University Town Center Improvement District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817; Phone: 407-723-5900
https://universitytowncenterid.com/

The following is the proposed agenda for the Board of Supervisors' Special Meeting of the University Town Center Improvement District (District"), scheduled to be held at 3:00 PM on Monday, November 16, 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.

Microsoft Teams meeting
Join: https://teams.microsoft.com/meet/2527455992733224?p=U4OjzRvXe5dc0s5Puh
Meeting ID: 252 745 599 273 322 4
Passcode: 2yH9XK7r
Dial in by phone
+1 872-242-9410,301374483# Phone conference ID: 301 374 483#

BOARD OF SUPERVISORS' SPECIAL 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

Water Control Plan Presentation

4. Presentation of Water Control Plan by Clint Cuffle, Interim Engineer

Business Matters

5. Review & Accept the Proposed Water Control Plan
6. Authorize submittal of the Water Control Plan to the Jurisdictional Water Management District

Financial Matters

7. Consideration of Payment Authorizations 003-005
8. Consideration of the November 11, 2026 Master Agreement for Professional Services, Proposal #26-265 - Project: Water Control Plan, between WRA and UTCID

Other Business

A. Staff Reports
    1. District Manager
    2. Interim District Engineer
    3. District Counsel
B. Supervisor Requests & Comments
C. Counsel's Ethics Training Session 3 (1-hour)

Adjournment

UNIVERSITY TOWN CENTER IMPROVEMENT DISTRICT

Proof of Publication

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Racheal Meade
Pfm Group UTCID
3501 Quadrangle BLVD
Orlando FL 32817-8330

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Herald-Tribune, published in Sarasota County, Florida; with circulation in Sarasota, Manatee and Charlotte Counties; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Sarasota, Manatee and Charlotte Counties, Florida, or in a newspaper by print in the issues of, on:

SAR Herald-Tribune 10/26/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/26/2026

Legal Clerk

Nicole Jacobs
Notary, State of WI, County of Brown

8-21-30
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BOARD OF SUPERVISORS MEETING DATES UNIVERSITY TOWN CENTER IMPROVEMENT DISTRICT FISCAL YEAR 2026-2027

The Board of Supervisors of the University Town Center Improvement District will hold its regular monthly meetings for Fiscal Year 2026-2027 on the first Wednesday of each month at 9:00 AM and a Special Board Meeting on November 16, 2026, at 3:00 PM, at the location below as follows:

Benderson Development
7978 Cooper Creek Blvd.,
Suite 100
University Park, FL 34201
1. November 4, 2026
2. November 16, 2026
(Special Meeting at 3 PM)
3. December 2, 2026
4. January 6, 2027
5. February 3, 2027
6. March 3, 2027
7. April 7, 2027
8. May 5, 2027
9. June 2, 2027
10. July 7, 2027
11. August 4, 2027
12. September 1, 2027

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from PFM Management Services, LLC at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, or by calling (407) 723-5900 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that the person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
Vivian Carvalho

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
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The Telegraph - Macon
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The Modesto Bee
The Sun News - Myrtle Beach
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The Sacramento Bee
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Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
70039	IPL0383617	Legal Ad - IPL0383617	UTCID FY 27 Annual Mtg.	1.0	80.0L

ATTENTION: Racheal Meade
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817
meader@pfm.com;jacksonk@pfm.com

BOARD OF SUPERVISORS MEETING DATES UNIVERSITY TOWN CENTER IMPROVEMENT DISTRICT FISCAL YEAR 2026-2027

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District Manager
Vivian Carvalho
IPL0383617
Oct 25 2026

THE STATE OF FLORIDA
COUNTY OF MANATEE

Before the undersigned authority personally appeared the undersigned, who on oath says that he/she is Legal Advertising Representative of the The Bradenton Herald, a newspaper published in Manatee County, Florida, that the attached was published on the publicly accessible website of The Bradenton Herald or by print in the issues and dates listed below.

THE STATE OF FLORIDA
COUNTY OF MANATEE
Affiant further says that The Bradenton Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

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Russ Davis

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STATE OF TEXAS
COMMISSION # 134932849
MY COMMISSION EXPIRES 6/5/2028

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UNIVERSITY TOWN CENTER IMPROVEMENT DISTRICT

Presentation of Water Control Plan,
by
Clint Cuffle, Interim Engineer

University Town Center Improvement District Water Control Plan

Presentation to the Board of Supervisors

Clint R. Cuffle, P.E. | WRA Engineering | November 16, 2026

Today's Agenda

1

Purpose and statutory authority

Why the District needs a Water Control Plan

2

The District and its drainage framework

1,469 acres, three hydraulic modeling areas, one plan

3

Key plan elements

Flood control, South Lake operations, environment, O&M

4

Five-Year Water Control Plan

How projects are identified, prioritized and funded

5

Adoption pathway

SWFWMD review, public hearing and engineer's report

6

Board discussion

Questions and direction

Why the District Needs a Water Control Plan

Statutory basis

- Created by Ch. 2026-222, Laws of Florida, filed with the Secretary of State on June 16, 2026
- Independent special district under Chapters 189, 197 and 298, F.S.
- Ch. 298 requires an adopted water control plan

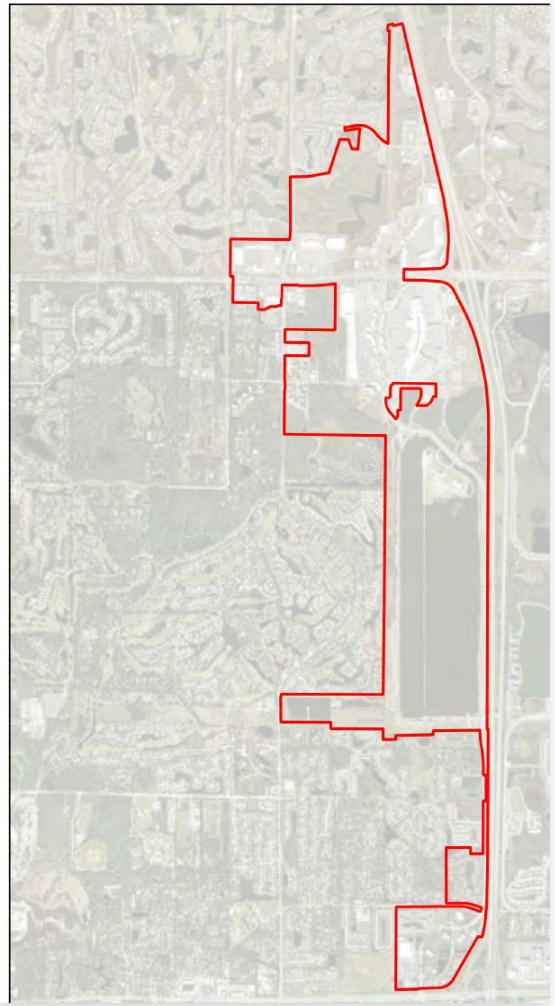
What the plan does

- Sets one District-wide framework for stormwater, flood protection, water quality and O&M
- Guides District programs, capital improvements and funding decisions
- Organized as Goals, Objectives and Policies

What it does not do

- Transfer ownership, permits or O&M responsibility to the District
- Grant land-use or zoning authority (stays with Sarasota and Manatee Counties)
- Replace existing permits or approved drainage plans

The District at a Glance



Appendix B: District Boundary Map

~1,469

acres in the District

2

counties: Sarasota and Manatee

3

hydraulic modeling areas

15 + 15

plan sections and appendices (A–O)

- Regional activity center at I-75 and University Parkway
- Retail, hospitality, offices, Nathan Benderson Park and Mote SEA
- Interconnected network of ponds, lakes, wetlands, creeks and control structures

One Plan, Three Hydraulic Modeling Areas

SIPOC Master Drainage Plan

~330 acres

- Regional receiving waters: South Lake, North Lake and Cooper Creek
- Key regional model for flow timing and downstream stages
- Principal planning component for the SIPOC area

Cooper Creek Offices

North of University Pkwy

- Accounts for tailwater conditions from the SIPOC MDP system
- Downstream stages and floodplain are influenced by SIPOC receiving waters

Gateway to Sarasota & Cattlemen

Phillippi Creek regional model

- Distinct drainage characteristics and hydraulic connections
- Evaluated with the Phillippi Creek regional model

Each model is applied within its own limits; project-specific analyses fill gaps. All three are managed under one set of District-wide objectives.

How Water Moves Through the District

Regional inflows
Lakewood Ranch area and I-75 corridor

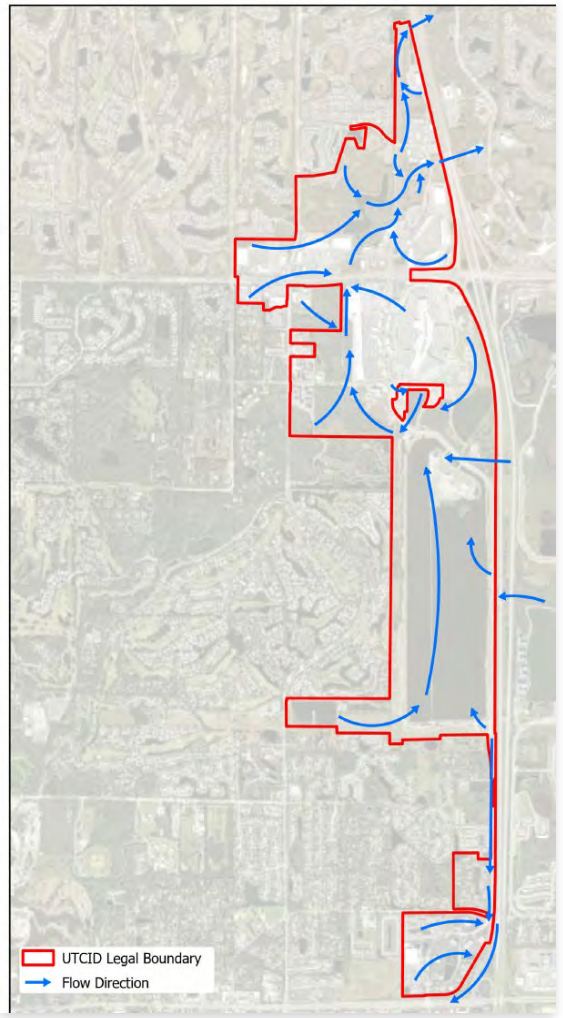
South Lake
Regional receiving and storage feature

Operable structure
Controls release from South Lake

Cooper Creek
Conveys discharge northward

Why it matters

- Cooper Creek stages act as the downstream control for connected internal ponds
- Lower peak creek stages increase the hydraulic gradient, so internal systems drain and recover faster
- Runoff from outside the boundary, and from exempt or non-assessed parcels, affects the same system
- Planning is based on hydraulic connectivity, not property lines or assessment status



Appendix F: District-wide Flow Pattern Map

How the Plan Is Organized

Goal

What the District wants to achieve

Objective

Measurable direction toward the goal

Policy

Specific action or standard the District applies

Foundation

1 Introduction

2 Responsibilities and Powers

3 Boundary and Service Area

4 Existing Land Use

5 Future Land Use

Water Management

6 Stormwater and Flood Control

7 Engineering and Control Structures

8 Irrigation and Water Supply

9 Roadways and Hurricane Evacuation

11 Environmental and Water Quality

Implementation

10 Five-Year Water Control Plan

12 Administration and O&M

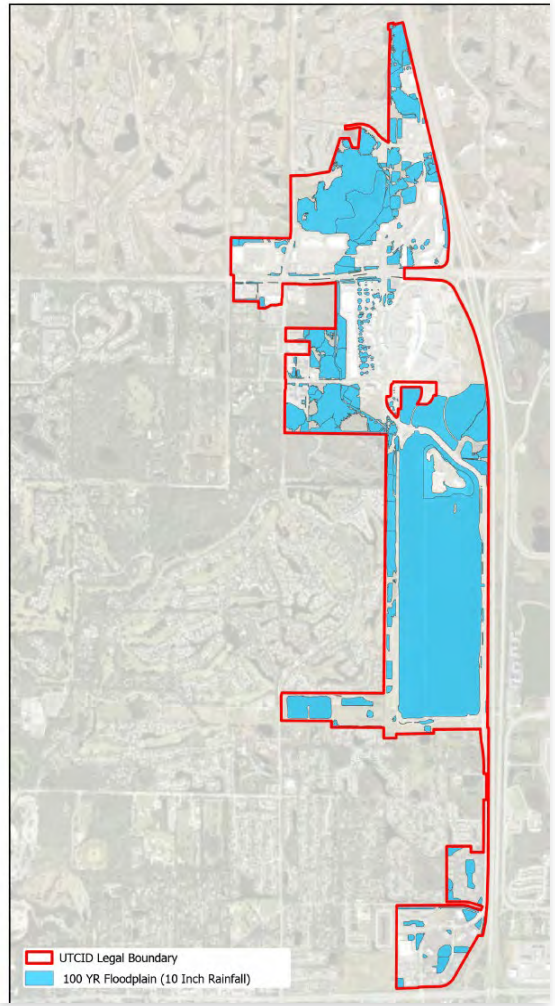
13 Development Review

14 Areas Outside the District

15 Administrative Structure

Appendices A–O: legal description, maps, permit and water quality tracking, O&M inventories, pond and structure tables

Stormwater Management and Flood Protection



Appendix E: 100-Year Floodplain (10-inch rainfall)

Improvement priorities

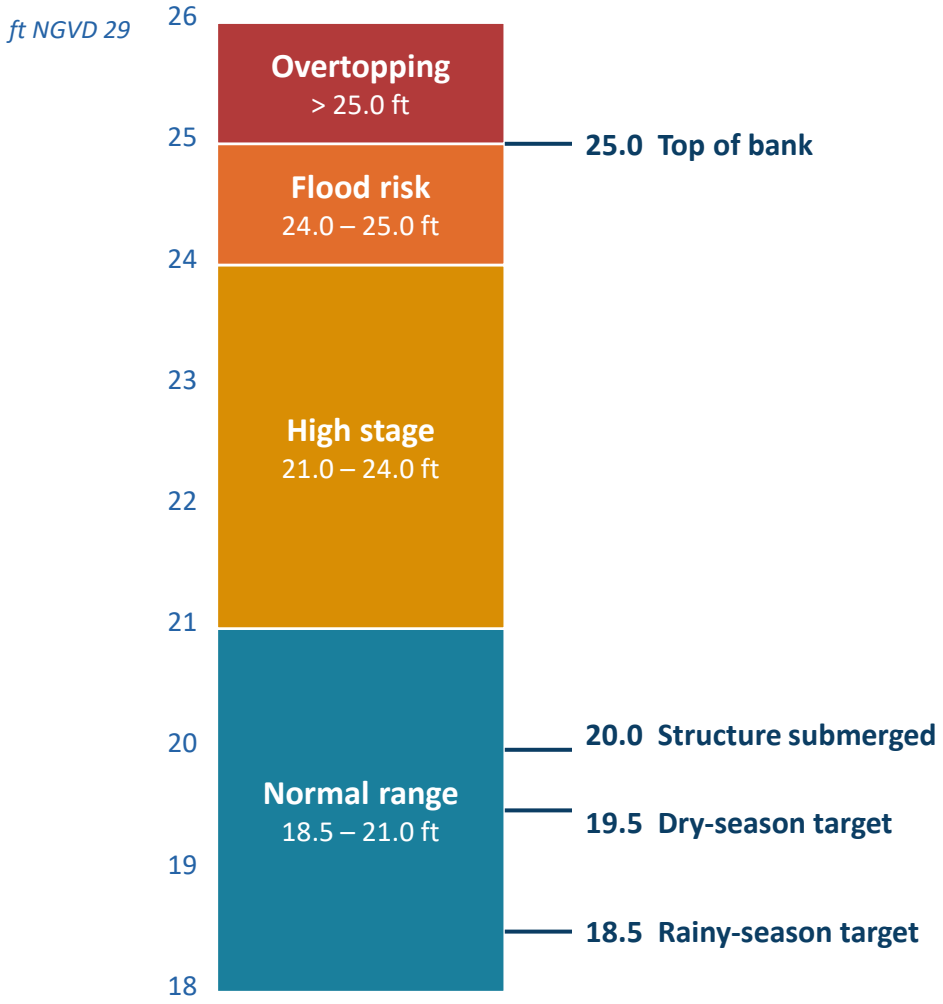
Tier 1	Flooding in existing developed areas
Tier 2	Areas developing within 5 years
Tier 3	Areas developing beyond 5 years

Based on the 25-year or 100-year storm events

Design standards

- **Peak discharge:** post- ≤ pre-development, 100-yr/24-hr (SWFWMD)
- **Finished floors:** at least 1 ft above the 100-year flood elevation
- **Floodplain:** no net loss of storage; compensating storage required
- **Floodways:** no-rise demonstrated by modeling
- **Regional storage:** upland storage where wetland storage is constrained

Adaptive Flood Management: South Lake Operations (Sarasota County Permits)



Operating approach

Seasonal targets

18.5 ft in rainy season for added storage; 19.5 ft in dry season

Forecast-based decisions

Pre-storm drawdown and stoplog changes guided by an Operational Decision-Making Matrix

Delayed upstream inflows

Upstream runoff can arrive after local peaks; keep storage available

Above 25 ft

Overtops paths into Ponds C-1/C-2 and the west berm to the Meadows ditch

Planning references only; operations follow permits and approved procedures.

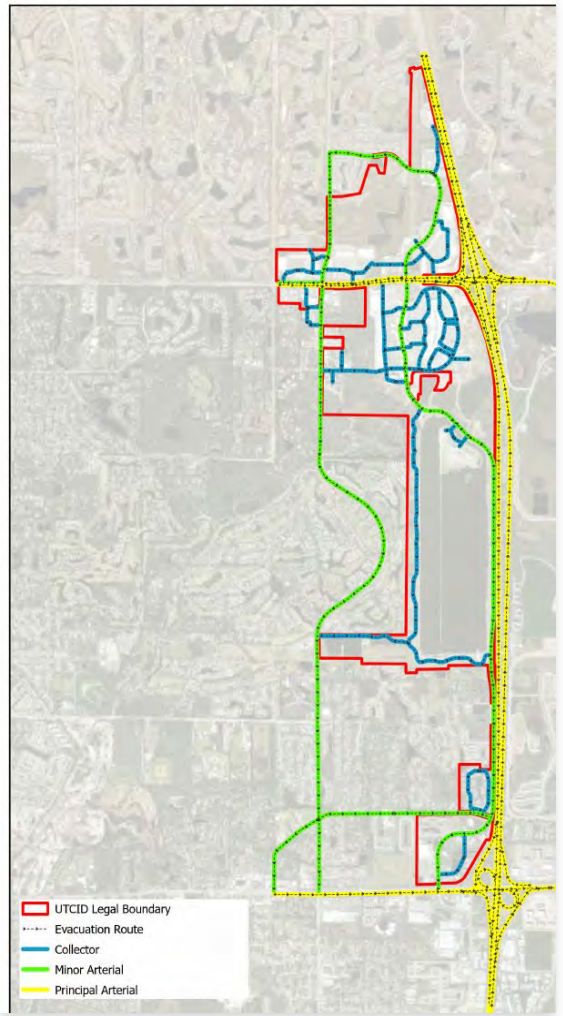
Engineering Standards, Roadways and Evacuation

Engineering framework (Sec. 7)

- Use the model that best represents each project area
- Maintain level of service; document hydraulic restrictions
- Record control elevations and as-builts; update models

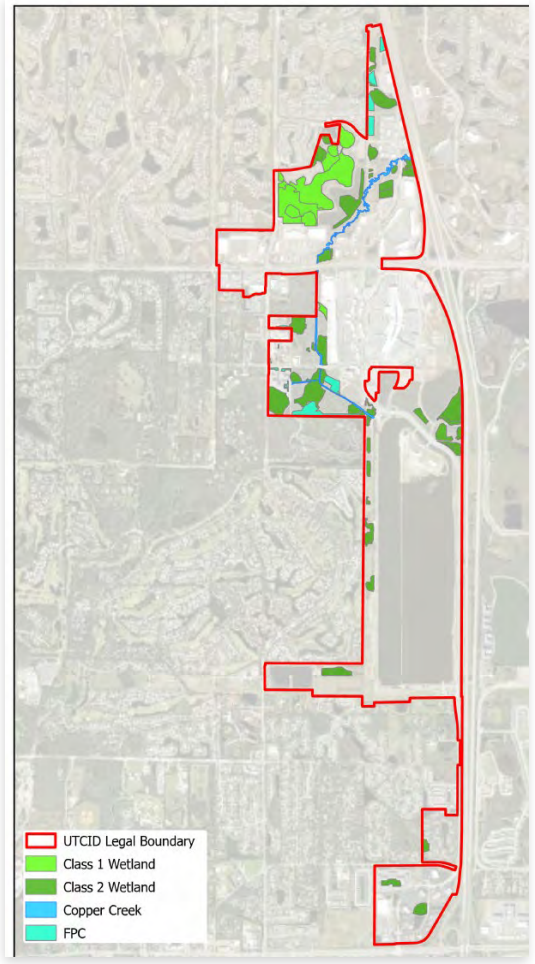
Roadways and evacuation (Sec. 9)

- Evacuation routes and critical connections get priority in flood evaluations
- Other roads may accept limited temporary flooding under Sarasota County criteria
- Protect route continuity when planning drainage projects

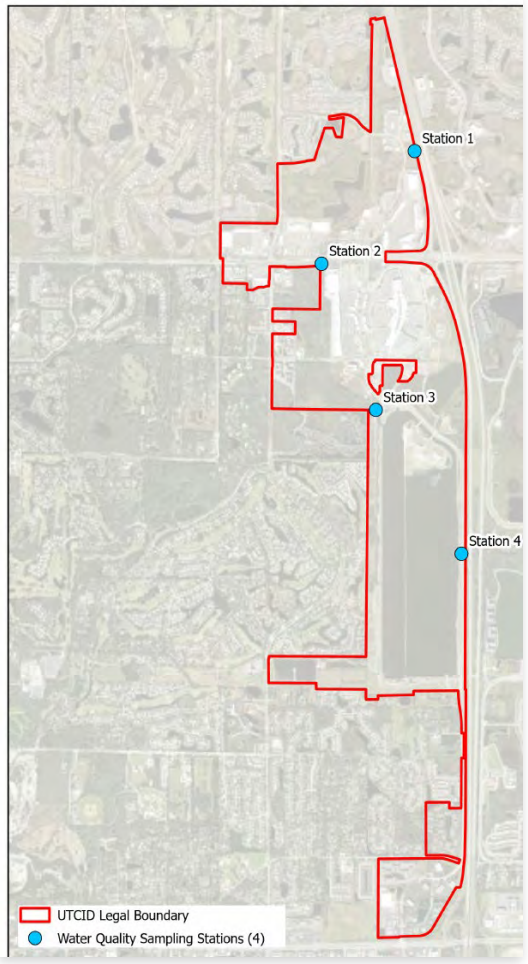


Appendix G: Roadways and Evacuation Routes

Environmental and Water Quality Programs



App. I: Wetland Classification



App. L: Water Quality Sampling

Protect resources

Minimize impacts to wetlands (Class I and II), Cooper Creek and conservation areas

Track permits

Living inventory of SWFWMD ERPs and mitigation commitments (Apps. H and J)

Monitor water quality

Four sampling stations along Cooper Creek; trends drive adaptive management

Certify annually

Annual Water Quality Program Tracking and Certification Form (App. K)

Operations, Maintenance and Development Review

Operation and maintenance (Sec. 12)

- Routine inspection and corrective maintenance
- Keep control structures and stoplogs operable
- Emergency response and documentation
- Facility and swale inventory (App. N); pond and structure tracking tables (App. O)

Development review (Sec. 13)

- Projects in the SIPOC area reviewed for MDP consistency
- Areas outside the MDP use the applicable model or project study
- Separately permitted systems recognized
- Changes on exempt or non-assessed parcels evaluated for system-wide effects

Five-Year Water Control Plan

Identify needs
Modeling, studies, storm experience

Prioritize
Safety, capacity, development, readiness

Phase and fund
Scope, schedule, cost, funding status

Implement
Design, permit, construct

Review annually
Add, defer or accelerate projects

Project categories

- **Stormwater and drainage**
- **Development-related**
- **Flood resiliency and storage**
- **Environmental and water quality**
- **Modeling and technical studies**

Funding sources

- District funds and assessments
- Developer contributions
- Grants and intergovernmental funding
- Cost-sharing agreements
- Debt issuance and associated debt service assessments

Adoption Pathway (Chapter 298, F.S.)



Board presentation

Review the proposed plan

SWFWMD review

Mandatory 60-day review (s. 298.225(5))

Public hearing

Written objections considered; Board may direct Engineer's Report

Engineer's Report

Benefited properties, benefits, flood-damage potential, cost

Final hearing

Board action on plan and Engineer's Report

File and maintain

File with SWFWMD, Sarasota County BCC, and Manatee County BCC; review every 5 years

Board Discussion and Next Steps

1 Board comments

Feedback on the proposed Water Control Plan

2 SWFWMD transmittal

Transmit the proposed plan for the 60-day pre-adoption review

3 January 6, 2027 hearing

Proceed with the noticed public hearing and consider written objections

4 Engineer's Report

Prepare upon Board direction following the hearing

The plan is a living document: maps, inventories and the five-year program will be updated as conditions change and input is provided.

Questions

Clint R. Cuffle, P.E.

District Engineer | WRA Engineering

UNIVERSITY TOWN CENTER IMPROVEMENT DISTRICT

Review & Accept the Proposed Water Control Plan

https://wraconsultants.box.com/s/cvb7flkvr4fyx6rolrdtxdkmqr687t99

UTC IMPROVEMENT DISTRICT

WATER CONTROL PLAN

District-Wide Water Management and Planning

Prepared for: UTC Improvement District
Prepared by: WRA Engineering

November 2026

DRAFT

ENGINEER'S CERTIFICATION

I hereby certify, as a Professional Engineer licensed in the State of Florida, that the University Town Center Improvement District Water Control Plan was prepared and assembled under my direct responsible charge and that I have reviewed the engineering content contained herein.

This Water Control Plan has been prepared in accordance with applicable provisions of Chapter 298, Florida Statutes, including requirements applicable to water control plans, and applicable provisions of Chapter 471, Florida Statutes, and rules of the Florida Board of Professional Engineers governing engineering documents.

Based upon my professional knowledge, information available to me, and review of engineering information and supporting documentation, the engineering portions of this Water Control Plan are consistent with generally accepted engineering principles and practices for planning and management of water control, stormwater, drainage, flood protection, and related facilities.

This certification applies to the engineering content of the Water Control Plan for which I have assumed professional responsibility. Information provided by others has been relied upon where identified and appropriate.

This certification does not relieve the University Town Center Improvement District, property owners, developers, permittees, or other responsible entities from compliance with applicable laws, regulations, permits, approved plans, operation and maintenance requirements, or other applicable obligations.

_____

Clint R. Cuffle, P.E.
Professional Engineer, State of Florida
License No. 69139

WRA Engineering
12363 Hampton Park Blvd
Tampa, Florida 33624

Date: _____

ENGINEER'S SEAL

TABLE OF CONTENTS

1.0 INTRODUCTION 6
2.0 DISTRICT RESPONSIBILITIES AND POWERS 10
2.1 Purpose of the Water Control Plan 10
2.2 Statutory Authority 10
2.3 District Responsibilities 11
2.4 Implementation of the Water Control Plan 12
3.0 DISTRICT BOUNDARY AND SERVICE AREA 14
3.1 Legal District Boundary 14
4.0 EXISTING LAND USE 15
4.1 Existing Land Use Classifications 15
5.0 FUTURE LAND USE 17
5.1 Future Land Use Classification 17
5.2 Future Development and Water Management 18
6.0 STORMWATER MANAGEMENT AND FLOOD CONTROL WITHIN SURFACE WATERS 20
6.1 Stormwater Management 20
6.2 Flood Protection and Floodplain Management 21
6.3 Master Drainage System 23
6.4 Flood Resiliency and Regional Flood Storage 27
6.5 Adaptive Flood Management 30
7.0 ENGINEERING AND WATER CONTROL STRUCTURES 35
7.1 Engineering Standards and Engineering Model Application 35
7.2 Level of Service and System Performance 36
7.3 Water Control Structures and Facilities 37
7.4 Engineering Design and Construction 38
7.5 Engineering Documentation and Facility Records 38
7.6 Engineering Evaluation of Water Control Structures 39
7.7 Engineering Coordination and Regulatory Compliance 39

TABLE OF CONTENTS (CONTINUED)

8.0 IRRIGATION AND WATER SUPPLY 41
8.1 Irrigation System Planning and Management 41
8.2 Water Sources and Water Supply 42
8.3 Irrigation Water Conservation and Efficiency 43
8.4 Irrigation Planning and Future Improvements 44
9.0 ROADWAYS AND HURRICANE EVACUATION 45
9.1 Roadway Functional Classification 45
9.2 Roadway Flood Protection and Level of Service 46
9.3 Roadway Floodplain Management 46
9.4 Hurricane Evacuation Routes 47
9.5 Roadway and Hurricane Evacuation Map 47
10.0 FIVE-YEAR WATER CONTROL PLAN 49
10.1 Five-Year Water Control Program 49
10.2 Five-Year Capital Improvement Program 50
10.3 Planned Water Control and Drainage Improvements 50
10.4 Development-Related Water Control Improvements 51
10.5 Flood Resiliency and System Improvements 51
10.6 Environmental and Water Quality Projects 52
10.7 Planning, Modeling, and Technical Studies 52
10.8 Funding and Implementation 53
10.9 Five-Year Plan Review and Updates 53
10.10 District Service Areas and Hydraulically Connected Properties 54
11.0 ENVIRONMENTAL AND WATER QUALITY PROGRAMS 56
11.1 Environmental Resource Protection 56
11.2 Wetland Protection and Management 57
11.3 Long-Term Environmental Permits and Mitigation 58
11.4 Surface Water Quality Monitoring 58
11.5 Stormwater Treatment and Water Quality 59
11.6 Environmental Compliance 60
12.0 ADMINISTRATION, OPERATION, AND MAINTENANCE 62
12.1 Operation and Maintenance Responsibilities 62
12.2 Inspection and Maintenance 63
12.3 Stormwater Facility Maintenance 64
12.4 Water Control Structures 65
12.5 Emergency Maintenance and Response 65
12.6 Documentation and Reporting 66
13.0 DEVELOPMENT REVIEW AND MASTER DRAINAGE PLAN CONSISTENCY 68
13.1 Development Review and MDP Consistency 68
13.2 Development Review Outside the UTC/SIPOC MDP 68
13.3 Separately Permitted Drainage Systems 69
13.4 Development Review Documentation and Coordination 69
13.5 Development-Related Drainage Improvements 70

14.0 AREAS OUTSIDE THE DISTRICT 71
14.1 Services and Activities Outside the District 71
15.0 ADMINISTRATIVE STRUCTURE 72
15.1 Board of Supervisors 72
15.2 District Administration 72
15.3 Coordination with District Policies and Procedures 72

LIST OF APPENDICES

Appendix A – District Legal Description
Appendix B – District Boundary Map
Appendix C – Existing Land Use Map
Appendix D – Future Land Use Map
Appendix E – 100-Year Floodplain Exhibit
Appendix F – District-wide Flow Pattern Map
Appendix G – Roadway Classification and Hurricane Evacuation Map
Appendix H – Environmental Resource Permitting Exhibit
Appendix I – Wetland Classification Exhibit
Appendix J – Long-Term Environmental Permit Inventory Tracking Sheet
Appendix K – Annual Water Quality Program Tracking and Certification Form
Appendix L – Water Quality Sampling Exhibit
Appendix M – Stormwater Treatment Area Exhibit
Appendix N – O&M Facility and Swale Inventory Exhibit
Appendix O – Structure and Pond Tracking Tables

1.0 INTRODUCTION

The University Town Center Improvement District (the "District") was created pursuant to Chapter 2026-222, Laws of Florida, and its creation was memorialized with the Florida Office of the Secretary of State on June 16, 2026. The District operates as an independent special district pursuant to its enabling legislation and applicable provisions of Florida law, including Chapters 189, 197, and 298, Florida Statutes, as amended. The University Town Center (UTC) area is a major regional activity center located in the vicinity of the intersection of Interstate 75 (I-75) and University Parkway and extending across portions of Sarasota and Manatee Counties. The area has experienced substantial commercial, recreational, and institutional development over the past several decades, including development associated with retail, hospitality, tourism, sporting and entertainment facilities, Nathan Benderson Park, and the Mote Science Education Aquarium. Continued development and redevelopment within and surrounding the UTC area have resulted in an increasingly interconnected network of stormwater management facilities, surface waters, wetlands, drainage conveyances, control structures, and regional flood-storage areas.

The District is responsible for coordinating and supporting water-management activities within its legal boundaries to help protect property, manage stormwater, maintain water quality, support flood protection, and preserve the long-term function of the District's water-management systems. The District encompasses approximately 1,469 acres of developed and developing properties, transportation facilities, stormwater management areas, and interconnected natural and man-made waterbodies. These features function within a broader drainage network, and their performance may be influenced by conditions both within and outside the District. The District's role is to provide a coordinated framework for water management while recognizing that ownership, permitting, operation, and maintenance responsibilities may vary among individual facilities and may remain with private property owners, associations, utilities, governmental entities, or other responsible parties.

This Water Control Plan (WCP) establishes a consistent framework for coordinating water-management activities throughout the District. It describes the District's approach to stormwater management, flood protection, water quality, discharge management, engineering coordination, and the operation and maintenance of water-management facilities for which the District has applicable responsibility or oversight. The Plan is intended to guide long-term management across the District while recognizing that individual properties and drainage areas have different physical characteristics, drainage patterns, regulatory approvals, and connections to receiving waters. Inclusion of a property or facility within the District boundary does not, by itself, transfer ownership, permitting authority, or operation and maintenance responsibility to the District.

District Drainage Areas and Hydraulic Modeling

For engineering analysis and stormwater planning, the District is represented by three primary hydraulic modeling areas: (1) the Sarasota Interstate Park of Commerce Master Drainage Plan (SIPOC MDP), (2) the Cooper Creek Offices area, and (3) the Gateway to Sarasota & Cattlemen area, which is evaluated using the Phillippi Creek regional model. Together, these three modeling areas provide the hydraulic planning framework for the approximately 1,469-acre District. The SIPOC MDP encompasses approximately 330 acres; the remaining District areas are represented through the Cooper Creek Offices and Gateway to Sarasota & Cattlemen modeling areas and their applicable drainage information. The limits and coverage of each modeling area are illustrated in Figure 1.

These modeling areas reflect differences in drainage patterns, hydraulic connections, receiving waterbodies, and available engineering analyses. The SIPOC MDP includes a regional stormwater management network that receives and manages runoff from portions of the surrounding watershed. The Cooper Creek Offices modeling area is located north of University Parkway and accounts for downstream

tailwater conditions associated with the SIPOC MDP, as applicable to the connected drainage system. The Gateway to Sarasota & Cattlemen area is evaluated using the Phillippi Creek regional model and has its own drainage characteristics and hydraulic connections. Although the areas are evaluated using different models and planning information, they are addressed through one District-wide WCP and a common set of management objectives and coordination practices.

The District's drainage systems may also be affected by runoff originating outside the District boundary. Regional watersheds, adjacent properties, transportation corridors, and other external drainage areas may contribute flow to receiving waters or facilities that are hydraulically connected to portions of the District. Conversely, facilities within the District may connect to downstream systems or receiving waters outside the District. ~~These conditions are considered, as appropriate, through applicable permits, approved drainage plans, hydraulic analyses, agreements, easements, and coordination with property owners, neighboring jurisdictions, and regulatory agencies. Such connections do not, by themselves, expand the District boundary or change the ownership or maintenance responsibility of any facility.~~ The District's drainage systems may also be affected by runoff originating outside the District boundary, as well as properties within the District that are exempt from assessments or otherwise not included in the District's assessment program. Regional watersheds, adjacent properties, transportation corridors, and interconnected drainage facilities may contribute flow to, receive discharge from, or otherwise influence facilities serving properties within the District. Accordingly, the District's water-management planning considers hydraulic connectivity and the relationship between individual properties and the broader drainage system, rather than relying solely on property boundaries or assessment status. These connections are considered, as appropriate, through applicable permits, approved drainage plans, hydraulic analyses, agreements, easements, and coordination with property owners, neighboring jurisdictions, and regulatory agencies. Recognition of these connections does not, by itself, expand the District's legal boundary, establish regulatory jurisdiction, impose an assessment, or transfer ownership or operation and maintenance responsibility to the District.

Regional Drainage and the South Lake–Cooper Creek Connection

Regional watershed inflows, including runoff originating from portions of the Lakewood Ranch area and areas associated with the I-75 corridor, contribute to the drainage system that conveys water toward South Lake. South Lake functions as an important regional receiving and storage feature. Water can be released from South Lake through an operable discharge structure, with discharge conveyed northward through Cooper Creek. The ability to manage discharge from South Lake provides an operational connection between regional storage and downstream conveyance conditions.

The timing and magnitude of discharge, the water level in South Lake, and the stage in Cooper Creek are important considerations in evaluating regional system performance. Operation of the discharge structure must be coordinated with applicable operating procedures, downstream conditions, permit requirements, and other relevant constraints. The WCP provides the District-wide framework for documenting and applying those operational considerations, while recognizing that operation of individual facilities remains subject to the applicable approvals and assigned operating responsibilities.

Downstream Stages and Internal Stormwater System Performance

The stage in a receiving waterbody can influence the ability of an upstream stormwater management facility to discharge. Within portions of the District that are hydraulically connected to Cooper Creek, creek stages may function as a downstream controlling condition. When creek stages are elevated during a major storm event, the hydraulic gradient between internal stormwater facilities and the receiving system may be reduced. A reduced gradient can limit the rate at which water leaves a facility and may extend the time required for the system to recover following a storm.

Where hydraulic connections and operating conditions allow, reducing peak stages in Cooper Creek can increase the available hydraulic gradient between internal stormwater management facilities and the downstream receiving system. This can support more effective discharge and drainage recovery within connected portions of the District. Because stormwater facilities rely on adequate hydraulic head to convey water toward their receiving systems, downstream stages are an important consideration in the District's broader flood-protection strategy.

The extent of benefit will vary by location and will depend on the hydraulic connection between each facility and the receiving system, local topography, facility design, storm magnitude and duration, and operating conditions. Accordingly, the Plan recognizes the potential for regional downstream-stage management to benefit connected internal drainage systems without assuming that every facility or parcel will experience the same response or a guaranteed reduction in flood levels.

District-wide Benefits and Consistent Management

Flood-protection and stormwater-management benefits are not limited to properties that contain a regional pond, control structure, or other major facility. ~~Parcels throughout the District may benefit in different ways from the coordinated management of regional storage, conveyance, discharge, stormwater treatment, and receiving-water conditions.~~ Parcels throughout the District, including exempt or non-assessed properties, and hydraulically connected properties outside the District boundary may influence or benefit from the coordinated management of regional storage, conveyance, discharge, stormwater treatment, and receiving-water conditions. Depending on location and drainage characteristics, benefits may include improved conveyance, available or maintained stormwater storage, consistent treatment and discharge practices, improved facility reliability, and better coordination of regional flood conditions and response. The nature and extent of benefits may differ among properties based on their location, drainage connections, and the facilities and services applicable to them.

Although the District's engineering analyses are organized into three hydraulic modeling areas, the District addresses these areas under one WCP. The Plan establishes common management objectives for operation and maintenance coordination, stormwater treatment, discharge management, water-quality protection, engineering evaluation, and flood protection. This common framework supports consistent expectations and coordinated decision-making while allowing technical analyses, permit requirements, and operating procedures to account for the unique conditions and responsibilities associated with each modeling area.

The WCP is intended to connect parcel-level stormwater management with the performance of the broader District system. Through consistent planning standards, coordination with facility owners and responsible entities, ongoing facility oversight where applicable, and consideration of regional drainage conditions, the District seeks to support the long-term function of water-management infrastructure and water-quality and flood-protection objectives throughout the District.

Changes to individual properties can influence the performance and permitted conditions of interconnected District drainage systems. Changes in impervious area, grading, drainage patterns, discharge locations, or stormwater management facilities may affect shared treatment requirements, hydraulic conditions, control structures, and downstream receiving waters. The District's planning and coordination framework recognizes the importance of evaluating these changes in the context of the applicable interconnected system. Where necessary, engineering information, hydraulic models, treatment calculations, and applicable facility information may be reviewed or updated to reflect proposed changes and maintain consistency with approved drainage conditions and applicable regulatory requirements. Responsibilities for permitting, design, funding, construction, operation, and maintenance shall remain subject to applicable ownership documents, permits, agreements, and other governing requirements.

Relationship to the Remainder of the Water Control Plan

The sections that follow describe the District's responsibilities and service area; existing and future land uses; stormwater management and flood-control programs; environmental and water-quality initiatives; engineering criteria and water-control structures; irrigation and water-supply considerations; five-year water-control planning; administration, operation, and maintenance practices; development-review procedures; and future water-management priorities. ~~Together, these elements establish the policies and procedures through which the District will implement a coordinated and consistent water-management program.~~ These sections establish a coordinated framework for managing water resources throughout the District, including consideration of interconnected drainage systems, hydraulically connected properties, shared infrastructure, and facilities that may influence or benefit from District water-management activities. Together, these elements establish the policies and procedures through which the District will implement a consistent long-term water-management program. The WCP does not replace applicable County land-use and zoning authority, environmental permits, approved drainage plans, or facility-specific operation and maintenance obligations.

2.0 DISTRICT RESPONSIBILITIES AND POWERS

2.1 Purpose of the Water Control Plan

Goal

Provide a framework for the University Town Center Improvement District (District) to plan, coordinate, and support water-control, stormwater-management, drainage, and flood-protection activities within the District in accordance with the District's enabling legislation, applicable regulatory requirements, and the responsibilities established for individual facilities and systems.

Objective 2.1.1 – Water Control Plan Framework

Establish the WCP as the District-wide framework for coordinating water-management activities and supporting the long-term function of drainage and stormwater infrastructure that provides benefits to real property within the District.

Policy 2.1.1.1 – Water Control Plan Implementation

The District shall administer and implement the WCP as the framework for planning, coordinating, and evaluating water-control, stormwater-management, drainage, and flood-protection activities within the District. The WCP shall guide District programs and decisions while recognizing applicable permits, approved drainage plans, facility ownership, and assigned operation and maintenance responsibilities.

Policy 2.1.1.2 – District-Wide Water Management

The District shall coordinate water-control and stormwater-management activities throughout its boundaries to support the function of existing infrastructure and accommodate approved and anticipated development. District-wide planning shall consider the interconnected nature of drainage systems, regional watershed conditions, receiving waters, and downstream constraints. The District's three primary hydraulic modeling areas—the SIPOC Master Drainage Plan, Cooper Creek Offices, and Gateway to Sarasota & Cattlemen area—shall be considered components of one coordinated District-wide water-management framework.

2.2 Statutory Authority

Goal

Exercise the powers and responsibilities granted to the District under its enabling legislation and applicable Florida law while coordinating with other governmental entities and complying with applicable regulatory requirements.

Objective 2.2.1 – Statutory Authority

Implement the District's water-management responsibilities consistent with the authority established by the District's Special Act and applicable provisions of Florida law.

Policy 2.2.1.1 – Exercise of Authority

The District shall exercise its powers and responsibilities in accordance with Chapter 2026-222, Laws of Florida, and Chapters 189,197 and 298 of Florida law, including the statutory requirements governing independent special districts. District activities shall remain within the authority granted by the Special Act and applicable law. The District's water-management responsibilities shall be carried out for the benefit of real property within the District and shall not be construed to confer general-purpose land-use, zoning, or development-approval authority where such authority remains with the applicable general-purpose government.

Objective 2.2.2 –Regulatory and Intergovernmental Coordination

Coordinate District activities with applicable regulatory agencies and requirements and the general purpose governments (Sarasota and Manatee Counties).

Policy 2.2.2.1 – Regulatory Compliance

The District shall coordinate water-management activities with applicable regulatory agencies, including the Southwest Florida Water Management District (SWFWMD), the Florida Department of Environmental Protection, and other federal, state, regional, and local agencies (Sarasota and Manatee Counties), as applicable. Coordination shall address permitting, stormwater management, drainage infrastructure, water quality, environmental resources, and other matters affecting the District's water-management responsibilities.

Policy 2.2.2.2 – Regulatory Permitting

Water-control and stormwater-management facilities and activities shall be planned, operated, maintained, and modified in accordance with applicable permits, approved plans, regulatory requirements, and other governing authorizations. The District shall consider permit conditions and assigned responsibilities when coordinating improvements or evaluating changes to existing systems.

Policy 2.2.2.3 – County Coordination

The District shall coordinate with Sarasota County and Manatee County, as applicable, regarding development proposals, drainage improvements, stormwater infrastructure, flood protection, emergency planning, and other activities that may affect or be affected by the District's water-management systems. Coordination shall recognize the respective authority and responsibilities of each County and the District.

Policy 2.2.2.5 – Regional Watershed Coordination

The District shall coordinate, as appropriate, with adjacent jurisdictions, property owners, regional watershed partners, and other responsible entities when drainage, flood protection, or water-quality activities may affect or be affected by interconnected watershed systems. Coordination shall consider runoff entering the District from outside its boundaries, discharges from District systems to downstream receiving waters, and regional or downstream conditions that may influence system performance.

2.3 District Responsibilities

Goal

Manage and coordinate the District's water-control and drainage responsibilities to support the function of applicable infrastructure, provide long-term management of District programs and facilities, and recognize the relationship between individual drainage systems and the broader District-wide water-management framework for the benefit of real properties located within the district.

Objective 2.3.1 – Master Drainage System Management

Provide for coordinated planning and management of the District's water-management systems

within the District.

Policy 2.3.1.1 – Master Drainage System Management

The District shall oversee and coordinate planning and management activities for the District-wide water-management framework. The SIPOC Master Drainage Plan shall serve as a principal technical planning component for the SIPOC area. The Cooper Creek Offices and Gateway to Sarasota & Cattlemen modeling areas, together with other applicable drainage plans, permitted systems, and project-specific studies, shall also be considered in evaluating District-wide drainage conditions and infrastructure needs. The District

shall maintain or coordinate the maintenance of applicable system information and identify the responsible entity for individual facilities.

Policy 2.3.1.2 – System-Wide Coordination

The District shall consider the relationship between development, land-use changes, drainage improvements, and modifications to individual facilities when coordinating water-management activities. Evaluations shall consider, as applicable, basin connectivity, stormwater storage, conveyance, treatment, discharge conditions, receiving waters, and downstream stages. Coordination shall account for facilities and systems that are owned, operated, or maintained by property owners, associations, utilities, governmental entities, or other responsible parties.

Objective 2.3.2 – Environmental and Regulatory Coordination

Integrate environmental and regulatory considerations into the District's water-control responsibilities to support applicable permit requirements and the long-term function of water-management systems.

Policy 2.3.2.1 – Environmental Considerations

The District shall consider applicable environmental resource protections, water-quality requirements, wetland functions, surface-water resources, and other environmental requirements when coordinating water-management activities. Environmental considerations shall be addressed in coordination with applicable permits, approvals, mitigation requirements, and the responsibilities of the entities that own or manage the affected resources or facilities.

Policy 2.3.2.2 – Permit Consistency

Development activities and improvements affecting water-management systems shall be evaluated for consistency with applicable environmental permits, stormwater permits, approved drainage plans, conservation easements, mitigation commitments, and other regulatory requirements. The District shall coordinate with the applicable permittee, property owner, facility operator, and regulatory agency, as appropriate, to support consistency with those requirements.

2.4 Implementation of the Water Control Plan

Goal

Implement and maintain the Water Control Plan as a living planning document that guides District activities, development coordination, system improvements, and long-term water control planning.

Objective 2.4.1 – Plan Administration

Use the WCP to guide District decisions and coordination related to water control, drainage, stormwater management, and associated infrastructure.

Policy 2.4.1.1 – Plan Administration

The District shall use the WCP as a basis for coordinating water-control and drainage improvements, development coordination, capital improvements, funding considerations, and other activities affecting the District's water-management systems. Implementation shall be consistent with the District's statutory authority, adopted budgets, available funding, applicable permits, and the ownership and responsibility

assigned to individual facilities. The WCP may be updated as necessary to reflect changes in District conditions, development, infrastructure, regulatory requirements, and water-management priorities.

Objective 2.4.2 – Statutory Updates, Agency Review, and Adoption Proceedings

Maintain the WCP in accordance with applicable statutory requirements and coordinate required agency review, public notice, and adoption procedures.

Policy 2.4.2.1 – Mandatory Five-Year Review Cycle

Pursuant to Section 298.225(7), Florida Statutes, the Board of Supervisors shall review the Water Control Plan at least once every five years to determine whether updates are necessary based on development changes, facility performance, watershed conditions, or regulatory amendments

Policy 2.4.2.2 – Mandatory 60-Day SWFWMD Pre-Adoption Review

Pursuant to Section 298.225(5), Florida Statutes, prior to final adoption or substantial amendment of the Water Control Plan, the Board of Supervisors shall transmit the proposed plan or amendment to the Southwest Florida Water Management District (SWFWMD) for a mandatory 60-day review period.

Policy 2.4.2.3 – Statutory Adoption Proceedings and Notice

Final adoption or substantial amendment of the Water Control Plan involving landowner assessments shall follow the formal proceedings of Section 298.301, Florida Statutes, including published notice once weekly for three consecutive weeks, public hearings, engineer's report preparation, a 20-day written objection period, and formal Board action.

Policy 2.4.2.4 – Intergovernmental Filing Mandate

Pursuant to Section 298.225(5), Florida Statutes, a certified copy of the adopted Water Control Plan and all subsequent amendments shall be formally filed with SWFWMD and with the Sarasota County Board of County Commissioners.

Policy 2.4.2.5 – Technical Modeling Updates

Hydrologic and hydraulic models, drainage inventories, and geographic information shall be reviewed and updated as appropriate when significant development, infrastructure improvements, changes in drainage conditions, or permit modifications affect the District's water-management systems. Updates shall consider the SIPOC MDP, Cooper Creek Offices, Gateway to Sarasota & Cattlemen modeling areas, and other applicable drainage information to maintain a coordinated District-wide understanding of system capacity and permitted conditions.

3.0 DISTRICT BOUNDARY AND SERVICE AREA

3.1 Legal District Boundary

Goal

Define the legal boundary of the University Town Center Improvement District and establish a consistent reference for identifying the properties and areas addressed by the District's water-management planning and coordination activities.

Objective 3.1.1 – District Boundary and Water Control Service Area

Recognize and document the legal District boundary established by the Florida Legislature and identify the geographic area within which the District carries out its authorized responsibilities.

Policy 3.1.1.1 – Legal District Boundary

The legal boundaries of the District are established by the Florida Legislature through Chapter 2026-222, Laws of Florida (the "District Special Act"), and the legal description established by the Special Act is presented in **Appendix A** of this Water Control Plan. The legal description shall serve as the controlling boundary reference for purposes of determining the lands included within the District. Maps, GIS data, exhibits, or other graphical representations of the District boundary are provided for planning and reference purposes and shall be interpreted consistently with the adopted legal description.

Policy 3.1.1.2 – Legal Boundary Administration

The District shall administer its programs and carry out its responsibilities in accordance with the legal boundary established by the Special Act and applicable law. The District boundary shall be used to identify the geographic area addressed by this Water Control Plan and to support coordination of District programs, water-management planning, and related activities.

Policy 3.1.1.3 – Boundary Mapping and Updates

The District shall maintain a District Boundary Map in **Appendix B** and use the map and legal description together when identifying the District's geographic extent. Mapping and geographic information shall be updated as necessary to reflect legally adopted changes to the District boundary. Any discrepancy between a planning map or other illustrative exhibit and the controlling legal description shall be resolved in accordance with the Special Act and applicable law.

4.0 EXISTING LAND USE

4.1 Existing Land Use Classifications

Goal

Document and maintain a clear classification of existing land uses within the University Town Center Improvement District to support water control, drainage, flood protection, environmental, infrastructure, and long-term planning activities

Objective 4.1.1 – Existing Land Use Classification

Identify and classify existing land uses within the District based on their current developed or established use, physical characteristics, and relationship to water management infrastructure and natural resources. Existing land use classifications shall provide a consistent basis for evaluating existing development patterns, drainage conditions, impervious areas, flood storage, environmental resources, and infrastructure needs.

Policy 4.1.1.1 – Commercial

Commercial areas shall be recognized as areas developed or used for retail, office, service, entertainment, shopping, dining, and other commercial activities. Associated parking, access and supporting site improvements shall be considered part of the existing commercial development pattern where appropriate.

Policy 4.1.1.2 – Hotel

Hotel areas shall be recognized as areas developed or used for hotels, lodging facilities, and associated guest services, amenities, parking, access, and support facilities.

Policy 4.1.1.3 – Public Facilities

Public facility areas shall be recognized as areas containing governmental, institutional, civic, educational, emergency, or other public-serving facilities and their associated support areas.

Policy 4.1.1.4 – Recreation

Recreation areas shall be recognized as areas developed or used for active or passive recreational activities, including parks, sports facilities, athletic fields, trails, golf facilities, recreational amenities, and other recreation-oriented uses.

Policy 4.1.1.5 – Conservation

Conservation areas shall be recognized as lands containing or intended to support wetlands (Class I and Class II), natural resources, environmentally sensitive areas, conservation easements, upland or wetland preserves, mitigation areas, or other lands subject to established environmental resource-management or protection requirements. The designation of an area as Conservation does not, by itself, indicate that the land is subject to a conservation easement, is permanently protected from alteration, or is prohibited from being impacted. The type and extent of allowable use or impact shall be determined by the applicable property restrictions, easements, permits, environmental resource regulations, and other regulatory requirements governing the specific area.

Policy 4.1.1.6 – Water

Water areas shall be recognized as existing lakes, ponds, canals, creeks, stormwater management facilities, and other surface-water features that provide drainage, stormwater treatment, flood storage, conveyance, water-level control, habitat, recreation, or other water-management functions.

Policy 4.1.1.7 – Mixed Use

Mixed-use areas shall be recognized as areas containing an integrated combination of two or more compatible land uses, such as commercial, hotel, residential, recreation, office, or other uses, where the existing development pattern cannot reasonably be represented by a single predominant land-use category.

Policy 4.1.1.8 – Roadways

Roadway areas shall be recognized as existing public and private transportation corridors, including rights-of-way, roadways, intersections, access facilities, sidewalks, associated drainage features, and other transportation infrastructure.

Policy 4.1.1.9 – Utilities

Utility areas shall be recognized as areas occupied by existing utility infrastructure and associated facilities, including water, wastewater, reclaimed water, electric, communications, stormwater, drainage, and other utility systems or facilities serving the District or surrounding development.

Policy 4.1.1.10 – Residential

Residential areas shall be recognized as areas developed or used primarily for residential purposes, including single-family, multifamily, attached, detached, or other established residential uses and their associated yards, parking, access, and supporting site improvements.

Policy 4.1.1.11 – Open Space

Open space areas shall be recognized as lands that are maintained or function as undeveloped or substantially open areas and are not otherwise classified as conservation, water, roadway, utility, or developed land uses. Open space may include landscaped areas, common areas, buffers, passive open areas, undeveloped uplands, and other areas that provide separation, recreation, drainage, flood storage, aesthetic, or other supporting functions.

Policy 4.1.1.12 – Governmental Properties

Governmental properties shall be recognized as areas owned or operated by federal, state, county, municipal, or other governmental entities. These areas may include government buildings, public facilities, public lands, and other government-owned properties.

Policy 4.1.1.13 – Existing Land Use Map

The District shall maintain an Existing Land Use Map in **Appendix C** identifying the distribution of existing land use classifications within the District. The map shall serve as a planning reference for evaluating existing development patterns, drainage conditions, impervious areas, natural resource constraints, public infrastructure, and water management facilities. The map shall be updated as appropriate to reflect significant changes in existing land use conditions.

Policy 4.1.1.14 – Land Use Classification Updates

The Existing Land Use Map and associated land use information shall be reviewed and updated as necessary to reflect substantial changes in existing development, redevelopment, land use, infrastructure, conservation areas, water features, or other physical conditions within the District.

Classification Note

Existing land-use classifications describe the physical and functional condition of land at the time of mapping and are not intended to establish future land-use entitlements, zoning, development rights, ownership, or maintenance responsibility for drainage or water-management facilities. Governmental properties within the District shall be recognized as exempt from District assessments, as applicable, while remaining eligible to benefit from the District's water-management programs and services. Where a property contains multiple existing uses, the District may identify the predominant use or apply multiple classifications as appropriate to represent existing conditions.

5.0 FUTURE LAND USE

Goal

Provide a future land use framework that identifies anticipated development, redevelopment, preservation, conservation, recreation, public facilities, transportation, utilities, water-related uses, residential uses, and open space within the District and supports coordinated planning of water management infrastructure, stormwater facilities, drainage systems, flood protection, and environmental resources consistent with the long-term needs of the District.

5.1 Future Land Use Classification

Objective 5.1.1 – Future Land Use Framework

Establish a future land use classification system that corresponds to the District's existing land use framework while recognizing anticipated development, redevelopment, preservation, and long-term land use conditions. The classification system shall provide a consistent basis for evaluating future changes in runoff, drainage patterns, impervious area, flood storage, water quality, and water management requirements.

Policy 5.1.1.1 – Commercial

Commercial areas shall be recognized as areas developed or used for retail, office, service, entertainment, shopping, dining, and other commercial activities. Associated parking, access and supporting site improvements shall be considered part of the existing commercial development pattern where appropriate.

Policy 5.1.1.2 – Hotel

Hotel areas shall be recognized as areas developed or used for hotels, lodging facilities, and associated with guest services, amenities, parking, access, and support facilities.

Policy 5.1.1.3 – Public Facilities

Public facility areas shall be recognized as areas containing governmental, institutional, civic, educational, emergency, or other public-serving facilities and their associated support areas.

Policy 5.1.1.4 – Recreation

Recreation areas shall be recognized as areas developed or used for active or passive recreational activities, including parks, sports facilities, athletic fields, trails, golf facilities, recreational amenities, and other recreation-oriented uses.

Policy 5.1.1.5 – Conservation

Conservation areas shall be recognized as lands containing or intended to support wetlands (Class I and Class II), natural resources, environmentally sensitive areas, conservation easements, upland or wetland preserves, mitigation areas, or other lands subject to established environmental resource-management or protection requirements. The designation of an area as Conservation does not, by itself, indicate that the land is subject to a conservation easement, is permanently protected from alteration, or is prohibited from being impacted. The type and extent of allowable use or impact shall be determined by the applicable property restrictions, easements, permits, environmental resource regulations, and other regulatory requirements governing the specific area.

Policy 5.1.1.6 – Water

Water areas shall be recognized as existing lakes, ponds, canals, creeks, stormwater management facilities, and other surface-water features that provide drainage, stormwater treatment, flood storage, conveyance, water-level control, habitat, recreation, or other water-management functions.

Policy 5.1.1.7 – Mixed Use

Mixed-use areas shall be recognized as areas containing an integrated combination of two or more compatible land uses, such as commercial, hotel, residential, recreation, office, or other uses, where the existing development pattern cannot reasonably be represented by a single predominant land-use category.

Policy 5.1.1.8 – Roadways

Roadway areas shall be recognized as existing public and private transportation corridors, including rights-of-way, roadways, intersections, access facilities, sidewalks, associated drainage features, and other transportation infrastructure.

Policy 5.1.1.9 – Utilities

Utility areas shall be recognized as areas occupied by existing utility infrastructure and associated facilities, including water, wastewater, reclaimed water, electric, communications, stormwater, drainage, and other utility systems or facilities serving the District or surrounding development.

Policy 5.1.1.10 – Residential

Residential areas shall be recognized as areas developed or used primarily for residential purposes, including single-family, multifamily, attached, detached, or other established residential uses and their associated yards, parking, access, and supporting site improvements.

Policy 5.1.1.11 – Open Space

Open space areas shall be recognized as lands that are maintained or function as undeveloped or substantially open areas and are not otherwise classified as conservation, water, roadway, utility, or developed land uses. Open space may include landscaped areas, common areas, buffers, passive open areas, undeveloped uplands, and other areas that provide separation, recreation, drainage, flood storage, aesthetic, or other supporting functions.

Policy 5.1.1.12 – Governmental Properties

Governmental properties shall be recognized as areas owned or operated by federal, state, county, municipal, or other governmental entities. These areas may include government buildings, public facilities, public lands, and other government-owned properties.

Policy 5.1.1.13 – Future Land Use Map

The District shall maintain a Future Land Use Map in **Appendix D** identifying the distribution of future land use classifications within the District. The map shall serve as a planning reference for evaluating anticipated development patterns, changes in impervious area, drainage patterns, flood storage, environmental resources, and water management infrastructure. The map shall be updated as appropriate to reflect changes in long-term land use planning conditions.

Policy 5.1.1.14 – Future Land Use Updates

The Future Land Use Map and supporting information shall be reviewed and updated as appropriate to reflect substantial changes in anticipated development, redevelopment, preservation, conservation, infrastructure, water management conditions, or other long-term planning assumptions.

5.2 Future Development and Water Management

Goal

Ensure that anticipated future land use conditions are considered in the long-term planning and management of the District's drainage, stormwater, flood protection, and water control systems.

Objective 5.2.1 – Coordination of Future Land Use and Water Management

Coordinate anticipated future land uses with the District's water-management framework so that future development and redevelopment are evaluated in relation to drainage capacity, stormwater management, flood protection, water quality, environmental resources, and applicable master drainage plans and permitted drainage systems.

