

1                                 A bill to be entitled  
 2             An act relating to Manatee County; creating the  
 3             Northlake Stewardship District; providing a short  
 4             title, legislative findings and intent, and  
 5             definitions; establishing compliance with minimum  
 6             requirements in s. 189.031(3), F.S., for creation of  
 7             an independent special district; providing for  
 8             creation and establishment of the district;  
 9             establishing the legal boundaries of the district;  
 10            providing for the jurisdiction and charter of the  
 11            district; providing for a governing board; providing  
 12            for membership, election, and terms of office;  
 13            providing for meetings; providing administrative  
 14            duties of the board; providing a method for transition  
 15            of the board from landowner control to control by the  
 16            resident electors of the district; providing for a  
 17            district manager and district personnel; providing for  
 18            a district treasurer, selection of a public  
 19            depository, and district budgets and financial  
 20            reports; providing for the general powers of the  
 21            district; providing for the special powers of the  
 22            district to plan, finance, and provide community  
 23            infrastructure and services within the district;  
 24            providing for bonds; providing for borrowing;  
 25            providing for future ad valorem taxation; providing

26 for special assessments; providing for issuance of  
 27 certificates of indebtedness; providing for tax liens;  
 28 providing for competitive procurement; providing for  
 29 fees and charges; providing for amending the charter;  
 30 providing for required notices to purchasers of  
 31 residential units within the district; providing for  
 32 merger; providing for construction; providing  
 33 severability; providing for a referendum; providing  
 34 effective dates.

35

36 Be It Enacted by the Legislature of the State of Florida:

37

38 Section 1. The charter for the Northlake Stewardship  
 39 District is created to read:

40 Section 1. This act may be cited as the "Northlake  
 41 Stewardship District Act."

42 Section 2. Legislative findings and intent; definitions;  
 43 policy.-

44 (1) LEGISLATIVE FINDINGS AND INTENT; PURPOSE OF THE  
 45 DISTRICT.-

46 (a) The lands located wholly within Manatee County covered  
 47 by this act contain many opportunities for thoughtful,  
 48 comprehensive, responsible, and consistent development over a  
 49 long period.

50 (b) There is a need to use a special and limited purpose

51 independent special district unit of local government for the  
52 Northlake Stewardship District lands located within Manatee  
53 County to provide for a more comprehensive community development  
54 approach, which will facilitate an integral relationship among  
55 regional transportation, land use, and urban design to provide  
56 for a diverse mix of housing and regional employment and  
57 economic development opportunities, rather than fragmented  
58 development with underutilized infrastructure which is generally  
59 associated with urban sprawl.

60 (c) There is a considerably long period of time during  
61 which there is a significant burden to provide various systems,  
62 facilities, and services to the initial landowners of the  
63 Northlake Stewardship District lands, such that there is a need  
64 for flexible management, sequencing, timing, and financing of  
65 the various systems, facilities, and services to be provided to  
66 these lands, taking into consideration absorption rates,  
67 commercial viability, and related factors. Therefore, extended  
68 control by the initial landowner with regard to the provision of  
69 systems, facilities, and services for the Northlake Stewardship  
70 District lands, coupled with the special and limited purpose of  
71 such district, is in the public interest.

72 (d) While chapter 190, Florida Statutes, provides an  
73 opportunity for previous community development services and  
74 facilities to be provided by the continued use of community  
75 development districts in a manner that furthers the public

76 interest, given the size of the Northlake Stewardship District  
77 lands and the duration of development continuing to utilize  
78 multiple community development districts over these lands which  
79 would result in an inefficient, duplicative, and needless  
80 proliferation of local special purpose governments, contrary to  
81 the public interest and the Legislature's findings in chapter  
82 190, Florida Statutes, it is in the public interest that the  
83 long-range provision for, and management, financing, and long-  
84 term maintenance, upkeep, and operation of, services and  
85 facilities to be provided for ultimate development and  
86 conservation of the lands covered by this act be under one  
87 coordinated entity. The creation of an independent special  
88 district will assist in integrating the management of state  
89 resources and allow for greater and more coordinated stewardship  
90 of natural resources.

91 (e) The existence and use of a special and limited purpose  
92 local government for the Northlake Stewardship District lands,  
93 subject to the Manatee County comprehensive plan, will provide  
94 for a comprehensive and complete community development approach  
95 to promote a sustainable and efficient land use pattern for the  
96 Northlake Stewardship District lands with long-term planning for  
97 conservation and development; provide opportunities for the  
98 mitigation of impacts and development of infrastructure in an  
99 orderly and timely manner; prevent the overburdening of the  
100 local general-purpose government and the taxpayers; and provide

101 an enhanced tax base and regional employment and economic  
102 development opportunities.

103 (f) The creation and establishment of the special and  
104 limited purpose independent special district will encourage  
105 local government financial self-sufficiency in providing public  
106 facilities and in identifying and implementing fiscally sound,  
107 innovative, and cost-effective techniques to provide and finance  
108 public facilities while encouraging coordinated development of  
109 capital improvement plans by all levels of government, in  
110 accordance with the goals of chapter 187, Florida Statutes.

111 (g) The creation and establishment of a special and  
112 limited purpose independent special district is a legitimate  
113 supplemental and alternative method available to manage, own,  
114 operate, construct, and finance capital infrastructure systems,  
115 facilities, and services.

116 (h) In order to be responsive to the critical timing  
117 required through the exercise of its special management  
118 functions, an independent special district requires financing of  
119 those functions, including bondable lienable and nonlienable  
120 revenue, with full and continuing public disclosure and  
121 accountability, funded by landowners, both present and future,  
122 and funded also by users of the systems, facilities, and  
123 services provided to the land area by the special district,  
124 without unduly burdening the taxpayers, citizens, and ratepayers  
125 of the state or Manatee County.

126        (i) The special district created and established by this  
127 act shall not have or exercise any comprehensive planning,  
128 zoning, or development permitting power; the establishment of  
129 the special district is not considered a development order  
130 within the meaning of part I of chapter 380, Florida Statutes;  
131 and all applicable planning and permitting laws, rules,  
132 regulations, and policies of Manatee County control the  
133 development of the land to be serviced by the special district.

134        (j) The creation by this act of the Northlake Stewardship  
135 District is not inconsistent with the Manatee County  
136 comprehensive plan.

137        (k) It is the legislative intent and purpose that no debt  
138 or obligation of the special district constitute a burden on  
139 Manatee County.

140        (2) DEFINITIONS.—As used in this act:

141        (a) "Ad valorem bonds" means bonds that are payable from  
142 the proceeds of ad valorem taxes levied on real and tangible  
143 personal property and that are generally referred to as general  
144 obligation bonds.

145        (b) "Assessable improvements" means, without limitation,  
146 any and all public improvements and community facilities that  
147 the district is empowered to provide in accordance with this act  
148 that provide a special benefit to property within the district.

149        (c) "Assessment bonds" means special obligations of the  
150 district which are payable solely from proceeds of the special

151 assessments or benefit special assessments levied for assessable  
152 improvements, provided that, in lieu of issuing assessment bonds  
153 to fund the costs of assessable improvements, the district may  
154 issue revenue bonds for such purposes payable from assessments.

155 (d) "Assessments" means nonmillage district assessments  
156 including special assessments, benefit special assessments, and  
157 maintenance special assessments, and a nonmillage, non-ad  
158 valorem maintenance tax if authorized by general law.

159 (e) "Benefit special assessments" means district  
160 assessments imposed, levied, and collected pursuant to section  
161 6.

162 (f) "Board of supervisors" or "board" means the governing  
163 body of the district or, if such board has been abolished, the  
164 board, body, or commission assuming the principal functions  
165 thereof or to whom the powers given to the board by this act  
166 have been given by general law.

167 (g) "Bond" includes "certificate," and the provisions that  
168 are applicable to bonds are equally applicable to certificates.  
169 The term also includes any general obligation bond, assessment  
170 bond, refunding bond, revenue bond, bond anticipation note, and  
171 other such obligation in the nature of a bond as is provided for  
172 in this act.

173 (h) "Cost" or "costs," when used in reference to any  
174 project, includes, but is not limited to:

175 1. The expenses of determining the feasibility or

- 176 practicability of acquisition, construction, or reconstruction.
- 177 2. The cost of surveys, estimates, plans, and
- 178 specifications.
- 179 3. The cost of improvements.
- 180 4. Engineering, architectural, fiscal, and legal expenses
- 181 and charges.
- 182 5. The cost of all labor, materials, machinery, and
- 183 equipment.
- 184 6. The cost of all lands, properties, rights, easements,
- 185 and franchises acquired.
- 186 7. Financing charges.
- 187 8. The creation of initial reserve and debt service funds.
- 188 9. Working capital.
- 189 10. Interest charges incurred or estimated to be incurred
- 190 on money borrowed before and during construction and acquisition
- 191 and for such reasonable period of time after completion of
- 192 construction or acquisition as the board may determine.
- 193 11. The cost of issuance of bonds pursuant to this act,
- 194 including advertisements and printing.
- 195 12. The cost of any bond or tax referendum held pursuant
- 196 to this act and all other expenses of the issuance of bonds.
- 197 13. The discount, if any, on the sale or exchange of
- 198 bonds.
- 199 14. Administrative expenses.
- 200 15. Such other expenses as may be necessary or incidental



201 to the acquisition, construction, or reconstruction of any  
 202 project, or to the financing thereof, or to the development of  
 203 any lands within the district.

204 16. Payments, contributions, dedications, and any other  
 205 exactions required as a condition of receiving any governmental  
 206 approval or permit necessary to accomplish any district purpose.

207 17. Any other expense or payment permitted by this act or  
 208 allowable by general law.

209 (i) "District" means the Northlake Stewardship District.

210 (j) "District manager" means the manager of the district.

211 (k) "District roads" means highways, streets, roads,  
 212 alleys, intersection improvements, sidewalks, crossings,  
 213 landscaping, irrigation, signage, signalization, storm drains,  
 214 bridges, multiuse trails, lighting, and thoroughfares of all  
 215 kinds.

216 (l) "General obligation bonds" means bonds which are  
 217 secured by, or provide for their payment by, the pledge of the  
 218 full faith and credit and taxing power of the district.

219 (m) "General-purpose local government" means a county,  
 220 municipality, or consolidated city-county government.

221 (n) "Governing board member" means any member of the board  
 222 of supervisors.

223 (o) "Land development regulations" means those regulations  
 224 of the general-purpose local government, adopted under the  
 225 Community Planning Act, codified as part II of chapter 163,

226 Florida Statutes, to which the district is subject and as to  
 227 which the district may not do anything that is inconsistent  
 228 therewith. Land development regulations are not considered  
 229 specific management, engineering, operations, or capital  
 230 improvement planning needed in the daily management,  
 231 implementation, and supplying by the district of systems,  
 232 facilities, services, works, improvements, projects, or  
 233 infrastructure, so long as they remain subject to and are not  
 234 inconsistent with the applicable county codes.

235 (p) "Landowner" means the owner of a freehold estate as it  
 236 appears on the deed record, including a trustee, a private  
 237 corporation, and an owner of a condominium unit. "Landowner"  
 238 does not include a reversioner, remainderman, mortgagee, or any  
 239 governmental entity which is not counted and does not need to be  
 240 notified of proceedings under this act. "Landowner" also means  
 241 the owner of a ground lease from a governmental entity, which  
 242 leasehold interest has a remaining term, excluding all renewal  
 243 options, in excess of 50 years.

244 (q) "Maintenance special assessments" are assessments  
 245 imposed, levied, and collected pursuant to section 6.

246 (r) "Non-ad valorem assessment" means only those  
 247 assessments which are not based upon millage and which can  
 248 become a lien against a homestead as permitted in s. 4, Art. X  
 249 of the State Constitution.

250 (s) "Northlake Stewardship District" means the special and

251 limited purpose independent special district unit of local  
252 government and political subdivision created and chartered by  
253 this act, and limited to the performance of those general and  
254 special powers authorized by its charter under this act, the  
255 boundaries of which are set forth by this act, the governing  
256 board of which is created and authorized to operate with legal  
257 existence by this act, and the purpose of which is as set forth  
258 in this act.

259 (t) "Powers" means powers used and exercised by the board  
260 of supervisors to accomplish the special and limited purpose of  
261 the district, including:

262 1. "General powers," which means those organizational and  
263 administrative powers of the district as provided in its charter  
264 in order to carry out its special and limited purpose as a local  
265 government public corporate body politic.

266 2. "Special powers," which means those powers provided by  
267 the district charter to implement its specialized systems,  
268 facilities, services, projects, improvements, and infrastructure  
269 and related functions in order to carry out its special and  
270 limited purpose.

271 3. Any other powers, authority, or functions set forth in  
272 this act.

273 (u) "Project" means any development, improvement,  
274 property, power, utility, facility, enterprise, service, system,  
275 works, or infrastructure now existing or hereafter undertaken or

276 established under this act.

277 (v) "Qualified elector" means any person at least 18 years  
 278 of age who is a citizen of the United States and a legal  
 279 resident of the state and of the district and who registers to  
 280 vote with the Supervisor of Elections of Manatee County and  
 281 resides in Manatee County.

282 (w) "Reclaimed water" means water, including from wells or  
 283 stormwater management facilities, that has received at least  
 284 secondary treatment and basic disinfection and is reused after  
 285 flowing out of a domestic wastewater treatment facility or  
 286 otherwise reused as an approved use of surface water or  
 287 groundwater by the water management district.

