

ORDINANCE NO. 2017-051

2017 OCT 16 AM 10:48

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, RELATING TO THE PROPERTY ASSESSED CLEAN ENERGY (PACE) PROGRAM, CODIFIED AS ARTICLE XIV OF CHAPTER 38 OF THE SARASOTA COUNTY CODE; PROVIDING DEFINITIONS; PROVIDING FINDINGS OF FACT; PROVIDING A SHORT TITLE; PROVIDING A PURPOSE; PROVIDING PACE PROGRAM BOUNDARIES; PROVIDING FOR PACE LOCAL GOVERNMENTS AUTHORIZATION; PROVIDING FOR PACE PROGRAM STANDARDS; PROVIDING FOR ELIGIBLE PARTICIPANTS; PROVIDING FOR NON-AD VALOREM ASSESSMENTS; PROVIDING FOR PACE PROGRAM ADMINISTRATION; PROVIDING FOR RECORDATION; PROVIDING FOR NOTICE TO PURCHASER; PROVIDING FOR SUSPENSION OR TERMINATION; PROVIDING FOR ENFORCEMENT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA:

SECTION 1. There is hereby created a new Article XIV of Chapter 38 of the Sarasota County Code of Ordinances (the "Code), entitled "Property Assessed Clean Energy (PACE) Program".

SECTION 2. Article XIV of Chapter 38 of the Code is hereby created to read as follows:

ARTICLE XIV. PROPERTY ASSESSED CLEAN ENERGY (PACE) PROGRAM

Sec. 38-320. Definitions.

- (a) *Board* shall mean the Sarasota County Board of County Commissioners.
- (b) *Eligible Participant* shall mean any residential or non-residential Property owner who voluntarily participates in the PACE Program and satisfies the eligibility requirements set forth in Section 38-327.
- (c) *PACE Act* shall mean Section 163.08, Florida Statutes.
- (d) *PACE Assessment* shall mean the non-ad valorem assessment placed on a property owner's tax bill as a result of financing obtained pursuant to the PACE Financing Agreement.
- (e) *PACE Financing Agreement* shall mean the agreement entered into between the Eligible Participant and the PACE Local Government

specifying the Qualifying Improvements to be installed at the Property and the terms and conditions for financing those improvements through non-ad valorem assessments levied on the Property.

- (f) *PACE Interlocal* shall mean an agreement entered into between Sarasota County and a PACE Local Government authorizing the PACE Local Government to administer a PACE Program within unincorporated Sarasota County.
- (g) *PACE Local Government* shall mean a separate legal entity, other than a county or municipality, created pursuant to Section 163.01(7), Florida Statutes, and/ or its designated PACE Program administrator as applicable.

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- (h) *PACE Program or Program* shall mean the Property Assessed Clean Energy program authorized by this Article within the boundaries of unincorporated Sarasota County and any municipality that has opted into the Sarasota County PACE Program via resolution or ordinance.
- (i) *PACE Program Coordinator* shall mean the County staff liaison between the PACE Local Government and the County as delegated by the County Administrator.
- (j) *Property* means a residential or non-residential property, as determined by the most current version of the Florida Building Code, and/or the building or facility that is part of the property, as applicable, located within the jurisdictional boundaries of unincorporated Sarasota County and any municipality that has opted into the Sarasota County PACE Program.
- (k) *Qualifying Improvements* shall mean those improvements to real property provided for in Section 163.08(2), Florida Statutes, including, but not limited to, energy conservation and efficiency, renewable energy and wind-resistance improvements.

#### **Sec. 38-321. Findings of Fact.**

- (a) Section 163.08, Florida Statutes authorizes local governments defined as a county, a municipality, a dependent special district as defined in Section 189.012, Florida Statutes or a separate legal entity created pursuant to Section 163.01(7), Florida Statutes to establish and administer financing programs pursuant to which owners of real property may voluntarily obtain funding for Qualifying Improvements and repay such funding through non-ad valorem assessments, levied upon the improved property pursuant to

financing agreements between the property owner and the PACE Local Government(s).