Policy 5.2.1.1 – Development Coordination

Future land use planning shall consider the capacity and function of existing and planned water management infrastructure and shall support coordination between land use planning and drainage planning.

Policy 5.2.1.2 – Master Drainage Plan Consistency

Within the approved SIPOC Master Drainage Plan area, future land use and development planning shall be coordinated with the applicable Master Drainage Plan, associated hydrologic and hydraulic models, and approved drainage system configuration.

Policy 5.2.1.3 – Areas Outside the Master Drainage Plan

Future land use areas located within the District but outside the approved Master Drainage Plan boundary shall be evaluated using the applicable drainage plans, permitted systems, basin characteristics, and project-specific studies. Inclusion within the District shall not, by itself, incorporate an area into the Master Drainage Plan.

Policy 5.2.1.4 – Environmental and Flood Protection Considerations

Future land use planning shall recognize wetlands, conservation areas, floodplains, flood storage, surface waters, and other environmental and water management resources and shall support their protection and continued function.

Policy 5.2.1.5 – Land Use Changes

Substantial changes in anticipated land use or development intensity shall be evaluated for potential effects on runoff, impervious area, drainage patterns, flood storage, water quality, and water management infrastructure, as applicable.

Policy 5.2.1.6 – Land Use and Zoning Authority

The District does not possess general-purpose home-rule authority to establish or change land-use classifications, amend comprehensive plan designations, or regulate zoning within the District. Land-use planning, zoning, and development regulation remain the responsibility of the applicable general-purpose governments, including Sarasota County and Manatee County, as applicable. The District's future land-use map and classifications are intended solely as a water-management planning framework to support coordination of anticipated development with drainage, stormwater, flood protection, and environmental resource considerations. Nothing in this Water Control Plan shall be interpreted as granting the District authority to approve, deny, or independently regulate land-use or zoning changes.

6.0 STORMWATER MANAGEMENT AND FLOOD CONTROL WITHIN SURFACE WATERS

6.1 STORMWATER MANAGEMENT

Goal

Provide effective management of stormwater runoff throughout the District to prevent adverse off-site impacts, maintain adopted levels of service, and systematically resolve drainage deficiencies through coordinated capital planning, system operation, and maintenance.

Objective 6.1.1 – Performance Assessment and System Improvement Priorities

Evaluate drainage system performance throughout the District and prioritize operational, maintenance, and capital improvements to address existing and anticipated deficiencies.

Policy 6.1.1.1 – Improvement Priorities
The District shall prioritize drainage system improvements based on the severity and location of existing deficiencies, public safety and flood-protection needs, effects on developed areas, anticipated development, system capacity, regulatory requirements, and project readiness. The five-year program may be used to establish the timing of identified improvements.

The District shall establish a three-tiered priority system for stormwater management system improvements based on the location, severity, and timing of identified or projected drainage deficiencies:

Tier 1: Improvements that prevent or reduce flooding or other significant drainage deficiencies within existing developed areas during the applicable 25-year or 100-year storm event.

Tier 2: Improvements that prevent or reduce flooding or other significant drainage deficiencies within areas identified for development within the next five years during the applicable 25-year or 100-year storm event.

Tier 3: Improvements that prevent or reduce flooding or other significant drainage deficiencies within areas identified for development beyond the next five years during the applicable 25-year or 100-year storm event.

Policy 6.1.1.2 – System Capacity Evaluation

The District shall use available hydrologic and hydraulic modeling, drainage studies, field observations, flood information, and other appropriate data to evaluate existing and proposed drainage system performance and identify areas requiring additional analysis or improvements. Evaluations shall consider the applicable hydraulic modeling area and approved drainage information, including the SIPOC Master Drainage Plan, Cooper Creek Offices model, and Gateway to Sarasota & Cattlemen area evaluated using the Phillippi Creek regional model.

Policy 6.1.1.3 – Master Drainage System Planning

The SIPOC Master Drainage Plan (MDP) shall serve as a principal technical planning component for the SIPOC area. The District-wide Water Control Plan shall also recognize and coordinate the Cooper Creek Offices and Gateway to Sarasota & Cattlemen modeling areas and other applicable permitted or project-specific drainage systems. The District shall maintain a coordinated understanding of how these systems relate to one another, including hydraulic connections, receiving waters, downstream stages, storage,

conveyance, and discharge conditions. The SIPOC MDP boundary shall not be interpreted as the boundary of the District-wide water-management program.

Objective 6.1.2 – Regulatory Stormwater Standards and Levels of Service

Apply applicable regulatory and local design criteria to stormwater facilities and drainage systems to maintain adopted levels of service and protect receiving waters.

Policy 6.1.2.1 – SWFWMD Peak Discharge Attenuation Standard

In accordance with the SWFWMD ERP Applicant's Handbook Volume II, Section 3.1.b, all stormwater management systems discharging to open drainage basins shall attenuate post-development peak discharge rates so they do not exceed pre-development peak rates for the 25-year, 24-hour design storm event using the NRCS Type II Florida Modified rainfall distribution.

Policy 6.1.2.2 – Sarasota County Finished Floor Flood Protection Standard

Finished floor elevations for habitable structures, commercial buildings, and critical infrastructure shall be established at least one foot above the 100-year flood elevation determined in accordance with Sarasota County land development regulations and the Florida Building Code.

Policy 6.1.2.3 – Development Impact and Capacity Mitigation

Ensure that proposed development and redevelopment demonstrate that post-development runoff is accommodated within approved drainage basin capacities without causing adverse stage increases in downstream conveyance systems or receiving waters.

6.2 FLOOD PROTECTION AND FLOODPLAIN MANAGEMENT

Goal

Preserve the natural and regulatory functions of floodplains and floodways, minimize flood risks, and maintain the regional flood-carrying capacity of the District’s interconnected drainage systems.

Objective 6.2.1 – Floodplain Encroachment and Compensating Storage

Prevent net reduction in flood storage and avoid adverse stage increases resulting from development within the 100-year floodplain.

Policy 6.2.1.1 – Floodplain Encroachment and Compensating Storage

Floodplain impacts associated with development, redevelopment, or water-management improvements shall be evaluated in accordance with applicable County, FEMA, and regulatory requirements. Evaluations shall use the most appropriate available hydraulic modeling and supporting drainage information for the applicable area, including the SIPOC Master Drainage Plan model, Cooper Creek Offices model, or Gateway to Sarasota and Cattlemen (Phillippi Creek) model. Where necessary, project-specific analyses shall supplement the regional models to evaluate potential floodplain encroachment and compensating storage requirements. Compensating storage shall be provided where required to demonstrate that proposed activities will not adversely affect off-site properties, flood elevations, or the performance of the overall drainage system.

Policy 6.2.1.2 – System-Wide Floodplain Evaluation

Floodplain impacts shall be evaluated using the applicable hydraulic modeling and supporting drainage information for the area, including the SIPOC Master Drainage Plan model, Cooper Creek Offices model, or Gateway to Sarasota and Cattlemen (Phillippi Creek) model. Evaluations may consider the interconnected

regional stormwater system where supported by the applicable modeling framework, permitted drainage conditions, and regulatory requirements. The District shall coordinate floodplain evaluations to account for regional storage, conveyance, and downstream conditions while recognizing the respective coverage and limitations of each model. Where necessary, basin-wide or project-specific analyses shall supplement the available models to evaluate potential impacts and ensure that proposed activities do not adversely affect surrounding properties or the overall drainage system.

Policy 6.2.1.3 – Floodway Conveyance and No-Rise Requirement

Development, fill, or infrastructure modifications within designated floodways shall preserve existing conveyance capacity and shall demonstrate through hydraulic modeling that no adverse stage increase occurs on off-site or upstream properties.

Objective 6.2.2 – Floodplain Mapping and Evaluation

Maintain accurate floodplain information and evaluate changes to floodplain conditions resulting from development and modifications to the Drainage System.

Policy 6.2.2.1 – 100-Year Floodplain Exhibit

The District shall maintain a 100-Year Floodplain Exhibit in **Appendix E** identifying the 100-year floodplain boundary and applicable 100-year flood elevations within the District. The exhibit shall serve as a planning reference for evaluating floodplain conditions, development proposals, flood storage, and potential changes to the District's Drainage System. The exhibit shall be updated as appropriate to reflect significant changes to available floodplain information.

Policy 6.2.2.2 – Floodplain Encroachment Mapping

Development proposals within the 100-year floodplain shall submit, where required by the applicable reviewing agency, pre- and post-development floodplain exhibits quantifying displaced and compensated storage volumes in acre-feet and demonstrating compliance with applicable FEMA, SWFWMD, and Sarasota or Manatee County floodplain management requirements.

Policy 6.2.2.3 – Locally Identified Floodplains

Areas of the Drainage System that are not currently identified on FEMA floodplain maps but are determined through the District's hydrologic and hydraulic modeling to have 100-year floodplain conditions shall be evaluated and mapped in accordance with applicable SWFWMD requirements and District procedures.

Policy 6.2.2.4 – FEMA Floodplain Mapping

For portions of Cooper Creek and other surface water systems where FEMA-mapped floodplain conditions exist, proposed development and Drainage System modifications shall incorporate applicable FEMA floodplain information and evaluate potential changes to the mapped floodplain resulting from the proposed improvements.

Policy 6.2.2.5 – FEMA Floodplain Map Revisions

The District shall provide information or supporting documentation necessary for FEMA floodplain mapping revisions when requested or required by FEMA or another applicable regulatory agency. The District does not independently require FEMA map revisions solely as a condition of District review or approval. Any map revisions shall be processed in accordance with applicable FEMA procedures, including a Letter of Map Revision (LOMR), Physical Map Revision (PMR), or other applicable process, when required.

Objective 6.2.3 – Floodplain Compensating Storage and Flood Protection

Provide appropriate compensating storage and additional flood protection measures where development or changing watershed conditions may affect floodplain capacity or flood risk.

Policy 6.2.3.1 – Floodplain Compensating Storage

Floodplain compensating storage may be provided by extending or tying proposed compensating storage areas to the top of bank (TOB) of Cooper Creek, including portions of the creek that have historically been modified or function as man-made drainage features. These connections may be used where additional flood storage is needed to maintain floodplain capacity or improve hydraulic connectivity. Any proposed tie-ins to FEMA-mapped floodway portions of Cooper Creek, particularly upstream of University Parkway, shall be evaluated for compliance with applicable FEMA requirements. Where required, additional FEMA approvals, permits, or floodplain map revisions shall be obtained. Compensating storage shall be designed to maintain floodway conveyance and, to the extent practicable, preserve or improve existing drainage patterns, storage capacity, and hydraulic connections.

Policy 6.2.3.2 – Regional Flood Storage

Where appropriate, floodplain compensating storage and other flood protection improvements shall be evaluated in the context of the larger watershed to identify opportunities to provide meaningful flood storage and reduce downstream flood impacts. Within the Cooper Creek watershed, strategically located storage areas may provide regional flood attenuation benefits in addition to meeting site-specific storage requirements.

Policy 6.2.3.3 – Freeboard and Flood Protection

Where required by applicable County, SWFWMD, or other regulatory standards, stormwater treatment areas shall provide additional elevation above the applicable 100-year flood elevation to maintain adequate treatment volume, treatment capacity, and system functionality during design storm conditions. The need for additional elevation may also be identified through review of the applicable hydrologic and hydraulic models, project-specific conditions, or coordination with the appropriate regulatory agencies. Additional elevation requirements shall be based on applicable permitting criteria and site-specific stormwater treatment design conditions.

Policy 6.2.3.4 – Future Flood Conditions

Flood protection for future development and stormwater management improvements shall consider projected changes in rainfall conditions, watershed characteristics, and flood elevations identified through updates to the applicable District hydraulic models and supporting drainage studies. Where modeling or project-specific evaluations identify potential increases in flood elevations or flood hazards, appropriate design measures shall be incorporated to maintain applicable flood protection criteria and avoid adverse impacts to surrounding properties and the interconnected drainage system.

Policy 6.2.3.5 – Flood Resiliency

The District shall consider opportunities to improve long-term flood resiliency through the preservation, enhancement, and coordinated use of regional flood storage areas; the integration of upland, wetland, and stormwater storage; improvements to drainage conveyance; and modifications to water control structures. Such measures shall be evaluated using the applicable District modeling framework and coordinated with affected property owners and regulatory agencies, as appropriate, to improve system performance while maintaining consistency with applicable environmental and permitting requirements.

6.3 MASTER DRAINAGE SYSTEM

Goal

Maintain and coordinate the District's interconnected water-management systems through applicable master drainage plans, hydraulic models, permitted drainage systems, and facility information. The SIPOC MDP shall remain a principal technical planning component for the SIPOC area and shall be considered within the broader District-wide water-management framework.

Objective 6.3.1 – Master Drainage Plan Framework

Maintain the SIPOC Master Drainage Plan model as a critical component of the District-wide drainage management framework, with emphasis on accurately representing the receiving waters, hydraulic connections, and delayed inflow timing to South Lake, North Lake, and Cooper Creek. These receiving waters and their associated storage and discharge characteristics influence downstream flood stages and floodplain conditions within the Cooper Creek Offices modeling area. Because of this hydraulic relationship, the SIPOC MDP model shall be maintained and updated as necessary to reflect current permitted conditions, system improvements, and available drainage information, providing the most accurate representation practicable of the timing, volume, and conveyance of flows affecting the downstream Cooper Creek system.

Policy 6.3.1.1 – District-Wide Modeling Framework

The District shall maintain and use a coordinated modeling framework consisting of the SIPOC MDP model, the Cooper Creek Offices model, and the Gateway to Sarasota and Cattlemen (Phillippi Creek) model. Each model shall be applied within its intended area and in consideration of its technical purpose, limits, and supporting data. The SIPOC MDP model shall be recognized as a key regional model for evaluating the receiving-water system and the timing and routing of flows through South Lake, North Lake, and Cooper Creek.

Policy 6.3.1.2 – Model Maintenance and Accuracy

The District shall maintain the SIPOC MDP model as accurately as practicable because modeled stages, storage, discharge characteristics, and flow timing within the receiving-water system can affect downstream drainage conditions and floodplain evaluations beyond the immediate SIPOC MDP area. Model updates shall be considered when permitted conditions change, drainage facilities or control structures are modified, new reliable survey or monitoring information becomes available, or significant changes in watershed conditions warrant review. Updates shall be documented, including the basis for revisions and the areas or assumptions affected.

Policy 6.3.1.3 – Model Coordination and Use

The District shall coordinate the use of the three modeling areas when reviewing projects or evaluating potential changes to regional drainage conditions. Where a proposed activity may affect receiving-water stages, storage, discharge, or the timing of flows entering South Lake, North Lake, or Cooper Creek, the SIPOC MDP model shall be considered in conjunction with the applicable local or basin model. Project-specific analyses may be required where existing models do not adequately represent the proposed condition or the potential impact.

Objective 6.3.2 – Master Drainage System Components and Flow Patterns

Document and maintain an understanding of the District drainage system, including the hydraulic connections among the three modeling areas, the regional receiving waters, and the facilities that collect, convey, store, and discharge stormwater. Particular attention shall be given to the SIPOC MDP receiving-water system and its role in controlling the timing and magnitude of downstream flows and stages.

Policy 6.3.2.1 – Drainage Basin Framework

The District drainage system shall be organized and evaluated based on established drainage basins and sub-basins, as represented in the applicable models and drainage plans. Basin boundaries and flow paths shall be used to identify contributing areas, receiving waters, inter-basin connections, and the relationship between local drainage systems and regional facilities. Where drainage from one modeling area may influence another, the hydraulic connection and its relevance to District-wide conditions shall be identified and considered.

Policy 6.3.2.2 – Drainage Flow Patterns

Primary drainage flow paths within each modeling area shall be documented based on available topographic, survey, permitted drainage, and modeling information. Documentation shall identify the direction of stormwater runoff and, where applicable, the sequence of collection, conveyance, storage, control, and discharge through the system. For the SIPOC MDP area, flow patterns shall identify how runoff is routed to South Lake, North Lake, and Cooper Creek and how storage and discharge characteristics affect the timing of downstream flows.

Policy 6.3.2.3 – Surface Water and Stormwater Facility Relationships

The District shall identify the relationship between surface waters and stormwater management facilities, including interconnected lakes, wetlands, ponds, conveyance systems, control structures, and receiving waters. The SIPOC MDP model shall be used, where applicable, to evaluate the hydraulic relationships among South Lake, North Lake, Cooper Creek, and connected stormwater facilities, including the effects of storage, discharge controls, and delayed inflows on downstream stages.

Policy 6.3.2.4 – Master Drainage Facilities

Major stormwater management facilities, conveyance systems, control structures, storage areas, and discharge locations identified in the applicable models shall be documented as components of the District drainage system. For the SIPOC MDP area, facility documentation shall support an accurate representation of the receiving-water system and its influence on downstream flow timing, stages, and floodplain conditions. Facility information shall be coordinated with the applicable permit records and available operation and maintenance information.

Policy 6.3.2.5 – Interconnected System Function

Individual drainage facilities and control structures shall be evaluated as components of the broader drainage system where hydraulic connections exist. Evaluations shall consider the combined effects of storage, conveyance, control elevations, and discharge conditions. In particular, the District shall consider how changes to the SIPOC MDP receiving-water system may affect downstream stages and floodplain conditions in the Cooper Creek Offices area, while recognizing that the extent of influence shall be established through applicable modeling and supporting technical information.

Objective 6.3.3 – Master Drainage System Inventory and Documentation

Maintain current information describing the major facilities, structures, receiving waters, and hydraulic connections represented in the District modeling framework. Inventory and documentation shall support model maintenance, project review, coordination among modeling areas, and an understanding of how changes to the regional receiving-water system may affect downstream conditions.

Policy 6.3.3.1 – Facility and Structure Inventory

Major stormwater management facilities and water control structures within the District shall be identified in an inventory using available information from the applicable models, permits, plans, and facility records. The inventory should identify, as available, facility location, drainage basin, function, receiving water, conveyance or storage role, control elevations, discharge location, permit references, and known ownership or operation and maintenance responsibility. The inventory shall distinguish information that is confirmed from information that requires verification.

Policy 6.3.3.2 – Technical Documentation

Available data describing facility geometry, conveyance, storage, control elevations, discharge characteristics, and hydraulic connections shall be maintained to support the applicable hydrologic and hydraulic models. Documentation supporting the SIPOC MDP model shall be given particular attention where it affects the representation of South Lake, North Lake, Cooper Creek, and the timing or magnitude of

downstream flows. Relevant model versions, assumptions, calibration or comparison information, and material updates shall be retained as available.

Policy 6.3.3.3 – Model and Facility Record Coordination

The District shall coordinate available model information with permit records, approved plans, surveys, monitoring information, and facility inventories, as appropriate. When a project or permitted modification changes a facility, structure, receiving-water connection, or discharge condition represented in a model, the District shall evaluate whether the model and associated records should be updated. Updates shall be prioritized where changes may affect regional receiving-water stages, flow timing, or downstream floodplain conditions.

Objective 6.3.4 – Development and Master Drainage System Coordination

Evaluate proposed development, redevelopment, and infrastructure improvements in the context of the applicable existing and approved drainage systems, with consideration of potential effects on connected receiving waters and downstream conditions throughout the District.

Policy 6.3.4.1 – Development Evaluation

Proposed development, redevelopment, and infrastructure improvements within the District shall be evaluated for potential effects on the applicable drainage system, including changes to runoff, storage, conveyance, control elevations, discharge locations, and downstream conditions. Where a project may affect the SIPOC MDP receiving-water system or the timing and magnitude of flows to South Lake, North Lake, or Cooper Creek, the SIPOC MDP model shall be considered along with the applicable local or basin model.

Policy 6.3.4.2 – Basin Capacity

Development within a modeling area shall be evaluated against available drainage and conveyance capacity and applicable stormwater requirements. Reviews shall consider whether proposed changes may alter the timing or volume of runoff entering connected facilities or receiving waters. Where the SIPOC MDP model identifies a hydraulic relationship to downstream Cooper Creek conditions, that relationship shall be considered in evaluating potential cumulative or downstream effects.

Policy 6.3.4.3 – Drainage Pattern Modifications

Existing and approved drainage patterns within the District shall be maintained unless a proposed modification is evaluated through the applicable modeling and permitting process and demonstrates that system performance will be maintained or improved. Where modifications affect regional receiving waters, interconnected storage, or downstream discharge conditions, the evaluation shall consider the relevant models and the potential effects across connected drainage areas.

Policy 6.3.4.4 – Master System Improvements

Improvements to the District drainage system may include modifications to stormwater management facilities, conveyance systems, water control structures, storage areas, and other system components where necessary to accommodate approved development, address identified deficiencies, maintain system capacity, or improve overall performance. Improvements affecting the SIPOC MDP receiving-water system shall be evaluated for potential effects on storage, discharge, flow timing, and downstream stages, including conditions in the Cooper Creek Offices area. Improvements shall be coordinated with applicable property owners and regulatory agencies and shall be consistent with applicable permits and environmental requirements.

6.4 FLOOD RESILIENCY AND REGIONAL FLOOD STORAGE

Goal

The District shall consider flood resiliency and regional flood storage as components of an interconnected water-management system serving properties and drainage areas throughout the District. Flood storage, attenuation, and conveyance shall be evaluated in relation to the applicable receiving waters, watershed conditions, and downstream constraints rather than as isolated features of an individual parcel or project. The SIPOC MDP model is particularly important to this evaluation because it represents the storage and discharge characteristics of South Lake, North Lake, and Cooper Creek, including the delayed timing of flows through these receiving waters. These conditions can influence downstream stages and floodplain conditions within the Cooper Creek Offices modeling area and therefore have relevance beyond the SIPOC MDP boundary.

Regional flood storage and attenuation opportunities shall be evaluated using the applicable District modeling framework, including the SIPOC MDP, Cooper Creek Offices, and Gateway to Sarasota and Cattlemen (Phillippi Creek) models, as appropriate to the location and hydraulic relationship being evaluated. The models shall be coordinated where necessary to understand how storage, conveyance, and discharge conditions in one area may affect flood response in another. The District shall recognize the limits and intended coverage of each model and shall use project-specific or supplemental analyses where existing model information is insufficient.

Objective 6.4.1 – Regional Flood Storage

Recognize regional flood storage as an important component of the District drainage system and the broader Cooper Creek / Braden River watershed. Evaluate existing and potential storage areas based on their function within the interconnected drainage system, including their relationship to receiving waters, downstream stages, and floodplain conditions.

Policy 6.4.1.1 – Regional Storage

Regional flood storage shall be considered as a component of the District drainage system where supported by available hydraulic information and applicable regulatory requirements. Existing and potential storage areas shall be evaluated in relation to their contributing drainage areas, receiving waters, conveyance connections, and downstream effects. The evaluation shall consider the role of South Lake, North Lake, and Cooper Creek in storing and routing flows and the potential influence of these conditions on downstream flood stages.

Policy 6.4.1.2 – Regional Storage Areas

Regional flood storage may be provided through stormwater management facilities, floodplain compensation areas, surface waters, wetlands, uplands, and other areas capable of temporarily storing and attenuating stormwater. The location, volume, timing, and hydraulic connection of storage shall be considered when evaluating its contribution to the overall drainage system. Storage benefits shall not be assumed to extend beyond the area or conditions supported by the applicable modeling and technical analysis.

Policy 6.4.1.3 – Distributed Regional Storage

Regional storage opportunities shall be evaluated based on available storage volume, location, hydraulic connectivity, timing of inflows and outflows, and the ability of individual storage areas to contribute to flood attenuation within the larger watershed. Distributed storage may provide benefits at different points within the District; however, the combined effect shall be evaluated using the applicable models and supporting information.

Policy 6.4.1.4 – Existing Regional Storage

Existing areas that provide regional flood storage or attenuation shall be recognized as components of the drainage system where supported by available records, field conditions, and hydraulic evaluation. Changes to these areas shall be reviewed for potential effects on storage capacity, conveyance, receiving-water stages, and downstream flood conditions. Where the SIPOC MDP model represents an existing storage or discharge relationship that may influence downstream Cooper Creek conditions, that relationship shall be maintained in the model or reevaluated when conditions change.

Policy 6.4.1.5 – District-Wide Flow Pattern Map

The District shall maintain a District-wide flow pattern map, or equivalent supporting exhibit in **Appendix F**, identifying the major drainage basins, receiving waters, surface-water features, and primary drainage connections within the District. The exhibit shall distinguish the geographic coverage of the SIPOC MDP, Cooper Creek Offices, and Gateway to Sarasota and Cattlemen (Phillippi Creek) modeling areas and identify significant hydraulic connections among them where known. The map shall be used as a planning reference and shall be updated as reliable information becomes available.

Objective 6.4.2 – Upland and Wetland Regional Storage

Provide opportunities for additional flood storage within upland areas where wetland storage is constrained and additional storage can be provided while maintaining the function of wetlands and other natural resources. Evaluate upland and wetland storage as connected components of the broader drainage system where hydraulic connections are demonstrated.

Policy 6.4.2.1 – Upland Storage Opportunities

Where appropriate and consistent with applicable environmental and regulatory requirements, regional flood storage may be provided within adjacent upland areas through excavation or other modifications that provide additional storage capacity while minimizing impacts to jurisdictional wetlands, conservation areas, and natural resources. The potential contribution of upland storage shall be evaluated based on its elevation, available volume, connection to the drainage system, and timing of inflows and outflows.

Policy 6.4.2.2 – Wetland Storage Limitations

Regional flood storage planning shall recognize that wetland storage capacity may be constrained by seasonal high-water levels, existing hydrologic conditions, and applicable environmental requirements. Where appropriate and permitted, adjacent upland areas may be evaluated to provide additional storage capacity. Evaluations shall consider potential effects on wetland hydrology and the connected surface-water system.

Policy 6.4.2.3 – Upland and Wetland Storage Improvements

Regional storage improvements shall maintain, to the maximum extent practicable, the existing hydrologic, ecological, and flood attenuation functions of adjacent wetlands and floodplain areas and shall be consistent with applicable environmental permits and regulatory requirements. Proposed improvements shall be evaluated for effects on connected storage areas, receiving waters, and downstream conditions using the applicable modeling framework.

Policy 6.4.2.4 – Integrated Wetland and Upland Storage

Where upland and wetland storage areas are hydraulically connected, the combined storage capacity, hydraulic connectivity, timing of water movement, and resulting flood attenuation shall be considered when evaluating regional storage opportunities. The SIPOC MDP model and other applicable District models shall be used, as appropriate, to evaluate whether proposed changes to connected storage areas may affect receiving-water stages or downstream flood conditions.

Objective 6.4.3 – Delayed Inflows and Regional Flood Attenuation

Recognize the timing of local and upstream runoff as a critical component of flood resiliency within the SIPOC MDP and Cooper Creek watershed systems. Evaluate how the timing, magnitude, and duration of runoff from local and upstream drainage areas influence receiving-water stages and downstream flood conditions. Particular emphasis shall be placed on maintaining an accurate representation of delayed inflows to South Lake, North Lake, and Cooper Creek because these conditions influence downstream stages and floodplain conditions in the Cooper Creek Offices modeling area.

Policy 6.4.3.1 – Delayed Upstream Inflows

The timing and magnitude of inflows shall be considered when evaluating regional flood storage and attenuation. The SIPOC MDP model shall be maintained to represent, as accurately as practicable, the timing, volume, and routing of runoff entering South Lake, North Lake, and Cooper Creek. These receiving-water conditions shall be considered when evaluating downstream stages and potential floodplain effects in the Cooper Creek Offices modeling area. Where changes to upstream drainage, storage, or conveyance may alter inflow timing, the potential effects shall be evaluated using the applicable models.

Policy 6.4.3.2 – Multiple Runoff Peaks

Regional flood storage shall be evaluated based on the ability of the drainage system to accommodate multiple runoff peaks associated with major storm events, including subsequent upstream runoff following initial local runoff. Evaluations shall consider the timing and overlap of hydrographs, available storage, discharge controls, and receiving-water conditions. The applicable models shall be used to assess whether delayed upstream inflows may coincide with elevated stages or reduced available storage downstream.

Policy 6.4.3.3 – Large Availability During Delayed Inflows

Regional storage evaluations shall consider whether sufficient storage remains available to accommodate additional runoff during delayed inflows. Where appropriate, additional storage capacity within adjacent upland areas may be evaluated to provide attenuation during later stages of a storm event, subject to applicable environmental and regulatory requirements. The effectiveness of proposed storage shall be demonstrated through the applicable modeling or project-specific analysis.

Policy 6.4.3.4 – Regional Attenuation

Regional attenuation opportunities shall be evaluated in the context of the interconnected District drainage system. Evaluations shall consider the combined effects of storage, conveyance, control structures, receiving waters, and the timing of inflows and outflows. The SIPOC MDP model shall be a primary reference for evaluating the regional receiving-water response associated with South Lake, North Lake, and Cooper Creek, while the Cooper Creek Offices and Gateway to Sarasota and Cattlemen (Phillippi Creek) models shall be applied to their respective areas and hydraulic questions.

Policy 6.4.3.5 – Cooper Creek Watershed Attenuation

Regional flood storage within the SIPOC MDP area shall be evaluated in the context of the broader Cooper Creek watershed and the relationship between upstream runoff, receiving-water storage, and downstream floodplain conditions. Evaluations shall consider how the timing and attenuation of runoff entering South Lake, North Lake, and Cooper Creek may influence stages and floodplain conditions within the Cooper Creek Offices modeling area. Coordination among the applicable District models shall be used, where supported by the available hydraulic information, to evaluate these relationships and identify potential opportunities to maintain or improve regional flood attenuation.

6.5 ADAPTIVE FLOOD MANAGEMENT

Goal

The District shall support adaptive flood management through coordinated operation of water control structures, use of available monitoring and forecast information, and consideration of conditions throughout the interconnected drainage system. Operations affecting South Lake, North Lake, and Cooper Creek shall be considered in the context of the receiving-water system and the regional drainage relationships described in Sections 6.3 and 6.4. In particular, the timing and magnitude of inflows to South Lake and the resulting stages in connected receiving waters may influence downstream conditions in the Cooper Creek Offices area. Operational decisions shall therefore consider available local observations, forecast conditions, applicable permits, approved operating procedures, and the potential effects on connected drainage areas.

Adaptive operations are intended to provide flexibility within established operating criteria; they do not supersede permit conditions, approved construction plans, environmental requirements, or the responsibilities of the entity authorized to operate a particular facility. The District shall coordinate with the applicable facility owner, operator, and regulatory agencies, as appropriate, when operational changes may affect interconnected facilities or downstream conditions.

Objective 6.5.1 – Operating Levels and Decision Framework

Operate the South Lake water control structure(s) to manage lake storage and attenuation capacity while maintaining consistency with environmental, recreational, and flood-protection requirements and the applicable permits, approved operating procedures, and facility-specific responsibilities.

Policy 6.5.1.1 – Seasonal Target Elevations

DS S-Lake shall be operated in accordance with the applicable seasonal operating elevations established by the approved operating procedures. The current operations guidance identifies 19.5 feet NGVD 29 as the dry-season operating elevation and 18.5 feet NGVD 29 as the rainy-season operating elevation, subject to applicable permits, construction plans, and approved operating procedures.

Policy 6.5.1.2 – Operational Decision-Making Matrix

Adjustments to South Lake stoplog settings shall be evaluated in accordance with the adopted Operational Decision-Making Matrix or other approved operating procedure. The decision framework shall consider applicable seasonal conditions, rainfall forecasts, observed rainfall, upstream hydrograph conditions, current lake stages, available flood-storage capacity, and the potential effects of operational changes on connected receiving waters and downstream drainage conditions. The framework shall identify the information to be considered, the entity authorized to make operational decisions, and the applicable coordination and documentation procedures.

The Operational Decision-Making Matrix should be included as a supporting figure or appendix to this Plan and maintained consistent with the current approved operating procedures. The matrix shall not be interpreted to authorize operations that conflict with applicable permits or approvals.

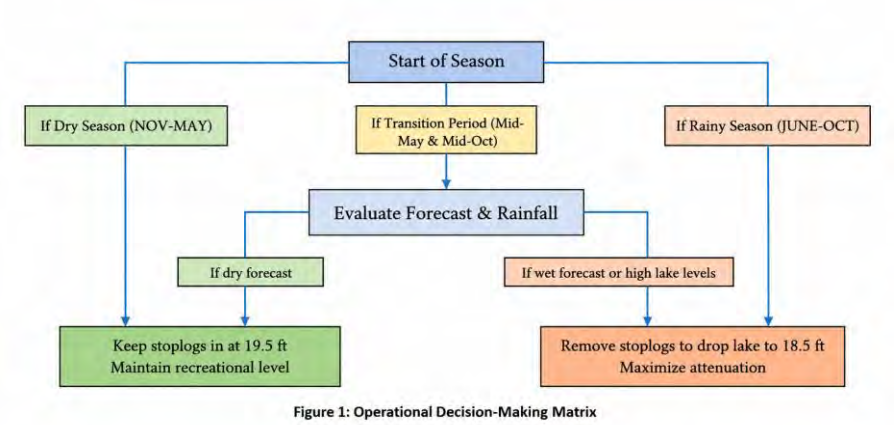


Figure 1: Operational Decision-Making Matrix

Policy 6.5.1.3 – South Lake Operating Guidance Levels

DS S-Lake operations shall recognize the operating guidance levels established for South Lake. The applicable stage ranges and associated conditions are:

18.5 to 21.0 feet NGVD 29 – Normal Range
The lake is within the normal operating range. The rainy-season operating elevation is 18.5 feet NGVD 29, and the dry-season operating elevation is 19.5 feet NGVD 29. The 19.5-foot elevation may be maintained using the applicable stoplog configuration in accordance with approved construction plans and operating procedures.

21.0 to 24.0 feet NGVD 29 – High Stage
Water levels within this range represent elevated lake conditions. The DS S-Lake structure is reported to become fully submerged at approximately 20.0 feet NGVD 29; therefore, structure submergence may occur before the lake enters this high-stage range. Increasing lake stages within the high-stage range shall be monitored and managed consistent with applicable operating procedures and flood-protection requirements.

24.0 to 25.0 feet NGVD 29 – Flood Risk
Water levels within this range represent elevated flood-risk conditions. The S-Lake top-of-bank (TOB) is identified at 25.0 feet NGVD 29. Stages approaching or exceeding the top-of-bank elevation shall be evaluated in accordance with applicable operational and flood-protection procedures.

25.0 feet NGVD 29 and Above – Flood Risk and Overtopping Conditions
Water levels exceeding 25.0 feet NGVD 29 may result in overtopping of the pedestrian pathways separating North and South Lakes from Stormwater Ponds C-1 and C-2. Overtopping would allow lake water to flow into Ponds C-1 and C-2, potentially increasing water levels above their established design high-water elevations and raising stages throughout the interconnected UTC Mall stormwater management system. These elevated stages may result in flooding of adjacent parking lots, roadways, and other developed areas within the interconnected system. Additionally, water levels exceeding 25.0 feet NGVD 29 may overtop the western berm, allowing water to discharge into the Meadows ditch system. These conditions represent elevated

flood-risk conditions and shall be considered in the District's flood-management planning and applicable emergency response procedures.

These operating guidance levels are planning references only for water-level management and flood-resiliency planning. Actual operation of DS S-Lake shall remain subject to applicable permits, approved operating procedures, construction plans, and site-specific conditions.

Objective 6.5.2 – Seasonal Water-Level Management

Manage seasonal operating elevations to balance flood-storage availability, environmental conditions, and approved recreational and water-management objectives, while accounting for forecast and observed watershed conditions and the response of connected receiving waters.

Policy 6.5.2.1 – Dry-Season Operations

During the dry season, South Lake generally may be maintained at the 19.5-foot NGVD 29 operating elevation to support the recreational and other intended functions of South Lake, subject to applicable permits, approved operating procedures, and forecasted conditions. Operations shall also consider available storage and the potential for changing rainfall or upstream watershed conditions.

Policy 6.5.2.2 – Rainy-Season Operations

During the rainy season, South Lake generally shall be operated at the 18.5-foot NGVD 29 operating elevation to provide additional available flood-storage capacity and attenuation, consistent with applicable permits, approved procedures, and construction plans. The seasonal target shall be implemented by the authorized operator and coordinated with connected facilities where operational changes may affect downstream conditions.

Policy 6.5.2.3 – Seasonal Transitions

During seasonal transition periods, the responsible operating entity shall evaluate forecasted and observed rainfall, existing lake levels, and anticipated hydrologic conditions to determine whether DS S-Lake should remain at its current operating elevation or transition toward the applicable seasonal operating elevation.

Policy 6.5.2.4 – Seasonal Operating Flexibility

During seasonal transition periods, the responsible operator may use available forecasted and observed rainfall, existing lake levels, and anticipated hydrologic conditions to determine whether South Lake operating elevations should be maintained at the current target or adjusted. Any transition toward the applicable seasonal operating elevation shall be consistent with approved procedures, permit conditions, facility limitations, and the Operational Decision-Making Matrix.

Objective 6.5.3 – Pre-Storm and Storm Event Operations

Use forecast information, observed storm conditions, and available system information to increase flood-storage capacity and maximize attenuation during storm events, while considering the response of the interconnected District drainage system and downstream receiving waters.

Policy 6.5.3.1 – Pre-Storm Water-Level Management

Where permitted and operationally appropriate, water levels at South Lake may be lowered in advance of significant storm events to increase available storage capacity and reduce potential peak stages. Pre-storm adjustments shall consider applicable permits, approved operating procedures, current and forecast rainfall, upstream watershed conditions, downstream stages, and the potential effects of releases on connected receiving waters.

Policy 6.5.3.2 – Forecast-Based Operations

Where significant storm events are forecasted, the responsible operator shall evaluate whether earlier or additional adjustments to South Lake stoplogs are appropriate to maximize available flood storage, consistent with the approved operating procedures and applicable permit conditions. Forecast-based

decisions shall consider the uncertainty of forecast information and shall be coordinated with affected facility operators, as appropriate.

Policy 6.5.3.3 – Storm Event Operations

During significant storm events, operation of the South Lake water control structure shall consider existing lake stages, available storage, anticipated inflows, rainfall conditions, downstream conveyance capacity, and the need to safely attenuate and release stormwater through the interconnected drainage system. Operational decisions shall be consistent with approved procedures and shall account for potential downstream effects.

Policy 6.5.3.4 – Delayed Upstream Inflows

Storm event operations shall recognize that runoff from upstream portions of the Cooper Creek watershed may reach the South Lake system after the initial local watershed response. Where appropriate, available forecasts, monitoring information, and the applicable hydraulic models shall be used to evaluate the timing and magnitude of delayed inflows and their potential effects on South Lake, North Lake, Cooper Creek, and downstream stages. Operational decisions shall consider the possibility that additional upstream runoff may occur after local conditions have begun to recede.

Policy 6.5.3.5 – Post-Storm Operations

Following a significant storm event, operations shall consider existing lake levels, remaining available storage, forecast rainfall, downstream conditions, and the need to return the lake to an appropriate operating condition. Post-storm adjustments shall be coordinated with connected facilities where necessary and shall be consistent with applicable permits and approved operating procedures.

Objective 6.5.4 – Structure Operability and Maintenance

Maintain coordination among entities responsible for interconnected water control structures and drainage facilities so that operational decisions consider the performance of the broader District drainage system.

Policy 6.5.4.1 – Responsible Operation and Maintenance

The entity responsible for DS S-Lake shall operate and maintain the structure in accordance with applicable permits, approved operating procedures, and established responsibilities for the facility.

Policy 6.5.4.2 – Structure Operability

The DS S-Lake control structure, stoplogs, and associated components shall be maintained in an operable condition so that approved water-level management and flood-attenuation functions can be performed when required.

Policy 6.5.4.3 – Operational Coordination

Operation and maintenance of DS S-Lake shall be coordinated with entities responsible for interconnected components of the UTC/SIPOC Master Drainage System and, where applicable, emergency management and downstream drainage system operations.

Objective 6.5.5 – Adaptive System Management

Maintain coordination among entities responsible for interconnected water control structures and drainage facilities so that operational decisions consider the performance of the broader District drainage system.

Policy 6.5.5.1 – Operational Coordination

Operation and maintenance of the South Lake water control structure shall be coordinated, as appropriate, with entities responsible for interconnected components of the UTC/SIPOC Master Drainage System, other District modeling areas, and emergency management and downstream drainage system operations. Coordination shall address relevant lake stages, forecast and observed watershed conditions, anticipated inflows and releases, structure status, and potential downstream effects. Where operational decisions may affect the timing or magnitude of flows entering Cooper Creek or conditions in the Cooper Creek Offices

modeling area, the responsible entities shall consider the applicable modeling information and approved coordination procedures.

7.0 ENGINEERING AND WATER CONTROL STRUCTURES

Goal

Maintain a coordinated engineering framework for the planning, design, evaluation, modification, and documentation of the District's water control infrastructure and the UTC/SIPOC Master Drainage System. Engineering decisions shall recognize the interconnected nature of drainage basins, stormwater facilities, conveyance systems, surface waters, hydraulic control structures, flood storage areas, and receiving waters.

7.1 Engineering Standards and Engineering Model Application

Objective 7.1.1 – Engineering Framework

Maintain consistent engineering methods and technical criteria for evaluating the performance and modification of drainage and water management systems affecting the District.

Policy 7.1.1.1 – Project-Specific Modeling

Project-specific hydrologic and hydraulic analyses may supplement the applicable regional or District modeling framework when additional detail is needed to evaluate localized drainage conditions, proposed improvements, or other site-specific conditions. The level of analysis shall be appropriate to the project and the potential for effects on interconnected drainage systems.

Policy 7.1.1.2 – Application of the Applicable Model

Engineering evaluations shall use the hydrologic and hydraulic model that best represents the project area and the drainage system being evaluated. The District's current modeling framework includes the SIPOC Master Drainage Plan model, the Cooper Creek Offices model, and the Gateway to Sarasota and Cattlemen (Phillippi Creek) model. The SIPOC Master Drainage Plan model shall be applied within its established modeling limits and shall not be presumed to represent the entire District. Where a project is outside the coverage of these models, other applicable regional models, available drainage studies, and project-specific analyses may be used, as appropriate. Model selection shall consider watershed boundaries, hydraulic connections, receiving waters, downstream conditions, and the purpose and limitations of the available model.

Policy 7.1.1.3 – Model Updates

Applicable hydrologic and hydraulic models shall be maintained and updated, as appropriate, to reflect significant changes in development conditions, drainage infrastructure, basin boundaries, control structures, storage facilities, conveyance systems, and other conditions that may affect system performance. Updates should incorporate reliable as-built information, approved permit modifications, and other verified engineering information when available.

Policy 7.1.1.4 – Engineering Criteria

Engineering analyses and designs shall recognize applicable District criteria, local and regional requirements, state regulatory criteria, and project-specific permit conditions. Relevant criteria may include design storm events, design elevations, hydraulic parameters, water-quality requirements, flood protection criteria, and applicable operation and maintenance requirements.

Policy 7.1.1.5 – Existing Conditions

Engineering evaluations shall recognize existing physical conditions necessary to accurately represent the drainage system being evaluated, including constructed drainage facilities, existing topography, surface waters, wetlands, basin boundaries, conveyance systems, hydraulic control structures, and known operational conditions. Where information is unavailable or uncertain, the evaluation shall identify the assumptions and limitations relied upon.

Policy 7.1.1.6 – Design Consistency

Engineering designs that connect to, discharge into, or modify an established drainage system shall be coordinated with the applicable drainage configuration. Designs shall evaluate potential changes to basin connectivity, hydraulic control, storage, conveyance, and discharge conditions and shall avoid unintended adverse effects on the interconnected system.

7.2 Level of Service and System Performance

Objective 7.2.1 – Level of Service

Maintain the adopted stormwater management and flood protection level-of-service standards applicable to the District and evaluate system performance using appropriate engineering information.

Policy 7.2.1.1 – Level of Service

Future development and drainage improvements shall be designed and constructed in a manner that maintains applicable stormwater management and flood protection level-of-service standards established by the governing jurisdiction, regulatory agency, permit, or approved drainage plan.

Policy 7.2.1.2 – Hydraulic Capacity

Engineering evaluations shall consider the available hydraulic capacity of relevant conveyance systems, control structures, storage facilities, and downstream receiving systems when evaluating proposed modifications.

Policy 7.2.1.3 – Hydraulic Restrictions

Existing hydraulic restrictions, pinch points, undersized conveyance, restrictive control structures, or other identified system limitations shall be documented where they materially affect the performance of the applicable drainage system.

Policy 7.2.1.4 – System Performance

Where engineering analysis identifies a deficiency in capacity or system performance, proposed improvements should be evaluated based on their ability to address the deficiency without creating adverse hydraulic conditions elsewhere within the applicable interconnected drainage system.

Policy 7.2.1.5 – Model-Based Performance Evaluation

System performance evaluations shall use the applicable hydrologic and hydraulic model established under Section 7.1, supplemented by project-specific analysis where appropriate. The SIPOC Master Drainage Plan, Cooper Creek Offices, and Gateway to Sarasota and Cattlemen (Phillippi Creek) models shall be used within their respective areas of applicability. Where a project area is not adequately represented by these models, other available regional models, drainage studies, or project-specific modeling may be used. The selected model and any material limitations shall be identified in the supporting evaluation.

7.3 Water Control Structures and Facilities

Objective 7.3.1 – Facility Function

Identify the engineering function and intended purpose of existing and planned water control facilities while recognizing the entity responsible for each facility.

Policy 7.3.1.1 – Facility Function

The intended function of major water management facilities shall be identified in the Water Control Plan or supporting engineering documentation, where known. Functions may include stormwater treatment, attenuation, storage, conveyance, water-level control, flood protection, emergency overflow, or discharge control. Documentation should identify the source of the information and, where available, the facility owner, permittee, operator, and maintenance entity.

Policy 7.3.1.2 – Existing Facilities

Existing drainage and water management facilities, including ponds, lakes, wetlands, control structures, pipes, culverts, channels, swales, outfalls, and other conveyance systems, shall be documented or referenced based on their known drainage or water management function and applicable permit or engineering documentation. The inventory or supporting records should distinguish facilities owned, operated, or maintained by the District from those under the responsibility of private property owners, developers, associations, other local governments, or other entities.

Policy 7.3.1.3 – Hydraulic Control Structures

Hydraulic control structures, including weirs, orifices, grates, risers, bleeder systems, culverts, and other control devices, shall be designed, operated, and maintained to provide the intended relationship between water-surface elevation, storage, and discharge.

Policy 7.3.1.4 – Emergency Overflow Structures

Emergency overflow structures and designated overflow routes shall be maintained and kept functional by the responsible entity as components of the applicable drainage system where necessary to provide a controlled discharge path during conditions exceeding the primary design capacity of a facility. The intended overflow elevation, route, receiving area, and responsible entity should be documented where that information is available.

Policy 7.3.1.5 – Control Elevations

Applicable control elevations, including weir inverts, grate elevations, orifice elevations, overflow elevations, normal water levels, and other hydraulic control elevations, shall be documented in the Water Control Plan, engineering records, permit documentation, or Drainage Structures Appendix, as appropriate.

Objective 7.3.2 – Facility Protection and Modification

Protect the hydraulic function and capacity of existing facilities when development, redevelopment, maintenance, or infrastructure changes occur.

Policy 7.3.2.1 – Facility Protection

Drainage and water management facilities shall be protected from encroachment, alteration, or modification that would adversely affect their intended storage, treatment, attenuation, conveyance, water-level control, or flood protection functions.

Policy 7.3.2.2 – Facility Removal or Relocation

Removal, relocation, modification, abandonment, or reduction in capacity of a drainage or water management facility shall be evaluated for potential effects on the applicable drainage system and connected facilities.

Policy 7.3.2.3 – Replacement Capacity

Where a drainage or water management facility is removed, relocated, or modified, replacement facilities or system improvements shall provide sufficient capacity and function to maintain applicable permit requirements, performance criteria, and level-of-service requirements.

Policy 7.3.2.4 – Control Structure Modifications

Modifications to hydraulic control structures shall be evaluated for potential effects on upstream stages, downstream discharge, storage, treatment, conveyance, emergency overflow conditions, and connected drainage facilities.

Policy 7.3.2.5 – Facility Connectivity

Engineering modifications shall maintain necessary hydraulic connections between stormwater facilities, surface waters, conveyance systems, and receiving waters unless an approved engineering evaluation demonstrates that the connection is no longer necessary or that an alternative connection provides equivalent or improved system function.

7.4 Engineering Design and Construction

Objective 7.4.1 – Engineering Design

Ensure that engineering improvements to the District's water management system are designed to function as intended and are compatible with existing infrastructure.

Policy 7.4.1.1 – Engineering Design Engineering plans for new or modified water control facilities shall identify the proposed facility function, hydraulic controls, design elevations, storage and conveyance characteristics, discharge location, and relationship to connected drainage facilities, as applicable.

Policy 7.4.1.2 – Integration with Existing Facilities New drainage infrastructure shall be designed to appropriately connect to existing ponds, lakes, pipes, channels, control structures, wetlands, surface waters, and other facilities where those features form part of the intended drainage system.

Policy 7.4.1.3 – Construction Coordination Construction of drainage and water control improvements shall be coordinated with existing drainage facilities to maintain necessary conveyance, storage, and flood protection during construction to the extent practicable.

Policy 7.4.1.4 – As-Built Information As-built information for significant new or modified water control facilities shall be incorporated into District engineering records and, where appropriate, used to update the applicable hydrologic and hydraulic model, facility inventory, mapping, or Water Control Plan.

Policy 7.4.1.5 – Design Changes Significant changes to an approved engineering design that affect hydraulic capacity, storage, control elevations, drainage patterns, or facility function shall be evaluated and documented before incorporation into the applicable drainage system or completion of the improvement, as appropriate.

7.5 Engineering Documentation and Facility Records

Objective 7.5.1 – Engineering Documentation

Maintain sufficient engineering information to document the configuration, function, and performance of the District's water control infrastructure.

Policy 7.5.1.1 – Engineering Records

The District shall maintain or reference engineering information necessary to document the design and function of significant water control facilities and applicable components of the District's drainage systems.

Policy 7.5.1.2 – Drainage Basin Information

Engineering records shall include or reference applicable drainage basin boundaries, contributing areas, drainage patterns, and major upstream and downstream hydraulic connections for the drainage system being evaluated.

Policy 7.5.1.3 – Facility Inventory

The District shall maintain a facility and structure inventory identifying significant drainage and water control facilities within the District. Detailed structure dimensions, elevations, and facility-specific engineering information may be maintained in the Drainage Structures Appendix or other supporting technical records.

Policy 7.5.1.4 – Engineering Record Updates

Engineering records shall be updated when significant modifications to drainage infrastructure, water control structures, basin characteristics, or system configuration are completed or otherwise incorporated into the applicable drainage system.

7.6 Engineering Evaluation of Water Control Structures

Objective 7.6.1 – Hydraulic and Structural Evaluation

Evaluate significant water control structures based on their intended hydraulic function and physical condition when modifications, deficiencies, or changes in system performance warrant additional engineering review.

Policy 7.6.1.1 – Hydraulic Evaluation

Water control structures shall be evaluated, as appropriate, for their effects on upstream water levels, downstream discharge, storage, conveyance, emergency overflow conditions, and connected facilities.

Policy 7.6.1.2 – Structural Condition

Where structural condition may affect the ability of a control structure to perform its intended function, an appropriate inspection or engineering evaluation shall be conducted. Significant modifications to water control facilities shall be documented sufficiently to establish the resulting configuration, hydraulic function, and relationship to the surrounding drainage system.

7.7 Engineering Coordination and Regulatory Compliance

Objective 7.7.1 – Coordination of Engineering Activities

Coordinate engineering activities affecting the District's water management system with applicable regulatory requirements and approved water management infrastructure.

Policy 7.7.1.1 – Regulatory Coordination

Engineering design and modifications to permitted water management facilities shall be coordinated with applicable regulatory agencies and permit requirements.

Policy 7.7.1.2 – Permit Consistency

Engineering modifications shall be consistent with applicable environmental resource permits, development approvals, drainage plans, and other regulatory authorizations, as applicable.

Policy 7.7.1.3 – Interconnected Facilities

Where a proposed engineering modification affects facilities under different ownership, permitting, or maintenance responsibilities, the District shall coordinate with the applicable responsible entity to evaluate potential effects on the interconnected drainage system.

8.0 IRRIGATION AND WATER SUPPLY

Significant modifications to water control facilities shall be documented sufficiently to establish the resulting configuration, hydraulic function, and relationship to the surrounding drainage system.

8.1 Irrigation System Planning and Management

Goal

Provide a coordinated framework for planning, managing, and maintaining irrigation systems and water supply infrastructure within the UTC Improvement District while supporting reliable water service, water conservation, and compliance with applicable regulatory requirements.

Objective 8.1.1 – Irrigation System Planning

Provide for the identification and evaluation of irrigation infrastructure and water supply systems serving properties and facilities within the District.

Policy 8.1.1.1 – Irrigation Infrastructure

The District shall recognize irrigation infrastructure as a component of the District's overall water management system where the District has ownership, operational, maintenance, planning, or coordination responsibilities.

Policy 8.1.1.2 – Irrigation System Identification

Where applicable, irrigation planning shall identify major irrigation facilities, including water sources, wells, pumps, storage facilities, transmission and distribution piping, valves, meters, control equipment, irrigation zones, and other infrastructure necessary to understand the irrigation system.

Policy 8.1.1.3 – Existing Irrigation Systems

Existing irrigation systems shall be considered in District planning where the systems are owned, operated, maintained, or otherwise managed by the District or where they materially affect District water management responsibilities.

Policy 8.1.1.4 – Irrigation System Capacity

Where appropriate, irrigation planning shall consider available water supply, system capacity, storage, pumping capacity, distribution capacity, pressure requirements, and anticipated irrigation demand.

Policy 8.1.1.5 – Future Irrigation Needs

Future development and redevelopment shall be evaluated for anticipated irrigation demand where that demand may affect District-managed water supplies, irrigation infrastructure, or other District water management facilities.

Objective 8.1.2 – Coordination with Development

Coordinate irrigation planning with development and redevelopment to ensure that new irrigation systems are compatible with existing and planned infrastructure.

Policy 8.1.2.1 – Development Irrigation Systems

Development applications shall identify proposed irrigation water sources and major irrigation infrastructure required by applicable development, utility, or regulatory requirements.

Policy 8.1.2.2 – Irrigation Infrastructure Coordination

Where proposed development connects to or modifies District-managed irrigation infrastructure, the proposed improvements shall be coordinated with the District and applicable system requirements.

Policy 8.1.2.3 – System Expansion

Expansion of District-managed irrigation systems shall consider existing system capacity, projected demand, available water supplies, infrastructure limitations, and long-term District planning.

Policy 8.1.2.4 – Protection of Existing Infrastructure

Development shall not adversely affect existing irrigation wells, transmission or distribution piping, pumps, valves, meters, control equipment, or other irrigation infrastructure without appropriate evaluation and approval.

8.2 Water Sources and Water Supply

Goal

Support reliable and sustainable irrigation water supplies while maintaining compliance with applicable water use, environmental, and water resource requirements.

Objective 8.2.1 – Irrigation Water Sources

Manage irrigation water sources in accordance with applicable permits, water use authorizations, utility requirements, and water resource limitations.

Policy 8.2.1.1 – Approved Water Sources

Irrigation water shall be obtained from sources authorized for the applicable use, including reclaimed water, permitted groundwater, permitted surface water, or other approved sources.

Policy 8.2.1.2 – Water Use Permits

Where a water use permit or other regulatory authorization is required, irrigation activities shall remain consistent with the applicable permit conditions, authorized quantities, source limitations, and operating requirements.

Policy 8.2.1.3 – Reclaimed Water

Where reclaimed water is available and approved for irrigation use, the District shall consider its use as an irrigation supply consistent with applicable utility requirements, permits, infrastructure availability, and system feasibility.

Policy 8.2.1.4 – Surface-Water Sources

Use of lakes, ponds, canals, creeks, or other surface waters for irrigation shall comply with applicable environmental resource and water use requirements and shall consider potential effects on water levels, downstream flows, environmental resources, and other permitted water uses.

Policy 8.2.1.5 – Groundwater Sources

Where groundwater is used for irrigation, the District shall recognize applicable well permits, water use permits, withdrawal limitations, well construction requirements, and other applicable regulatory requirements.

Objective 8.2.2 – Water Supply Reliability

Maintain adequate reliability of District-managed irrigation water supplies and infrastructure.

Policy 8.2.2.1 – Supply Reliability

The District shall evaluate the reliability of irrigation water supplies when planning major irrigation improvements, expansions, or replacements.

Policy 8.2.2.2 – Supply Limitations

Where available irrigation water supplies are limited, irrigation planning shall consider available supply, permitted quantities, seasonal limitations, infrastructure capacity, and projected demand.

Policy 8.2.2.3 – Alternative Water Supplies

Where appropriate, the District may evaluate alternative or supplemental irrigation water sources to improve reliability, reduce dependence on a single source, or address long-term water supply limitations.

Policy 8.2.2.4 – Emergency Conditions

The District may coordinate temporary changes to irrigation operations during drought, water supply shortages, infrastructure failures, emergency conditions, or other circumstances affecting available irrigation water supplies.

8.3 Irrigation Water Conservation and Efficiency

Goal

Promote efficient use of irrigation water and reduce unnecessary water consumption while maintaining the intended function and service level of District-managed irrigation systems.

Objective 8.3.1 – Irrigation Efficiency

Improve irrigation efficiency through appropriate system design, operation, maintenance, and monitoring.

Policy 8.3.1.1 – Efficient Irrigation

District-managed irrigation systems shall be operated and maintained to minimize unnecessary water loss while providing the required irrigation service.

Policy 8.3.1.2 – Irrigation Scheduling

Where applicable, irrigation schedules shall consider seasonal water requirements, weather conditions, rainfall, soil conditions, plant requirements, water availability, and applicable regulatory restrictions.

Policy 8.3.1.3 – Automatic Controls

Where practical, irrigation systems shall utilize appropriate automatic controls, timers, sensors, or other technology to improve irrigation efficiency and reduce unnecessary operation.

Policy 8.3.1.4 – Rainfall and Weather Conditions

Irrigation operations shall be adjusted, where practicable, to account for significant rainfall and other weather conditions that reduce irrigation demand.

Policy 8.3.1.5 – System Losses

The District shall consider excessive leakage, broken piping, malfunctioning valves, damaged irrigation heads, unauthorized use, and other sources of water loss when evaluating irrigation system performance.

Objective 8.3.2 – Irrigation Demand Management

Manage irrigation demand in consideration of available water supplies and long-term water resource conditions.

Policy 8.3.2.1 – Water Conservation

The District shall support water conservation practices that reduce unnecessary irrigation demand while maintaining required landscape, recreational, environmental, or operational functions.

Policy 8.3.2.2 – Seasonal Demand

Irrigation planning shall recognize seasonal changes in irrigation demand and available water supplies.

Policy 8.3.2.3 – Drought Conditions

During drought conditions or periods of restricted water availability, irrigation operations shall comply with applicable water shortage restrictions and other regulatory requirements.

Policy 8.3.2.4 – Irrigation Demand Evaluation

Where major irrigation system improvements are proposed, projected irrigation demand shall be considered in evaluating water source capacity and distribution system requirements.

8.4 Irrigation Planning and Future Improvements

Goal Provide a framework for identifying future irrigation improvements and maintaining reliable water supplies consistent with District needs and applicable water resource requirements.

Objective 8.4.1 – Future Irrigation Improvements

Identify and evaluate significant irrigation improvements through the District's long-term planning and capital improvement processes.

Policy 8.4.1.1 – Future Improvements

The District may identify irrigation system improvements, rehabilitation, expansion, water conservation measures, and other significant projects through the Five-Year Water Control Plan, capital improvement planning, irrigation plans, facility evaluations, or other applicable planning processes.

Policy 8.4.1.2 – Future Water Supply

Future irrigation improvements shall consider projected irrigation demand, available water supplies, system capacity, regulatory requirements, and long-term operational needs.

Policy 8.4.1.3 – System Adaptability

Where practical, major irrigation improvements shall consider reasonable future changes in irrigation demand, water sources, infrastructure, and regulatory requirements.

9.0 ROADWAYS AND HURRICANE EVACUATION

The roadway network within the University Town Center Improvement District (District) supports flood management, emergency access, and hurricane evacuation by providing connections throughout the District and to regional transportation facilities and designated evacuation routes. For purposes of this Water Control Plan (WCP), roadway classifications are used to evaluate flood-related function and resiliency and do not establish roadway design or development requirements. Roadways shall be considered in coordination with the District's stormwater, floodplain, drainage, and regional flood storage systems. Critical evacuation and emergency-access routes shall receive appropriate consideration for flood protection, while other roadways may accommodate temporary flooding consistent with applicable Sarasota County stormwater level-of-service criteria where public safety and roadway function are maintained.

9.1 Roadway Functional Classification

Goal

Establish a functional classification framework for existing roadways within the District to identify their relative roles in providing mobility, access, emergency connectivity, and hurricane evacuation during storm events.

Objective 9.1.1 – Functional Classification of Existing Roadways

Policy 9.1.1.1 – Roadway Function

The District shall recognize that roadways serve both mobility and property-access functions, with the relative importance of these functions varying by roadway classification.

Policy 9.1.1.2 – Roadway Classification

For purposes of this WCP, existing public roadways within the District may be classified as Principal Arterial – Limited Access, Principal Arterial, Minor Arterial, Collector, or Neighborhood/Local Road. These classifications are used to support flood management, emergency planning, and evacuation planning within the District and do not establish roadway design standards, access requirements, or development regulations.