288 (x) "Reclaimed water system" means any plant, well,  
 289 system, facility, or property, and any addition, extension, or  
 290 improvement thereto at any future time constructed or acquired  
 291 as part thereof, useful, necessary, or having the present  
 292 capacity for future use in connection with the development of  
 293 sources, treatment, purification, or distribution of reclaimed  
 294 water. The term includes franchises of any nature relating to  
 295 any such system and necessary or convenient for the operation  
 296 thereof including for the district's own use or resale.

297 (y) "Refunding bonds" means bonds issued to refinance  
 298 outstanding bonds of any type and the interest and redemption  
 299 premium thereon. Refunding bonds may be issuable and payable in  
 300 the same manner as refinanced bonds, except that no approval by

301 the electorate shall be required unless required by the State  
302 Constitution.

303 (z) "Revenue bonds" means obligations of the district that  
304 are payable from revenues, including, but not limited to,  
305 special assessments and benefit special assessments, derived  
306 from sources other than ad valorem taxes on real or tangible  
307 personal property and that do not pledge the property, credit,  
308 or general tax revenue of the district.

309 (aa) "Sewer system" means any plant, system, facility, or  
310 property, and additions, extensions, and improvements thereto at  
311 any future time constructed or acquired as part thereof, useful  
312 or necessary or having the present capacity for future use in  
313 connection with the collection, treatment, purification, or  
314 disposal of sewage, including, but not limited to, industrial  
315 wastes resulting from any process of industry, manufacture,  
316 trade, or business or from the development of any natural  
317 resource. The term also includes treatment plants, pumping  
318 stations, lift stations, valves, force mains, intercepting  
319 sewers, laterals, pressure lines, mains, and all necessary  
320 appurtenances and equipment; all sewer mains, laterals, and  
321 other devices for the reception and collection of sewage from  
322 premises connected therewith; and all real and personal property  
323 and any interest therein, and rights, easements, and franchises  
324 of any nature relating to any such system and necessary or  
325 convenient for operation thereof.

326 (bb) "Special assessments" means assessments as imposed,  
327 levied, and collected by the district for the costs of  
328 assessable improvements pursuant to this act, chapter 170,  
329 Florida Statutes, and the additional authority under s.  
330 197.3631, Florida Statutes, or any other provision of general  
331 law, now or hereinafter enacted, which provides or authorizes a  
332 supplemental means to impose, levy, or collect special  
333 assessments.

334 (cc) "Taxes" or "tax" means those levies and impositions  
335 of the board of supervisors that support and pay for government  
336 and the administration of general law and that may be:

337 1. Ad valorem or property taxes based upon both the  
338 appraised value of property and millage, at a rate uniform  
339 within the jurisdiction; or

340 2. If and when authorized by general law, non-ad valorem  
341 maintenance taxes not based on millage that are used to maintain  
342 district systems, facilities, and services.

343 (dd) "Water system" means any plant, system, facility, or  
344 property, and any addition, extension, or improvement thereto at  
345 any future time constructed or acquired as a part thereof,  
346 useful, necessary, or having the present capacity for future use  
347 in connection with the development of sources, treatment,  
348 purification, or distribution of water. The term also includes  
349 dams, reservoirs, storage tanks, mains, lines, valves, pumping  
350 stations, laterals, and pipes for the purpose of carrying water

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351 to the premises connected with such system, and all rights,  
352 easements, and franchises of any nature relating to any such  
353 system and necessary or convenient for the operation thereof.

354 (3) POLICY.—Based upon its findings, ascertainments,  
355 determinations, intent, purpose, and definitions, the  
356 Legislature states its policy expressly:

357 (a) The district and the district charter, with its  
358 general and special powers, as created in this act, are  
359 essential and the best alternative for the residential,  
360 commercial, office, hotel, health care, and other similar  
361 community uses, projects, or functions in the included portion  
362 of Manatee County consistent with the effective comprehensive  
363 plan, and designed to serve a lawful public purpose.

364 (b) The district, which is a local government and a  
365 political subdivision, is limited to its special purpose as  
366 expressed in this act, with the power to provide, plan,  
367 implement, construct, maintain, and finance as a local  
368 government management entity systems, facilities, services,  
369 improvements, infrastructure, and projects, and possessing  
370 financing powers to fund its management power over the long term  
371 and with sustained levels of high quality.

372 (c) The creation of the Northlake Stewardship District by  
373 and pursuant to this act, and its exercise of its management and  
374 related financing powers to implement its limited, single, and  
375 special purpose, is not a development order and does not trigger

376 or invoke any provision within the meaning of chapter 380,  
377 Florida Statutes, and all applicable governmental planning,  
378 environmental, and land development laws, regulations, rules,  
379 policies, and ordinances apply to all development of the land  
380 within the jurisdiction of the district as created by this act.

381 (d) The district shall operate and function subject to,  
382 and not inconsistent with, the applicable comprehensive plan of  
383 Manatee County and any applicable development orders (e.g.,  
384 detailed site plan development orders), zoning regulations, and  
385 other land development regulations.

386 (e) The special and limited purpose Northlake Stewardship  
387 District does not have the power of a general-purpose local  
388 government to adopt a comprehensive plan or related land  
389 development regulation as those terms are defined in the  
390 Community Planning Act.

391 (f) This act may be amended, in whole or in part, only by  
392 special act of the Legislature. The board of supervisors of the  
393 district may not ask the Legislature to amend this act without  
394 first obtaining a resolution or official statement from the  
395 district and Manatee County as provided in s. 189.031(2)(e)4.,  
396 Florida Statutes, for the creation of an independent special  
397 district.

398 Section 3. Minimum charter requirements; creation and  
399 establishment; jurisdiction; construction; charter.-

400 (1) Pursuant to s. 189.031(3), Florida Statutes, the



401 Legislature sets forth that the minimum requirements in  
 402 paragraphs (a) through (o) have been met in the identified  
 403 provisions of this act as follows:

404 (a) The purpose of the district is provided in subsection  
 405 (4) and this section.

406 (b) The powers, functions, and duties of the district  
 407 regarding ad valorem taxation, bond issuance, other revenue-  
 408 raising capabilities, budget preparation and approval, liens and  
 409 foreclosure of liens, use of tax deeds and tax certificates as  
 410 appropriate for non-ad valorem assessments, and contractual  
 411 agreements are provided in section 6.

412 (c) The methods for establishing the district are provided  
 413 in this section.

414 (d) The methods for amending the charter of the district  
 415 are provided in this section.

416 (e) The membership and organization of the governing body  
 417 and the establishment of a quorum are provided in section 5.

418 (f) The maximum compensation of board members is provided  
 419 in section 6.

420 (g) The administrative duties of the governing body are  
 421 provided in section 6.

422 (h) The requirements for financial disclosure, noticing,  
 423 and reporting are provided in section 6.

424 (i) The procedures and requirements for issuing bonds are  
 425 provided in section 6.

426        (j) The requirements for elections or referendums and  
427 qualifications of an elector of the district are provided in  
428 this section and section 6.

429        (k) The methods for financing the district are provided in  
430 section 6.

431        (l) Other than taxes levied for the payment of bonds and  
432 taxes levied for periods of up to 2 years when authorized by a  
433 vote of the electors of the district, the authority to levy ad  
434 valorem tax and the authorized millage rate are provided in  
435 section 6.

436        (m) The methods for collecting non-ad valorem assessments,  
437 fees, or service charges are provided in section 6.

438        (n) The requirements for planning are provided in this  
439 section and section 6.

440        (o) The geographic boundary limitations of the district  
441 are provided in sections 5 and 6.

442        (2) The Northlake Stewardship District is created and  
443 incorporated as a public body corporate and politic, an  
444 independent special and limited purpose local government, an  
445 independent special district, under s. 189.031, Florida  
446 Statutes, and as defined in this act and in s. 189.012(3),  
447 Florida Statutes, in and for portions of Manatee County. Any  
448 amendments to chapter 190, Florida Statutes, after January 1,  
449 2021, granting additional general powers, special powers,  
450 authorities, or projects to a community development district by

451 amendment to its uniform charter contained in ss. 190.006-  
452 190.041, Florida Statutes, which are not inconsistent with this  
453 act, shall constitute a general power, special power, authority,  
454 or function of the Northlake Stewardship District. All notices  
455 for the enactment by the Legislature of this special act have  
456 been provided pursuant to the State Constitution, general law,  
457 and the rules of the House of Representatives and the Senate. A  
458 referendum subsequent to the effective date of this act is not  
459 required as a condition of establishing the district. Therefore,  
460 the district, as created by this act, is established on the  
461 property described in this act.

462 (3) The territorial boundary of the district shall embrace  
463 and include all of that certain real property described in  
464 section 4.

465 (4) The jurisdiction of the district, in the exercise of  
466 its general and special powers, and in the carrying out of its  
467 special and limited purpose, is both within the external  
468 boundaries of the legal description of this district and  
469 extraterritorially when limited to, and as authorized expressly  
470 elsewhere in, the charter of the district as created in this act  
471 or applicable general law. This special and limited purpose  
472 district is created as a public body corporate and politic, and  
473 local government authority and power is limited by its charter,  
474 this act, and subject to other general laws, including chapter  
475 189, Florida Statutes, except that an inconsistent provision in

476 this act shall control and the district has jurisdiction to  
 477 perform such acts and exercise such authorities, functions, and  
 478 powers as shall be necessary, convenient, incidental, proper, or  
 479 reasonable for the implementation of its special and limited  
 480 purpose regarding the sound planning, provision, acquisition,  
 481 development, operation, maintenance, and related financing of  
 482 those public systems, facilities, services, improvements,  
 483 projects, and infrastructure works as authorized herein,  
 484 including those necessary and incidental thereto. The district  
 485 shall only exercise any of its powers extraterritorially within  
 486 Manatee County after execution of an interlocal agreement  
 487 between the district and Manatee County consenting to the  
 488 district's exercise of any of such powers within Manatee County  
 489 or an applicable development order or as part of other land  
 490 development regulations issued by Manatee County.

491 (5) The exclusive charter of the Northlake Stewardship  
 492 District is this act and, except as otherwise provided in  
 493 subsection (2), may be amended only by special act of the  
 494 Legislature.

495 Section 4. Formation; boundaries.—The Northlake  
 496 Stewardship District, an independent special district, is  
 497 created and incorporated in Manatee County and shall embrace and  
 498 include the territory described as:

499

500 BEGINNING AT THE S.W. CORNER OF SECTION 14, TOWNSHIP

501 35 SOUTH, RANGE 21 EAST; THENCE S 86°56'25" W, A  
 502 DISTANCE OF 1800.00 FEET; THENCE NORTH, A DISTANCE OF  
 503 13395.92 FEET; THENCE EAST, A DISTANCE OF 1345.83 FEET  
 504 TO THE SOUTHERLY RIGHT OF WAY LINE OF S.R. 64; THENCE  
 505 S 59°17'50" E, ALONG SAID RIGHT OF WAY LINE, A  
 506 DISTANCE OF 1405.88 FEET TO THE P.C. OF A CURVE TO THE  
 507 LEFT WHOSE RADIUS POINT LIES W 30°42'10" E, A DISTANCE  
 508 OF 5779.58 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF  
 509 SAID CURVE, ALSO BEING SAID RIGHT OF WAY LINE, A  
 510 DISTANCE OF 3113.84 FEET THROUGH A CENTRAL ANGLE OF  
 511 30°52'08" TO THE P.T. OF SAID CURVE; THENCE N  
 512 89°50'03" E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE  
 513 OF 1677.60 FEET TO THE EAST LINE OF SECTION 2,  
 514 TOWNSHIP 35 SOUTH, RANGE 21 EAST; THENCE S 00°41'54"  
 515 W, A DISTANCE OF 1237.67 FEET TO THE S.E. CORNER OF  
 516 SAID SECTION 2; THENCE S 00°14'01" W, A DISTANCE OF  
 517 5314.38 FEET TO THE S.E. CORNER OF SECTION 11,  
 518 TOWNSHIP 35 SOUTH, RANGE 21 EAST; THENCE S 00°32'06"  
 519 W, A DISTANCE OF 5282.71 FEET TO THE S.E. CORNER OF  
 520 SECTION 14, TOWNSHIP 35 SOUTH, RANGE 21 EAST; THENCE S  
 521 89°35'10" E, ALONG THE NORTH LINE OF SECTION 24,  
 522 TOWNSHIP 35 SOUTH, RANGE 21 EAST; A DISTANCE OF  
 523 1329.23 FEET; THENCE SOUTH, A DISTANCE OF 2188.27  
 524 FEET; THENCE N 89°31'08" W, A DISTANCE OF 6623.50  
 525 FEET; THENCE N 00°34'59" W, A DISTANCE OF 2200.00 FEET

526 TO THE POINT OF BEGINNING, LYING AND BEING IN SECTIONS  
 527 2, 3, 10, 11, 14, 15, 23, AND 24, TOWNSHIP 35 SOUTH,  
 528 RANGE 21 EAST, MANATEE COUNTY, FLORIDA.