- (b) Several PACE Local Governments have been created and the availability of the voluntary, non-exclusive PACE Program offered by the separate PACE Local Governments is subject to an agreement with the local governing body and is without cost, assumption of liability by, or demand upon the credit of the local governing body.
- (c) Section 163.08(3), Florida Statutes authorizes a PACE Local Government to levy non-ad valorem assessments to fund qualifying improvements within jurisdictions that authorize the Program.
- (d) It is within the best interests of the citizens of Sarasota County to authorize a PACE Program through the adoption of an ordinance that sets uniform consumer protections that apply to all PACE Local Governments who implement and manage PACE Programs in unincorporated Sarasota County and in those municipalities within Sarasota County who choose to opt into the Program.
- (e) A PACE Local Government shall be authorized to implement the PACE Program within Sarasota County through the execution of an individual interlocal agreement with Sarasota County.
- (f) The installation and operation of Qualifying Improvements not only benefits the affected properties for which the improvements are made, but also provides a public benefit by assisting in fulfilling the goals of the State's and County's energy and hurricane mitigation policies.
- (g) The voluntary participation in the PACE Program by property owners will provide an alternative financing option to finance the costs to provide and install Qualifying Improvements to property located within Sarasota County.

**Sec. 38-322. Short Title.**

This article shall be known as the "Property Assessed Clean Energy (PACE) Program".

**Sec. 38-323. Purpose.**

- (a) The PACE Program has been developed to allow a property owner to voluntarily finance energy efficient, renewable energy, or wind resistant improvements through a non-ad valorem assessment implemented and managed by a PACE Local Government and repaid through the annual tax bill. The purpose of this Ordinance is to provide uniform consumer protection regulations for all PACE Local Governments that are authorized to operate within Sarasota County to ensure that: (i) the citizens of Sarasota County are fully apprised of the Program, (ii) PACE Local Governments have developed a responsive complaint process, (iii) that Qualifying Improvements meet the statutory goals set forth in Section 163.08, Florida Statutes; and (iv) that contractors meet certain standards of conduct.
  
- b. This Article is intended to add requirements to the provisions of Section 163.08, Florida Statutes and other applicable law as it currently exists and should be construed consistently with the PACE Act and any such other applicable law. To the extent that the PACE Act provides for additional requirements not otherwise found in this Article or applicable law; the provisions of the PACE Act must be met. To the extent that this Article provides for more restrictive or additional requirements not found in the PACE Act or any such other applicable law, the provisions of this Article shall apply.

**Sec. 38-324. PACE Program Boundaries.**

The PACE Program shall be available to Eligible Participants residing within unincorporated Sarasota County and within Sarasota County municipalities, provided that the municipality has adopted a resolution or ordinance authorizing those areas to be included in the PACE Program.

**Sec. 38-325. PACE Local Governments Authorization.**

Upon entering into a PACE Interlocal with Sarasota County, a PACE Local Government shall be authorized to administer a PACE Program pursuant to Section 163.08, Florida Statutes, the terms of this Article, as may be amended from time to time, the PACE Interlocal and other regulations adopted by the Board within unincorporated Sarasota County and those municipalities that have opted into the PACE Program.

**Sec. 38-326 PACE Program standards.** At a minimum, PACE Local Governments shall comply with each of the following standards:

- (a) General

- (1) Qualifying Improvements: All Qualifying Improvements shall be properly permitted and must comply with Florida and local codes. PACE Local Governments shall finance only Qualifying Improvements that are permanently affixed to the Property.
- (2) Licensed Contractors: Any contractor constructing or installing a Qualifying Improvement shall be properly licensed and insured.
- (3) Materials: PACE Local Governments shall fund, and contractors and owner-builders shall construct or install, only Qualifying Improvements. PACE Local Governments shall establish an "Eligible Measures List" that identifies the types and specifications of Qualifying Improvements, using efficiency standards for materials and installation established by the U.S. Department of Energy, the U.S. Environmental Protection Agency, or Florida state agencies, as applicable. The Eligible Measures List shall be regularly updated and made publicly available. The County shall have the right to review that list annually to assure compliance with this ordinance.
- (4) Data Security and Consumer Privacy: PACE Local Governments shall take security measures to protect the security and confidentiality of consumer records and information to the extent permitted by law. In addition, a privacy policy must be in place that complies with state and federal law and, in particular, shall provide a property owner the ability to opt-out of having the property owner's information shared with third parties, except where expressly required by state and federal law.
- (5) Contractor Pricing: Within six months of entering into an Interlocal agreement, PACE Local Governments shall have in place pricing rules and enforcement mechanisms to ensure property owners are protected from excessive or unjustified prices and charges.
- (6) Estimated Energy or Insurance Savings Disclosure: PACE Local Governments shall include in the "Code of Conduct" (referenced below) and in contractor training the requirement that contractors inform Eligible Participants of the following:

- aa. Estimate of energy savings, insurance cost savings (if applicable) and return on investment, including the range of efficiency options (if applicable) using industry best practices;
- bb. Available rebates or incentives associated with Qualifying Improvements;
- cc. If energy improvements are undertaken:
  - aaa. The benefits of installing energy efficiency improvements before renewable energy to reduce costs overall;
  - bbb. The benefits of a full Energy Audit of their property, names of energy audit professionals qualified through the Residential Energy Services Network, Building Performance Institute, Association of Energy Engineers, or other comparable program, and any available incentive programs; and
  - ccc. Costs of the Energy Audit are eligible for financing as part of the assessment.

(7) Notice to Property Owner: Prior to or contemporaneously with entering into a PACE Financing Agreement, PACE Local Governments shall provide the property owner with a separate written notice disclosing the following items:

- aa. The total amount of the debt, including interest;
- bb. The maximum annual PACE Assessment and payment term that does not exceed the useful life of the improvements;
- cc. The estimated savings from the Qualifying Improvements, including a statement that actual savings will depend on usage patterns, seasonal variation and weather, utility rates and trends and product specifications.
- dd. The three-day right to cancel the PACE Financing Agreement;
- ee. The PACE Assessment will appear on the property owner's tax bill;
- ff. There is no discount or penalty for paying the PACE Assessment early;
- gg. The PACE Assessment will be collected in the same manner as real estate taxes; that failure to pay the PACE Assessment may cause a tax certificate to be issued against the property; and that failure to pay may result in the loss of property subject to the

- PACE Assessment, including homestead property, in the same manner as failure to pay property taxes;
- hh. The installation of Qualifying Improvements may or may not affect the overall market value of the Property;
- ii. The PACE Assessment may affect the sale or refinance of the Property; and
- jj. The property owner may be required to pay any PACE assessment in full at the time of refinance or sale of the property.
- kk. If the property owner is using an escrow or impound account to pay property taxes, he/she should contact his/her lender immediately to ensure that the escrow payments are adjusted correctly so that the property owner is aware of and prepared for the increased payment amount.

The notice shall be signed and dated by the property owner to acknowledge that they understand these conditions. Item cc above may be provided in a separate document without property owner signature if necessary. If the PACE Local Government does not currently have the ability to include item cc above, it should modify its procedures in order to comply within one year of the effective date of its PACE Interlocal.

(8) PACE Financing Agreement. The PACE Local Government shall enter into a voluntary written agreement with each Eligible Participant which shall include, at a minimum, the following:

- aa. The full legal description of the Property subject to the PACE Assessment.
- bb. The amount of funding to be provided to the Eligible Participant.
- cc. Statement of express voluntary consent by the Eligible Participant to accept the non-ad valorem assessment collection process, set forth in Section 197.3632, Florida Statutes.
- dd. The length of time for the Eligible Participant to repay the non-ad valorem assessment, which shall not exceed 30 years.
- ee. Statement that the Eligible Participant is responsible for assuring the Qualifying Improvements are completed as reflected in the approved application documents; consent by the Eligible Participant to providing the PACE Local Government with access to the Property to verify that the Qualifying

Improvements have been completed as proposed in the application.

- ff. Statement that at the time of a transfer of Property ownership (except a transfer resulting from foreclosure), the past due balances of any non-ad valorem assessment may be due for payment, but future payments may continue as a lien on the Property, if the buyer and the mortgagor, if any, agree.
- gg. Statement that at or before the execution of a contract for the sale and purchase of any Property for which a non-ad valorem assessment for the PACE Program has been levied and any unpaid ~~financed balance is due, the seller must give the~~ prospective purchaser a Notice of the lien.
- hh. In bold face caps, in a font larger than the rest of the Agreement, a statement of the risks associated with participating in the PACE Program, including risks related to the failure of the Eligible Participant to make payments, the risk that they may not be able to refinance the home or sell the home unless the PACE Assessment is paid off in full first, and the risk of issuance of a tax certificate and loss of the Property pursuant to Chapter 197, Florida Statutes.
- ii. Description of the Qualifying Improvements and their cost.
- jj. Notice of the non-ad valorem assessment shall be recorded in the public records for the Property.
- kk. In bold face caps, in a font larger than the rest of the Agreement, a statement of the interest rate to be charged, including points, as well as any and all fees or penalties that may be separately charged to the Eligible Participant, including potential late fees. The subsequent charging or collecting of any additional fees that were not specifically disclosed in the written agreement with the property owner is prohibited.

