

ENROLLED
 HB 1433, Engrossed 1

2005 Legislature

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 23 reenacted, amended, and repealed as herein provided.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:

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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"

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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

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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

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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

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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

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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.

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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

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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

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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,

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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

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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

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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;

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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

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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

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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,

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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

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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,

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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

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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,

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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

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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

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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,

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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

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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

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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

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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

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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

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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

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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

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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

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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.