529  
 530 TOGETHER WITH

531  
 532 BEGINNING AT THE N.W. CORNER OF SECTION 13, TOWNSHIP  
 533 35 SOUTH, RANGE 21 EAST; THENCE S 89°55'53" E, A  
 534 DISTANCE OF 2708.08 FEET TO THE SOUTH 1/4 CORNER OF  
 535 SECTION 12, TOWNSHIP 35 SOUTH, RANGE 21 EAST; THENCE N  
 536 00°10'22" E, A DISTANCE OF 5312.74 FEET TO THE NORTH  
 537 1/4 CORNER OF SAID SECTION 12; THENCE N 00°32'09" E,  
 538 ALONG THE WEST LINE OF THE S.E. 1/4 OF SECTION 1,  
 539 TOWNSHIP 35 SOUTH, RANGE 21 EAST, A DISTANCE OF  
 540 1250.32 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF  
 541 S.R. 64; THENCE N 89°50'03" E, ALONG SAID RIGHT OF WAY  
 542 LINE, A DISTANCE OF 1188.46 FEET; THENCE N 89°46'04"  
 543 E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 10.49  
 544 FEET; THENCE S 00°22'15" W, A DISTANCE OF 1000.00  
 545 FEET; THENCE N 89°46'04" E, A DISTANCE OF 1500.00 FEET  
 546 TO THE EAST LINE OF THE S.E. 1/4 OF SAID SECTION 1;  
 547 THENCE N 00°22'15" E, ALONG SAID EAST LINE, A DISTANCE  
 548 OF 1000.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF  
 549 S.R. 64; THENCE N 89°46'04" E, ALONG SAID RIGHT OF WAY  
 550 LINE, A DISTANCE OF 1654.03 FEET; THENCE S 00°06'43"

551 W, A DISTANCE OF 6684.48 FEET; THENCE N 89°55'53" W, A  
 552 DISTANCE OF 645.02 FEET; THENCE CONTINUING N  
 553 89°55'53"W, A DISTANCE OF 5150.76 FEET; THENCE SOUTH,  
 554 A DISTANCE OF 5190.55 FEET TO THE SOUTH LINE OF  
 555 SECTION 13, TOWNSHIP 35 SOUTH, RANGE 21 EAST; THENCE W  
 556 89°35'10" W, A DISTANCE OF 1329.23 FEET TO THE S.W.  
 557 CORNER OF SAID SECTION 13; THENCE N 00°32'06" E, A  
 558 DISTANCE OF 5282.71 FEET TO THE POINT OF BEGINNING,  
 559 LYING AND BEING IN SECTIONS 1, 12 AND 13, TOWNSHIP 35  
 560 SOUTH, RANGE 21 EAST AND SECTIONS 6, 7, AND 18,  
 561 TOWNSHIP 35 SOUTH, RANGE 22 EAST, MANATEE COUNTY,  
 562 FLORIDA.

563  
 564 TOGETHER WITH

565  
 566 COMMENCING AT THE S.E. CORNER OF SECTION 1, TOWNSHIP  
 567 35 SOUTH, RANGE 21 EAST; THENCE N 00°22'15" E, ALONG  
 568 THE EAST LINE OF THE S.E. 1/4 OF SAID SECTION 1, A  
 569 DISTANCE OF 264.72 FEET TO THE POINT OF BEGINNING;  
 570 THENCE S 89°46'04" W, A DISTANCE OF 1500.00 FEET;  
 571 THENCE N 00°22'15" E, A DISTANCE OF 1000.00 FEET TO  
 572 THE SOUTHERLY RIGHT OF WAY LINE OF S.R. 64; THENCE N  
 573 89°46'04" E, A DISTANCE OF 1500.00 FEET TO THE EAST  
 574 LINE OF SAID S.E. 1/4; THENCE S 00°22'15" W, A  
 575 DISTANCE OF 1000.00 FEET TO THE POINT OF BEGINNING,

576 LYING AND BEING IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE  
 577 21 EAST, MANATEE COUNTY, FLORIDA.

578  
 579 TOGETHER WITH

580  
 581 COMMENCING AT THE N.W. CORNER OF SECTION 18, TOWNSHIP  
 582 35 SOUTH, RANGE 22 EAST; THENCE S 88°12'48" E, ALONG  
 583 THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF  
 584 1660.42 FEET; THENCE S 00°06'43" W, A DISTANCE OF  
 585 50.22 FEET TO THE POINT OF BEGINNING; THENCE  
 586 CONTINUING S 00°06'43" W, A DISTANCE OF 1407.14 FEET  
 587 TO THE NORTHERLY MAINTAINED RIGHT OF WAY LINE OF  
 588 TAYLOR ROAD; THENCE N 84°16'22" W, ALONG SAID  
 589 MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 648.13  
 590 FEET; THENCE N 00°06'43" E, A DISTANCE OF 1343.23  
 591 FEET; THENCE S 89°55'53" E, A DISTANCE OF 645.02 FEET  
 592 TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION  
 593 18, TOWNSHIP 35 SOUTH, RANGE 22 EAST, MANATEE COUNTY,  
 594 FLORIDA.

595  
 596 TOGETHER WITH

597  
 598 A PARCEL OF LAND BEING A PORTION OF THAT PARCEL  
 599 DESCRIBED IN OFFICIAL BOOK 1256, PAGE 1003, OF THE  
 600 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LOCATED IN



601        SECTION 2, TOWNSHIP 35 SOUTH, RANGE 21 EAST, MANATEE  
 602        COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:  
 603  
 604        COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 2;  
 605        THENCE S 89°13'30" W, ALONG THE NORTH LINE OF SAID  
 606        SECTION 2, A DISTANCE OF 3,765.62 FEET; THENCE S  
 607        68°40'38" E, ALONG THE EASTERLY BOUNDARY LINE OF  
 608        AFORESAID PARCEL, DESCRIBED IN OFFICIAL RECORDS BOOK  
 609        1256, PAGE 100, OF THE PUBLIC RECORDS OF MANATEE  
 610        COUNTY, FLORIDA, A DISTANCE OF 350.08 FEET TO THE  
 611        POINT OF BEGINNING; THENCE CONTINUING ALONG SAID  
 612        EASTERLY BOUNDARY LINE, THE FOLLOWING FOUR (4)  
 613        COURSES: (1) S 22°42'49" W, A DISTANCE OF 1,615.71  
 614        FEET; (2) S 13°21'03" W, A DISTANCE OF 1,236.42 FEET;  
 615        (3) S 34°15'01" E, A DISTANCE OF 452.97 FEET; (4) N  
 616        90°00'00" W, A DISTANCE OF 154.78 FEET; THENCE N  
 617        19°30'17" W, A DISTANCE OF 389.54 FEET; THENCE N  
 618        21°56'35" W, A DISTANCE OF 136.06 FEET; THENCE N  
 619        06°26'52" W, A DISTANCE OF 99.01 FEET; THENCE N  
 620        13°31'50" E, A DISTANCE OF 93.35 FEET; THENCE N  
 621        03°37'36" E, A DISTANCE OF 184.42 FEET; THENCE N  
 622        09°22'59" E, A DISTANCE OF 606.39 FEET; THENCE N  
 623        11°49'54" E, A DISTANCE OF 272.83 FEET; THENCE N  
 624        33°18'40" E, A DISTANCE OF 223.58 FEET; THENCE N  
 625        21°33'15" E, A DISTANCE OF 437.04 FEET; THENCE N

626 05°03'54" E, A DISTANCE OF 315.89 FEET; THENCE N  
 627 59°03'16" E, A DISTANCE OF 280.45 FEET; THENCE N  
 628 42°37'36" E, A DISTANCE OF 385.65 FEET TO THE POINT OF  
 629 BEGINNING. CONTAINING 12.54 ACRES, MORE OR LESS.

630  
 631 LESS

632  
 633 A PARCEL OF LAND BEING A PORTION OF THAT PARCEL  
 634 DESCRIBED IN OFFICIAL RECORDS BOOK 2303, PAGE 3337 OF  
 635 THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING  
 636 IN SECTIONS 2 AND 3, TOWNSHIP 35 SOUTH, RANGE 21 EAST,  
 637 MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

638  
 639 COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 2;  
 640 THENCE S 89°13'30" W, ALONG THE NORTH LINE OF SAID  
 641 SECTION 2, A DISTANCE OF 3,765.62 FEET; THENCE ALONG  
 642 THE WESTERLY BOUNDARY LINE OF AFORESAID PARCEL,  
 643 DESCRIBED IN OFFICIAL RECORDS BOOK 2303, PAGE 3337 OF  
 644 THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THE  
 645 FOLLOWING FOUR (4) COURSES: (1) S 68°40'38" E, A  
 646 DISTANCE OF 350.08 FEET; (2) S 22°42'49" W, A DISTANCE  
 647 OF 1,615.71 FEET; (3) S 13°21'03" W, A DISTANCE OF  
 648 1,236.42 FEET; (4) S 34°15'01" E, A DISTANCE OF 452.97  
 649 FEET; THENCE S 43°40'01" W, A DISTANCE OF 290.46 FEET  
 650 TO THE POINT OF BEGINNING; THENCE S 41°05'31" W, A

651 DISTANCE OF 548.68 FEET; THENCE S 41°40'08" W, A  
 652 DISTANCE OF 166.83 FEET TO AN INTERSECTION WITH THE  
 653 NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 64  
 654 (FLORIDA DEPARTMENT OF TRANSPORTATION SECTION NUMBER  
 655 1314-1003); THENCE N 59°17'50" W, ALONG SAID NORTHERLY  
 656 RIGHT-OF-WAY LINE, A DISTANCE OF 891.62 FEET; THENCE  
 657 ALONG SAID WESTERLY BOUNDARY LINE THE FOLLOWING TWO  
 658 COURSES: (1) N 00°00'00" E, A DISTANCE OF 292.99 FEET;  
 659 (2) N 90°00'00" E, A DISTANCE OF 1,283.95 FEET; THENCE  
 660 S 19°30'17" E, A DISTANCE OF 18.62 FEET; THENCE S  
 661 15°06'29" W, A DISTANCE OF 199.45 FEET TO THE POINT OF  
 662 BEGINNING. CONTAINING 14.50 ACRES, MORE OR LESS.

663  
 664 TOGETHER WITH

665  
 666 BEGINNING AT THE S.E. CORNER OF SECTION 35, TOWNSHIP  
 667 34 SOUTH, RANGE 21 EAST; THENCE S 09°28'31" E, ALONG  
 668 THE WESTERLY MAINTAINED RIGHT OF WAY LINE OF BEAR BAY  
 669 ROAD, A DISTANCE OF 531.97 FEET; THENCE S 00°30'21" W,  
 670 CONTINUING ALONG SAID MAINTAINED RIGHT OF WAY LINE, A  
 671 DISTANCE OF 4317.17 FEET TO THE INTERSECTION WITH THE  
 672 NORTHERLY RIGHT OF WAY LINE OF S.R. 64; THENCE  
 673 WESTERLY AND NORTHWESTERLY ALONG SAID RIGHT OF WAY  
 674 LINE, THE FOLLOWING THREE COURSES, S 89°50'02" W, A  
 675 DISTANCE OF 1632.84 FEET TO THE P.C. OF A CURVE TO THE

676 RIGHT WHOSE RADIUS POINT LIES N 00°09'58" W, A  
 677 DISTANCE OF 5679.58 FEET; THENCE NORTHWESTERLY ALONG  
 678 THE ARC OF SAID CURVE, A DISTANCE OF 3059.96 FEET  
 679 THROUGH A CENTRAL ANGLE OF 30°52'08"; THENCE N  
 680 59°17'50" W, A DISTANCE OF 1200.89 FEET; THENCE NORTH,  
 681 A DISTANCE OF 292.99 FEET; THENCE EAST, A DISTANCE OF  
 682 1438.74 FEET; THENCE N 34°15'01" W, A DISTANCE OF  
 683 452.97 FEET; THENCE N 13°21'03" E, A DISTANCE OF  
 684 1236.42 FEET; THENCE N 22°42'49" E, A DISTANCE OF  
 685 1615.71 FEET; THENCE N 68°40'38" W, A DISTANCE OF  
 686 451.66 FEET; THENCE S 76°46'14" W, A DISTANCE OF  
 687 700.28 FEET; THENCE N 16°23'01" E, A DISTANCE OF  
 688 994.92 FEET; THENCE N 87°17'20" E, A DISTANCE OF  
 689 1281.86 FEET; THENCE N 81°40'51" E, A DISTANCE OF  
 690 1740.15 FEET; THENCE S 74°26'43" E, A DISTANCE OF  
 691 1242.74 FEET TO THE WESTERLY MAINTAINED RIGHT OF WAY  
 692 LINE OF BEAR BAY ROAD; THENCE S 01°06'26" E, ALONG  
 693 SAID MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF  
 694 457.05 FEET; THENCE S 07°24'56" E, CONTINUING ALONG  
 695 SAID MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF  
 696 407.74 FEET TO THE POINT OF BEGINNING, LYING AND BEING  
 697 IN SECTION 35, TOWNSHIP 34 SOUTH, RANGE 21 EAST AND  
 698 SECTIONS 2 AND 3, TOWNSHIP 35 SOUTH, RANGE 21 EAST,  
 699 MANATEE COUNTY, FLORIDA.