- (9) Within five (5) days after execution of the PACE Financing Agreement, the PACE Local Government shall record, or cause to be recorded, the following notice in the public records along with appropriate contact information for property owner inquiries:



QUALIFYING IMPROVEMENTS FOR ENERGY EFFICIENCY, RENEWABLE ENERGY, OR WIND RESISTANCE. This property is located within the jurisdiction of a PACE Local Government that has placed an assessment on the property pursuant to Section 163.08, Florida Statutes. The assessment is for a Qualifying Improvement to the property relating to energy efficiency, renewable energy or wind resistance.

(10) Prepayment.

- aa. The PACE Local Government shall provide to the Eligible Participant information as to any accrued interest that may be due upon early payment.
- bb. No prepayment penalties may be charged or allowed on residential projects. The PACE Local Government shall provide a mechanism for re-amortization of PACE assessments to account for partial pre-payment, particularly for application of tax credits, rebates, or other incentives.
- cc. For non-residential properties, prepayment penalties may be charged or imposed to the extent permitted by applicable law, as negotiated with the property owner, and providing all financial impacts of such penalties are clearly disclosed and agreed to by the property owner in writing.

(11) Financing. The PACE Local Government may offer only fixed simple interest rates and payments that fully amortize the obligation. Variable or negative amortization financing terms are not permitted. Capitalized interest included in the original balance of PACE financing does not constitute negative amortization.

(12) Project Completion. The PACE Local Government shall require property owner verification of work and sign-off on project completion to owner's satisfaction before issuance of final payment to any contractor(s).

(13) Lender notification. The PACE Local Government shall obtain from the property owner a verified copy or other proof of lender notification of intent to enter into the Financing Agreement, consistent with Section 163.08(13), Florida Statutes.

(14) Contractor Management. PACE Local Governments shall:

- aa. To the extent available, recruit and approve local contractors;
- bb. Conduct local recruitment efforts;
- cc. Establish a "Code of Conduct" that sets standards for participating contractors such as licensing, advertising and marketing, accurate representation of the program, and consumer protections.
- dd. Train all PACE program contractors on the regulations related to the PACE program and the Code of Conduct;
- ee. Ensure that all contractors hold necessary licenses and insurance;
- ff. Confirm contractor qualifications at least annually and as necessary based upon consumer complaints or other indications of lack of compliance; and
- gg. Remove contractors from the PACE program who no longer meet program criteria; have not met program requirements or fail to resolve consumer complaints.

(15) Customer Service: PACE Local Governments shall provide a high level of customer service, including:

- aa. Access to customer service representatives by email and phone during normal business hours;
- bb. A detailed website with specific reference to the Sarasota County PACE Program;
- cc. A transparent customer feedback and complaint process with quick response and resolution by both the contractor and the PACE Local Government.
  - aaa. A document outlining the complaint process shall be clearly available on the PACE Local Government website and provided to customers.
  - bbb. The document shall make clear that Sarasota County is not operating or administering the PACE Program in any way and that all concerns about the Program should be addressed directly to the PACE Local Government, with clear contact information provided.
  - ccc. All complaints and resolutions shall be logged, with the following information at a minimum: date and time of complaint, customer and contractor information, details

of complaint, when and what actions were taken by both the PACE Local Government and the contractor, and final resolution.

ddd. All disputes and complaints shall be investigated, and resolved in a timely manner. Reports shall be provided to the PACE Program Coordinator upon request and an annual summary provided automatically.

(16) Marketing: Neither PACE Local Governments nor their contractors, shall use facsimiles of the county, city, Property Appraiser, or Tax Collector logos in their marketing materials. Marketing materials shall not state that PACE: (i) is a free program; (ii) is administered by the county; (iii) does not involve a financial obligation by the property owner; (iv) is a form of public assistance.

