

CHAMBER ACTION

1 The Local Government Council recommends the following:

2  
3 **Council/Committee Substitute**

4 Remove the entire bill and insert:

5 A bill to be entitled

6 An act relating to the Hobe-St. Lucie Conservancy  
7 District, Martin County; codifying, amending, reenacting,  
8 and repealing chapter 88-514, Laws of Florida, relating to  
9 the district; providing legislative intent; providing  
10 boundaries; providing powers; providing for a referendum  
11 to expand territorial boundaries; providing effective  
12 dates.

13  
14 Be It Enacted by the Legislature of the State of Florida:

15  
16 Section 1. Pursuant to section 189.429(1), Florida  
17 Statutes, this act constitutes the codification of all special  
18 acts relating to the Hobe-St. Lucie Conservancy District. It is  
19 the intent of the Legislature in enacting this law to provide a  
20 single, comprehensive special act charter for the district,  
21 including all current legislative authority granted to the  
22 district by its prior legislative enactment and any additional  
23 authority granted by this act. It is further the intent of this

24 act to preserve all district powers and authority as set forth  
 25 herein.

26 Section 2. Chapter 88-514, Laws of Florida, is codified,  
 27 reenacted, amended, and repealed as herein provided.

28 Section 3. The Hobe-St. Lucie Conservancy District is re-  
 29 created and the charter for such district is re-created and  
 30 reenacted to read:

31 Section 1. All of those certain pieces, parcels, and  
 32 tracts of land in Martin County included and contained within  
 33 the following described boundary lines, to wit:

34 Lands in Township 39 South, Range 40 East, Township 39  
 35 South, Range 41 East, Township 40 South, Range 40 East  
 36 and Township 40 South, Range 41 East, Martin County,  
 37 Florida, lying within the boundary lines described as  
 38 follows.

39 BEGINNING at the Northwest corner of the East one-half  
 40 (1/2) of Section 33, Township 39 South, Range 41 East,  
 41 (1) Thence proceed South 0°22'19" East along the West  
 42 line of the East one-half (1/2) of Section 33 for a  
 43 distance of 3945.28 feet to the Northeast corner of  
 44 the Southeast one-quarter (1/4) of the Southwest one-  
 45 quarter (1/4) of Section 33. (2) Thence proceed South  
 46 89°59'02" West along the North line of the Southeast  
 47 one-quarter (1/4) of the Southwest one-quarter (1/4)  
 48 of Section 33 for a distance of 1327.45 feet to the  
 49 Northwest corner of said Southeast one-quarter (1/4)  
 50 of the Southwest one-quarter (1/4). (3) Thence proceed  
 51 South 0°19'59" West along the West line of the

52 Southeast one-quarter (1/4) of the Southwest one-  
 53 quarter (1/4) of Section 33 for a distance of 1315.00  
 54 feet to the Southwest corner of said Southeast one-  
 55 quarter (1/4) of the Southwest one-quarter (1/4). Said  
 56 point also being on the North line of Section 4,  
 57 Township 40 South, Range 41 East. (4) Thence proceed  
 58 (in Township 40 South, Range 41 East) South 89°59'16"  
 59 West along the North line of Sections 4 and 5 for a  
 60 distance of 6351.02 feet to the Northwest corner of  
 61 Section 5. (5) Thence proceed South 0°11'06" West  
 62 along the West line of Section 5 for a distance of  
 63 5215.45 feet to the Southwest corner of Section 5.  
 64 (6) Thence proceed South 0°16'55" West along the West  
 65 line of Section 8 for a distance of 5267.71 feet to  
 66 the Southwest corner of Section 8. (7) Thence  
 67 proceed South 0°01'00" West along the West line of  
 68 Section 17 for a distance of 5305.45 feet to the  
 69 Southwest corner of Section 17. (8) Thence proceed  
 70 South 89°55'10" East along the South line of Section  
 71 17 for a distance of 5311.95 feet to the Southeast  
 72 corner of Section 17. (9) Thence proceed South  
 73 89°55'01" East along the South line of Section 16 for  
 74 a distance of 5289.75 feet to the Southeast corner of  
 75 Section 16. (10) Thence proceed South 89°47'56" East  
 76 along the South line of Section 15 for a distance of  
 77 4998.10 feet to the Southeast corner of Section 15.  
 78 (11) Thence proceed North 89°36'04" East along the  
 79 South line of Section 14 for a distance of 5309.04

80 | feet to the Southeast corner of Section 14. (12)  
 81 | Thence proceed North 89°47'43" East along the South  
 82 | line of Section 13 for a distance of 2427.75 feet to  
 83 | the Southeast corner of the West 2427.75 feet of  
 84 | Section 13. (13) Thence proceed North 0°08'02" West  
 85 | along the East line of the West 2427.75 feet of  
 86 | Section 13 for a distance of 3920.30 feet to a point  
 87 | on the Southerly right of way line of the Sunshine  
 88 | State Parkway. (14) Thence proceed North 45°58'27"  
 89 | West along the Westerly right of way line of the  
 90 | Sunshine State Parkway for a distance of 1930.31 feet  
 91 | to a point on the North line of Section 13. (15)  
 92 | Thence proceed North 89°11'44" East along the North  
 93 | line of Section 13 for a distance of 427.70 feet to a  
 94 | point on the Easterly right of way line of the  
 95 | Sunshine State Parkway. (16) Thence proceed South  
 96 | 45°58'27" East along the Easterly right of way line of  
 97 | the Sunshine State Parkway for a distance of 3370.93  
 98 | feet to a point of curve to the right. (17) Thence  
 99 | proceed along the arc of said curve for a distance of  
 100 | 381.59 feet to a point on the South line of the North  
 101 | one-half (1/2) of Section 13. (18) Thence proceed  
 102 | East along the South line of the North one-half (1/2)  
 103 | of Section 13 for a distance of 1146.37 feet to the  
 104 | Southeast corner of the North one-half (1/2) of  
 105 | Section 13. (19) Thence proceed North along the East  
 106 | line of Section 13 for a distance of 2656.12 feet to  
 107 | the Northeast corner of Section 13. (20) Thence