700

701 TOGETHER WITH  
 702  
 703 BEGINNING AT THE N.E. CORNER OF SECTION 2, TOWNSHIP 35  
 704 SOUTH, RANGE 21 EAST; THENCE S 00°41'54" W, ALONG THE  
 705 EAST LINE OF SAID SECTION 2, A DISTANCE OF 409.91  
 706 FEET; THENCE N 10°38'08" W, ALONG THE EASTERLY  
 707 MAINTAINED RIGHT OF WAY LINE OF BEAR BAY ROAD, A  
 708 DISTANCE OF 418.17 FEET TO THE NORTH LINE OF SAID  
 709 SECTION 2; THENCE S 89°13'30" E, ALONG SAID NORTH  
 710 LINE, A DISTANCE OF 82.18 FEET TO THE POINT OF  
 711 BEGINNING, LYING AND BEING IN SECTION 2, TOWNSHIP 35  
 712 SOUTH, RANGE 21 EAST, MANATEE COUNTY, FLORIDA.

713  
 714 TOGETHER WITH  
 715  
 716 THAT PART OF THE SOUTHWEST 1/4, LYING SOUTH OF STATE  
 717 ROAD 64, SECTION 1, TOWNSHIP 35 SOUTH, RANGE 21 EAST,  
 718 AND THE WEST 1/2 OF SECTION 12, TOWNSHIP 35 SOUTH,  
 719 RANGE 21 EAST LYING AND BEING IN MANATEE COUNTY,  
 720 FLORIDA.

721  
 722 TOGETHER WITH  
 723  
 724 FROM THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 35  
 725 SOUTH, RANGE 21 EAST RUN N 00°41'54" E ALONG THE WEST

726 LINE OF SAID SECTION 1, A DISTANCE OF 1337.69 FEET TO  
 727 THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE  
 728 OF STATE ROAD 64 ALSO BEING THE POINT OF BEGINNING;  
 729 THENCE CONTINUING N 00°41'54" E ALONG SAID WEST LINE  
 730 OF SECTION 1 ALSO BEING THE EASTERLY MAINTAINED RIGHT  
 731 OF WAY LINE OF BEAR BAY ROAD, A DISTANCE OF 1600.00  
 732 FEET; THENCE S 89°24'29" E, A DISTANCE OF 2932.24  
 733 FEET; THENCE N 86°26'14" E, A DISTANCE OF 395.64 FEET  
 734 TO THE CENTERLINE OF A CREEK; THENCE SOUTHERLY ALONG  
 735 SAID CENTERLINE THE FOLLOWING SEVEN COURSES:  
 736 S 48°08'37" E, A DISTANCE OF 275.53 FEET; THENCE  
 737 S 49°58'24" E, A DISTANCE OF 223.72 FEET; THENCE  
 738 S 48°59'17" E, A DISTANCE OF 237.52 FEET; THENCE  
 739 S 67°21'33" E, A DISTANCE OF 349.94 FEET; THENCE  
 740 S 71°18'18" E, A DISTANCE OF 267.44 FEET; THENCE  
 741 N 88°51'52" E, A DISTANCE OF 263.53 FEET; THENCE  
 742 S 82°53'33" E, A DISTANCE OF 64.12 FEET; THENCE  
 743 LEAVING SAID CENTERLINE OF CREEK RUN S 00°22'15" W, A  
 744 DISTANCE OF 872.49 FEET TO THE NORTHERLY RIGHT OF WAY  
 745 LINE OF STATE ROAD 64; THENCE S 89°46'04" W ALONG SAID  
 746 NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 914.06  
 747 FEET; THENCE S 89°50'03" W ALONG SAID NORTHERLY RIGHT  
 748 OF WAY LINE, A DISTANCE OF 3885.94 FEET TO THE POINT  
 749 OF BEGINNING.  
 750

751 LYING AND BEING IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE  
 752 21 EAST, MANATEE COUNTY, FLORIDA.

753  
 754 TOGETHER WITH

755  
 756 A TRACT OF LAND IN SECTIONS 29, 30, 31, AND 32 OF  
 757 TOWNSHIP 34 SOUTH, RANGE 21 EAST, MANATEE COUNTY,  
 758 FLORIDA, DESCRIBED AS FOLLOWS:

759  
 760 COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION  
 761 32 AND RUN NORTH 89°46'50" WEST ALONG THE SOUTH LINE  
 762 OF SAID SECTION 32 A DISTANCE OF 141.50 FEET FOR A  
 763 POINT OF BEGINNING; AND FROM THE POINT OF BEGINNING  
 764 RUN NORTH 01°03'37" EAST 8637.28 FEET TO THE NORTHEAST  
 765 CORNER OF THE TRACT (BEING IN THE W 1/2 OF SAID  
 766 SECTION 29); THENCE SOUTH 87°40'34" WEST 883.50 FEET;  
 767 THENCE NORTH 02°19'26" WEST 56.00 FEET; THENCE  
 768 SOUTH 87°40'34" WEST 100.00 FEET; THENCE  
 769 SOUTH 02°19'26" EAST 56.00 FEET; THENCE  
 770 SOUTH 87°40'34" WEST 2866.65 FEET; THENCE  
 771 SOUTH 74°25'37" WEST 1324.61 FEET; THENCE  
 772 SOUTH 55°09'28" WEST 236.60 FEET; THENCE  
 773 SOUTH 71°39'37" WEST 441.76 FEET; THENCE  
 774 SOUTH 57°19'28" WEST 134.46 FEET; THENCE  
 775 NORTH 89°40'00" WEST 223.27 FEET; THENCE

776 SOUTH 78°45'24" WEST 439.88 FEET; THENCE  
 777 SOUTH 85°48'43" WEST 375.12 FEET; THENCE  
 778 NORTH 75°03'04" WEST 402.71 FEET; THENCE  
 779 NORTH 78°41'33" WEST 335.86 FEET; THENCE  
 780 NORTH 53°13'17" WEST 254.33 FEET; THENCE  
 781 SOUTH 75°59'09" WEST 199.47 FEET TO THE WEST LINE OF  
 782 SAID SECTION 30; THENCE SOUTH 00°10'06" WEST 7909.07  
 783 FEET ALONG THE WEST LINE OF SAID SECTIONS 30 AND 31 TO  
 784 THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE  
 785 SOUTH 89°46'50" EAST 7857.60 FEET ALONG THE SOUTH LINE  
 786 OF SAID SECTIONS 31 AND 32 TO THE POINT OF BEGINNING;  
 787  
 788 LESS RIGHT-OF-WAY FOR STATE ROAD 64 (ALONG THE SOUTH  
 789 SIDE OF SAID SECTIONS 31 AND 32) .  
 790  
 791 TOGETHER WITH  
 792  
 793 COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 32,  
 794 TOWNSHIP 34 SOUTH, RANGE 21 EAST, MANATEE COUNTY,  
 795 FLORIDA; THENCE N 89°46'50" W, ALONG THE SOUTH LINE OF  
 796 SAID SECTION 32, A DISTANCE OF 141.50 FEET; THENCE N  
 797 01°03'37" E, A DISTANCE OF 40.96 FEET TO THE NORTH  
 798 MAINTAINED RIGHT-OF-WAY LINE OF STATE ROAD 64 FOR A  
 799 POINT OF BEGINNING; THENCE S 89°46'50" E, ALONG SAID  
 800 MAINTAINED RIGHT-OF-WAY LINE, A DISTANCE OF 750.00



801 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, RUN N  
 802 01°04'24" E, A DISTANCE OF 15,001.74 FEET; THENCE N  
 803 89°21'47" W, A DISTANCE OF 4614.95 FEET; THENCE N  
 804 89°17'28" W, A DISTANCE OF 1400.00 FEET; THENCE N  
 805 89°13'51" W, A DISTANCE OF 1400.00 FEET; THENCE N  
 806 89°08'47" W, A DISTANCE OF 1400.00 FEET TO THE WEST  
 807 LINE OF SECTION 18, TOWNSHIP 34 SOUTH, RANGE 21 EAST,  
 808 ALSO BEING THE EAST LINE OF RANGE 20; THENCE SOUTHERLY  
 809 ALONG SAID RANGE LINE, THE FOLLOWING COURSES AND  
 810 DISTANCES: THENCE S 00°14'45" W, A DISTANCE OF 1232.32  
 811 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 18, ALSO  
 812 BEING THE NORTHWEST CORNER OF SECTION 19; THENCE S  
 813 00°21'44" W, A DISTANCE OF 2658.56 FEET TO THE WEST  
 814 1/4 CORNER OF SAID SECTION 19; THENCE S 00°21'22" W, A  
 815 DISTANCE OF 2625.37 FEET TO THE SOUTHWEST CORNER OF  
 816 SAID SECTION 19, ALSO BEING THE NORTHWEST CORNER OF  
 817 SECTION 30; THENCE S 00°18'46" W, A DISTANCE OF 687.79  
 818 FEET TO THE NORTH LINE OF LANDS OWNED BY JOHN FALKNER;  
 819 THENCE LEAVING SAID RANGE LINE, RUN EASTERLY, ALONG  
 820 THE SAID NORTH LINE OF LANDS OWNED BY JOHN FALKNER,  
 821 THE FOLLOWING COURSES AND DISTANCES:  
 822 THENCE N 75°59'09"E, 189.55 FEET;  
 823 THENCE S 53°13'17" E, 254.33 FEET;  
 824 THENCE S 78°41'33" E, 335.86 FEET;  
 825 THENCE S 75°03'04" E, 402.71 FEET;

826 THENCE N 85°48'43" E, 375.12 FEET;  
 827 THENCE N 78°45'24" E, 439.88 FEET;  
 828 THENCE S 89°40'00" E, 223.27 FEET;  
 829 THENCE N 57°19'28" E, 134.46 FEET;  
 830 THENCE N 71°39'37" E, 441.76 FEET;  
 831 THENCE N 55°09'28" E, 236.60 FEET;  
 832 THENCE N 74°25'37" E, 1324.61 FEET;  
 833 THENCE N 87°40'34" E, 2866.65 FEET;  
 834 THENCE N 02°19'26" W, 56.00 FEET;  
 835 THENCE N 87°40'34" E, 100.00 FEET;  
 836 THENCE S 02°19'26" E, 56.00 FEET;  
 837 THENCE N 87°40'34" E, 883.50 FEET TO THE NORTHEAST  
 838 CORNER OF LANDS OF JOHN FALKNER; THENCE S 01°03'37" W,  
 839 ALONG THE EAST LINE OF LANDS OF JOHN FALKNER, A  
 840 DISTANCE OF 8,596.32 FEET TO THE POINT OF BEGINNING.  
 841  
 842 TOGETHER WITH  
 843  
 844 COMMENCE AT THE SOUTHWEST CORNER OF SECTION 18,  
 845 TOWNSHIP 34 SOUTH, RANGE 21 EAST, MANATEE COUNTY,  
 846 FLORIDA; THENCE N 00°14'45" E, ALONG THE WEST LINE OF  
 847 SAID SECTION 18, ALSO BEING THE EAST LINE OF RANGE 20,  
 848 A DISTANCE OF 1232.32 FEET FOR A POINT OF BEGINNING;  
 849 THENCE CONTINUE N 00°14'45" E, ALONG SAID RANGE LINE,  
 850 A DISTANCE OF 4046.33 FEET TO THE NORTHWEST CORNER OF

851 SAID SECTION 18, ALSO BEING THE SOUTHWEST CORNER OF  
 852 SECTION 7, TOWNSHIP 34 SOUTH, RANGE 21 EAST; THENCE N  
 853 00°14'44" E, ALONG THE WEST LINE OF SAID SECTION 7, A  
 854 DISTANCE OF 489.34 FEET; THENCE S 87°01'48" E, 3503.01  
 855 FEET; THENCE S 86°54'56" E, 2263.55 FEET; THENCE S  
 856 87°13'59" E, 2361.25 FEET; THENCE S 86°54'21" E,  
 857 412.17 FEET; THENCE S 03°37'22" E, 4212.79 FEET;  
 858 THENCE N 89°21'47" W, 4614.95 FEET; THENCE N 89°17'28"  
 859 W, 1400.00 FEET; THENCE N 89°13'51" W, 1400.00 FEET;  
 860 THENCE N 89°08'47" W, 1400.00 FEET TO THE POINT OF  
 861 BEGINNING.

862  
 863 TOGETHER WITH

864  
 865 THAT PART OF SECTIONS 29 AND 32, TOWNSHIP 34 SOUTH,  
 866 RANGE 21 EAST, MANATEE COUNTY, FLORIDA, BEING  
 867 DESCRIBED AS FOLLOWS:

868  
 869 COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 32,  
 870 TOWNSHIP 34 SOUTH, RANGE 21 EAST; THENCE S 89°46'50"  
 871 E, ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE  
 872 OF 608.49 FEET; THENCE N 01°04'24" E, 40.96 FEET TO A  
 873 POINT ON THE NORTH MAINTAINED RIGHT-OF-WAY LINE OF  
 874 STATE ROAD 64, SAID POINT BEING THE POINT OF  
 875 BEGINNING; THENCE CONTINUE N 01°04'24" E, 4536.88

876 FEET; THENCE S 88°05'12" E, 1469.91 FEET; THENCE S  
 877 03°09'45" W, 4499.94 FEET TO A POINT ON THE  
 878 AFOREMENTIONED NORTH MAINTAINED RIGHT-OF-WAY LINE OF  
 879 STATE ROAD 64; THENCE N 89°43'59" W, ALONG SAID NORTH  
 880 MAINTAINED RIGHT-OF-WAY LINE, A DISTANCE OF 1305.84  
 881 FEET TO THE POINT OF BEGINNING.

