water Control Plan Examples: Provide requirements of the contents of a water control plan, and confer with other Districts established pursuant to Chapter 298, Florida Statutes, to obtain examples of other water control plans for the Board and District Engineer to review as examples for use in preparing this District's water control plan.

We will continue to provide a short monthly written update in this format to the Board for inclusion in the Board's monthly agenda packets. We remain available to address questions and legal issues involving the above referenced matters or any other matters that may arise. Should you have any questions regarding this Memorandum, please do not hesitate to contact us.

PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW

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Reply to: Lakewood Ranch

MEMORANDUM

DATE: August 17, 2026

TO: Board of Supervisors – University Town Center Improvement District

FROM: Maggie D. Mooney, District Counsel
Karla M. Armstrong, Esq.

CC: Vivian Carvalho, District Manager
PFM Management Services LLC

SUBJECT: Overview of Special District Powers and the Powers Specifically Held By The University Town Center Improvement District

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The purpose of this Memorandum is to provide the Board with a summary of the applicable law governing all special districts and a summary of the powers that were specifically conferred to the University Town Center Improvement District ("District") by the Florida Legislature. This Memo is intended to provide general background information to the Board as an aid in the understanding of the scope and limits of the District's powers. To understand this District's powers, it is important to start with a brief understanding of special districts as a limited form of local government and note the specialized nature of their powers.

I. Special Districts - Generally

Special districts are units of local government created to perform specific functions within defined geographic areas. They serve as a way to finance, construct, operate, and maintain public purpose services and facilities in a manner that enhances the level of service beyond what is provided by a general purpose government (county or municipality). Unlike cities and counties, special districts do not typically have "home rule" powers. Any power that a special district exercises has to

be specifically authorized by a general law, special acts of the Legislature, local ordinances, or through rulemaking by state agencies.

Irrespective of how a special district gets created, once formed, all special districts are governed by a general set of laws found in Chapter 189, Florida Statutes (Uniform Special District Accountability Act). Chapter 189 sets forth the general requirements for every special district to follow relating to governance, accountability, and transparency. Chapter 189, Florida Statutes, sets forth the elements that must be contained in ever special district's creation document (also known as enabling legislation). It also includes requirements for all independent special districts to follow regarding administrative, financial, and operational authority for its self-governance and localized service delivery. This section of special district law requires the establishment of a governing body; compliance with public meetings, records, and ethics laws; authority to issue bonds and borrow money; includes regulations relating to representative elected/appointed officials and elections; rulemaking; and budget and other reporting requirements.

A special district's specialized powers are typically set forth in other sections of general law or special/local laws, or a combination of both. These are the "added" powers and services that serve as the guideposts for the special district's to follow in exercising their respective powers and providing their specialized services. The specialized powers can include special functions like: stormwater and flood control; public works functions (ie, roads and drainage, street lighting, decorative lighting, utilities, etc.); environmental management and natural resource protection, economic development; tourism, cultural, recreational and entertainment enhancements.

II. The University Town Center Improvement District's Powers Pursuant to Chapter 2026-222, Laws of Florida and Chapter 298, Florida Statutes.

The University Town Center Improvement District was created by special law (Chapter 2026-222, Laws of Florida) adopted by the Florida Legislature during the regular 2026 Legislative Session. This special law is often referred to as the District's "Enabling legislation", "Charter", or "Special Act". A copy of Chapter 2026-222, Laws of Florida is attached, as Exhibit A. The Enabling legislation is the District's main governing document from which the District draws its legally authorized powers. This document establishes the independent form of this local government, meaning that is not controlled by a city or county. This document also delineates the multi-county geographical boundaries of the District, and lists the specific and general powers conferred upon the District.

