

# **University Park Recreation District**

## **Consideration of Resolution 2019-35 Adopting the Final Assessment Roll**

**RESOLUTION 2019-35**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNIVERSITY PARK RECREATION DISTRICT PROVIDING FOR A PORTION OF THE ESTIMATED COST OF THE PURCHASE, CONSTRUCTION, RECONSTRUCTION, RENOVATION, ENLARGEMENT, EXTENSION, EQUIPPING, ACQUISITION AND/OR MAINTENANCE OF RECREATIONAL FACILITIES BY THE UNIVERSITY PARK RECREATION DISTRICT TO BE DEFRAID BY THE SPECIAL ASSESSMENT; PROVIDING FOR A FINAL ASSESSMENT PLAT; ADOPTING A FINAL ASSESSMENT ROLL; PLACEMENT OF ASSESSMENTS IN AN IMPROVEMENT LIEN BOOK; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the University Park Recreation District ("District") is a local unit of special-purpose government located in Manatee County, and established pursuant to Manatee County Ordinance 18-29 ("Ordinance") for the purposes of constructing, installing, acquiring, operating and/or maintenance public infrastructure improvements; and

**WHEREAS**, the Board of Supervisors (the "Board") of the District hereby determines to undertake, to purchase, construct, reconstruct, renovate, enlarge or extend, equip, acquire, operate and/or maintain recreational facilities within the University Park Recreation District, described in Exhibit "A" and incorporated herein by referenced; and

**WHEREAS**, it is in the best interest of the District to purchase, construct, reconstruct, renovate, enlarge or extend, equip, acquire, operate and/or maintain recreational facilities by special assessments levied on benefitted lands within the University Park Recreation District (hereinafter, the "Assessments"); and

**WHEREAS**, the District is empowered by the Ordinance and Chapters 170, 197 and 418, Florida Statutes, to finance, fund, plan, operate and maintain the District and to impose, levy and collect the Assessments; and

**WHEREAS**, on June 14, 2019, the Board adopted Resolution 2019-32 declaring special assessments in accordance with Section 170.03, Florida Statutes, for the assessment lien(s) levied against the property in accordance with Resolution 2019-32; and

**WHEREAS**, the District set a public hearing for 10:00 a.m. on July 23, 2019, on the imposition of Special Assessment pursuant to Resolution 2019-33; and

**WHEREAS**, on July 23, 2019, the Board met as an equalization board and heard testimony and complaints as to the special assessments from affected property owners; and

**WHEREAS**, the Board then adjusted and equalized the assessments as deemed appropriate, based on considerations of justice and right.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE UNIVERSITY PARK RECREATION DISTRICT:**

1. The Whereas Clauses are hereby adopted as findings of fact.

2. Assessments identified in Exhibit "B" shall be amended as provided in Exhibit "B" attached hereto and incorporated herein by reference. All other assessments not so amended shall remain as set forth in Resolution 2019-32, and incorporated herein by reference; provided, however, they may be adjusted to reflect the action by the Board in its role as equalization board to ensure the total assessments shall defray the \$23,310,000.00 in estimated costs ("Final Assessments"). The Final Assessments, as provided herein, shall constitute the "Final Assessment Roll" as referenced in Section 170.08, Florida Statutes. The Final Assessment Roll may be amended by resolution to reflect the construction of new homes on vacant property or lots on an annual basis and may include an appropriate adjustment to ensure the total assessments shall remain at \$23,310,000.00.

3. A copy of the Final Assessment Roll shall be recorded by the District Manager in a special book to be known as the Improvement Lien Book held at the District Records Office and shall be legal, valid and binding first liens upon property against which assessments are made until paid.

4. The Final Assessments shall be levied on all lots and lands adjoining and contiguous and bounding and abutting such improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for; provided, however, any such Final Assessment shall not be collected pursuant to this Resolution if bonds authorized pursuant to Resolution 2019-15 are validated in a court of competent jurisdiction, appeals of the bond validation have been completed, and the bonds have been issued on or before July 25, 2021.

5. There shall be on file, at the District Records Office, an assessment plat showing the areas to be assessed, with certain plans and specifications describing the purchase, construct, reconstruct, renovate, enlarge or extend, equip, acquire, operate and/or maintain recreational facilities, all of which shall be open to inspection by the public.

6. The Assessments shall be paid in one single installment. The Assessments shall be collected pursuant to direct billing of the property owners, and shall be payable within sixty (60) days of direct billing of the property owners.

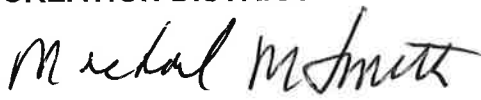
7. This Resolution shall become effective upon its passage, and shall be recorded in the public records of Manatee County, Florida.