Policy 9.1.1.3 – Principal Arterial – Limited Access

Principal arterials with limited access provide major regional movements into and out of the District and generally accommodate higher volumes of traffic with limited direct access from adjacent properties. These facilities are important components of the regional transportation network and may provide critical connections for emergency movement and hurricane evacuation.

Policy 9.1.1.4 – Principal Arterial

Principal arterials provide major movements of traffic into, through, and out of the District while generally maintaining controlled access to adjacent properties. These facilities provide important connections between the District and the regional roadway network and may serve as primary evacuation connections.

Policy 9.1.1.5 – Minor Arterial

Minor arterials provide connections between principal arterials and other portions of the District and generally accommodate lower traffic volumes than principal arterials. These facilities may provide important secondary evacuation and emergency-access connections.

Policy 9.1.1.6 – Collector

Collectors provide internal circulation within the District and connect local areas to the arterial roadway system. Collectors serve both mobility and property-access functions and may provide important secondary emergency-access routes.

Policy 9.1.1.7 – Neighborhood and Local Roads

Neighborhood and local roads primarily provide access to individual properties, developments, parking areas, and local activity areas. These roads generally have a lower regional mobility function but may provide important local access during storm events.

9.2 Roadway Flood Protection and Level of Service

Goal

Maintain the flood-related functionality of existing roadways by identifying roadway classifications with differing flood-protection requirements and recognizing the importance of maintaining emergency and evacuation routes during major storm events.

Objective 9.2.1 – Flood Protection of Existing Roadways

Policy 9.2.1.1 – Existing Roadway Flood Evaluation

The District shall consider roadway elevations, floodplain conditions, modeled flood stages, drainage patterns, and available stormwater modeling when evaluating roadway vulnerability to flooding.

Policy 9.2.1.2 – Evacuation Route Protection

Roadways identified as hurricane evacuation routes or critical emergency connections shall receive priority consideration in flood-management evaluations. The District shall seek to maintain emergency access and evacuation functionality during applicable design storm conditions.

Policy 9.2.1.3 – Other Roadways

Existing arterial, collector, neighborhood, and local roadways may accommodate limited temporary flooding consistent with applicable Sarasota County stormwater level-of-service criteria, provided emergency access, public safety, and intended roadway function are not adversely affected.

9.3 Roadway Floodplain Management

Goal

Coordinate existing roadway management with the District's floodplain and stormwater management programs to minimize increases in flood stages and preserve existing flood storage and conveyance functions.

Objective 9.3.1 – Roadway Interaction with Floodplain and Stormwater Systems

Policy 9.3.1.1 – Floodplain Consideration

The District shall consider the relationship between existing roadways and the 100-year floodplain when evaluating drainage improvements, flood protection projects, regional flood storage, and other water management activities.

Policy 9.3.1.2 – Existing Roadway Flooding

Existing roadway flooding identified through modeling, watershed studies, field observations, or documented storm events shall be considered when evaluating flood-management priorities and potential improvements.

Policy 9.3.1.3 – Roadway Flood Storage

Where roadway areas, shoulders, drainage corridors, or adjacent areas provide temporary flood storage or conveyance, the effects of proposed drainage improvements on those functions shall be considered before altering existing drainage patterns.

Policy 9.3.1.4 – Project Effects

Projects affecting drainage systems that serve evacuation routes or other critical roadway connections shall be evaluated for potential changes in flood stage, storage, conveyance, and emergency access. Where applicable, replacement or compensating storage shall be evaluated consistent with this WCP and applicable regulatory requirements.

9.4 Hurricane Evacuation Routes

Goal

Identify and protect existing roadway connections that provide hurricane evacuation and emergency access from the District to the regional transportation network.

Objective 9.4.1 – Evacuation Route Identification

Policy 9.4.1.1 – Evacuation Route Mapping

The District shall maintain a map identifying known hurricane evacuation routes and major roadway connections used to move traffic from the District toward regional evacuation routes.

Policy 9.4.1.2 – Evacuation Route Flood Exposure

The District shall consider known evacuation routes and critical emergency connections in flood-management planning and identify areas where modeled flooding may restrict emergency movement.

Policy 9.4.1.3 – Evacuation Route Continuity

The District shall consider the continuity of evacuation routes and critical roadway connections when planning stormwater improvements, floodplain modifications, regional storage projects, and other water-control improvements.

9.5 Roadway and Hurricane Evacuation Map

Goal

Maintain a consolidated map identifying existing roadway classifications, designated hurricane evacuation routes, major regional roadway connections, and the relationship of roadway facilities to areas subject to flood exposure.

Objective 9.5.1 – Roadway and Evacuation Mapping

Policy 9.5.1.1 – Roadway Classification Mapping

The District shall maintain mapping identifying the functional classification of existing major roadways within and serving the District for flood management and emergency planning purposes. The roadway classification and hurricane evacuation map is provided in **Appendix G**.

Policy 9.5.1.2 – Hurricane Evacuation Routes

The Roadway and Hurricane Evacuation Map shall identify designated hurricane evacuation routes and major roadway connections that provide access to and from the District during emergency conditions.

Policy 9.5.1.3 – Floodplain Overlay

Where available, the Roadway and Hurricane Evacuation Map shall identify the relationship between roadway facilities, the 100-year floodplain, modeled flood-prone areas, and major stormwater conveyance and storage features.

Policy 9.5.1.4 – Map Updates

The District shall periodically update the Roadway and Hurricane Evacuation Map as roadway classifications, designated evacuation routes, floodplain information, District boundaries, or available stormwater modeling information are updated.

10.0 FIVE-YEAR WATER CONTROL PLAN

Goal

Establish a five-year program for the continued planning, coordination, management, operation, maintenance, improvement, rehabilitation, and expansion of water control, drainage, stormwater, flood protection, environmental, and water quality systems and related infrastructure serving or affecting properties within the District. The program shall identify near-term projects, ongoing services, and anticipated needs throughout the District, while recognizing differences in drainage systems, facility ownership, permitting history, development conditions, assigned responsibilities, and available engineering information.

The Five-Year Water Control Plan shall address the full District boundary and shall not be limited to the UTC/SIPOC Master Drainage System. Planning shall consider the District's three primary hydraulic modeling areas—the SIPOC Master Drainage Plan, Cooper Creek Offices, and Gateway to Sarasota and Cattlemen (Phillippi Creek)—as components of one coordinated District-wide water-management framework. Projects shall be evaluated using the model, permitted drainage information, technical studies, and other information appropriate to the project area. Inclusion of a project or facility in the Five-Year Plan does not, by itself, establish District ownership, jurisdiction, or responsibility for its permitting, operation, or maintenance.

10.1 Five-Year Water Control Program

Objective 10.1.1 – District-Wide Planning

Establish a coordinated five-year program for water control, drainage, flood protection, environmental, water quality, and related infrastructure needs throughout the District.

Policy 10.1.1.1 – Five-Year Planning Horizon

The District shall maintain a rolling five-year planning horizon identifying anticipated water control, drainage, flood protection, environmental, water quality, operation and maintenance, planning, and infrastructure needs. The program shall identify projects and services at a level of detail appropriate to their current stage of development.

Policy 10.1.1.2 – District-Wide Applicability

The Five-Year Water Control Plan shall consider water management needs and activities throughout the District boundary, including properties and drainage systems that are not included in the UTC/SIPOC Master Drainage System. The Plan shall serve as a District-wide planning and coordination document and shall not be interpreted to expand the District's statutory jurisdiction or regulatory authority.

Policy 10.1.1.3 – System-Specific Planning

Planning activities shall recognize differences among the District's drainage systems, including the SIPOC Master Drainage System, Cooper Creek Offices, Gateway to Sarasota and Cattlemen (Phillippi Creek), other regional drainage systems, project-specific drainage areas, and existing permitted facilities established independently of the Master Drainage Plan. Planning shall consider the applicable system's hydraulic conditions, facility ownership, permitting requirements, operation and maintenance responsibilities, and relationship to connected drainage systems.

10.2 Five-Year Capital Improvement Program

Objective 10.2.1 – Capital Improvement Planning

Identify and prioritize water control and drainage projects for planning, design, permitting, property acquisition, construction, and implementation during the five-year planning period.

Policy 10.2.1.1 – Capital Improvement Program

The District shall maintain a Five-Year Capital Improvement Program identifying anticipated water control and drainage projects, their general scope, planning period, estimated cost where available, funding status, responsible or coordinating entity, and current project status.

Policy 10.2.1.2 – Project Prioritization

Projects shall be prioritized based on documented system needs, public safety and flood protection, system capacity and condition, anticipated development, regulatory requirements, environmental considerations, project readiness, available funding, and coordination with other planned improvements.

Policy 10.2.1.3 – Project Phasing

Projects requiring multiple years for planning, permitting, design, property or easement acquisition, construction, or implementation may be phased across the five-year planning period. Phasing shall consider project dependencies, seasonal or operational constraints, funding availability, and the need to maintain existing drainage functions during construction.

Policy 10.2.1.4 – Project Coordination

Capital improvements shall be coordinated, where practicable, with roadway, development, utility, environmental, public infrastructure, and other projects that may affect or benefit the District's water management system. Coordination shall include affected property owners, facility owners, other governmental entities, and regulatory agencies as appropriate.

Policy 10.2.1.5 – Program Updates

The Capital Improvement Program may be updated as project scopes, schedules, costs, funding sources, permitting requirements, property needs, or development conditions change. Updates shall identify material changes to project priority, timing, cost, and implementation status.

10.3 Planned Water Control and Drainage Improvements

Objective 10.3.1 – Stormwater and Drainage Improvements

Identify improvements necessary to maintain, restore, or enhance the District's drainage and stormwater management systems.

Policy 10.3.1.1 – Stormwater Facilities

The five-year program may include construction, expansion, modification, rehabilitation, or improvement of stormwater ponds, lakes, treatment facilities, storage areas, swales, and related infrastructure.

Policy 10.3.1.2 – Conveyance Improvements

Planned improvements may include pipes, culverts, channels, outfalls, conveyance systems, and other infrastructure necessary to maintain or improve drainage connectivity and hydraulic performance.

Policy 10.3.1.3 – Water Control Structures

The five-year program may include construction, replacement, rehabilitation, or modification of weirs, grates, risers, orifices, bleeder systems, emergency overflow structures, operable water control structures, and other hydraulic control facilities.

Policy 10.3.1.4 – Flood Protection Improvements

Projects addressing flood protection deficiencies, floodplain constraints, regional storage needs, or flood resiliency may be included in the five-year program.

Policy 10.3.1.5 – Regional Flood Storage

The District may identify opportunities to preserve, restore, expand, or create regional flood storage where such improvements provide a documented District or watershed benefit.

10.4 Development-Related Water Control Improvements

Objective 10.4.1 – Coordination with Anticipated Development

Coordinate water control improvements with development and redevelopment anticipated during the five-year planning period.

Policy 10.4.1.1 – Development-Related Improvements

Where anticipated development requires improvements to existing water control infrastructure or new facilities, those improvements may be incorporated into the five-year program.

Policy 10.4.1.2 – Master Drainage Plan Projects

Within the SIPOC Master Drainage Plan area, development-related improvements shall be coordinated with applicable Master Drainage Plan recommendations, basin conditions, permitted drainage conditions, and identified system improvements.

Policy 10.4.1.3 – Areas Outside the Master Drainage Plan

For areas outside the SIPOC Master Drainage Plan area, development-related water control improvements shall be evaluated using the applicable Cooper Creek Offices or Gateway to Sarasota and Cattlemen (Phillippi Creek) model, other applicable regional models, project-specific modeling, existing permitted system information, or other appropriate engineering information. Model selection shall reflect the project location and the limitations of available data.

Policy 10.4.1.4 – System Connections

Where development or redevelopment connects to, modifies, or affects an existing District water management facility, associated improvements shall be evaluated for their effects on the connected system.

10.5 Flood Resiliency and System Improvements

Objective 10.5.1 – Flood Resiliency

Use the five-year planning process to identify opportunities to improve the District's ability to manage major rainfall events, changing runoff patterns, and regional flood conditions.

Policy 10.5.1.1 – Flood Resiliency Projects

The five-year program may include projects that increase flood storage, improve conveyance, address hydraulic restrictions, improve water-level control, or otherwise increase system resiliency.

Policy 10.5.1.2 – Regional Storage Opportunities

Potential regional storage improvements shall be evaluated based on available storage volume, hydraulic connectivity, inflow and outflow timing, downstream conditions, environmental constraints, and anticipated watershed benefits.

Policy 10.5.1.3 – Existing Storage Areas

Existing stormwater facilities, floodplain areas, surface waters, wetlands, and other areas providing significant temporary flood storage shall be considered when identifying future flood resiliency improvements.

Policy 10.5.1.4 – Storm Event Experience

Significant rainfall events and observed system performance may be used to identify drainage improvements, storage opportunities, operational improvements, or areas requiring additional engineering evaluation.

10.6 Environmental and Water Quality Projects

Objective 10.6.1 – Environmental and Water Quality Improvements

Incorporate environmental and water quality needs into the District's five-year water management program.

Policy 10.6.1.1 – Water Quality

The five-year program may include projects addressing stormwater treatment, water quality monitoring, pollutant reduction, erosion control, sediment management, or other measures to maintain or improve water quality.

Policy 10.6.1.2 – Environmental Resources

Planned water control improvements shall recognize wetlands, conservation areas, surface waters, natural drainage features, and other environmental resources that may affect project feasibility and design.

Policy 10.6.1.3 – Monitoring and Assessment

The District may conduct or support water quality monitoring, environmental assessments, drainage system evaluations, and other technical studies needed to identify future water management needs.

Policy 10.6.1.4 – Environmental Mitigation

Where applicable, environmental mitigation, restoration, or enhancement may be incorporated into water management projects when it provides a documented environmental or water control benefit and is consistent with applicable regulatory requirements.

10.7 Planning, Modeling, and Technical Studies

Objective 10.7.1 – Future Planning and System Evaluation

Maintain the technical information necessary to identify and evaluate future water control needs throughout the District.

Policy 10.7.1.1 – Modeling Updates

The District may update or refine hydrologic and hydraulic models when significant changes in development, drainage infrastructure, basin characteristics, flood conditions, or system performance warrant additional analysis.

Policy 10.7.1.2 – System Studies

The District may conduct drainage, flood, facility, capacity, watershed, or other technical studies to identify deficiencies and potential improvements.

Policy 10.7.1.3 – Data Collection

The District may collect and maintain topographic, survey, rainfall, water-level, facility, development, environmental, and other technical information needed to support water control planning.

Policy 10.7.1.4 – Planning-Level Evaluations

Projects identified in the five-year program may initially be planning-level concepts and may require additional engineering, surveying, modeling, environmental review, permitting, cost estimation, or other technical analysis before implementation.

10.8 Funding and Implementation

Objective 10.8.1 – Project Implementation

Provide a framework for advancing identified water control projects based on need, feasibility, funding, and project readiness.

Policy 10.8.1.1 – Funding Sources

Potential funding sources may include District funds, assessments, developer contributions, grants, intergovernmental funding, cost-sharing arrangements, or other legally available sources.

Policy 10.8.1.2 – Project Readiness

Project implementation schedules shall consider funding, design, permitting, property or easement requirements, coordination with other projects, and other factors affecting project readiness.

Policy 10.8.1.3 – Cost Estimates

Planning-level cost estimates shall be developed for major capital projects when sufficient information is available and may be refined as projects advance through planning, design, permitting, and construction.

Policy 10.8.1.4 – Cost and Schedule Updates

Project costs and schedules shall be reviewed periodically and updated as necessary to reflect changes in scope, market conditions, permitting requirements, funding availability, or timing.

10.9 Five-Year Plan Review and Updates

Objective 10.9.1 – Adaptive Five-Year Planning

Maintain the Five-Year Water Control Plan as a current planning document that can respond to changing District conditions and identified water management needs.

Policy 10.9.1.1 – Annual Review

The District shall periodically review the five-year program to evaluate project status, changing system conditions, newly identified deficiencies, development activity, funding availability, and other implementation factors.

Policy 10.9.1.2 – Project Additions and Revisions

Projects may be added, removed, deferred, accelerated, combined, or modified as conditions change, provided the revised program remains consistent with the Water Control Plan and applicable regulatory requirements.

Policy 10.9.1.3 – Technical Updates

The five-year program shall incorporate significant new engineering information, modeling results, facility evaluations, flood studies, environmental information, and other technical information, as appropriate.

Policy 10.9.1.4 – Five-Year Plan Renewal

At the conclusion of each planning period, the District shall establish a new five-year planning horizon based on current conditions, completed improvements, remaining deficiencies, anticipated development, available resources, and long-term water management needs.

10.10 District Service Areas and Hydraulically Connected

Objective 10.10.1 – District Service Areas and Hydraulically Connected Properties

Recognize properties and drainage facilities that receive, convey, store, or otherwise influence water management benefits within the District's interconnected watershed systems, including properties outside the District boundary and properties within the boundary that may be exempt from District assessments or otherwise not included in the District's assessment program.

Policy 10.10.1.1 – Properties Outside the District Boundary

The District may identify and consider properties located outside its legal boundary when those properties are hydraulically connected to, receive drainage or flood-protection benefits from, or contribute runoff to drainage facilities, interconnected ponds, conveyance systems, or downstream receiving waters that serve or affect properties within the District. Planning-level consideration may include watershed conditions, regional storage, conveyance, downstream stages, and opportunities for coordinated improvements. Such consideration does not extend the District boundary, establish regulatory jurisdiction over the property, or create an obligation for the District to provide services or maintain facilities on that property.

Policy 10.10.1.2 – Potential Future Acquisition or Inclusion Areas

The District may identify hydraulically connected properties outside its boundary as potential future acquisition, service, or inclusion areas where their incorporation could support coordinated watershed management, regional drainage, flood protection, or operation of interconnected water management facilities. Any acquisition, boundary change, annexation, provision of services, or inclusion in an assessment program shall be subject to the District's enabling legislation, applicable law, required approvals, property-owner rights, and any applicable assessment or acquisition procedures. Identification in the Water Control Plan does not constitute a commitment to acquire the property or include it within the District.

Policy 10.10.1.3 – Exempt or Non-Assessed Properties Within the District

Properties located within the District boundary that are exempt from District assessments, excluded from an assessment program, or otherwise not assessed shall remain part of the District's geographic and hydraulic planning framework where they are connected to or affect the District's drainage systems. The District may consider these properties in applicable watershed analyses, hydraulic models, facility inventories, and evaluations of interconnected ponds, conveyance systems, control structures, and receiving waters. Assessment status alone shall not be used to exclude a property or its drainage effects from an engineering evaluation. Recognition of a property in the District's planning framework does not, by itself, impose an assessment, establish a new service obligation, or transfer ownership or operation and maintenance responsibility to the District.

Policy 10.10.1.4 – Changes to Exempt or Non-Assessed Properties Affecting Interconnected Systems

Proposed changes to impervious area, grading, drainage patterns, discharge locations, or other site conditions on an exempt or non-assessed property shall be evaluated for potential effects on the applicable interconnected drainage system when those changes may affect District facilities, permitted system conditions, modeled assumptions, stormwater treatment requirements, or downstream receiving waters. Where an evaluation identifies a potential change to treatment requirements, treatment calculations, hydraulic conditions, or shared control structures, the proposed changes shall be coordinated with the District and applicable regulatory agencies through the appropriate review and permitting process. The responsible property owner, applicant, permittee, or facility owner shall provide supporting information

necessary to evaluate the proposed change, consistent with applicable permits, agreements, and review requirements.

Policy 10.10.1.5 – Shared Stormwater Treatment Facilities and System Modifications

Where an exempt or non-assessed property discharges to a stormwater management system that includes facilities owned, operated, or maintained by the District, changes to the property's permitted drainage conditions shall be evaluated to determine whether revisions to shared stormwater treatment calculations, hydraulic models, or treatment and control structures are necessary. The District shall coordinate the evaluation and update of applicable District engineering information and shall address modifications to District-owned or District-maintained facilities in accordance with its assigned responsibilities, applicable permits, agreements, available funding, and required approvals. Responsibilities for design, permitting, funding, and construction of improvements shall be established based on applicable ownership documents, permits, agreements, and other governing requirements. The property's exemption or non-assessed status shall not, by itself, eliminate the need to evaluate or coordinate changes that may affect the interconnected system; however, this policy does not independently establish an assessment, cost obligation, or regulatory requirement beyond the District's lawful authority and applicable governing instruments.

At the conclusion of each planning period, the District shall establish a new five-year planning horizon based on current conditions, completed improvements, remaining deficiencies, anticipated development, available resources, operation and maintenance needs, and long-term water management priorities.

11.0 ENVIRONMENTAL AND WATER QUALITY PROGRAMS

11.1 Environmental Resource Protection

Goal

Protect and manage environmental resources within the UTC Improvement District by recognizing the relationship between development, Cooper Creek, wetlands, conservation areas, and the District's stormwater system.

Objective 11.1.1 – Environmental Resource Protection

Protect environmental resources through coordinated development review, stormwater planning, and applicable environmental permitting.

Policy 11.1.1.1 – Environmental Resource Protection

Development and improvements within the District shall avoid and minimize adverse impacts to wetlands, surface waters, Cooper Creek and its tributaries, wildlife habitat, conservation areas, and other environmentally sensitive resources. Unavoidable impacts shall be addressed through applicable permitting and mitigation requirements.

Policy 11.1.1.2 – Conservation Areas and Protected Lands

Conservation areas, preserves, conservation easements, and other protected lands shall be recognized as components of the District's environmental and water resource framework and maintained in accordance with applicable easements, permits, and regulatory requirements.

Policy 11.1.1.3 – Environmental Resource Inventory

The District shall maintain available information identifying wetlands, surface waters, conservation areas, conservation easements, floodplains, wildlife habitat, and other environmentally sensitive resources to support development review, stormwater planning, environmental assessments, and Water Control Plan updates, including GIS-based mapping where practical.

Policy 11.1.1.4 – Environmental Resource Permitting Exhibit

The District shall maintain and periodically update an Environmental Resource Permitting Exhibit identifying applicable SWFWMD Environmental Resource Permits (ERPs) and associated permitted areas within the District boundary. The exhibit shall provide a planning-level reference to permitted stormwater management systems, environmental resource areas, mitigation areas, and other applicable permit boundaries or features and shall be maintained in **Appendix H** of this Water Control Plan. The exhibit shall support development review, stormwater planning, environmental coordination, and future Water Control Plan updates.

Policy 11.1.1.5 – Environmental and Drainage Coordination

Environmental resource protection shall be coordinated with the District's stormwater management and flood protection programs. Development and drainage improvements shall consider the potential effects of changes in runoff, drainage patterns, storage, groundwater and surface water interactions, and discharges to wetlands and receiving waters.

11.2 Wetland Protection and Management

Goal

Protect and maintain the ecological, hydrologic, water quality, and habitat functions of wetlands within the District while recognizing existing development conditions and the interconnected nature of the District's drainage system.

Objective 11.2.1 – Wetland Classification and Protection

Protect wetlands based on their environmental function, existing level of protection, and applicable regulatory requirements.

Policy 11.2.1.1 – Wetland Classification

Wetlands within the District may be classified as Class I or Class II based on existing protection, environmental significance, ecological and hydrologic function, regulatory status, and other applicable criteria. The District shall maintain a **Wetland** Classification Exhibit in **Appendix I** identifying the locations of wetlands within the District and their applicable Class I or Class II classification. The exhibit shall be updated as appropriate to reflect changes in wetland classification, protection status, or available resource information.

Policy 11.2.1.2 – Class I Wetlands

Class I wetlands shall include wetlands subject to conservation easements, preserve designations, or other long-term protection, as well as wetlands identified as providing significant ecological, hydrologic, habitat, or water quality functions. Class I wetlands shall receive the highest level of protection under the District's planning framework.

Policy 11.2.1.3 – Class II Wetlands

Class II wetlands shall include wetlands that are not classified as Class I and are not otherwise subject to long-term protection from development or alteration. Class II wetlands shall be evaluated and managed in accordance with applicable local, state, and federal requirements.

Policy 11.2.1.4 – Wetland Impacts and Mitigation

Development and improvements shall avoid and minimize wetland impacts to the maximum extent practicable. Unavoidable impacts shall be addressed through applicable environmental permitting and mitigation requirements, including mitigation strategies that provide long-term ecological or watershed benefits where authorized.

Objective 11.2.2 – Wetland Hydrology and Connectivity

Maintain wetland hydrologic functions and appropriate connections between wetlands, surface waters, stormwater facilities, and Cooper Creek.

Policy 11.2.2.1 – Wetland Hydrology

Development and drainage modifications affecting wetlands shall minimize adverse changes to seasonal water levels, hydroperiods, drainage patterns, and surface water connections to the maximum extent practicable.

Policy 11.2.2.2 – Hydrologic Connections

Drainage improvements and stormwater facilities shall maintain or appropriately modify hydraulic connections between wetlands, surface waters, stormwater facilities, and Cooper Creek consistent with applicable permits and approved drainage plans.

Policy 11.2.2.3 – Wetlands and the Master Drainage System

Wetlands that interact with the UTC/SIPOC Master Drainage System shall be considered when evaluating changes to stormwater storage, conveyance, discharge locations, control elevations, and floodplain conditions.

Policy 11.2.2.4 – Wetland Management

Protected wetlands shall be managed in accordance with applicable conservation easements, permits, mitigation plans, and other regulatory requirements to support their intended ecological, hydrologic, habitat, and water quality functions.

11.3 Long-Term Environmental Permits and Mitigation

Goal

Recognize and maintain long-term environmental permits, mitigation commitments, conservation easements, and related regulatory requirements applicable to environmental resources within the District.

Objective 11.3.1 – Long-Term Environmental Permits and Mitigation

Maintain information necessary to identify and implement applicable environmental permits and mitigation commitments.

Policy 11.3.1.1 – Long-Term Environmental Permits

The District shall maintain awareness of applicable long-term environmental permits and their conditions. Permit conditions, mitigation requirements, conservation requirements, and long-term monitoring or maintenance obligations shall be recognized within the District's environmental management framework.

Policy 11.3.1.2 – Long-Term Permit Inventory

The District shall maintain a Long-Term Environmental Permit Inventory Tracking Sheet in **Appendix J** identifying applicable long-term environmental permits and associated commitments, including the permitting agency, permit number and status, project or property, permitted impacts, mitigation requirements, conservation areas, monitoring or maintenance requirements, responsible party, and other applicable permit conditions.

Policy 11.3.1.3 – Permit Modifications and Long-Term Stewardship

Modifications to environmental permits, mitigation plans, conservation areas, or associated regulatory commitments shall be incorporated into the District's environmental resource information and considered in future Water Control Plan updates, as applicable. Management shall follow applicable permits and approved management plans.

Policy 11.3.1.4 – Mitigation Commitments

Mitigation required by environmental permits shall be maintained in accordance with applicable permits, mitigation plans, conservation easements, and regulatory commitments. Mitigation areas shall be maintained to support their intended ecological, hydrologic, habitat, and water quality functions.

11.4 Surface Water Quality Monitoring

Goal

Maintain and use available surface water quality information to evaluate conditions, identify trends, support stormwater management decisions, and protect receiving waters within the Cooper Creek and Braden River watersheds.

Objective 11.4.1 – Surface Water Quality Monitoring

Maintain a monitoring framework that supports long-term evaluation of surface water quality within the District and its interconnected stormwater system.

Policy 11.4.1.1 – Existing Water Quality Monitoring

The District shall recognize and maintain available long-term surface water quality monitoring data associated with the District and its interconnected surface water system. Existing monitoring records shall be considered when evaluating changes in water quality and stormwater management conditions.

Policy 11.4.1.2 – Annual Water Quality Program Tracking and Certification

The District shall maintain an Annual Water Quality Program Tracking and Certification Form in **Appendix K** to document the District's water quality monitoring, management, maintenance, and related activities conducted during the preceding year. The form shall identify applicable monitoring activities, water quality data or reports, maintenance or corrective actions, coordination with responsible parties or regulatory agencies, and other applicable water quality program activities. The completed form shall be reviewed and updated annually and used to support the District's environmental records and future Water Control Plan updates.

Policy 11.4.1.3 – Monitoring Locations and Parameters

Surface water quality monitoring shall focus on established sampling locations along Cooper Creek and applicable downstream receiving waters. The District shall maintain a Water Quality Sampling Exhibit in **Appendix L** identifying established water quality sampling locations. Monitoring parameters shall be selected based on applicable regulatory requirements, receiving-water characteristics, existing monitoring programs, and the purpose of the monitoring.

Policy 11.4.1.4 – Water Quality Trends

Available monitoring data shall be evaluated, as appropriate, to identify changes or trends in surface water quality and determine whether additional investigation, maintenance, treatment, or other management measures may be warranted.

Policy 11.4.1.5 – Monitoring Records and Adaptive Management

Available monitoring data and associated reports shall be maintained as part of the District's environmental and water resource records and considered in future stormwater management, maintenance, environmental planning, and Water Control Plan updates, as appropriate.

11.5 Stormwater Treatment and Water Quality

Goal

Maintain the water quality functions of the District's permitted stormwater management system and support the long-term protection of receiving waters within the Districts Drainage Plan and downstream Cooper Creek watershed.

Objective 11.5.1 – Stormwater Treatment System Management

Maintain awareness of the District's permitted stormwater treatment facilities and their relationship to the overall stormwater management system.

Policy 11.5.1.1 – Stormwater Treatment Area Exhibit

The District shall maintain a Stormwater Treatment Area Exhibit in **Appendix M** identifying permitted stormwater treatment areas and associated treatment facilities within the District. The exhibit shall identify

the general location and applicable treatment function of permitted facilities and shall be updated as appropriately to reflect approved modifications .

Policy 11.5.1.2 – UTC/SIPOC Treatment System

Within the UTC/SIPOC Master Drainage Plan area, the District shall recognize the interconnected stormwater treatment system, including wet detention and retention facilities, treatment weirs, effluent filters, and other permitted treatment features, as components of the approved drainage system.

Policy 11.5.1.3 – Treatment System Coordination

Modifications to permitted stormwater treatment facilities or associated control structures shall consider their relationship to stormwater storage, conveyance, discharge, and receiving-water conditions and shall maintain consistency with applicable permits and approved drainage plans.

Objective 11.5.2 – Long-Term Water Quality Function

Support the continued water quality function of the District's stormwater management system through maintenance, monitoring, and coordination.

Policy 11.5.2.1 – Treatment Performance

The District shall use available monitoring, inspection, maintenance, and permit information to identify conditions that may affect the intended water quality function of permitted stormwater treatment facilities.

Policy 11.5.2.2 – Water Quality and System Performance

Where available information indicates that a condition may affect the water quality or hydraulic performance of the District's stormwater management system, the District shall coordinate with the responsible property owner, system operator, permittee, or applicable regulatory agency, as appropriate.

11.6 Environmental Compliance

Goal

Maintain consistency of District activities and development with applicable environmental regulations, permits, mitigation commitments, conservation requirements, and resource protection standards.

Objective 11.6.1 – Environmental Regulatory Compliance

Maintain compliance with applicable federal, state, regional, and local environmental requirements governing activities within the District.

Policy 11.6.1.1 – Environmental Permitting

Development, redevelopment, drainage improvements, and other activities within the District shall comply with applicable environmental resource, stormwater, wetland, water quality, and floodplain permitting requirements.

Policy 11.6.1.2 – Permit Consistency

Projects and District activities shall be consistent with applicable environmental permits, approved drainage plans, mitigation requirements, conservation easements, and other regulatory commitments applicable to the property or activity.

Policy 11.6.1.3 – Environmental Resource Review

Development and redevelopment proposals shall be evaluated for potential impacts to wetlands, surface waters, conservation areas, floodplains, wildlife habitat, and other identified environmental resources prior to implementation.

Policy 11.6.1.4 – Drainage and Environmental Compliance

Proposed modifications to the District's stormwater and flood control systems shall consider applicable environmental permit conditions and avoid conflicts with established wetland hydrology, conservation areas, mitigation areas, or receiving-water protections.

Policy 11.6.1.5 – Master Drainage Plan Consistency

Within the UTC/SIPOC Master Drainage Plan area, environmental compliance shall be coordinated with the approved Master Drainage Plan and applicable environmental permits so that drainage modifications remain consistent with established environmental protections and permitted conditions.

Objective 11.6.2 – Compliance Documentation and Corrective Action

Maintain information necessary to demonstrate environmental compliance and address identified deficiencies.

Policy 11.6.2.1 – Compliance Documentation

Applicable environmental permits, approvals, mitigation commitments, conservation requirements, and supporting documentation shall be maintained as part of the District's environmental and water resource records.

Policy 11.6.2.2 – Regulatory Changes

The District shall consider changes to applicable environmental regulations, permit requirements, and resource protection standards when evaluating development proposals, drainage improvements, and future Water Control Plan updates.

Policy 11.6.2.3 – Corrective Measures

Where a District activity or approved system is identified as inconsistent with an applicable environmental requirement, the District shall coordinate with the responsible entity and applicable regulatory agency, as appropriate, to evaluate and implement corrective measures.

12.0 ADMINISTRATION, OPERATION, AND MAINTENANCE

The District shall administer, operate, inspect, maintain, repair, and periodically evaluate water control and stormwater management facilities under its responsibility to preserve their intended hydraulic, flood protection, water quality, and environmental functions. Activities shall be performed in accordance with applicable permits, approved plans, operation and maintenance documents, regulatory requirements, and this Water Control Plan (WCP).

12.1 Operation and Maintenance Responsibilities

Goal

Establish clear responsibility for the operation, inspection, maintenance, repair, and continued function of water control and stormwater management facilities within the District.

Objective 12.1.1 – Operation and Maintenance Responsibility

Policy 12.1.1.1 – O&M Responsibility

The District shall maintain responsibility for the operation and maintenance of water control and stormwater management facilities under District responsibility and shall coordinate with property owners, developers, associations, utility providers, and other entities responsible for individual facilities.

Policy 12.1.1.2 – Facility Function

Facilities shall be operated and maintained to preserve their permitted functions, including stormwater treatment, storage, attenuation, conveyance, flood protection, water-level control, and discharge.

Policy 12.1.1.3 – O&M Plans and Facility and Swale Inventory

Facilities subject to an approved operation and maintenance plan shall be operated and maintained in accordance with the applicable plan and permit requirements. The District shall maintain an O&M Facility and Swale Inventory Exhibit in **Appendix N** identifying the primary water control structures within each pond system and associated swales and drainage ditches, including their locations, system associations, and applicable maintenance responsibilities. The inventory shall be updated as facilities or conveyance features are modified, or new facilities or swales are incorporated into or identified within the District's water-management systems.

Policy 12.1.1.4 – Coordination with Facility Owners and Entities

The District shall coordinate with entities responsible for privately owned or separately maintained stormwater and water control facilities where their operation or maintenance may affect the District's drainage system, flood protection, or water management objectives.

Policy 12.1.1.5 – Facility Ownership and Responsibility

Responsibility for operation and maintenance shall be based on applicable ownership documents, permits, approved operation and maintenance plans, maintenance agreements, development approvals, or other applicable documentation establishing the responsible entity.

Policy 12.1.1.6 – Separately Permitted Facilities

Water control and stormwater management facilities located within the District but outside the UTC/SIPOC Master Drainage System may be subject to separate environmental resource permits, development approvals, operation and maintenance plans, or maintenance responsibilities. The operation and maintenance of such facilities shall remain subject to their applicable permits and approved plans. District planning and coordination activities shall recognize these facilities where their condition, operation, or modification may affect the District's water management system.

Policy 12.1.1.7 – Changes in O&M Responsibility

Changes in ownership, operation, maintenance responsibility, or the responsible operating entity for a water control or stormwater management facility shall be documented and incorporated into the District's facility records and O&M Facility Inventory, as applicable.

12.2 Inspection and Maintenance

Goal

Maintain stormwater and water control facilities in a condition that allows them to perform their intended functions and identify deficiencies before they adversely affect system performance.

Objective 12.2.1 – Routine Inspection

Policy 12.2.1.1 – Routine Inspections

Stormwater management and water control facilities under District responsibility shall be inspected at established intervals appropriate to the facility type, function, permit requirements, operating requirements, and maintenance needs.

Policy 12.2.1.2 – Inspection Frequency

Inspection frequency shall be based on facility type and function, regulatory requirements, operational importance, facility condition, known deficiencies, and other factors affecting performance. Facility-specific frequencies may be maintained in applicable O&M plans and the District's O&M Facility Inventory.

Policy 12.2.1.3 – Post-Storm Inspections

Facilities shall be inspected following significant rainfall events, tropical systems, hurricanes, or other events that may affect structural integrity, storage capacity, conveyance, erosion, water levels, or control structure operation.

Policy 12.2.1.4 – Facility Condition Evaluation

Inspections shall evaluate, as applicable, physical condition, hydraulic function, accessibility, vegetation, sediment accumulation, erosion, structural integrity, water levels, control structures, conveyance systems, and other conditions affecting facility performance.

Objective 12.2.2 – Corrective Maintenance

Policy 12.2.2.1 – Corrective Maintenance

Deficiencies identified during inspections shall be evaluated and corrected in a timely manner based on their potential effect on public safety, flood protection, water quality, structural integrity, and facility performance.

Policy 12.2.2.2 – Maintenance Prioritization

Corrective maintenance shall be prioritized based on deficiency severity, effects on facility function, public safety, flood protection, environmental resources, water quality, regulatory requirements, and the potential for conditions to worsen.

Policy 12.2.2.3 – Maintenance Access

Maintenance access to stormwater facilities, control structures, conveyance systems, and other water management infrastructure shall be preserved to allow routine inspections, maintenance, repairs, and emergency response.

Policy 12.2.2.4 – Maintenance Activities

Maintenance activities may include sediment and debris removal, vegetation management, erosion repair, structural repair, conveyance clearing, control structure repair or replacement, restoration of storage capacity, and other work necessary to maintain facility function.

12.3 Stormwater Facility Maintenance

Goal

Maintain stormwater management facilities to preserve storage, treatment, conveyance, and flood protection capacity throughout their service life.

Objective 12.3.1 – Stormwater Facility Function

Policy 12.3.1.1 – Pond and Swale Maintenance

Stormwater ponds, swales, channels, and related facilities shall be maintained to preserve permitted storage, treatment, conveyance, and drainage functions.

Policy 12.3.1.2 – Vegetation Management

Vegetation within stormwater facilities shall be managed to maintain the intended hydraulic and treatment functions of the facility while preserving approved native vegetation and littoral areas.

Policy 12.3.1.3 – Native and Littoral Vegetation

Approved native and littoral vegetation shall be maintained in accordance with applicable permit conditions and approved plans. Vegetation shall not be removed, altered, or managed in a manner that compromises required treatment, habitat, bank stability, or other permitted environmental functions.

Policy 12.3.1.4 – Invasive or Excessive Vegetation

Invasive, nuisance, or excessive vegetation that obstructs conveyance, interferes with control structures, reduces treatment or storage capacity, contributes to bank instability, or otherwise impairs facility function shall be addressed as necessary and in accordance with applicable regulatory requirements.

Policy 12.3.1.5 – Sediment and Debris

Sediment, debris, trash, and other accumulated materials that reduce storage capacity, obstruct conveyance, or interfere with control structures shall be removed as necessary.

Policy 12.3.1.6 – Erosion and Bank Stability

Eroded areas, unstable banks, damaged slopes, and other conditions that may reduce facility performance or cause sedimentation shall be evaluated and repaired as necessary.

Objective 12.3.2 – Inlets, Outlets, and Conveyance

Policy 12.3.2.1 – Inlet and Outlet Structures

Inlets, outlets, weirs, grates, risers, orifices, and other control structures shall be maintained to remain accessible, unobstructed, and capable of performing their intended hydraulic function.

Policy 12.3.2.2 – Pipes and Conveyance

Stormwater pipes, channels, swales, culverts, and other conveyance facilities shall be maintained to provide the intended drainage connection between upstream and downstream portions of the system.

Policy 12.3.2.3 – Conveyance Obstructions

Obstructions, accumulated debris, sediment, vegetation, or other conditions that materially restrict the intended capacity of a conveyance system shall be evaluated and addressed as necessary.

Policy 12.3.2.4 – Treatment Systems

Stormwater treatment components shall be maintained to preserve the treatment capacity and hydraulic performance established by the applicable permit and approved design.

12.4 Water Control Structures

Goal

Maintain water control structures and operational components so that water levels, storage, discharge, and flood attenuation can be managed in accordance with approved operating criteria.

Objective 12.4.1 – Control Structure Maintenance

Policy 12.4.1.1 – Control Structure Function

Water control structures shall be inspected and maintained to preserve their approved elevations, dimensions, hydraulic capacity, structural integrity, and intended operating function.

Policy 12.4.1.2 – Operable Structures

Operable water control structures shall be maintained in working condition and operated in accordance with applicable operating procedures, approved plans, permits, and District requirements.

Policy 12.4.1.3 – Emergency and Overflow Structures

Emergency overflow structures, spillways, overflow weirs, and other emergency conveyance features shall be maintained free of obstructions and in a condition that allows them to function during high-water events.

Policy 12.4.1.4 – Maintenance-Related Structure Modifications

Modifications to permitted or approved control structures shall be evaluated for their effects on storage, discharge, flood protection, water levels, and connected drainage facilities and shall obtain applicable regulatory approvals before implementation.

Policy 12.4.1.5 – Verification of Control Elevations and Dimensions

The approved control elevations, dimensions, and hydraulic characteristics of significant water control structures shall be maintained in District engineering and facility records and updated when approved modifications occur.

Policy 12.4.1.6 – Structure Accessibility

Access to water control structures shall be maintained as necessary to allow inspection, operation, maintenance, repair, and emergency response.

Policy 12.4.1.7 – Structure and Pond Tracking Tables

The District shall maintain Structure and Pond Tracking Tables in **Appendix O** identifying significant water control structures and stormwater management ponds within the District. The tables shall provide applicable facility identification, location, approved control elevations, relevant dimensions or storage information, operational function, and other pertinent engineering information. The tables shall be updated as appropriate to reflect approved modifications, new facilities, or changes to facility information.

12.5 Emergency Maintenance and Response

Goal

Provide for timely response to conditions that threaten public safety, flood protection, structural integrity, or the operation of the District's water management system.

Objective 12.5.1 – Emergency Conditions

Policy 12.5.1.1 – Emergency Response

The District shall provide for emergency inspection, maintenance, repair, or operational response when conditions could significantly impair the function of a water control or stormwater management facility.

Policy 12.5.1.2 – Immediate Safety Hazards

Conditions presenting an immediate threat to public safety, structural stability, or flood protection shall receive priority for corrective action.

Policy 12.5.1.3 – Storm Damage

Damage resulting from hurricanes, tropical storms, extreme rainfall, flooding, erosion, or other severe weather shall be evaluated and addressed as necessary to restore facility function.

Policy 12.5.1.4 – Temporary Emergency Measures

Temporary measures may be implemented when necessary to address an immediate threat to public safety, flood protection, structural integrity, or facility function while permanent repairs or restoration are being developed.

Policy 12.5.1.5 – Emergency Debris and Obstruction Removal

Debris, sediment, vegetation, or other obstructions resulting from severe weather or emergency conditions may be removed as necessary to restore critical conveyance, storage, discharge, or control functions.

Policy 12.5.1.6 – Permanent Restoration

Following emergency repairs or temporary measures, permanent restoration shall be evaluated and implemented as necessary to return the affected facility to its approved or intended condition and function.

Policy 12.5.1.7 – Emergency Coordination

Emergency maintenance and operational activities shall be coordinated with responsible facility owners, local governments, emergency management agencies, and regulatory agencies as appropriate.

Policy 12.5.1.8 – Emergency Documentation

Emergency inspections, repairs, temporary measures, and other significant response activities shall be documented and incorporated into facility records as appropriate.

12.6 Documentation and Reporting

Goal

Maintain adequate records of inspections, maintenance, repairs, deficiencies, and facility conditions to demonstrate continued operation of the District's water management system and support long-term system management.

Objective 12.6.1 – Facility Documentation

Policy 12.6.1.1 – Facility Information

The District shall maintain current information for facilities under its responsibility, including applicable permits, approved plans, structure information, operating elevations, maintenance requirements, and responsible O&M entities.

Policy 12.6.1.2 – Photographic Documentation

Photographs may be used to document facility conditions, deficiencies, maintenance activities, repairs, and significant changes in facility condition.

Policy 12.6.1.3 – O&M Updates

The District shall update facility-specific O&M information when facilities are constructed, modified, transferred to a new responsible entity, or otherwise changed in a manner that affects operation or maintenance requirements.

Policy 12.6.1.4 – Facility Inventory

The District shall maintain an O&M Facility Inventory identifying facilities under District responsibility and other facilities requiring facility-specific O&M information for District coordination or water management planning.

Policy 12.6.1.5 – Facility-Specific Information

The O&M Facility Inventory may include, as applicable, facility location, facility type, ERP permit number, responsible entity, inspection frequency, maintenance requirements, control structures, operating elevations, access requirements, known deficiencies, inspection history, and other facility-specific information.

Objective 12.6.2 – Regulatory Reporting

Policy 12.6.2.1 – Regulatory Documentation

Required inspection certifications, maintenance documentation, permit-related records, and regulatory reports shall be completed and maintained in accordance with applicable requirements.

Policy 12.6.2.2 – O&M Facility Inventory Updates

The District shall update the O&M Facility Inventory as facilities are constructed, modified, transferred, abandoned, or otherwise changed in a manner that affects operation, maintenance, ownership, or regulatory responsibility.

13.0 DEVELOPMENT REVIEW AND MASTER DRAINAGE PLAN CONSISTENCY

Establish a consistent framework for reviewing development and redevelopment within the UTC Improvement District based on the applicable drainage system, approved permits and plans, and the UTC/SIPOC Master Drainage Plan (MDP), where applicable. The framework shall recognize both MDP facilities and separately permitted drainage systems.

13.1 Development Review and MDP Consistency

Goal

Ensure that development and redevelopment within the UTC Improvement District is appropriately evaluated for consistency with the applicable drainage plan, permit conditions, approved drainage infrastructure, and the UTC/SIPOC MDP where applicable, while maintaining the hydraulic function and long-term capacity of the drainage systems serving the District.

Objective 13.1.1 – Development Consistency

Evaluate proposed development within the UTC/SIPOC Master Drainage Area for consistency with the applicable MDP basin, facilities, drainage patterns, storage, conveyance, control structures, discharge locations, and design conditions.

Policy 13.1.1.1 – MDP Consistency Review

Development applications within the UTC/SIPOC Master Drainage Area shall be evaluated using the most current approved MDP information applicable to the project area.

Policy 13.1.1.2 – Applicable Drainage Basin

Development applications shall identify the applicable MDP basin or basins and demonstrate that proposed runoff is appropriately conveyed to and managed by the applicable drainage system.

Policy 13.1.1.3 – MDP Facilities and Drainage Patterns

Development applications shall identify affected existing and planned MDP facilities and shall identify proposed changes to approved drainage patterns, outfalls, conveyance routes, storage areas, control structures, or receiving waters.

Policy 13.1.1.4 – Approved Drainage Conditions

Drainage analyses shall use the applicable approved master drainage condition and identify material assumptions necessary to demonstrate consistency with the applicable drainage system.

Policy 13.1.1.5 – Development Drainage Analysis

Hydrologic and hydraulic analysis shall be appropriate to the size, location, development intensity, drainage characteristics, and potential impacts of the proposed development and shall evaluate existing conditions and applicable upstream, downstream, and interconnected systems.

13.2 Development Review Outside the UTC/SIPOC MDP

Goal

Provide a consistent framework for evaluating development within the District that is not served by or included in the UTC/SIPOC MDP.

Objective 13.2.1 – Applicable Drainage Planning Framework

Evaluate development outside the MDP using the drainage system and approved information applicable to the project area.

Policy 13.2.1.1 – Areas Outside the MDP
Development outside the UTC/SIPOC MDP shall be evaluated using the applicable regional drainage model, project-specific analysis, approved drainage plan, environmental resource permit, existing permitted system, or other appropriate engineering information.

Policy 13.2.1.2 – No Automatic MDP Application
Development outside the MDP shall not be required to demonstrate consistency with MDP facilities or basin assumptions that do not serve or otherwise affect the project.

Policy 13.2.1.3 – Coordination with MDP
Where development outside the MDP has a direct hydraulic connection to, discharges to, or may materially affect the MDP, the relationship and potential effects shall be identified and evaluated.

Policy 13.2.1.4 – Independent Drainage Systems
Drainage systems that function independently from the MDP shall continue to be evaluated under their applicable regulatory and engineering framework.

13.3 Separately Permitted Drainage Systems

Goal

Recognize drainage systems within the District that are governed by separate permits, approved plans, development approvals, or operation and maintenance requirements and distinguish them from facilities that comprise the UTC/SIPOC MDP.

Objective 13.3.1 – Separately Permitted Systems

Evaluate development outside the MDP based on the drainage system and approved information applicable to the project area.

Policy 13.3.1.1 – Existing Permit Conditions
Separately permitted drainage facilities shall continue to be evaluated and maintained in accordance with their applicable permits, approved plans, development approvals, and O&M requirements.

Policy 13.3.1.2 – Maintenance and Modification
Routine maintenance, repair, or replacement may be conducted in accordance with the applicable permit and regulatory requirements. Proposed modifications that may affect drainage patterns, storage, discharge, conveyance, control elevations, or the MDP shall be evaluated for those effects.

Policy 13.3.1.3 – No Automatic MDP Inclusion
A separately permitted drainage system shall not become part of the UTC/SIPOC MDP solely because it is located within the District.

Policy 13.3.1.4 – Connections and Responsibility
Where a separately permitted system connects to, discharges to, or materially interacts with the MDP, the connection shall be evaluated for consistency with applicable MDP conditions. Ownership, operation, and maintenance responsibilities shall remain governed by applicable permits, plans, agreements, or other controlling records.

13.4 Development Review Documentation and Coordination

Goal

Maintain sufficient documentation of development-related drainage decisions to support future development review, engineering evaluations, and MDP updates.

Objective 13.4.1 – Development Drainage Documentation

Maintain current information identifying the applicable drainage system, approved conditions, and water-control improvements associated with development.

Policy 13.4.1.1 – Development Drainage Records

The District shall maintain or reference approved drainage information necessary to identify the applicable basin, drainage system, approved conditions, and required water-control improvements.

Policy 13.4.1.2 – Approved Modifications

Approved modifications to MDP facilities, drainage patterns, storage, conveyance, control structures, or design conditions shall be documented for use in subsequent development review and MDP updates.

Policy 13.4.1.3 – Current MDP Information

Future development applications within the MDP Area shall be evaluated using the most current approved MDP information applicable to the project area. Material changes from the adopted MDP shall be evaluated to determine whether an MDP update is necessary.

Policy 13.4.1.4 – Long-Term Coordination

Development-related drainage approvals and modifications shall be maintained so subsequent projects can identify applicable drainage assumptions, approved conditions, facility commitments, and required improvements.

13.5 Development-Related Drainage Improvements

Goal

Ensure drainage improvements required to support development are appropriately evaluated and integrated into the applicable District drainage system.

Objective 13.5.1 – Development Improvements

Identify improvements necessary to address development-related drainage needs while maintaining the function of the applicable drainage system.

Policy 13.5.1.1 – Required Improvements

Where development creates or contributes to a drainage capacity deficiency or other water-management need, appropriate improvements shall be identified through the applicable engineering and development review process.

Policy 13.5.1.2 – System Integration

Development-related drainage improvements shall be designed to function with existing and planned drainage infrastructure serving the applicable basin.

Policy 13.5.1.3 – Off-Site Improvements

Where off-site improvements are necessary to accommodate development-related runoff or maintain the established level of service, they shall be identified and evaluated as part of development review and coordinated with the applicable five-year capital improvement planning process.

14.0 AREAS OUTSIDE THE DISTRICT

14.1 Services and Activities Outside the District

Goal

The District does not oversee, manage, maintain, or permit water control, drainage, or stormwater facilities located outside the legal District boundary. Areas and facilities outside the District may be considered in District planning and engineering evaluations where they contribute runoff to, discharge from, or otherwise affect District water management systems.

Objective 14.1.1 – District Service and Responsibility Limits

Maintain a clear distinction between District responsibilities and off-district drainage areas, facilities, and water resources that may interact with the District system.

Policy 14.1.1.1 – No District Responsibility Outside the Boundary

The District shall not oversee, own, operate, maintain, or permit water control, drainage, or stormwater management facilities located outside the legal District boundary unless responsibility is specifically established by applicable law, agreement, permit, or other legal authority.

Policy 14.1.1.2 – Off-District Facilities

Facilities located outside the District shall remain under the jurisdiction, ownership, operation, maintenance, or regulatory authority of the applicable responsible entity or agency.

Policy 14.1.1.3 – Coordination

The District may coordinate with adjacent jurisdictions, property owners, responsible entities, or regulatory agencies when off-district conditions may affect District facilities or water management functions.

15.0 ADMINISTRATIVE STRUCTURE

The District shall maintain an administrative structure sufficient to carry out its responsibilities under applicable law, District governing documents, and this Water Control Plan (WCP). Detailed governance procedures and administrative requirements are addressed in the District's Board Handbook and applicable governing documents.

15.1 Board of Supervisors

Objective 15.1.1 – Board Governance

Maintain Board governance consistent with applicable law, District governing documents, and the District's Board Handbook.

Policy 15.1.1.1 – Board Authority and Governance

The Board of Supervisors shall govern the District and provide direction for District programs, water control activities, financial matters, and other District responsibilities in accordance with applicable law and governing documents.

Policy 15.1.1.2 – Board Procedures

Board composition, terms, elections or appointments, vacancies, meetings, voting rights, and other governance procedures shall be administered in accordance with applicable law, District governing documents, and the Board Handbook.

15.2 District Administration

Objective 15.2.1 – District Administration and Management

Maintain the organizational and administrative capacity necessary to implement Board direction and carry out the District's water control and administrative responsibilities.

Policy 15.2.1.1 – Administrative Responsibilities

District management and staff, together with authorized consultants and service providers, shall implement Board direction and administer District programs, contracts, records, permits, budgets, and other activities necessary to support District responsibilities.

Policy 15.2.1.2 – Technical and Operational Support

The District shall maintain appropriate engineering, technical, operations, maintenance, financial, and administrative support necessary to implement this WCP and manage District programs and facilities.

Policy 15.2.1.3 – Organizational Records

The District shall maintain current organizational and contact information necessary to identify responsible personnel, consultants, service providers, and administrative functions.

15.3 Coordination with District Policies and Procedures

Objective 15.3.1 – Administrative Coordination

Policy 15.3.1.1 – Board Handbook

Administrative and governance matters addressed in the Board Handbook shall be implemented in accordance with that document. This WCP establishes water control and planning policies and does not replace detailed Board governance procedures.

Policy 15.3.1.2 – Implementation of the WCP

District administrative and technical activities shall be conducted consistent with the policies, objectives, and programs established in this WCP, as applicable.