108 | proceed North 0°06'37" East along the East line of  
 109 | Section 12 for a distance of 5293.90 feet to the  
 110 | Northeast corner of Section 12. (21) Thence proceed  
 111 | South 89°06'14" West along the North line of Section  
 112 | 12 for a distance of 5296.62 feet to the Northwest  
 113 | corner of said Section 12. (22) Thence proceed South  
 114 | 89°53'34" West along the South line of Section 2 for a  
 115 | distance of 2661.17 feet to the Southeast corner of  
 116 | the West one-half (1/2) of Section 2. (23) Thence  
 117 | proceed North 0°18'25" East along the East line of the  
 118 | West one-half (1/2) of Section 2 for a distance of  
 119 | 623.27 feet to a point. (24) Thence proceed North  
 120 | 89°41'30" West along the South line of the North  
 121 | 4620.70 feet of the West one-half (1/2) of Section 2  
 122 | for a distance of 1992.30 feet to the Easterly right  
 123 | of way line of the Sunshine State Parkway. (25)  
 124 | Thence proceed South 45°58'27" East along the Easterly  
 125 | right of way line of the Sunshine State Parkway for a  
 126 | distance of 904.60 feet to a point on the South line  
 127 | of Section 2. (26) Thence proceed South 89°53'34"  
 128 | West along the South line of Section 2 to the Westerly  
 129 | right of way line of said Sunshine State Parkway.  
 130 | (27) Thence proceed Northwest and Northerly along the  
 131 | Westerly right of way line of the Sunshine State  
 132 | Parkway to its point of intersection with the North  
 133 | line of Section 33, Township 39 South, Range 41 East.  
 134 | (28) Thence proceed South 89°58'17" West along the

135 North line of said Section 33 for a distance of  
 136 2310.82 feet to the point or place of beginning.  
 137 TOGETHER WITH a strip of land described as follows:  
 138 the East 130 feet of Section 34, Township 39 South,  
 139 Range 41 East. The East 130 feet of the North 130 feet  
 140 of Section 3, Township 40 South, Range 41 East. The  
 141 North 130 feet of the West one-half (1/2) of Section  
 142 2, Township 40 South, Range 41 East. The East 130 feet  
 143 of the North 4490.70 feet of the West one-half (1/2)  
 144 of Section 2, Township 40 South, Range 41 East.  
 145 TOGETHER WITH also a strip of land more particularly  
 146 described as follows: the East 80 feet of that part of  
 147 Section 28, Township 39 South, Range 40 East, that  
 148 lies between the South right of way line of the St.  
 149 Lucie Canal and the North right of way line of State  
 150 Road No. 76. The East 100 feet of that part of said  
 151 Section 28 that lies South of the North right of way  
 152 line of State Road No. 76. ALSO the East 100 feet of  
 153 Section 33, Township 39 South, Range 40 East. ALSO the  
 154 North 100 feet of the East 100 feet of Section 4,  
 155 Township 40 South, Range 40 East. ALSO the North 100  
 156 feet of Section 1, 2 and 3, Township 40 South, Range  
 157 40 East. ALSO the South 100 feet of the North 130 feet  
 158 of the West one-half (1/2) of Section 6, Township 40  
 159 South, Range 41 East, and the East 300 feet of the  
 160 North 30 feet of the West one-half (1/2) of said  
 161 Section 6. ALSO the South 100 feet of the East 2522.32  
 162 feet of Section 31, Township 39 South, Range 41 East.

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163 | ALSO the South 100 feet of the West 379.48 feet of  
 164 | Section 32, Township 39 South, Range 41 East.  
 165 | EXCEPTING THEREFROM easements and or rights of way and  
 166 | borrow pits previously conveyed for the Sunshine State  
 167 | Parkway, State Road 708 Rights of Way, State Road 76  
 168 | Rights of Way and State Road 711 Rights of Way.  
 169 | TOGETHER WITH  
 170 | Those certain tracts or parcels of land situate in  
 171 | Martin County, Florida, described as follows: the  
 172 | Southeast one-quarter (1/4) of the Southwest one-  
 173 | quarter (1/4) of Section 33, all of that part of the  
 174 | East one-half (1/2) of Section 33 that lies West of  
 175 | the Westerly right of way line of the Sunshine State  
 176 | Parkway and that part of Section 34 that lies West of  
 177 | the Westerly right of way line of the Sunshine State  
 178 | Parkway, all in Township 39 South, Range 41 East.  
 179 | ALSO, in Township 40 South, Range 41 East, the West  
 180 | one-half (1/2) of Section 2 less the North 4620.70  
 181 | feet thereof. That part of Section 3 that lies West of  
 182 | the Westerly right of way line of the Sunshine State  
 183 | Parkway. All of Section 4. The North one-half (1/2)  
 184 | of Section 5. Section 9 less the South 3113.0 feet  
 185 | thereof. All of Section 10. All of Section 11. All  
 186 | of that part of Section 12 that lies East of the  
 187 | Easterly right of way line of the Sunshine State  
 188 | Parkway. All of that part of the North one-half (1/2)  
 189 | of Section 13 that lies East of the Easterly right of  
 190 | way line of the Sunshine State Parkway. ALSO the East

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191 130 feet of Section 34, Township 39 South, Range 41  
 192 East. ALSO the East 130 feet of the North 130 feet of  
 193 Section 3, Township 40 South, Range 41 East. ALSO the  
 194 North 130 feet of the West one-half (1/2) of Section  
 195 2, Township 40 South, Range 41 East. ALSO the East 130  
 196 feet of the North 4490.70 feet of the West one-half  
 197 (1/2) of Section 2, Township 40 South, Range 41 East.  
 198 In Section 28, Township 39 South, Range 40 East: The  
 199 East 80 feet of that part of Section 28 that lies  
 200 between the South right of way line of the St. Lucie  
 201 Canal and the North right of way line of State Road  
 202 No. 76. The East 100 feet of that part of Section 28  
 203 that lies South of the North right of way line of  
 204 State Road No. 76.  
 205 In Section 33, Township 39 South, Range 40 East: The  
 206 East 100 feet of said Section 33.  
 207 In Section 4, Township 40 South, Range 40 East: The  
 208 North 100 feet of the East 100 feet of said Section 4.  
 209 In Sections 1, 2 and 3, Township 40 South, Range 40  
 210 East: The North 100 feet of said Sections 1, 2 and 3.  
 211 In Section 6, Township 40 South, Range 41 East: The  
 212 South 100 feet of the North 130 feet of the West one-  
 213 half (1/2) of said Section 6 and the East 300 feet of  
 214 the North 30 feet of the West one-half (1/2) of said  
 215 Section 6.  
 216 In Section 31, Township 39 South, Range 41 East: The  
 217 South 100 feet of the East 2522.32 feet of said  
 218 Section 31.