**PASSED AND ADOPTED** this 23<sup>rd</sup> day of July, 2019.

ATTEST:

  
Secretary/Assistant Secretary

**BOARD OF SUPERVISORS  
UNIVERSITY PARK  
RECREATION DISTRICT**

  
Robert L. Wood, Chairman

  
Co-Chair

EXHIBIT "A"  
DESCRIPTION OF THE DISTRICT



**DESCRIPTION:**

The following described parcels lying and being in Manatee County, Florida:

**Parcel 1**

That part of the Southwest 1/4 of Section 25, Township 35 South, Range 18 East, lying West of the right-of-way of Honore Avenue

**Parcel 2**

The South 1/2, less the right-of-way of Honore Avenue; that part of the Southeast 1/4 of the Northeast 1/4 lying South of the right-of-way of Honore Avenue; the Southwest 1/4 of the Northeast 1/4, less the right-of-way of Honore Avenue; that part of the Northwest 1/4 of the Northeast 1/4 lying South of the Braden River and West of the West line of a Florida Power & Light Company easement recorded in Official Records Book 990, page 1079, Public Records of Manatee County, Florida, and the South 1/2 of the Northwest 1/4, less the right-of-way of Honore Avenue, all lying and being in Section 26, Township 35 South, Range 18 East

**Parcel 3**

The West 1/2; the Northeast 1/4; and the North 1/2 of the Southeast 1/4, less those lands described in deeds recorded in Official Records Book 1184, page 3443; Official Records Book 1692, page 4728, and Official Records Book 1050, page 3685, Public Records of Manatee County, Florida, all lying and being in Section 35, Township 35 South, Range 18 East

**Parcel 4**

That part of the Southwest 1/4 of the Southeast 1/4 of section 35, Township 35 South, Range 18 East, lying West of the East line of a Florida Power & Light Company easement recorded in Official Records Book 996, page 1979, Public Records of Manatee County, Florida, less the following described tract:

A tract of land lying in Section 35, Township 35 South, Range 18 East, being described as follows:

Begin at the Southeast corner of Tract "SGC" of Stanhope Gate, a subdivision as per plat thereof recorded in Plat Book 36, Page 11, Public Records of Manatee County, Florida; thence S 00°26'00" W, along the West line of a Florida Power & Light Company easement recorded in Official Records Book 996, page 1979, of said Public Records, a distance of 609.28 feet to the Northerly right-of-way line of University Parkway; thence N 89°27'29" W, along said Northerly right-of-way line, a distance of 626.62 feet to an intersection with the East line of Lennox Gardens, a subdivision as per plat thereof recorded in Plat Book 34, Page 164, of said Public Records; thence Northerly along said East line the following five (5) courses: (1) N 00°15'00" W, a distance of 94.05 feet; (2) N 34°36'00" E, a distance of 133.95 feet; (3) N 01°25'00" W, a distance of 85.54 feet; (4) N 20°50'00" E, a distance of 91.85 feet; (5) N 47°00'00" E, a distance of 150.82 feet; thence N 57°25'00" E, continuing along said East line and along the Southerly line of said Stanhope Gate, a distance of 248.74 feet; thence N 90°00'00" E, along said Southerly line, a distance of 210.22 feet to the Point of Beginning

**Parcel 5**

That part of the West 1/2 of Section 36, Township 35 South, Range 18 East, lying West of the right-of-way of Honore Avenue and North of the South line of Warwick Gardens, a subdivision as per plat thereof recorded in Plat Book 36, page 109, Public Records of Manatee County, Florida

(SEE SHEET 2 FOR SKETCH)  
 NOT A BOUNDARY SURVEY  
 DESCRIPTION SKETCH

OF A  
 UNIVERSITY PARK RECREATION DISTRICT  
 LOCATED IN  
 SECTIONS 25, 26, 35 & 36,  
 TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS A TRUE REPRESENTATION OF THE LAND AS SHOWN AND DESCRIBED HEREON IN THAT IT IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, AND THAT IT MEETS THE REQUIREMENTS FOR LAND SURVEYS IN THE STATE OF FLORIDA, CHAPTER 54-17, FLORIDA STATUTES.

BY: James H. Gamble  
 JAMES H. GAMBLE, P.E., S.L.  
 FLORIDA PROFESSIONAL SURVEYOR # 4293  
 DATE OF CERTIFICATION: 02/05/18