APPENDIX A

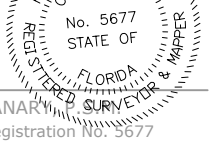
District Legal Boundary

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 25, 35 AND 36, TOWNSHIP 35
SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

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

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE ALONG THE SOUTH LINE OF SAID SECTION 36 THE FOLLOWING TWO (2) COURSES: (1) THENCE S.89°23'53"E. A DISTANCE OF 2705.83'; (2) THENCE S.89°25'07"E. A DISTANCE OF 441.01'; THENCE N.00°34'53"E. A DISTANCE OF 229.64' TO THE LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE 75, (STATE ROAD 93) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS, SECTION 13075-2402; THENCE ALONG SAID LIMITED ACCESS RIGHT OF WAY THE FOLLOWING SEVEN COURSES: (1) THENCE S.89°25'07"E. A DISTANCE OF 298.24'; (2) THENCE N.88°17'27"E. A DISTANCE OF 628.42'; (3) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 315.44', A RADIUS OF 216.00', A CHORD BEARING OF N.46°27'17"E., A CHORD LENGTH OF 288.15', AND A DELTA ANGLE OF 83°40'23"; (4) THENCE N.04°37'06"E. A DISTANCE OF 450.00'; (5) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 638.55', A RADIUS OF 3180.04', A CHORD BEARING OF N.03°55'22"W., A CHORD LENGTH OF 637.48', AND A DELTA ANGLE OF 11°30'18"; (6) THENCE N.09°40'31"W. A DISTANCE OF 518.74'; (7) THENCE N.13°40'30"W. A DISTANCE OF 4565.88' TO THE SOUTHEAST CORNER OF INDIGO RIDGE AT UNIVERSITY PLACE AS RECORD IN PLAT BOOK 41, PAGE 75, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID INDIGO RIDGE AT UNIVERSITY PLACE THE FOLLOWING THREE (3) COURSES: (1) THENCE S.76°19'29"W. A DISTANCE OF 241.90'; (2) THENCE N.13°40'31"W. A DISTANCE OF 50.00'; (3) THENCE S.76°19'29"W. A DISTANCE OF 138.18' TO THE NORTHEAST CORNER OF ASHLEY TRACE AT UNIVERSITY PLACE AS RECORDED IN PLAT BOOK 41, PAGE 91, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID ASHLEY TRACE AT UNIVERSITY PLACE THE FOLLOWING THREE (3) COURSES: (1) THENCE S.01°35'25"W. A DISTANCE OF 138.18'; (2) THENCE S.88°24'35"E. A DISTANCE OF 50.00'; (3) THENCE S.01°35'25"W. A DISTANCE OF 965.34' TO THE NORTHEAST CORNER OF CHARLESTON POINTE PHASE A1 AT UNIVERSITY PLACE AS RECORDED IN PLAT BOOK 40, PAGE 49, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.00°27'10"W. ALONG THE EAST LINE OF SAID CHARLESTON POINTE PHASE A1 AT UNIVERSITY PLACE, A DISTANCE OF 1910.69' TO THE SOUTHEAST CORNER OF SAID CHARLESTON POINTE PHASE A1 AT UNIVERSITY PLACE AND THE NORTH RIGHT OF WAY LINE OF COOPER CREEK BOULEVARD AS SHOWN IN THE PLAT OF CHALESTON POINTE PHASE "A" AT UNIVERSITY PLACE AS RECORDED IN PLAT BOOK 40, PAGE 34, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1)THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 415.48', A RADIUS OF 940.00', A CHORD BEARING OF N.50°49'46"W., A CHORD LENGTH OF 412.11', AND A DELTA ANGLE OF 25°19'30"; (2) THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 628.15', A RADIUS OF 552.00', A CHORD BEARING OF N.70°45'59"W., A CHORD LENGTH OF 594.80', AND A DELTA ANGLE OF 65°12'00"; (3) THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 260.88', A RADIUS OF 1358.00', A CHORD BEARING OF S.82°08'13"W., A CHORD LENGTH OF 260.48', AND A DELTA ANGLE OF 11°00'25"; THENCE S.02°21'34"E. A DISTANCE OF 84.00' TO THE SOUTHERLY RIGHT OF WAY LINE OF COOPER CREEK BOULEVARD AS SHOWN IN THE PLAT OF CHALESTON POINTE PHASE "A" AT UNIVERSITY PLACE AS RECORDED IN PLAT BOOK 40, PAGE 34, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 277.02', A RADIUS OF 1442.00', A CHORD BEARING OF N.82°08'13"E., A CHORD LENGTH OF 276.59', AND A DELTA ANGLE OF 11°00'25"; (2) THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 123.84', A RADIUS OF 468.00', A CHORD BEARING OF N.84°12'52"E., A CHORD LENGTH OF 123.48', AND A DELTA ANGLE OF 15°09'42" TO THE NORTHEAST CORNER OF SAVANNAH PRESERVE AT UNIVERSITY PLACE AS RECORDED IN OFFICIAL RECORDS BOOK 2224 PAGE 1318 OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA; THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID SAVANNAH PRESERVE AT UNIVERSITY PLACE TO FOLLOWING SIX (6) COURSES: (1) THENCE S.06°03'00"W. A DISTANCE OF 528.00'; (2) THENCE N.85°52'00"W. A DISTANCE OF 156.00'; (3) THENCE N.20°52'00"W. A DISTANCE OF 250.00'; (4) THENCE N.90°00'00"W. A DISTANCE OF 228.00'; (5) THENCE S.18°23'00"W. A DISTANCE OF 892.00'; (6) THENCE S.80°24'00"W. A DISTANCE OF 194.69' TO THE SOUTHEAST CORNER OF CAROLINA LANDINGS AS RECORDED IN OFFICIAL RECORDS BOOK 1979, PAGE 2295 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY LINE OF SAID CAROLINA LANDINGS THE FOLLOWING TWO (2) COURSES: (1) THENCE S.80°24'00"W. A DISTANCE OF 367.31'; (2)THENCE S.88°35'01"W. A DISTANCE OF 462.44' TO THE WESTERLY RIGHT OF WAY LINE OF HONORE AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 1461, PAGE 3023 AND OFFICIAL RECORDS BOOK 1598, PAGE 1505 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) THENCE S.00°20'22"E. A DISTANCE OF 1317.63'; (2) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 276.87', A RADIUS OF 1440.00', A CHORD BEARING OF S.05°10'08"W., A CHORD LENGTH OF 276.45', AND A DELTA ANGLE OF 11°00'59" TO THE SOUTHEAST CORNER OF SABAL BAY CONDOMINIUM PLAT AS RECORDED IN CONDOMINIUM BOOK 33, PAGE 96, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N.89°27'25"W., ALONG THE SOUTH LINE OF SAID SABAL BAY CONDOMINIUM, A DISTANCE OF 1550.09' TO THE SOUTHWEST CORNER OF SAID SABAL BAY CONDOMINIUM, AND THE EAST LINE OF A FLORIDA POWER & LIGHT EASEMENT (160' WIDE), RECORDED IN OFFICIAL RECORDS BOOK 996, PAGE 1979, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.00°26'00"W., ALONG SAID EAST LINE, A DISTANCE OF 950.35' TO A POINT ON THE SOUTH LINE OF SAID SECTION 35; THENCE S.89°27'05"E., ALONG SAID SOUTH LINE, A DISTANCE OF 1405.88' TO THE POINT OF BEGINNING, HAVING AN AREA OF 16447708.61 SQUARE FEET, 377.587 ACRES



ROBERT S. FLANARY
Florida Surveyor's Registration No. 5677

DATE

SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

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University Park, Florida 34201
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www.wraengineering.com LB 8274

UTCID MANATEE PARCEL

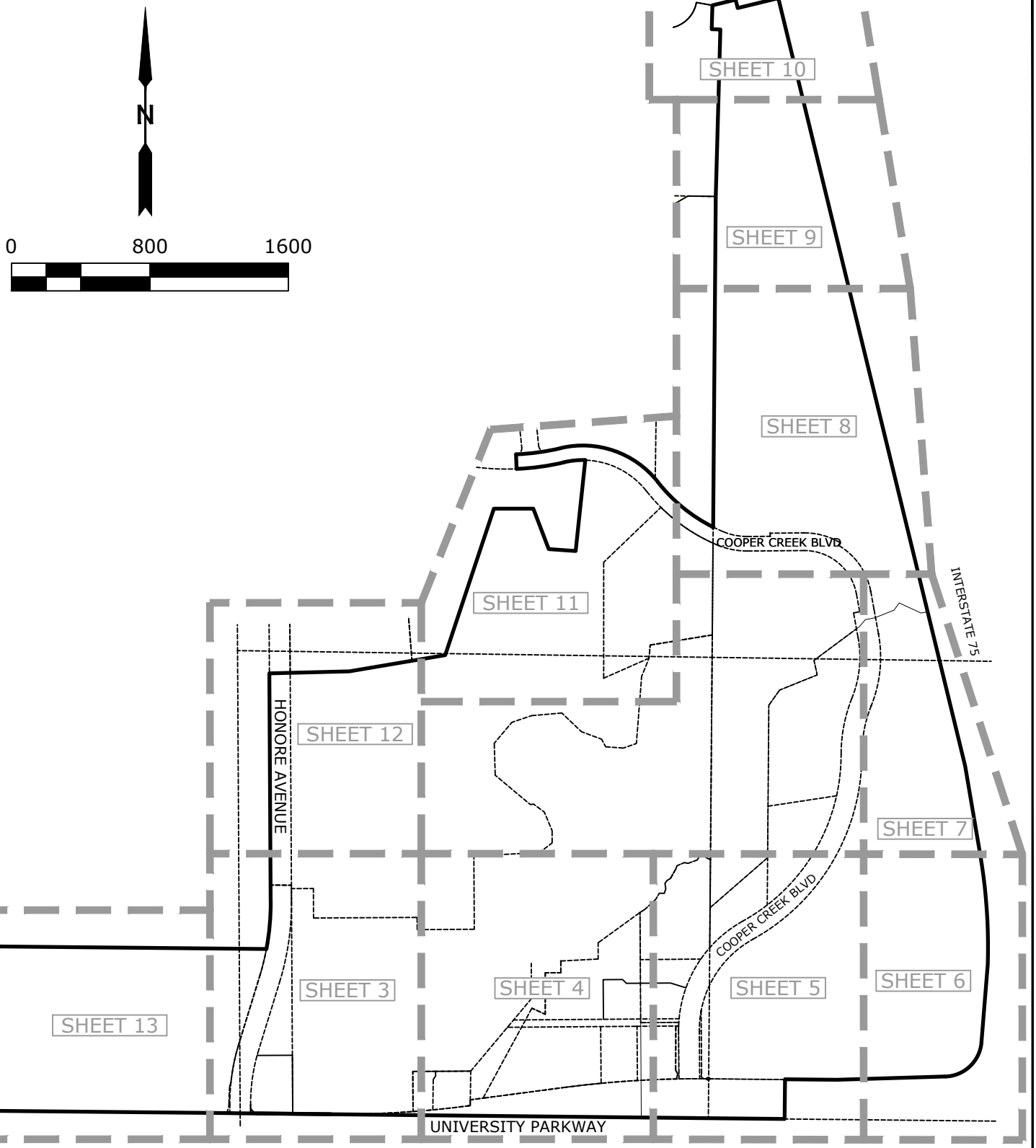
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SCALE

	DRAWN	RSF	DATE	10/8/25	JOB NO. S

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 25, 35 AND 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

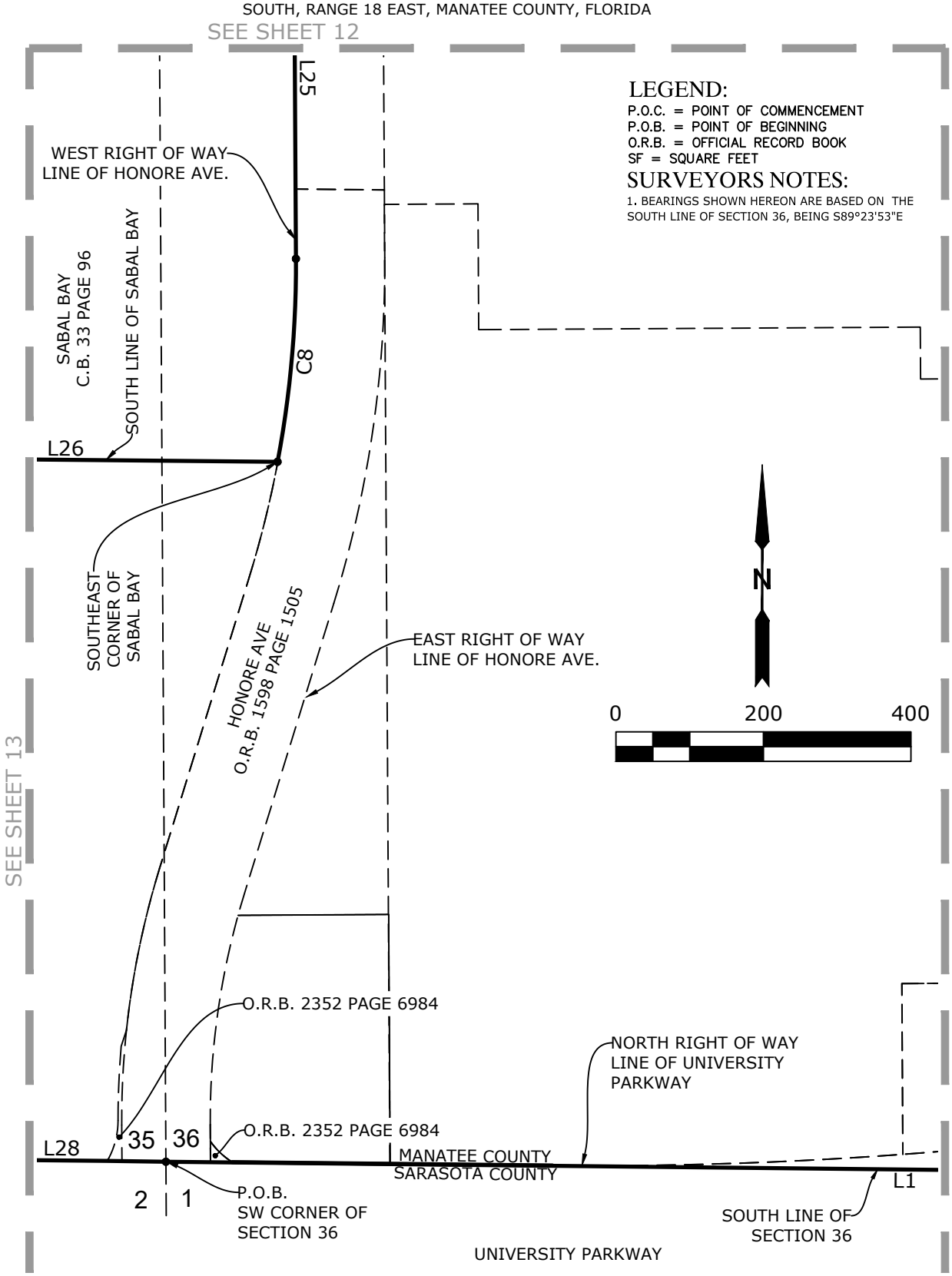


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UTCID MANATEE PARCEL					
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	DRAWN	RSF	DATE	10/8/25	JOB NO. S0101

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 25, 35 AND 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA



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UTCID MANATEE PARCEL					
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	DRAWN	RSF	DATE	10/8/25	JOB NO. S0101

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 25, 35 AND 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA



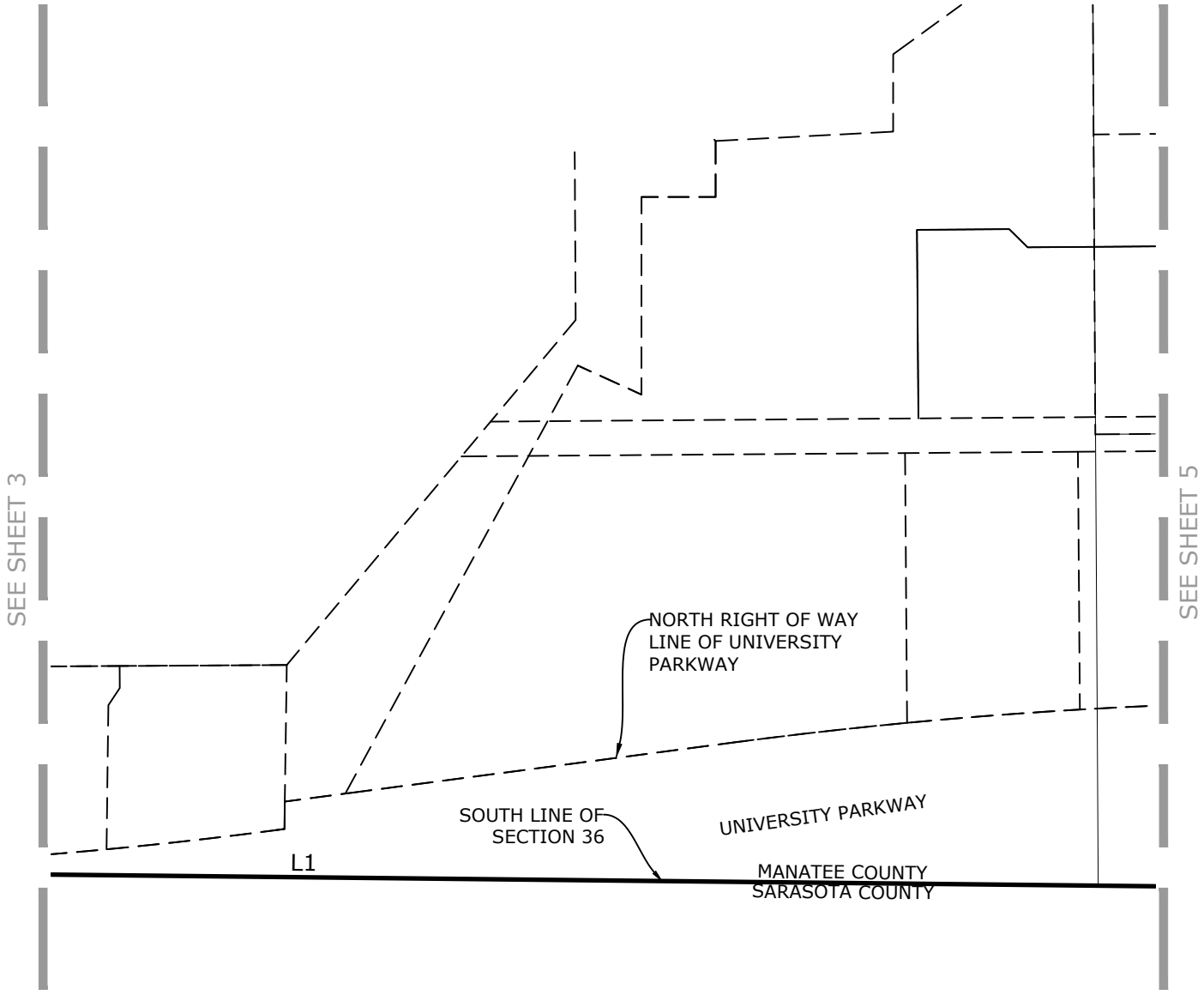
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LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 36, BEING S89°23'53"E

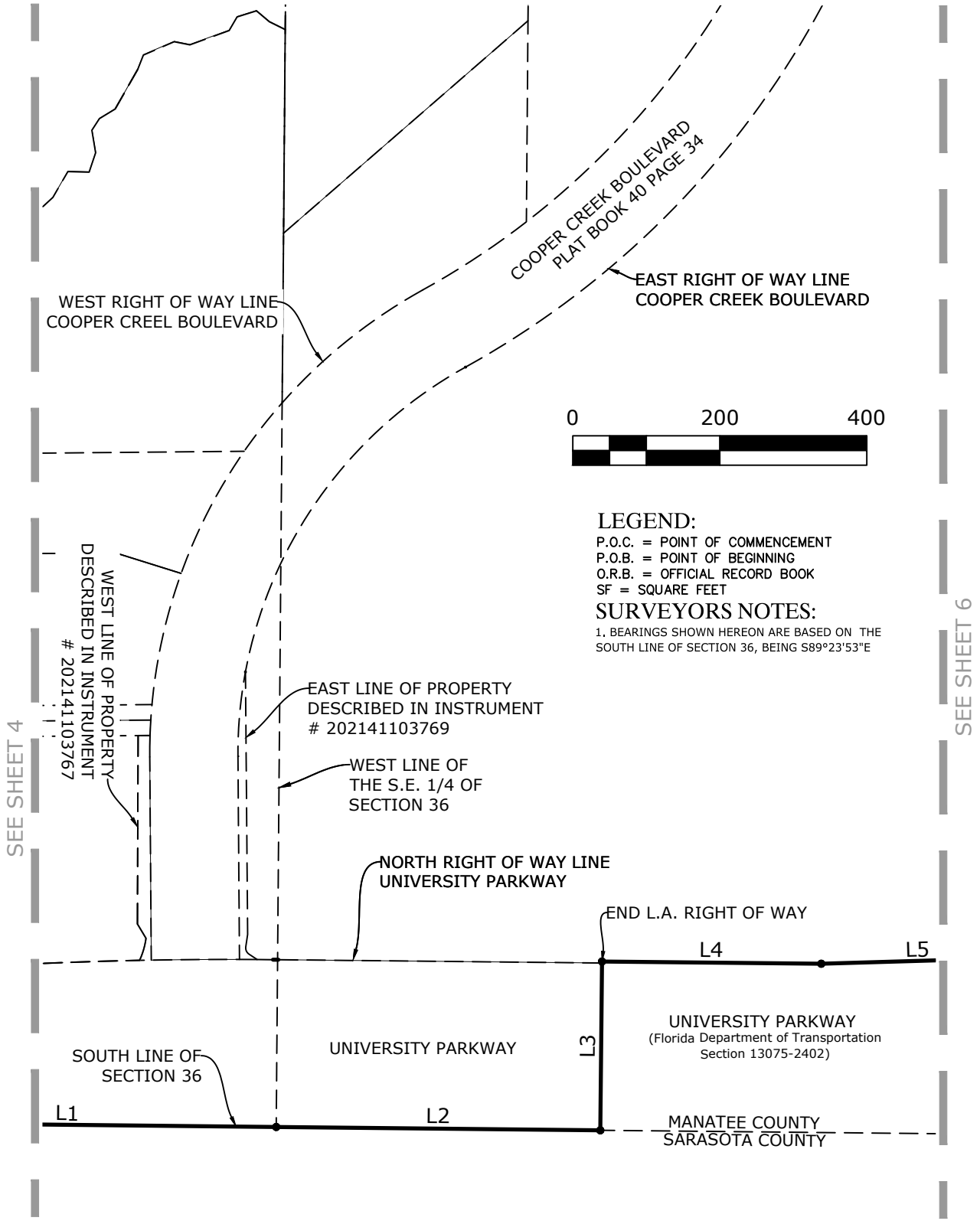


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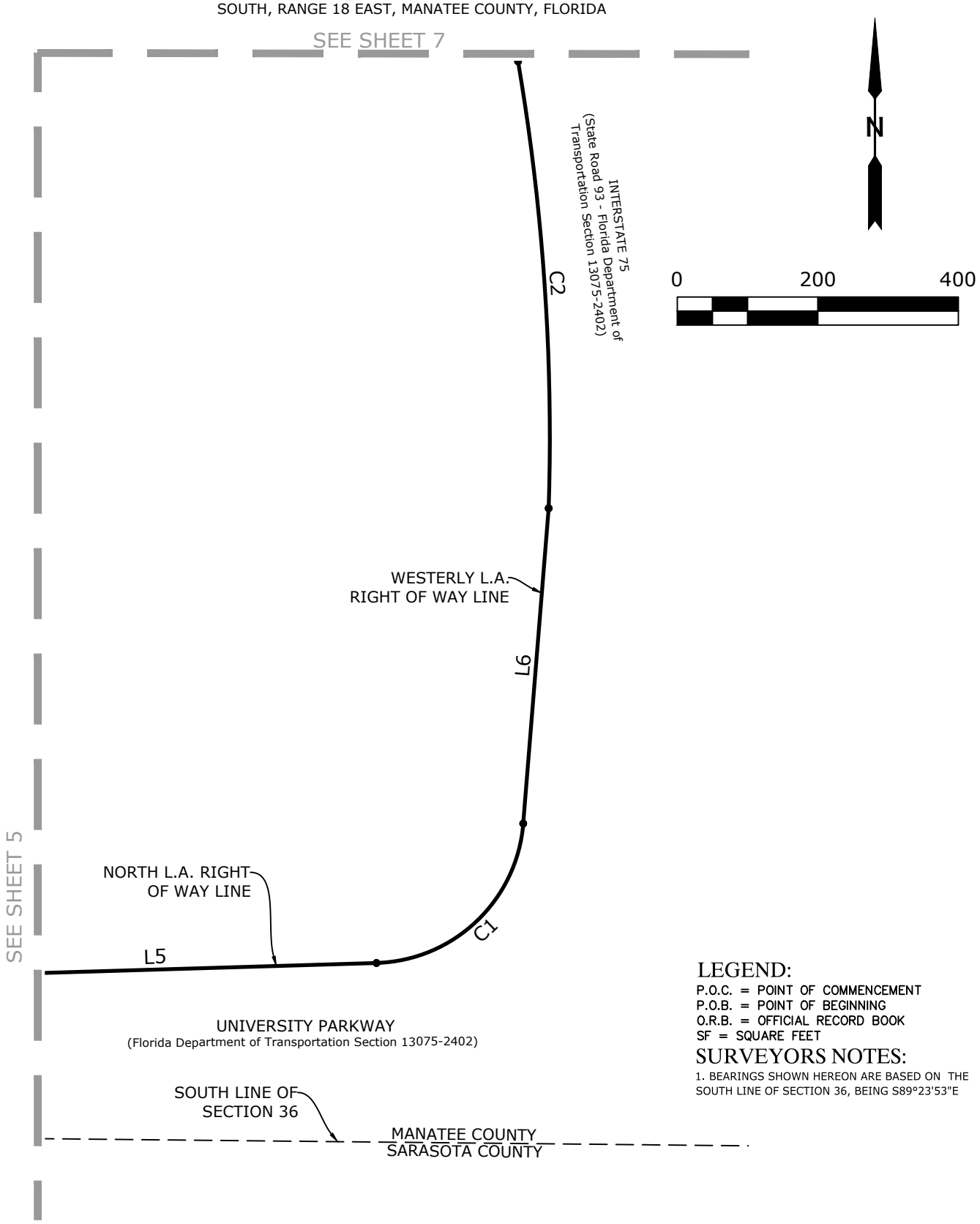


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A PORTION OF SECTIONS 25, 35 AND 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA



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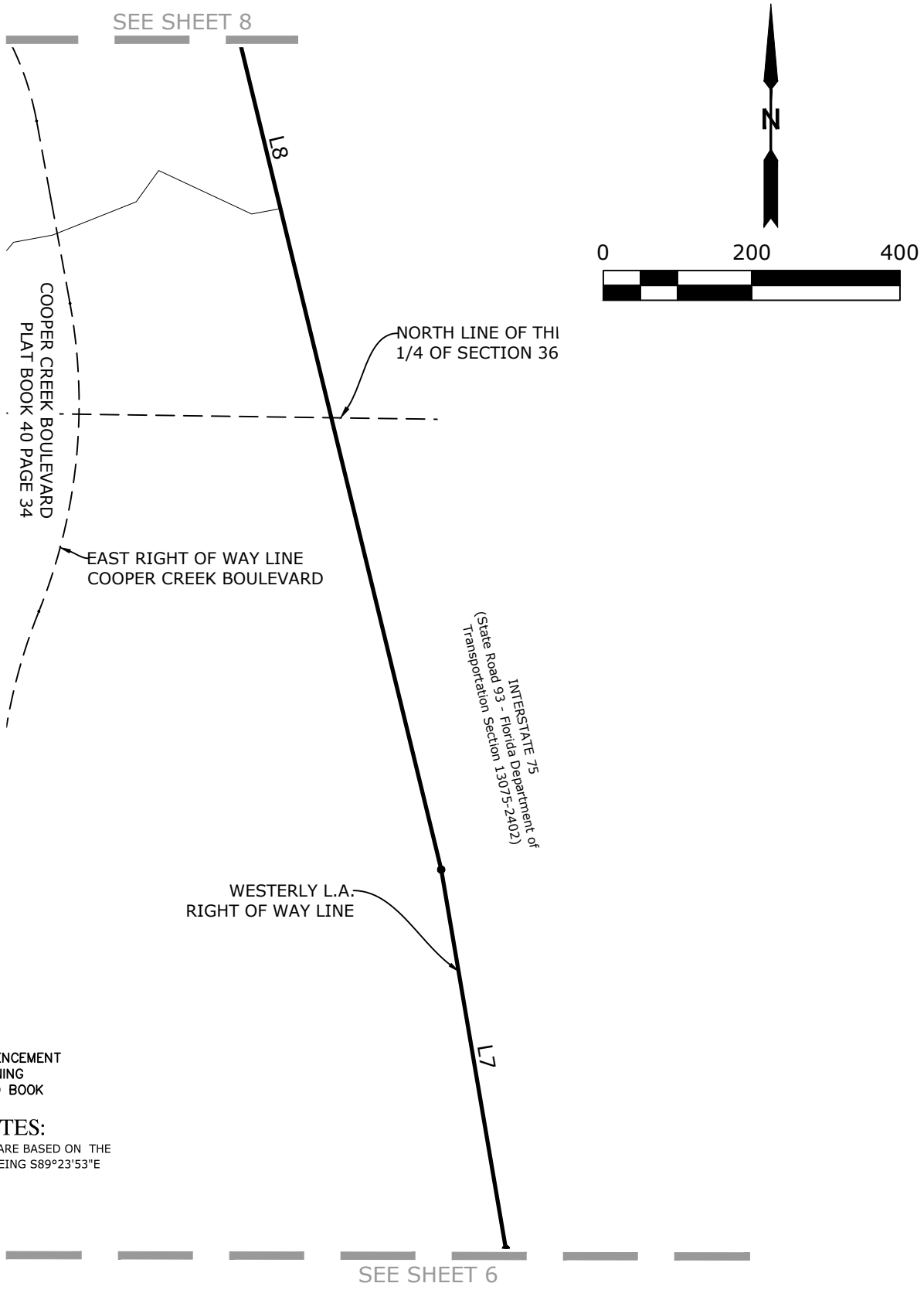
1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 36, BEING S89°23'53"E

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www.wraengineering.com LB 8274

UTCID MANATEE PARCEL					
THIS IS NOT A SURVEY					SCALE 1"=200'
	DRAWN	RSF	DATE	10/8/25	JOB NO. S0101

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 25, 35 AND 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA



LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 36, BEING S89°23'53"E

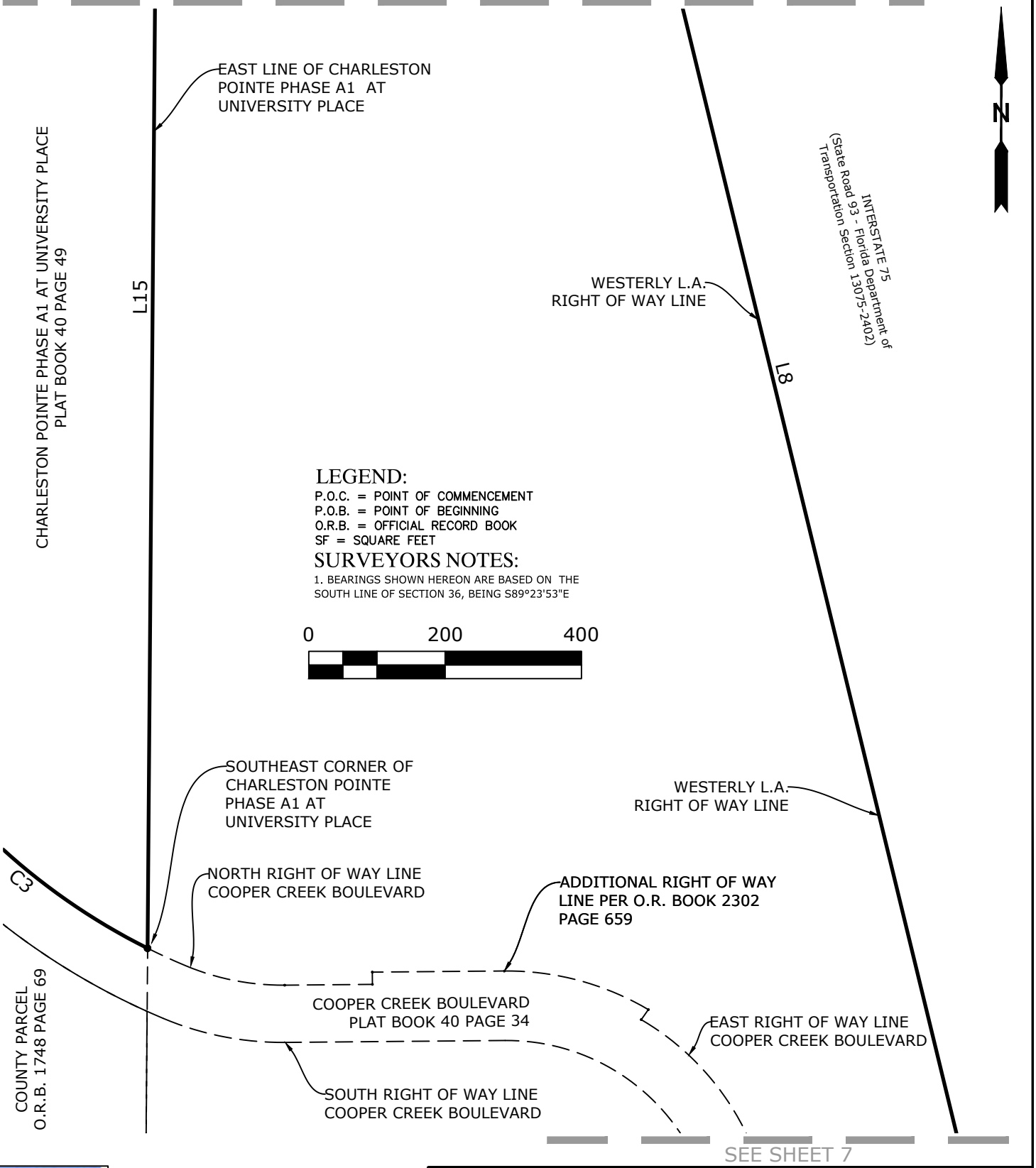
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SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 25, 35 AND 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

SEE SHEET 9



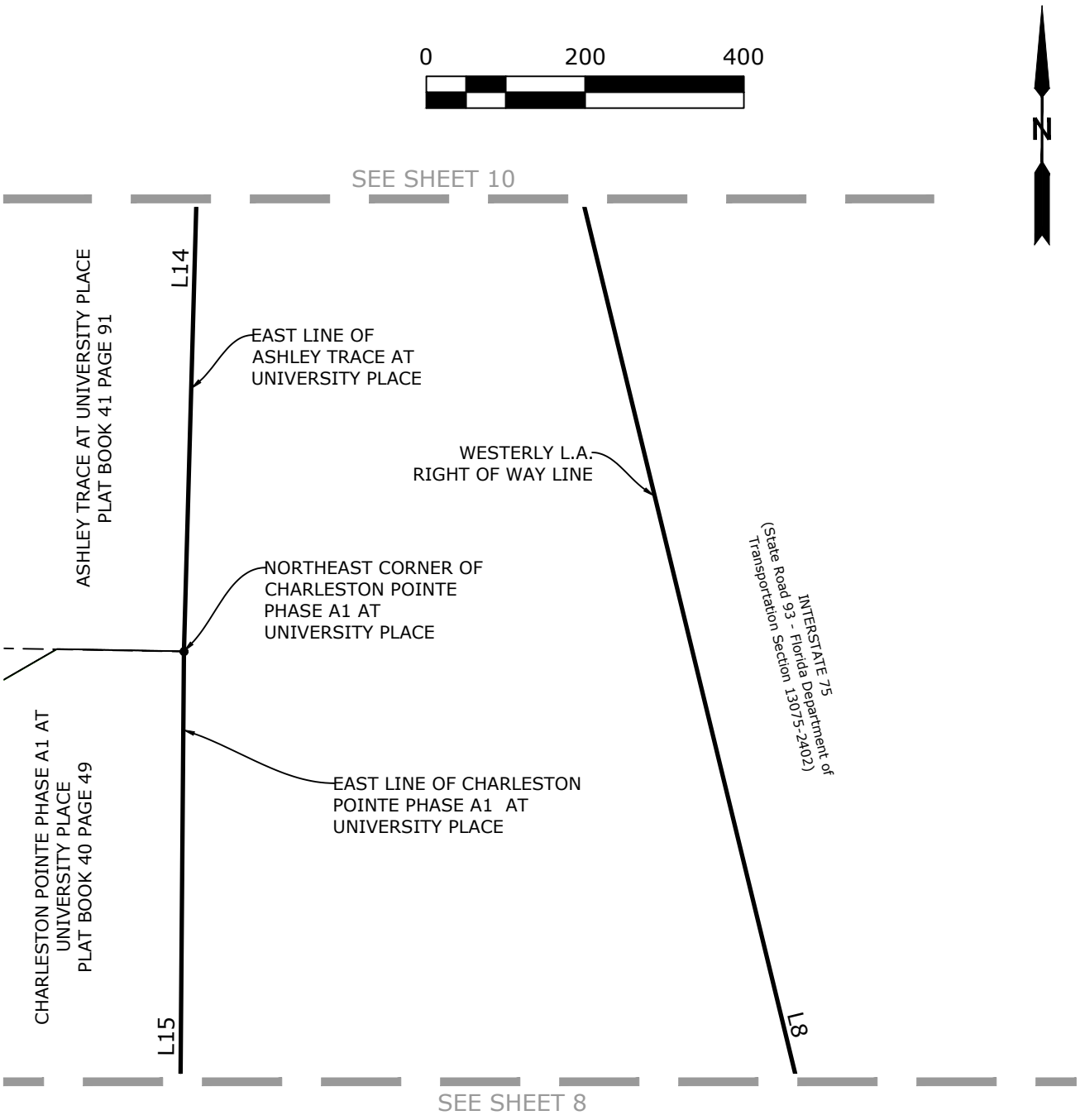
SEE SHEET 7

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SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 25, 35 AND 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA



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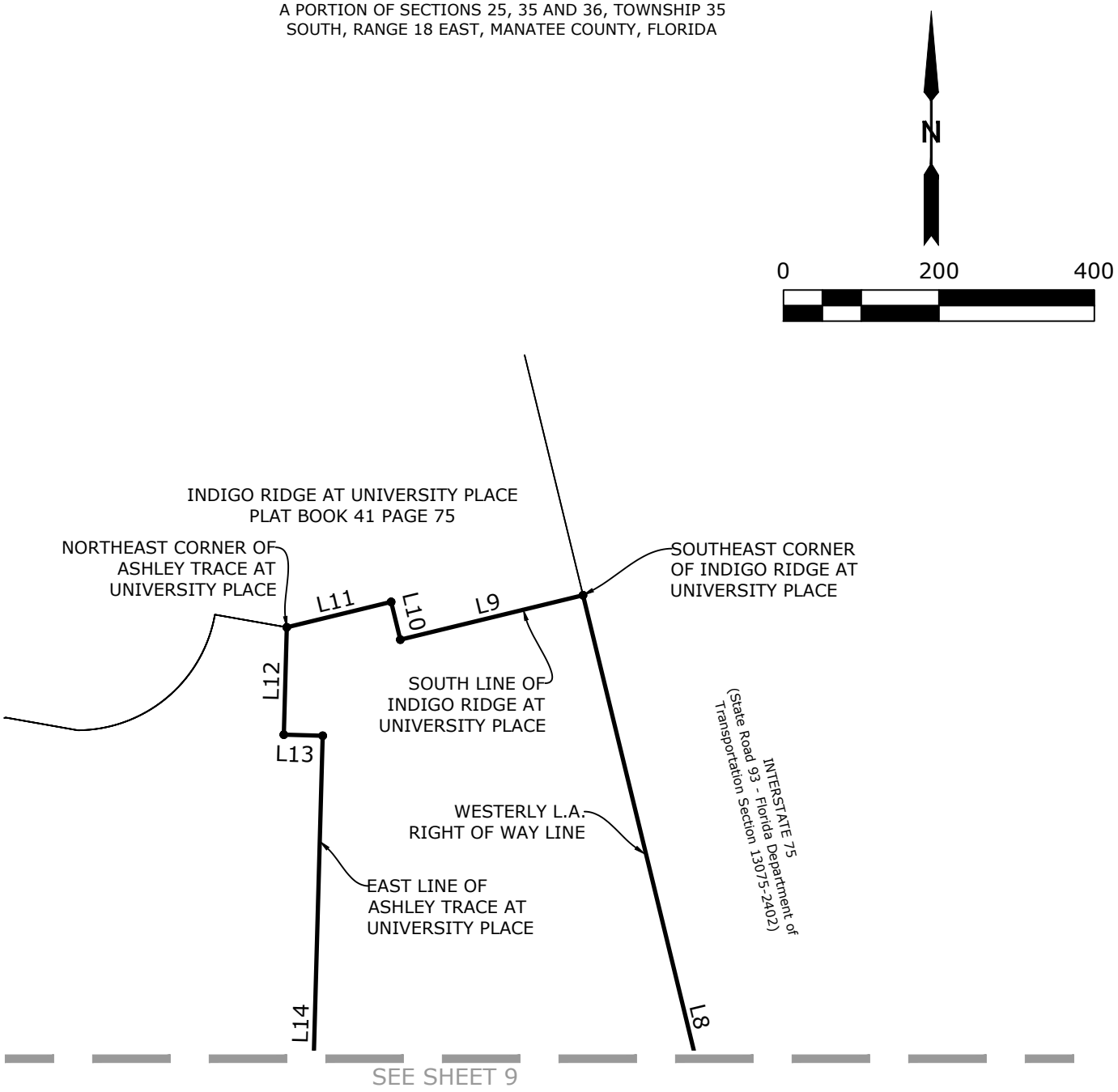
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SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 25, 35 AND 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA



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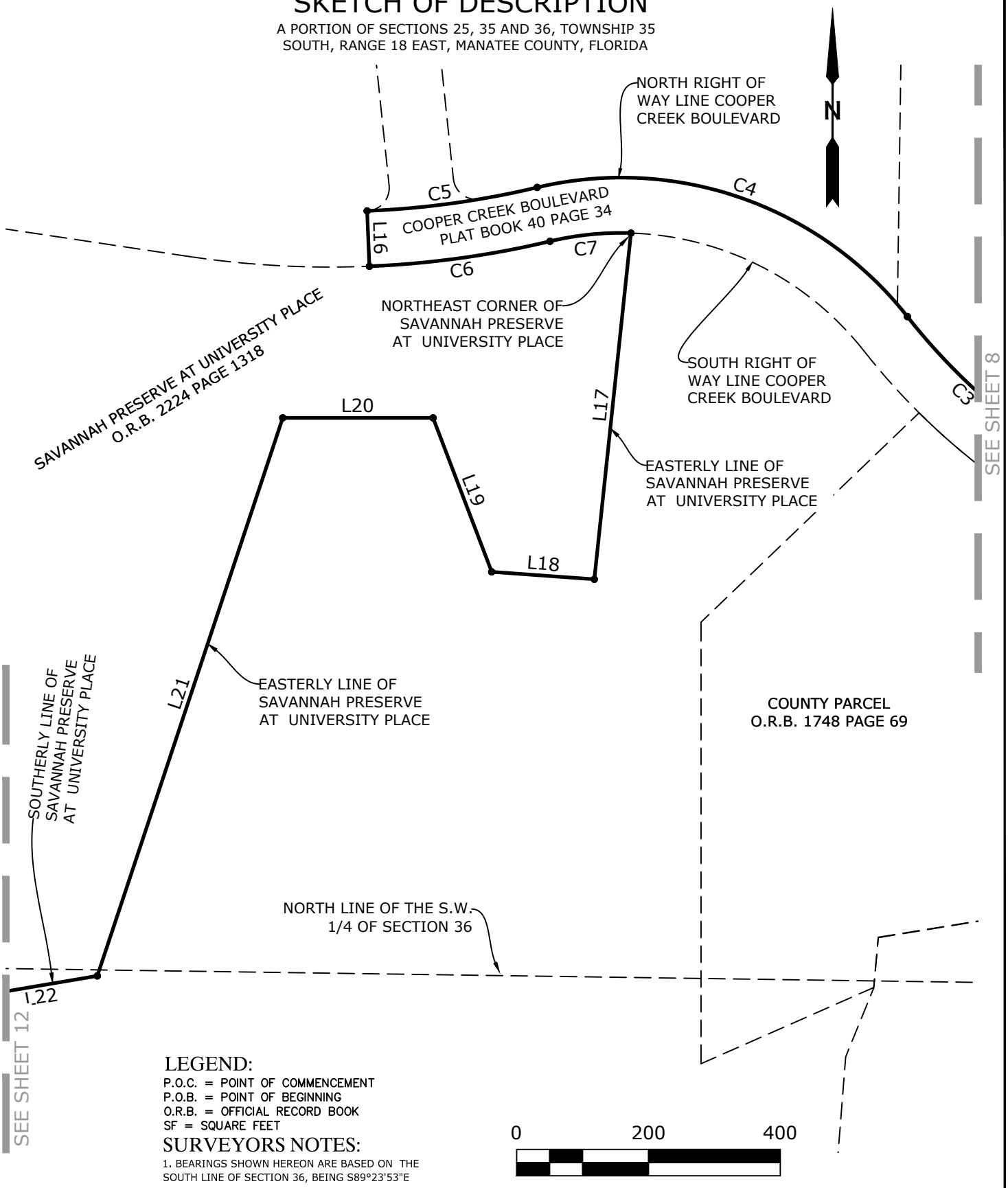
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SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 25, 35 AND 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA



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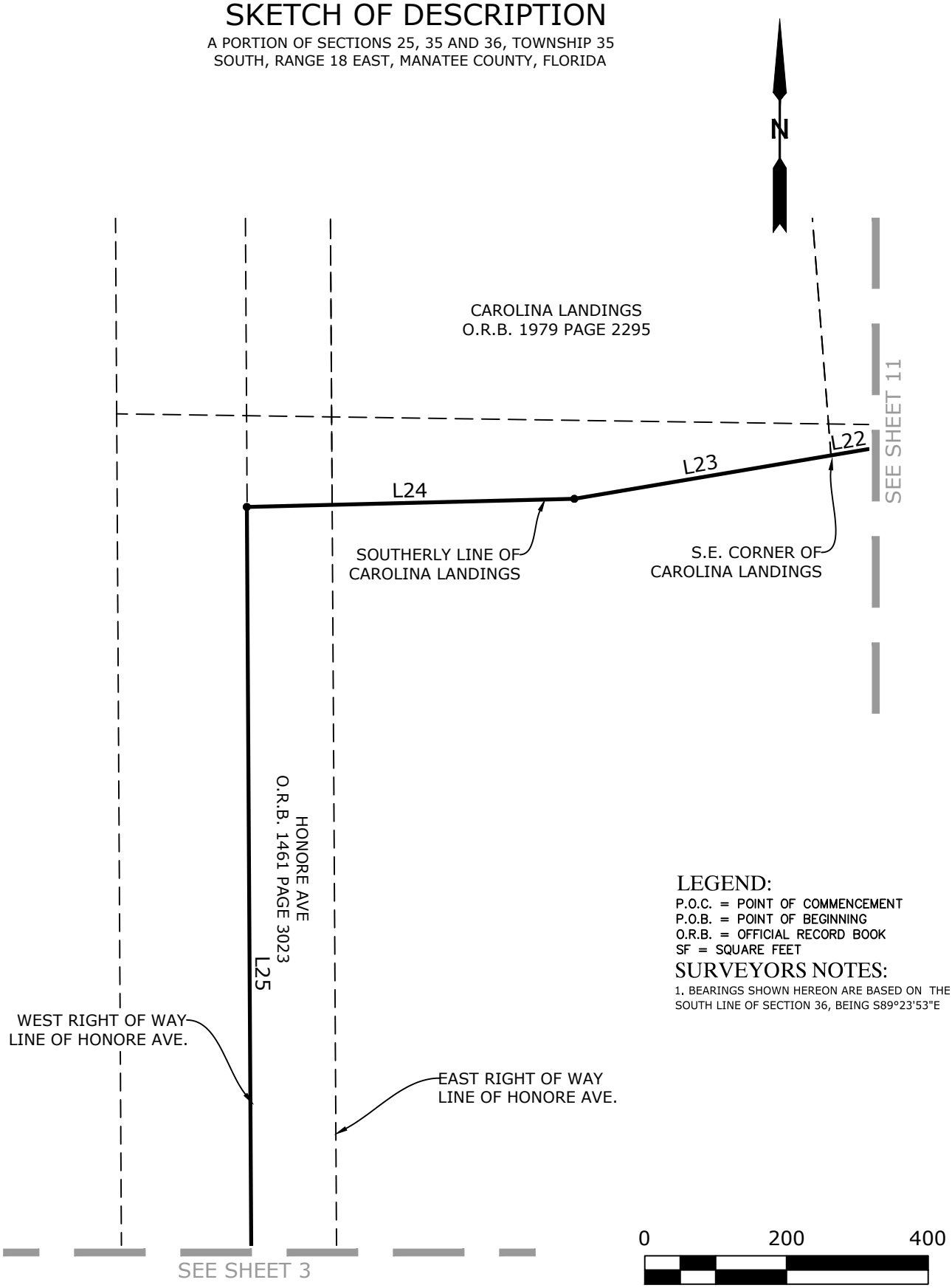
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SCALE 1"=200'

DRAWN	RSF	DATE	10/8/25	JOB NO. S0101

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 25, 35 AND 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA



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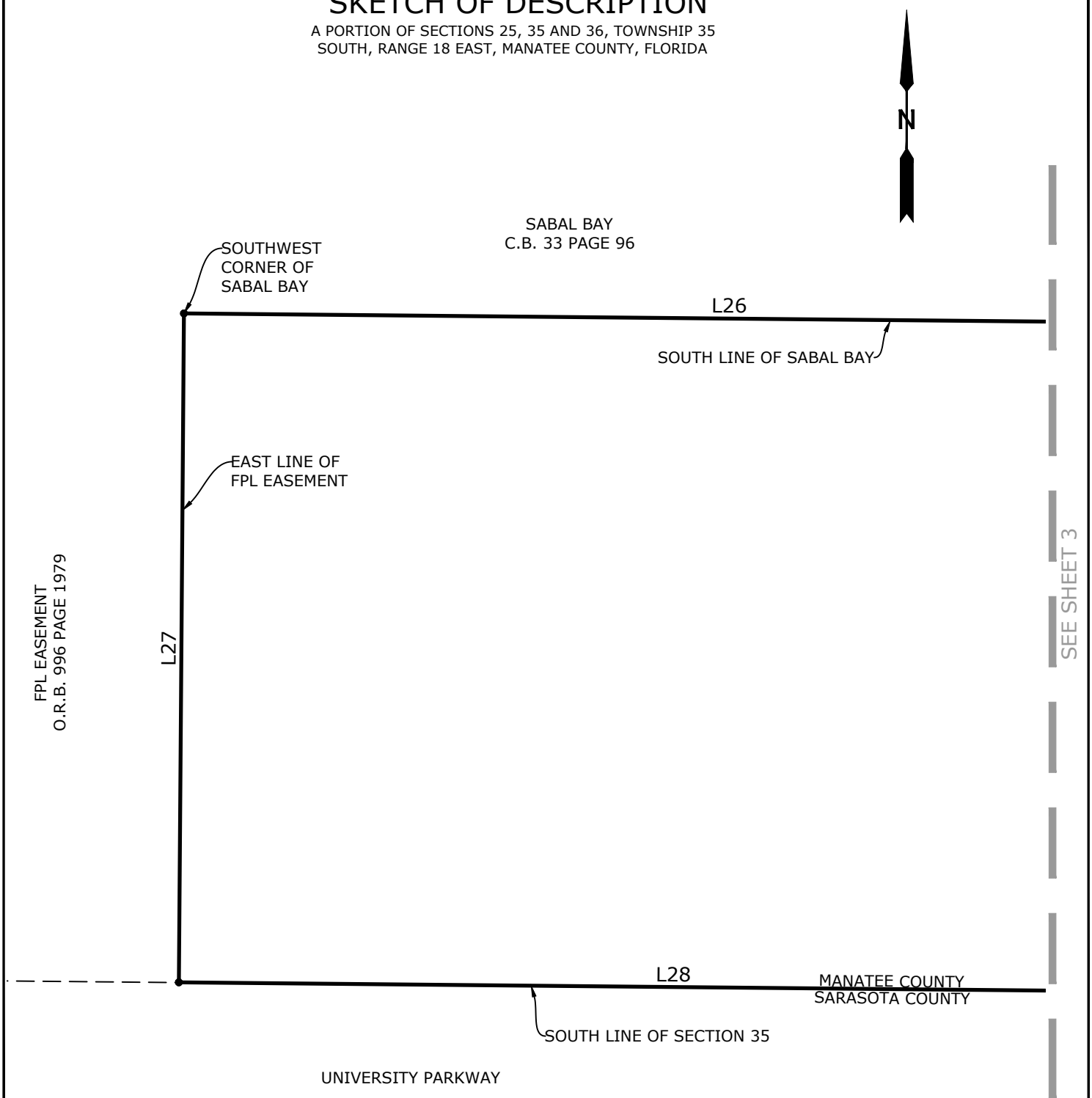
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SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 25, 35 AND 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA



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SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 25, 35 AND 36, TOWNSHIP 35
SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	216.00'	315.44'	288.15'	N 46°27'17" E	83°40'23"
C2	3180.04'	638.55'	637.48'	N 03°55'22" W	11°30'18"
C3	940.00'	415.48'	412.11'	N 50°49'46" W	25°19'30"
C4	552.00'	628.15'	594.80'	N 70°45'59" W	65°12'00"
C5	1358.00'	260.88'	260.48'	S 82°08'13" W	11°00'25"
C6	1442.00'	277.02'	276.59'	N 82°08'13" E	11°00'25"
C7	468.00'	123.84'	123.48'	N 84°12'52" E	15°09'42"
C8	1440.00'	276.87'	276.45'	S 05°10'08" W	11°00'59"

LINE	BEARING	DISTANCE
L1	S 89°23'53" E	2705.83'
L2	S 89°25'07" E	441.01'
L3	N 00°34'53" E	229.64'
L4	S 89°25'07" E	298.24'
L5	N 88°17'27" E	628.42'
L6	N 04°37'06" E	450.00'
L7	N 09°40'31" W	518.74'
L8	N 13°40'30" W	4565.88'
L9	S 76°19'29" W	241.90'
L10	N 13°40'31" W	50.00'
L11	S 76°19'29" W	138.18'
L12	S 01°35'25" W	138.18'
L13	S 88°24'35" E	50.00'
L14	S 01°35'25" W	965.34'
L15	S 00°27'10" W	1910.69'
L16	S 02°21'34" E	84.00'
L17	S 06°03'00" W	528.00'
L18	N 85°52'00" W	156.00'
L19	N 20°52'00" W	250.00'
L20	N 90°00'00" W	228.00'
L21	S 18°23'00" W	892.00'
L22	S 80°24'00" W	194.69'
L23	S 80°24'00" W	367.31'
L24	S 88°35'01" W	462.44'
L25	S 00°20'22" E	1317.63'
L26	N 89°27'25" W	1550.09'
L27	S 00°26'00" W	950.35'
L28	S 89°27'05" E	1405.88'

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	DRAWN	RSF	DATE	10/8/25	JOB NO. S0101

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 12, 13 AND 24, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

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 NORTHWEST CORNER OF SAID SECTION 1; THENCE ALONG THE NORTH LINE OF SAID SECTION 1 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 462.94'; (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' TO THE SOUTHEAST CORNER OF SAID SECTION 1; (12) THENCE S.00°11'42"W. A DISTANCE OF 783.81' TO THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 36 SOUTH, RANGE 19 EAST; (13) THENCE S.00°11'26"W. A DISTANCE OF 1856.86' TO THE EAST QUARTER CORNER OF SECTION 12, TOWNSHIP 36 SOUTH, RANGE 18 EAST; (14) THENCE S.00°12'28"W. A DISTANCE OF 802.20' TO THE WEST CORNER OF SECTION 7, TOWNSHIP 36 SOUTH, RANGE 19 EAST; (15) THENCE S.00°12'27"W. A DISTANCE OF 1838.46' TO THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 36 SOUTH, RANGE 18 EAST; (16) THENCE S.00°11'26"W. A DISTANCE OF 809.32' TO THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 36 SOUTH, RANGE 19 EAST; (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 CONTINUE S.88°29'06"W. A DISTANCE OF 118.01' TO A POINT ON THE EAST LINE OF TRACT 1 OF SAID GATEWAY TO SARASOTA, PHASE 1,; THENCE S.01°28'17"E., ALONG SAID EAST LINE, A DISTANCE OF 17.91' TO THE SOUTHEAST CORNER OF SAID TRACT 1; THENCE S.88°31'43"W., ALONG THE SOUTH LINE OF SAID TRACT 1, A DISTANCE OF 585.08' TO THE SOUTHWEST CORNER OF SAID TRACT 1; THENCE N.00°18'12"E., ALONG THE WEST LINE OF SAID TRACT 1 AND THE EAST LINE OF WHITAKER PARK, AS RECORDED IN PLAT BOOK 48, PAGE 22 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, A DISTANCE OF 2107.53' TO THE NORTHEAST CORNER OF SAID WHITAKER PARK AND THE SOUTH RIGHT OF WAY LINE OF RICHARDSON ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE N.89°36'06"E. A DISTANCE OF 1692.47'; (2) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 236.10', A RADIUS OF 729.87', A CHORD BEARING OF S.81°09'19"E., A CHORD LENGTH OF 235.07', AND A DELTA ANGLE OF 18°32'02"; (3) THENCE S.71°45'22"E. A DISTANCE OF 250.04'; (4) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 50.80', A RADIUS OF 658.06', A CHORD BEARING OF S.73°44'15"E., A CHORD LENGTH OF 50.79', AND A DELTA ANGLE OF 04°25'24" TO THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF N. CATTLEMEN ROAD; THENCE N.19°08'29"E. A DISTANCE OF 101.18' TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF CATTLEMEN ROAD AND THE NORTH RIGHT OF WAY LINE OF RICHARDSON ROAD AS RECORDED IN OFFICIAL RECORDS BOOK INSTRUMENT NUMBER 2001049630; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) THENCE N.72°09'38"W. A DISTANCE OF 244.89'; (2) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 276.88', A RADIUS OF 869.34', A CHORD BEARING OF N.81°17'05"W., A CHORD LENGTH OF 275.71', AND A DELTA ANGLE OF 18°14'54"; (3) THENCE S.89°35'28"W. A DISTANCE OF 426.49' TO THE EAST LINE OF DEER HOLLOW UNIT IA, AS RECORDED IN PLAT BOOK 30, PAGE 5, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N.00°08'26"W., ALONG SAID EAST LINE, A DISTANCE OF 1417.17' TO THE SOUTHWEST CORNER OF SAN PALERMO AS RECORDED IN PLAT BOOK 45, PAGE 9, OF THE PUBLIC RECORD OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID SAN PALERMO THE FOLLOWING THREE (3) COURSES: (1) THENCE N.89°51'34"E. A DISTANCE OF 641.75'; (2) THENCE S.00°12'17"W. A DISTANCE OF 157.17';

CONTINUED ON SHEET 2.