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219 In Section 32, Township 39 South, Range 41 East: The  
 220 South 100 feet of the West 379.48 feet of said Section  
 221 32.

222 EXCEPTING THEREFROM easements and or rights of way and  
 223 borrow pits previously conveyed for the Sunshine State  
 224 Parkway, State Road 708 Rights of Way, State Road 76  
 225 Rights of Way, State Road 711 Rights of Way, and State  
 226 Road 9 Rights of Way.

227 AND,

228 The South one-half (1/2) of Section 5. All of Sections  
 229 8, 14, 15, 16 and 17, the South 3113.00 feet of  
 230 Section 9 and that part of the West 2427.75 feet of  
 231 Section 13 that lies West of the Westerly right of way  
 232 line of the Sunshine State Parkway, all in Township 40  
 233 South, Range 41 East, less any and all rights of way  
 234 for State Road No. 711.

235 TOTAL ACREAGE: (approximately) 8,067.

236 TOGETHER WITH

237 The South three-quarters (S 3/4) of Section 14, all of  
 238 Section 23 and all of Section 26, Township 39 South,  
 239 Range 41 East, Martin County, Florida.

240 be and the same are hereby created and established into a  
 241 drainage district and declared and decreed to be a public  
 242 corporation of the State of Florida by, under and pursuant to  
 243 and authorized by Chapter 298, Florida Statutes.

244 Section 2. (1) The territorial limits of Hobe-St. Lucie  
 245 Conservancy District shall also embrace and include those  
 246 parcels of land described as follows:

247 Consisting of Parcel 1A, Parcel 2A, Parcel 3, Parcel  
 248 4, Parcel 5, Parcel 6, and more particularly described  
 249 as follows: PARCEL 1A: A parcel of land lying in  
 250 portions of Sections 4, 5, 6, 7, 8, 9, 14, 15, 16, 21,  
 251 22, 23 and 27, Township 39 South, Range 40 East,  
 252 Martin County, Florida, more particularly described as  
 253 follows, to-wit: Begin at the Southwest corner of  
 254 Section 7 and run North 00 degrees 11 minutes 13  
 255 seconds East along the West line of said Section 7 a  
 256 distance of 2,648.87 feet to the West one quarter  
 257 corner of said Section 7; thence North 00 degrees 12  
 258 minutes 01 seconds East along the West line a distance  
 259 of 2,647.72 feet to the Southwest corner of Section 6;  
 260 thence North 00 degrees 16 minutes 38 seconds East  
 261 along the West line thereof a distance of 2,649.62  
 262 feet to the West one quarter corner of said Section 6;  
 263 thence North 00 degrees 08 minutes 10 seconds East  
 264 along the West line of said Section 6 a distance of  
 265 124.72 feet to a point; thence South 89 degrees 48  
 266 minutes 10 seconds East a distance of 5,278.52 feet to  
 267 the West line of Section 5; thence South 89 degrees 48  
 268 minutes 10 seconds East a distance of 2,079.83 feet to  
 269 the Southwest corner of lands conveyed to Mr. Michael  
 270 Zarrella as recorded in Official Records Book 164,  
 271 page 258, public records of Martin County, Florida;  
 272 thence continue South 89 degrees 48 minutes 10 seconds  
 273 East along the South line of said Zarrella property a  
 274 distance of 2,805.71 feet to the Southeast corner of

275 said property; thence continue South 89 degrees 48  
 276 minutes 10 seconds East a distance of 208.72 feet to  
 277 the easterly right-of-way line of the S-1 Canal and  
 278 the westerly property line of lands conveyed to Mr.  
 279 William J. Matheson as recorded in Official Records  
 280 Book 340, page 1231, public records of Martin County,  
 281 Florida; thence southerly along the East right-of-way  
 282 line of said S-1 Canal the following courses and  
 283 distances: South 22 degrees 54 minutes 28 seconds East  
 284 along the West line of said Matheson property a  
 285 distance of 491.65 feet to the East line of Section  
 286 5; thence continue South 22 degrees 54 minutes 28  
 287 seconds East along the West line of said Matheson  
 288 property a distance of 2,625.68 feet to the South line  
 289 of Section 4 and the Northwest corner of lands  
 290 conveyed to Charles O. Melear and Jimmy E. Melear as  
 291 recorded in Official Records Book 220, Page 348,  
 292 public records of Martin County, Florida; thence South  
 293 22 degrees 45 minutes 48 seconds East along the West  
 294 line of said Melear property, a distance of 4,256.91  
 295 feet to the Northwest corner of Parcel 1 of lands  
 296 conveyed to Melear Bros. Dairy, Inc. as recorded in  
 297 Official Records Book 334, page 198, public records of  
 298 Martin County, Florida; thence continue South 22  
 299 degrees 45 minutes 48 seconds East along said Melear  
 300 Bros. Dairy Inc. property a distance of 1,460.24 feet  
 301 to the South line of Section 9; thence continue South  
 302 22 degrees 45 minutes 48 seconds East a distance of