882  
 883 TOGETHER WITH

884  
 885 THAT PART OF SECTION 24 AND 36, TOGETHER WITH ALL OF  
 886 SECTION 25, SAID SECTIONS LYING AND BEING IN TOWNSHIP  
 887 34 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA, MORE  
 888 PARTICULARLY DESCRIBED AS FOLLOWS:

889  
 890 COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 36;  
 891 THENCE N 0°04'09" E, ALONG THE EAST LINE OF SAID  
 892 SECTION 36, A DISTANCE OF 2424.12 FEET TO THE  
 893 CENTERLINE OF AN EXISTING EAST-WEST DRAINAGE DITCH FOR  
 894 A POINT OF BEGINNING; THENCE N 89°51'47" W, ALONG THE  
 895 CENTERLINE OF SAID DRAINAGE DITCH AND THE EXTENSION  
 896 THEREOF, 5336.09 FEET TO A POINT ON THE WEST LINE OF  
 897 SAID SECTION 36; THENCE N 0°28'00" W, ALONG SAID WEST  
 898 LINE, 820.44 FEET TO THE NORTHWEST CORNER OF SAID  
 899 SECTION 36, ALSO BEING THE SOUTHWEST CORNER OF SAID  
 900 SECTION 25; THENCE N 0°19'52" E, ALONG THE WEST LINE

901 OF SAID SECTION 25, 5344.50 FEET TO THE NORTHWEST  
 902 CORNER OF SAID SECTION 25, ALSO BEING THE SOUTHWEST  
 903 CORNER OF SAID SECTION 24; THENCE N 0°37'04" E, ALONG  
 904 THE WEST LINE OF SAID SECTION 24, 2530.26 FEET; THENCE  
 905 N 89°00'28" E, 5324.63 FEET TO A POINT ON THE EAST  
 906 LINE OF SAID SECTION 24; THENCE S 0°18'12" W, ALONG  
 907 THE EAST LINE OF SAID SECTION 24, 2625.45 FEET TO THE  
 908 SOUTHEAST CORNER OF SAID SECTION 24, ALSO BEING THE  
 909 NORTHEAST CORNER OF SAID SECTION 25; THENCE S 0°15'36"  
 910 W, ALONG THE EAST LINE OF SAID SECTION 25, 5368.00  
 911 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 25, ALSO  
 912 BEING THE NORTHEAST CORNER OF SAID SECTION 36; THENCE  
 913 S 0°04'09" W, ALONG THE EAST LINE OF SAID SECTION 36,  
 914 806.55 FEET TO THE SAID POINT OF BEGINNING.

915  
 916 TOGETHER WITH  
 917  
 918 BEGINNING AT THE N.W. CORNER OF SECTION 7, TOWNSHIP 35  
 919 SOUTH, RANGE 21 EAST; THENCE S 89°35'49" E, A DISTANCE  
 920 OF 1812.67 FEET; THENCE N 01°26'41" E, A DISTANCE OF  
 921 2073.59 FEET TO THE 40 FOOT CONTOUR LINE LYING SOUTH  
 922 OF THE MANATEE RIVER; THENCE ALONG SAID 40 FOOT  
 923 CONTOUR LINE THE FOLLOWING TWENTY-FIVE COURSES:  
 924 S 87°06'31" E, A DISTANCE OF 301.60 FEET; THENCE  
 925 S 31°55'36" E, A DISTANCE OF 254.14 FEET; THENCE

926 S 73°53'08" E, A DISTANCE OF 237.31 FEET; THENCE  
 927 S 20°25'14" E, A DISTANCE OF 148.37 FEET; THENCE  
 928 S 55°35'03" E, A DISTANCE OF 101.68 FEET; THENCE  
 929 S 78°21'52" E, A DISTANCE OF 189.80 FEET; THENCE  
 930 N 87°57'58" E, A DISTANCE OF 80.65 FEET; THENCE  
 931 S 58°27'30" E, A DISTANCE OF 203.29 FEET; THENCE  
 932 S 47°32'12" E, A DISTANCE OF 192.05 FEET; THENCE  
 933 N 60°04'24" E, A DISTANCE OF 31.07 FEET; THENCE  
 934 N 38°39'45" W, A DISTANCE OF 232.36 FEET; THENCE  
 935 N 31°50'16" W, A DISTANCE OF 256.14 FEET; THENCE  
 936 N 80°38'17" E, A DISTANCE OF 172.88 FEET; THENCE  
 937 N 43°13'37" E, A DISTANCE OF 270.25 FEET; THENCE  
 938 N 34°11'00" E, A DISTANCE OF 106.46 FEET; THENCE  
 939 N 85°14'08" E, A DISTANCE OF 162.90 FEET; THENCE  
 940 N 74°27'26" E, A DISTANCE OF 280.25 FEET; THENCE  
 941 N 48°14'32" E, A DISTANCE OF 159.97 FEET; THENCE  
 942 N 72°18'07" E, A DISTANCE OF 411.20 FEET; THENCE  
 943 S 50°33'33" E, A DISTANCE OF 450.75 FEET; THENCE  
 944 S 35°25'45" E, A DISTANCE OF 229.91 FEET; THENCE  
 945 S 77°24'39" E, A DISTANCE OF 296.93 FEET; THENCE  
 946 S 32°41'16" E, A DISTANCE OF 100.87 FEET; THENCE  
 947 S 69°55'35" E, A DISTANCE OF 70.36 FEET; THENCE  
 948 S 11°10'41" E, A DISTANCE OF 116.99 FEET; THENCE  
 949 S 01°26'55" W, A DISTANCE OF 1618.32 FEET TO THE S.W.  
 950 CORNER OF SECTION 5, TOWNSHIP 35 SOUTH, RANGE 21 EAST;

951 THENCE S 88°15'04" E, A DISTANCE OF 2670.86 FEET TO  
 952 THE S.E. CORNER OF THE S.W. 1/4 OF SAID SECTION 5;  
 953 THENCE SOUTH, A DISTANCE OF 5589.45 FEET; THENCE S  
 954 89°32'51" E, A DISTANCE OF 7916.35 FEET; THENCE S  
 955 02°57'10" W, A DISTANCE OF 5124.81 FEET; THENCE N  
 956 88°59'51" W, A DISTANCE OF 4973.15 FEET; THENCE S  
 957 00°17'23" W, A DISTANCE OF 2720.63 FEET; THENCE N  
 958 89°37'30" W, A DISTANCE OF 8012.75 FEET; THENCE N  
 959 00°11'41" W, A DISTANCE OF 2808.81 FEET; THENCE N  
 960 88°59'51" W, A DISTANCE OF 2602.05 FEET TO THE WEST  
 961 LINE OF RANGE 21 EAST; THENCE N 00°43'34" E, A  
 962 DISTANCE OF 1154.35 FEET TO THE N.E. CORNER OF SECTION  
 963 24, TOWNSHIP 35 SOUTH, RANGE 20 EAST; THENCE N  
 964 00°17'48" E, CONTINUING ON SAID RANGE LINE, A DISTANCE  
 965 OF 9460.92 FEET TO THE POINT OF BEGINNING, LYING AND  
 966 BEING IN SECTIONS 6, 7, 8, 16, 17, 18, 19, AND 20,  
 967 TOWNSHIP 35 SOUTH, RANGE 21 EAST, MANATEE COUNTY,  
 968 FLORIDA.

969

970 TOGETHER WITH

971

972 BEGINNING AT THE S.E. CORNER OF SECTION 29, TOWNSHIP  
 973 35 SOUTH, RANGE 21 EAST; THENCE S 00°13'07" E, A  
 974 DISTANCE OF 2664.98 FEET TO THE S.E. CORNER OF THE  
 975 N.E. 1/4 OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 21

976 EAST; THENCE N 89°35'32" W, A DISTANCE OF 3400.00  
 977 FEET; THENCE N 00°07'02" E, A DISTANCE OF 7858.18  
 978 FEET; THENCE S 89°37'30" E, A DISTANCE OF 3400.00  
 979 FEET; THENCE S 00°17'23" W, A DISTANCE OF 5195.21 FEET  
 980 TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION  
 981 29 AND 32, TOWNSHIP 35 SOUTH, RANGE 21 EAST, MANATEE  
 982 COUNTY, FLORIDA.

983  
 984 TOGETHER WITH

985  
 986 BEGINNING AT THE S.W. CORNER OF SECTION 28, TOWNSHIP  
 987 35 SOUTH, RANGE 21 EAST; THENCE N 00°17'23" E, A  
 988 DISTANCE OF 10513.45 FEET; THENCE S 88°59'51" E, A  
 989 DISTANCE OF 4973.15 FEET; THENCE N 86°56'25" E, A  
 990 DISTANCE OF 5490.18 FEET; THENCE S 00°34'59" E, A  
 991 DISTANCE OF 8429.18 FEET; THENCE S 48°52'08" W, A  
 992 DISTANCE OF 3492.89 FEET; THENCE N 00°08'41" W, A  
 993 DISTANCE OF 2692.80 FEET; THENCE N 89°23'56" W, A  
 994 DISTANCE OF 1320.95 FEET; THENCE S 00°00'41" E, A  
 995 DISTANCE OF 2705.50 FEET; THENCE N 89°57'00" W, A  
 996 DISTANCE OF 6635.69 FEET TO THE POINT OF BEGINNING,  
 997 LYING AND BEING IN SECTIONS 21, 22, 27, AND 28,  
 998 TOWNSHIP 35 SOUTH, RANGE 21 EAST, MANATEE COUNTY,  
 999 FLORIDA.

1000



1001 TOGETHER WITH  
 1002  
 1003 COMMENCING AT THE S.E. CORNER OF SECTION 5, TOWNSHIP  
 1004 35 SOUTH, RANGE 21 EAST; THENCE S 86°58'03" W, A  
 1005 DISTANCE OF 1049.39 FEET TO THE POINT OF BEGINNING;  
 1006 THENCE S 06°53'11" E, A DISTANCE OF 4663.59 FEET;  
 1007 THENCE S 30°47'47" E, A DISTANCE OF 1235.24 FEET;  
 1008 THENCE N 89°32'51" W, A DISTANCE OF 2705.44 FEET;  
 1009 THENCE NORTH, A DISTANCE OF 5589.45 FEET TO THE S.E.  
 1010 CORNER OF THE S.W. 1/4 OF SAID SECTION 5; THENCE N  
 1011 86°58'03" E, A DISTANCE OF 1515.88 FEET TO THE POINT  
 1012 OF BEGINNING, LYING AND BEING IN SECTION 8, TOWNSHIP  
 1013 35 SOUTH, RANGE 21 EAST, MANATEE COUNTY, FLORIDA.

1014  
 1015 TOGETHER WITH  
 1016  
 1017 COMMENCING AT THE S.E. CORNER OF THE N.E. 1/4 OF  
 1018 SECTION 32, TOWNSHIP 35 SOUTH, RANGE 21 EAST; THENCE N  
 1019 89°35'32" W, A DISTANCE OF 3400.00 FEET; THENCE N  
 1020 00°07'02" E, A DISTANCE OF 4224.72 FEET TO THE POINT  
 1021 OF BEGINNING; THENCE N 85°45'34" W, A DISTANCE OF  
 1022 979.77 FEET; THENCE N 12°04'21" E, A DISTANCE OF  
 1023 925.90 FEET; THENCE S 88°13'39" E, A DISTANCE OF  
 1024 785.76 FEET; THENCE S 00°07'02" W, A DISTANCE OF  
 1025 953.57 FEET TO THE POINT OF BEGINNING, LYING AND BEING

1026 | IN SECTION 29, TOWNSHIP 35 SOUTH, RANGE 21 EAST,  
 1027 | MANATEE COUNTY, FLORIDA.  
 1028 |  
 1029 | TOGETHER WITH  
 1030 |  
 1031 | COMMENCING AT THE S.E. CORNER OF SECTION 27, TOWNSHIP  
 1032 | 35 SOUTH, RANGE 21 EAST; THENCE N 00°34'59" W, A  
 1033 | DISTANCE OF 2300.00 FEET TO THE POINT OF BEGINNING;  
 1034 | THENCE CONTINUING N 00°34'59" W, A DISTANCE OF 3343.99  
 1035 | FEET; THENCE EAST, A DISTANCE OF 1999.72 FEET TO A  
 1036 | POINT A; THENCE CONTINUING EAST, A DISTANCE OF 100  
 1037 | FEET, TO THE CENTERLINE OF COKER CREEK; THENCE  
 1038 | EASTERLY, NORTHERLY, EASTERLY, SOUTHEASTERLY,  
 1039 | SOUTHERLY, ALONG THE SINUOSITIES OF COKER CREEK, A  
 1040 | DISTANCE OF 3700 FEET, MORE OR LESS; THENCE WEST, A  
 1041 | DISTANCE OF 14 FEET TO A POINT LYING S 47°58'14" E, A  
 1042 | DISTANCE OF 2210.43 FEET FROM AFORESAID POINT A;  
 1043 | THENCE CONTINUING WEST, A DISTANCE OF 1473.29 FEET;  
 1044 | THENCE S 48°52'08" W, A DISTANCE OF 2833.62 FEET TO  
 1045 | THE POINT OF BEGINNING, LYING AND BEING IN SECTIONS 23  
 1046 | AND 26, TOWNSHIP 35 SOUTH, RANGE 21 EAST, MANATEE  
 1047 | COUNTY, FLORIDA.