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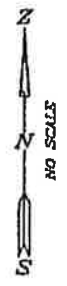
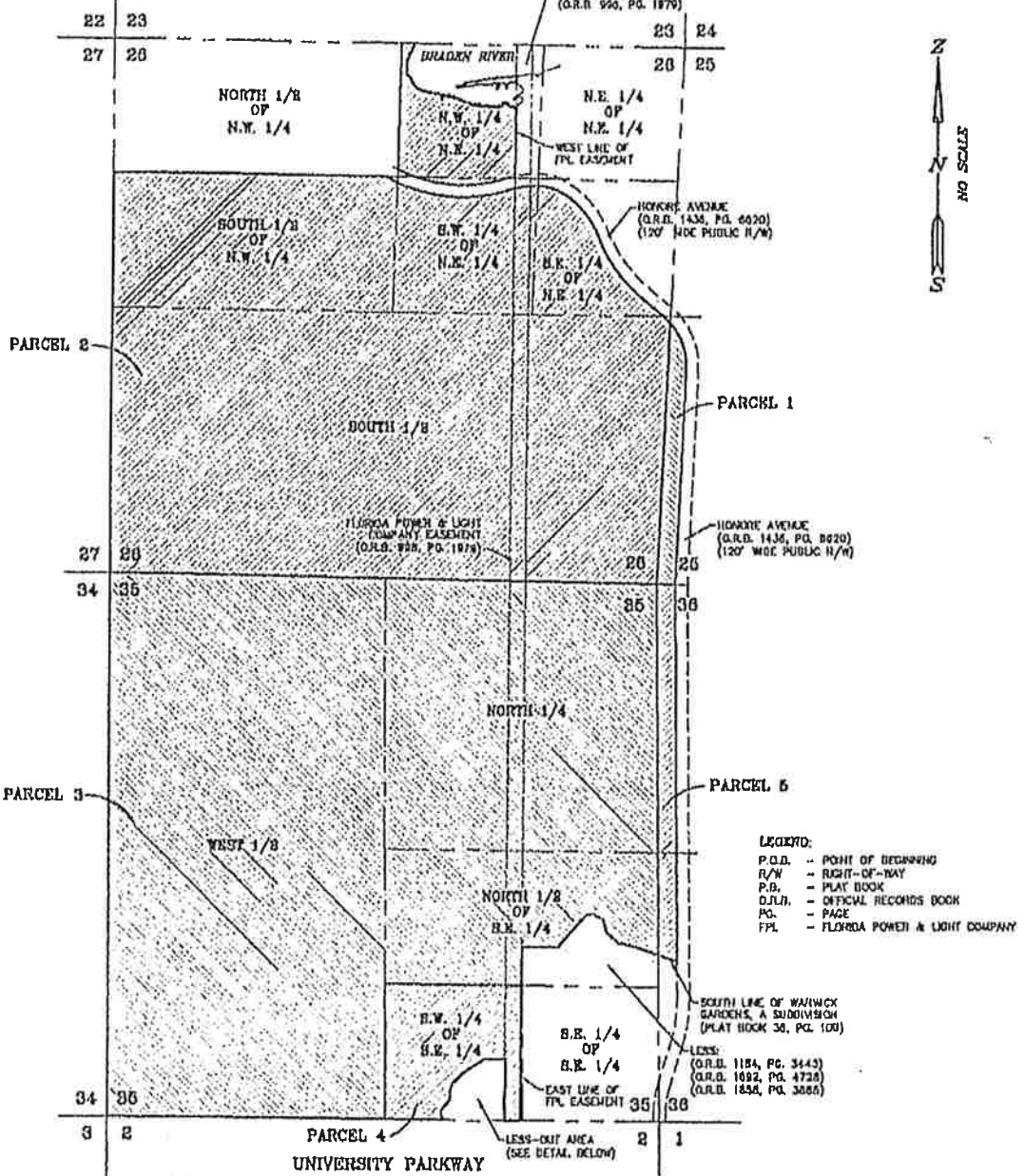
02/05/18

SHEET 1 OF 2

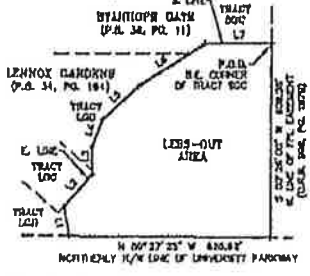


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CERTIFICATE OF AUTHORIZATION # 13 6993  
 201 54 AVENUE DRIVE EAST  
 BAYDENTON, FLORIDA 32008  
 (904) 748-8200  
 FAX (904) 748-3747



**LEGEND:**  
 P.O.B. -- POINT OF BEGINNING  
 R/W -- RIGHT-OF-WAY  
 P.B. -- PLAT BOOK  
 O.R.B. -- OFFICIAL RECORDS BOOK  
 PG. -- PAGE  
 FPL -- FLORIDA POWER & LIGHT COMPANY



**LINE DATA TABLE:**

| LINE | BEARING         | LENGTH |
|------|-----------------|--------|
| L1   | N 09° 19' 00" W | 94.00  |
| L2   | N 30° 58' 00" E | 133.40 |
| L3   | N 01° 25' 00" W | 83.51  |
| L4   | N 20° 00' 00" E | 81.80  |
| L5   | N 47° 00' 00" E | 150.82 |
| L6   | N 57° 23' 00" E | 248.74 |
| L7   | N 90° 00' 00" E | 210.72 |

**LESS-OUT AREA DETAIL**  
 (NOT TO SCALE)

(SEE SHEET 1 FOR DESCRIPTION)  
 NOT A BOUNDARY SURVEY  
 DESCRIPTION SKETCH

OF A  
**UNIVERSITY PARK RECREATION DISTRICT**  
 LOCATED IN  
 SECTIONS 25, 26, 35 & 36,  
 TOWNSHIP 36 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA

**NOTES:**  
 1. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY. (NO ADJUSTMENTS HAVE NOT BEEN FIELD LOCATED OR SET)

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STATE OF FLORIDA, COUNTY OF MANATEE  
 This is to certify that the foregoing is a true and correct copy of the document on file in my office.

Exhibit B  
Amended Assessments

Adjustments to the Assessment Roll: \_\_\_\_\_.