ROBERT S. FLANAGAN, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

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UTCID SARASOTA PARCEL					
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SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 12, 13 AND 24, TOWNSHIP 36
SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

CONTINUED FROM SHEET 1

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

CONTINUED ON SHEET 3

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UTCID SARASOTA PARCEL					
THIS IS NOT A SURVEY					SCALE 1"=100'
	DRAWN	RSF	DATE	10/20/25	JOB NO. S0101

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 12, 13 AND 24, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

CONTINUED FROM SHEET 2

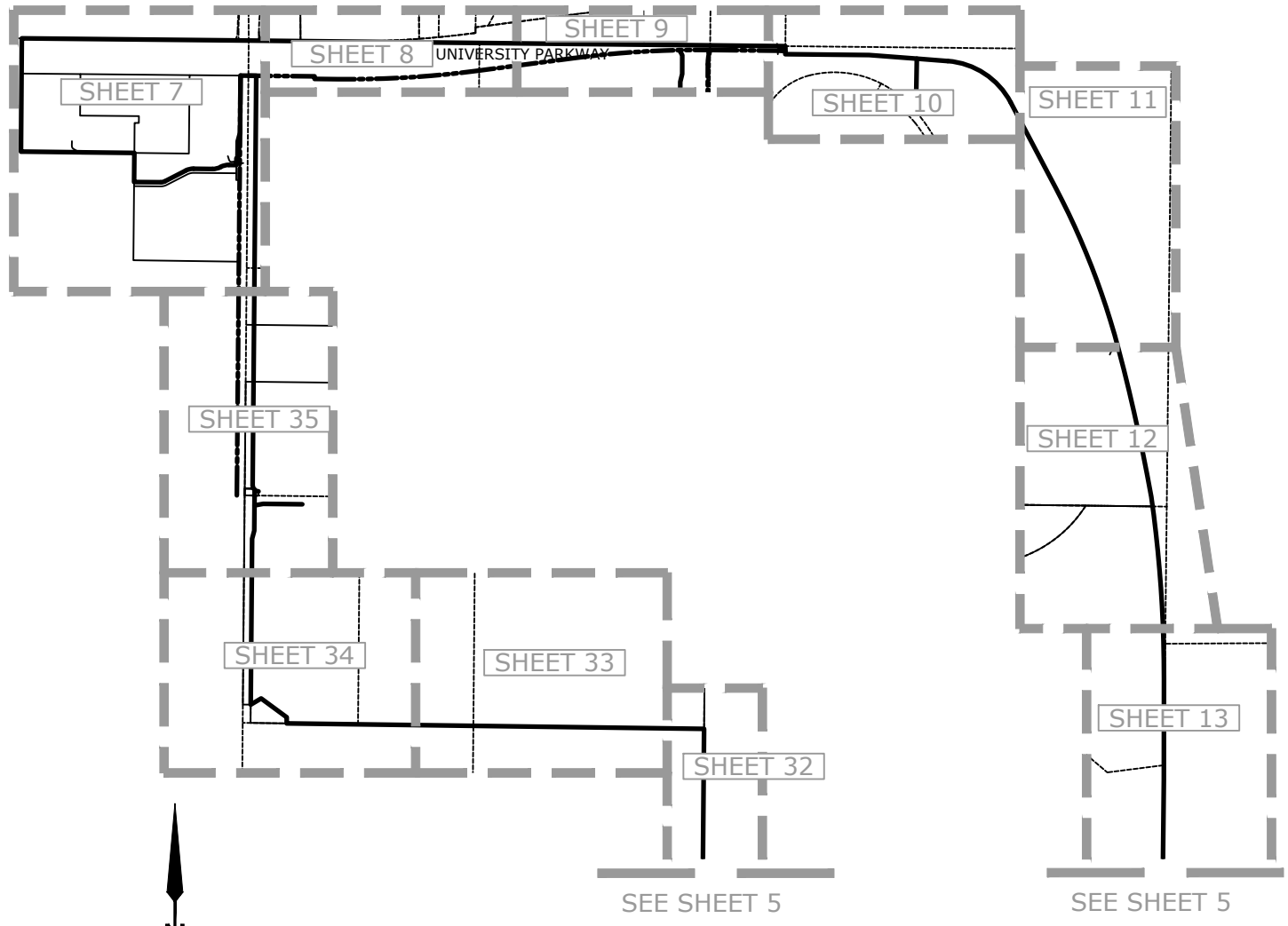
(1)THENCE S.00°31'03"W. A DISTANCE OF 334.73'; (2) THENCE S.15°21'39"W. A DISTANCE OF 52.70'; (3) THENCE S.00°31'03"W. A DISTANCE OF 100.40'; (4) THENCE N.89°28'57"W. A DISTANCE OF 6.50'; (5) THENCE S.00°31'03"W. A DISTANCE OF 38.91' TO THE NORTH SIDE OF ROADWAY C.E. AS SHOWN ON SAID HONORE BUSINESS PARK LAND CONDOMINIUM PLAT; THENCE ALONG THE NORTH LINE OF SAID ROADWAY C.E. THE FOLLOWING EIGHT (8) COURSES: (1) THENCE N.89°28'57"W. A DISTANCE OF 44.09'; (2) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 49.61', A RADIUS OF 100.00', A CHORD BEARING OF S.76°18'16"W., A CHORD LENGTH OF 49.11', AND A DELTA ANGLE OF 28°25'35"; (3) THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 49.61', A RADIUS OF 100.00', A CHORD BEARING OF S.76°18'16"W., A CHORD LENGTH OF 49.11', AND A DELTA ANGLE OF 28°25'35"; (4) THENCE N.89°28'57"W. A DISTANCE OF 111.31'; (5) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 48.37', A RADIUS OF 100.00', A CHORD BEARING OF S.76°39'43"W., A CHORD LENGTH OF 47.90', AND A DELTA ANGLE OF 27°42'41"; (6) THENCE S.62°48'22"W. A DISTANCE OF 136.88'; (7) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 24.51', A RADIUS OF 50.67', A CHORD BEARING OF S.76°39'43"W., A CHORD LENGTH OF 24.27', AND A DELTA ANGLE OF 27°42'40"; (8) THENCE N.89°28'57"W. A DISTANCE OF 156.75' TO THE WEST BOUNDARY LINE OF SAID HONORE BUSINESS PARK; THENCE N.00°30'01"E. ALONG SAID WEST LINE, A DISTANCE OF 170.75' TO THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2025107900; THENCE ALONG THE SOUTH LINE OF SAID PROPERTY THE FOLLOWING FIVE (5) COURSES: (1) THENCE N.89°20'07"W. A DISTANCE OF 304.86'; (2) THENCE N.89°33'04"W. A DISTANCE OF 15.00'; (3) THENCE N.00°26'56"E. A DISTANCE OF 0.11'; (4) THENCE N.89°20'43"W. A DISTANCE OF 319.86'; (5) THENCE N.89°34'10"W. A DISTANCE OF 25.00' TO THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE N.00°25'50"E. ALONG THE WEST BOUNDARY OF SAID PROPERTY, A DISTANCE OF 664.43' TO THE NORTH LINE OF SECTION 2; THENCE S.89°27'05"E., ALONG SAID NORTH LINE, A DISTANCE OF 1330.34'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 49528749.33 SQUARE FEET, 1137.024 ACRES

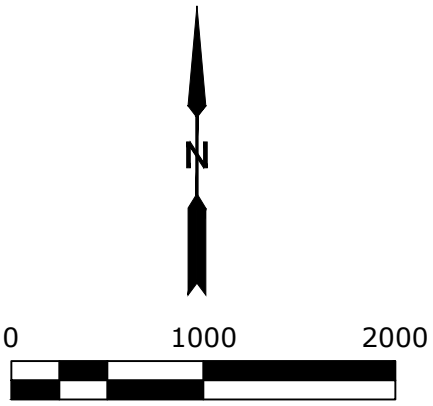
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UTCID SARASOTA PARCEL					
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SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 12, 13 AND 24, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)





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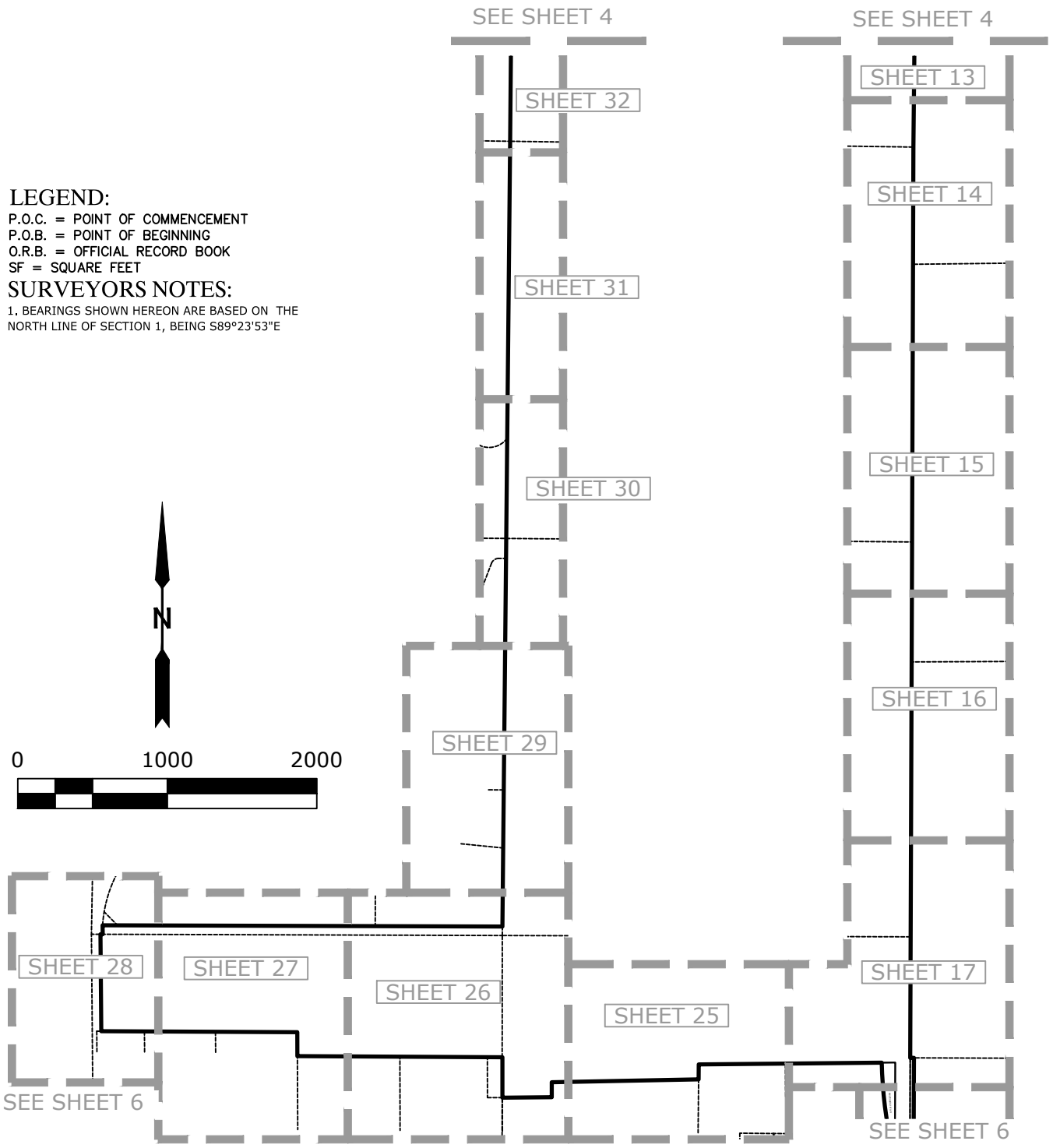
1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 1, BEING S89°23'53"E

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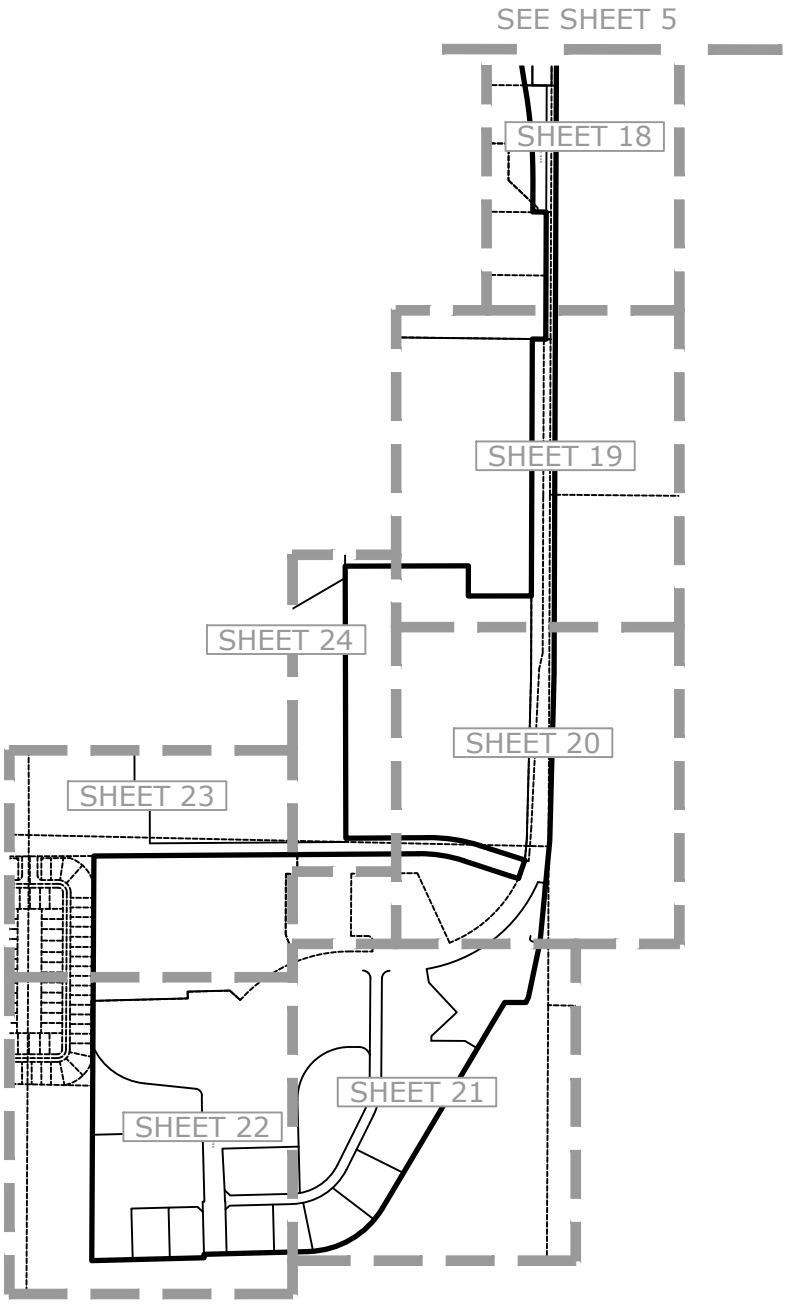
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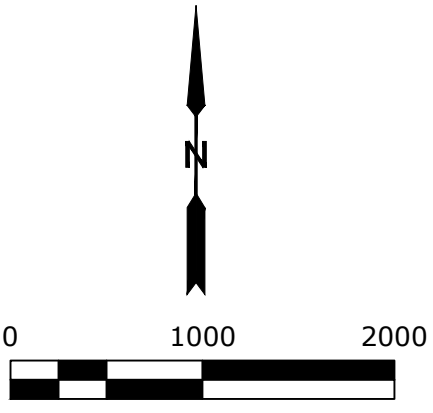
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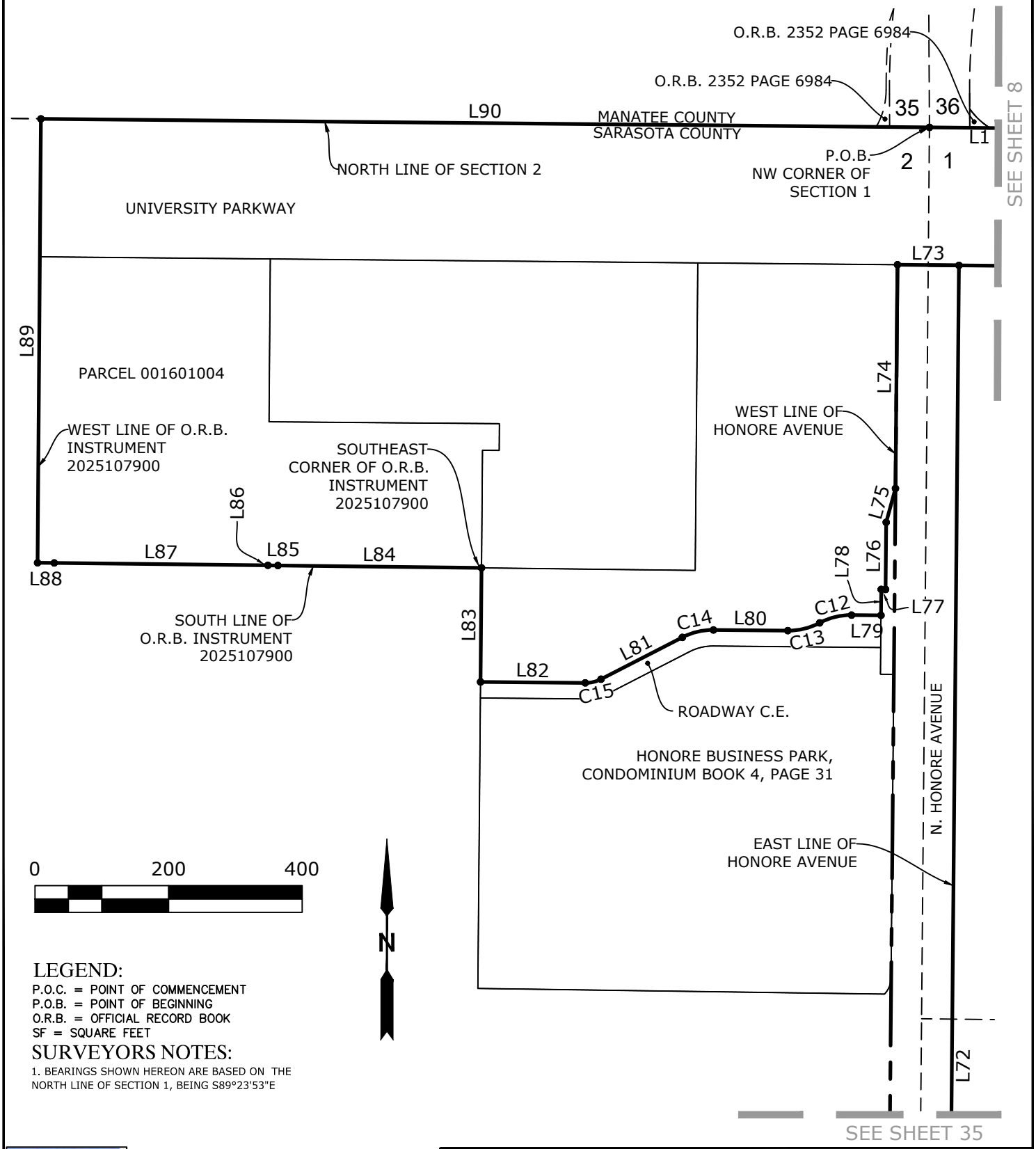
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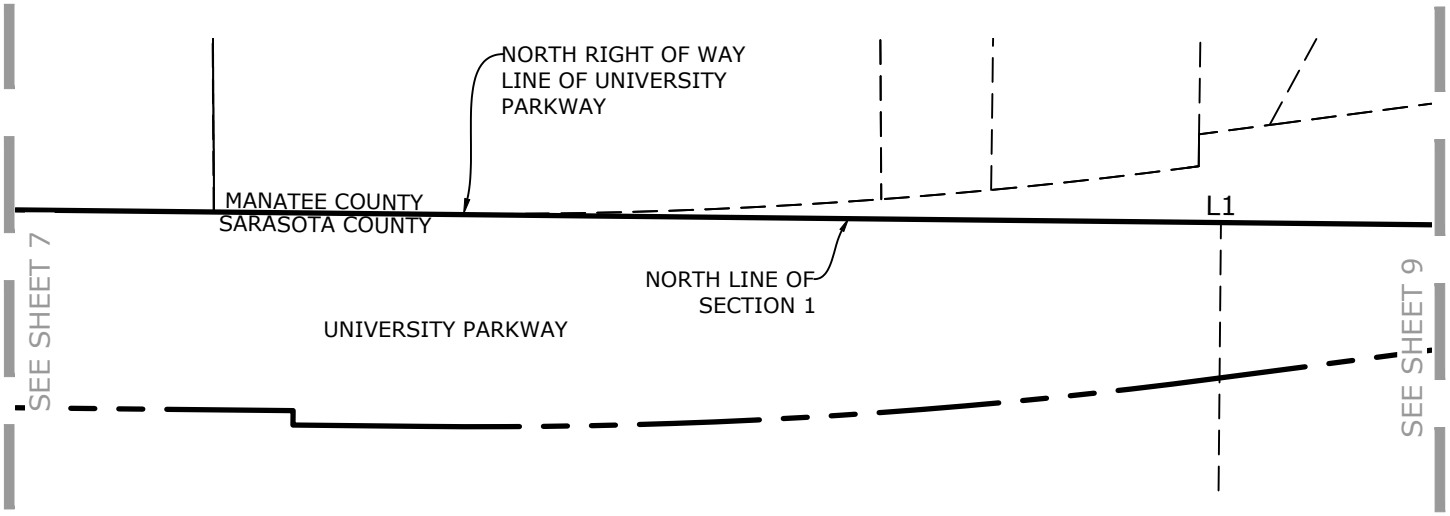
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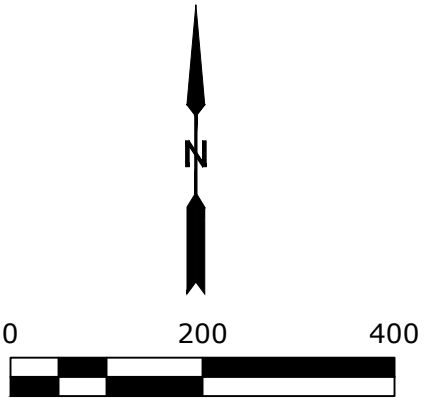
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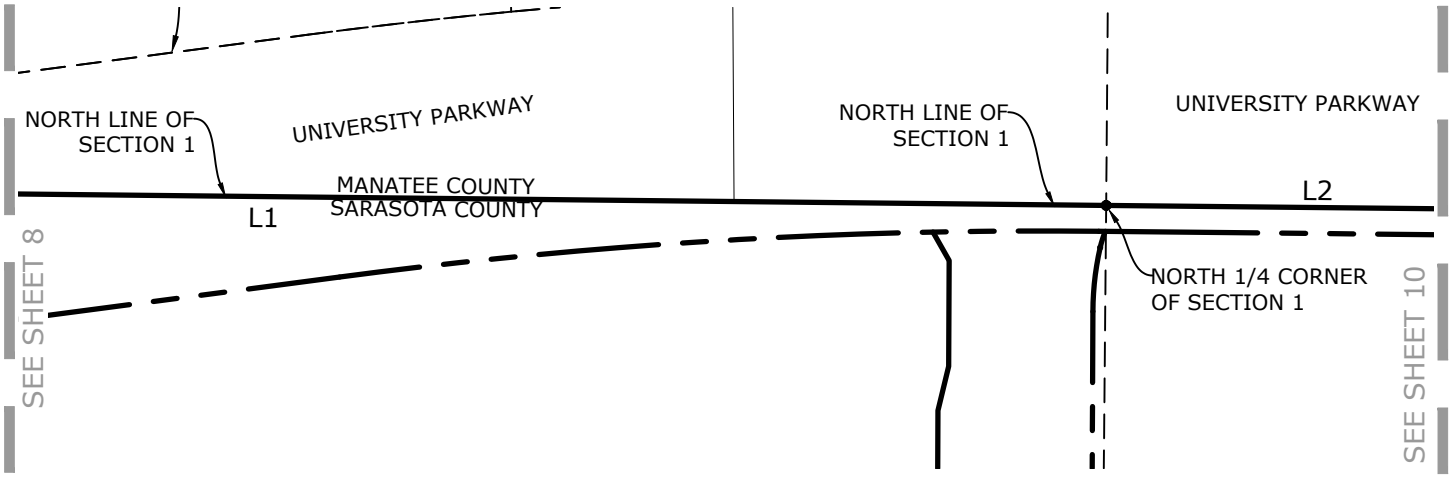
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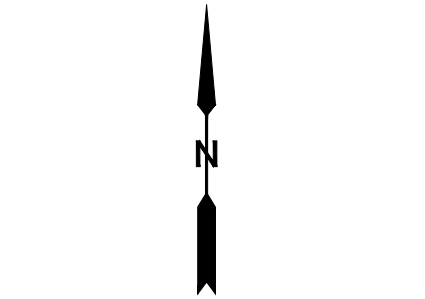
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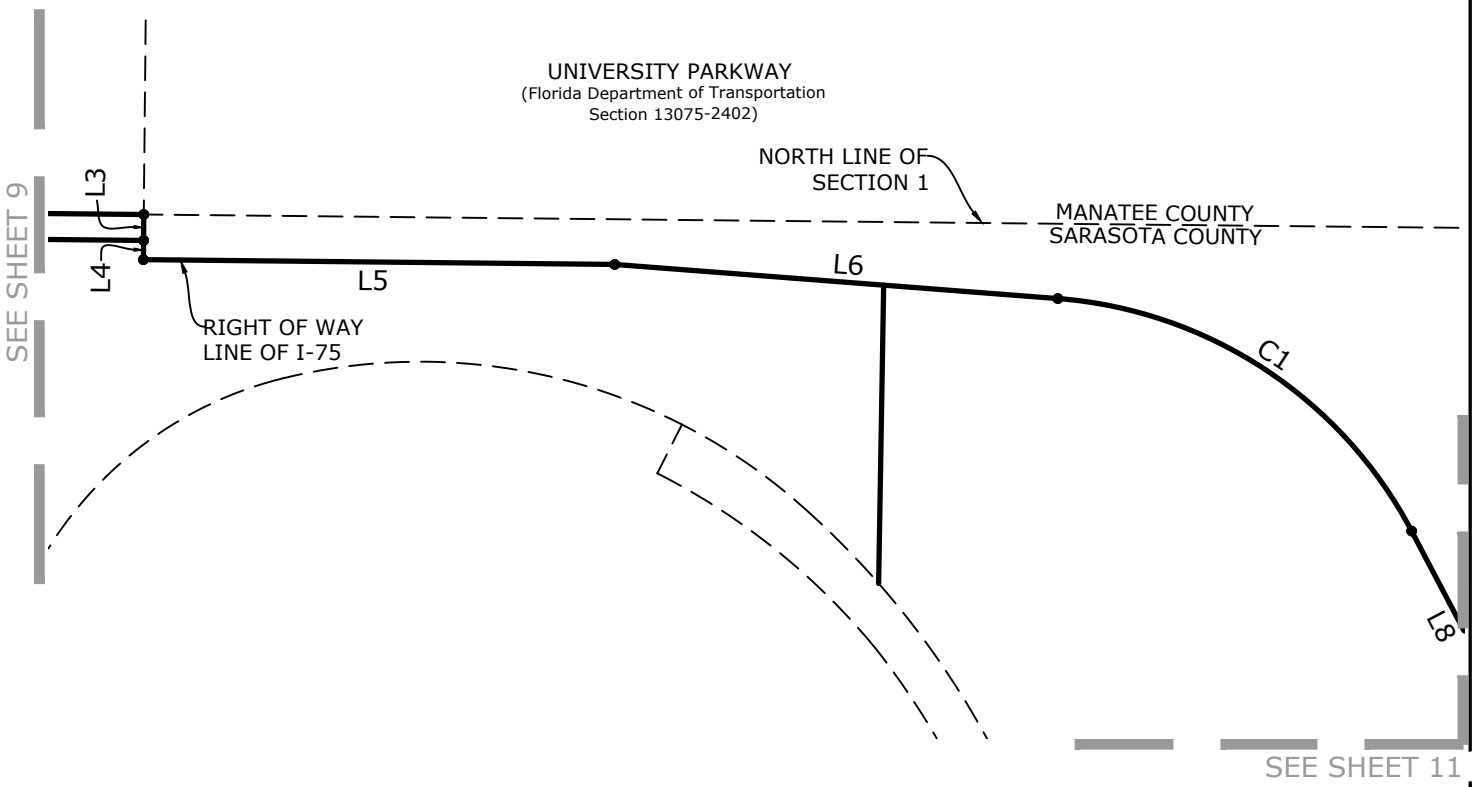
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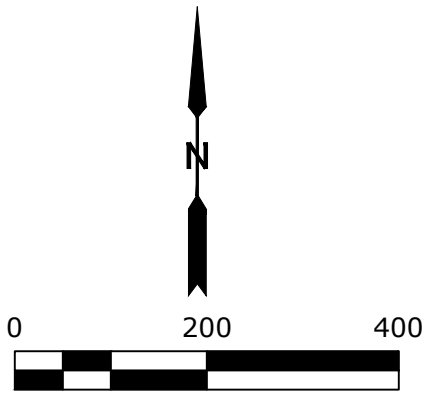
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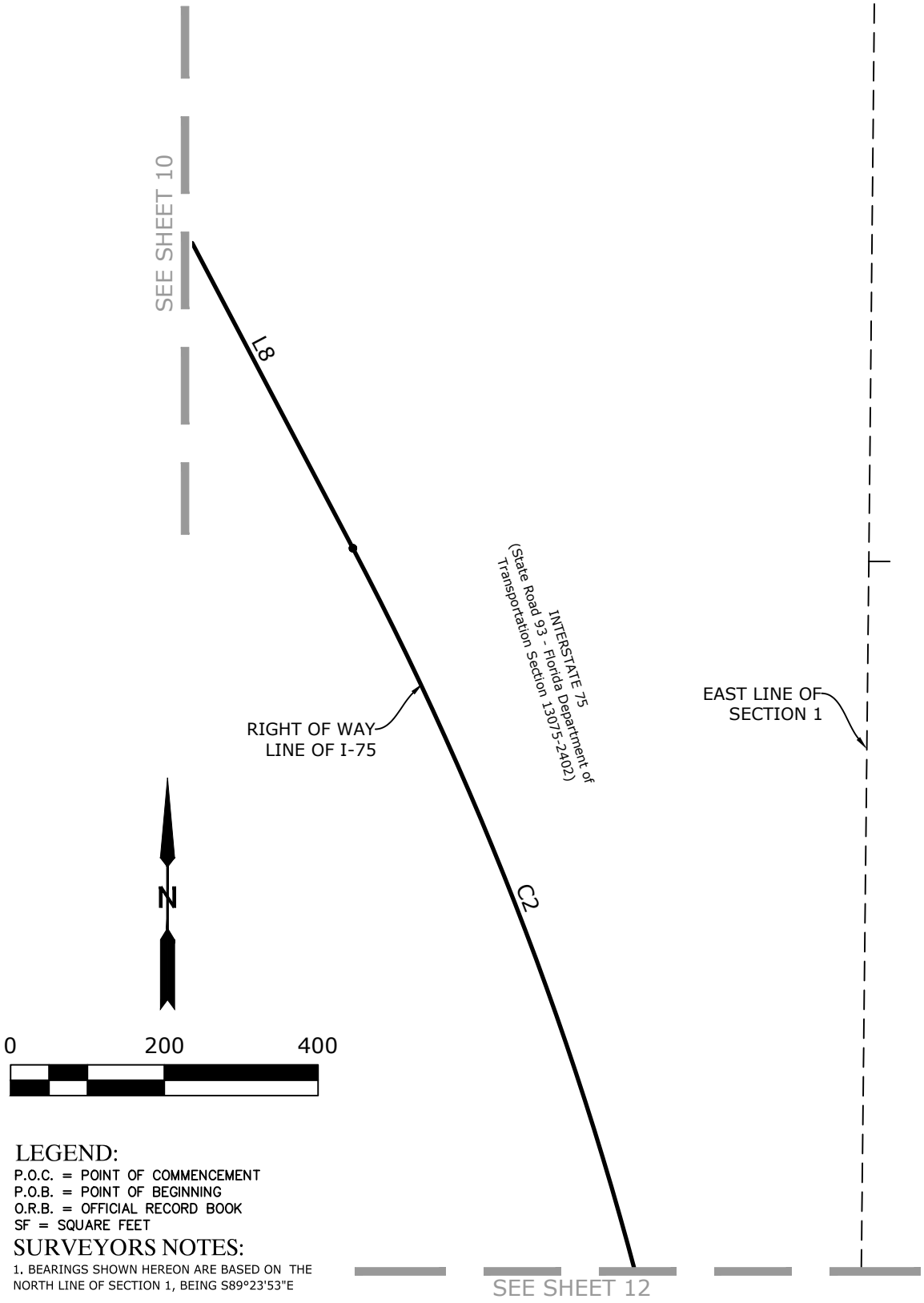
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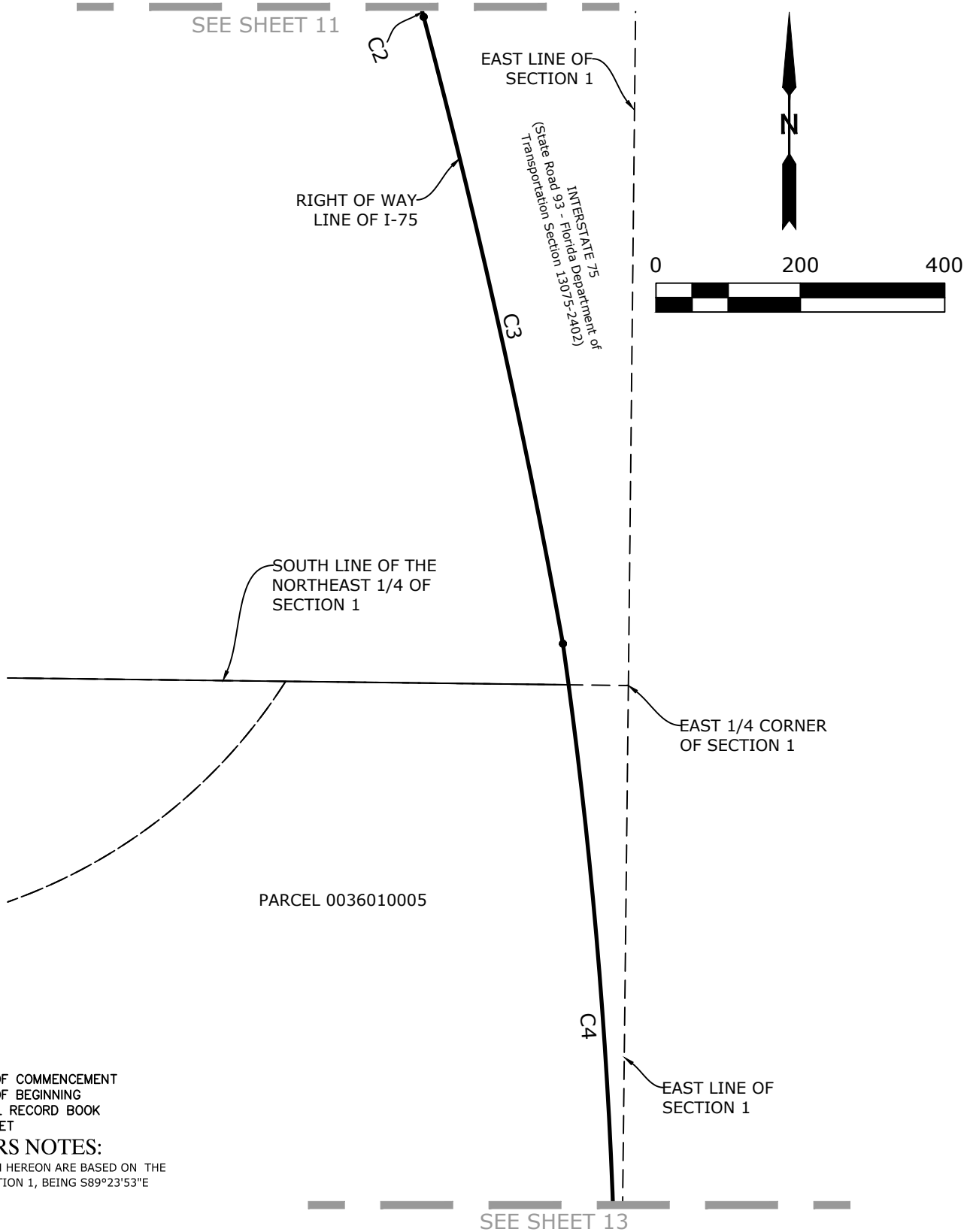
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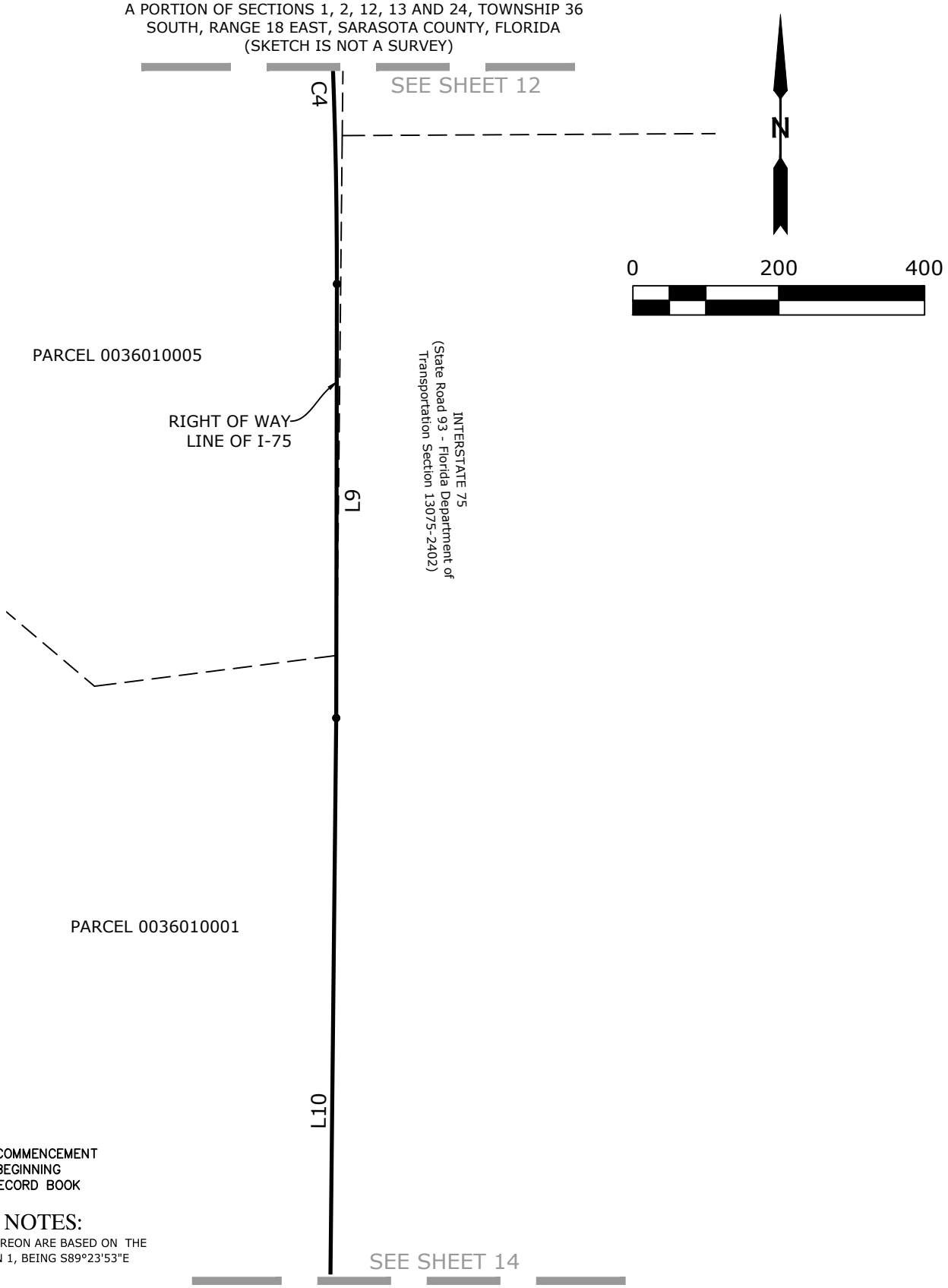
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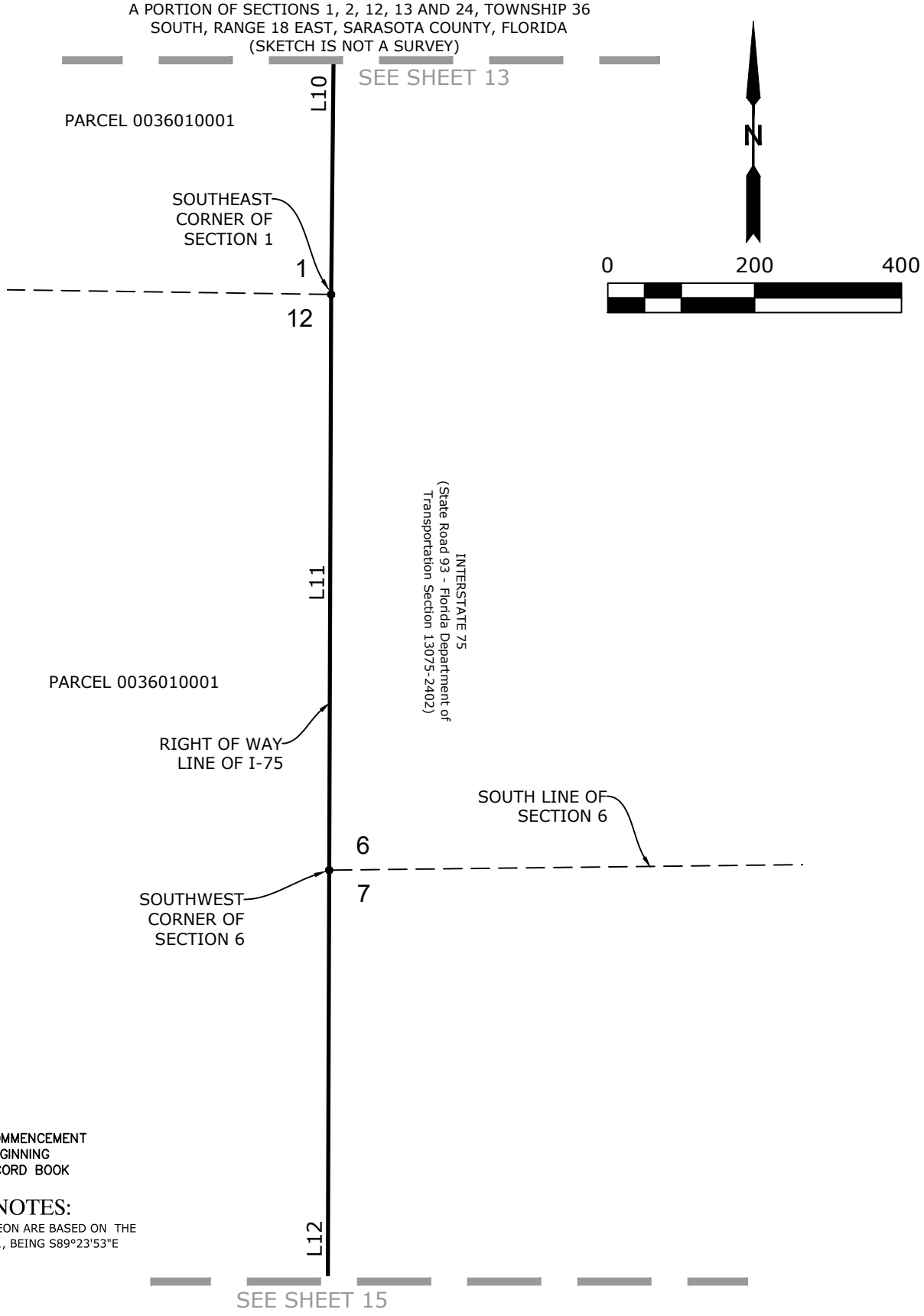
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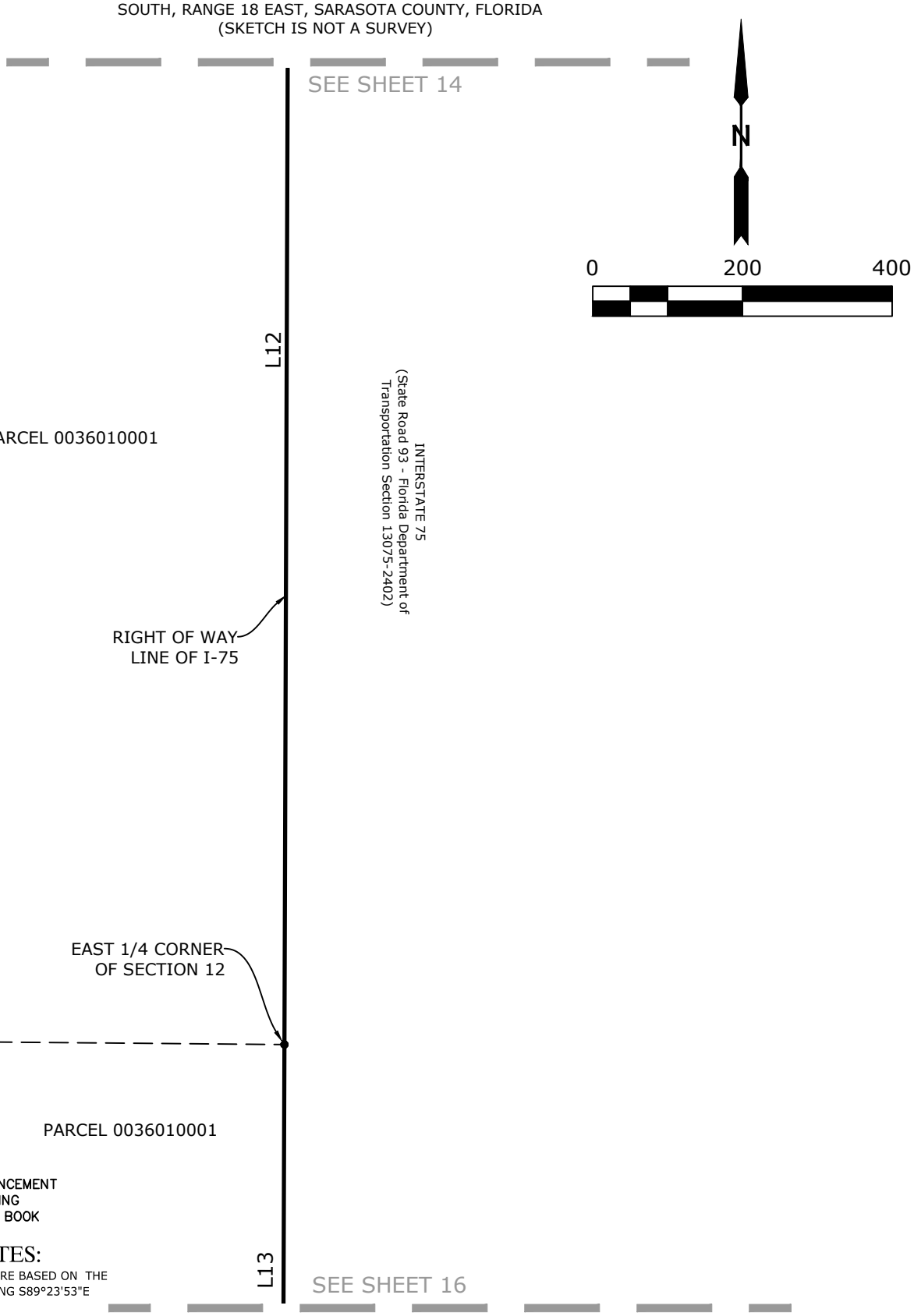
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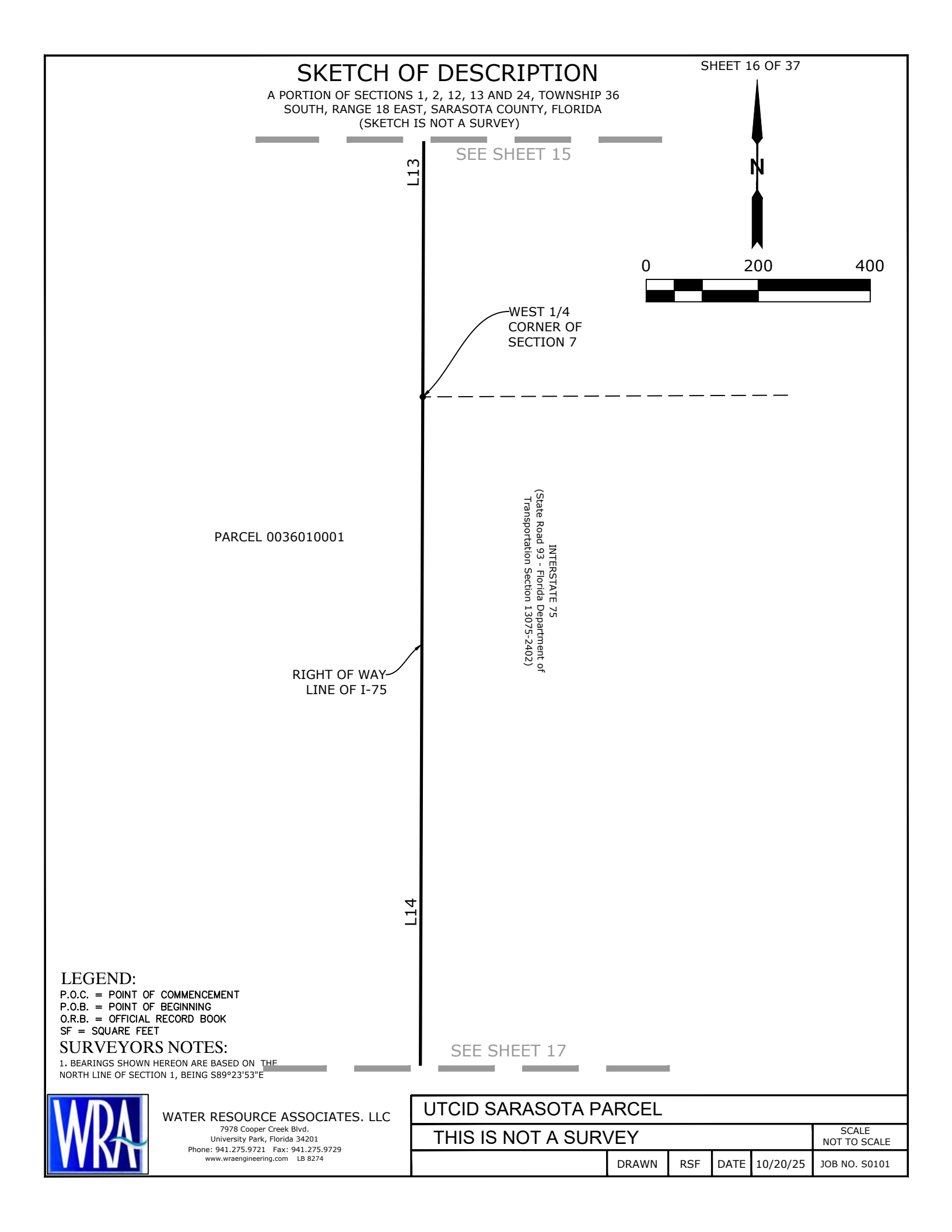
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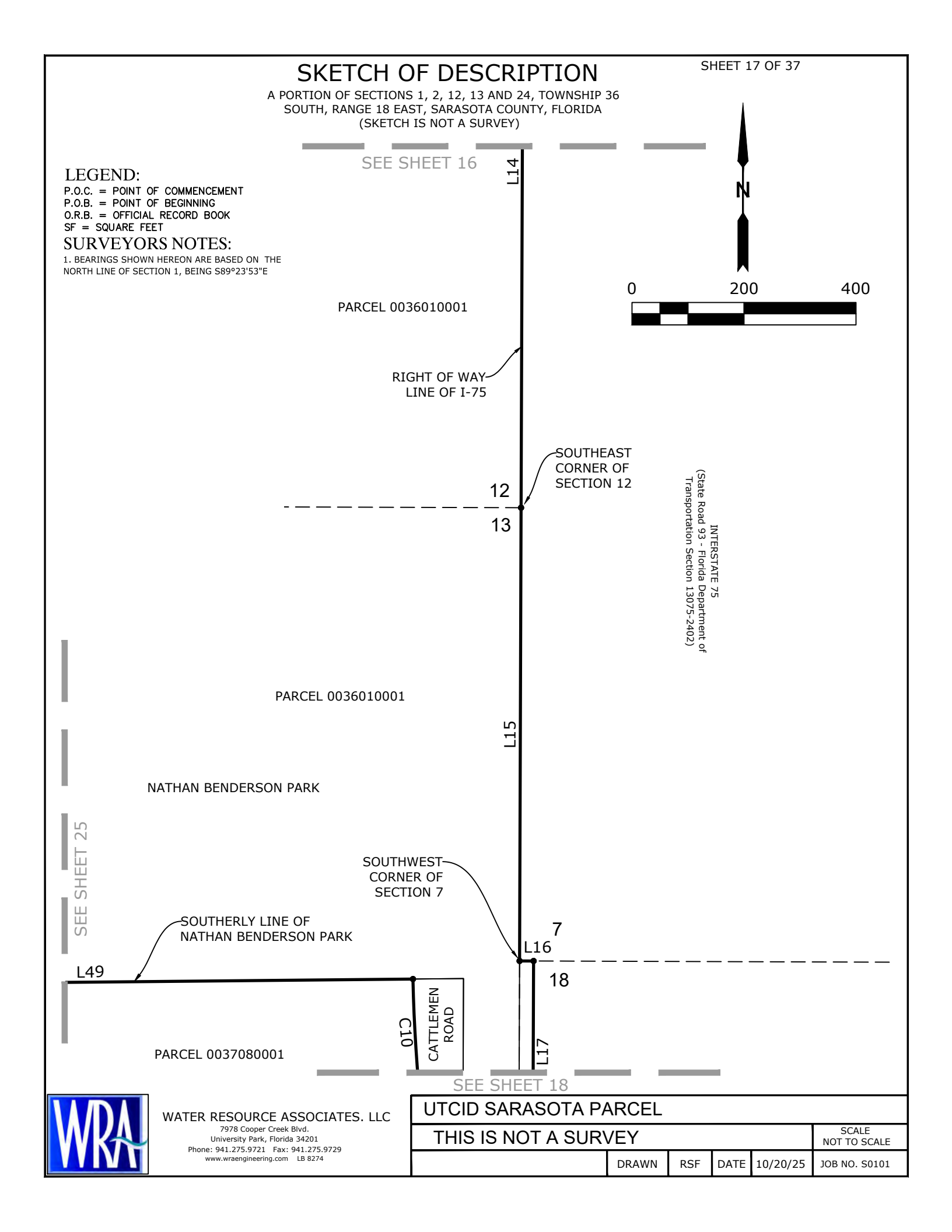
1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 1, BEING S89°23'53"E

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UTCID SARASOTA PARCEL					
THIS IS NOT A SURVEY					SCALE NOT TO SCALE
	DRAWN	RSF	DATE	10/20/25	JOB NO. S0101

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 12, 13 AND 24, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA
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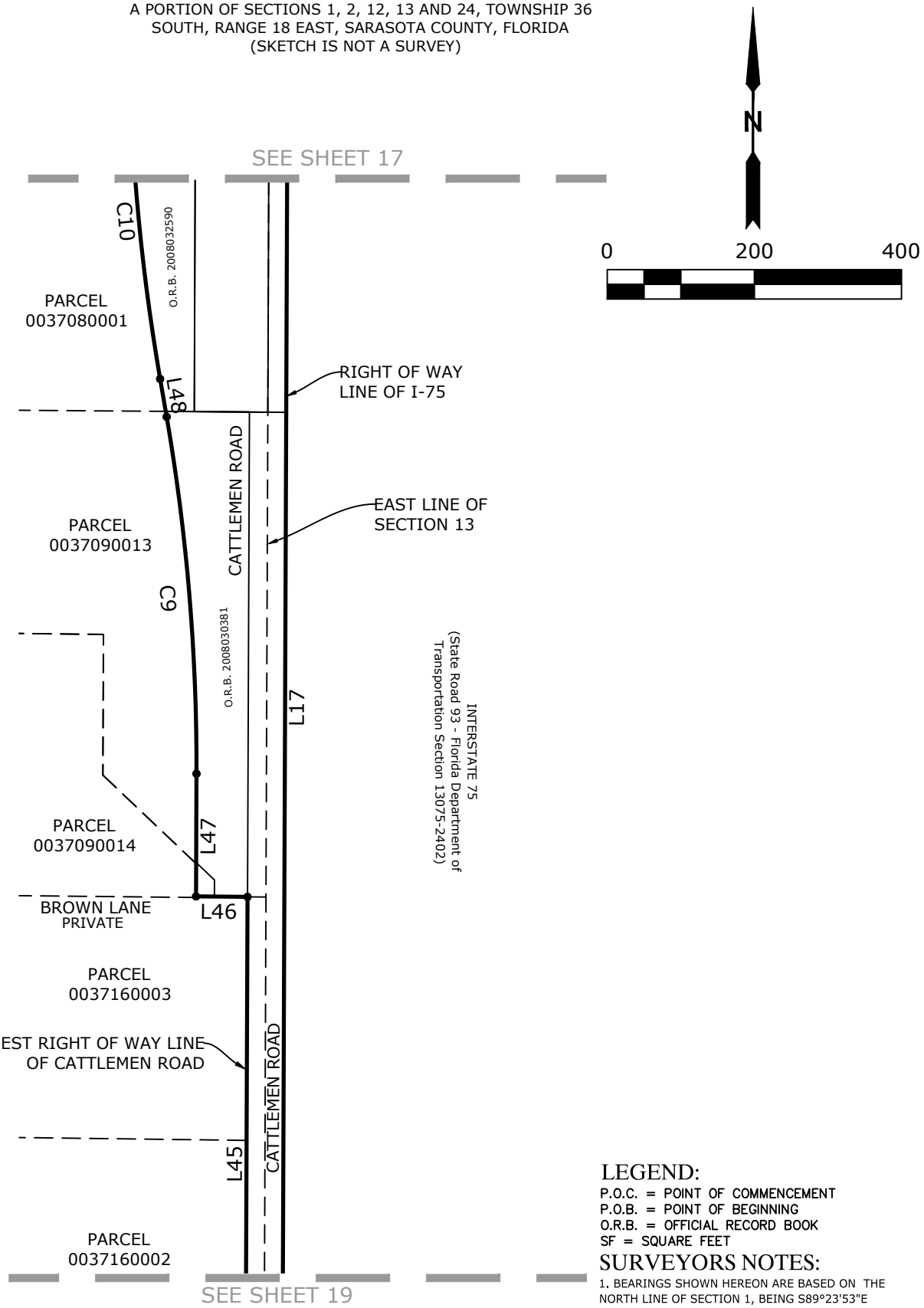
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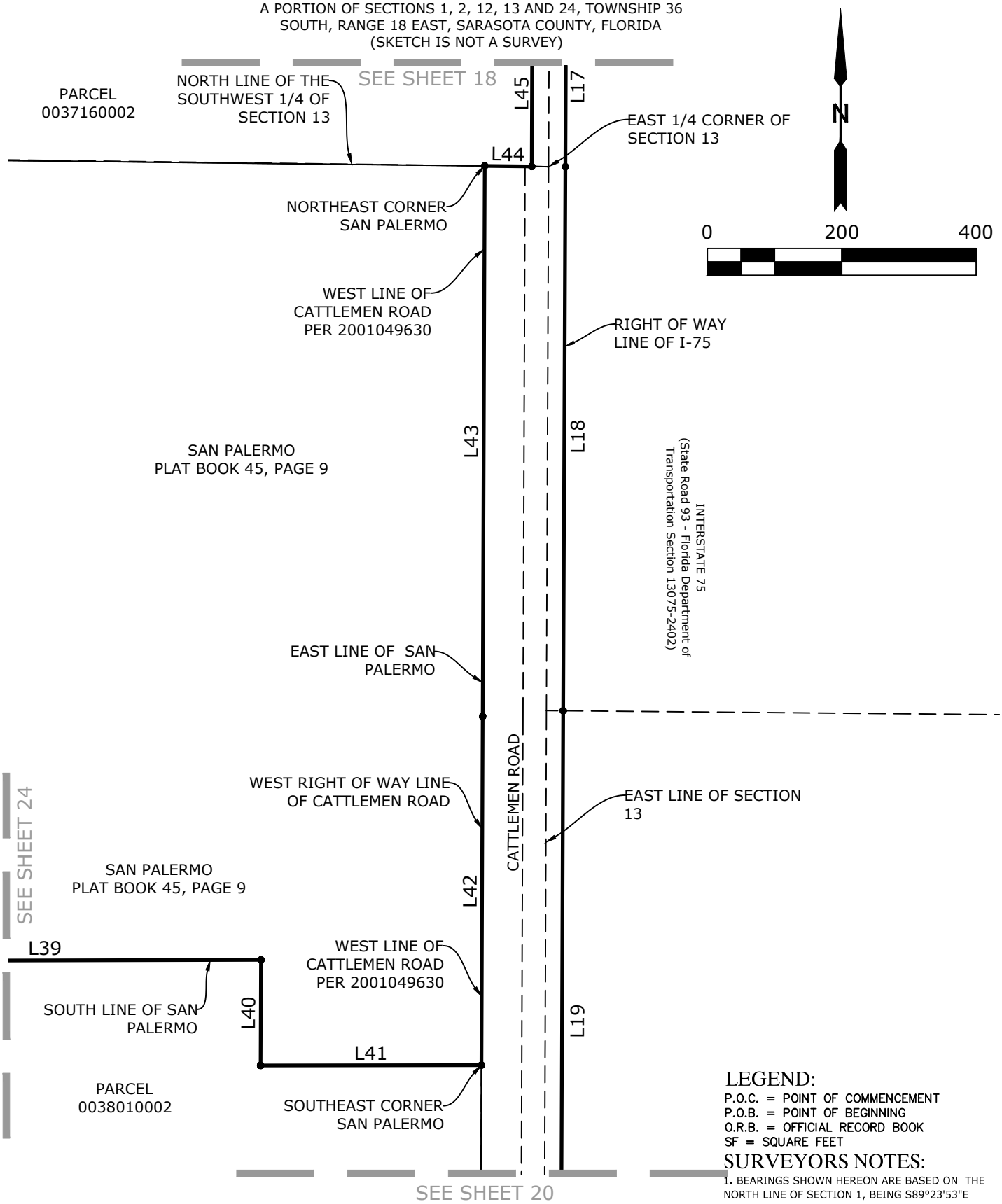
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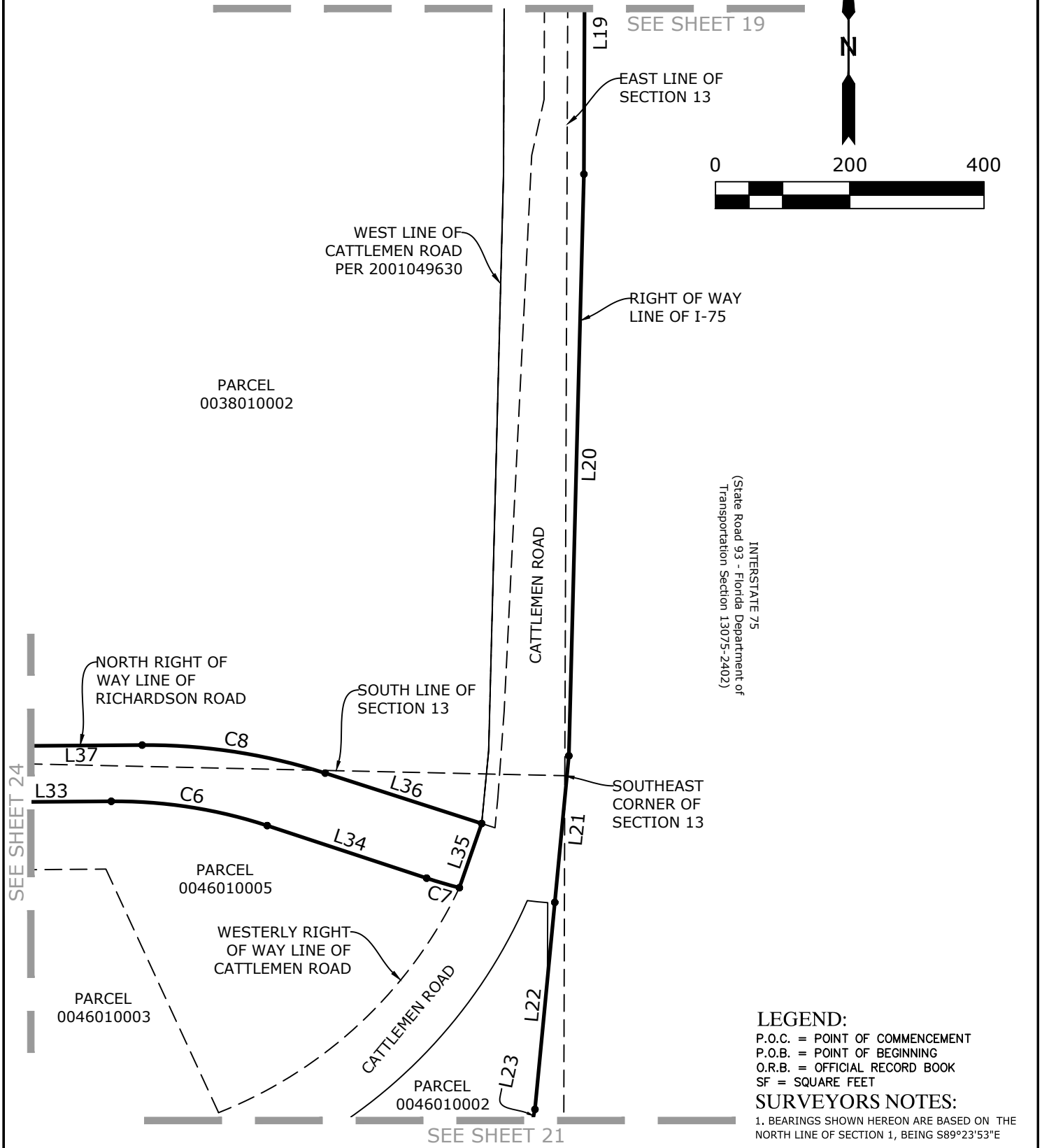
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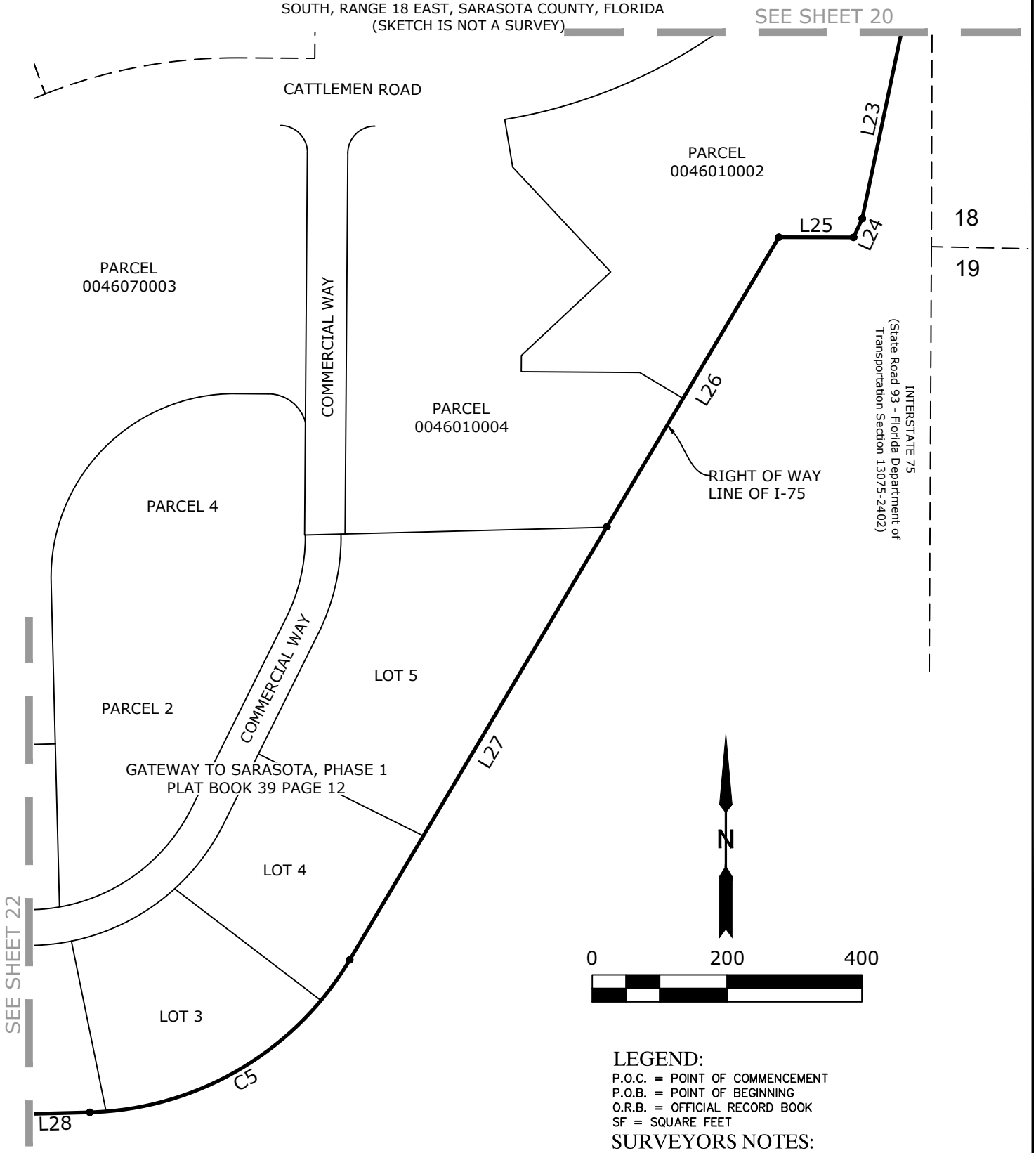
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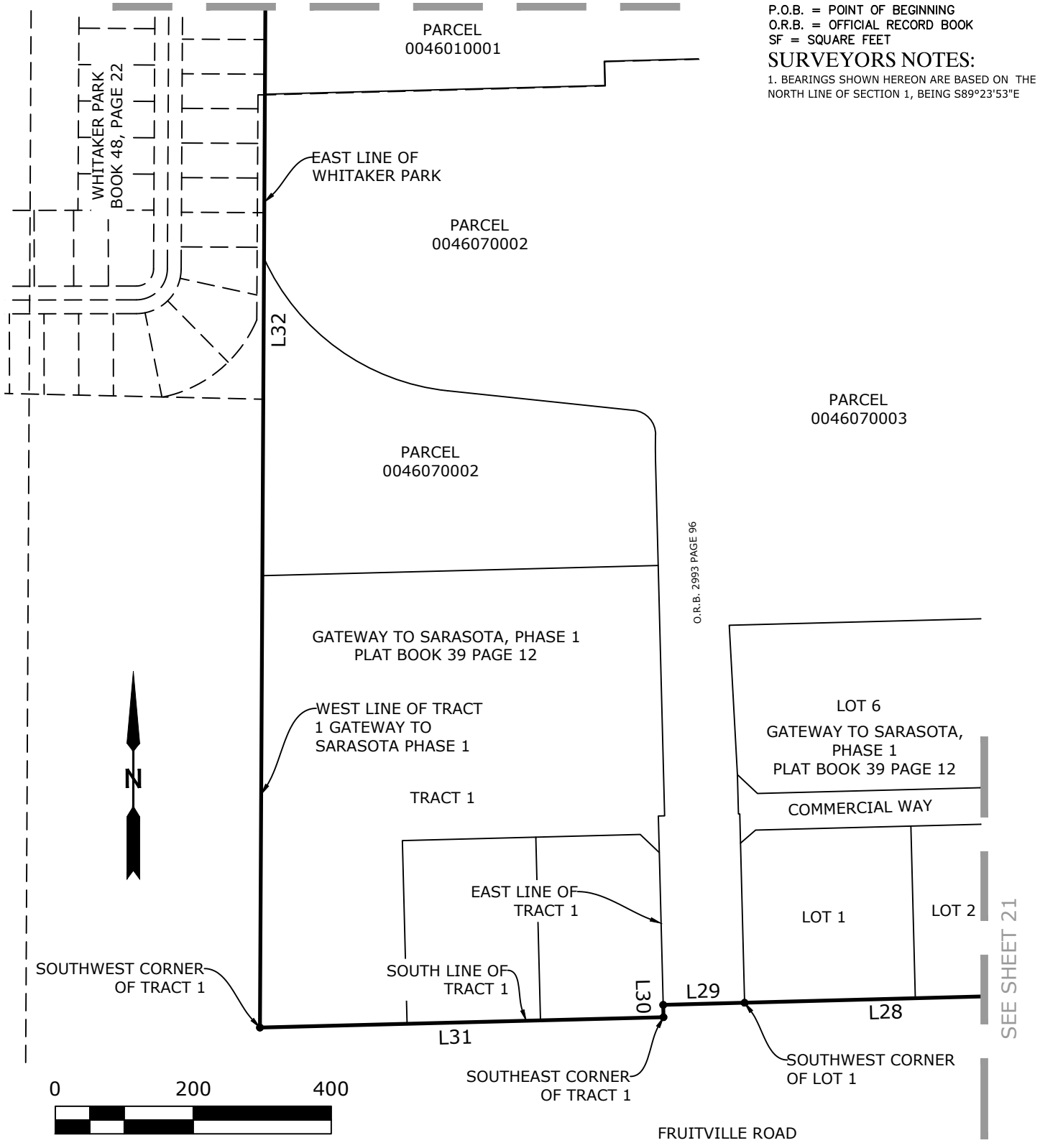
SEE SHEET 23