1048 |  
 1049 | TOGETHER WITH  
 1050 |

1051 LOTS 2, 3, 5 THROUGH 8, AND 25 THROUGH 32, WATERBURY  
 1052 GRAPEFRUIT TRACTS, PLAT BOOK 2, PAGE 37, PUBLIC  
 1053 RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION  
 1054 12, TOWNSHIP 35 SOUTH, RANGE 20 EAST, BEING MORE  
 1055 PARTICULARLY DESCRIBED AS FOLLOWS:  
 1056  
 1057 BEGINNING AT THE S.E. CORNER OF LOT 25; THENCE N  
 1058 89°09'26" W, A DISTANCE OF 2997.86 FEET TO THE  
 1059 EASTERLY MAINTAINED RIGHT OF WAY LINE OF VERNA-BETHANY  
 1060 ROAD; THENCE N 00°30'49" E, ALONG SAID RIGHT OF WAY  
 1061 LINE, A DISTANCE OF 1311.23 FEET; THENCE S 89°05'47"  
 1062 E, A DISTANCE OF 1477.48 FEET; THENCE N 00°47'41" E, A  
 1063 DISTANCE OF 329.73 FEET; THENCE N 89°04'16" W, A  
 1064 DISTANCE OF 1478.85 FEET TO THE EASTERLY MAINTAINED  
 1065 RIGHT OF WAY LINE; THENCE N 00°33'30" E, A DISTANCE OF  
 1066 655.81 FEET; THENCE S 89°12'24" E, A DISTANCE OF  
 1067 1483.42 FEET; THENCE N 00°31'29" E, A DISTANCE OF  
 1068 315.53 FEET; THENCE S 89°12'24" E, A DISTANCE OF  
 1069 1510.50 FEET; THENCE S 00°26'45" W, A DISTANCE OF  
 1070 2615.57 FEET TO THE POINT OF BEGINNING, LYING AND  
 1071 BEING IN SECTION 12, TOWNSHIP 35 SOUTH, RANGE 20 EAST,  
 1072 MANATEE COUNTY, FLORIDA.

1073  
 1074 TOGETHER WITH  
 1075

1076 LOTS 9, 11 THROUGH 16, AND 17 THROUGH 24, WATERBURY  
 1077 GRAPEFRUIT TRACTS, PLAT BOOK 2, PAGE 37, PUBLIC  
 1078 RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION  
 1079 12, TOWNSHIP 35 SOUTH, RANGE 20 EAST, BEING MORE  
 1080 PARTICULARLY DESCRIBED AS FOLLOWS:  
 1081  
 1082 BEGINNING AT THE N.E. CORNER OF SAID LOT 24; THENCE S  
 1083 00°26'45" W, A DISTANCE OF 2615.57 FEET; THENCE N  
 1084 89°06'28" W, A DISTANCE OF 3008.28 FEET TO THE  
 1085 EASTERLY MAINTAINED RIGHT OF WAY LINE OF VERNA-BETHANY  
 1086 ROAD; THENCE N 00°41'39" E, A DISTANCE OF 1975.31 FEET  
 1087 ALONG SAID MAINTAINED RIGHT OF WAY LINE; THENCE S  
 1088 89°27'45" E, A DISTANCE OF 1484.05 FEET; THENCE N  
 1089 00°39'19" E, A DISTANCE OF 329.84 FEET; THENCE N  
 1090 89°27'45" W, A DISTANCE OF 1483.81 FEET TO THE SAID  
 1091 MAINTAINED RIGHT OF WAY LINE; THENCE N 00°30'49" E, A  
 1092 DISTANCE OF 307.77 FEET; THENCE S 89°09'26" E, A  
 1093 DISTANCE OF 2997.89 FEET TO THE POINT OF BEGINNING,  
 1094 LYING AND BEING IN SECTION 12, TOWNSHIP 35 SOUTH,  
 1095 RANGE 20 EAST, MANATEE COUNTY, FLORIDA.  
 1096  
 1097 TOGETHER WITH  
 1098  
 1099 WEST 1/2 OF LOTS 33 AND 34, LOTS 35 THROUGH 40, LOTS  
 1100 57 THROUGH 59, AND PART OF LOT 60, WATERBURY

1101 GRAPEFRUIT TRACTS, PLAT BOOK 2, PAGE 37, PUBLIC  
 1102 RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION  
 1103 12, TOWNSHIP 35 SOUTH, RANGE 20 EAST, MORE  
 1104 PARTICULARLY DESCRIBED AS FOLLOWS:  
 1105  
 1106 BEGINNING AT THE S.W. CORNER OF LOT 40; THENCE N  
 1107 00°26'45" E, A DISTANCE OF 2615.59 FEET; THENCE S  
 1108 89°12'24" E, A DISTANCE OF 755.24 FEET; THENCE S  
 1109 00°24'23" W, A DISTANCE OF 646.56 FEET; THENCE S  
 1110 89°11'40" E, A DISTANCE OF 755.69 FEET; THENCE S  
 1111 00°22'02" W, A DISTANCE OF 716.93 FEET; THENCE S  
 1112 89°09'26" E, A DISTANCE OF 1512.93 FEET; THENCE S  
 1113 00°17'48" W, A DISTANCE OF 1253.27 FEET; THENCE N  
 1114 89°09'27" W, A DISTANCE OF 3028.56 FEET TO THE POINT  
 1115 OF BEGINNING, LYING AND BEING IN SECTION 12, TOWNSHIP  
 1116 35 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA.

1117  
 1118 TOGETHER WITH

1119  
 1120 LOTS 41 THROUGH 48 AND 49 THROUGH 56, WATERBURY  
 1121 GRAPEFRUIT TRACTS, PLAT BOOK 2, PAGE 37, PUBLIC  
 1122 RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION  
 1123 12, TOWNSHIP 35 SOUTH, RANGE 20 EAST, BEING MORE  
 1124 PARTICULARLY DESCRIBED AS FOLLOWS:  
 1125

1126 BEGINNING AT THE N.W. CORNER OF SAID LOT 41; THENCE S  
 1127 89°09'27" E, A DISTANCE OF 3028.64 FEET; THENCE S  
 1128 00°17'48" W, A DISTANCE OF 2618.27 FEET; THENCE N  
 1129 89°06'28" W, A DISTANCE OF 3035.52 FEET; THENCE N  
 1130 00°26'45" E, A DISTANCE OF 2615.59 FEET TO THE POINT  
 1131 OF BEGINNING, LYING AND BEING IN SECTION 12, TOWNSHIP  
 1132 35 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA.

1133  
 1134 TOGETHER WITH

1135  
 1136 LOTS 1 THROUGH 8 AND 25 THROUGH 32, WATERBURY  
 1137 GRAPEFRUIT TRACTS, PLAT BOOK 2, PAGE 37, PUBLIC  
 1138 RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION  
 1139 13, TOWNSHIP 35 SOUTH, RANGE 20 EAST, MORE  
 1140 PARTICULARLY DESCRIBED AS FOLLOWS:

1141  
 1142 BEGINNING AT THE S.E. CORNER OF SAID LOT 25; THENCE N  
 1143 88°58'48" W, A DISTANCE OF 3017.83 FEET TO THE  
 1144 EASTERLY MAINTAINED RIGHT OF WAY LINE OF VERNA-BETHANY  
 1145 ROAD; THENCE N 00°41'39" E, ALONG SAID MAINTAINED  
 1146 RIGHT OF WAY LINE, A DISTANCE OF 2604.52 FEET; THENCE  
 1147 S 89°06'28" E, A DISTANCE OF 3008.39 FEET; THENCE S  
 1148 00°29'17" W, A DISTANCE OF 2611.30 FEET TO THE POINT  
 1149 OF BEGINNING, LYING AND BEING IN SECTION 13, TOWNSHIP  
 1150 35 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA.

1151  
 1152 TOGETHER WITH  
 1153  
 1154 LOTS 9 THROUGH 16 AND 17 THROUGH 24, WATERBURY  
 1155 GRAPEFRUIT TRACTS, PLAT BOOK 2, PAGE 37, PUBLIC  
 1156 RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION  
 1157 13, TOWNSHIP 35 SOUTH, RANGE 20 EAST, BEING MORE  
 1158 PARTICULARLY DESCRIBED AS FOLLOWS:  
 1159  
 1160 BEGINNING AT THE N.E. CORNER OF SAID LOT 24; THENCE S  
 1161 00°29'17" W, A DISTANCE OF 2611.30 FEET; THENCE N  
 1162 88°51'11" W, A DISTANCE OF 3027.38 FEET TO THE  
 1163 MAINTAINED EAST RIGHT OF WAY LINE OF VERNA-BETHANY  
 1164 ROAD; THENCE N 00°41'39" E, ALONG SAID MAINTAINED  
 1165 RIGHT OF WAY LINE, A DISTANCE OF 2604.52 FEET; THENCE  
 1166 S 88°58'48" E, A DISTANCE OF 3017.93 FEET TO THE POINT  
 1167 OF BEGINNING, LYING AND BEING IN SECTION 13, TOWNSHIP  
 1168 35 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA.  
 1169  
 1170 TOGETHER WITH  
 1171  
 1172 LOTS 49 THROUGH 56 AND 73 THROUGH 80, WATERBURY  
 1173 GRAPEFRUIT TRACTS, PLAT BOOK 2, PAGE 37, PUBLIC  
 1174 RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION  
 1175 13, TOWNSHIP 35 SOUTH, RANGE 20 EAST, BEING MORE

1176 PARTICULARLY DESCRIBED AS FOLLOWS:  
 1177  
 1178 BEGINNING AT THE S.W. CORNER OF SAID LOT 56, RUN N  
 1179 00°29'17" E, A DISTANCE OF 2611.37 FEET; THENCE S  
 1180 89°06'28" E, A DISTANCE OF 3035.53 FEET; THENCE S  
 1181 00°17'48" W, A DISTANCE OF 2618.24 FEET; THENCE N  
 1182 88°58'48" W, A DISTANCE OF 3044.33 FEET TO THE POINT  
 1183 OF BEGINNING, LYING AND BEING IN SECTION 13, TOWNSHIP  
 1184 35 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA.

1185  
 1186 TOGETHER WITH  
 1187  
 1188 LOTS 57 THROUGH 64 AND 65 THROUGH 72, WATERBURY  
 1189 GRAPEFRUIT TRACTS, PLAT BOOK 2, PAGE 37, PUBLIC  
 1190 RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION  
 1191 13, TOWNSHIP 35 SOUTH, RANGE 20 EAST, BEING MORE  
 1192 PARTICULARLY DESCRIBED AS FOLLOWS:

1193  
 1194 BEGINNING AT THE N.W. CORNER OF SAID LOT 57, RUN S  
 1195 88°58'46" E, A DISTANCE OF 3044.43 FEET; THENCE S  
 1196 00°17'48" W, A DISTANCE OF 2618.20 FEET; THENCE N  
 1197 88°51'11" W, A DISTANCE OF 3053.25 FEET; THENCE N  
 1198 00°29'17" E, A DISTANCE OF 2611.37 FEET TO THE POINT  
 1199 OF BEGINNING, LYING AND BEING IN SECTION 13, TOWNSHIP  
 1200 35 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA.



1201

1202 TOGETHER WITH

1203

1204 LOTS 33 THROUGH 40 AND 57 THROUGH 64, WATERBURY

1205 GRAPEFRUIT TRACTS, PLAT BOOK 2, PAGE 37, PUBLIC

1206 RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION

1207 14, TOWNSHIP 35 SOUTH, RANGE 20 EAST, BEING MORE

1208 PARTICULARLY DESCRIBED AS FOLLOWS:

1209

1210 BEGINNING AT THE S.W. CORNER OF SAID LOT 40; THENCE N

1211 00°45'56" E, A DISTANCE OF 2618.66 FEET; THENCE S

1212 88°46'32" E, A DISTANCE OF 2609.53 FEET TO THE

1213 WESTERLY MAINTAINED RIGHT OF WAY LINE OF VERNA-BETHANY

1214 ROAD; THENCE S 00°39'53" W, A DISTANCE OF 2604.66 FEET

1215 ALONG SAID MAINTAINED RIGHT OF WAY LINE; THENCE N

1216 89°04'59" W, A DISTANCE OF 2614.03 FEET TO THE POINT

1217 OF BEGINNING, LYING AND BEING IN SECTION 14, TOWNSHIP

1218 35 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA.

1219

1220 TOGETHER WITH

1221

1222 LOTS 1 AND 2 AND 29 THROUGH 32, WATERBURY GRAPEFRUIT

1223 TRACTS, PLAT BOOK 2, PAGE 37, PUBLIC RECORDS OF

1224 MANATEE COUNTY, FLORIDA, LYING IN SECTION 14, TOWNSHIP

1225 35 SOUTH, RANGE 20 EAST, BEING MORE PARTICULARLY

1226        DESCRIBED AS FOLLOWS:

1227

1228        BEGINNING AT THE N.E. CORNER OF SAID LOT 32; THENCE S

1229        00°45'59" W, A DISTANCE OF 1309.20 FEET; THENCE N

1230        89°15'08" W, A DISTANCE OF 1312.43 FEET; THENCE N

1231        00°48'30" E, A DISTANCE OF 660.20 FEET; THENCE N

1232        89°20'12" W, A DISTANCE OF 1311.94 FEET; THENCE N

1233        00°51'03" E, A DISTANCE OF 643.18 FEET; THENCE S

1234        89°25'17" E, A DISTANCE OF 2622.95 FEET TO THE POINT

1235        OF BEGINNING, LYING AND BEING IN SECTION 14, TOWNSHIP

1236        35 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA.