303 | 531.88 feet; thence South 32 degrees 45 minutes 17  
 304 | seconds East a distance of 2,259.06 feet to the  
 305 | beginning of a curve concave to the Northeast, having  
 306 | a radius of 1,766.00 feet; thence southeasterly along  
 307 | the arc of said curve, through a central angle of 26  
 308 | degrees 27 minutes 40 seconds, a distance of 815.60  
 309 | feet to the intersection with the East line of said  
 310 | Section 16; thence continue along mentioned curve,  
 311 | through a central angle of 11 degrees 18 minutes 13  
 312 | seconds a distance of 348.41 feet to the South line of  
 313 | said Melear Bros. Dairy, Inc. property and the North  
 314 | right-of-way line of the S-2 Canal; thence South 89  
 315 | degrees 35 minutes 32 seconds East nontangent to the  
 316 | aforementioned curve and along the North line of said  
 317 | S-2 Canal a distance of 3,283.27 feet to the Southwest  
 318 | corner of lands conveyed to Golden Bear Land Company,  
 319 | Inc. as recorded in Official Records Book 554, page  
 320 | 361, public records of Martin County, Florida; thence  
 321 | continue South 89 degrees 35 minutes 32 seconds East  
 322 | along the South line of said Golden Bear Land  
 323 | Company, Inc, property a distance of 1,660.62 feet to  
 324 | the East line of said Section 15; thence continue  
 325 | South 89 degrees 35 minutes 32 seconds East a distance  
 326 | of 93.20 feet to the westerly right-of-way line of  
 327 | Citrus Boulevard (County Road 726), said point being  
 328 | on a curve concave to the Southwest having a radius of  
 329 | 5,679.58 feet and a chord bearing of South 00 degrees  
 330 | 06 minutes 56 seconds East; thence southerly along the

331 arc of said curve through a central angle of 00  
 332 degrees 48 minutes 26 seconds, a distance of 80.00  
 333 feet to the South right-of-way line of the S-2 Canal;  
 334 thence North 89 degrees 35 minutes 32 seconds West  
 335 parallel and 80.00 feet South of, as measured at right  
 336 angles to, the North right-of-way line of said S-2  
 337 Canal a distance of 93.99 feet to the East line of  
 338 said Section 15; thence North 89 degrees 35 minutes 32  
 339 seconds West and continuing along said described line  
 340 a distance of 4,734.69 feet to the easterly right-of-  
 341 way line of the S-1 Canal and a point of nontangent  
 342 curve concave to the Southwest, having a radius of  
 343 1,575.00 feet; thence southeasterly along the arc of  
 344 said curve having a chord bearing of South 48 degrees  
 345 57 minutes 26 seconds East and a central angle of 31  
 346 degrees 37 minutes 36 seconds, a distance of 869.38  
 347 feet; thence South 33 degrees 08 minutes 39 seconds  
 348 East along the East right-of-way line of the S-1 Canal  
 349 a distance of 1,855.52 feet to a point; thence South  
 350 89 degrees 39 minutes 37 seconds East along a line  
 351 that is parallel to and 55.00 feet North of, as  
 352 measured at right angles to, the South line of  
 353 Section 15, a distance of 3,056.23 feet to the East  
 354 line of said Section 15; thence South 89 degrees 34  
 355 minutes 48 seconds East along a line that is parallel  
 356 to and 55.00 feet North of, as measured at right  
 357 angles to, the South line of Section 14, a distance of  
 358 98.82 feet to the westerly right-of-way line of said

359 Citrus Boulevard; thence South 00 degrees 19 minutes  
 360 04 seconds West along the West line of said Citrus  
 361 Boulevard a distance of 55.0 feet to a point on the  
 362 South line of Section 14, said point bearing South 89  
 363 degrees 34 minutes 48 seconds East a distance of 98.95  
 364 feet from the Southwest corner of said Section 14;  
 365 thence continue South 00 degrees 19 minutes 04 seconds  
 366 West along said West line of said Citrus Boulevard a  
 367 distance of 970.53 feet to the beginning of a curve  
 368 concave to the Northwest having a radius of 3,769.72  
 369 feet; thence southerly along said right-of-way line  
 370 and the arc of said curve, through a central angle of  
 371 31 degrees 08 minutes 47 seconds a distance of  
 372 2,049.25 feet to a point of compound curvature of a  
 373 curve concave to the Northwest having a radius of  
 374 2,814.79 feet; thence southwesterly along said right-  
 375 of-way line and the arc of said curve, through a  
 376 central angle of 36 degrees 48 minutes 39 seconds a  
 377 distance of 1,808.41 feet; thence South 68 degrees 16  
 378 minutes 30 seconds West a distance of 3,710.39 feet to  
 379 the intersection with the West line of Section 27;  
 380 thence North 00 degrees 34 minutes 20 seconds East,  
 381 departing the northerly right-of-way line of said  
 382 Citrus Boulevard, a distance of 146.35 feet to the  
 383 Southwest corner of Section 22; thence North 00  
 384 degrees 07 minutes 41 seconds East a distance of  
 385 2,033.56 feet to a point that is 3,288.30 feet South  
 386 of the Northwest corner of said Section 22, as

387 | measured along the section line; thence North 26  
 388 | degrees 36 minutes 02 seconds West a distance of  
 389 | 3,688.57 feet to a point 1,659.00 feet West of the  
 390 | Northeast corner of Section 21, as measured along the  
 391 | North line of said Section 21; thence North 26 degrees  
 392 | 07 minutes 18 seconds West a distance of 5,955.05 feet  
 393 | to the intersection with the North line of Section 16;  
 394 | thence North 89 degrees 35 minutes 37 seconds West  
 395 | along the North line of said Section 16 a distance of  
 396 | 998.45 feet to the Northwest corner of said Section  
 397 | 16; thence North 89 degrees 32 minutes 12 seconds West  
 398 | along the South line of Section 8 a distance of  
 399 | 5,284.04 feet to the Southwest corner of said Section  
 400 | 8; thence North 89 degrees 32 minutes 28 seconds West  
 401 | along the South line of Section 7 a distance of  
 402 | 5,263.65 feet to the Point of Beginning, containing  
 403 | 3,207.46 acres, more or less. PARCEL 2A (S-2  
 404 | Canal):Commence at the Southwest corner of Section 14,  
 405 | Township 39 South, Range 40 East, Martin County,  
 406 | Florida; thence run South 89 degrees 34 minutes 48  
 407 | seconds East along the South line of said Section 14 a  
 408 | distance of 198.95 feet to the point of intersection  
 409 | with the easterly right-of-way line of Citrus  
 410 | Boulevard (County Road 726) and the centerline of S.W.  
 411 | Greenridge Street, as shown and recorded on the Plat  
 412 | of Greenridge Estates, Plat Book 7, page 45, public  
 413 | records of Martin County, Florida; thence North 00  
 414 | degrees 19 minutes 04 seconds East along the East