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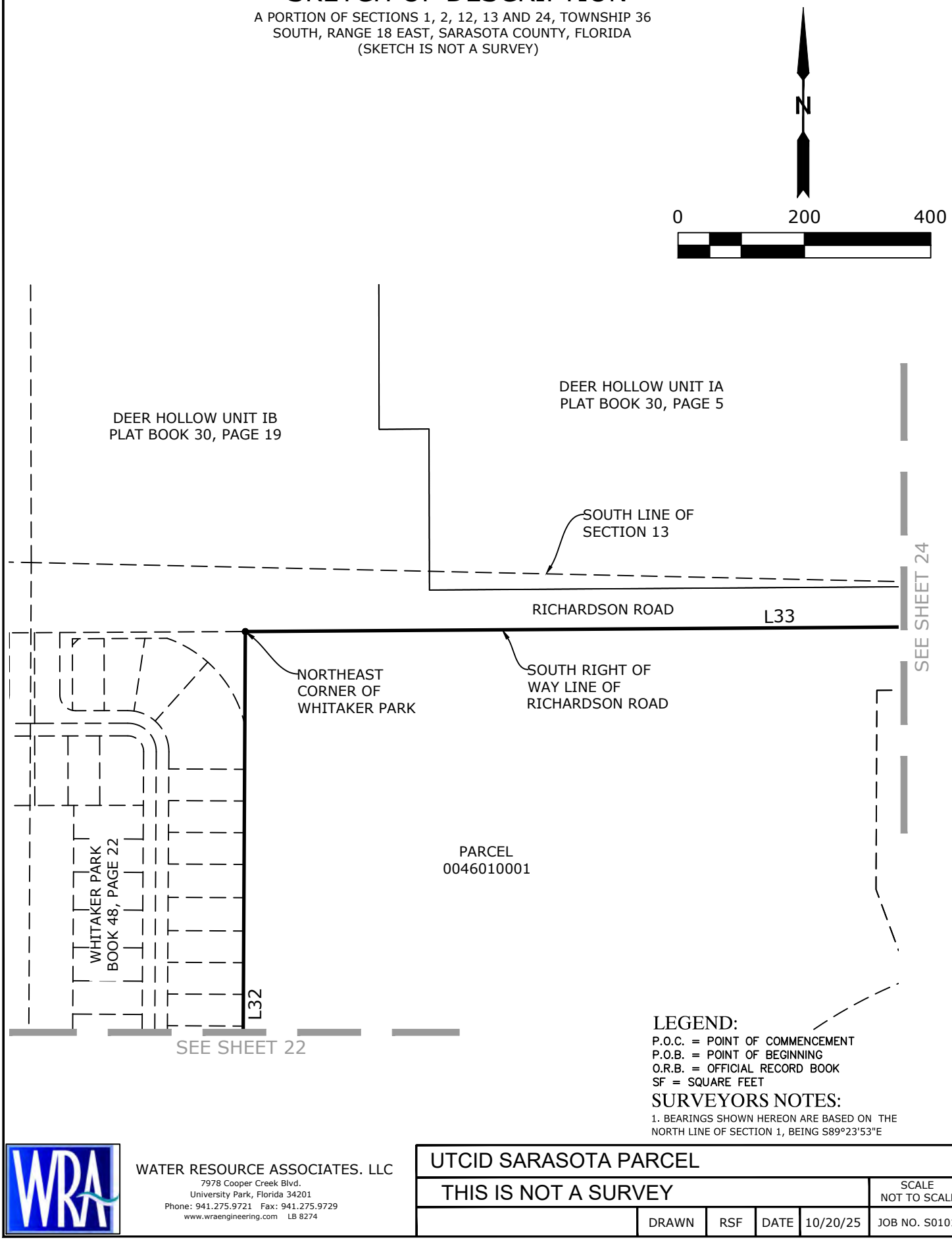


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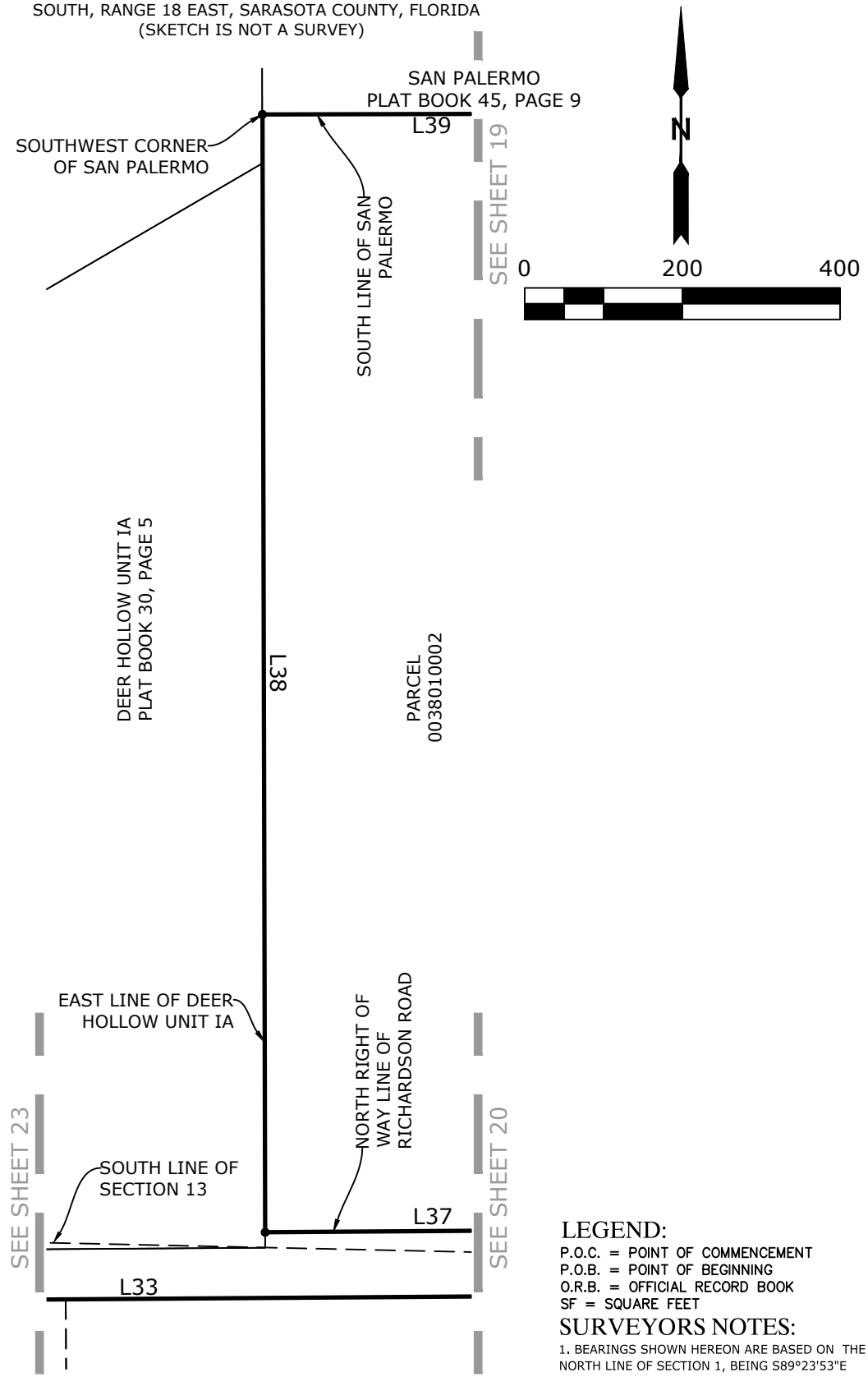
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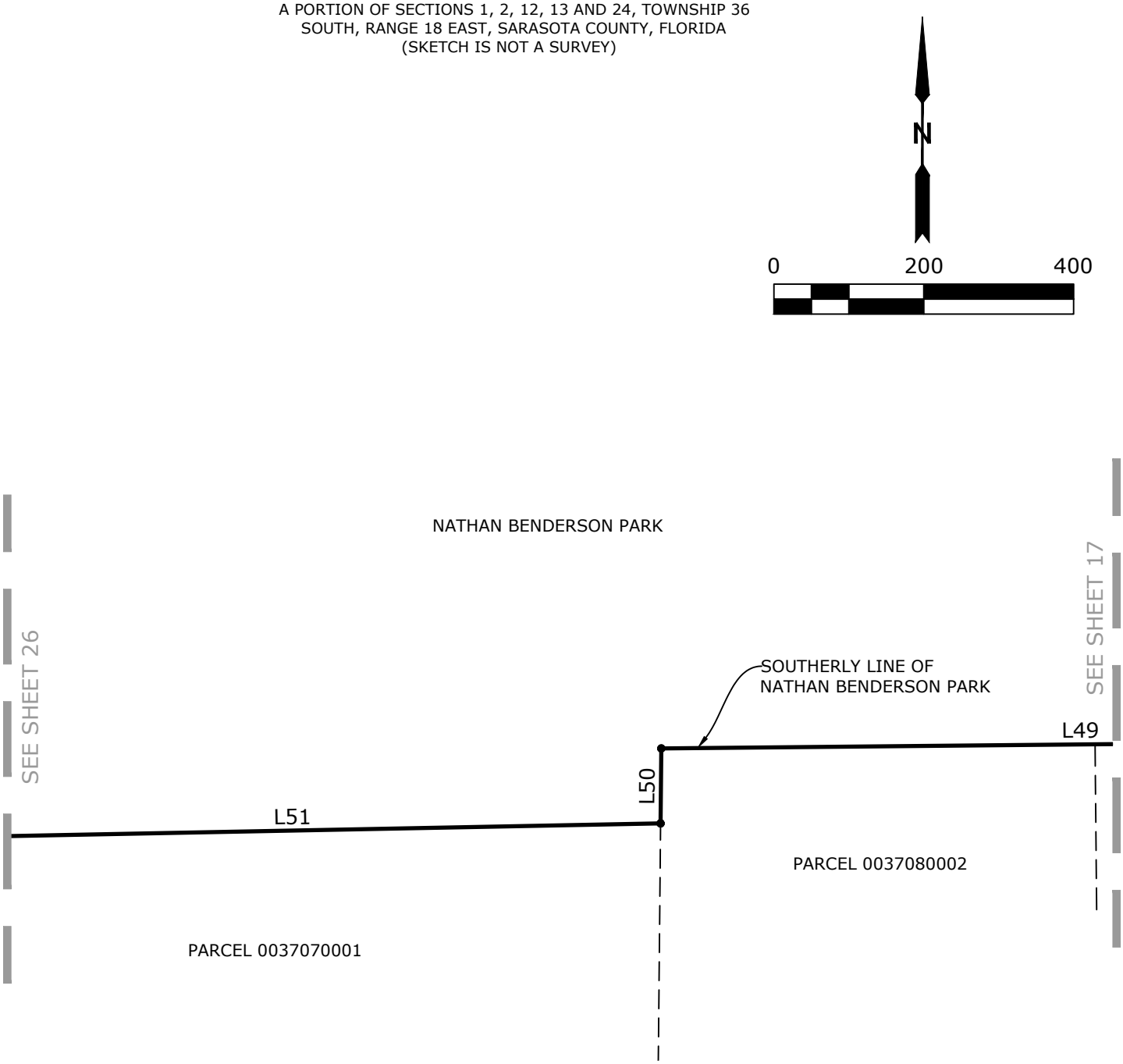
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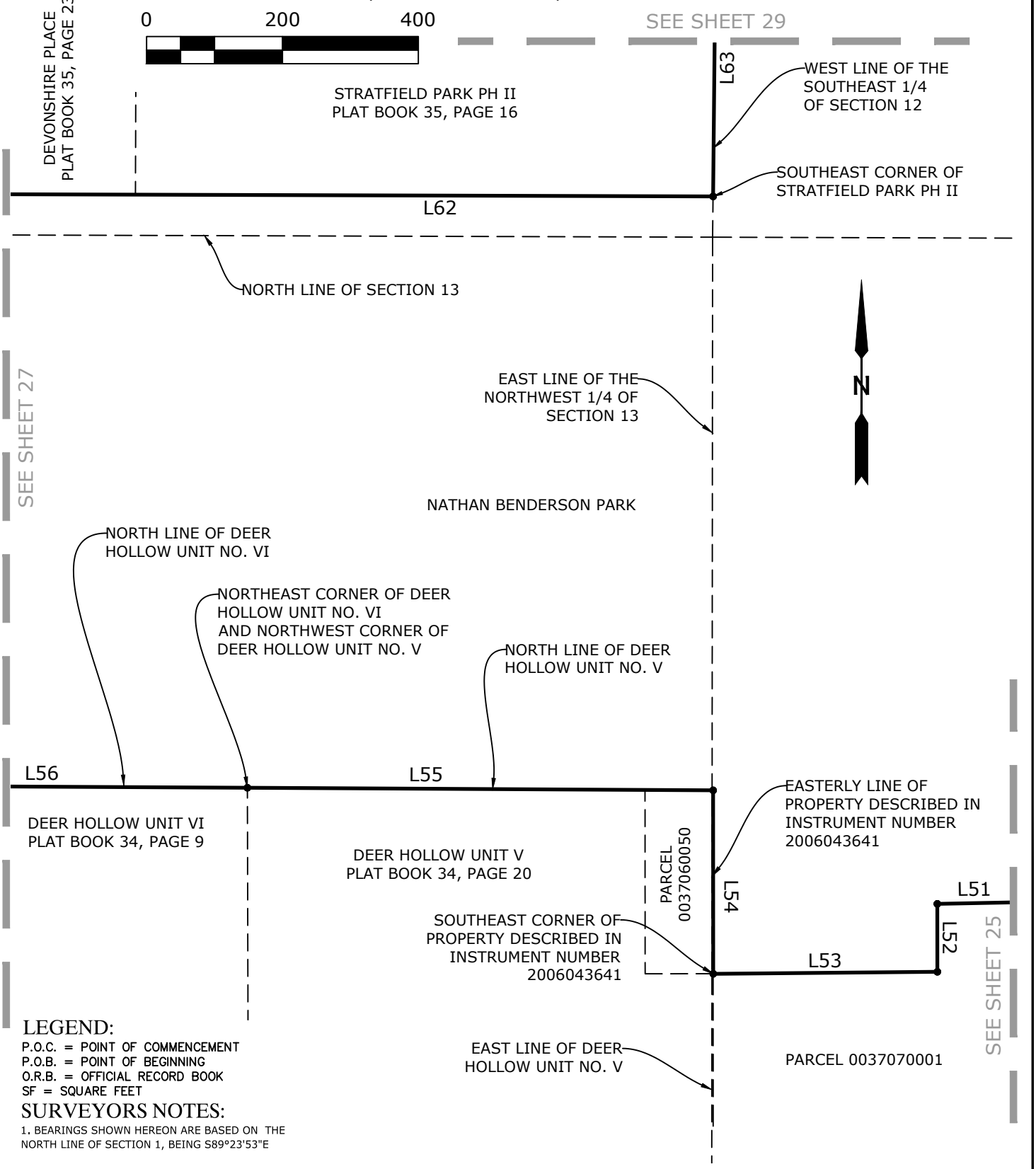
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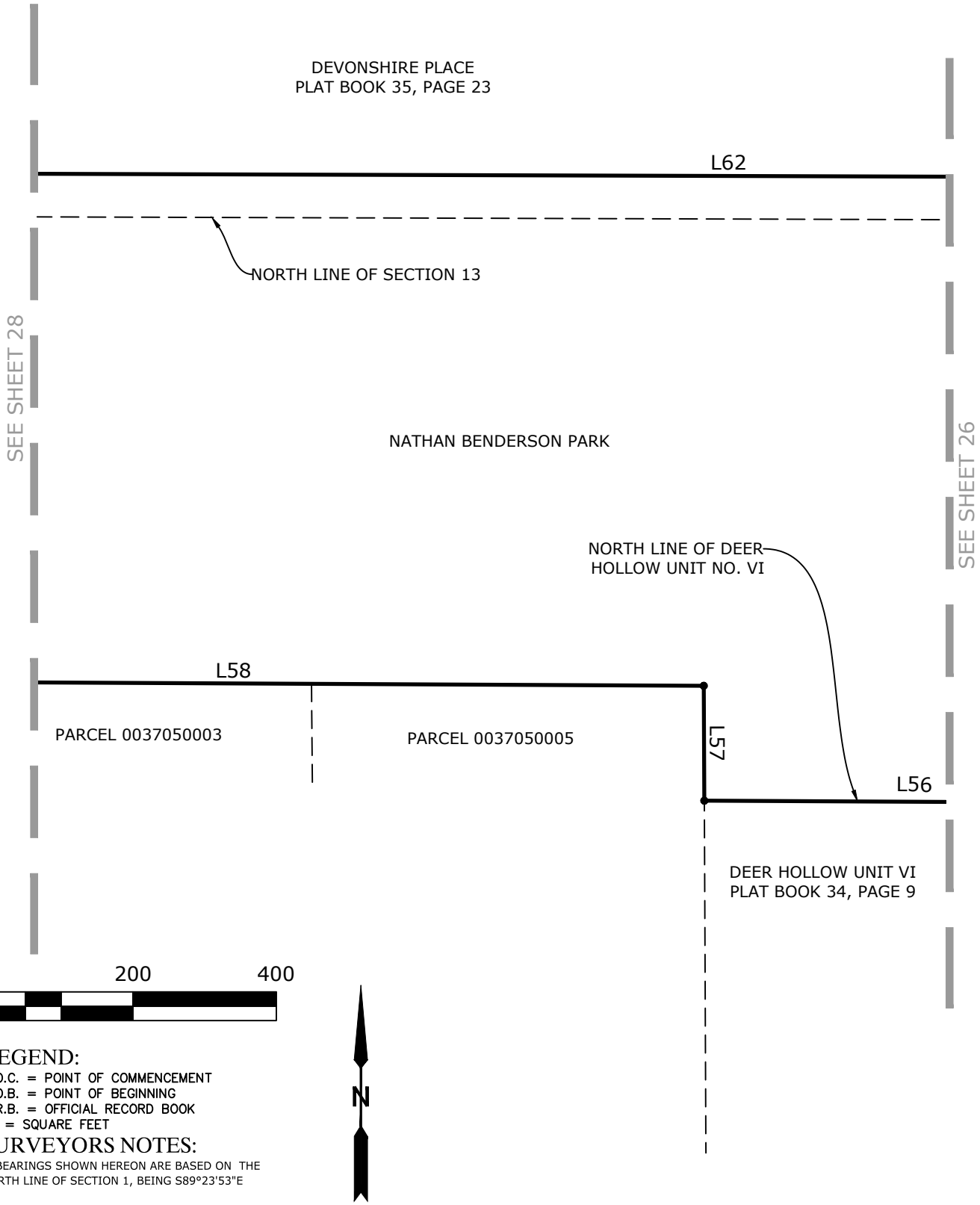
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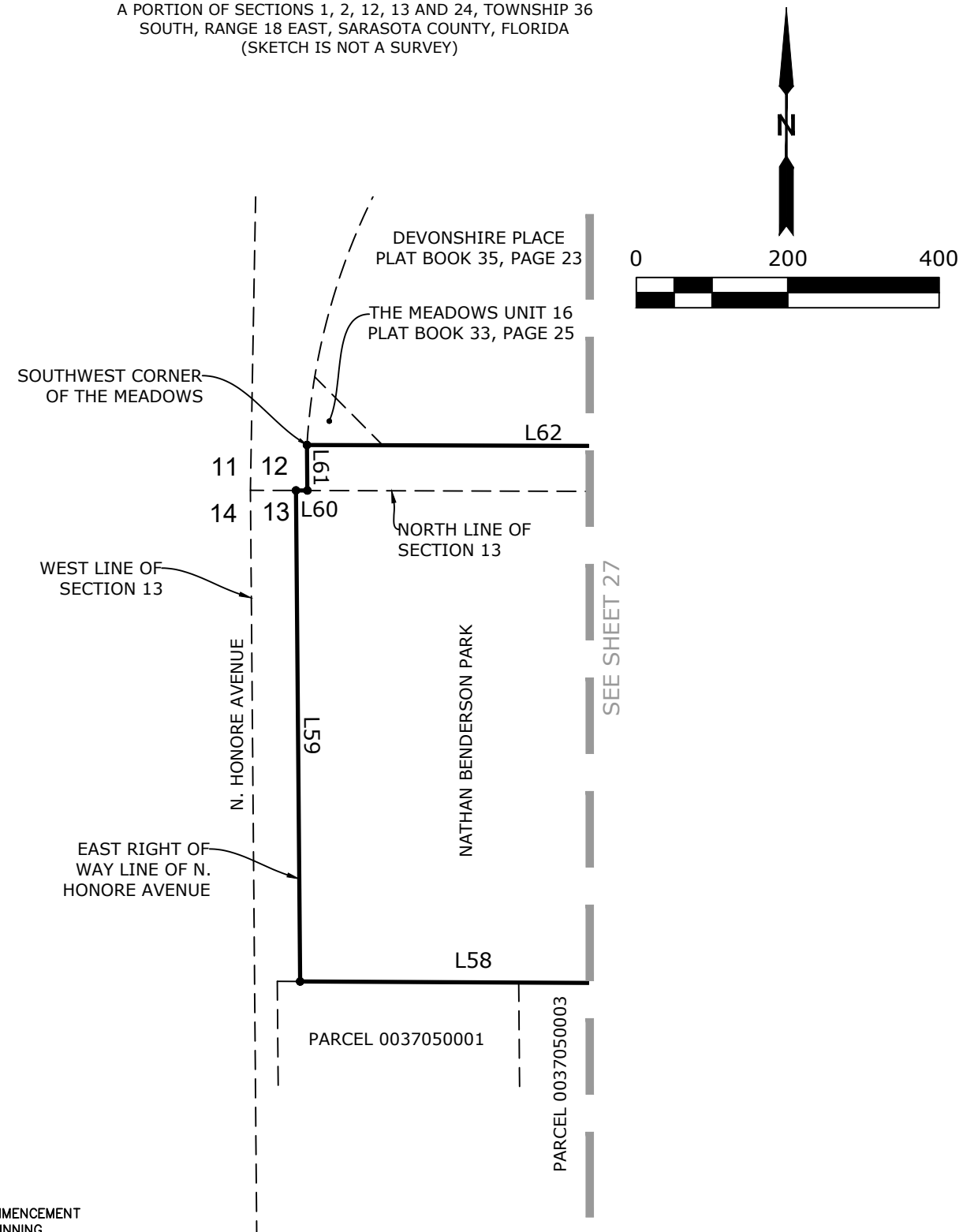
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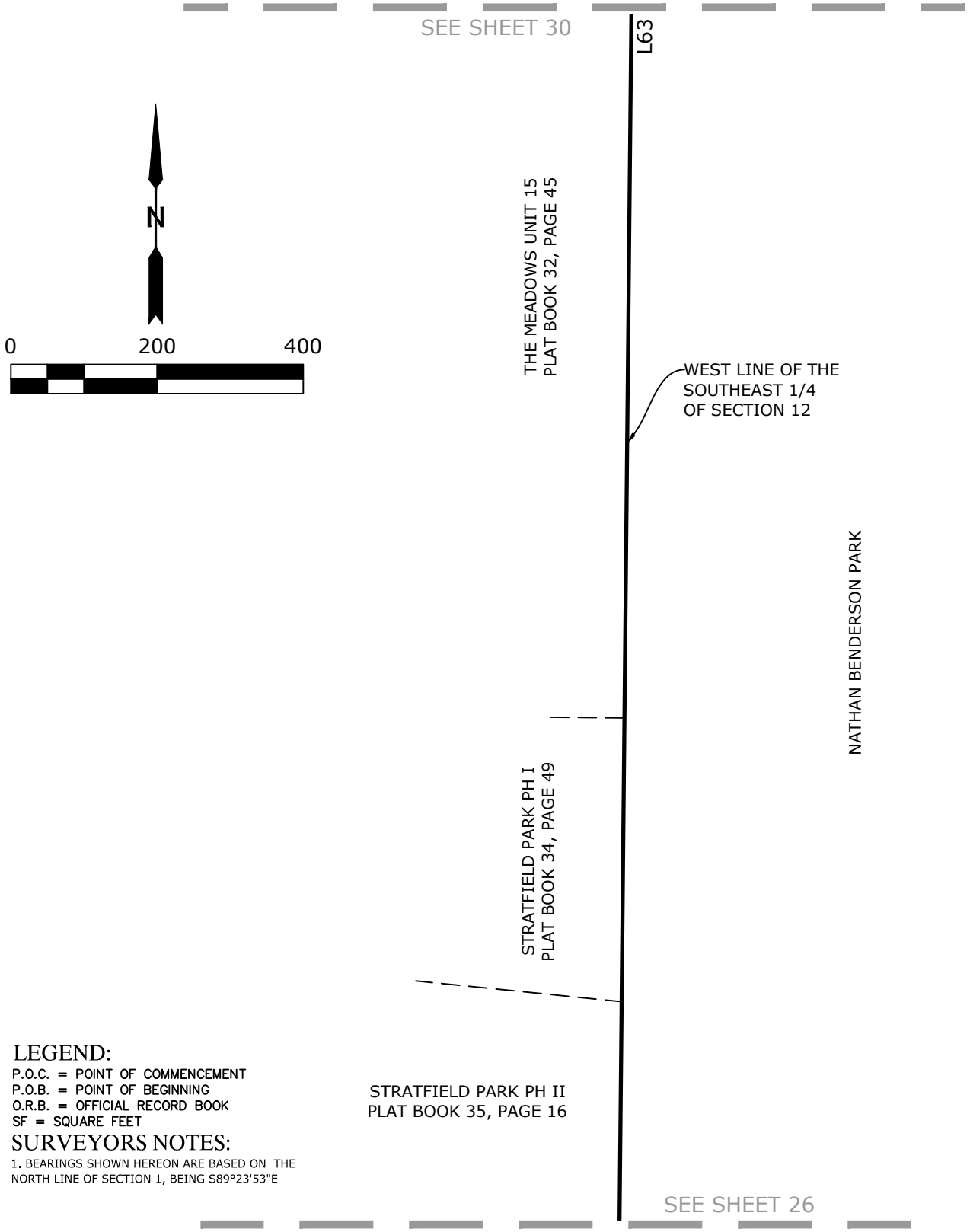
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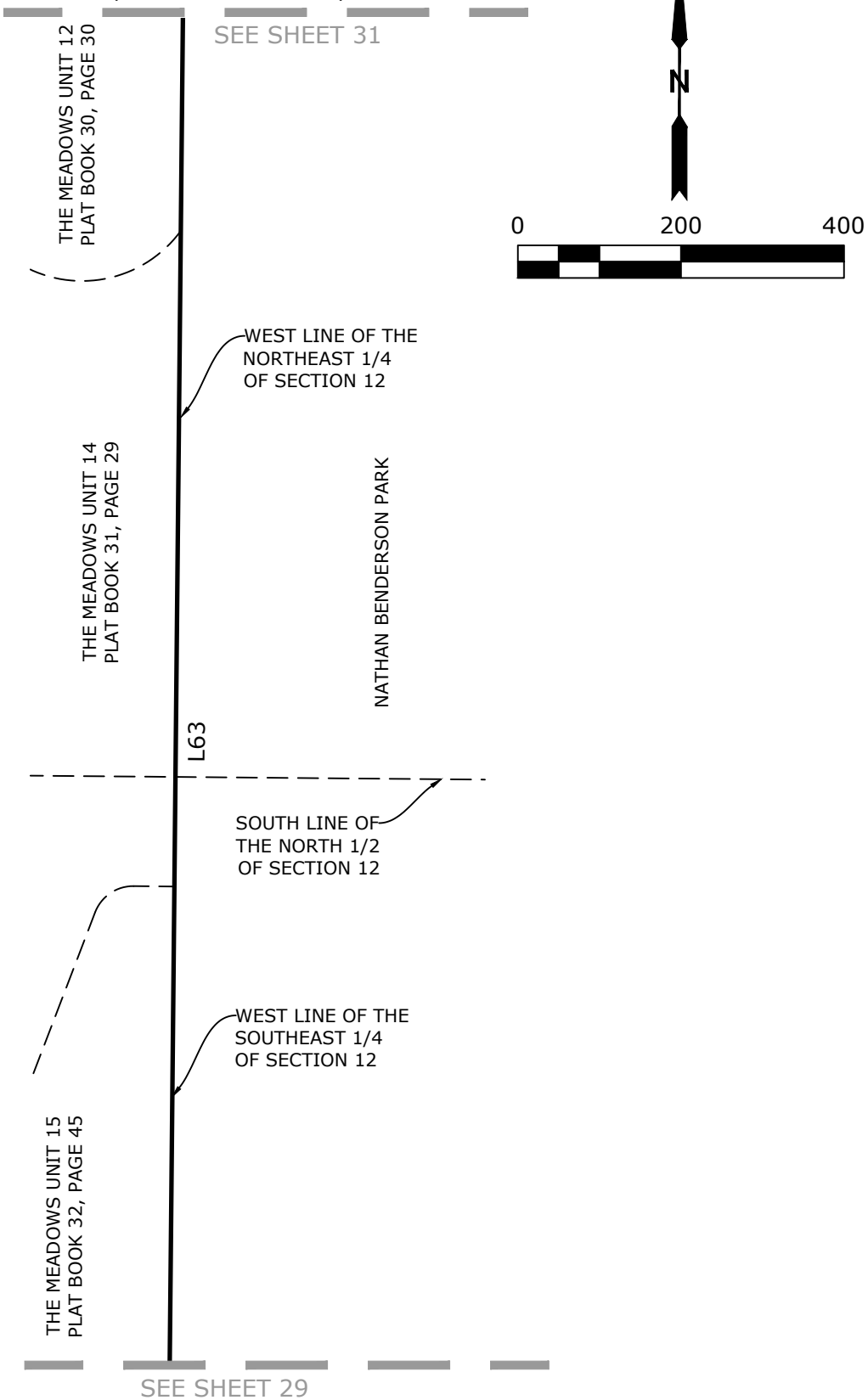
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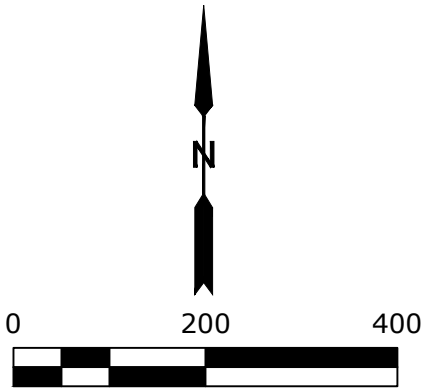
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SEE SHEET 32



WEST LINE OF THE NORTHEAST 1/4 OF SECTION 12

NATHAN BENDERSON PARK

THE MEADOWS UNIT 12
PLAT BOOK 30, PAGE 30

L63

SEE SHEET 30

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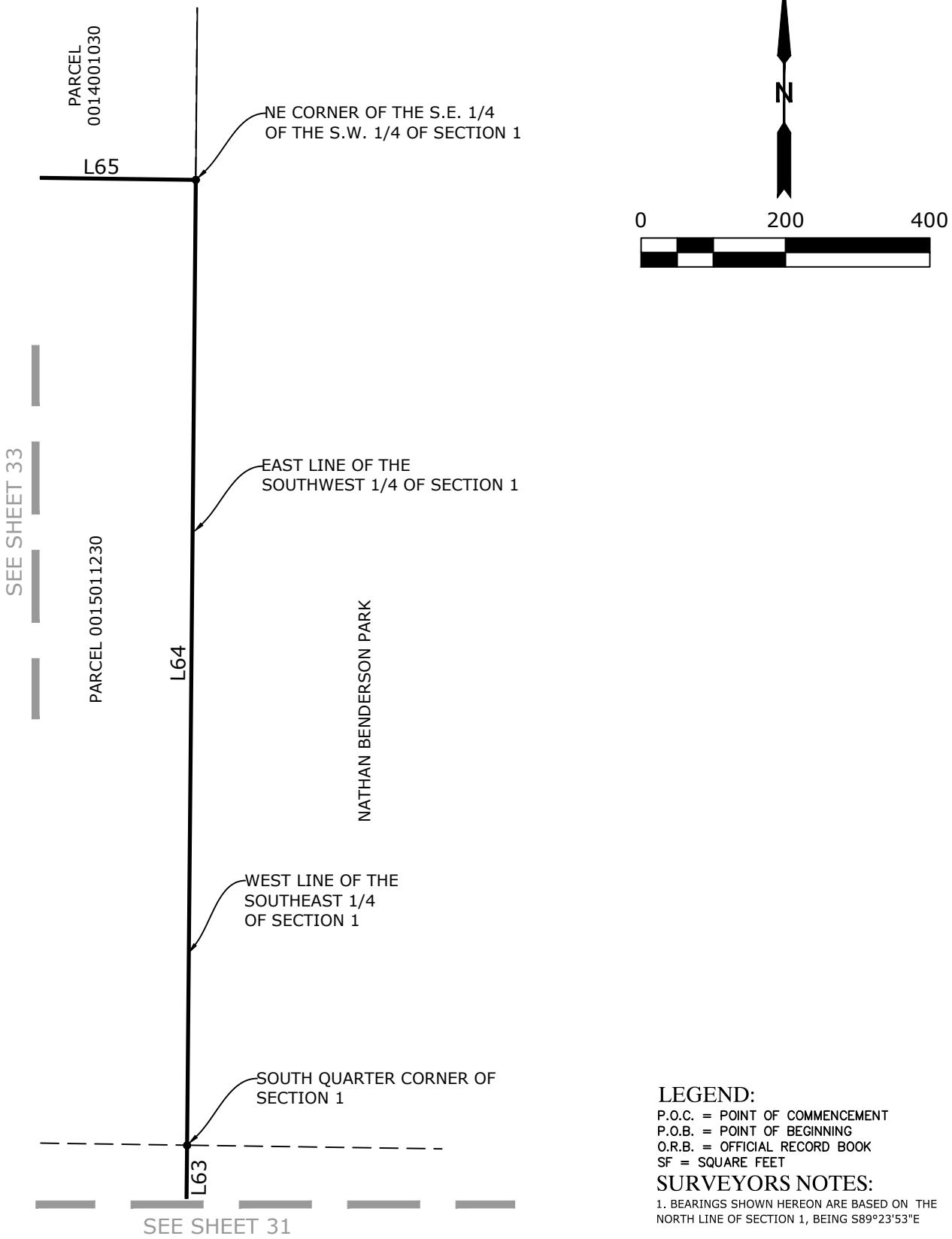
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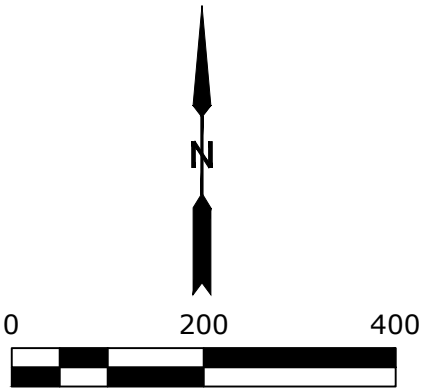
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PARCEL 0014001030

PARCEL 0014001030

SEE SHEET 34

SEE SHEET 32

NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST QUARTER OF SECTION 1

L65

PARCEL 0015011230

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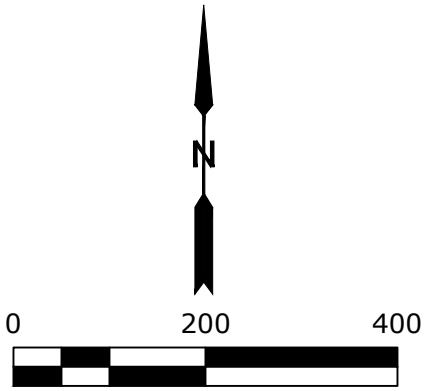
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SEE SHEET 35

N. HONORE AVENUE

L69

PARCEL 0015003000

PARCEL 0014001030

EAST LINE OF HONORE AVENUE

L68

L67

L66

L65

SEE SHEET 33

NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST QUARTER OF SECTION 1

PARCEL 0015011230

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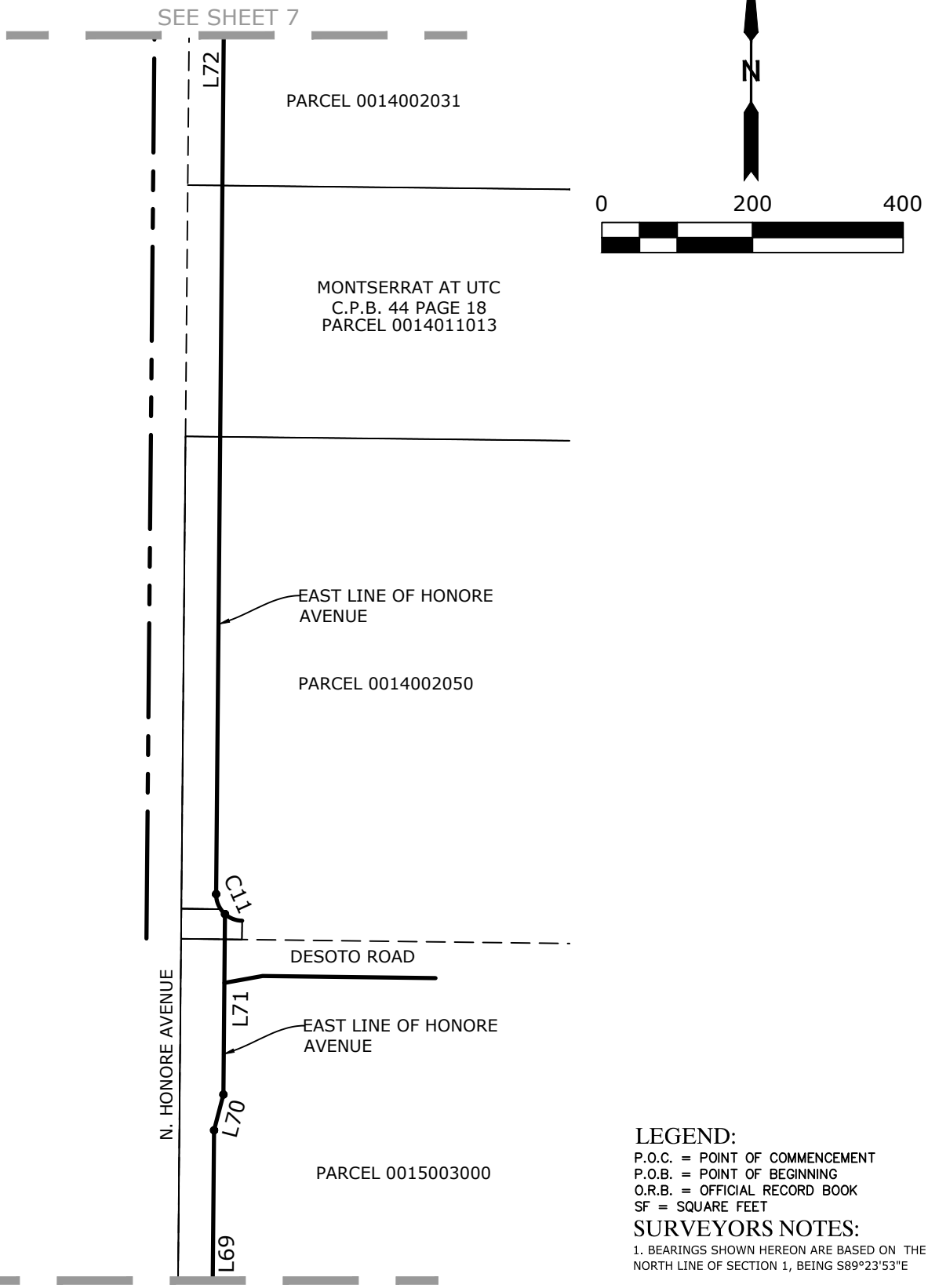
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SF = SQUARE FEET

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 1, BEING S89°23'53"E

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

UTCID SARASOTA PARCEL					
THIS IS NOT A SURVEY					SCALE NOT TO SCALE
	DRAWN	RSF	DATE	10/20/25	JOB NO. S0101

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 12, 13 AND 24, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LINE	BEARING	DISTANCE
L1	S 89°23'53" E	2705.83'
L2	S 89°25'07" E	441.01'
L3	S 00°19'15" W	27.07'
L4	S 00°35'18" W	19.93'
L5	S 89°24'42" E	491.02'
L6	S 85°35'51" E	462.94'
L8	S 27°46'25" E	566.67'
L9	S 00°05'12" W	594.90'
L10	S 00°35'27" W	1076.59'
L11	S 00°11'42" W	783.81'
L12	S 00°11'26" W	1856.86'
L13	S 00°12'28" W	802.20'
L14	S 00°12'27" W	1838.46'
L15	S 00°11'26" W	809.32'
L16	S 89°48'25" E	25.00'
L17	S 00°13'22" W	1833.27'
L18	S 00°13'51" W	809.57'
L19	S 00°12'44" W	936.16'
L20	S 01°28'49" W	866.39'
L21	S 05°28'49" W	219.30'
L22	S 05°28'49" W	309.52'
L23	S 11°52'47" W	294.54'
L24	S 24°28'46" W	30.73'
L25	N 89°51'47" W	110.87'
L26	S 30°42'52" W	499.12'
L27	S 30°42'52" W	746.86'
L28	S 88°29'06" W	426.17'
L29	S 88°29'06" W	118.01'
L30	S 01°28'17" E	17.91'
L31	S 88°31'43" W	585.08'
L32	N 00°18'12" E	2107.53'
L33	N 89°36'06" E	1692.47'
L34	S 71°45'22" E	250.04'
L35	N 19°08'29" E	101.18'
L36	N 72°09'38" W	244.89'
L37	S 89°35'28" W	426.49'
L38	N 00°08'26" W	1417.17'
L39	N 89°51'34" E	641.75'
L40	S 00°12'17" W	157.17'
L41	N 89°54'09" E	328.46'
L42	N 00°12'17" E	518.74'
L43	N 00°13'01" E	819.26'
L44	S 89°20'24" E	69.91'
L45	N 00°13'21" E	662.07'

LINE	BEARING	DISTANCE
L46	N 89°26'46" W	69.95'
L47	N 00°12'38" E	166.76'
L48	N 09°47'13" W	52.28'
L49	S 89°27'01" W	1223.82'
L50	S 00°33'03" W	100.00'
L51	S 88°53'04" W	982.23'
L52	S 00°03'03" E	100.00'
L53	S 89°29'06" W	329.89'
L54	N 00°02'26" W	270.11'
L55	N 89°41'17" W	685.53'
L56	N 89°41'27" W	685.40'
L57	N 00°16'06" W	160.11'
L58	N 89°42'44" W	1310.71'
L59	N 00°29'01" W	648.48'
L60	S 89°49'20" E	15.00'
L61	N 00°29'01" W	60.00'
L62	S 89°49'20" E	2673.35'
L63	N 00°33'48" E	5251.19'
L64	N 00°31'10" E	1336.87'
L65	N 89°14'52" W	2447.68'
L66	N 00°30'14" E	35.72'
L67	N 53°37'49" W	186.41'
L68	S 59°21'24" W	71.20'
L69	N 00°30'14" E	973.13'
L70	N 14°40'08" E	49.04'
L71	N 00°30'14" E	239.64'
L72	N 00°30'27" E	2402.49'
L73	N 89°23'59" W	92.00'
L74	S 00°31'03" W	334.73'
L75	S 15°21'39" W	52.70'
L76	S 00°31'03" W	100.40'
L77	N 89°28'57" W	6.50'
L78	S 00°31'03" W	38.91'
L79	N 89°28'57" W	44.09'
L80	N 89°28'57" W	111.31'
L81	S 62°48'22" W	136.88'
L82	N 89°28'57" W	156.75'
L83	N 00°30'01" E	170.75'
L84	N 89°20'07" W	304.86'
L85	N 89°33'04" W	15.00'
L86	N 00°26'56" E	0.11'
L87	N 89°20'43" W	319.86'
L88	N 89°34'10" W	25.00'
L89	N 00°25'50" E	664.43'
L90	S 89°27'05" E	1330.34'

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UTCID SARASOTA PARCEL

THIS IS NOT A SURVEY

SCALE NOT TO SCALE

DRAWN	RSF	DATE	10/20/25	JOB NO. S0101

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 12, 13 AND 24, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	456.00'	460.20'	440.92'	S 56°41'08" E	57°49'26"
C2	4489.66'	1014.76'	1012.60'	S 21°17'55" E	12°57'00"
C3	11083.95'	890.04'	889.80'	S 12°31'24" E	4°36'03"
C4	7509.45'	1069.03'	1068.13'	S 03°59'41" E	8°09'23"
C5	462.74'	466.57'	447.06'	S 59°35'59" W	57°46'14"
C6	729.87'	236.10'	235.07'	S 81°09'19" E	18°32'02"
C7	658.06'	50.80'	50.79'	S 73°44'15" E	4°25'24"
C8	869.34'	276.88'	275.71'	N 81°17'05" W	18°14'54"
C9	2799.35'	487.42'	486.81'	N 04°46'39" W	9°58'35"
C10	2933.52'	436.90'	436.50'	N 05°31'13" W	8°32'00"
C11	35.00'	29.88'	28.98'	N 23°57'19" W	48°55'28"
C12	100.00'	49.61'	49.11'	S 76°18'16" W	28°25'35"
C13	100.00'	49.61'	49.11'	S 76°18'16" W	28°25'35"
C14	100.00'	48.37'	47.90'	S 76°39'43" W	27°42'41"
C15	50.67'	24.51'	24.27'	S 76°39'43" W	27°42'40"

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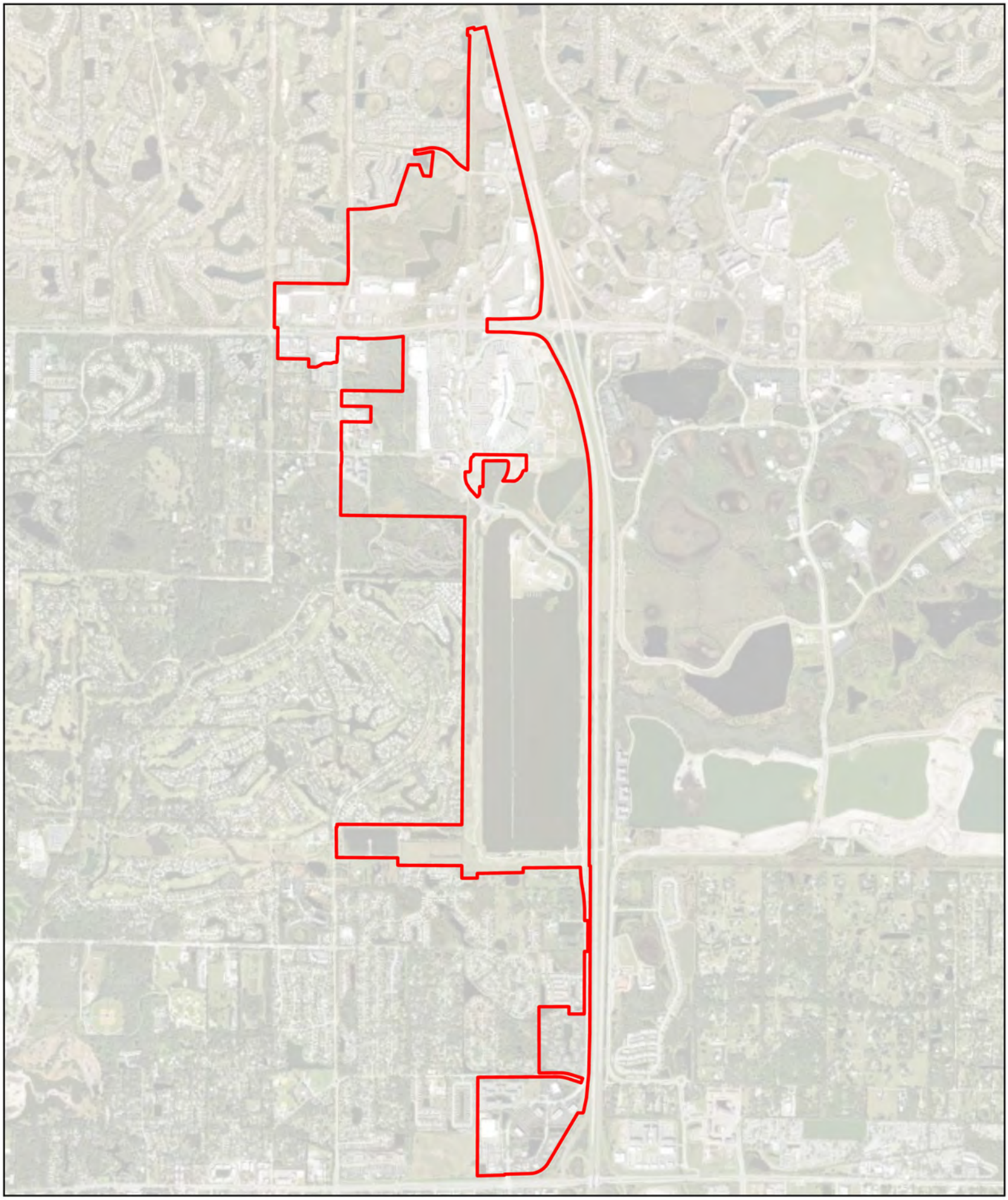
THIS IS NOT A SURVEY

SCALE NOT TO SCALE

	DRAWN	RSF	DATE	10/20/25	JOB NO. S0101

APPENDIX B

District Boundary Map



Appendix B: District Boundary Map

Manatee & Sarasota County, Florida

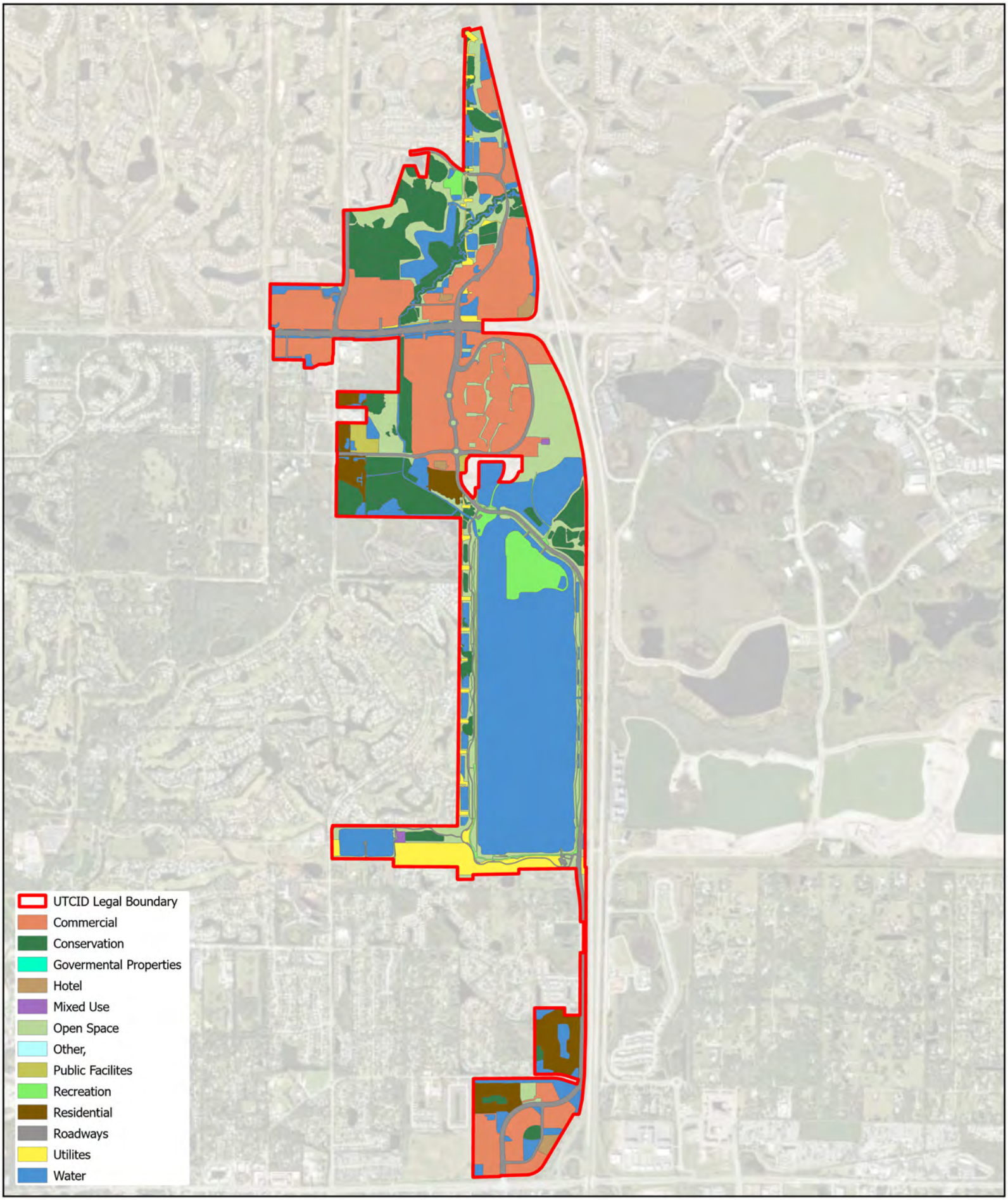
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0 800 1,600

US Feet

APPENDIX C

Existing Land Use



Appendix C: Existing Land Use Map

Manatee & Sarasota County, Florida

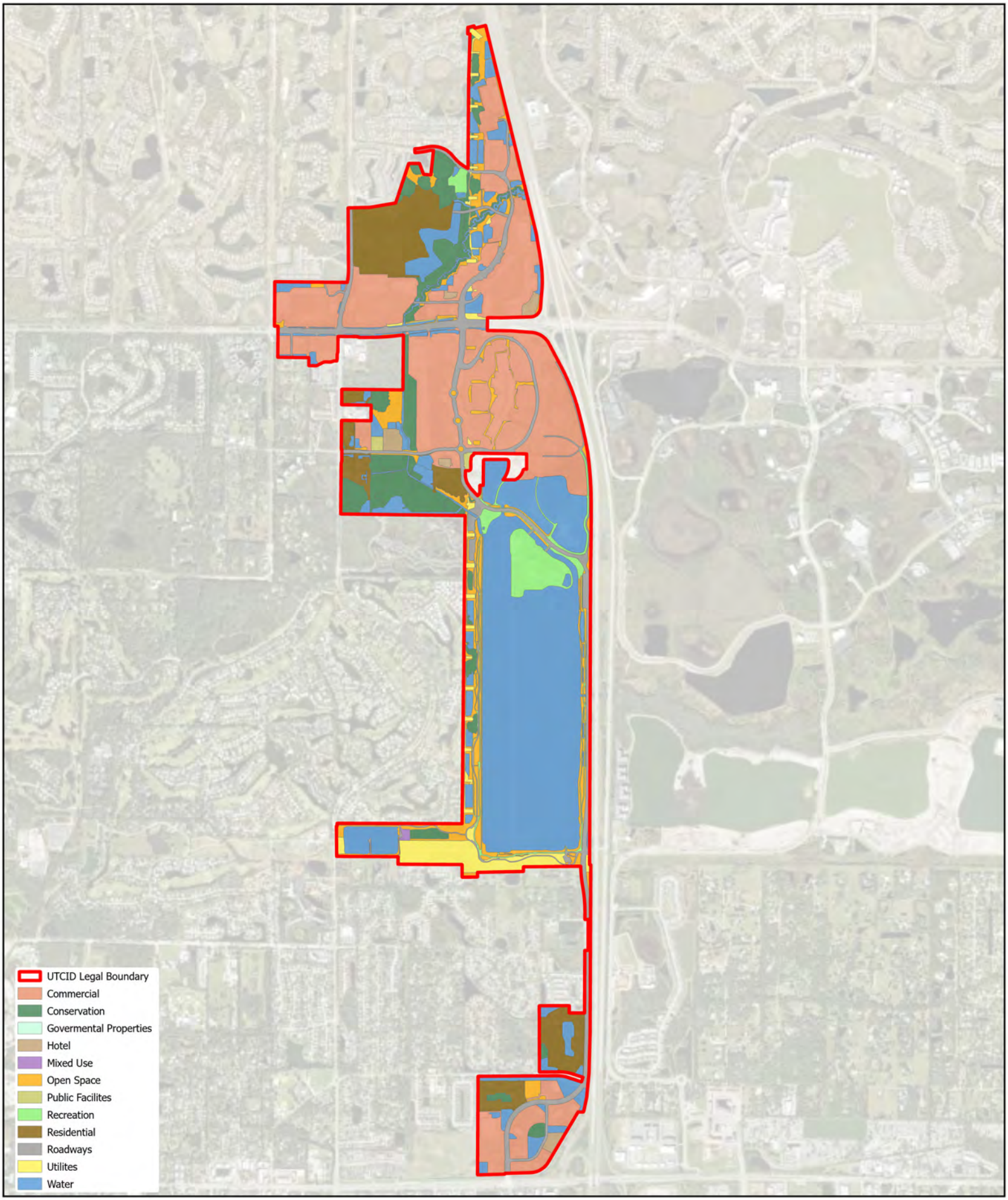
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US Feet