1237

1238        TOGETHER WITH

1239

1240        LOTS 5 THROUGH 8 AND LOTS 25 THROUGH 27, WATERBURY

1241        GRAPEFRUIT TRACTS, PLAT BOOK 2, PAGE 37, PUBLIC

1242        RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION

1243        14, TOWNSHIP 35 SOUTH, RANGE 20 EAST, BEING MORE

1244        PARTICULARLY DESCRIBED AS FOLLOWS:

1245

1246        BEGINNING AT THE S.E. CORNER OF SAID LOT 25; THENCE N

1247        89°04'59" W, A DISTANCE OF 2626.83 FEET; THENCE N

1248        00°51'03" E, A DISTANCE OF 1301.53 FEET; S 89°15'08"

1249        E, A DISTANCE OF 1312.42 FEET; THENCE S 00°48'30" W, A

1250        DISTANCE OF 330.10 FEET; THENCE S 89°12'36" E, A

1251 DISTANCE OF 1312.70 FEET; THENCE S 00°45'56" W, A  
 1252 DISTANCE OF 978.21 FEET TO THE POINT OF BEGINNING,  
 1253 LYING AND BEING IN SECTION 14, TOWNSHIP 35 SOUTH,  
 1254 RANGE 20 EAST, MANATEE COUNTY, FLORIDA.

1255  
 1256 TOGETHER WITH

1257  
 1258 LOTS 9 THROUGH 16 AND LOTS 17 THROUGH 24, WATERBURY  
 1259 GRAPEFRUIT TRACTS, PLAT BOOK 2, PAGE 37, PUBLIC  
 1260 RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION  
 1261 14, TOWNSHIP 35 SOUTH, RANGE 20 EAST, BEING MORE  
 1262 PARTICULARLY DESCRIBED AS FOLLOWS:

1263  
 1264 BEGINNING AT THE N.E. CORNER OF SAID LOT 24; THENCE S  
 1265 00°45'56" W, A DISTANCE OF 2603.70 FEET; THENCE N  
 1266 89°04'04" W, A DISTANCE OF 2630.76 FEET; THENCE N  
 1267 00°51'03" E, A DISTANCE OF 2602.98 FEET; THENCE S  
 1268 89°04'59" E, A DISTANCE OF 2626.87 FEET TO THE POINT  
 1269 OF BEGINNING, LYING AND BEING IN SECTION 14, TOWNSHIP  
 1270 35 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA.

1271  
 1272 TOGETHER WITH

1273  
 1274 LOTS 41 THROUGH 48 AND LOTS 50 THROUGH 56, WATERBURY  
 1275 GRAPEFRUIT TRACTS, PLAT BOOK 2, PAGE 37, PUBLIC

1276 RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION  
 1277 14, TOWNSHIP 35 SOUTH, RANGE 20 EAST, BEING MORE  
 1278 PARTICULARLY DESCRIBED AS FOLLOWS:

1279

1280 BEGINNING AT THE N.W. CORNER OF SAID LOT 41; THENCE S  
 1281 89°04'59" E, A DISTANCE OF 2614.08 FEET TO THE  
 1282 WESTERLY MAINTAINED RIGHT OF WAY LINE OF VERNA-BETHANY  
 1283 ROAD; THENCE S 00°39'53" W, ALONG SAID RIGHT OF WAY  
 1284 LINE, A DISTANCE OF 2290.07 FEET; THENCE N 89°04'51"  
 1285 W, A DISTANCE OF 1303.21 FEET; THENCE S 00°37'22" W, A  
 1286 DISTANCE OF 314.20 FEET; THENCE N 89°03'43" W, A  
 1287 DISTANCE OF 1315.68 FEET; THENCE N 00°45'56" E, A  
 1288 DISTANCE OF 2603.71 FEET TO THE POINT OF BEGINNING,  
 1289 LYING AND BEING IN SECTION 14, TOWNSHIP 35 SOUTH,  
 1290 RANGE 20 EAST, MANATEE COUNTY, FLORIDA.

1291

1292 LESS LOT 51, WATERBURY GRAPEFRUIT TRACTS, AS PER PLAT  
 1293 THEREOF, RECORDED IN PLAT BOOK 2, PAGE 37, OF THE  
 1294 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN  
 1295 SECTION 14, TOWNSHIP 35 SOUTH, RANGE 20 EAST, MANATEE  
 1296 COUNTY, FLORIDA.

1297

1298 TOGETHER WITH

1299

1300 BEGINNING AT THE N.W. CORNER OF SECTION 33, TOWNSHIP

1301 35 SOUTH, RANGE 21 EAST; THENCE S 89°57'00" E, A  
 1302 DISTANCE OF 1980.00 FEET; THENCE S 00°13'07" E, A  
 1303 DISTANCE OF 1320.00 FEET; THENCE N 89°57'00" W, A  
 1304 DISTANCE OF 1980.00 FEET TO THE WEST LINE OF SAID  
 1305 SECTION 33; THENCE N 00°13'07" W, A DISTANCE OF  
 1306 1320.00 FEET TO THE POINT OF BEGINNING, LYING AND  
 1307 BEING IN SECTION 33, TOWNSHIP 35 SOUTH, RANGE 21 EAST,  
 1308 MANATEE COUNTY, FLORIDA.

1309  
 1310 TOGETHER WITH

1311  
 1312 BEGINNING AT THE NW CORNER OF SECTION 33, TOWNSHIP 35  
 1313 SOUTH, RANGE 21 EAST; THENCE S 89°57'00" E, A DISTANCE  
 1314 OF 1980.00 FEET; THENCE S 00°13'07" E, A DISTANCE OF  
 1315 1320 FEET; THENCE N 89°57'00" W, A DISTANCE OF 1980.00  
 1316 FEET TO THE WEST LINE OF SAID SECTION 33; THENCE N  
 1317 00°13'07" W, A DISTANCE OF 1320 FEET TO THE POINT OF  
 1318 BEGINNING, LYING AND BEING IN SECTION 33, TOWNSHIP 35  
 1319 SOUTH, RANGE 21 EAST, MANATEE COUNTY, FLORIDA.

1320  
 1321 TOGETHER WITH

1322  
 1323 TRACT 4, SECTION 12, TOWNSHIP 35 SOUTH, RANGE 20 EAST,  
 1324 WATERBURY GRAPEFRUIT TRACT, MANATEE COUNTY, FLORIDA,  
 1325 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT

1326 BOOK 2, PAGE 37, PUBLIC RECORDS OF MANATEE COUNTY,  
 1327 FLORIDA.  
 1328  
 1329 TOGETHER WITH  
 1330  
 1331 THAT PORTION OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE  
 1332 20 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS  
 1333 FOLLOWS:  
 1334  
 1335 LOTS 9 THROUGH 14 INCLUSIVE, LOTS 17 THROUGH 24  
 1336 INCLUSIVE, AND LOTS 38 THROUGH 58 INCLUSIVE, WATERBURY  
 1337 GRAPEFRUIT TRACTS, ACCORDING TO THE PLAT THEREOF  
 1338 RECORDED IN PLAT BOOK 2, PAGE 37, PUBLIC RECORDS OF  
 1339 MANATEE COUNTY, FLORIDA.  
 1340  
 1341 TOGETHER WITH  
 1342  
 1343 COMMENCE AT THE NORTHWEST CORNER OF SECTION 15,  
 1344 TOWNSHIP 35 SOUTH, RANGE 20 EAST, MANATEE COUNTY,  
 1345 FLORIDA; THENCE S 89°50'36" E, 50.00 FEET; THENCE S  
 1346 00°21'09" E, 15.00 FEET TO THE INTERSECTION OF THE  
 1347 EAST RIGHT-OF-WAY LINE OF STATE ROAD #675 AND THE  
 1348 SOUTH RIGHT-OF-WAY OF A 30.00 FOOT PLATTED RIGHT-OF-  
 1349 WAY (BY PLAT OF WATERBURY GRAPEFRUIT TRACTS, PLAT BOOK  
 1350 2, PAGE 37) FOR A POINT OF BEGINNING; THENCE S

1351 00°21'09" E, ALONG SAID EAST RIGHT-OF-WAY LINE, A  
 1352 DISTANCE OF 791.68 FEET; THENCE S 89°50'36" E, 100.00  
 1353 FEET TO THE EAST LINE EXTENDED AND THE EAST LINE OF  
 1354 BLOCKS 85, 102, AND 117, BRADENVIEW SUBDIVISION, AS  
 1355 RECORDED IN PLAT BOOK 6, PAGE 42, OF THE PUBLIC  
 1356 RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 00°21'09"  
 1357 E, ALONG SAID EAST LINE, A DISTANCE OF 1811.63 FEET TO  
 1358 THE NORTH RIGHT-OF-WAY OF A 30.00 FOOT PLATTED ROAD  
 1359 (BY SAID PLAT OF WATERBURY GRAPEFRUIT TRACTS); THENCE  
 1360 S 89°50'27" E, ALONG SAID NORTH RIGHT-OF-WAY LINE, A  
 1361 DISTANCE OF 2499.50 FEET TO THE WEST RIGHT-OF-WAY LINE  
 1362 OF A 30.00 FOOT PLATTED ROAD (BY SAID PLAT OF  
 1363 WATERBURY GRAPEFRUIT TRACTS); THENCE N 00°17'10" W,  
 1364 ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF  
 1365 972.52 FEET; THENCE N 89°50'36" W, 833.45 FEET; THENCE  
 1366 N 00°18'47" W 398.63 FEET; THENCE N 89°50'36" W,  
 1367 100.00 FEET; THENCE N 00°18'47" W, 1232.25 FEET TO THE  
 1368 SOUTH RIGHT-OF-WAY LINE OF A 30.00 FOOT PLATTED ROAD  
 1369 (BY SAID PLAT OF WATERBURY GRAPEFRUIT TRACTS); THENCE  
 1370 N 89°50'36" W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A  
 1371 DISTANCE OF 1668.30 FEET TO THE POINT OF BEGINNING.  
 1372  
 1373 TOGETHER WITH  
 1374  
 1375 ALL OF SECTION 6, TOWNSHIP 35 SOUTH, RANGE 21 EAST,

1376 MANATEE COUNTY, FLORIDA, LESS GOVERNMENT LOTS 3 AND 4  
 1377 AND ALSO LESS A 210 FOOT SQUARE PARCEL IN THE  
 1378 SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST  
 1379 1/4 OF SAID SECTION 6, AND THAT PART OF SECTION 1,  
 1380 TOWNSHIP 35 SOUTH, RANGE 20 EAST, MANATEE COUNTY,  
 1381 FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 1382  
 1383 TRACTS 41 THROUGH 46 AND TRACTS 49 THROUGH 56,  
 1384 WATERBURY GRAPEFRUIT TRACTS, PLAT BOOK 2, PAGE 37,  
 1385 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LESS THAT  
 1386 PART OF SECTIONS 6 AND 1 CONVEYED TO MANATEE COUNTY  
 1387 (FOR A PUBLIC WATER SUPPLY PROJECT) BY D.B. KIBLER,  
 1388 INC., BY DEED DATED JUNE 28, 1966, AND RECORDED IN  
 1389 OFFICIAL RECORDS BOOK 318, PAGE 276, PUBLIC RECORDS OF  
 1390 MANATEE COUNTY, FLORIDA, AND ALSO LESS THAT PARCEL  
 1391 DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK  
 1392 1361, PAGE 1233, AND ALSO LESS THAT PARCEL DESCRIBED  
 1393 IN DEED RECORDED IN OFFICIAL RECORDS BOOK 1418, PAGE  
 1394 782, AND ALSO LESS THAT PARCEL DESCRIBED IN DEED  
 1395 RECORDED IN OFFICIAL RECORDS BOOK 1230, PAGE 370, AND  
 1396 ALSO LESS THAT PARCEL DESCRIBED IN DEED RECORDED IN  
 1397 OFFICIAL RECORDS BOOK 1349, PAGE 100, AND ALSO LESS  
 1398 THAT PARCEL DESCRIBED IN DEED RECORDED IN OFFICIAL  
 1399 RECORDS BOOK 1502, PAGE 6579, AND ALSO LESS ROAD  
 1400 RIGHTS-OF-WAY.