415 right-of-way line of said Citrus Boulevard a distance  
 416 of 30.00 feet to the intersection with the North  
 417 right-of-way line of said S.W. Greenridge Street;  
 418 thence continue North 00 degrees 19 minutes 04 seconds  
 419 East along the East line of said Citrus Boulevard a  
 420 distance of 2,114.17 feet to the South right-of-way  
 421 line of the S-2 Canal and the Point of Beginning;  
 422 thence continue North 00 degrees 19 minutes 04 seconds  
 423 East along the East line of said Citrus Boulevard a  
 424 distance of 9.85 feet to the beginning of a curve  
 425 concave to the Southwest having a radius of 5,779.58  
 426 feet; thence northerly along the arc of said curve and  
 427 the easterly right-of-way line of said Citrus  
 428 Boulevard through a central angle of 00 degrees 41  
 429 minutes 44 seconds a distance of 70.15 feet to the  
 430 Southwest corner of lands conveyed to Stuart Cut  
 431 Flowers, Inc. as recorded in Official Records Book  
 432 421, page 2014, public records of Martin County,  
 433 Florida, and the North right-of-way line of the S-2  
 434 Canal; thence South 89 degrees 41 minutes 35 seconds  
 435 East a distance of 2,533.05 feet to the Southeast  
 436 corner of said Stuart Cut Flowers, Inc. property;  
 437 thence continue South 89 degrees 41 minutes 35  
 438 seconds East a distance of 11.68 feet to the westerly  
 439 right-of-way line of S.W. Greenridge Lane as shown on  
 440 said Plat of Greenridge Estates; thence South 31  
 441 degrees 27 minutes 08 seconds West along the westerly  
 442 right-of-way line of said S.W. Greenridge Lane a

443 | distance of 93.47 feet to the South right-of-way line  
 444 | of the S-2 Canal; thence North 89 degrees 41 minutes  
 445 | 35 seconds West a distance of 2,495.97 feet to the  
 446 | Point of Beginning, containing 4.63 acres, more or  
 447 | less. PARCEL 3:A parcel of land located in Section 14,  
 448 | Township 39 South, Range 40 East, Martin County,  
 449 | Florida, more particularly described as follows, to  
 450 | wit: This parcel of land is labeled as "Drainage R/W  
 451 | (Not included)" in the Plat of Greenridge Estates as  
 452 | recorded in Plat Book 7, page 45, public records of  
 453 | Martin County, Florida, and is bounded on the North by  
 454 | the South line of Lot 6 according to the Plat thereof;  
 455 | bounded on the South by the North line of Lot 7  
 456 | according to the Plat thereof; bounded on the West by  
 457 | the East right-of-way line of S.W. Greenridge Lane  
 458 | according to the Plat thereof; and bounded on the East  
 459 | by the westerly right-of-way line of St. Lucie Canal  
 460 | as recorded in Plat Book 2, page 35; public records of  
 461 | Martin County, Florida, containing 2.24 acres. PARCEL  
 462 | 4: Being a parcel of land located in Section 22,  
 463 | Township 39 South, Range 40 East, Martin County,  
 464 | Florida, more particularly described as follows, to-  
 465 | wit: This parcel of land is bounded on the Southwest  
 466 | by the northeasterly line of Lot 25 of the Plat of  
 467 | Greenridge West, as recorded in Plat Book 9, page 32,  
 468 | public records of Martin County, Florida; bounded on  
 469 | the Southeast by the northwesterly right-of-way line of  
 470 | St. Lucie Canal as recorded in Plat Book 2, page 35,

471 public records of Martin County, Florida; bounded on  
 472 the Northeast by the Southwest line of Lot 32,  
 473 according to the Plat of Greenridge Estates, as  
 474 recorded in Plat Book 7, page 45, public records of  
 475 Martin County, Florida; and bounded on the Northwest  
 476 by the southeasterly right-of-way line of Citrus  
 477 Boulevard (County Road 726), containing 2.9 acres,  
 478 more or less. PARCEL 5:Being a parcel of land located  
 479 in Sections 22 and 27, Township 39 South, Range 40  
 480 East, Martin County, Florida, more particularly  
 481 described as follows, to-wit: A parcel of land labeled  
 482 "Not a part of this Plat", according to the Plat of  
 483 Greenridge West, as recorded in Plat Book 9, page 32,  
 484 public records of Martin County, Florida, said parcel  
 485 being bounded on the Northeast by the southwesterly  
 486 lot line of Lot 5, according to the Plat thereof;  
 487 bounded on the Southwest by the northeasterly line of  
 488 Lot 4, according to the Plat thereof; bounded on the  
 489 Southeast by the "Cane Slough Spillway" of the St.  
 490 Lucie Canal, as recorded in Plat Book 2, page 35,  
 491 public records of Martin County, Florida; and bounded  
 492 on the Northwest by the southeasterly right-of-way  
 493 line of Citrus Boulevard (County Road 726), containing  
 494 2.1 acres, more or less. PARCEL 6:A strip of land 10  
 495 feet wide located in Section 14, Township 39 South,  
 496 Range 40 East, Martin County, Florida, more  
 497 particularly described as follows, to-wit: Bounded on  
 498 the North by the easterly prolongation of the North

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499 line of lands conveyed to Stuart Cut Flowers, Inc. as  
 500 recorded in Official Records Book 421, page 2014,  
 501 public records of Martin County, Florida; bounded on  
 502 the South by the easterly prolongation of the South  
 503 line of lands conveyed to Stuart Cut Flowers, Inc. as  
 504 recorded in Official Records Book 421, page 2014,  
 505 public records of Martin County, Florida, and the  
 506 North line of Parcel 2A (being the S-2 Canal  
 507 easement); bounded on the East by the West line of the  
 508 Plat of Greenridge Estates as recorded in Plat Book 7,  
 509 page 45, public records of Martin County, Florida; and  
 510 bounded on the West by the easterly line of lands  
 511 conveyed to Stuart Cut Flowers, Inc. as recorded in  
 512 Official Records Book 421, page 2014, public records  
 513 of Martin County, Florida (being 10.00 feet West of,  
 514 as measured at right angles to tangent lines and  
 515 radial to curved lines) the West line of said Plat of  
 516 Greenridge Estates, containing 0.51 acres, more or  
 517 less.

