

1 A bill to be entitled

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

9  
10 Be It Enacted by the Legislature of the State of Florida:

11  
12 Section 1. Pursuant to section 189.429(1), Florida  
13 Statutes, this act constitutes the codification of all special  
14 acts relating to the Hobe-St. Lucie Conservancy District. It is  
15 the intent of the Legislature in enacting this law to provide a  
16 single, comprehensive special act charter for the district,  
17 including all current legislative authority granted to the  
18 district by its prior legislative enactment and any additional  
19 authority granted by this act. It is further the intent of this  
20 act to preserve all district powers and authority as set forth  
21 herein.

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23 reenacted, amended, and repealed as herein provided.

24 Section 3. The Hobe-St. Lucie Conservancy District is re-  
25 created and the charter for such district is re-created and  
26 reenacted to read:

27 | Section 1. All of those certain pieces, parcels, and  
 28 | tracts of land in Martin County included and contained within  
 29 | the following described boundary lines, to wit:

30 | Lands in Township 39 South, Range 40 East, Township 39  
 31 | South, Range 41 East, Township 40 South, Range 40 East  
 32 | and Township 40 South, Range 41 East, Martin County,  
 33 | Florida, lying within the boundary lines described as  
 34 | follows.

35 | BEGINNING at the Northwest corner of the East one-half  
 36 | (1/2) of Section 33, Township 39 South, Range 41 East,  
 37 | (1) Thence proceed South 0°22'19" East along the West  
 38 | line of the East one-half (1/2) of Section 33 for a  
 39 | distance of 3945.28 feet to the Northeast corner of  
 40 | the Southeast one-quarter (1/4) of the Southwest one-  
 41 | quarter (1/4) of Section 33. (2) Thence proceed South  
 42 | 89°59'02" West along the North line of the Southeast  
 43 | one-quarter (1/4) of the Southwest one-quarter (1/4)  
 44 | of Section 33 for a distance of 1327.45 feet to the  
 45 | Northwest corner of said Southeast one-quarter (1/4)  
 46 | of the Southwest one-quarter (1/4). (3) Thence proceed  
 47 | South 0°19'59" West along the West line of the  
 48 | Southeast one-quarter (1/4) of the Southwest one-  
 49 | quarter (1/4) of Section 33 for a distance of 1315.00  
 50 | feet to the Southwest corner of said Southeast one-  
 51 | quarter (1/4) of the Southwest one-quarter (1/4). Said  
 52 | point also being on the North line of Section 4,  
 53 | Township 40 South, Range 41 East. (4) Thence proceed  
 54 | (in Township 40 South, Range 41 East) South 89°59'16"

55 West along the North line of Sections 4 and 5 for a  
 56 distance of 6351.02 feet to the Northwest corner of  
 57 Section 5. (5) Thence proceed South 0°11'06" West  
 58 along the West line of Section 5 for a distance of  
 59 5215.45 feet to the Southwest corner of Section 5.  
 60 (6) Thence proceed South 0°16'55" West along the West  
 61 line of Section 8 for a distance of 5267.71 feet to  
 62 the Southwest corner of Section 8. (7) Thence  
 63 proceed South 0°01'00" West along the West line of  
 64 Section 17 for a distance of 5305.45 feet to the  
 65 Southwest corner of Section 17. (8) Thence proceed  
 66 South 89°55'10" East along the South line of Section  
 67 17 for a distance of 5311.95 feet to the Southeast  
 68 corner of Section 17. (9) Thence proceed South  
 69 89°55'01" East along the South line of Section 16 for  
 70 a distance of 5289.75 feet to the Southeast corner of  
 71 Section 16. (10) Thence proceed South 89°47'56" East  
 72 along the South line of Section 15 for a distance of  
 73 4998.10 feet to the Southeast corner of Section 15.  
 74 (11) Thence proceed North 89°36'04" East along the  
 75 South line of Section 14 for a distance of 5309.04  
 76 feet to the Southeast corner of Section 14. (12)  
 77 Thence proceed North 89°47'43" East along the South  
 78 line of Section 13 for a distance of 2427.75 feet to  
 79 the Southeast corner of the West 2427.75 feet of  
 80 Section 13. (13) Thence proceed North 0°08'02" West  
 81 along the East line of the West 2427.75 feet of  
 82 Section 13 for a distance of 3920.30 feet to a point