(17) Metrics Reporting: PACE Local Governments shall track Program metrics and report those metrics to the PACE Program Coordinator at least quarterly, in spreadsheet format or another electronic format agreed upon by Sarasota County. Those metrics shall include, at a minimum, the total number and value of projects approved and completed in that reporting period and a running total of the projects approved and completed since the beginning of the Program, and the following, to the extent allowed by law:

- aa. Name, address, contact information and sector type (commercial, industrial or residential) of participants;
- bb. Number of defaults or delinquencies;
- cc. Project description including Qualifying Improvement made, completion dates, contractor information, financed value, assessment amount, assessment duration, and total cost to property owner;
- dd. Estimated baseline energy use, and estimated annual savings of energy use, energy cost and insurance cost; whether ENERGY STAR certified materials were used, if appropriate; solar capacity installed with expected annual renewable energy generation; any other resource saving metrics;

- ee. Energy audits performed, detailing the energy audit results, if property owner chose to include an energy audit in the financing;
- ff. Number of actual or estimated jobs created during the reporting period related to the projects;
- gg. Record of complaints and resolution of complaints. County reserves the right to review the material used to prepare the reports and to contact customers or contractors directly to verify experiences.

If the PACE Local Government does not currently have the ability to provide reports that contain this minimum reporting information, it should modify its data collection and maintenance procedures and systems within one year of the effective date of its PACE Interlocal in order to comply. Sarasota County reserves the right to publish reports on program progress and results and PACE Local Government compliance.

- (18) Amendments. County reserves the right to amend this ordinance to revise Program standards.
  - (19) Reporting. PACE Local Governments will respond to requests from the PACE Program Coordinator for information related to the Program in a timely manner and shall provide sufficient documentation as requested by the PACE Program Coordinator to ensure that the requirements of this Article and the State statutes are being met. The PACE Local Government shall retain sufficient books and records demonstrating compliance with the Agreement and State and County requirements for a minimum period of seven years from the initial date of each non-ad valorem assessment, and shall allow County representatives access to such books and records upon request.
- (b) Additional Program standards for residential properties: In addition to requirements set forth in Section 163.08, Florida Statutes, PACE Local Governments that finance PACE Qualifying Improvements on residential properties within Sarasota County shall, at a minimum, comply with at least one (1) of the following additional standards for projects affecting residential properties with four (4) residential units or fewer:
- (1) Financing limits: PACE Local Governments shall ensure that the total amount of any annual property taxes and assessments do not exceed five percent (5%) of the

Property's fair market value, determined at the time financing is approved and ensure that the total amount of annual PACE Assessments do not exceed four percent (4%) of the total annual gross income of the Property owner in the prior calendar or fiscal year, based upon an affidavit or attestation by the Property owner of the owner's total annual gross income. Fair market value shall be that value determined by the Sarasota County Property Appraiser, by a credentialed commercial property appraiser or licensed realtor, or by an automated valuation service or model from a reputable third party source; or

- (2) Mortgage Holder Consent or Escrow: PACE Local Governments shall verify that each prior mortgage or financing instrument holder has consented to any proposed Financing Agreement and PACE Assessment, or that the prior mortgage or financing instrument holder or loan servicer has consented to escrow sufficient funds to ensure payment of the annual assessment with each year's tax bill; or
- (3) Insurance or Energy Savings: PACE Local Governments shall verify that the total cost of the PACE Assessment is equal to or less than the projected savings to the property owner based upon the projected energy savings in a written statement from a Certified Energy Auditor, certified by the Association of Energy Engineers, the Residential Energy Services Network, or the Building Performance Institute, or the projected insurance savings in a written statement from the property owner's insurer; or
- (4) Debt Limits: PACE Local Governments shall verify that all mortgage-related debt on the underlying property does not exceed 90 percent of the property's fair market value and ensure that the total mortgage-related debt on the underlying property plus the PACE Assessment does not exceed the fair market value.