518 (2) No expansion of the territorial boundaries of the  
 519 district under subsection (1) shall be effective until a  
 520 landowner referendum is conducted by the board of supervisors  
 521 within 60 days after the effective date of this act on the  
 522 question of expanding the territorial boundaries of the  
 523 district. All landowners (which includes the landowners within  
 524 the current district and expanded district boundaries) are  
 525 entitled to vote in the referendum held pursuant to this  
 526 section. The referendum shall be held on a one-acre, one-vote

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527 basis at the expense of the district. If the landowners approve  
 528 the referendum described in this section by a majority vote of  
 529 the acreage cast, then such section shall take effect  
 530 immediately.

531 Section 3. The Hobe-St. Lucie Conservancy District is  
 532 hereby expressly designated as a water control district in  
 533 accordance with section 298.001, Florida Statutes, and is  
 534 required to comply with the provisions of chapter 298, Florida  
 535 Statutes.

536 Section 4. The Hobe-St. Lucie Conservancy District, an  
 537 independent special district, created under general law, shall  
 538 have, in addition to the powers provided for under general law,  
 539 the following powers:

540 (1) The district shall have the power to sue and be sued  
 541 by its name in any court of law or in equity; to make contracts;  
 542 to adopt and use a corporate seal and to alter the same at  
 543 pleasure; to acquire by purchase, gift, or condemnation real and  
 544 personal property, either or both, within or without the  
 545 district, and to convey and dispose of such real and personal  
 546 property, either or both, as may be necessary or convenient to  
 547 carry out the purposes, or any of the purposes, of this act; as  
 548 provided by law, to construct, operate, and maintain canals,  
 549 ditches, drains, levees, and other works for roads necessary and  
 550 convenient for the exercise of the powers or duties or any of  
 551 the powers or duties of said district or the supervisors  
 552 thereof; and in furtherance of the purposes and intent of this  
 553 act and as provided by law; to construct, improve, pave, and  
 554 maintain roadways and roads necessary and convenient to provide

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555 access to and efficient development of areas made suitable and  
 556 available for cultivation, settlement, and other beneficial use  
 557 and development as a result of the drainage, irrigation, and  
 558 reclamation operations of the district; to acquire, construct,  
 559 finance, and maintain water plants and systems to produce,  
 560 purify, and distribute water for consumption; to acquire,  
 561 construct, finance, and maintain sewer systems for the  
 562 collection, disposal, and reuse of waste and to prevent water  
 563 pollution in the district; to fix rates, fees, and charges to be  
 564 collected from the users from any project or projects; to  
 565 distribute from its water plants water for consumption to users  
 566 within and without the district boundaries and to provide sewer  
 567 collection and disposal of waste to lands within and without the  
 568 district boundaries; to construct and maintain a system of  
 569 roads; to acquire, construct, and maintain passive parks and  
 570 recreational facilities, conservation areas, mitigation areas,  
 571 and sanctuaries for the storage of water for water control and  
 572 irrigation purposes and for preservation of wildlife habitat; to  
 573 borrow money and issue negotiable or other bonds of said  
 574 district as hereinafter provided; to borrow money, from time to  
 575 time, and issue negotiable or other notes of said district  
 576 therefor, bearing interest at not exceeding the maximum interest  
 577 allowable by law in anticipation of the collection of taxes,  
 578 levies, and assessments or revenues of said district; and to  
 579 pledge or hypothecate such taxes, levies, assessments, and  
 580 revenues to secure such bonds, notes, or obligations, and to  
 581 sell, discount, negotiate, and dispose of the same; and to  
 582 exercise all other powers necessary, convenient, or proper in

583 connection with any of the powers or duties of said district  
 584 stated in this act. The powers and duties of said district shall  
 585 be exercised by and through the board of supervisors thereof,  
 586 which board shall have the authority to employ engineers,  
 587 attorneys, agents, employees, and representatives as the board  
 588 of supervisors may from time to time determine, and to fix their  
 589 compensation and duties. In addition, said district shall have  
 590 all of the powers provided by law. All powers and authority of  
 591 the district shall extend and apply to the district as a whole  
 592 and to each unit of development as from time to time may be  
 593 designated by the board of supervisors.

594 (2) In further expansion of its powers, the district shall  
 595 have the power to plan, establish, acquire, construct or  
 596 reconstruct, enlarge or extend, equip, operate, and maintain  
 597 distribution systems and facilities for the following:

598 (a) Water supply, sewer, and wastewater management, or any  
 599 combination thereof, and to construct and operate connecting,  
 600 intercepting, or outlet sewers and sewer mains and pipes and  
 601 water mains, conduits, or pipelines in, along, and under any  
 602 street, alley, highway, or other public place or ways, within or  
 603 without district boundaries.

604 (b) Waste collection, treatment, and disposal or disposal  
 605 of any effluent, residue, or other byproducts of such system or  
 606 sewer system, within or without district boundaries.

607 (c) The supply and level of water within and without the  
 608 district boundaries, including the diversion of waters from one  
 609 area, lake, pond, river, stream, basin, or water control  
 610 facility to another; the control and restriction of the

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611 development and use of natural or artificial streams or bodies  
 612 of water, lakes, or ponds; and the taking of measures determined  
 613 by the board to be necessary or desirable to prevent or  
 614 alleviate land erosion.

615 Section 5. (1) In addition to the other powers provided  
 616 the district, and not in limitation thereof, the district shall  
 617 have the power, at any time, and from time to time after the  
 618 issuance of any bonds of the district shall have been  
 619 authorized, to borrow money for the purposes for which such  
 620 bonds are to be issued in anticipation of the receipt of the  
 621 proceeds of the sale of such bonds and to issue bond  
 622 anticipation notes in a principal sum not in excess of the  
 623 authorized maximum amount of such bond issue.

624 (2) The district shall have the power to issue revenue  
 625 bonds from time to time without limitation as to amount for the  
 626 purpose of financing those systems and facilities provided for  
 627 in this act. Such revenue bonds may be secured by, or payable  
 628 from, the gross or net pledge of the revenues to be derived from  
 629 any project or combination of projects; from the rates, fees, or  
 630 other charges to be collected from the users of any project or  
 631 projects; from any revenue-producing undertaking or activity of  
 632 the district; from special assessments; or from any other source  
 633 or pledged security.