APPENDIX D

Future Land Use



Appendix D : Future Land Use Map

Manatee & Sarasota County, Florida

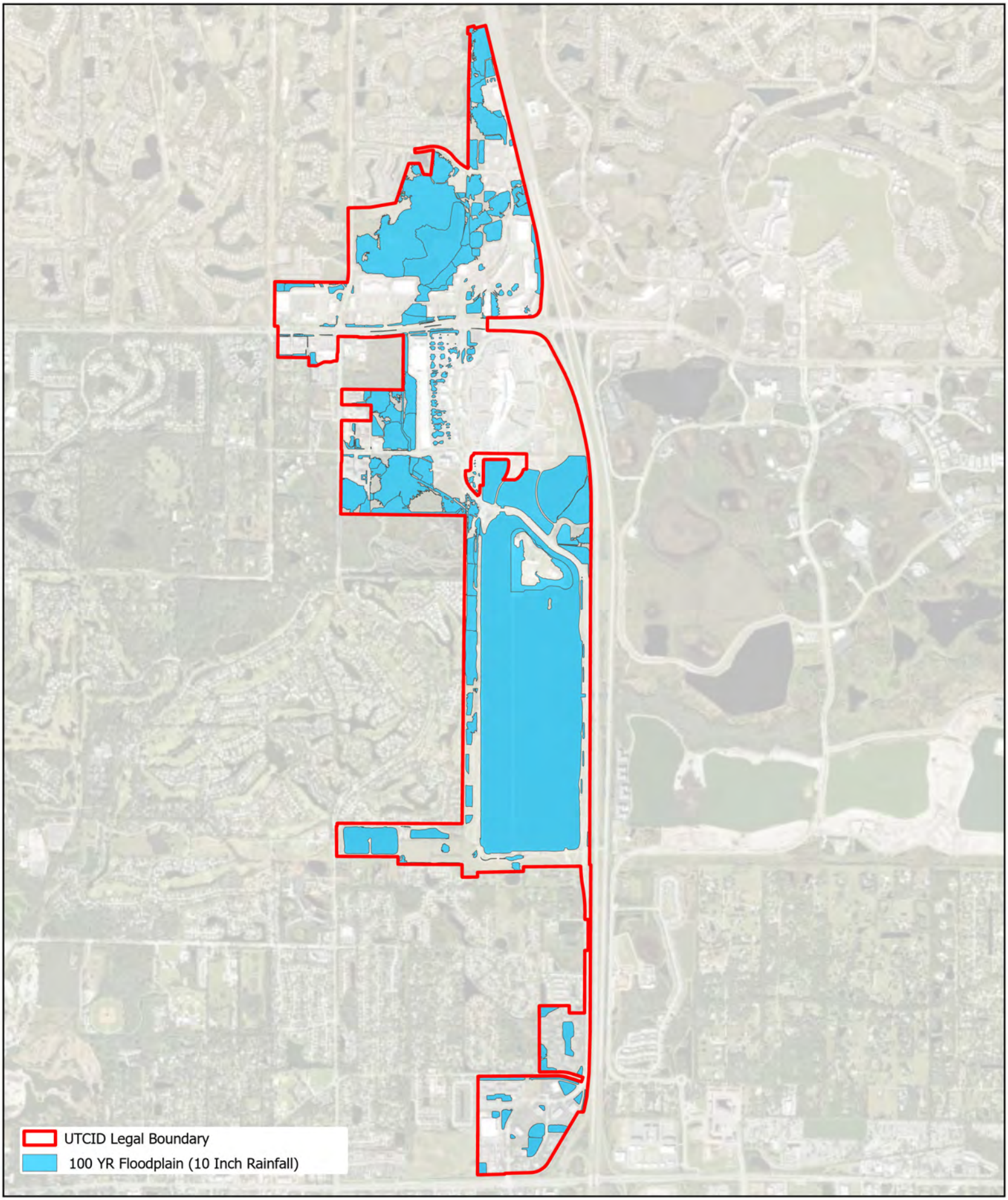
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US Feet

APPENDIX E

100-Year Floodplain Map



Appendix E : 100-Year Floodplain Map

Manatee & Sarasota County, Florida

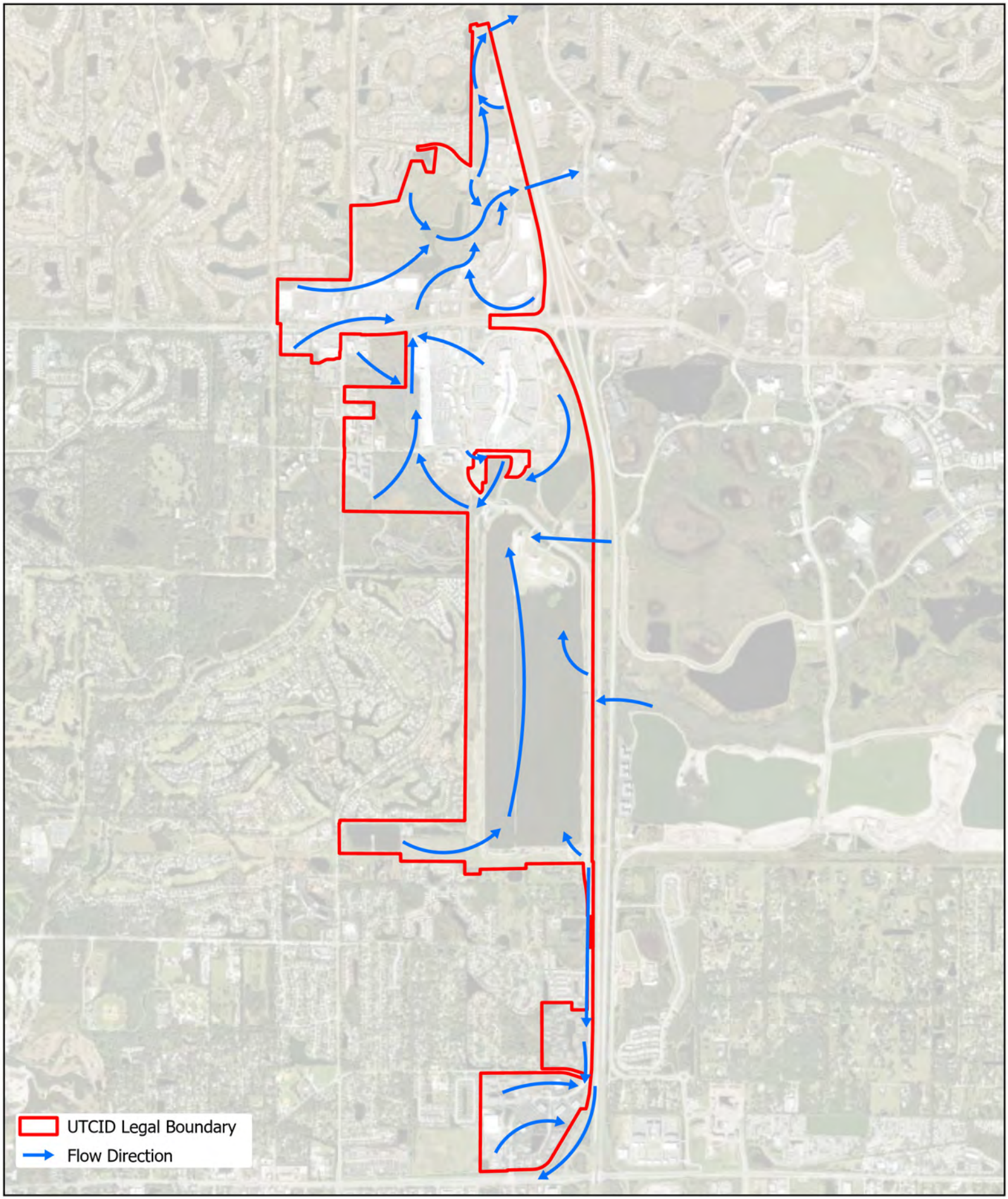
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US Feet

APPENDIX F

District-wide Flow Pattern Map



Appendix F: District-Wide Flow Pattern Map

Manatee & Sarasota County, Florida

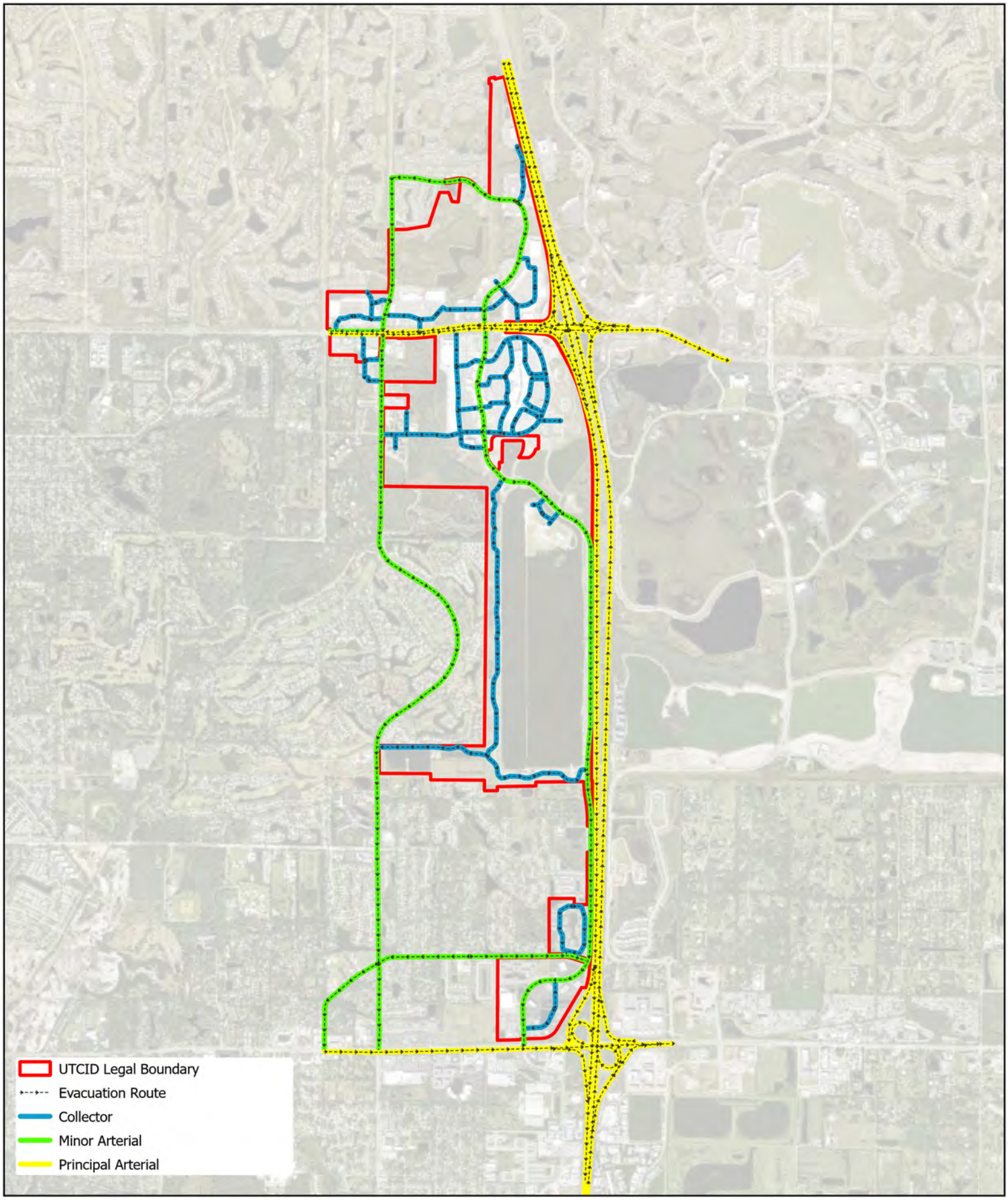
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0 800 1,600

US Feet

APPENDIX G

Roadway Classification and Hurricane Evaluation Map



Appendix G: Roadway Classification and Hurricane Evacuation Map

Manatee & Sarasota County, Florida

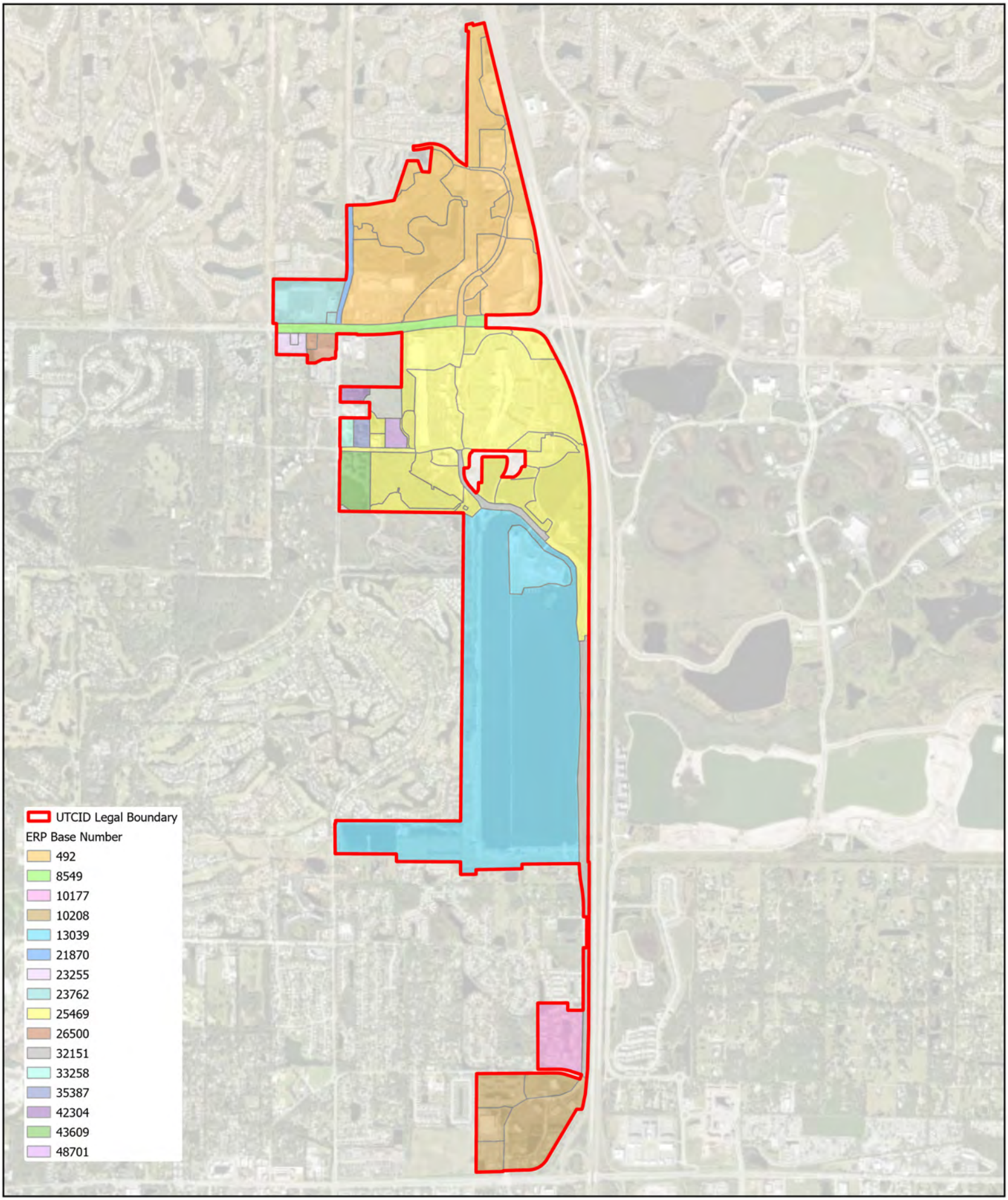
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US Feet

APPENDIX H

Environmental Resource Permitting Map



Appendix H: Environmental Resource Permitting Map

Manatee & Sarasota County, Florida

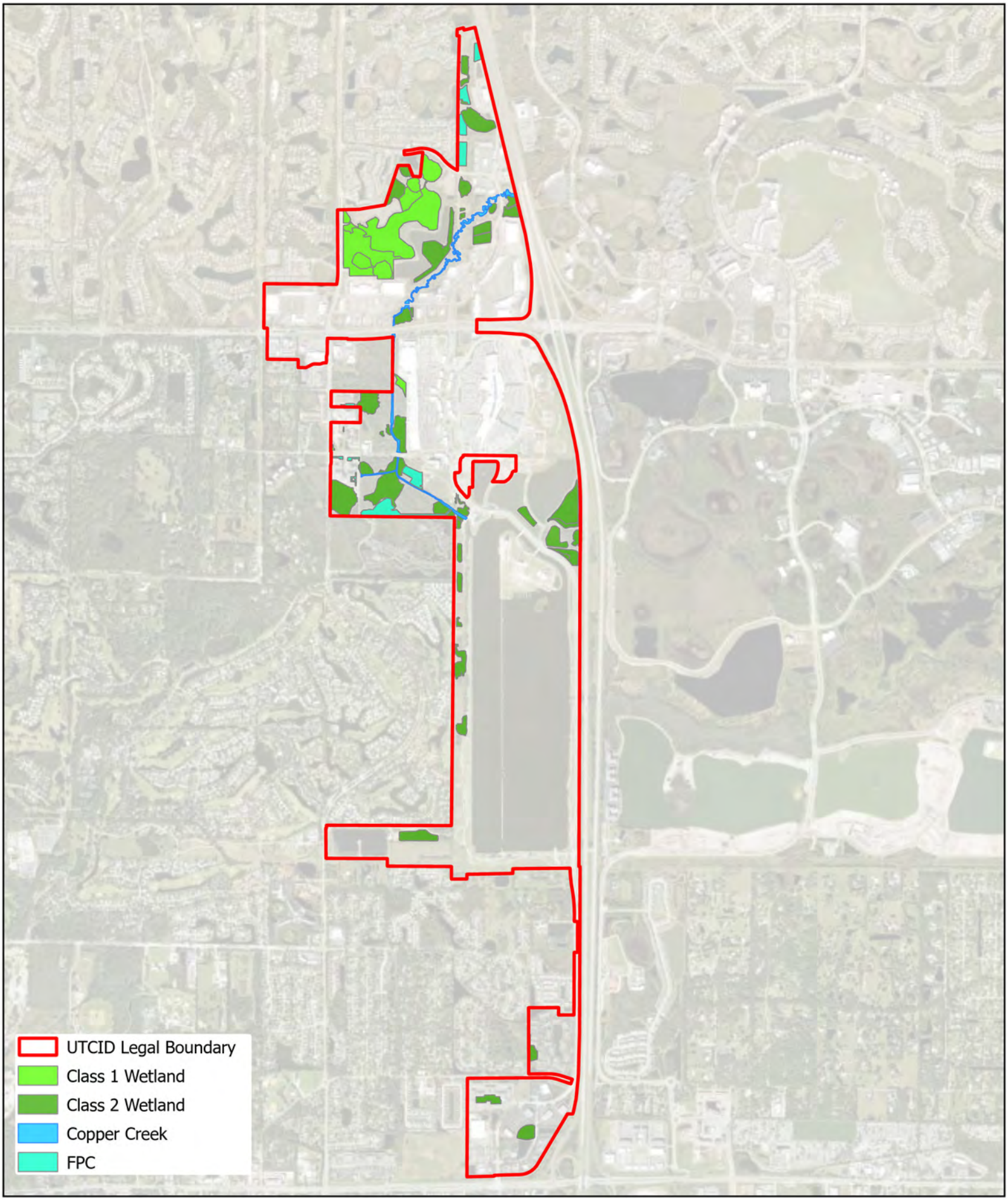
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US Feet

APPENDIX I

Wetland Classification Map



Appendix I: Wetland Classification Map

Manatee & Sarasota County, Florida

N

0 800 1,600

US Feet

APPENDIX J

Long-term Envrionmental Permit Inventory Tracking Sheet

APPENDIX J

LONG-TERM ENVIRONMENTAL PERMIT INVENTORY TRACKING SHEET

Living District Environmental Permit Inventory

This tracking sheet identifies long-term environmental permits and associated environmental commitments applicable to properties, facilities, and activities within the University Town Center Improvement District. The inventory should be updated when permits are issued, modified, renewed, superseded, or otherwise changed.

Organized by drainage model. Add or update permit records within the applicable model section. Use the ID field to maintain a consistent inventory reference.

A. SIPOC MDP

ID	Agency	Permit No.	Revision(s)	Permit Type	Project / Property	Status	Issue Date	Permittee	County
SIPOC-1	SWFWMD	13039	120	MSSW Individual Permit	North Metro Park – (FKA APAC ATTENT LAKE)	Approved	07/25/1995	Sarasota County Board of County Commissioners	Sarasota
SIPOC-2	SWFWMD	25469	44	MSSW Conceptual Permit	Sarasota Interstate Park of Commerce	Approved	09/28/2004	Sarasota Associates A-1 LLC\Attn. David Baldauf	Sarasota
SIPOC-3	SWFWMD	32151	4	Individual	Sarasota County – North Cattlemen Road (Richardson to DeSoto)	Approved	05/29/2007	Sarasota County Public Works	Sarasota
SIPOC-4	SWFWMD	33258	2	Petition for Formal Determination	Desoto Palms, LLC	Approved	03/27/2008	Desoto Palms, LLC	Sarasota
SIPOC-5	SWFWMD	35387	0	Standard General	DeSoto Skilled Nursing Facility	Approved	09/08/2010	Sarasota Senior Living, LLC	Sarasota
SIPOC-6	SWFWMD	42304	2	Individual	Poet's Walk memory Care ALF	Approved	03/09/2016	Sabra Health Care Holdings III, LLC	Sarasota
SIPOC-7	SWFWMD	43609	1	Individual	Desoto Road Apartments	Deleted	10/17/2018	Honore Partners, LLC	Sarasota
SIPOC-8	SWFWMD	48701	2	Petition for Formal Determination	UTC Residence Inn	Approved	02/10/2026	Desoto 5470 LLC	Sarasota

B. Cooper Creek Offices

ID	Agency	Permit No.	Revision(s)	Permit Type	Project / Property	Status	Issue Date	Permittee	County
CC-1	SWFWMD	492	82	MSSW Conceptual Permit	Cooper Creek Center	Approved	01/03/1986	Wilbur Boyd Development Corp	Manatee
CC-2	SWFWMD	8549	18	MSSW General Permit	Manatee County University Parkway	Approved	04/29/1991	Manatee County Utilities Department	Manatee
CC-3	SWFWMD	21870	2	MSSW General Permit	Manatee Co-Honore Ave/Carolina Landings	Approved	06/13/2003	Carolina Landings at Univ Place Condo Assoc	Manatee
CC-4	SWFWMD	23255	1	Standard General	Extra Space Storage (FKA Value Self Storage at University Square)	Approved	05/16/2002	Floyd C & Charlotte M Johnson	Sarasota
CC-5	SWFWMD	23762	8	Standard General	Republic Band at University Park Center	Approved	11/25/2002	Benderson Properties, Inc.	Manatee
CC-6	SWFWMD	26500	6	Standard General	University Parkway Business Park	Deleted	07/29/2004	Honore & University LLC	Sarasota

C. Gateway at Sarasota and Cattlemen

ID	Agency	Permit No.	Revision(s)	Permit Type	Project / Property	Status	Issue Date	Permittee	County
GSC-1	SWFWMD	10177	3	MSSW Conceptual Permit	Gateway Lakes Luxury Apartments (FKA Malin Lakes)	Approved	11/20/1992	ACPRE PRS Realty, LLC	Sarasota
GSC-2	SWFWMD	10208	31	MSSW Conceptual Permit	The Gateway to Sarasota	Approved	12/28/1992	Sarasota Gateway Retail Lllp	

APPENDIX K

Annual Water Quality Program Tracking and Certification Form

APPENDIX K

ANNUAL WATER QUALITY PROGRAM TRACKING AND CERTIFICATION FORM

Annual Reporting Form

Use this form to document the District's water-quality monitoring, management, maintenance, coordination, and related activities conducted during the preceding year. The completed form should be reviewed and retained with the District's environmental and water-resource records.

A. Reporting Period

Calendar Year	Date Prepared	Prepared By	Reviewed By

B. Water Quality Monitoring

Monitoring Location	Sampling Date(s)	Parameters	Data / Report Available	Results / Observations	Follow-Up Required
			☐ Yes ☐ No		
			☐ Yes ☐ No		
			☐ Yes ☐ No		
			☐ Yes ☐ No		

C. Stormwater / Water Quality Facility Activities

Facility	Activity	Date	Description	Corrective Action Required?	Completed
	Inspection			☐ Yes ☐ No	
	Maintenance			☐ Yes ☐ No	
	Repair			☐ Yes ☐ No	
	Other			☐ Yes ☐ No	

D. Environmental / Regulatory Coordination

Agency / Responsible Party	Date	Subject	Action / Coordination	Follow-Up

E. Water Quality Trends / Issues

Were any notable water-quality trends or concerns identified during the reporting year? ☐ No ☐ Yes – See discussion below

Summary: _____
_____

Additional investigation recommended? ☐ No ☐ Yes Treatment or maintenance modification recommended? ☐ No ☐ Yes

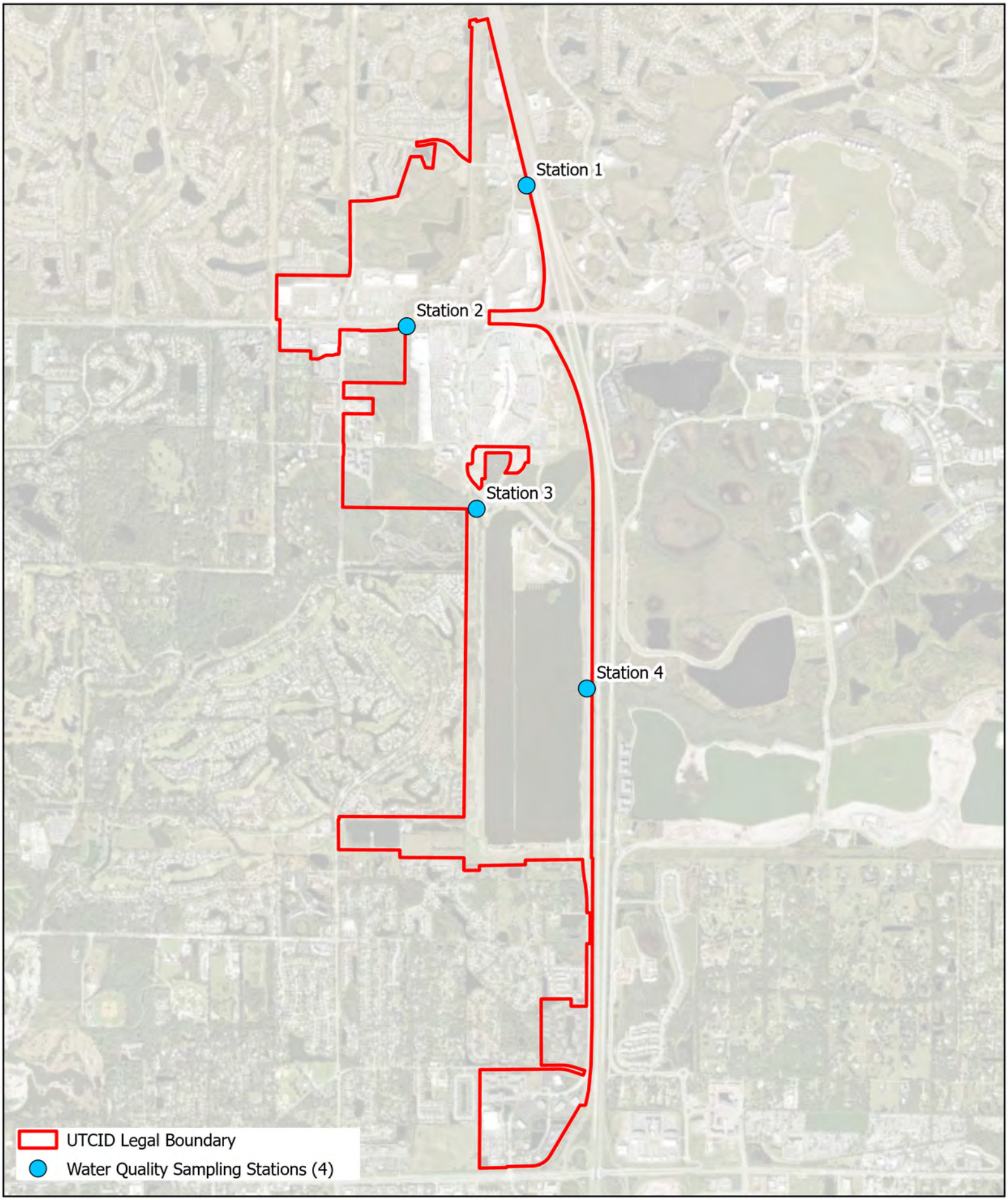
F. Annual Certification

I certify that the information contained in this Annual Water Quality Program Tracking and Certification Form represents the water-quality monitoring, management, maintenance, coordination, and related activities documented for the University Town Center Improvement District during the reporting period identified above.

Prepared By	Title	Date	Reviewed By	Date

APPENDIX L

Water Quality Sampling Exhibit



Appendix L: Water Quality Sampling Map

Manatee & Sarasota County, Florida

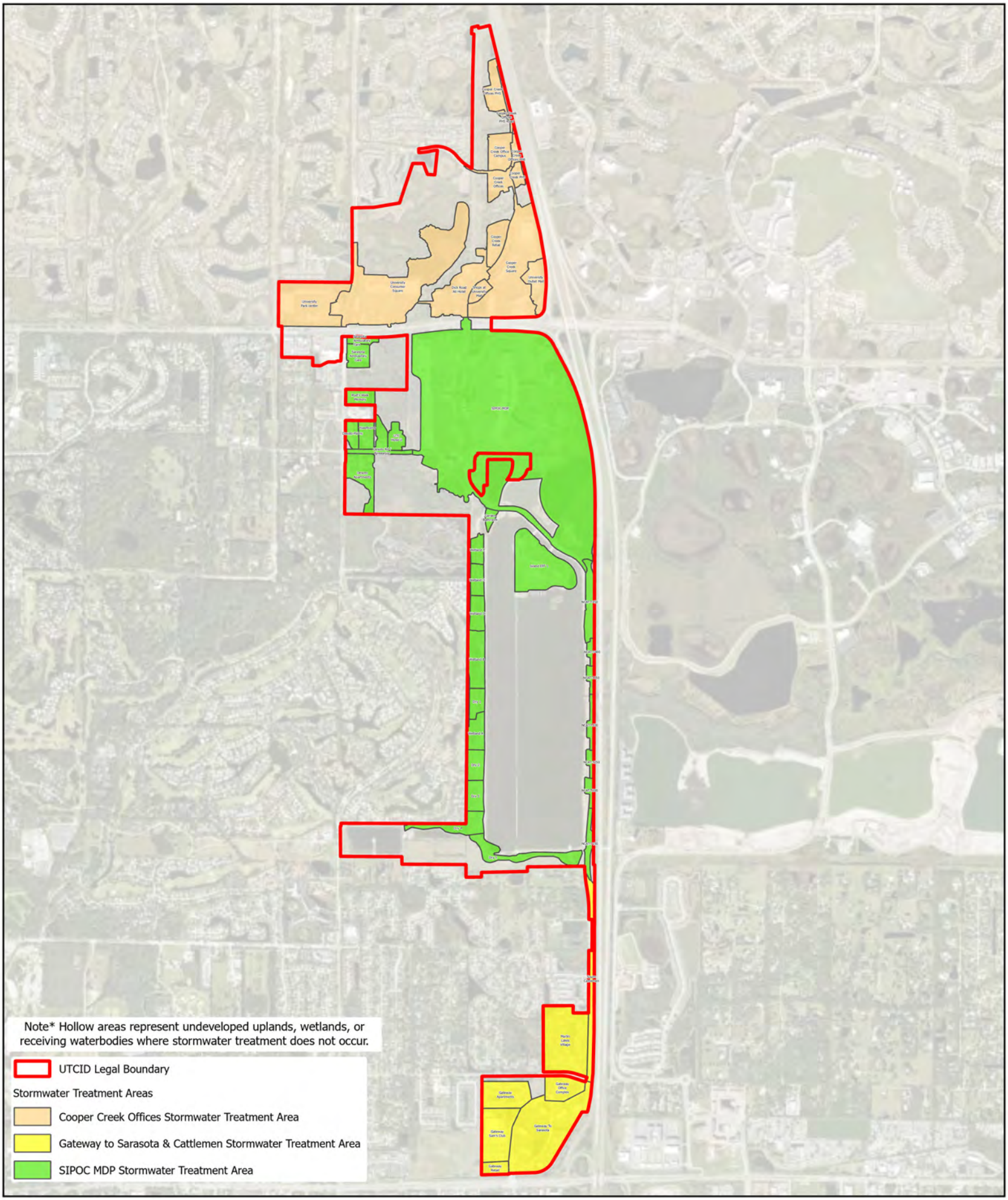
N

0 800 1,600

US Feet

APPENDIX M

Stormwater Treatment Area Map



Appendix M: Stormwater Treatment Area Map

Manatee & Sarasota County, Florida

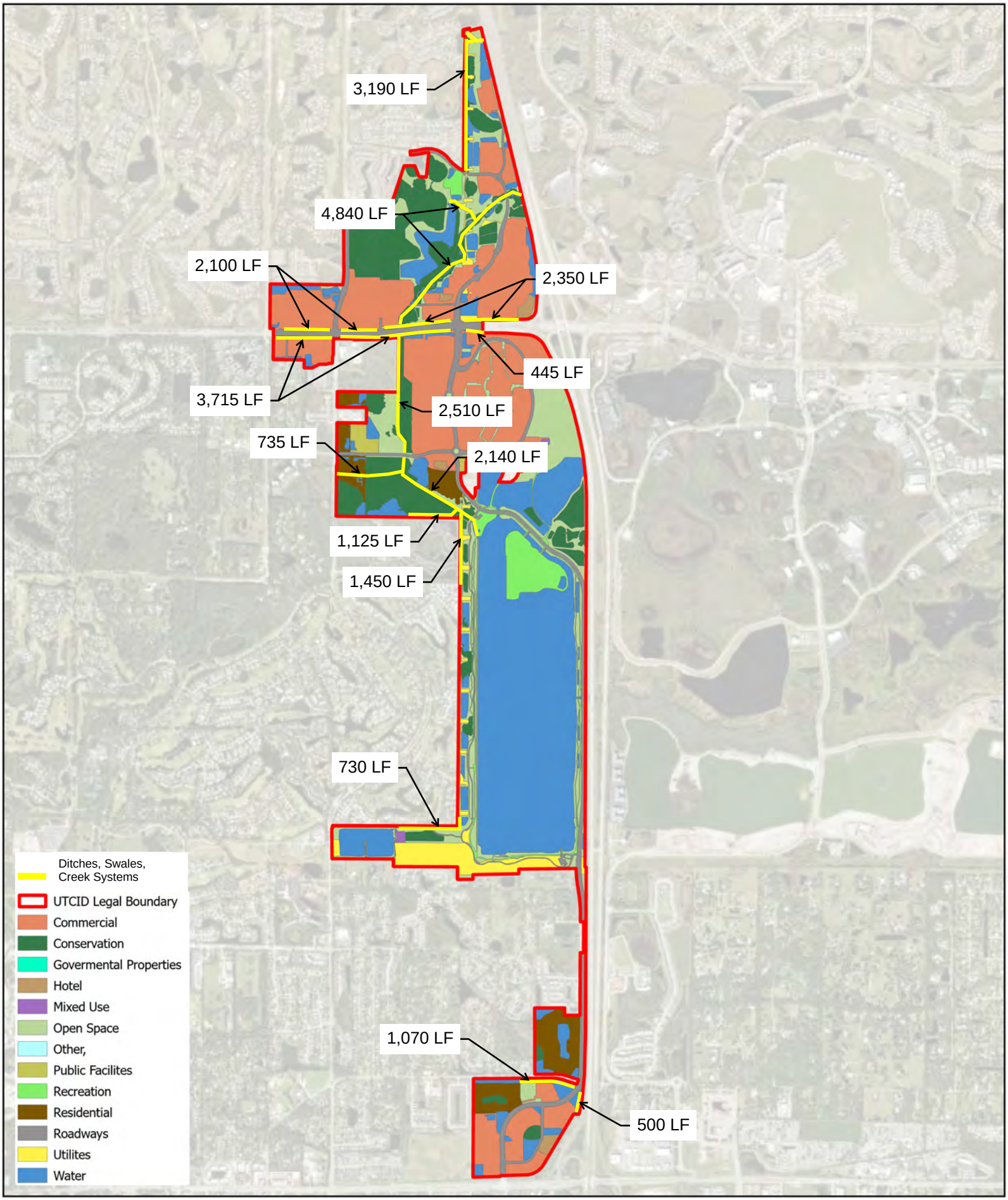
N

0 800 1,600

US Feet

APPENDIX N

O&M Facility and Swale Inventory Exhibit



Appendix N: Ditches, Swales, and Creek Systems

Manatee & Sarasota County, Florida

N

0 800 1,600

US Feet

APPENDIX O

Structure and Pond Tracking Tables

APPENDIX O

STRUCTURE AND POND TRACKING TABLES

Engineering Facility Tracking Tables

These tables identify significant stormwater management ponds and water control structures within the District. They are intended to maintain facility identification, location, approved control elevations, relevant dimensions or storage information, operational function, and other pertinent engineering information. The tables should be updated when approved modifications, new facilities, or changes to facility information occur.

A. SIPOC MDP

Stormwater Management Pond Tracking

Pond ID	Pond Name	Basin	Location	Function	ERP Permit No.	Control Elevation	Proposed Control Elevation	Top of Bank	PP Vol (ac-ft)	Storage (ac-ft)	Important Permit Modifications	Proposed Conditions/ Notes
P-001	SIPOC A1-1	SIPOC-A1-1	Mall at UTC interconnected ponds	Treatment / Storage	25469	20.5 ft NGVD 29	Propose Fill	23.5 ft	1.65	1.24	25469.043	Proposed Fill – Storage removed
P-002	SIPOC A1-2	SIPOC-A1-2	Mall at UTC interconnected ponds	Treatment / Storage	25469	20.5 ft NGVD 29	Propose Fill	23.5 ft	1.20	1.21	25469.045	Proposed Fill – Storage removed
P-003	SIPOC A2	SIPOC-A2	Mall at UTC interconnected ponds	Treatment / Storage	25469	20.5 ft NGVD 29	20.0 ft NGVD 29	23.5 ft	0.59	1.91	-	-
P-004	SIPOC A3	SIPOC-A3	Mall at UTC interconnected ponds	Treatment / Storage	25469	20.5 ft NGVD 29	20.0 ft NGVD 29	23.5 ft	0.26	1.02	-	-
P-005	Pond C-1	POND C-1	Mall at UTC interconnected ponds	Treatment / Storage	25469	20.5 ft NGVD 29	20.0 ft NGVD 29	25.0 ft	60.79	44.93	-	-
P-006	Pond C-2	POND C-2	Mall at UTC interconnected ponds	Treatment / Storage	25469	20.5 ft NGVD 29	20.0 ft NGVD 29	25.0 ft	150.00	107.78	25469.043	Proposed Partial Fill / Reconfigure, New Storage
P-007	SIPOC A1-1V (Vault)	SIPOC-A1-1	Mall at UTC interconnected ponds	Storage	25469	20.5 ft NGVD 29	20.0 ft NGVD 29	23.5 ft	-	0.84	-	-
P-008	MIT M-4	MIT M-4	Mall at UTC interconnected ponds	Storage	25469	20.5 ft NGVD 29	Propose Fill	25.0 ft	-	38.13	25469.043	Proposed Fill – Storage removed
P-009	SIPOC B3	SIPOC B3	Mall at UTC interconnected ponds	Treatment / Storage	25469	20.5 ft NGVD 29	20.0 ft NGVD 29	23.5 ft	8.61	5.08	25469.028	Needs expanded per .028 permit
P-010	North Lake	APAC-NW	North of Rowing lake and Island	Flood Storage/ Attenuation	13039	18.5 ft Rainy / 19.5 ft Dry	18.5 ft Rainy / 19.5 ft Dry	25.0 ft	-	17 acres	25469.040	North attenuation lake, Fill under .040
P-011	South Lake	APAC-SW	Large Rowing Lake	Flood Storage/ Attenuation	13039	18.5 ft Rainy / 19.5 ft Dry	18.5 ft Rainy / 19.5 ft Dry	25.0 ft	-	318 Acres	25469.040/ 25469.041	Rowing attenuation lake, EMOF-1 and Stop logs
P-012	Park Bathroom	Park-Bathroom	Northwest corner of Rowing Lake	Treatment	13039	26.07 ft	-	27.0 ft	Refer to permit	Refer to permit	-	NBP Bathroom / Playground treatment pond
P-013	EXP Wet-E-1	EXP Wet-E-1	West side of Rowing Lake	Flood Storage / Treatment	13039	22.582	-	Refer to permit	Refer to permit	Refer to permit	-	West side Pre-treatment Wetland

Pond ID	Pond Name	Basin	Location	Function	ERP Permit No.	Control Elevation	Proposed Control Elevation	Top of Bank	PP Vol (ac-ft)	Storage (ac-ft)	Important Permit Modifications	Proposed Conditions/ Notes
P-014	EXP Wet-D-1	EXP Wet-D-1	West side of Rowing Lake	Flood Storage / Treatment	13039	22.27	-	Refer to permit	Refer to permit	Refer to permit	-	West side Pre-treatment Wetland
P-015	Wetland C	EXP Wet-C	West side of Rowing Lake	Flood Storage / Treatment	13039	22.19	-	Refer to permit	Refer to permit	Refer to permit	-	West side Pre-treatment Wetland
P-016	Wetland B	EXP Wet-B	West side of Rowing Lake	Flood Storage / Treatment	13039	22.5	-	Refer to permit	Refer to permit	Refer to permit	-	West side Pre-treatment Wetland
P-017	Dry1	Dry1	West side of Rowing Lake	Flood Storage / Treatment	13039	25.86	-	Refer to permit	Refer to permit	Refer to permit	-	West side dry pond
P-018	Wetland A	EXP Wet-A	West side of Rowing Lake	Flood Storage / Treatment	13039	24	-	Refer to permit	Refer to permit	Refer to permit	-	West side Pre-treatment Wetland
P-019	Dry2	Dry2	West side of Rowing Lake	Flood Storage / Treatment	13039	26.85	-	Refer to permit	Refer to permit	Refer to permit	-	West side dry pond
P-020	Dry3	Dry3	West side of Rowing Lake	Flood Storage / Treatment	13039	26.9	-	Refer to permit	Refer to permit	Refer to permit	-	West side dry pond
P-021	Dry4	Dry4	West side of Rowing Lake	Flood Storage / Treatment	13039	27.5	-	Refer to permit	Refer to permit	Refer to permit	-	West side dry pond
P-022	Dry5	Dry5	South side of rowing Lake	Flood Storage / Treatment	13039	28.5	-	Refer to permit	Refer to permit	Refer to permit	-	West side dry pond
P-023	IslandEff1	IslandEff1	Rowing Lake Island	Treatment	13039	22.3	-	Refer to permit	Refer to permit	Refer to permit	-	Island Treatment Pond
P-024	NCAT-T450	NCAT-T450	East side of Rowing Lake	Treatment	32151	24	Refer to permit	29.9 ft Refer to permit	Refer to permit	Refer to permit	25469.043	Cattlemen Road Dry Pond, Proposed fill / relocation
P-025	NCAT-T400	NCAT-T400	East side of Rowing Lake	Treatment	32151	24	-	Refer to permit	Refer to permit	Refer to permit	-	Cattlemen Road Dry Pond
P-026	NCAT-T350	NCAT-T350	East side of Rowing Lake	Treatment	32151	24.5	-	Refer to permit	Refer to permit	Refer to permit	-	Cattlemen Road Dry Pond
P-027	NCAT-T300	NCAT-T300	East side of Rowing Lake	Treatment	32151	24	-	Refer to permit	Refer to permit	Refer to permit	-	Cattlemen Road Dry Pond
P-028	NCAT-T250	NCAT-T250	East side of Rowing Lake	Treatment	32151	24.4	-	Refer to permit	Refer to permit	Refer to permit	-	Cattlemen Road Dry Pond
P-029	NCAT-T200	NCAT-T200	East side of Rowing Lake	Treatment	32151	26	-	Refer to permit	Refer to permit	Refer to permit	-	Cattlemen Road Dry Pond
P-030	NCAT-T150	NCAT-T150	East side of Rowing Lake	Treatment	32151	26.5	-	Refer to permit	Refer to permit	Refer to permit	-	Cattlemen Road Dry Pond
P-031	DESO-APTS-POND	DESO-APTS / DESOTO-LAKE	Desoto Road Apartments	Treatment / Storage	43609	20.21	-	23.22	Refer to permit	Refer to permit	-	-
P-032	DESOTO-PALMS	DESOTO-PALMS	Desoto Palms	Treatment / Storage	33258	20.95	-	24	Refer to permit	Refer to permit	-	-
P-033	HAWTHORNE	HAWTHORNE	Hawthorne Manor	Treatment / Storage	35387	20.83	-	26	Refer to permit	Refer to permit	-	-

Pond ID	Pond Name	Basin	Location	Function	ERP Permit No.	Control Elevation	Proposed Control Elevation	Top of Bank	PP Vol (ac-ft)	Storage (ac-ft)	Important Permit Modifications	Proposed Conditions/ Notes
P-034	DESOTO RD	DESOTO RD	Desoto Road / Sarasota County Fire Station #17	Treatment / Storage	25469.022	22.35	-	25.3	Refer to permit	Refer to permit	-	-
P-035	PWM-LAKEA	PWM-LAKEA	Poet's Walk Memory Care ALF	Treatment / Storage	42304	19.3	-	22.9	Refer to permit	Refer to permit	-	-
P-036	WRA100	WRA100	University Parkway Business Park / University Station	Treatment / Storage	26500.001 26500.002	22.85	-	27.10	Refer to permit	Refer to permit	26500.002	Pond WRA #100 is not within district limits
P-037	UPBNORTH	UPBNORTH	Brightwork Real Estate Wawa 4900 University Pkwy	Treatment / Storage	26500.003	22.85	-	27.1	Refer to permit	Refer to permit	-	Equalized with Pond WRA #100
P-038	EAST-PR	EAST-PR	Extra Space Storage (FKA Value Self Storage at University Square)	Treatment / Storage	23255	27.29	-	30	Refer to permit	Refer to permit	-	-
P-039	WEST-PR	WEST-PR	Extra Space Storage (FKA Value Self Storage at University Square)	Treatment / Storage	23255	28.5	-	30	Refer to permit	Refer to permit	-	-
P-040	SWALE	WEST-PR	Extra Space Storage (FKA Value Self Storage at University Square)	Treatment / Storage	23255	26.6	-	30	Refer to permit	Refer to permit	-	Swale that connects Dry ponds to university parkway swales
P-041	UNIVPOND 2	UNIVPOND 2	Southside University parkway swales	Treatment / Storage	UNIVERSITY PARKWAY AMBULATORY CARE CENTER MODEL	26	-	27	Refer to permit	Refer to permit	-	

B. Cooper Creek Offices

Stormwater Management Pond Tracking

Pond ID	Pond Name	Basin	Location	Function	ERP Permit No.	Control Elevation	Proposed Control Elevation	Top of Bank	PP Vol (ac-ft)	Storage (ac-ft)	Important Permit Modifications	Proposed Conditions/Notes
P-042	PC Pond	S_CC00192	Cooper Creek Power Center	Treatment / Storage	492.009	17.00	-	21.44	Refer to permit	Refer to permit	-	-
P-043	Pond 1	N_CC460005	University Park Center	Treatment / Storage	23762.005	23.40	-	28.00	Refer to permit	Refer to permit	-	-
P-044	Pond 2	N_CC460005	University Park Center	Treatment / Storage	23762.005	23.40	-	28.00	Refer to permit	Refer to permit	-	-
P-045	Pond 3	N_CC460005	University Park Center	Treatment / Storage	23762.005	23.00	-	26.10	Refer to permit	Refer to permit	-	-
P-046	SWF-3A-2	S_CC24015	University Mall Retail Addition	Treatment / Storage	492.044	16.0	-	21.0	Refer to permit	Refer to permit	-	-
P-047	SWF-3B	S_CC26005	University Mall Retail Addition	Treatment / Storage	492.044	16.0	-	26.60	Refer to permit	Refer to permit	-	-

Pond ID	Pond Name	Basin	Location	Function	ERP Permit No.	Control Elevation	Proposed Control Elevation	Top of Bank	PP Vol (ac-ft)	Storage (ac-ft)	Important Permit Modifications	Proposed Conditions/Notes
P-048	Pond-1	S_CC00205	Shoppes at University Mall Expansion - Pond Modification	Treatment / Storage	492.062	18.30	-	21.00	Refer to permit	Refer to permit	-	-
P-049	TC-Pond-1	S_CC00187	Tourist Center Retail Addition	Treatment / Storage	492.045	15.0	-	19.50	Refer to permit	Refer to permit	-	-
P-050	TC-Pond-2	S_CC00205	Tourist Center Retail Addition	Treatment / Storage	492.045	15.0		19.5	Refer to permit	Refer to permit	-	-
P-051	TC Pond-3	S_CC00205	Tourist Center Retail Addition	Treatment / Storage	492.045	15.0	-	19.5	Refer to permit	Refer to permit	-	-
P-052	Cut Down Area #2	S_CC00200	University Outlet Mall Expansion	Treatment / Storage	492.042	15.00	-	18.5	Refer to permit	Refer to permit	-	-
P-053	Pond No. 1	S_CC00203	Manatee County - University Place Community Park	Treatment / Storage	492.029	19.00	-	21.67	Refer to permit	Refer to permit	-	-
P-054	Pond No. 2	S_CC00203	Manatee County - University Place Community Park	Treatment / Storage	492.029	17.90	-	20.57	Refer to permit	Refer to permit	-	-
P-055	EX SWF (Pond: CC2)	S_CC35001	Cooper Creek Offices	Treatment / Storage	492.070	16.50	-	19.65	Refer to permit	Refer to permit	-	-
P-056	Pond SWF 2	S_CC35004	Cooper Creek Phase 5	Treatment / Storage	492.081	16.2	-	19.4	Refer to permit	Refer to permit	-	-
P-057	Pond SWF 4	N_CC35011	Cooper Creek Phase 5	Treatment / Storage	492.081	15.00	-	18.80	Refer to permit	Refer to permit	-	-
P-058	Pond SWF 5	S_CC345008	Cooper Creek Phase 5	Treatment / Storage	492.081	17.2	-	20.75	Refer to permit	Refer to permit	-	-
P-059	Wet Detention Pond	S_CC35018	Cooper Creek Offices Phase 6	Treatment / Storage	492.076	17.2	-	20.8	Refer to permit	Refer to permit	-	-

C. Gateway at Sarasota and Cattlemen

Stormwater Management Pond Tracking

Pond ID	Pond Name	Basin	Location	Function	ERP Permit No.	Control Elevation	Proposed Control Elevation	Top of Bank	PP Vol (ac-ft)	Storage (ac-ft)	Important Permit Modifications	Proposed Conditions/Notes
P-059	Detention Area No. 1	DA-1	MARLIN LAKES VILLAGE	Treatment / Storage	10177.001	28.2	-	31.80	Refer to permit	Refer to permit	-	-
P-060	Detention Area No. 2	DA-2	MARLIN LAKES VILLAGE	Treatment / Storage	10177.001	29.00	-	31.80	Refer to permit	Refer to permit	-	-
P-061	Detention Area No. 3	DA-3	MARLIN LAKES VILLAGE	Treatment / Storage	10177.001	29.00	-	31.80	Refer to permit	Refer to permit	-	-
P-062	Detention Area No. 4	DA-4	MARLIN LAKES VILLAGE	Treatment / Storage	10177.001	28.74	-	31.80	Refer to permit	Refer to permit	-	-
P-063	Detention Area No. 5	DA-5	MARLIN LAKES VILLAGE	Treatment / Storage	10177.001	29.00	-	31.80	Refer to permit	Refer to permit	-	-
P-064	Detention Area No. 6	DA-6	MARLIN LAKES VILLAGE	Treatment / Storage	10177.001	29.00	-	31.80	Refer to permit	Refer to permit	-	-
P-065	Detention Area No. 7	DA-7	MARLIN LAKES VILLAGE	Treatment / Storage	10177.001	29.00	-	31.80	Refer to permit	Refer to permit	-	-
P-066	Basin-1	Basin-1	Gateway Apartments and Office Complex	Treatment / Storage	10208.028	23.50	-	30.5	Refer to permit	Refer to permit	-	-
P-067	EX Pond-A	EX Pond-A	Gateway Apartments and Office Complex	Treatment / Storage	10208.028	23.50	-	30.50	Refer to permit	Refer to permit	-	-
P-068	Pond 4A	Pond 4A	GATEWAY TO SARASOTA-SAMS CLUB	Treatment / Storage	10208.016	28.0	-	30.0	Refer to permit	Refer to permit	-	-
P-069	Pond 4A (B)	Pond 4A (B)	GATEWAY TO SARASOTA-SAMS CLUB	Treatment / Storage	10208.016	28.0	-	30.0	Refer to permit	Refer to permit	-	-
P-070	Detention No. 7	Detention No. 7	GATEWAY TO SARASOTA-SAMS CLUB	Treatment / Storage	10208.016	24.20	-	30.0	Refer to permit	Refer to permit	-	-
P-071	Detention No. 1	Detention No. 1		Treatment / Storage	10208.016	23.50	-	28.0	Refer to permit	Refer to permit	-	-
P-072	Lake No. 6	Lake No. 6	GATEWAY TO SARASOTA-SAMS CLUB	Treatment / Storage	10208.016	23.50	-	30.0	Refer to permit	Refer to permit	-	-

UNIVERSITY TOWN CENTER IMPROVEMENT DISTRICT

Authorize submittal of Proposed Water Control Plan to the Jurisdictional Water Management District

UNIVERSITY TOWN CENTER IMPROVEMENT DISTRICT

Consideration of the November 11, 2026
Master Agreement for Professional Services
Proposal #26-265
Project: Water Control Plan,
between WRA and UTCID

MASTER AGREEMENT FOR PROFESSIONAL SERVICES
Between
WRA and University Town Center Improvement District
Proposal #26-265
November 11, 2026

DESIGN PROFESSIONAL:
Water Resource Associates, LLC (WRA)
7978 Cooper Creek Blvd, Ste 102
University Park, FL 34201

CLIENT:
University Town Center
Improvement District
c/o PFM Management Services LLC
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817

Project Name & Description:
UTCID – Water Control Plan: The University Town Center Improvement District (District) encompasses approximately 1,469.651 acres of commercially zoned property located on the western side of the I-75 and University Parkway interchange in Manatee and Sarasota Counties, FL. The project consists of preparing the District's Water Control Plan and supporting Engineer's Report, and providing engineering support through the public hearing and adoption process.

Scope/Intent and Extent of Services:
See Attachment A

Fee Arrangement:
Time and Materials with a not to exceed **$70,000** per tasks detailed in Attachment A. Reimbursable per "Other Direct Charges" in Attachment B. Terms and conditions are provided in Attachment C. No retainer is required.

DESIGN PROFESSIONAL:	**CLIENT:**
Clint R. Cuffle, P. E., Principal	
(Printed Name/Title)	(Printed Name/Title)
(Signature) 11/11/2026 (Date)	(Signature) (Date)
WRA, LLC	
(Name of DESIGN PROFESSIONAL)	(Name of CLIENT)

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ATTACHMENT A – SCOPE OF SERVICES

UTCID – Water Control Plan

WRA will provide professional engineering services to the District, at the direction of the Board of Supervisors, District Management, and District Counsel, as detailed in the tasks below. Work performed by WRA on the Water Control Plan since October 2026 is included within this agreement.

TASK A – DATA COLLECTION AND RESEARCH

WRA will gather and review available information needed to prepare the Water Control Plan, including the UTC/SIPOC Master Drainage Plan, existing SWFWMD Environmental Resource Permits and County approvals, record drawings, FEMA floodplain data, existing and future land use data, and District records. WRA will coordinate with District Management, District Counsel, and the District's operations and maintenance contractors as needed.

TASK B – WATER CONTROL PLAN PREPARATION

WRA will prepare the District's Water Control Plan, including the Engineer's Certification, Sections 1.0 through 15.0, and Appendices A through P. The plan will address the following:

1. District responsibilities, powers, and statutory authority
2. District boundary and service area, existing land use, and future land use
3. Stormwater management, flood protection, floodplain management, and the master drainage system
4. Engineering standards, level of service, and water control structures
5. Irrigation and water supply
6. Roadways and hurricane evacuation
7. Five-Year Water Control Plan and Capital Improvement Program
8. Environmental and water quality programs
9. Administration, operation, and maintenance
10. Development review and Master Drainage Plan consistency, areas outside the District, and administrative structure

Deliverables include one draft for District and Counsel review, one revised draft addressing comments, and a final signed and sealed Water Control Plan.

TASK C – BOARD COORDINATION AND PUBLIC HEARING SUPPORT

WRA will assist District Counsel with the public hearing notice and summary of the proposed Water Control Plan. WRA will attend and present at the Board of Supervisors public hearing scheduled for December 2, 2026, and will respond to written objections and Board questions related to the plan.

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TASK D – ENGINEER'S REPORT

Upon authorization by the Board of Supervisors following the public hearing, WRA will prepare the Engineer's Report identifying all benefited properties, determining benefits and potential for flood-related damages, and estimating the cost of implementing the improvements associated with the Water Control Plan.

TASK E – FINAL HEARING AND ADOPTION SUPPORT

WRA will support District Counsel with the notice of filing of the Engineer's Report, attend the final hearing before the Board of Supervisors, and prepare final revisions to the Water Control Plan and Engineer's Report for adoption.

SERVICES NOT INCLUDED IN THIS CONTRACT

Services not specifically identified in the above Scope of Services and performed at CLIENT's request will be considered additional services. If any of the following services are required, WRA will either provide these services in accordance with the hourly rate schedule provided in Attachment B, or, if requested, will prepare a separate proposal for the work. Examples of services that are not included in the scope of this contract include, but are not limited to the following:

1. Boundary, topographic, or bathymetric surveying services
2. New or updated stormwater, floodplain, or groundwater modeling
3. Permitting with SWFWMD, FDEP, USACE, Manatee County, or Sarasota County
4. Design, bidding, or construction phase services for capital improvements
5. Environmental field work, wetland delineations, or water quality sampling
6. Expert witness or litigation support services
7. Attendance at Board or other meetings beyond those described above
8. Any other items not specifically described in this proposal

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ATTACHMENT B
2026 FEE SCHEDULE

Charges for work performed by WRA on a project will be calculated and billed in U.S. currency at the rates and category shown below. The labor rates include all fringe benefits, burdens, and fees. This schedule is revised annually at the beginning of each year. Changes within a calendar year will not be made on a project in progress without prior notification.

PROFESSIONAL SERVICES RATES (per hour)

Engineering	Principal	$270.00
	Senior Professional Engineer	$205.00
	Senior Construction Engineer	$205.00
	Project Manager	$190.00
	Senior Facilitator	$180.00
	Professional Engineer	$185.00
	Construction Engineer	$170.00
	Civil Engineer	$160.00
Environmental	Environmental Manager	$215.00
	Lead Environmental Scientist	$175.00
	Senior Environmental Scientist	$160.00
	Staff Environmental Scientist	$135.00
	Environmental Scientist	$110.00
	Environmental Field Technician	$85.00
GIS	Senior GIS Analyst	$160.00
	GIS Analyst	$135.00
Design and Planning	Senior Landscape Architect	$190.00
	Senior Planner	$190.00
	Landscape Architect/Designer	$155.00
	CADD Designer	$130.00
	Technician	$95.00
Survey	Professional Surveyor	$200.00
	Survey Crew (2 person)	$180.00
	Survey CADD Technician	$140.00
Administrative	Permit Coordinator	$110.00
	Administrative Assistant	$85.00

OTHER DIRECT CHARGES

Copying (B/W Prints)	$0.25 per page
Copying (Color Prints)	$0.50 per page
Drawings (B/W & Color Prints)	$3.50 per sheet
Mylars	$10.00 per sheet
Mileage	$0.76 per mile
Postage/Courier/Overnight Delivery	Actual Cost + 15%
Subcontractors	Actual Cost + 15%

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ATTACHMENT B (CONTINUED)
2026 ENVIRONMENTAL SERVICES
EQUIPMENT / OTHER DIRECT CHARGES RATES, AND FEDERAL PER DIEM

Item	Description	Daily Rate
ATV / UTV	ATV (All-Terrain Vehicle) / UTV (Utility Task Vehicle)	$175.00
Auger	Motorized Auger - used to drill holes.	$50.00
Boat	Used for water travel on project.	$350.00
Boat Drone	Used for benthic/submerged vegetation environmental surveys.	$125.00
Drone	Used for updated aerial imagery.	$125.00
Flow Meter	Used to measure water flow rate.	$25.00
GPS - Survey	Used to survey wetland flag locations that will be part of a certified survey.	$550.00
GPS - Tracker	Used for wildlife surveying to determine areas that were included in the survey.	$20.00
GPS - Trimble	Used for preliminary wetland delineations.	$75.00
Peristaltic Pump	Used for ground water quality sampling.	$30.00
Pressure Transducer	Used to sense/monitor liquid level/s for well or pump stations.	$5.00
Scope Camera	Used for wildlife surveying (gopher tortoise, bats).	$120.00
Speakers (wildlife/scrub jay)	Used to play animal calls to attract surveyed species.	$10.00
Secchi Disc	Used to determine water clarity in surface water sampling locations.	$20.00
Sprayer - Backpack Sprayer	Used for applying herbicides.	$25.00 per person
Sprayer - Tank Sprayer	Used for applying herbicides.	$25.00
Static Depth/Water Level Meter	Used to measure depth to static water level in well, piezometer, sounding tube, or closed pipe.	$25.00
Supplies - Herbicide Spraying Supplies	Chemicals, and clean-up supplies (soaps, rags, etc.) for herbicide spraying.	$100.00
Supplies - Water Quality Sampling Supplies	Tubing, gloves, and other supplies used for water quality sampling.	$50.00
Supplies - Wetland Delineation Supplies	Flags, nails, and other supplies used for wetland delineation.	$15.00
Trailer	Used to carry project equipment and supplies.	$150.00
Turbidity Meter	Used for measuring water quality.	$25.00
Water Transfer Pump	Used to transfer water.	$50.00
YSI - Sampling Meter	YSI Water Quality Sampling Meter.	$175.00

FEDERAL PER DIEM - https://www.federalpay.org/perdiem/2026/florida

If a project site is located more than 100 miles from the WRA Tampa office, WRA reserves the right to apply a per diem and hotel rate, per person, per day, based on the current Federal (IRS) approved rates for Florida.