Generally, the Enabling legislation grants the District power to focus on drainage and flood control infrastructure and perform environmental and conservation management functions within its boundaries as set for in Chapter 298, Florida Statutes, with some limitations. Specifically, the Enabling Legislation provides the District with the following specific powers:

- Construct and maintain water-management infrastructure. Build, operate, and maintain canals, ditches, drains, levees, lakes, ponds, and other works for water management, flood control, and drainage.
- Operate pumping systems. Acquire, purchase, operate, and maintain pumps, plants, and pumping systems needed for water management, flood control, and drainage.
- Provide irrigation facilities. Construct, operate, and maintain irrigation works, machinery, and plants.
- Provide specific powers* set forth in Chapter 298, Florida Statutes. See list and summary of flood and drainage control district powers attached hereto as Exhibit B.
- Control mosquitoes and other public-health arthropods. Construct and maintain facilities and take measures to control mosquitoes and other arthropods of public-health importance.
- Impose assessments, rates, and user charges. Levy non-ad valorem assessments and establish and collect rates, fees, rentals, fares, and other charges for district facilities and services, including recovering the cost of connecting to district facilities.
- Enforce payment of charges. Discontinue service and impose reasonable penalties, including attorney fees, for delinquent charges. Before establishing charges or fees, however, the Board of Supervisors must hold a public hearing and allow affected persons an opportunity to be heard.
- Contract with private parties Enter into agreements with individuals, firms, or corporations to provide facilities or services authorized by the act.
- Protect and manage conservation and wildlife areas. Finance, plan, acquire, construct, reconstruct, expand, equip, operate, and maintain systems and facilities for conservation areas, mitigation areas, and wildlife habitat, including maintaining plant and animal species and related real or personal property.
- Borrow money and issue debt. Borrow money and issue bonds or notes, including borrowing against anticipated assessments or revenues. The District may pledge assessments and revenues to secure those obligations.
- Exercise ancillary powers. Exercise any other powers that are necessary, convenient, or proper to carry out the district's powers and duties. The Board may employ engineers, attorneys, agents, employees, and representatives and establish their compensation and duties.
- Receive grants and contributions. Accept grants and contributions from public and private sources.
- Act as a corporate entity. Sue and be sued in its own name, enter into contracts, and adopt and use a corporate seal.
- Acquire and dispose of property. Acquire real and personal property by purchase or gift, whether inside or outside the District, and convey or dispose of such property when necessary or convenient to accomplish the District's purposes.

The District was restricted in the Enabling Legislation from exercising the eminent domain or condemnation powers. Additionally, the District was not provided the power to levy ad valorem (value based) taxes. Future changes, additions or supplemental powers that the District would want to exercise beyond those listed above and in Exhibit B, would require an amendment to the Enabling Legislation that would need to be passed by the Florida Legislature.

It is recommended that the Board members familiarize themselves with the specialized powers listed above and in the attached Exhibit B that this District possesses. Our attorneys are available if there are any questions, comments or concerns, about the District's powers and the Board members role governing this District. Please do not hesitate to contact our office if you need any assistance.

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.

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(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.

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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

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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

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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

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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 797OF 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,

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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 HE SOUTH-WEST 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 INSTRU-MENT NUMBER 2007185497, OFFICIAL RECORDS BOOK 2486, PAGE 95, AND OFFICIAL RECORDS BOOK 2653, PAGE 1728, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA THE FOL-LOWING FIVE (5) COURSES: (1) THENCE N.00°30′14″E. A DIS-TANCE 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 AVE-NUE 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

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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,

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(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

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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

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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

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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

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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.

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(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

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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.

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(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

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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

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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

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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.

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(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.

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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.

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EXHIBIT B

SPECIFIC POWERS OF THE UNIVERSITY TOWN CENTER IMPROVEMENT DISTRICT WITHIN CHAPTER 298, FLORIDA STATUTES

This list summarizes the powers of the University Town Center Improvement District "District" and its Board of Supervisors has been conferred by the Florida Legislature under Chapter 2026-222, Laws of Florida (the "District's Special Act") and Chapter 298, Florida Statutes. Chapter 298 of the Florida Statutes is the general law governing all drainage and water control districts. However, the Florida Legislature did not give the District all of the drainage and water control powers that were available. The summary below is intended to provide the Board of Supervisors with a list of each applicable statutory section that does apply to the District and includes a brief overview of that statutory reference. These summaries are provided for informational purposes only and are not a substitute for the full statutory text or legal advice. If you have questions regarding the interpretation or legal effect of any statute, please contact our office.

298.11

Landowners' meetings; election of board of supervisors; duties of Department of Environmental Protection.

298.13

Supervisor's oath of office.