83 | on the Southerly right of way line of the Sunshine  
 84 | State Parkway. (14) Thence proceed North 45°58'27"  
 85 | West along the Westerly right of way line of the  
 86 | Sunshine State Parkway for a distance of 1930.31 feet  
 87 | to a point on the North line of Section 13. (15)  
 88 | Thence proceed North 89°11'44" East along the North  
 89 | line of Section 13 for a distance of 427.70 feet to a  
 90 | point on the Easterly right of way line of the  
 91 | Sunshine State Parkway. (16) Thence proceed South  
 92 | 45°58'27" East along the Easterly right of way line of  
 93 | the Sunshine State Parkway for a distance of 3370.93  
 94 | feet to a point of curve to the right. (17) Thence  
 95 | proceed along the arc of said curve for a distance of  
 96 | 381.59 feet to a point on the South line of the North  
 97 | one-half (1/2) of Section 13. (18) Thence proceed  
 98 | East along the South line of the North one-half (1/2)  
 99 | of Section 13 for a distance of 1146.37 feet to the  
 100 | Southeast corner of the North one-half (1/2) of  
 101 | Section 13. (19) Thence proceed North along the East  
 102 | line of Section 13 for a distance of 2656.12 feet to  
 103 | the Northeast corner of Section 13. (20) Thence  
 104 | proceed North 0°06'37" East along the East line of  
 105 | Section 12 for a distance of 5293.90 feet to the  
 106 | Northeast corner of Section 12. (21) Thence proceed  
 107 | South 89°06'14" West along the North line of Section  
 108 | 12 for a distance of 5296.62 feet to the Northwest  
 109 | corner of said Section 12. (22) Thence proceed South  
 110 | 89°53'34" West along the South line of Section 2 for a

111 | distance of 2661.17 feet to the Southeast corner of  
 112 | the West one-half (1/2) of Section 2. (23) Thence  
 113 | proceed North 0°18'25" East along the East line of the  
 114 | West one-half (1/2) of Section 2 for a distance of  
 115 | 623.27 feet to a point. (24) Thence proceed North  
 116 | 89°41'30" West along the South line of the North  
 117 | 4620.70 feet of the West one-half (1/2) of Section 2  
 118 | for a distance of 1992.30 feet to the Easterly right  
 119 | of way line of the Sunshine State Parkway. (25)  
 120 | Thence proceed South 45°58'27" East along the Easterly  
 121 | right of way line of the Sunshine State Parkway for a  
 122 | distance of 904.60 feet to a point on the South line  
 123 | of Section 2. (26) Thence proceed South 89°53'34"  
 124 | West along the South line of Section 2 to the Westerly  
 125 | right of way line of said Sunshine State Parkway.  
 126 | (27) Thence proceed Northwest and Northerly along the  
 127 | Westerly right of way line of the Sunshine State  
 128 | Parkway to its point of intersection with the North  
 129 | line of Section 33, Township 39 South, Range 41 East.  
 130 | (28) Thence proceed South 89°58'17" West along the  
 131 | North line of said Section 33 for a distance of  
 132 | 2310.82 feet to the point or place of beginning.  
 133 | TOGETHER WITH a strip of land described as follows:  
 134 | the East 130 feet of Section 34, Township 39 South,  
 135 | Range 41 East. The East 130 feet of the North 130 feet  
 136 | of Section 3, Township 40 South, Range 41 East. The  
 137 | North 130 feet of the West one-half (1/2) of Section  
 138 | 2, Township 40 South, Range 41 East. The East 130 feet

139 | of the North 4490.70 feet of the West one-half (1/2)  
 140 | of Section 2, Township 40 South, Range 41 East.  
 141 | TOGETHER WITH also a strip of land more particularly  
 142 | described as follows: the East 80 feet of that part of  
 143 | Section 28, Township 39 South, Range 40 East, that  
 144 | lies between the South right of way line of the St.  
 145 | Lucie Canal and the North right of way line of State  
 146 | Road No. 76. The East 100 feet of that part of said  
 147 | Section 28 that lies South of the North right of way  
 148 | line of State Road No. 76. ALSO the East 100 feet of  
 149 | Section 33, Township 39 South, Range 40 East. ALSO the  
 150 | North 100 feet of the East 100 feet of Section 4,  
 151 | Township 40 South, Range 40 East. ALSO the North 100  
 152 | feet of Section 1, 2 and 3, Township 40 South, Range  
 153 | 40 East. ALSO the South 100 feet of the North 130 feet  
 154 | of the West one-half (1/2) of Section 6, Township 40  
 155 | South, Range 41 East, and the East 300 feet of the  
 156 | North 30 feet of the West one-half (1/2) of said  
 157 | Section 6. ALSO the South 100 feet of the East 2522.32  
 158 | feet of Section 31, Township 39 South, Range 41 East.  
 159 | ALSO the South 100 feet of the West 379.48 feet of  
 160 | Section 32, Township 39 South, Range 41 East.  
 161 | EXCEPTING THEREFROM easements and or rights of way and  
 162 | borrow pits previously conveyed for the Sunshine State  
 163 | Parkway, State Road 708 Rights of Way, State Road 76  
 164 | Rights of Way and State Road 711 Rights of Way.  
 165 | TOGETHER WITH