634 (3) Any issue of bonds may be secured by a trust agreement  
 635 by and between the district and a corporate trustee or trustees,  
 636 which may be any trust company or bank having the powers of a  
 637 trust company within or without the state. The resolution  
 638 authorizing the issuance of the bonds or such trust agreement

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639 may pledge the revenues to be received from any projects of the  
 640 district and may contain such provisions for protecting and  
 641 enforcing the rights and remedies of the bondholders as the  
 642 board may approve, including, without limitation, covenants  
 643 setting forth the duties of the district in relation to the  
 644 acquisition, construction, reconstruction, improvement,  
 645 maintenance, repair, operation, and insurance of any projects;  
 646 the fixing and revising of the rates, fees, and charges; the  
 647 custody, safeguarding, and application of all moneys; and the  
 648 employment of consulting engineers in connection with such  
 649 acquisition, construction, reconstruction, improvement,  
 650 maintenance, repair, or operation.

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

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

660 Section 6. (1) The Board of Supervisors of Hobe-St. Lucie  
 661 Conservancy District shall have the power and is hereby  
 662 authorized in its discretion to manage water within said  
 663 district by designated area or parts of said district to be  
 664 called "units." The units into which said district may be so  
 665 divided shall be given appropriate numbers or names by said  
 666 board of supervisors, so that said units may be readily

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667 identified and distinguished. The board of supervisors shall  
668 have the power to fix and determine the location, area, and  
669 boundaries of and lands to be included in each and all such  
670 units, the order of development thereof, and the method of  
671 carrying on the work in each unit. The unit system of drainage  
672 provided by this section may be conducted and all of the  
673 proceedings by this section and this act authorized in respect  
674 to such unit or units may be carried on and conducted at the  
675 same time as or implementation of the district water control  
676 plan under the provisions of this act. If the board of  
677 supervisors shall determine that it is advisable to conduct the  
678 work of draining, irrigating, and reclaiming the lands in said  
679 district by units, as authorized by this section of this act,  
680 said board shall, by resolution duly adopted and entered upon  
681 its minutes, declare its purpose to conduct such work  
682 accordingly, and shall at the same time and manner fix the  
683 number, location, and boundaries of and description of lands  
684 within such unit or units and give them appropriate numbers or  
685 names. As soon as practicable after the adoption and recording  
686 of such resolution said board of supervisors shall publish  
687 notice once a week for 2 consecutive weeks in a newspaper  
688 published in Martin County, briefly describing the units into  
689 which said district has been divided and the lands embraced in  
690 each unit, giving the name, number, or other designation of such  
691 units, requiring all owners of lands in said district to show  
692 cause in writing before said board of supervisors at a time and  
693 place to be stated in such notice why such subdivision of said  
694 district into such units should not be approved, and said system

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695 of development by units should not be adopted and given effect  
696 by said board, and why the proceedings and powers authorized by  
697 this section of this act should not be had, taken, and  
698 exercised. At the time and place stated in said notice, said  
699 board of supervisors shall hear all objections or causes of  
700 objection (all of which shall be in writing) of any landowner in  
701 said district in the matters mentioned and referred to in such  
702 notice, and if no objections are made, or if said objections, if  
703 made, shall be overruled by said board, then said board shall  
704 enter in its minutes its finding and order confirming said  
705 resolution, and may thereafter proceed with the development,  
706 drainage, irrigation, and reclamation of said district by units  
707 pursuant to such resolution and to the provisions of this act.  
708 If, however, said board of supervisors shall find as a result of  
709 such objections, or any of them, or the hearing thereon, that  
710 the division of said district into such units as aforesaid  
711 should not be approved, or that said system of development by  
712 units should not be adopted and given effect, or that the  
713 proceedings and powers authorized by this section should not be  
714 had, taken, or exercised, or that any other matter or thing  
715 embraced in said resolution would not be in the best interest of  
716 the landowners of said district or would be unjust or unfair to  
717 any landowner therein or otherwise inconsistent with fair and  
718 equal protection and enforcement of the rights of every  
719 landowner in said district, then said board of supervisors shall  
720 not proceed further under such resolutions, but the board of  
721 supervisors may, as a result of such hearing, modify or amend  
722 said resolution so as to meet such objections so made, and

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723 thereupon the board may confirm said resolution as so modified  
724 or amended and may thereafter proceed accordingly. The  
725 sustaining of such objections and the rescinding of such  
726 resolutions shall not exhaust the power of said board under this  
727 action; however, at any time not less than 1 year after the date  
728 of the hearing upon any such resolution, the board of  
729 supervisors may adopt other resolutions under this section and  
730 thereupon proceed on due notice in like manner as above. If the  
731 board of supervisors shall overrule or refuse to sustain any  
732 such objections in whole or in part made by any landowner in the  
733 district, or if any such landowner shall deem himself or herself  
734 aggrieved by any action of the board of supervisors in respect  
735 to any objections so filed, such landowner may, within 10 days  
736 after the ruling of said board, file his or her complaint in the  
737 Circuit Court for Martin County against said district, praying  
738 an injunction or other appropriate relief against the action or  
739 any part of such action proposed by such resolution or  
740 resolutions of said board, and such suits shall be conducted in  
741 accordance with the Florida Rules of Civil Procedure. Upon the  
742 hearing of cause said circuit court shall have the power to hear  
743 the objections and receive the evidence thereon of all parties  
744 to such cause and approve or disapprove said resolutions and  
745 action of said board in whole or in part, and to render such  
746 judgment in such cause as right and justice require. When said  
747 resolutions creating said unit system have been confirmed by the  
748 board of supervisors (or by the Circuit Court for Martin County,  
749 if such proposed action shall be challenged by a landowner by  
750 the judicial proceedings hereinabove authorized), said board of