298.16

Appointment of district engineer; engineer's duties.
Provides that the District needs an engineer, the engineer has ability to:
1. Control the engineering work of the district. 2. Confer with jurisdictional water management district. 3. Confer with other engineer(s) provided District Engineer has Board approval. 4. Make all necessary surveys of lands within the boundary lines. 5. Make a report, which report shall contain a full and complete water control plan for draining and reclaiming lands.

298.17

Appointment and duties of treasurer of district; appointment of deputies; bond of treasurer; audit of books; disbursements by warrant; form of warrant.
Requires the District to have a treasurer, and the treasurer is to:
1. Collect and account for all the drainage taxes collected by the county collector or collectors 2. Collect and account for the proceeds of all tax sales made under the provisions under Chapter 298, Florida Statutes.

3. Keep records of the tax books, tax collections, the remittance of funds to pay debt, and perform such other general management services and perform the fiscal and clerical affairs as determined by such board.
4. Requires the board of supervisors to have an annual audit or have audited the books of the treasurer of said district at least once each year.
5. Requires that the audit reported to the landowners at the annual meeting and publish a statement relating to the audit 30 days after such report.

298.18

Supervisors to employ attorney for district; duty of attorney.

1. Requires the District to employ an attorney and have a written agreement with the attorney that lays out amount to be paid.
2. The attorney shall conduct all legal proceedings and suits in court where the District is a party or interested.
3. The attorney shall advise the board of supervisors, all officers, employees or agents of the District and look after and attend to all matters of a legal nature for the board and district.

298.19

Appointment and duties of superintendent of plant and operations and overseers.

1. The board of supervisors may employ a superintendent of plant and operations who shall have charge and supervision of the works of the district.
2. The board may employ or appoint an overseer or overseers who shall assist said superintendent in the performance of preserving any ditch, drain, dike, levee or other work constructed or erected under Chapter 298.

298.20

Supervisors to fix compensation for work and employees.

1. The board of supervisors, except where otherwise provided, shall, by resolution, at time of hiring or appointing, provide for the compensation for work done by any officer, engineer, attorney, or other employee.
2. The board of supervisors shall also pay the fees, and necessary expenses of all court and county officers who may render service to said district.
3. Reimbursement of travel expenses shall be made as provided by Florida Statutes 112.061.

298.21

Supervisors may remove officers and employees.

The board of supervisors may at any time remove any officer, attorney, chief engineer or other employee appointed or employed by said board.

298.22

Powers of supervisors.
The Board of Supervisors may:
1. Employ persons and purchase machinery to directly supervise, construct, maintain, and operate the works and improvements described in the District's water control plan. 2. Clean out, straighten, open up, widen, or change the course and flow, alter or deepen any canal, ditch, drain, river, watercourse, or natural stream; and concentrate, divert, or divide the flow of water in or out of said District; construct and maintain main and lateral ditches, canals, levees, dikes, dams, sluices, revetments, reservoirs, holding basins, floodways, pumping stations, and siphons, and may connect same, or any of them, with any canals, drains, ditches, levees, or other works. 3. Build and construct any other works and improvements deemed necessary to preserve and maintain the works in or out of said District. 4. Contract for the purchase, construction, operation, maintenance, use, sale, conveyance and transfer of the said pumping stations, machinery, motive equipment, electric lines and appurtenant equipment, including the purchase of electric power and energy for the operation of the same. 5. Construct or enlarge any and all bridges that may be needed in or out of said District, across any drain, ditch, canal, floodway, holding basin, excavation, public highway, railroad right-of-way, track, grade, fill or cut; construct roadways over levees and embankments; construct any and all of said works and improvements across, through or over any public highway, railroad right-of-way, track, grade, fill or cut, in or out of said district; remove any fence, building or other improvements, in or out of the District. 6. Shall have the right to hold, control and acquire by donation or purchase and if need be, land, easement, railroad right-of-way, sluice, reservoir, holding basin or franchise, in or out of the District, for right-of-way, holding basin for any of the purposes outlined in Chapter 298. 7. Adopt resolutions and policies to implement the purposes of Chapter 298. 8. Assess and collect reasonable fees for the connection to and use of the works of the District. 9. Implement and authorize the comprehensive water control activities described in the water control plan. 10. Construct and operate facilities for the purpose of controlling and preventing the spread or introduction of agricultural pests and diseases.