166 Those certain tracts or parcels of land situate in  
167 Martin County, Florida, described as follows: the  
168 Southeast one-quarter (1/4) of the Southwest one-  
169 quarter (1/4) of Section 33, all of that part of the  
170 East one-half (1/2) of Section 33 that lies West of  
171 the Westerly right of way line of the Sunshine State  
172 Parkway and that part of Section 34 that lies West of  
173 the Westerly right of way line of the Sunshine State  
174 Parkway, all in Township 39 South, Range 41 East.  
175 ALSO, in Township 40 South, Range 41 East, the West  
176 one-half (1/2) of Section 2 less the North 4620.70  
177 feet thereof. That part of Section 3 that lies West of  
178 the Westerly right of way line of the Sunshine State  
179 Parkway. All of Section 4. The North one-half (1/2)  
180 of Section 5. Section 9 less the South 3113.0 feet  
181 thereof. All of Section 10. All of Section 11. All  
182 of that part of Section 12 that lies East of the  
183 Easterly right of way line of the Sunshine State  
184 Parkway. All of that part of the North one-half (1/2)  
185 of Section 13 that lies East of the Easterly right of  
186 way line of the Sunshine State Parkway. ALSO the East  
187 130 feet of Section 34, Township 39 South, Range 41  
188 East. ALSO the East 130 feet of the North 130 feet of  
189 Section 3, Township 40 South, Range 41 East. ALSO the  
190 North 130 feet of the West one-half (1/2) of Section  
191 2, Township 40 South, Range 41 East. ALSO the East 130  
192 feet of the North 4490.70 feet of the West one-half  
193 (1/2) of Section 2, Township 40 South, Range 41 East.

194 In Section 28, Township 39 South, Range 40 East: The  
 195 East 80 feet of that part of Section 28 that lies  
 196 between the South right of way line of the St. Lucie  
 197 Canal and the North right of way line of State Road  
 198 No. 76. The East 100 feet of that part of Section 28  
 199 that lies South of the North right of way line of  
 200 State Road No. 76.

201 In Section 33, Township 39 South, Range 40 East: The  
 202 East 100 feet of said Section 33.

203 In Section 4, Township 40 South, Range 40 East: The  
 204 North 100 feet of the East 100 feet of said Section 4.

205 In Sections 1, 2 and 3, Township 40 South, Range 40  
 206 East: The North 100 feet of said Sections 1, 2 and 3.

207 In Section 6, Township 40 South, Range 41 East: The  
 208 South 100 feet of the North 130 feet of the West one-  
 209 half (1/2) of said Section 6 and the East 300 feet of  
 210 the North 30 feet of the West one-half (1/2) of said  
 211 Section 6.

212 In Section 31, Township 39 South, Range 41 East: The  
 213 South 100 feet of the East 2522.32 feet of said  
 214 Section 31.

215 In Section 32, Township 39 South, Range 41 East: The  
 216 South 100 feet of the West 379.48 feet of said Section  
 217 32.

218 EXCEPTING THEREFROM easements and or rights of way and  
 219 borrow pits previously conveyed for the Sunshine State  
 220 Parkway, State Road 708 Rights of Way, State Road 76



221 | Rights of Way, State Road 711 Rights of Way, and State  
 222 | Road 9 Rights of Way.

223 | AND,

224 | The South one-half (1/2) of Section 5. All of Sections  
 225 | 8, 14, 15, 16 and 17, the South 3113.00 feet of  
 226 | Section 9 and that part of the West 2427.75 feet of  
 227 | Section 13 that lies West of the Westerly right of way  
 228 | line of the Sunshine State Parkway, all in Township 40  
 229 | South, Range 41 East, less any and all rights of way  
 230 | for State Road No. 711.

231 | TOTAL ACREAGE: (approximately) 8,067.

232 | TOGETHER WITH

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

236 | be and the same are hereby created and established into a  
 237 | drainage district and declared and decreed to be a public  
 238 | corporation of the State of Florida by, under and pursuant to  
 239 | and authorized by Chapter 298, Florida Statutes.

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

243 | Consisting of Parcel 1A, Parcel 2A, Parcel 3, Parcel  
 244 | 4, Parcel 5, Parcel 6, and more particularly described  
 245 | as follows: PARCEL 1A: A parcel of land lying in  
 246 | portions of Sections 4, 5, 6, 7, 8, 9, 14, 15, 16, 21,  
 247 | 22, 23 and 27, Township 39 South, Range 40 East,  
 248 | Martin County, Florida, more particularly described as