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ATTACHMENT C
TERMS AND CONDITIONS OF AGREEMENT

1. **Invoice Procedures & Payment**
   WRA shall submit invoices to CLIENT for work accomplished once during each calendar month; the amount of each monthly invoice shall be based on time charges or a "percentage of completion method" applicable Lump Sum cited herein for the work accomplished during the invoicing period. Said invoices shall be submitted by WRA as soon as accomplished and shall be due and payable by CLIENT upon receipt.
   a. CLIENT, as owner or authorized agent for the owner, or as an authorized representative of a governmental entity, hereby agrees that payment as provided herein will be made for said work within thirty (30) days from the date the invoice for same is mailed to CLIENT at the address set out herein or is otherwise delivered, and, in default of such payment, hereby agrees to pay all costs of collection, including reasonable Attorney's fees, whether action be brought or not. CLIENT hereby acknowledges that unpaid invoices shall accrue interest at 18% per annum, or 1½% per month, after they have been outstanding for over thirty (30) days. Upon cancellation, abandonment or suspension of the project by CLIENT prior to completion of services to be performed, WRA shall be paid for all work accomplished to the date of cancellation, abandonment or suspension on a quantum merit basis in accordance with the provisions for compensation contained herein.
   b. WRA agrees to provide CLIENT with mechanic's lien waivers at the time of any payment by CLIENT with respect to the work covered by such payment.
   c. WRA shall have the exclusive right to terminate or suspend work progress due to excessive unpaid outstanding fees earned over 90-days. WRA will not be responsible or liable for damages caused due to termination and suspension of work as a result of non-payment. WRA shall provide written notice of work suspension to the client. The notice will be provided five (5) business days prior to suspension.

2. **Set-offs, Back-charges, Discounts**
   Payment of invoices shall not be subject to any discounts or set-offs by CLIENT, unless agreed to in writing by WRA. Payment to WRA for services rendered and expenses incurred shall be due and payable regardless of any subsequent suspension or termination of this Agreement by either party.

3. **Disputed Invoices**
   a. If CLIENT objects to any portion of an invoice, CLIENT shall so notify WRA in writing within 30 calendar days of receipt of the invoice. CLIENT shall identify in writing the specific cause of the disagreement and the amount in dispute and shall pay that portion of the invoice not in dispute in accordance with the other payment terms of this Agreement. Any dispute over invoiced amounts due which cannot be resolved within ten (10) calendar days after presentation of invoice by direct negotiation between the parties shall be resolved within thirty (30) calendar days in accordance with the Dispute Resolution provision of this Agreement.

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b. Interest as stated above shall be paid by CLIENT on all disputed invoice amounts that are subsequently resolved in WRA's favor and shall be calculated on the unpaid balance from the due date of the invoice.

4. **Suspension of Services**
If CLIENT fails to make payments when due or otherwise is in breach of this Agreement, WRA may suspend performance of the services upon 10 calendar days' notice to CLIENT, WRA shall have no liability whatsoever to CLIENT for any costs or damages as a result of such suspension caused by any breach of this Agreement by CLIENT. Upon payment in full by CLIENT, WRA shall resume services under this Agreement and the time schedule and compensation shall be equitably adjusted to compensate for the period of suspension plus any other reasonable time and expense necessary for WRA to resume performance. In addition, WRA has the right to not start work for CLIENT based upon delinquent past due invoices.

5. **Termination of Services for Failure of Payment**
If CLIENT fails to make payment to WRA in accordance with the payment terms herein, this shall constitute a material breach of this Agreement and shall be cause for termination of the Agreement by WRA.

6. **Liability**
In performing its professional services hereunder, WRA will use that degree of care and skill ordinarily exercised, under similar circumstances, by reputable members of its profession practicing in the same or similar locality. No other warranty, express or implied, is made or intended by WRA's undertaking herein or its performance of services hereunder. WRA agrees to hold CLIENT harmless from loss, damage, injury, or liability arising directly and solely from the negligent acts or omissions of WRA, its employees, agents, subcontractors and their employees and agents but only to the extent set forth as follows. To the fullest extent of the law, and not with-standing any other provisions of this Agreement, the total liability in the aggregate of WRA and WRA's officers, directors, employees, agents, and WRA's sub-consultants, and any of them, to CLIENT or to anyone claiming by, through and under CLIENT, for any and all claims, losses, costs or damages whatsoever arising out of, resulting from or in any way related to the services under this Agreement form any cause or causes including but not limited to, the negligence, professional errors or omissions, strict liability or breach of contract or any warranty express or implied of WRA or WRA's officers, directors, employees, agents, WRA's sub-consultants or any or them, shall not exceed the total compensation received by WRA under this Agreement or the total lump sum amount of this proposal, whichever is greater. Under no circumstances shall WRA be liable for extra costs or other consequences due to changed conditions or for costs related to the failure of contractors or materialmen to install work in accordance with the plans and specifications.

7. **Underground Utilities**
CLIENT agrees to hold WRA harmless as a result of unforeseen utility conflicts encountered during construction. The location of existing utilities shown on the design plans will be determined for the best-information available without benefit of physically

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excavating to determine exact locations. The above ground survey, local municipality utility atlases and available as-builts will be used as a basis-of-design.

8. **Arbitration**
   All claims, counterclaims, disputes, and other matters in question between CLIENT and WRA arising out of this Agreement or the breach thereof shall be decided by binding arbitration in accordance with the Construction Industry Rules of the American Arbitration Association then obtaining, at the sole discretion of WRA. Notice of demand for arbitration must be filed in writing with the other party to this Agreement and with the American Arbitration Association no later than that date when institution of legal or equitable proceedings based on such claim, dispute, or other matter in question would be barred by the applicable statute of limitations. In addition, no arbitration proceedings shall include by consolidation, joinder, or in any other manner, any party other than CLIENT and WRA, and arbitration in respect of a specifically described claim, counterclaim, dispute or other matter in questions shall not be expanded to include any other issue. The restriction of the previous sentence as to parties to and issues of the arbitration proceedings may be amended by specific written approval of CLIENT and WRA for each exception.

9. **Notice to Owner**
   If CLIENT is not Fee Owner of the property, the undersigned Fee Owner hereby acknowledges that the services requested of WRA are pursuant to a direct contract between CLIENT and Fee Owner and are intended to improve the real property of Fee Owner. In consideration of the improvements, CLIENT agrees to permit WRA to provide "Notice to Owner" prior to initiation of professional services.

10. **Termination**
    Either CLIENT or WRA may terminate this AGREEMENT without penalty at any time with or without cause upon giving the other party 15-calendar days' prior written notice. CLIENT shall within 15-calendar days of termination pay WRA for all services rendered and all costs incurred up to the date of termination, in accordance with the compensation provisions of this AGREEMENT. CLIENT shall also reimburse WRA for all of WRA's termination expenses, including, but not limited to, those associated with demobilization reassignment of personnel, and space and equipment costs.

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UNIVERSITY TOWN CENTER IMPROVEMENT DISTRICT

Consideration of Payment Authorizations
003-005

UNIVERSITY TOWN CENTER
IMPROVEMENT DISTRICT

Payment Authorization No. 003
10/23/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
26-02089M	BUSINESS OBSERVER (UTCID)	10/23/2026	University Town Center ID (UTCID)	72.19
26-02450S	BUSINESS OBSERVER (UTCID)	10/23/2026	University Town Center ID (UTCID)	72.19
34429	EGIS INSURANCE ADVISORS (UTCID)	09/22/2026	University Town Center ID (UTCID)	5,000.00
			Total:	**5,144.38**

_____
Board Member

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

RECEIVED
By M. Magar at 12:07 pm, Oct 22, 2026

Invoice # 26-02089M **Date 10/23/2026**

Attn:
University Town Center - PFM
3501 QUADRANGLE BLVD.,STE 270
ORLANDO FL 32817

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description	Amount
Serial # 26-02089M **Notice of the Board of Public Meeting** **RE:** Meeting on November 4, 2026 at 9:00am **Published:** 10/23/2026	$72.19

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$72.19**

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE
The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

UNIVERSITY TOWN CENTER IMPROVEMENT DISTRICT
NOTICE OF THE BOARD OF PUBLIC MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the University Town Center Improvement District ("District") will hold a regular meeting of the Board of Supervisors on November 4, 2026, at 9:00 a.m., at Nathan Benderson Park Finishing Tower, Floor 2, 5851 Nathan Benderson Circle, Sarasota, FL 34235.

A copy of the agenda may be obtained at the offices of the District Manager, c/o PFM Management Services LLC, 3501 Quadrangle Boulevard, Suite 270 | Orlando, FL 32817 Phone: (407) 723-5900 ("District Manager's Office") during normal business hours.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Vivian Carvalho
District Manager
October 23, 2026 26-02089M

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

RECEIVED
By M. Magar at 12:07 pm, Oct 22, 2026

Invoice # 26-02450S **Date 10/23/2026**

Attn:
University Town Center - PFM
3501 QUADRANGLE BLVD.,STE 270
ORLANDO FL 32817

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description	Amount
Serial # 26-02450S **Notice of the Board of Public Meeting** **RE:** Meeting on November 4, 2026 at 9:00am **Published:** 10/23/2026	$72.19

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$72.19**

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

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Vivian Carvalho
District Manager
October 23, 2026 26-02450S

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RECEIVED
By M. Magar at 12:12 pm, Oct 21, 2026

INVOICE

Customer	University Town Center Improvement District
Acct #	1801
Date	09/22/2026
Customer Service	Charisse Bitner
Page	1 of 1

University Town Center Improvement District
c/o PFM Group Consulting, LLC
3501 Quadrangle Blvd, Ste 270
Orlando, FL 32817

Payment Information	
Invoice Summary	$ 5,000.00
Payment Amount	
Payment for:	Invoice#34429
1001261320	

Thank You

Please detach and return with payment

Customer: University Town Center Improvement District

Invoice	Effective	Transaction	Description	Amount
34429	10/01/2026	Renew policy	Policy #1001261320 10/01/2026-10/01/2027 Florida Insurance Alliance Package - Renew policy Due Date: 10/1/2026	5,000.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
$ 5,000.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: [redacted]

Remit Payment To: Egis Insurance Advisors
P.O. Box 748555
Atlanta, GA 30374-8555

(321)233-9939
accounting@egisadvisors.com

Date
09/22/2026

FLORIDA INSURANCE ALLIANCE

PREMIUM SUMMARY

University Town Center Improvement District
c/o PFM Group Consulting LLC
3501 Quadrangle Blvd, Ste 270
Orlando, FL 32817

Term: **October 1, 2026 to October 1, 2027**

Quote Number: 1001261320

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	Not Included
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	$2,750
Public Officials and Employment Practices Liability	$2,250
Deadly Weapon Protection Coverage	Not Included
TOTAL PREMIUM DUE	**$5,000**

IMPORTANT NOTE
Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)

UNIVERSITY TOWN CENTER
IMPROVEMENT DISTRICT

Payment Authorization No. 004
10/30/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
AD-96040	FLORIDACOMMERCE (UTCID)	10/01/2026	University Town Center ID (UTCID)	175.00
DM-10-20261-75	PFM MANAGEMENT SERVICES LLC (UTCID)	10/01/2026	University Town Center ID (UTCID)	4,166.67
			Total:	**4,341.67**

Board Member

FloridaCommerce, Special District Accountability Program

Fiscal Year 2026 - 2027 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2026				**Invoice No: 96040**
Annual Fee: $175.00	**1st Late Fee: $0.00**	**2nd Late Fee: $0.00**	**Received: $0.00**	**Total Due, Postmarked by 11/30/2026: $175.00**

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

RECEIVED
By M. Magar at 5:03 pm, Oct 23, 2026

001897
University Town Center Improvement District
Ms. Maggie Mooney
Persson, Cohen, Mooney, Fernandez & Jackson, P.A
6853 Energy Court
Lakewood Ranch, Florida 34240

FLORIDA COMMERCE

2. Telephone:
3. Fax:
4. Email: Not on file - please provide.
5. Status: Independent
6. Governing Body: Elected
7. Website Address: Not on file - Due by the end of the first fiscal year after creation.
8. County(ies): Manatee, Sarasota
9. Special Purpose(s): Drainage and/or Water Control
10. Boundary Map on File: 07/22/2026
11. Creation Document on File: 07/22/2026
12. Date Established: 07/16/2026
13. Creation Method: Special Act
14. Local Governing Authority: Multi
15. Creation Document(s): Chapter 2026-222 Laws of Florida
16. Statutory Authority: Chapter 298, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments, Non-Ad Valorem

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: Maggie Mooney Date 10/8/26

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1.___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2.___ This special district is in compliance with its Fiscal Year 2024 - 2025 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects $3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2024 - 2025 AFR with DFS and has included an income statement with this document verifying $3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved:____ Denied: ____ Reason:_____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to us. For our mailing address, visit www.FloridaJobs.org/SpecialDistrictFee. Direct questions to 850-717-8430.

MEMORANDUM

To: All Special District Registered Agents

From: Paola Muir, Special District Accountability Program

Date: October 1, 2026

Subject: Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code - Fiscal Year 2026 – 2027 Special District State Fee Invoice and Profile Update
Due by 11:59 p.m. on November 30, 2026

This memorandum contains the guidance for complying with the annual state fee and update requirements using the enclosed *Fiscal Year 2026 – 2027 Special District State Fee Invoice and Profile Update* (invoice).

The Annual State Fee

Chapter 189, Florida Statutes, the Uniform Special District Accountability Act (Act), assigns duties to the Special District Accountability Program administered by FloridaCommerce and requires FloridaCommerce to annually collect a state fee from each special district to cover the costs of administering the Act. For additional information, visit www.FloridaJobs.org/SpecialDistricts.

The Fiscal Year 2026 – 2027 state fee is now due and remains $175, unless the special district certifies that it is eligible for a zero annual fee by executing "Step 3.b." on the invoice. FloridaCommerce requests payment by Visa, MasterCard or electronic check at www.FloridaJobs.org/SpecialDistrictFee. This website is the only acceptable portal for paying the state fee, and is fast, free and convenient. From this website, you may also download a duplicate invoice and FloridaCommerce's W-9 Form. Payment must be completed by 11:59 p.m. on November 30, 2026. Otherwise, a $25 late fee will automatically be assessed on December 1, 2026. **Late fees are authorized by law and will not be waived by FloridaCommerce.**

Update Requirements

The Act, along with Rule Chapter 73C-24, Florida Administrative Code, requires each special district to maintain and update specific information with FloridaCommerce and requires FloridaCommerce to make that information available through the *Official List of Special Districts* (www.FloridaJobs.org/OfficialList). The Florida Legislature, state agencies, and local government officials use that information to monitor special districts, coordinate activities, collect and compile financial and other information, and make informed policy decisions. To help ensure completeness and accuracy, each special district's registered agent must annually review the profile printed on the invoice, identify any needed corrections or updates by marking directly on the invoice, provide any missing information, sign and date the invoice and return the invoice to FloridaCommerce at SpecialDistricts@Commerce.fl.gov.

The Florida Special District Handbook

The *Florida Special District Handbook* (www.FloridaJobs.org/SpecialDistrictHandbook), recently updated for 2026, covers the accountability and general operating requirements specified in the Act. FloridaCommerce encourages all special district staff and governing body members to regularly review the handbook.

Thank You

Thank you in advance for complying with the state fee and profile update requirements. Detailed instructions follow on the opposite side of this memorandum.

(TURN OVER FOR INSTRUCTIONS)

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

Instructions: Complete the following five steps by 11:59 p.m. on November 30, 2026:

STEP 1: Review the special district's profile on the invoice:

- ☐ Directly on the invoice, identify any needed changes by striking through the outdated or incorrect information and hand-writing the new or correct information.
- ☐ Complete any missing or unknown information.
- ☐ Provide any noted missing documents, such as the boundary map, creation document or amendments not referenced on the profile.

STEP 2: Certify accuracy and completeness by signing and dating where indicated.

STEP 3: Pay the state fee, or certify eligibility for the zero annual fee:

- ☐ **STEP 3.a.: If paying the state fee:**
  - ☐ Pay with a Visa, MasterCard or electronic check by visiting the official state fee website listed below and following the instructions.
  - ☐ Write "Paid Online" on the invoice.
  - ☐ In the event of a hardship preventing online payment, visit the official state fee website listed below and see, "Instructions for Paying by Check".
- ☐ **STEP 3.b.: If certifying eligibility for the zero annual fee pursuant to Rule 73C-24.003(3)(e), Florida Administrative Code:**
  - ☐ Initial **both** statements.
  - ☐ For those special districts not required to file an Annual Financial Report covering Fiscal Year 2024 – 2025 (e.g., newly created special districts or housing authorities), provide an income statement verifying $3,000 or less in revenues for the current fiscal year.

STEP 4: Make a copy of the completed invoice for your records.

STEP 5: Email the completed invoice and any other requested documents to SpecialDistricts@Commerce.fl.gov.

Official State Fee Website (process payment and download a duplicate invoice, previous memorandums and instructions, and FloridaCommerce's W-9 Form)

www.FloridaJobs.org/SpecialDistrictFee

Special District Accountability Program Contact

Paola Muir
850-717-8471
SpecialDistricts@Commerce.fl.gov

00102808202

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this

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

David P. Persson**
Andrew H. Cohen
Kelly M. Fernandez*
Maggie D. Mooney*
R. David Jackson*
Daniel P. Lewis
Amy Farrington
Karla M. Armstrong
* Board Certified City, County and Local Government Law
** Retired

Telephone (941) 306-4730
Facsimile (941) 306-4832
Email: mmooney@flgovlaw.com

Reply to: Lakewood Ranch

October 13, 2026

Via email: carvalhov@pfm.com
Vivian Carvalho, DM
University Town Center Improvement District
PFM Group Consulting LLC
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817

RE: University Town Center Improvement District

Dear Vivian,

Enclosed is the FY2026/2027 Special District Fee Invoice and Update Form from the Florida Department of Economic Opportunity for the above-referenced District, along with step-by-step instructions.

I have signed the form as Registered Agent. Per the instructions, payment may be made with credit card, ACH, or paper check. If the Invoice is in order, please arrange for it to be returned via email, as indicated. The deadline for payment of the $175.00 fee is November 30, 2025.

Should you have any questions, please contact me.

Sincerely,

Maggie D. Mooney
Signed Electronically

MDM/fmw

Transaction Confirmation and Receipt

Print this page for your records.

Special District:	University Town Center Improvement District
Transaction No:	305717620
Payment Date:	10/26/2026
Invoice Number:	96040
Amount Paid:	175.00
Full Name:	Ms. Maggie Mooney
Address:	Persson, Cohen, Mooney, Fernandez & Jackson, P.A., 6853 Energy Court Lakewood Ranch, Florida 34240
Phone Number:	941-306-4730
Email Address:	mmooney@flgovlaw.com

Prepare and Provide Your Annual Update

To ensure that the Official List of Special Districts remains up-to-date, complete the annual update process as follows, even if no changes are necessary.

Steps:

1. Review the information on the Special District State Fee Invoice and Profile Update document.
2. Mark any changes directly on the document.
3. Write "Paid online" and the date paid directly on the document.
4. Sign and Date the document
5. Email the document to SpecialDistricts@Commerce.fl.gov or mail it to:

Florida Department of Economic Opportunity
Bureau of Budget Management
107 East Madison Street, MSC 120
Tallahassee, Florida 32399-4124

Date	Invoice Number
October 1, 2026	DM-10-20261-75
Payment Terms	Due Date
Upon Receipt	October 1, 2026

RECEIVED
By M. Magar at 4:53 pm, Oct 23, 2026

Bill To:

University Town Center Improvement District
c/o PFM Management Services District Accounting Dept.
Orlando, FL 32817
United States of America

Company Address:

PO Box 69751
Baltimore, MD 21264-9751
+1 (215) 5676100

Remittance Options:

Via Mail:

PFM Management Services LLC

PO Box 69751
Baltimore, MD 21264-9751
United States of America

RE: District Management Fee: October 2026

Professional Fees	$4,166.67
Total Amount Due	**$4,166.67**

UNIVERSITY TOWN CENTER IMPROVEMENT DISTRICT

Payment Authorization No. 005
11/6/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
144961	PFM MANAGEMENT SERVICES LLC (UTCID)	11/05/2026	University Town Center ID (UTCID)	203.44
7952997	USA TODAY MEDIA CORP (UTCID)	10/31/2026	University Town Center ID (UTCID)	205.50
			Total:	**408.94**

Board Member

Date	Invoice Number
November 5, 2026	144961
Payment Terms	Due Date
Upon Receipt	November 5, 2026

RECEIVED
By M. Magar at 12:27 pm, Nov 06, 2026

Bill To:

University Town Center Improvement District
c/o PFM Management Services District
Accounting Dept.
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817
United States of America

Company Address:

PO Box 69751
Baltimore, MD 21264-9751
+1 (215) 5676100

Remittance Options:

Via Mail:

PFM Management Services LLC

PO Box 69751
Baltimore, MD 21264-9751
United States of America

RE: Billable Expenses

Expenses	$203.44
Total Amount Due	**$203.44**

Date	Invoice Number
November 5, 2026	144961
Payment Terms	Due Date
Upon Receipt	November 5, 2026

Expense Supporting Detail

Category	Worker	Transaction Date	Amount Billed
Advertising	Vivian Carvalho	10/05/26	$102.81
Advertising	Vivian Carvalho	10/05/26	$100.63
		Advertising	$203.44
		Total Expenses:	**$203.44**

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-02226S **Date 09/25/2026**

Attn:
University Town Center - PFM
3501 QUADRANGLE BLVD.,STE 270
ORLANDO FL 32817

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description	Amount
Serial # 26-02226S **Board of Supervisors Meeting Dates** **RE:** Fiscal Year 2026-2027 **Published:** 9/25/2026	$100.63

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$100.63**

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

BOARD OF SUPERVISORS
MEETING DATES
UNIVERSITY TOWN CENTER IMPROVEMENT DISTRICT
FISCAL YEAR 2026-2027

The Board of Supervisors of the University Town Center Improvement District will hold its regular monthly meetings for Fiscal Year 2026-2027 on the first Wednesday of each month at 9:00 AM at the location below as follows:

Benderson Development
7978 Cooper Creek Blvd., Suite 100
University Park, FL 34201

1. **October 7, 2026**
2. **November 4, 2026**
3. **December 2, 2026**
4. **January 6, 2027**
5. **February 3, 2027**
6. **March 3, 2027**
7. **April 7, 2027**
8. **May 5, 2027**
9. **June 2, 2027**
10. **July 7, 2027**
11. **August 4, 2027**
12. **September 1, 2027**

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from PFM Management Services, LLC at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, or by calling (407) 723-5900 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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District Manager
Vivian Carvalho
September 25, 2026 26-02226S

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-01862M **Date 09/25/2026**

Attn:
University Town Center - PFM
3501 QUADRANGLE BLVD.,STE 270
ORLANDO FL 32817

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description	Amount
Serial # 26-01862M **Board of Supervisors Meeting Dates** **RE:** Fiscal Year 2026-2027 **Published:** 9/25/2026	$102.81

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$102.81**

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

BOARD OF SUPERVISORS
MEETING DATES
UNIVERSITY TOWN CENTER IMPROVEMENT DISTRICT
FISCAL YEAR 2026-2027

The Board of Supervisors of the University Town Center Improvement District will hold its regular monthly meetings for Fiscal Year 2026-2027 on the first Wednesday of each month at 9:00 AM at the location below as follows:

Benderson Development
7978 Cooper Creek Blvd., Suite 100
University Park, FL 34201

1. **October 7, 2026**
2. **November 4, 2026**
3. **December 2, 2026**
4. **January 6, 2027**
5. **February 3, 2027**
6. **March 3, 2027**
7. **April 7, 2027**
8. **May 5, 2027**
9. **June 2, 2027**
10. **July 7, 2027**
11. **August 4, 2027**
12. **September 1, 2027**

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from PFM Management Services, LLC at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, or by calling (407) 723-5900 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that the person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
Vivian Carvalho
September 25, 2026 26-01862M

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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USA TODAY CO.

LocaliQ

ACCOUNT NAME		ACCOUNT #	INV DATE
Pfm Group UTCID		1627627	10/31/26
INVOICE #	**INVOICE PERIOD**	**CURRENT INVOICE TOTAL**	
0007952997	Oct 1- Oct 31, 2026	$205.50	
PREPAY (Memo Info)	**UNAPPLIED (included in amt due)**	**TOTAL CASH AMT DUE***	
$0.00	$0.00	**$205.50**	

BILLING ACCOUNT NAME AND ADDRESS

Pfm Group UTCID
Racheal Meade
3501 Quadrangle BLVD
Orlando, FL 32817-8330

PAYMENT DUE DATE: NOVEMBER 30, 2026

Legal Entity: USA TODAY Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@usatodayco.com

FEDERAL ID 47-2390983

Immediate Action Required: Enroll in E-Invoicing. USA TODAY Co. has discontinued mailed invoices as we move to paperless billing. If you received this by mail, enroll today to avoid invoice delivery interruption: https://gcil.my.site.com/financialservicesportal/s/e-invoicing.

Date	Description	Amount
10/1/26	Balance Forward	$0.00

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
10/26/26	12745567	SAR Herald-Tribune	University Town Center Improvement District- FY 27 meetings		$205.50

RECEIVED
By M. Magar at 4:12 pm, Nov 03, 2026

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	$205.50
Service Fee 3.99%	$8.20
*Cash/Check/ACH Discount	-$8.20
*Payment Amount by Cash/Check/ACH	$205.50
Payment Amount by Credit Card	$213.70

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME	ACCOUNT NUMBER	INVOICE NUMBER	AMOUNT PAID
Pfm Group UTCID	1627627	0007952997	

CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
$205.50	$0.00	$0.00	$0.00	$0.00	$0.00	**$205.50**

REMITTANCE ADDRESS (Include Account# & Invoice# on check)

USA TODAY Media Corp.
PO Box 631244
Cincinnati, OH 45263-1244

TO PAY BY PHONE PLEASE CALL: 1-877-736-7612

TOTAL CREDIT CARD AMT DUE $213.70

To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/

0001627627000000000000079529970002055067175

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Racheal Meade
Pfm Group UTCID
3501 Quadrangle BLVD
Orlando FL 32817-8330

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Herald-Tribune, published in Sarasota County, Florida; with circulation in Sarasota, Manatee and Charlotte Counties; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Sarasota, Manatee and Charlotte Counties, Florida, or in a newspaper by print in the issues of, on:

SAR Herald-Tribune 10/26/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/26/2026

Legal Clerk

Nicole Jacobs
Notary, State of WI, County of Brown

8-21-30
My commission expires

Publication Cost:	$205.50	
Tax Amount:	$0.00	
Payment Cost:	$205.50	
Order No:	12745567	# of Copies:
Customer No:	1627627	0
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

BOARD OF SUPERVISORS MEETING DATES UNIVERSITY TOWN CENTER IMPROVEMENT DISTRICT FISCAL YEAR 2026-2027

The Board of Supervisors of the University Town Center Improvement District will hold its regular monthly meetings for Fiscal Year 2026-2027 on the first Wednesday of each month at 9:00 AM and a Special Board Meeting on November 16, 2026, at 3:00 PM, at the location below as follows:

Benderson Development
7978 Cooper Creek Blvd.,
Suite 100
University Park, FL 34201
1. November 4, 2026
2. November 16, 2026
(Special Meeting at 3 PM)
3. December 2, 2026
4. January 6, 2027
5. February 3, 2027
6. March 3, 2027
7. April 7, 2027
8. May 5, 2027
9. June 2, 2027
10. July 7, 2027
11. August 4, 2027
12. September 1, 2027

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from PFM Management Services, LLC at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, or by calling (407) 723-5900 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that the person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
Vivian Carvalho

UNIVERSITY TOWN CENTER IMPROVEMENT DISTRICT

Staff Reports

UNIVERSITY TOWN CENTER IMPROVEMENT DISTRICT

District Manager

UNIVERSITY TOWN CENTER IMPROVEMENT DISTRICT

Interim District Engineer

UNIVERSITY TOWN CENTER IMPROVEMENT DISTRICT

District Counsel

UNIVERSITY TOWN CENTER IMPROVEMENT DISTRICT

Supervisor Requests & Comments

UNIVERSITY TOWN CENTER IMPROVEMENT DISTRICT

Counsel's Ethics Training Session 3
(1-hour)

PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.

ATTORNEYS AND COUNSELORS AT LAW



Florida's Ethics Law Training

Presented by:

Maggie D. Mooney, Esq.

November 16, 2026 (Part 1)
Special Board of Supervisor's Meeting
University Town Center Improvement District

History : Sunshine Amendment

- Article II, Sec. 8 was adopted by Florida voters in 1976 to provide for ethical conduct standards and disclosure requirements for public officers and employees.



- Specified that the Legislature was to adopt the code of ethics for the public officers.

Art. II, Sec. 8, Fla. Const.


GAMBLE
THE PUBLIC
LEGISLATURE
WE CAN'T BE PESTERED AT THIS TIME... ALL I CAN TELL YOU IS... TRUST US!!
STATE BUDGET

Scope - Florida's Ethics Law*:

- Article II, Section 8 of the Florida Constitution
  - Mandates Ethical Conduct and Financial Disclosure

- Part III, Chapter 112, Florida Statutes (Code of Ethics)
  - Establishes the behavior/conduct standards

- Florida Administrative Code Rules (administered by Commission on Ethics)

* Locally adopted Ethics Codes/Rules are Not Covered.

Florida's Ethics Law:

Florida Statutes 112.3145 requires that designated elected officials (including elected special district officials):

> *[C]omplete 4 hours of ethics training* ***each calendar year**** *which addresses, at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of this state.*

*Elected officers are not subject to training requirements in the calendar year they are leaving office.

Florida's Ethics Code : 2 Overriding Principles



1. Maintaining Public Trust

2. Transparency

Ethics Code – Chapter 112, Part III, Fla. Stat.

- Adopted in response to Constitutional mandate.
- Legislates how public officials will meet transparency and public trust requirements.
- Sets forth prohibited conduct and affirmative obligations.



(Cartoon by Ma Hongliang)

Florida Administrative Rule 34-7.025:

Fla. Admin. R. 34-7.025(2)(b) sets forth the topics that MUST be covered in training:

1. Doing business with one's own agency;
2. Conflicting employment or contractual relationships;
3. Misuse of position;
4. Disclosure or use of certain information;
5. Gifts and honoraria, including solicitation and acceptance of gifts, and unauthorized compensation;
6. Post-officeholding restrictions;
7. Restrictions on the employment of relatives;
8. Voting conflicts;
9. Financial disclosure requirements, including the automatic fine and appeal process;
10. Commission procedures on ethics complaints and referrals; and
11. The importance of and process for obtaining advisory opinions rendered by the Commission.
12. *Foreign country of concern information*. (Nov. 2026 – NEWLY ADOPTED)

Prohibited Conduct and Transactions









Prohibited Conduct– Gift Solicitation



- Prohibited Solicitations: Elected Officials and their spouse/children are prohibited from soliciting or accepting gifts of any value based on understanding that the elected official would be influenced by the item.(i.e., vendor, contractors, etc.)
- "Gift" is broadly defined. Includes loans, rewards, future employment, favor, etc.
- Excludes gifts from relatives.

Fla. Stat. **§ §** 112.313, 112.3148



Prohibited Conduct: Soliciting Honorarium

Honorarium:

Payment of money or anything of value given as consideration for a speech or other written/oral presentation (other than a book).



Prohibited Conduct: Soliciting Honorarium

- Special District officials are prohibited from soliciting honorariums or accepting them from PAC or lobbyists who lobbied the agency within 12 months.
- This prohibition Does Not include payment of actual and reasonable transportation, lodging, food/beverage related to an event (incl. registration fee). Fla. Stat. § 112.3149

Prohibited Conduct – Business with Agency

- Doing Business with One's Agency – Includes 2 prohibitions:

  (1) Public officials cannot directly or indirectly sell goods or services from the person's business to the district. Prohibition also applies to businesses owned by the official, official's spouse or child.

  (2) Public officials cannot act in a "private capacity" renting, selling or leasing any goods/services to their special district.

See, Fla. Stat. § 112.313

Prohibited Conduct: Conflicting Employment

Conflicting Employment/Contractual Agreement – Includes 2 prohibitions:

(1) Prohibits officials from having an employment or contractual relationship with the public entity that is regulated by the public entity;

(2) Prohibits officials from having an employment or contractual relationship that will create a continuing or recurring conflict of interest.

See, Fla. Stat. § 112.313 (7)

Prohibited Conduct: Misuse of Position

- Misuse of Public Position – Prohibits officials from "corruptly using" position for yourself or others. Fla. Stat. § 112.313 (6)
- "Corrupt" determination is based on facts; generally, it is interpreted as being done with a "wrongful intent" that is inconsistent with the official's proper performance of duties.
- Caselaw construed this to require proof that the official had notice his/her conduct was inconsistent with duties and a violation of ethics code.

Prohibited Conduct: Relative Employment

- Nepotism –Prohibits officials from seeking advancement or employment of relatives. *See*, Fla. Stat. § 112.3135
- May not appoint, employ, promote, advance or advocate for a relative in an agency position.
- 2026 Legislation created an exception to allow officials who are relatives serving on the same board to "appoint, employ, promote, or advance" a relative. *See*, Fla. Stat. 112.3135.

Relative Defined

- Statutory definition of "relative" has to be evaluated. *See*, Fla. Stat. § 112.312(21)
- 2026 Legislation amended definition to include foster parents and children (current and former). *See*, Fla. Stat. 112.312 (2).
- Relative limited to specific familial relations.:

Father	Uncle	In-laws
Mother	Aunt	Steps
Son	First Cousin	Halfs
Daughter	Nephew/Niece	Fosters
Brother	Husband	
Sister	Wife	



New addition

Additional Prohibited Conduct

- Improperly Disclosing Information – Prohibits the use of information not available to the public for the benefit of yourself or others. Fla. Stat. § 112.313 (8)

- Post-officeholding restrictions - Prohibits special district officials from representing anyone before their government for 2 years after leaving office. Fla. Stat. 112.313(13), (14)

Prohibited Conduct: Disproportionate Benefit

- Abuse of Public Position – Prohibits officials from obtaining a "disproportionate benefit" for yourself or others.
- 2018 Amendment to the Florida Constitution. *See*, Art. II, Sec. 8(h), Fla. Const.



Prohibited Conduct: Disproportionate Benefit

- "Disproportionate benefits" defined by Florida Administrative Rules.
- A benefit, privilege, exemption or result arising from an act or omission inconsistent with the proper performance of public duties. R. 34.18-001(3), Fla. Admin. C.
- Violations of "disproportionate benefit" requires a wrongful intent through action or inaction that rises to the level of an intentional abuse of public position.

Prohibited Conflicts



Prohibited Conduct: Conflicts

- Florida's Ethics Code is premised upon maintaining public trust by prohibiting public officials from using their office for "private gain".
- Private gain generally means a public official's ***financial interest*** is directly enhanced as a result of a vote, and there is a direct and immediate gain.

Art. II, Sec. 8, Fla. Const.; Ch. 112, Fla. Stat.



Prohibited Conduct: Voting Conflicts

- "Voting Conflict" means voting on a matter that will result in a special private gain or loss to the board member or a person connected to them in a private capacity.
- A voting conflict does not "void" the vote for the board, and Florida law does not provide for a "cure".
- A voter conflict exposes the voting board member to liability/exposure.

Fla. Stat. § 112.3143

Voting Conflict - Obligations

- Voting restriction applies when there is a specific benefit to yourself, an employer, a principal or relative.
- Must abstain from voting and refrain from discussion on any measure that creates a "special private gain or loss".
- If conflict is known, must publicly state to the assembly the nature of the conflict and abstain from voting.
- Memorandum of Voting Conflict form (Form 8B) must be filed with the Clerk within 15 days.

Fla. Stat. § 112.3143

Transparency Requirements – Forms!

- Form 8 B – Memorandum of Voting Conflict
- Form 1 – Limited Financial Disclosure
- Form 9 – Quarterly Gift Disclosure



Form 8B – Memorandum of Voting Conflict

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE
MAILING ADDRESS	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ❑ CITY ❑ COUNTY ❑ OTHER LOCAL AGENCY
CITY COUNTY	NAME OF POLITICAL SUBDIVISION:
DATE ON WHICH VOTE OCCURRED	MY POSITION IS: ❑ ELECTIVE ❑ APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

Form 8B – Memorandum of Voting Conflict



DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, _____, hereby disclose that on _____, 20 ____:

(a) A measure came or will come before my agency which (check one or more)

___ inured to my special private gain or loss;

___ inured to the special gain or loss of my business associate, _____;

___ inured to the special gain or loss of my relative, _____;

___ inured to the special gain or loss of _____, by whom I am retained; or

___ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

_____ Date Filed

_____ Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED $10,000.

Fill in the Blank Form

Briefly Describe Conflict

Submit Completed Form to the Clerk who will Incorporate them into the Minutes.

Form 1 – Limited Financial Disclosure

- More than 35,000+ public officials are required to file this form **annually**.
- Commission on Ethics (COE) maintains list of all public offices and public employment positions required to file this form.
- Form is intended to allow the public to evaluate potential conflicts of interest, deters corruption and increases public confidence.
- The Form is a public record once submitted.



Form 1 – Required Filing for Local Officers

"Local officers" are defined as:

- Every person who is elected or appointed to office in any political subdivision , county, municipality, school district, **independent special district,** or other political subdivision.
- Any person holding certain delineated public positions (i.e., City Manager, County Administrator, Fire Chief, Police Chief, Purchasing Agent, etc.)

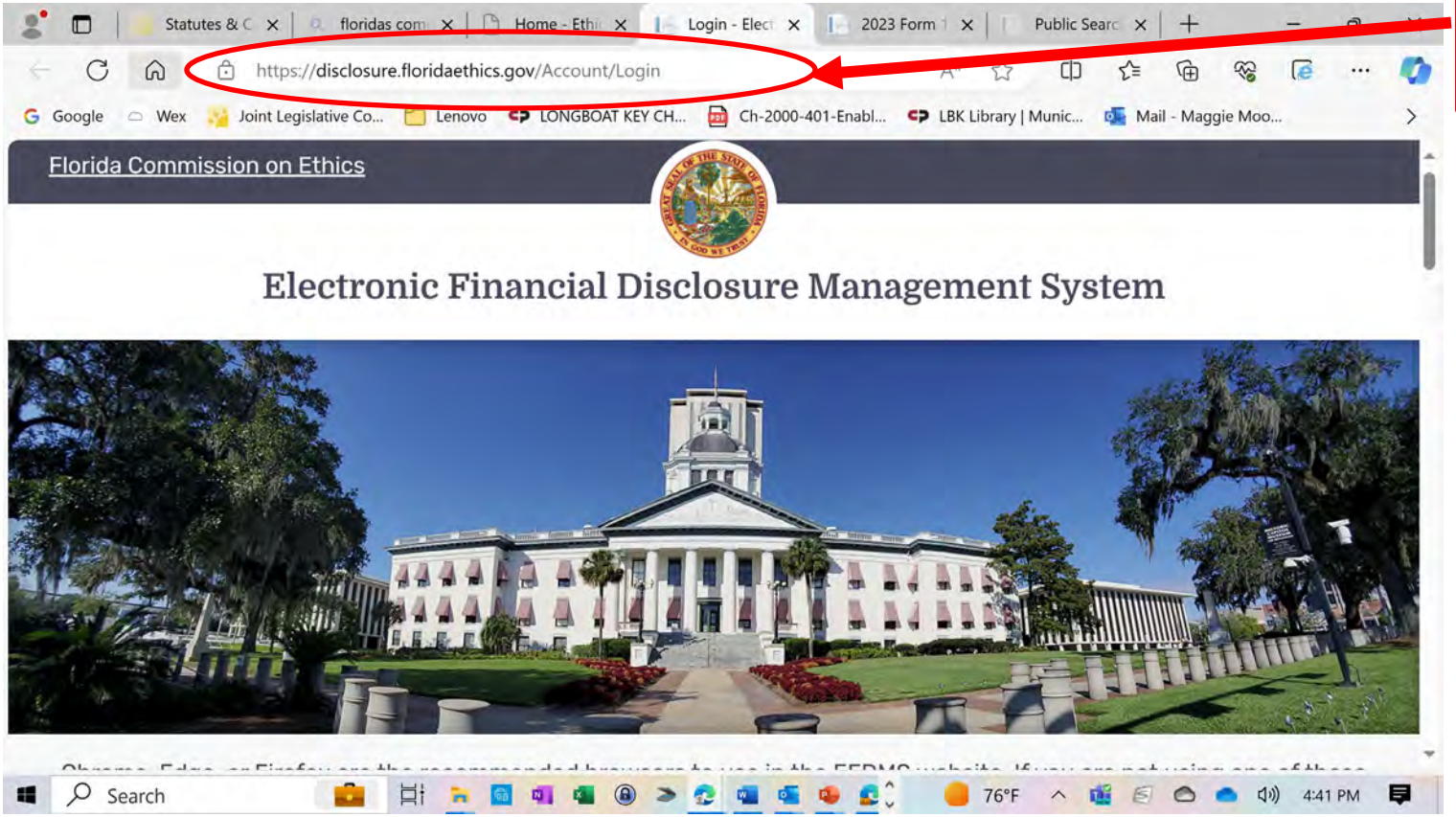


Form 1 – Limited Financial Disclosure

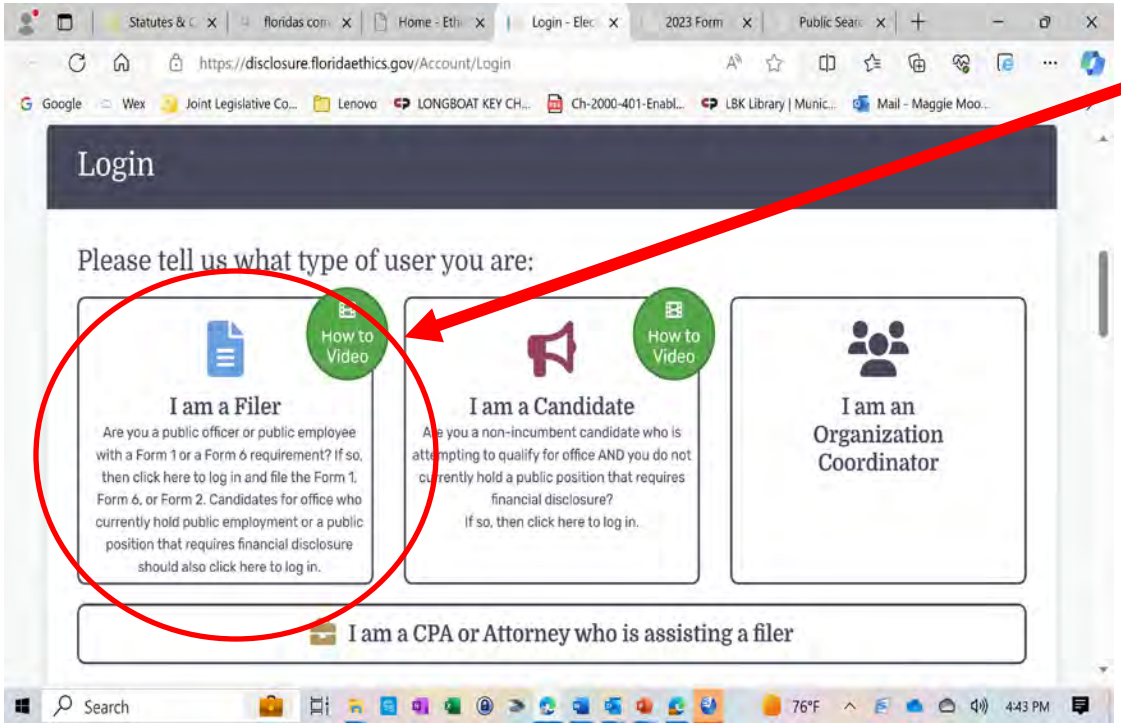
- Elected and appointed special district officials must fill out Form 1 (Limited Financial Disclosure form) annually on or before July 1.
- Requires the reporting of person's sources and types of financial interests.
- Does not require monetary values.
- Form 1 **MUST** be filed electronically.
- Must file within 30 days of appointment.
- Form 1F is filed within 60 days of leaving position.

Form 1- Electronic Filing

Website for electronic filing



Form 1- Electronic Filing



- MUST follow instructions to File Form 1 and file annually by July 1.
- Form should include field to confirm Ethics Class completion.

Form 1 – Deadline July 1

- If Form 1 is not filed by Sept. 1, automatic fines accrue at $25/day, with a maximum penalty of $1500
- Fines may be appealed but can only be waived by Commission on Ethics (COE) for "unusual circumstances"
- COE can investigate officials for failure to file and can result in removal from office.



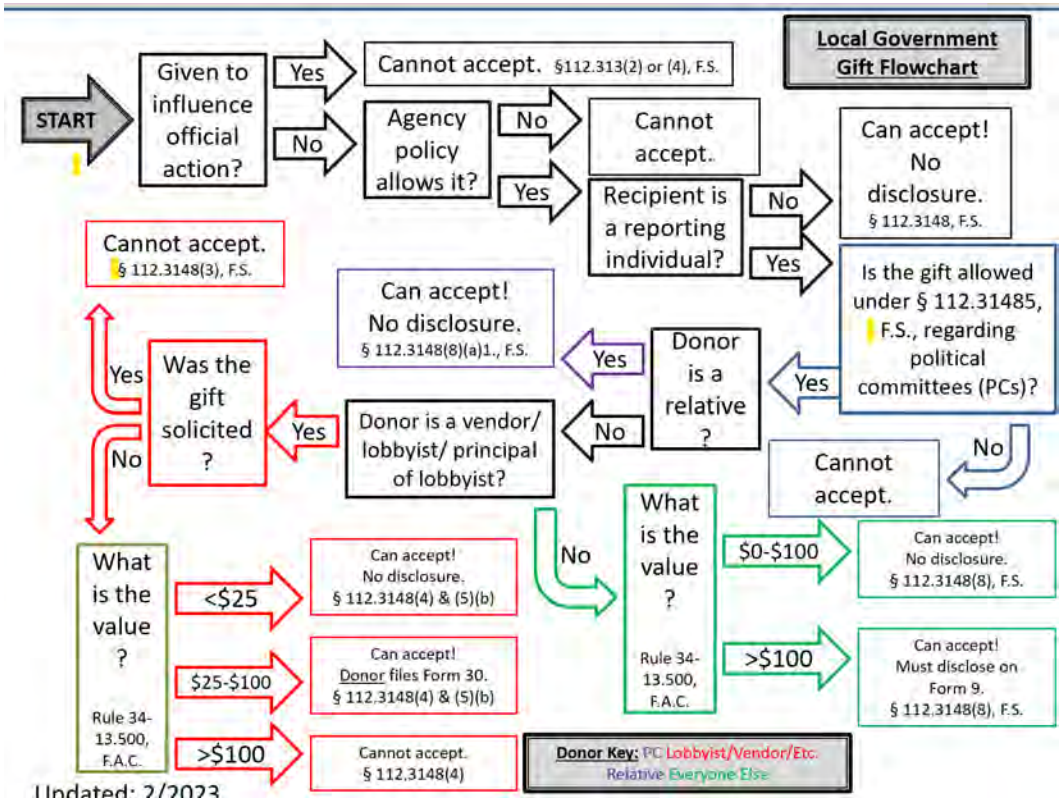
Transparency: Gift Reporting



- All gifts are prohibited IF the gift is given to influence a vote.
- Acceptance of Gifts: Elected Officials may accept gifts valued between $25-$100 from a vendor/lobbyist doing business with the agency but the gift must be reported by the donor and reporting official.
- Gifts valued over $100 require disclosure on the Quarterly Gift Disclosure Form 9.

Fla. Stat. § 112.3148

Form 9- Gift Reporting Determinations



This Flow Chart Was Prepared by the Commission on Ethic's General Counsel As an Aid to Assist Local Governments in Understanding their Reporting Obligations.

Form 9 - Gift Reporting

Form 9 **QUARTERLY GIFT DISCLOSURE (GIFTS OVER $100)**

LAST NAME -- FIRST NAME -- MIDDLE NAME:	NAME OF AGENCY:
MAILING ADDRESS:	OFFICE OR POSITION HELD:
CITY: ZIP: COUNTY:	FOR QUARTER ENDING (CHECK ONE): ❑MARCH ❑JUNE ❑SEPTEMBER ❑ DECEMBER YEAR 20___

PART A — STATEMENT OF GIFTS

Please list below each gift, the value of which you believe to exceed $100, accepted by you during the calendar quarter for which this statement is being filed. You are required to describe the gift and state the monetary value of the gift, the name and address of the person making the gift, and the date(s) the gift was received. If any of these facts, other than the gift description, are unknown or not applicable, you should so state on the form. As explained more fully in the instructions on the reverse side of the form, you are not required to disclose gifts from relatives or certain other gifts. **You are not required to file this statement for any calendar quarter during which you did not receive a reportable gift.**

DATE RECEIVED	DESCRIPTION OF GIFT	MONETARY VALUE	NAME OF PERSON MAKING THE GIFT	ADDRESS OF PERSON MAKING THE GIFT

Quarterly filing requirement when gift is believed to exceed $100.

TAKE AWAY ON GIFTS

There is no obligation to file a Gift Disclosure Form 9 if you have not accepted a gift!



Florida Commission on Ethics

- Created the Commission on Ethics (COE) to investigate complaints and breaches of public trust.
- 9 Member Commission that serves 2-year term:
  - -5 appointed by Governor
  - -2 appointed by President of the Senate
  - -2 appointed by Speaker of the House
- Members not permitted to hold public employment during their terms.
- Meet in Tallahassee.

Florida Commission on Ethics



JEREMY M. RODGERS, *CHAIR*
Tallahassee (R)
Term expires June 30, 2028
Appointed by the Governor



JON M. PHILIPSON, *VICE CHAIR*
Tampa (D)
Term expires June 30, 2027
Appointed by the Governor



NICHOLAS X. DURAN
Miami (D)
Term expires June 30, 2028
Appointed by the Speaker of the House of Representatives



MICHAEL H. HELLMAN
Miami (R)
Term expires June 30, 2027
Appointed by the Governor



MARTIN KERNER
Term expires June 30, 2028
Appointed by the President of the Senate



JOSEPH OGLESBY
Tallahassee (R)
Term expires June 30, 2027
Appointed by the Governor



ABBEY L. STEWART
Tallahassee (NPA)
Term expires June 30, 2027
Appointed by the Governor

PICTURE COMING SOON

RYAN K. STUMPHAUZER
Miami (NPA)
Term expires June 30, 2028
Appointed by the Speaker of the House of Representatives

PICTURE COMING SOON

JOSHUA C. WEBB
Term expires June 30, 2028
Appointed by the President of the Senate

Florida Commission on Ethics

- Can render legal advisory opinions to public officials seeking guidance.
- Has Jurisdiction to review and investigate Ethics Complaints against *individual public officers and employees* for violation of the Florida's Ethics Code.
- They cannot conduct an investigation until a sworn compliant is filed.
- They do not independently initiate an action even if there are newspaper articles, letters or phone calls.

Ethics Opinions:

- Legally binding advisory opinions may be sought from public officers, employees or candidates from the Florida Commission on Ethics (COE).
- Advisory opinions are binding on the conduct of the person who is subject of the opinion.
- Once issued and followed, the opinion provide a type of immunity from ethics complaint from the individual seeking the direction.
- Opinions are available on the COE's website: www.ethics.state.fl.us.



Recent Changes With Ethics Opinions (2026)

Opinion Anonymity:

- Rulemaking changes allow individuals requesting advisory opinions to have their names removed from published opinions and materials unless they explicitly consent to their name disclosure.
- Anticipated to occur July 2026- June 2027.



2026 Legislation Added Additional Topics:

By Nov. 2026, the Commission on Ethics is required to add training requirements for elected officials that cover:

- Efforts by foreign countries of concern (i.e., Chinese Communist Party's United Front strategy) to target and influence subnational governments;
- How to spot and report foreign influence campaigns; and
- The enhanced penalties for accepting gifts from foreign countries of concern or designated foreign terrorist organizations.

Chapter 2026-66, Laws of Florida

Ethics Complaints:

- An Administrative Complaint can be filed with Florida Commission on Ethics (COE).
- Ethics Complaints are the easiest type of action to file!
- Complaint form is available on COE website.
- Complaint is investigated by agency investigator.
- If probable cause exists, an administrative hearing is scheduled before the COE panel in Tallahassee to determine violation.
- COE conducts a hearing, decides whether the law violated, and recommends a penalty.

Ethics Complaints:

- There is no filing fee or service of process associated with an Ethics Complaint.
- Once filed the Complaint and all proceedings and records are confidential until the respondent requests the Complaint be made public OR the action is before the Commission on Ethics in a public hearing setting.
- Five year statute of limitations on Ethics Complaints (starts the day after the violation or breach is committed).
- Commission can dismiss small minor violations.

Fill in the blank form.

Simple request for statement of violation.



Florida Commission on Ethics
P. O. Drawer 15709, Tallahassee, Florida 32317-5709
"A Public Office is a Public Trust"

COMPLAINT

1. PERSON BRINGING COMPLAINT:

Name: _____ TelephoneNumber: _____

Address: _____

City: _____ County: _____ State: _____ Zip Code: _____

2. PERSON AGAINST WHOM COMPLAINT IS BROUGHT:

Use a separate complaint form for each person you wish to complain against:

Name: _____ Telephone Number: _____

Address: _____

City: _____ County: _____ Zip Code: _____

Title of office or position held or sought: _____

3. STATEMENT OF FACTS:

Please provide a full explanation of your complaint, describing the facts and the actions of the person named above and why you believe he or she violated the law. Include relevant dates and the names and addresses of persons whom you believe may be witnesses. Please do not submit more than 15 pages, including this form. Please do not submit video or audio tapes, CDs, DVDs, flash drives or other electronic media; such material will not be considered part of the complaint and will be returned.

4. OATH

I, the person bringing this complaint, do swear or affirm that the facts set forth in the foregoing complaint and attachments thereto are true and correct to the best of my knowledge and belief.

STATE OF _____

COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ❑ physical presence or ❑ online notarization, this _____ day of _____, 20 _____, by _____.
(name of person making statement)

_____
SIGNATURE OF COMPLAINANT

_____
(Signature of Notary Public)

_____
(Print, Type, or Stamp Commissioned Name of Notary Public)

Ethics Complaint Process:

1. Initial Review for Legal Sufficiency

2. Preliminary Investigation and Probable Cause Determination

3. Public Hearing

Step 1: Legal Sufficiency

- Commission Executive Director reviews complaint to determine whether a Florida law is plead in the document.
- If not plead properly, then the Compliant is brought to Commission for dismissal.
- If plead properly (actually alleges a violation of Florida Ethics law), then an Order to Investigate is issued and commenced.

Step 2: Investigations & Probable Cause

- Allegations are investigated by a investigator (employee of the Ethics Commission.)
- Interviews and evidence is collected.
- Investigator writes a Report of Investigation on findings.
- Commission's Attorney prepares a recommendation based upon Report regarding probable cause.
- A probable cause hearing is scheduled before the Commission.
- If there is probable cause, a DOAH evidentiary hearing may be scheduled or no further action may occur.
- If there is not probable cause, the file is closed.

Step 3: Public Hearing

- Most Public Hearings on Probable Cause determinations are sent to DOAH so an administrative law judge can preside over the matter.
- The Commission's Advocate (an Assistant Attorney from the Attorney General's Office) prosecutes the case at an administrative trial.
- Administrative law judge makes a recommended public report on the violation that is sent back to the Commission on Ethics.
- The Commission on Ethics makes a determination on the recommended violations and penalties at a public hearing.

Potential Penalties:



- Removal/suspension from office.
- Impeachment.
- Censure, reprimand, demotion or salary reduction.
- Forfeiture of a max of 1/3 of public salary (for 1 yr. period)
- Restitution of any pecuniary benefits received due to the violation.
- Civil penalty of up to $20,000
- For gift violations – up to 3x's the value of the gift.
- Daily fines ($25/day) up to $1500 for late form submittal.

Ethics Complaint: Real Life Example

LOCAL

Penalty decided for Manatee Commissioner Baugh who violated ethics in vaccine rollout

By **Ryan Callihan**
Updated January 30, 2023 10:18 AM



Manatee County Commissioner Vanessa Baugh apologizes for COVID-19 vaccine VIP list debacle before a county work session.
By Mymanatee.org

Excerpt from Bradenton Herald:

Baugh, a Republican who has served on the Manatee County Commission since 2012, has been ordered to pay an $8,000 fine and accept a public reprimand from the nine-member board.

The Lakewood Ranch official faced ethics complaints after staff said she ordered them to schedule appointments for herself and four other people.

Elizabeth Miller, who investigated the ethics complaints and worked on the agreement deal with Baugh's attorney, explained the contents of the agreement.

"(Baugh) admits the violation. She admits that while she was a public officer, she used or attempted to use her official position to secure a special privilege or benefit for herself or others," said Miller. "Also, she admits that her actions were corrupt."

Criminal Ethics and Public Corruption Laws

Criminal statutes relating to official misconduct exist for certain enumerated public crimes:

- Criminal bribery (Fla. Stat. 838.015)
- Unlawful Compensation or Reward (Fla. Stat. 838.016)
- Corruption by Harm of Public Servant (Fla. Stat. 838.021)
- Criminal Official Misconduct (Fla. Stat. 838.022)
- Corruption by Threat of Harm (Fla. Stat. 838.021)
- Criminal Misuse of Confidential Information (Fla. Stat. 839.26)

When an Ethics Complaint is Filed Against You....



1. Don't Panic!
2. Ethics Complaints are Confidential.
3. Call Your District's Legal Counsel.
4. Filing of Complaint Does Not Mean Complaint Will Move Forward.
5. If it Does Move Forward, Find out Whether Your District Will Provide a Defense.
6. Inquire into Insurance Coverage.
7. Obtain Independent Legal Counsel.



Oath of Office for Public Officials

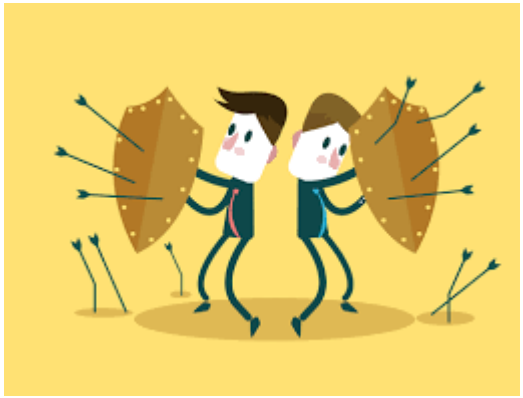
'I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the state; and that I will well and faithfully perform the duties of *[Insert Special District Name]* on which I am now about to enter. So help me God."

See, Sect. 5(b), Art. II, Fla. Const.

Indemnification & Public Service

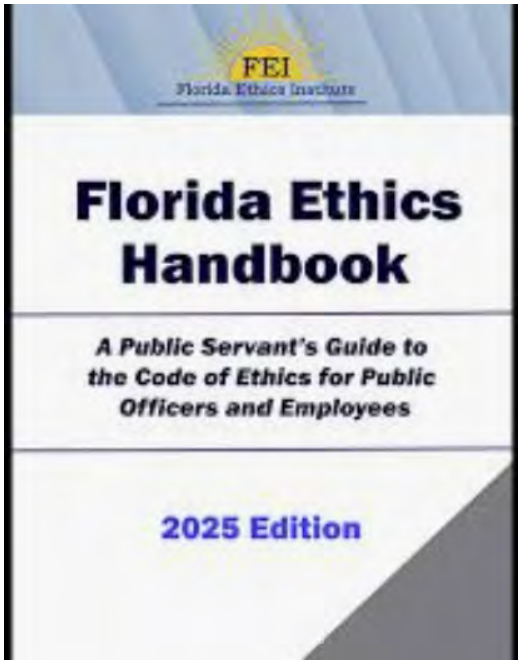
Public officials have a right to be defended when acting in the course and scope of duties :

- Florida Statutes § 111.07
- Common law
- Local Policy



Other Resources

- Florida Commission on Ethics Website: https://ethics.state.fl.us
- Training videos on obligations: https://ethics.state.fl.us/Training/Training.aspx
- Florida Association of Special Districts
- Florida Ethics Handbook




Questions?

For more information, please contact:

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(941) 306-4730

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