11. Construct, manage, or authorize construction and management of resource-based recreational facilities.

298.225

Water control plan; plan development and amendment.

Generally defines a water control plan as the District's governing plan for its water management, drainage, reclamation, and improvement activities.
Statutes provides a list of what a water control must include. A list of some (but not all requirements) includes:

1. Narrative descriptions of the statutory responsibilities and powers of the water control district.
2. A map showing the District, including any subdistricts or units.
3. Narrative describing land use within the district and all existing district facilities. It must include the purpose and function(s) of such facilities as well as their locations on a map.
4. Engineering drawings and narrative showing facility's capacity for the management and storage of surface and portable water supply, if applicable.
5. Descriptions of environmental or water quality program that the water control district has implemented or plans to implement.
6. Map and narrative of areas outside the district's boundary for which the district provides services to.
7. Detailed descriptions of facilities and services that the district plans to provide within 5 years.
8. A description of the administrative structure of the district.
9. For an example of a water control plan from other Districts, please contact our office or see links below:
    - Lake Worth Drainage District - 2024 Water Control Plan
    - Ranger Drainage District - Water Control Plan Amended

Once the District Engineer prepares the water control plan, the Board must provide preliminary approval. The plan must then be submitted to the Southwest Florida Water Management District (SWFWMD) for review and approval or comment. This review process typically takes approximately 60 days. Following SWFWMD's review, the water control plan must return to the Board for final approval, incorporating and addressing any comments provided by SWFWMD. This timeline is important to consider along with the timeline to levy assessments on property.

The water control plan must be reviewed at minimum every 5 years.

298.24

Bridge construction.

All bridges contemplated by Chapter 298 and all enlargements of bridges already in existence shall be built and enlarged according to and in compliance with the plans, specifications and orders made or approved by the chief engineer of the District.

298.25

Type of bridges over drains in large counties.
In counties with populations of at least 130,000, if a District cuts a drain, canal, or ditch across a public highway, the county engineer and the District's chief engineer must jointly determine the bridge's design, subject to approval by the county commissioners. The District must include the estimated bridge cost in its construction assessment for the water control plan.

298.26

District engineer to make annual reports to supervisors; approval of reports; water control plan.
The District engineer shall make a report in writing to the board of supervisors once every 12 months or as directed by the board. The report shall describe the progress made and activities undertaken in furtherance of the water control plan, and may include suggestions and recommendations to the board as the district engineer deems appropriate.

298.28

Watercourses to be connected with drainage of District; connecting drains after completion of plan of drainage.

298.301

District water control plan adoption; district boundary modification; plan amendment; notice forms; objections; hearings; assessments.
1. District infrastructure and works must be implemented pursuant to a water control plan. 2. Before adopting a water control plan or plan amendment, the board of supervisors must adopt a resolution to consider adoption of the proposed plan or plan amendment. Adoption of a water control plan requires a public hearing and to give notice per statute on the public hearing. 3. Additionally, a copy of notice shall be sent to any owner of land within the district as shown on the current tax rolls, the regional water management district, and the county board of county commissioners within which the District is located. 4. The statute provides guidelines for the engineer to include in its District annual report.

298.305

Assessing land for development; apportionment of assessment.
1. After the engineer's report has been approved by the board of supervisors, the proposed water control plan or plan amendment has been finally adopted, and the lists of lands with the assessed benefits have been filed, then the board of supervisors shall levy a non-ad valorem assessment on all lands in the district to which benefits have been assessed, to pay the costs of the completion of the proposed works and improvements, as shown in the adopted plan or plan amendment and in carrying out the objectives of the District. 2. The costs for the works/improvements shall include an additional 10 percent of the total amount for contingencies. 3. The board of supervisors may issue bonds in accordance with Fla. Stat. 298.47 to pay the cost of the works and improvements described in the water control plan.

298.329

When works insufficient, supervisors have power to make a new or amended plan; additional levy; issuance of bonds; procedure.

298.333

Assessments and costs; a lien on land against which levied.

298.341

When unpaid assessments delinquent; penalty.
All drainage taxes provided for in Chapter 298, shall constitute a lien of equal dignity with the liens for state and county taxes, and other taxes of equal dignity with state and county taxes, upon all the lands against which such taxes shall be levied as is provided in Ch. 298, Fla. Stat.