249 follows, to-wit: Begin at the Southwest corner of  
250 Section 7 and run North 00 degrees 11 minutes 13  
251 seconds East along the West line of said Section 7 a  
252 distance of 2,648.87 feet to the West one quarter  
253 corner of said Section 7; thence North 00 degrees 12  
254 minutes 01 seconds East along the West line a distance  
255 of 2,647.72 feet to the Southwest corner of Section 6;  
256 thence North 00 degrees 16 minutes 38 seconds East  
257 along the West line thereof a distance of 2,649.62  
258 feet to the West one quarter corner of said Section 6;  
259 thence North 00 degrees 08 minutes 10 seconds East  
260 along the West line of said Section 6 a distance of  
261 124.72 feet to a point; thence South 89 degrees 48  
262 minutes 10 seconds East a distance of 5,278.52 feet to  
263 the West line of Section 5; thence South 89 degrees 48  
264 minutes 10 seconds East a distance of 2,079.83 feet to  
265 the Southwest corner of lands conveyed to Mr. Michael  
266 Zarrella as recorded in Official Records Book 164,  
267 page 258, public records of Martin County, Florida;  
268 thence continue South 89 degrees 48 minutes 10 seconds  
269 East along the South line of said Zarrella property a  
270 distance of 2,805.71 feet to the Southeast corner of  
271 said property; thence continue South 89 degrees 48  
272 minutes 10 seconds East a distance of 208.72 feet to  
273 the easterly right-of-way line of the S-1 Canal and  
274 the westerly property line of lands conveyed to Mr.  
275 William J. Matheson as recorded in Official Records  
276 Book 340, page 1231, public records of Martin County,

277 Florida; thence southerly along the East right-of-way  
 278 line of said S-1 Canal the following courses and  
 279 distances: South 22 degrees 54 minutes 28 seconds East  
 280 along the West line of said Matheson property a  
 281 distance of 491.65 feet to the East line of Section  
 282 5; thence continue South 22 degrees 54 minutes 28  
 283 seconds East along the West line of said Matheson  
 284 property a distance of 2,625.68 feet to the South line  
 285 of Section 4 and the Northwest corner of lands  
 286 conveyed to Charles O. Melear and Jimmy E. Melear as  
 287 recorded in Official Records Book 220, Page 348,  
 288 public records of Martin County, Florida; thence South  
 289 22 degrees 45 minutes 48 seconds East along the West  
 290 line of said Melear property, a distance of 4,256.91  
 291 feet to the Northwest corner of Parcel 1 of lands  
 292 conveyed to Melear Bros. Dairy, Inc. as recorded in  
 293 Official Records Book 334, page 198, public records of  
 294 Martin County, Florida; thence continue South 22  
 295 degrees 45 minutes 48 seconds East along said Melear  
 296 Bros. Dairy Inc. property a distance of 1,460.24 feet  
 297 to the South line of Section 9; thence continue South  
 298 22 degrees 45 minutes 48 seconds East a distance of  
 299 531.88 feet; thence South 32 degrees 45 minutes 17  
 300 seconds East a distance of 2,259.06 feet to the  
 301 beginning of a curve concave to the Northeast, having  
 302 a radius of 1,766.00 feet; thence southeasterly along  
 303 the arc of said curve, through a central angle of 26  
 304 degrees 27 minutes 40 seconds, a distance of 815.60

305 feet to the intersection with the East line of said  
306 Section 16; thence continue along mentioned curve,  
307 through a central angle of 11 degrees 18 minutes 13  
308 seconds a distance of 348.41 feet to the South line of  
309 said Melear Bros. Dairy, Inc. property and the North  
310 right-of-way line of the S-2 Canal; thence South 89  
311 degrees 35 minutes 32 seconds East nontangent to the  
312 aforementioned curve and along the North line of said  
313 S-2 Canal a distance of 3,283.27 feet to the Southwest  
314 corner of lands conveyed to Golden Bear Land Company,  
315 Inc. as recorded in Official Records Book 554, page  
316 361, public records of Martin County, Florida; thence  
317 continue South 89 degrees 35 minutes 32 seconds East  
318 along the South line of said Golden Bear Land  
319 Company, Inc, property a distance of 1,660.62 feet to  
320 the East line of said Section 15; thence continue  
321 South 89 degrees 35 minutes 32 seconds East a distance  
322 of 93.20 feet to the westerly right-of-way line of  
323 Citrus Boulevard (County Road 726), said point being  
324 on a curve concave to the Southwest having a radius of  
325 5,679.58 feet and a chord bearing of South 00 degrees  
326 06 minutes 56 seconds East; thence southerly along the  
327 arc of said curve through a central angle of 00  
328 degrees 48 minutes 26 seconds, a distance of 80.00  
329 feet to the South right-of-way line of the S-2 Canal;  
330 thence North 89 degrees 35 minutes 32 seconds West  
331 parallel and 80.00 feet South of, as measured at right  
332 angles to, the North right-of-way line of said S-2

333 Canal a distance of 93.99 feet to the East line of  
334 said Section 15; thence North 89 degrees 35 minutes 32  
335 seconds West and continuing along said described line  
336 a distance of 4,734.69 feet to the easterly right-of-  
337 way line of the S-1 Canal and a point of nontangent  
338 curve concave to the Southwest, having a radius of  
339 1,575.00 feet; thence southeasterly along the arc of  
340 said curve having a chord bearing of South 48 degrees  
341 57 minutes 26 seconds East and a central angle of 31  
342 degrees 37 minutes 36 seconds, a distance of 869.38  
343 feet; thence South 33 degrees 08 minutes 39 seconds  
344 East along the East right-of-way line of the S-1 Canal  
345 a distance of 1,855.52 feet to a point; thence South  
346 89 degrees 39 minutes 37 seconds East along a line  
347 that is parallel to and 55.00 feet North of, as  
348 measured at right angles to, the South line of  
349 Section 15, a distance of 3,056.23 feet to the East  
350 line of said Section 15; thence South 89 degrees 34  
351 minutes 48 seconds East along a line that is parallel  
352 to and 55.00 feet North of, as measured at right  
353 angles to, the South line of Section 14, a distance of  
354 98.82 feet to the westerly right-of-way line of said  
355 Citrus Boulevard; thence South 00 degrees 19 minutes  
356 04 seconds West along the West line of said Citrus  
357 Boulevard a distance of 55.0 feet to a point on the  
358 South line of Section 14, said point bearing South 89  
359 degrees 34 minutes 48 seconds East a distance of 98.95  
360 feet from the Southwest corner of said Section 14;