#### **Sec. 38-327. Eligible Participants.**

In order to be an Eligible Participant, a property owner (or property) must meet the criteria listed below. The PACE Local Government is responsible for verifying that the following conditions are met:

- (a) Property owner must be the legal owner of the Property and provide proof of ownership in the application for the PACE Program;
- (b) Property must be within the PACE Program boundaries, as defined in Section 38-324;
- (c) Property owner must be in compliance with Section 163.08(8) and (9);
- (d) Property owner cannot be in bankruptcy nor can the Property be an asset in any bankruptcy proceeding; and
- (e) ~~Property cannot be encumbered by any federal income tax lien, judgment lien or similar lien in excess of \$1,000;~~

**Section 38-328. Non-ad valorem Assessments**

- (a) Pursuant to Section 163.08, Florida Statutes, the PACE Local Government is authorized to impose non ad-valorem assessments on Property to secure the repayment of any financing provided to an Eligible Participant to pay for Qualified Improvement(s). The assessments are collected pursuant to Section 197.3632, Florida Statutes, or any successor Section. Notwithstanding Section 197.3632(8)(a), the assessments shall not be subject to discount for early payment and shall not require notice and adoption as set forth in Section 197.3632(4).
- (b) Pursuant to Chapter 197, Florida Statutes, non-ad valorem assessments levied pursuant to this Article shall remain liens, coequal with the lien of all state, County, district and municipal taxes, superior in dignity to all other liens, titles and claims, until paid.
- (c) PACE Local Governments shall timely notify the Sarasota County Property Appraiser of all PACE Assessments for inclusion in the Truth in Millage (TRIM) notice with other non-ad valorem assessments levied within the County.

**Sec. 38-329. PACE Program Administration.**

The PACE Program shall be administered by the PACE Local Government pursuant to Section 163.08, Florida Statutes, this Article and any additional regulations adopted by the Board.

**Sec. 38-330. Recordation.**

Any financing agreement entered into or a summary memorandum of such agreement between the Eligible Participant and the PACE Local Government, shall be recorded by the PACE Local Government in the public records of the County within five (5) days after execution of the Financing Agreement. The recorded Agreement or summary memorandum of such Agreement shall provide constructive notice that the assessment to be levied on the Property constitutes a lien of equal dignity to County taxes and assessments from the date of recordation.

**Sec. 38-331. Notice to Purchaser.**

- (a) Property owner must comply with Section 163.08(14) regarding providing a written disclosure statement to a prospective purchaser.
- (b) Failure to provide the notice referenced above to a purchaser of the Property shall have no effect on either the validity of any PACE Assessment or any obligation of a Property owner.

**Sec. 38-332. Suspension or Termination.**

In the event that the PACE Program Coordinator determines that any PACE Local Government has failed to abide by the provisions of this Ordinance and the PACE Interlocal, following sixty day notice to cure, the Board of County Commissioners in its sole discretion, may suspend or terminate the Interlocal agreement and the PACE Local Government shall have no authority to continue with any new projects within Sarasota County. The Board's determination shall be considered final administrative action for purposes of appeal. Notwithstanding termination of the Interlocal agreement, however, property owners whose applications were approved prior to the termination date, and who received funding through the PACE Program, shall continue to be a part of the PACE Program, for the sole purpose of paying their outstanding assessment payments, until such time that all outstanding assessment payments have been satisfied.

**Sec. 38-333. Enforcement**

The county may enforce this Ordinance by any means provided by law. Additionally, the County may choose to enforce this Ordinance by seeking injunctive relief in the Twelfth Judicial Circuit of Florida.

**SECTION 3. Severability Clause.**

If any provision of this ordinance is for any reason finally held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining provisions.

**SECTION 4. Effective Date.**

7/20/14-1051

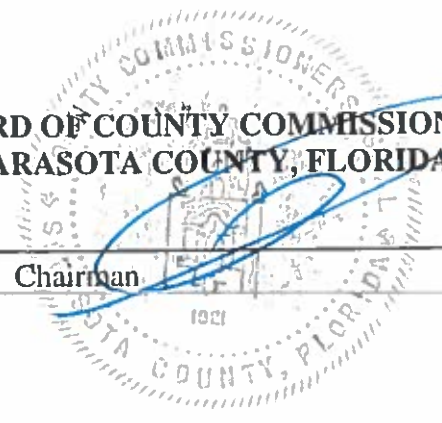
This Ordinance shall take effect upon filing with the Office of Secretary of State of the State of Florida.

**PASSED AND DULY ADOPTED** by the Board of County Commissioners of Sarasota County, Florida, this 11<sup>th</sup> day of October 2017.

**BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA**

By: \_\_\_\_\_

Chairman



**ATTEST:**

**KAREN E. RUSHING**, Clerk of the Circuit Court and Ex-Officio Clerk of the Board of County Commissioners of Sarasota County, Florida

By: \_\_\_\_\_

*Karen E. Rushing*

Deputy Clerk