298.345

Enforcement of non-ad valorem assessments.
The collection and enforcement of all non-ad valorem assessments levied by the District shall be at the same time and in like manner as county taxes.

298.353

Unit development; powers of board of supervisors to designate units of district; financing assessments for each unit.
The board of supervisors of the District may designate areas or parts of the District as separate administrative and financial "units."

298.365

Collection of annual installment tax; lien.
Annual installment taxes levied under s. 298.36 shall become due and be collected during each year at the same time that county taxes are due and collected, and said annual installment and levy shall be evidenced to and certified by the board of supervisors not later than June 1 of each year to the property appraisers of counties in which lands of the district are situated.

298.366

Delinquent taxes; penalties.
All taxes provided for in this chapter shall be and become delinquent and bear penalties on the amount of said taxes in the same manner as county taxes.

298.401

Property appraisers and tax collectors; compensation; characterization of services.
Provides how much the Property Appraiser can collect.

298.41(1)

(1)All drainage taxes shall constitute a lien of equal dignity with the liens for state and county taxes, and other taxes of equal dignity with state and county taxes, upon all the lands against which such taxes shall be levied as is provided in Ch. 298, Fla. Stat.

298.465

District taxes; delinquent; discounts.
The collection and enforcement of all taxes levied by said District shall be at the same time and in like manner as county taxes

298.47

Supervisors may issue bonds.
Provides that Supervisors may issue bonds and provides the limits and procedure for such.

298.48

Sale of bonds and disposition of proceeds.
Provides for procedure and caps for sale of bonds and disposition of proceeds.

298.49

Interest upon matured bonds.
All bonds and coupons not paid at maturity shall bear interest at the rate of 6 percent per annum from maturity until paid, or until sufficient funds have been deposited at the place of payment, and the said interest shall be appropriated by

the board of supervisors out of the penalties and interest collected on delinquent taxes or any other available funds of the district.

298.50

Levy of tax to pay bonds, sinking fund.
The board of supervisors in making the annual tax levy, as provided in this chapter, shall take into account the maturing bonds and interest on all bonds, and make provisions in advance for the payment thereof.

298.52

Refunding and extending bonds.
The District may refund any or all of the then-outstanding bonded indebtedness of the District by taking up and canceling any or all of its outstanding bonds as and when they become due, or before they are due, if the holders thereof will surrender them and issue new bonds payable in such longer time, not to exceed 50 years from their date.

298.54

Maintenance tax.
To maintain and preserve the ditches, drains, or other improvements made pursuant Chapter 298 and to repair and restore, the board of supervisors may, upon the completion of the said improvements, levy annually a tax upon each tract or parcel of land within the district, to be known as a "maintenance tax."

298.56

Bonds issued secured by lien on lands benefited; assessment and collection of taxes may be enforced.

298.59

Supervisors authorized to obtain consent of United States.
In case the water control plan of any District organized and incorporated under this chapter and the improvement provided thereunder be of such nature as requires the permission or consent of the Government of the United States, the District board of supervisors may obtain the required permission or consent of the Government of the United States or any proper officer or department.

298.61

Sureties on bonds; penalties payable to district; bonds cover defaults of specified persons.

298.62

Lands may be acquired for rights-of-way and other purposes.

1. Any and all districts and subdistricts created or organized under the laws of the state may acquire by gift, purchase, exchange, or donation, any lands within or without the said District for canal rights-of-way, or for other general purposes of the District.
2. Notwithstanding the statute, the District may not exercise condemnation powers (pursuant to Ch. 2026-222, Laws of Florida).

298.63

Bonds to secure loans from Secretary of Interior.
Provides authority to issue bonds to secure loans from Secretary of Interior.

298.66

Obstruction of public drainage canals, etc., prohibited; damages; penalties.
1. Provides that a person may not willfully, or otherwise, obstruct any public canal, drain, ditch or watercourse or damage or destroy any public drainage works constructed in or maintained by the District. 2. It further provides for damages and penalties.

Other Business (cont.)

B. Supervisor Requests & Comments

C. Counsel's Ethics Training Session 1

Adjournment

Adjournment