361 | thence continue South 00 degrees 19 minutes 04 seconds  
362 | West along said West line of said Citrus Boulevard a  
363 | distance of 970.53 feet to the beginning of a curve  
364 | concave to the Northwest having a radius of 3,769.72  
365 | feet; thence southerly along said right-of-way line  
366 | and the arc of said curve, through a central angle of  
367 | 31 degrees 08 minutes 47 seconds a distance of  
368 | 2,049.25 feet to a point of compound curvature of a  
369 | curve concave to the Northwest having a radius of  
370 | 2,814.79 feet; thence southwesterly along said right-  
371 | of-way line and the arc of said curve, through a  
372 | central angle of 36 degrees 48 minutes 39 seconds a  
373 | distance of 1,808.41 feet; thence South 68 degrees 16  
374 | minutes 30 seconds West a distance of 3,710.39 feet to  
375 | the intersection with the West line of Section 27;  
376 | thence North 00 degrees 34 minutes 20 seconds East,  
377 | departing the northerly right-of-way line of said  
378 | Citrus Boulevard, a distance of 146.35 feet to the  
379 | Southwest corner of Section 22; thence North 00  
380 | degrees 07 minutes 41 seconds East a distance of  
381 | 2,033.56 feet to a point that is 3,288.30 feet South  
382 | of the Northwest corner of said Section 22, as  
383 | measured along the section line; thence North 26  
384 | degrees 36 minutes 02 seconds West a distance of  
385 | 3,688.57 feet to a point 1,659.00 feet West of the  
386 | Northeast corner of Section 21, as measured along the  
387 | North line of said Section 21; thence North 26 degrees  
388 | 07 minutes 18 seconds West a distance of 5,955.05 feet

389 to the intersection with the North line of Section 16;  
 390 thence North 89 degrees 35 minutes 37 seconds West  
 391 along the North line of said Section 16 a distance of  
 392 998.45 feet to the Northwest corner of said Section  
 393 16; thence North 89 degrees 32 minutes 12 seconds West  
 394 along the South line of Section 8 a distance of  
 395 5,284.04 feet to the Southwest corner of said Section  
 396 8; thence North 89 degrees 32 minutes 28 seconds West  
 397 along the South line of Section 7 a distance of  
 398 5,263.65 feet to the Point of Beginning, containing  
 399 3,207.46 acres, more or less. PARCEL 2A (S-2  
 400 Canal):Commence at the Southwest corner of Section 14,  
 401 Township 39 South, Range 40 East, Martin County,  
 402 Florida; thence run South 89 degrees 34 minutes 48  
 403 seconds East along the South line of said Section 14 a  
 404 distance of 198.95 feet to the point of intersection  
 405 with the easterly right-of-way line of Citrus  
 406 Boulevard (County Road 726) and the centerline of S.W.  
 407 Greenridge Street, as shown and recorded on the Plat  
 408 of Greenridge Estates, Plat Book 7, page 45, public  
 409 records of Martin County, Florida; thence North 00  
 410 degrees 19 minutes 04 seconds East along the East  
 411 right-of-way line of said Citrus Boulevard a distance  
 412 of 30.00 feet to the intersection with the North  
 413 right-of-way line of said S.W. Greenridge Street;  
 414 thence continue North 00 degrees 19 minutes 04 seconds  
 415 East along the East line of said Citrus Boulevard a  
 416 distance of 2,114.17 feet to the South right-of-way