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751 supervisors may adopt a water control plan or plans for and in  
 752 respect to any or all such units, and to have the benefits and  
 753 damages resulting therefrom assessed and apportioned by the  
 754 district engineer, and the engineer's report considered and  
 755 confirmed, all in like manner as is provided by law in regard to  
 756 water control plans for and assessments of benefits and damages  
 757 of the entire district. With respect to the water control plan,  
 758 notices, and engineer's report and notice and confirmation  
 759 thereof, the levy of assessments and taxes, including  
 760 maintenance taxes, the issuance of bonds, and all other  
 761 proceedings as to each and all of such units, the board shall  
 762 follow and comply with the same procedure as is provided by law  
 763 with respect to the entire district; and said board of  
 764 supervisors shall have the same powers in respect to each and  
 765 all of such units as is vested in them with respect to the  
 766 entire district. All the provisions of this act shall apply to  
 767 the water management, water control, and improvement of each,  
 768 any, and all of such units, and the enumeration of or reference  
 769 to specific powers or duties of the supervisors or any other  
 770 officers or other matters in this act as hereinabove set forth  
 771 shall not limit or restrict the application of any and all of  
 772 the proceedings and powers herein to such units as fully and  
 773 completely as if such unit or units were specifically and  
 774 expressly named in every section and clause of this act where  
 775 the entire district is mentioned or referred to. All  
 776 assessments, levies, taxes, bonds, and other obligations made,  
 777 levied, assessed, or issued for or in respect to any such unit  
 778 or units shall be a lien and charge solely and only upon the

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779 lands in such unit or units, respectively, for the benefit of  
 780 which the same shall be levied, made, or issued, and not upon  
 781 the remaining units or lands in said district. The board of  
 782 supervisors may at any time amend its said resolutions by  
 783 changing the location and description of lands in any such unit  
 784 or units; however, if the location of or description of lands  
 785 located in any such unit or units is so changed, notice of such  
 786 change shall be published as hereinabove required in this  
 787 section for notice of the formation or organization of such unit  
 788 or units, and all proceedings shall be had and done in that  
 789 regard as are provided in this section for the original creation  
 790 of such unit or units. Moreover, no lands against which benefits  
 791 shall have been assessed may be detached from any such unit  
 792 after the confirmation of the engineer's report of benefits in  
 793 such unit or units or the issuance of bonds or other obligations  
 794 which are payable from taxes or assessments for benefits levied  
 795 upon the lands within such unit or units.

796 (2) If, after the confirmation of the engineer's report of  
 797 benefits in such unit or units, or the issuance of bonds or  
 798 other obligations which are payable from taxes or assessments  
 799 for benefits levied upon lands within such unit or units, the  
 800 board of supervisors finds the water control plan for any such  
 801 unit or units insufficient or inadequate for efficient  
 802 development, the water control plan may be amended or changed as  
 803 provided by law, and the unit or units may be amended or changed  
 804 as provided in this section, by changing the location and  
 805 description of lands in any such unit or units, by detaching  
 806 lands therefrom or by adding lands thereto. In such event all

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807 assessments, levies, taxes, bonds, and other obligations made,  
 808 levied, assessed, incurred, or issued for or in respect to any  
 809 such unit or units may be allocated and apportioned to the  
 810 amended unit or units in proportion to the benefits assessed by  
 811 the engineer's report for the amended water control plan and  
 812 said report shall specifically provide for such allocation and  
 813 apportionment. However, a change or amendment to a designated  
 814 unit is not authorized if it has the effect of impairing a debt  
 815 or other obligation of the unit or district.

816 (3) No lands shall be detached from any unit after the  
 817 issuance of bonds or other obligations for such unit except upon  
 818 the consent of all the holders of such bonds or other  
 819 obligations. In the event of the change of the boundaries of any  
 820 unit as provided herein and the allocation and apportionment to  
 821 the amended unit or units of assessments, levies, taxes, bonds,  
 822 and other obligations in proportion to the benefits assessed by  
 823 the commissioners' or engineer's report, as the case may be, for  
 824 the amended water management plan, the holders of bonds or other  
 825 obligations heretofore issued for the original unit who consent  
 826 to such allocations and apportionment shall be entitled to all  
 827 rights and remedies against any lands added to the amended unit  
 828 or units as fully and to the same extent as if such added lands  
 829 had formed and constituted a part of the original unit or units  
 830 at the time of the original issuance of such bonds or other  
 831 obligations, and regardless of whether the holders of such bonds  
 832 are the original holders thereof or the holders from time to  
 833 time hereafter, and the rights and remedies of such holders  
 834 against the lands in the amended unit or units, including any

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835 lands added thereto, under such allocation and apportionment,  
 836 shall constitute vested and irrevocable rights and remedies to  
 837 the holders from time to time of such bonds or other obligations  
 838 as fully and to the same extent as if such bonds or other  
 839 obligations had been originally issued to finance the  
 840 improvements in such amended unit or units under such amended  
 841 Plan.

842 Section 7. All governmental planning, environmental, and  
 843 land development laws, regulations, and ordinances apply to all  
 844 development of the land within the district. The district does  
 845 not have the power of a local government to adopt a  
 846 comprehensive plan, building code, or land development code, as  
 847 those terms are defined in the Local Government Comprehensive  
 848 Planning and Land Development Regulation Act. The district shall  
 849 take no action which is inconsistent with applicable  
 850 comprehensive plans, ordinances, or regulations of the  
 851 applicable local general-purpose government.

852 Section 8. The power of the district to condemn property  
 853 outside the boundaries of the district shall be restricted to  
 854 the acquisition of easements or rights-of-way, including the fee  
 855 simple title thereto, to accomplish the purposes of the  
 856 district. Nothing contained in this act shall empower the  
 857 district to condemn the water or sewer systems of any other unit  
 858 of government.

859 Section 4. Chapter 88-514, Laws of Florida, is repealed.

860 Section 5. In case any one or more of the sections or  
 861 provisions of this act or the application of such sections or  
 862 provisions to any situation, circumstance, or person shall for

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863 any reason be held to be unconstitutional, such  
864 unconstitutionality shall not affect any other sections or  
865 provisions of this act or the application of such sections or  
866 provisions to any other situation, circumstance, or person, and  
867 it is intended that this act shall be construed and applied as  
868 if such section or provision had not been included herein for  
869 any unconstitutional application.

870 Section 6. This act shall take effect upon becoming a law,  
871 except that subsection (1) of section 2 of the district charter  
872 shall take effect only upon its approval at a referendum to be  
873 held as provided in subsection (2) of section 2 of the district  
874 charter.