417 | line of the S-2 Canal and the Point of Beginning;  
 418 | thence continue North 00 degrees 19 minutes 04 seconds  
 419 | East along the East line of said Citrus Boulevard a  
 420 | distance of 9.85 feet to the beginning of a curve  
 421 | concave to the Southwest having a radius of 5,779.58  
 422 | feet; thence northerly along the arc of said curve and  
 423 | the easterly right-of-way line of said Citrus  
 424 | Boulevard through a central angle of 00 degrees 41  
 425 | minutes 44 seconds a distance of 70.15 feet to the  
 426 | Southwest corner of lands conveyed to Stuart Cut  
 427 | Flowers, Inc. as recorded in Official Records Book  
 428 | 421, page 2014, public records of Martin County,  
 429 | Florida, and the North right-of-way line of the S-2  
 430 | Canal; thence South 89 degrees 41 minutes 35 seconds  
 431 | East a distance of 2,533.05 feet to the Southeast  
 432 | corner of said Stuart Cut Flowers, Inc. property;  
 433 | thence continue South 89 degrees 41 minutes 35  
 434 | seconds East a distance of 11.68 feet to the westerly  
 435 | right-of-way line of S.W. Greenridge Lane as shown on  
 436 | said Plat of Greenridge Estates; thence South 31  
 437 | degrees 27 minutes 08 seconds West along the westerly  
 438 | right-of-way line of said S.W. Greenridge Lane a  
 439 | distance of 93.47 feet to the South right-of-way line  
 440 | of the S-2 Canal; thence North 89 degrees 41 minutes  
 441 | 35 seconds West a distance of 2,495.97 feet to the  
 442 | Point of Beginning, containing 4.63 acres, more or  
 443 | less. PARCEL 3:A parcel of land located in Section 14,  
 444 | Township 39 South, Range 40 East, Martin County,



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

473 Boulevard (County Road 726), containing 2.9 acres,  
474 more or less. PARCEL 5:Being a parcel of land located  
475 in Sections 22 and 27, Township 39 South, Range 40  
476 East, Martin County, Florida, more particularly  
477 described as follows, to-wit: A parcel of land labeled  
478 "Not a part of this Plat", according to the Plat of  
479 Greenridge West, as recorded in Plat Book 9, page 32,  
480 public records of Martin County, Florida, said parcel  
481 being bounded on the Northeast by the southwesterly  
482 lot line of Lot 5, according to the Plat thereof;  
483 bounded on the Southwest by the northeasterly line of  
484 Lot 4, according to the Plat thereof; bounded on the  
485 Southeast by the "Cane Slough Spillway" of the St.  
486 Lucie Canal, as recorded in Plat Book 2, page 35,  
487 public records of Martin County, Florida; and bounded  
488 on the Northwest by the southeasterly right-of-way  
489 line of Citrus Boulevard (County Road 726), containing  
490 2.1 acres, more or less. PARCEL 6:A strip of land 10  
491 feet wide located in Section 14, Township 39 South,  
492 Range 40 East, Martin County, Florida, more  
493 particularly described as follows, to-wit: Bounded on  
494 the North by the easterly prolongation of the North  
495 line of lands conveyed to Stuart Cut Flowers, Inc. as  
496 recorded in Official Records Book 421, page 2014,  
497 public records of Martin County, Florida; bounded on  
498 the South by the easterly prolongation of the South  
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, and the  
502 North line of Parcel 2A (being the S-2 Canal  
503 easement); bounded on the East by the West line of the  
504 Plat of Greenridge Estates as recorded in Plat Book 7,  
505 page 45, public records of Martin County, Florida; and  
506 bounded on the West by the easterly line of lands  
507 conveyed to Stuart Cut Flowers, Inc. as recorded in  
508 Official Records Book 421, page 2014, public records  
509 of Martin County, Florida (being 10.00 feet West of,  
510 as measured at right angles to tangent lines and  
511 radial to curved lines) the West line of said Plat of  
512 Greenridge Estates, containing 0.51 acres, more or  
513 less.

514 (2) No expansion of the territorial boundaries of the  
515 district under subsection (1) shall be effective until a  
516 landowner referendum is conducted by the board of supervisors  
517 within 60 days after the effective date of this act on the  
518 question of expanding the territorial boundaries of the  
519 district. All landowners (which includes the landowners within  
520 the current district and expanded district boundaries) are  
521 entitled to vote in the referendum held pursuant to this  
522 section. The referendum shall be held on a one-acre, one-vote  
523 basis at the expense of the district. If the landowners approve  
524 the referendum described in this section by a majority vote of  
525 the acreage cast, then such section shall take effect  
526 immediately.

527 Section 3. The Hobe-St. Lucie Conservancy District is  
528 hereby expressly designated as a water control district in

529 accordance with section 298.001, Florida Statutes, and is  
530 required to comply with the provisions of chapter 298, Florida  
531 Statutes.

532 Section 4. The Hobe-St. Lucie Conservancy District, an  
533 independent special district, created under general law, shall  
534 have, in addition to the powers provided for under general law,  
535 the following powers:

536 (1) The district shall have the power to sue and be sued  
537 by its name in any court of law or in equity; to make contracts;  
538 to adopt and use a corporate seal and to alter the same at  
539 pleasure; to acquire by purchase, gift, or condemnation real and  
540 personal property, either or both, within or without the  
541 district, and to convey and dispose of such real and personal  
542 property, either or both, as may be necessary or convenient to  
543 carry out the purposes, or any of the purposes, of this act; as  
544 provided by law, to construct, operate, and maintain canals,  
545 ditches, drains, levees, and other works for roads necessary and  
546 convenient for the exercise of the powers or duties or any of  
547 the powers or duties of said district or the supervisors  
548 thereof; and in furtherance of the purposes and intent of this  
549 act and as provided by law; to construct, improve, pave, and  
550 maintain roadways and roads necessary and convenient to provide  
551 access to and efficient development of areas made suitable and  
552 available for cultivation, settlement, and other beneficial use  
553 and development as a result of the drainage, irrigation, and  
554 reclamation operations of the district; to acquire, construct,  
555 finance, and maintain water plants and systems to produce,  
556 purify, and distribute water for consumption; to acquire,

557 construct, finance, and maintain sewer systems for the  
558 collection, disposal, and reuse of waste and to prevent water  
559 pollution in the district; to fix rates, fees, and charges to be  
560 collected from the users from any project or projects; to  
561 distribute from its water plants water for consumption to users  
562 within and without the district boundaries and to provide sewer  
563 collection and disposal of waste to lands within and without the  
564 district boundaries; to construct and maintain a system of  
565 roads; to acquire, construct, and maintain passive parks and  
566 recreational facilities, conservation areas, mitigation areas,  
567 and sanctuaries for the storage of water for water control and  
568 irrigation purposes and for preservation of wildlife habitat; to  
569 borrow money and issue negotiable or other bonds of said  
570 district as hereinafter provided; to borrow money, from time to  
571 time, and issue negotiable or other notes of said district  
572 therefor, bearing interest at not exceeding the maximum interest  
573 allowable by law in anticipation of the collection of taxes,  
574 levies, and assessments or revenues of said district; and to  
575 pledge or hypothecate such taxes, levies, assessments, and  
576 revenues to secure such bonds, notes, or obligations, and to  
577 sell, discount, negotiate, and dispose of the same; and to  
578 exercise all other powers necessary, convenient, or proper in  
579 connection with any of the powers or duties of said district  
580 stated in this act. The powers and duties of said district shall  
581 be exercised by and through the board of supervisors thereof,  
582 which board shall have the authority to employ engineers,  
583 attorneys, agents, employees, and representatives as the board  
584 of supervisors may from time to time determine, and to fix their

585 compensation and duties. In addition, said district shall have  
586 all of the powers provided by law. All powers and authority of  
587 the district shall extend and apply to the district as a whole  
588 and to each unit of development as from time to time may be  
589 designated by the board of supervisors.

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

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

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

603 (c) The supply and level of water within and without the  
604 district boundaries, including the diversion of waters from one  
605 area, lake, pond, river, stream, basin, or water control  
606 facility to another; the control and restriction of the  
607 development and use of natural or artificial streams or bodies  
608 of water, lakes, or ponds; and the taking of measures determined  
609 by the board to be necessary or desirable to prevent or  
610 alleviate land erosion.

611 Section 5. (1) In addition to the other powers provided  
612 the district, and not in limitation thereof, the district shall

613 have the power, at any time, and from time to time after the  
614 issuance of any bonds of the district shall have been  
615 authorized, to borrow money for the purposes for which such  
616 bonds are to be issued in anticipation of the receipt of the  
617 proceeds of the sale of such bonds and to issue bond  
618 anticipation notes in a principal sum not in excess of the  
619 authorized maximum amount of such bond issue.

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

630 (3) Any issue of bonds may be secured by a trust agreement  
631 by and between the district and a corporate trustee or trustees,  
632 which may be any trust company or bank having the powers of a  
633 trust company within or without the state. The resolution  
634 authorizing the issuance of the bonds or such trust agreement  
635 may pledge the revenues to be received from any projects of the  
636 district and may contain such provisions for protecting and  
637 enforcing the rights and remedies of the bondholders as the  
638 board may approve, including, without limitation, covenants  
639 setting forth the duties of the district in relation to the  
640 acquisition, construction, reconstruction, improvement,

641 maintenance, repair, operation, and insurance of any projects;  
642 the fixing and revising of the rates, fees, and charges; the  
643 custody, safeguarding, and application of all moneys; and the  
644 employment of consulting engineers in connection with such  
645 acquisition, construction, reconstruction, improvement,  
646 maintenance, repair, or operation.

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

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

656 Section 6. (1) The Board of Supervisors of Hobe-St. Lucie  
657 Conservancy District shall have the power and is hereby  
658 authorized in its discretion to manage water within said  
659 district by designated area or parts of said district to be  
660 called "units." The units into which said district may be so  
661 divided shall be given appropriate numbers or names by said  
662 board of supervisors, so that said units may be readily  
663 identified and distinguished. The board of supervisors shall  
664 have the power to fix and determine the location, area, and  
665 boundaries of and lands to be included in each and all such  
666 units, the order of development thereof, and the method of  
667 carrying on the work in each unit. The unit system of drainage  
668 provided by this section may be conducted and all of the



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

697 said district in the matters mentioned and referred to in such  
698 notice, and if no objections are made, or if said objections, if  
699 made, shall be overruled by said board, then said board shall  
700 enter in its minutes its finding and order confirming said  
701 resolution, and may thereafter proceed with the development,  
702 drainage, irrigation, and reclamation of said district by units  
703 pursuant to such resolution and to the provisions of this act.  
704 If, however, said board of supervisors shall find as a result of  
705 such objections, or any of them, or the hearing thereon, that  
706 the division of said district into such units as aforesaid  
707 should not be approved, or that said system of development by  
708 units should not be adopted and given effect, or that the  
709 proceedings and powers authorized by this section should not be  
710 had, taken, or exercised, or that any other matter or thing  
711 embraced in said resolution would not be in the best interest of  
712 the landowners of said district or would be unjust or unfair to  
713 any landowner therein or otherwise inconsistent with fair and  
714 equal protection and enforcement of the rights of every  
715 landowner in said district, then said board of supervisors shall  
716 not proceed further under such resolutions, but the board of  
717 supervisors may, as a result of such hearing, modify or amend  
718 said resolution so as to meet such objections so made, and  
719 thereupon the board may confirm said resolution as so modified  
720 or amended and may thereafter proceed accordingly. The  
721 sustaining of such objections and the rescinding of such  
722 resolutions shall not exhaust the power of said board under this  
723 action; however, at any time not less than 1 year after the date  
724 of the hearing upon any such resolution, the board of

725 supervisors may adopt other resolutions under this section and  
726 thereupon proceed on due notice in like manner as above. If the  
727 board of supervisors shall overrule or refuse to sustain any  
728 such objections in whole or in part made by any landowner in the  
729 district, or if any such landowner shall deem himself or herself  
730 aggrieved by any action of the board of supervisors in respect  
731 to any objections so filed, such landowner may, within 10 days  
732 after the ruling of said board, file his or her complaint in the  
733 Circuit Court for Martin County against said district, praying  
734 an injunction or other appropriate relief against the action or  
735 any part of such action proposed by such resolution or  
736 resolutions of said board, and such suits shall be conducted in  
737 accordance with the Florida Rules of Civil Procedure. Upon the  
738 hearing of cause said circuit court shall have the power to hear  
739 the objections and receive the evidence thereon of all parties  
740 to such cause and approve or disapprove said resolutions and  
741 action of said board in whole or in part, and to render such  
742 judgment in such cause as right and justice require. When said  
743 resolutions creating said unit system have been confirmed by the  
744 board of supervisors (or by the Circuit Court for Martin County,  
745 if such proposed action shall be challenged by a landowner by  
746 the judicial proceedings hereinabove authorized), said board of  
747 supervisors may adopt a water control plan or plans for and in  
748 respect to any or all such units, and to have the benefits and  
749 damages resulting therefrom assessed and apportioned by the  
750 district engineer, and the engineer's report considered and  
751 confirmed, all in like manner as is provided by law in regard to  
752 water control plans for and assessments of benefits and damages

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

781 located in any such unit or units is so changed, notice of such  
782 change shall be published as hereinabove required in this  
783 section for notice of the formation or organization of such unit  
784 or units, and all proceedings shall be had and done in that  
785 regard as are provided in this section for the original creation  
786 of such unit or units. Moreover, no lands against which benefits  
787 shall have been assessed may be detached from any such unit  
788 after the confirmation of the engineer's report of benefits in  
789 such unit or units or the issuance of bonds or other obligations  
790 which are payable from taxes or assessments for benefits levied  
791 upon the lands within such unit or units.

792 (2) If, after the confirmation of the engineer's report of  
793 benefits in such unit or units, or the issuance of bonds or  
794 other obligations which are payable from taxes or assessments  
795 for benefits levied upon lands within such unit or units, the  
796 board of supervisors finds the water control plan for any such  
797 unit or units insufficient or inadequate for efficient  
798 development, the water control plan may be amended or changed as  
799 provided by law, and the unit or units may be amended or changed  
800 as provided in this section, by changing the location and  
801 description of lands in any such unit or units, by detaching  
802 lands therefrom or by adding lands thereto. In such event all  
803 assessments, levies, taxes, bonds, and other obligations made,  
804 levied, assessed, incurred, or issued for or in respect to any  
805 such unit or units may be allocated and apportioned to the  
806 amended unit or units in proportion to the benefits assessed by  
807 the engineer's report for the amended water control plan and  
808 said report shall specifically provide for such allocation and

809 apportionment. However, a change or amendment to a designated  
810 unit is not authorized if it has the effect of impairing a debt  
811 or other obligation of the unit or district.

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

836 improvements in such amended unit or units under such amended  
837 Plan.

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

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

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

856 Section 5. In case any one or more of the sections or  
857 provisions of this act or the application of such sections or  
858 provisions to any situation, circumstance, or person shall for  
859 any reason be held to be unconstitutional, such  
860 unconstitutionality shall not affect any other sections or  
861 provisions of this act or the application of such sections or  
862 provisions to any other situation, circumstance, or person, and  
863 it is intended that this act shall be construed and applied as

864 if such section or provision had not been included herein for  
865 any unconstitutional application.

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