1401  
 1402 TOGETHER WITH  
 1403  
 1404 BEGINNING AT THE SOUTHWEST CORNER OF SECTION 5,  
 1405 TOWNSHIP 35 SOUTH, RANGE 21 EAST, MANATEE COUNTY,  
 1406 FLORIDA; THENCE N 01°26'41" E, ALONG THE WEST LINE OF  
 1407 SAID SECTION, A DISTANCE OF 1320.34 FEET TO THE NORTH  
 1408 LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID  
 1409 SECTION 5; THENCE S 88°10'02" E, ALONG SAID NORTH  
 1410 LINE, A DISTANCE OF 106.29 FEET TO THE INTERSECTION  
 1411 WITH THE 40 FOOT CONTOUR LINE OF THE MANATEE RIVER;  
 1412 THENCE EASTERLY ALONG SAID 40 FOOT CONTOUR LINE  
 1413 FOLLOWING TWELVE COURSES:  
 1414 S 45°25'16" E, A DISTANCE OF 133.53 FEET; THENCE S  
 1415 66°23'57" E, A DISTANCE OF 316.19 FEET; THENCE S  
 1416 44°50'09" E, A DISTANCE OF 65.24 FEET; THENCE S  
 1417 64°00'51" E, A DISTANCE OF 337.71 FEET; THENCE S  
 1418 77°00'41" E, A DISTANCE OF 288.94 FEET; THENCE N  
 1419 74°46'02" E, A DISTANCE OF 200.94 FEET; THENCE S  
 1420 64°38'54" E, A DISTANCE OF 71.27 FEET; THENCE S  
 1421 89°14'39" E, A DISTANCE OF 242.59 FEET; THENCE N  
 1422 14°04'32" W, A DISTANCE OF 168.00 FEET; THENCE N  
 1423 13°33'21" E, A DISTANCE OF 166.59 FEET; THENCE S  
 1424 89°40'31" E, A DISTANCE OF 246.39 FEET; THENCE N  
 1425 20°47'08" E, A DISTANCE OF 85.11 FEET TO ANOTHER

1426 INTERSECTION WITH SAID NORTH LINE; THENCE S 88°10'02"  
 1427 E, ALONG SAID NORTH LINE, A DISTANCE OF 761.19 FEET TO  
 1428 THE NORTHEAST CORNER OF SOUTH 1/2 OF SOUTHWEST 1/4 OF  
 1429 SAID SECTION 5; THENCE N 00°58'16" E, ALONG THE EAST  
 1430 LINE OF SOUTHWEST 1/4 OF SAID SECTION 5, A DISTANCE OF  
 1431 245.73 FEET TO AN INTERSECTION WITH SAID 40 FOOT  
 1432 CONTOUR LINE; THENCE NORTHEASTERLY ALONG SAID 40 FOOT  
 1433 CONTOUR LINE THE FOLLOWING TWENTY-THREE COURSES:  
 1434 S 82°59'06" E, A DISTANCE OF 29.86 FEET; THENCE N  
 1435 51°02'26" E, A DISTANCE OF 288.17 FEET; THENCE N  
 1436 76°45'42" E, A DISTANCE OF 279.59 FEET; THENCE N  
 1437 37°12'02" E, A DISTANCE OF 123.97 FEET; THENCE S  
 1438 65°41'13" E, A DISTANCE OF 166.96 FEET; THENCE N  
 1439 35°23'28" E, A DISTANCE OF 185.02 FEET; THENCE N  
 1440 14°17'44" E, A DISTANCE OF 400.95 FEET; THENCE N  
 1441 73°28'51" E, A DISTANCE OF 374.50 FEET; THENCE N  
 1442 62°16'30" E, A DISTANCE OF 123.97 FEET; THENCE N  
 1443 25°51'08" E, A DISTANCE OF 271.92 FEET; THENCE N  
 1444 76°27'28" E, A DISTANCE OF 157.75 FEET; THENCE S  
 1445 17°57'05" E, A DISTANCE OF 165.59 FEET; THENCE N  
 1446 81°54'00" E, A DISTANCE OF 160.41 FEET; THENCE N  
 1447 42°53'58" E, A DISTANCE OF 149.60 FEET; THENCE N  
 1448 60°21'01" E, A DISTANCE OF 399.68 FEET; THENCE N  
 1449 65°13'12" E, A DISTANCE OF 200.17 FEET; THENCE N  
 1450 55°29'48" E, A DISTANCE OF 200.94 FEET; THENCE N

1451 77°48'12" E, A DISTANCE OF 210.09 FEET; THENCE N  
 1452 70°45'15" E, A DISTANCE OF 407.35 FEET; THENCE N  
 1453 26°32'54" E, A DISTANCE OF 114.56 FEET; THENCE N  
 1454 84°17'55" E, A DISTANCE OF 326.57 FEET; THENCE N  
 1455 69°36'03" E, A DISTANCE OF 197.61 FEET; THENCE N  
 1456 40°10'55" E, A DISTANCE OF 213.67 FEET; THENCE S  
 1457 88°35'51" E, A DISTANCE OF 1266.99 FEET; THENCE S  
 1458 01°24'09" W, A DISTANCE OF 1649.57 FEET; THENCE S  
 1459 82°56'07" W, A DISTANCE OF 1155.25 FEET; THENCE S  
 1460 19°53'42" W, A DISTANCE OF 334.91 FEET; THENCE S  
 1461 61°22'14" W, A DISTANCE OF 1606.04 FEET TO THE EAST  
 1462 LINE OF SAID SECTION 5; THENCE S 01°20'50" W, ALONG  
 1463 SAID EAST LINE A DISTANCE OF 692.46 FEET TO THE  
 1464 SOUTHEAST CORNER OF SECTION 5; THENCE S 86°58'03" W,  
 1465 ALONG THE SOUTH LINE OF SAID SECTION 5, A DISTANCE OF  
 1466 2565.28 FEET; THENCE N 88°15'04" W, CONTINUING ALONG  
 1467 SAID SOUTH LINE, A DISTANCE OF 2670.86 FEET TO THE  
 1468 POINT OF BEGINNING, LYING AND BEING IN SECTIONS 4 AND  
 1469 5, TOWNSHIP 35 SOUTH, RANGE 21 EAST, MANATEE COUNTY,  
 1470 FLORIDA; TOGETHER WITH ALL PROPERTY, IF ANY, LYING  
 1471 BETWEEN THE ABOVE DESCRIBED PROPERTY AND THE SOUTHERLY  
 1472 BOUNDARY OF THE PROPERTY CONVEYED TO MANATEE COUNTY BY  
 1473 INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 318, PAGE  
 1474 276, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.  
 1475

1476 TOGETHER WITH

1477

1478 ALL THAT LAND IN THE NORTHWEST 1/4 OF THE SOUTHWEST  
 1479 1/4 OF SECTION 5, TOWNSHIP 35 SOUTH, RANGE 21 EAST,  
 1480 MANATEE COUNTY, FLORIDA, LYING SOUTH OF THE 40 FOOT  
 1481 CONTOUR LINE ON THE SOUTH SIDE OF THE MANATEE RIVER,  
 1482 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1483

1484 BEGIN AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE  
 1485 SOUTHWEST 1/4 OF SAID SECTION 5; THENCE N 00°28'44" W,  
 1486 ALONG THE WEST LINE OF SAID SECTION 5, 294.65 FEET;  
 1487 THENCE S 13°08'12" E, 255 FEET; THENCE S 47°15'39" E,  
 1488 68.02 FEET TO THE INTERSECTION OF SAID LINE AND THE  
 1489 SOUTH LINE OF SAID NORTH 1/2; THENCE S 89°55'09" W,  
 1490 ALONG SAID LINE, 105.45 FEET TO THE POINT OF  
 1491 BEGINNING, LYING IN THE NORTH 1/2 OF THE SOUTHWEST 1/4  
 1492 OF SECTION 5, TOWNSHIP 35 SOUTH, RANGE 21 EAST,  
 1493 MANATEE COUNTY, FLORIDA.

1494

1495 TOGETHER WITH

1496

1497 ALL OF SECTION 5, TOWNSHIP 35 SOUTH, RANGE 21 EAST,  
 1498 MANATEE COUNTY, FLORIDA, LYING NORTHERLY OF THE  
 1499 PROPERTY CONVEYED BY D.B. KIBLER, INC., BY DEED DATED  
 1500 JUNE 28, 1966, IN OFFICIAL RECORDS BOOK 318, PAGE 276,

1501 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LESS THE  
 1502 SOUTH 1/2 OF THE NORTHWEST 1/4 AND ALSO LESS THE NORTH  
 1503 1/2 OF THE SOUTHWEST 1/4, AND ALSO LESS ALL THAT LAND  
 1504 LYING NORTH OF THE 40 FEET CONTOUR LINE NORTH OF THE  
 1505 MANATEE RIVER IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF  
 1506 SECTION 5, TOWNSHIP 35 SOUTH, RANGE 21 EAST, AND ALSO  
 1507 LESS THAT PARCEL DESCRIBED IN DEED RECORDED IN  
 1508 OFFICIAL RECORDS BOOK 1356, PAGE 2651, PUBLIC RECORDS  
 1509 OF MANATEE COUNTY, FLORIDA.

1510  
 1511 TOGETHER WITH

1512  
 1513 ALL OF SECTION 4, TOWNSHIP 35 SOUTH, RANGE 21 EAST,  
 1514 MANATEE COUNTY, FLORIDA, LESS U.S. GOVERNMENT LOT 4,  
 1515 LESS THAT PART THEREOF CONVEYED TO MANATEE COUNTY (FOR  
 1516 A PUBLIC WATER SUPPLY PROJECT) BY D.B. KIBLER, INC.,  
 1517 BY DEED DATED JUNE 28, 1966, AND RECORDED IN OFFICIAL  
 1518 RECORDS BOOK 318, PAGE 276, PUBLIC RECORDS OF MANATEE  
 1519 COUNTY, FLORIDA, AND ALSO LESS ALL THAT LAND LYING  
 1520 SOUTHEASTERLY OF THE LAND CONVEYED TO MANATEE COUNTY,  
 1521 FLORIDA, BY DEED RECORDED IN OFFICIAL RECORDS BOOK  
 1522 318, PAGE 276.

1523  
 1524 TOGETHER WITH

1525

1526 THAT PART OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 19  
 1527 EAST, MANATEE COUNTY, FLORIDA, LYING EAST OF THE EAST  
 1528 RIGHT-OF-WAY LINE OF RYE BRIDGE ROAD BEING MORE  
 1529 PARTICULARLY DESCRIBED AS FOLLOWS:  
 1530  
 1531 BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 13;  
 1532 THENCE N 88°48'07" W, ALONG THE SOUTH LINE OF SAID  
 1533 SECTION 13, A DISTANCE OF 1301.47 FEET TO THE  
 1534 SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST  
 1535 1/4 OF SAID SECTION 13; THENCE N 01°20'53" E, ALONG  
 1536 THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST  
 1537 1/4, A DISTANCE OF 330.00 FEET; THENCE N 88°48'07" W,  
 1538 PARALLEL TO THE SOUTH LINE OF SAID SECTION 13, A  
 1539 DISTANCE OF 650.59 FEET; THENCE S 01°20'53" W, 330.00  
 1540 FEET TO A POINT ON THE AFOREMENTIONED SOUTH LINE OF  
 1541 SECTION 13; THENCE N 88°48'07" W, ALONG SAID SOUTH  
 1542 LINE, A DISTANCE OF 1956.79 FEET TO THE SOUTHWEST  
 1543 CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF  
 1544 SAID SECTION 13; THENCE N 01°12'39" E, ALONG THE WEST  
 1545 LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A  
 1546 DISTANCE OF 428.04 FEET; THENCE N 88°48'07" W,  
 1547 PARALLEL TO THE SOUTH LINE OF SAID SECTION 13, A  
 1548 DISTANCE OF 726.71 FEET TO A POINT ON THE EAST  
 1549 MAINTAINED RIGHT-OF-WAY LINE OF RYE ROAD; THENCE N  
 1550 34°43'26" E, ALONG SAID EAST MAINTAINED RIGHT-OF-WAY

1551 LINE, A DISTANCE OF 168.70 FEET; THENCE N 01°15'52" E,  
 1552 ALONG SAID EAST MAINTAINED RIGHT-OF-WAY LINE, A  
 1553 DISTANCE OF 259.36 FEET; THENCE LEAVING SAID  
 1554 MAINTAINED RIGHT-OF-WAY LINE, GO S 81°08'52" E,  
 1555 2613.07 FEET; THENCE S 88°48'07" E, PARALLEL TO AND  
 1556 480.00 FEET NORTH OF AFOREMENTIONED SOUTH LINE OF SAID  
 1557 SECTION 13, A DISTANCE OF 650.59 FEET TO A POINT ON  
 1558 THE AFOREMENTIONED WEST LINE OF THE SOUTHEAST 1/4 OF  
 1559 THE SOUTHEAST 1/4 OF SECTION 13; THENCE S 72°30'40" E,  
 1560 1354.69 FEET TO A POINT ON THE EAST LINE OF SAID  
 1561 SECTION 13; THENCE S 00°26'58" W, ALONG SAID EAST  
 1562 LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF  
 1563 BEGINNING.

1564  
 1565 TOGETHER WITH

1566  
 1567 THE SOUTH 100 FEET OF SECTION 18, TOWNSHIP 34 SOUTH,  
 1568 RANGE 20 EAST, MANATEE COUNTY, FLORIDA.

1569  
 1570 TOGETHER WITH

1571  
 1572 THE SOUTH 100 FEET OF SECTION 17, TOWNSHIP 34 SOUTH,  
 1573 RANGE 20 EAST, MANATEE COUNTY, FLORIDA, LYING WEST OF  
 1574 THE WEST RIGHT-OF-WAY LINE OF STATE ROAD #675 (RUTLAND  
 1575 ROAD) .

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1600

TOGETHER WITH

THAT PART OF SECTION 19, TOWNSHIP 34 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA, LYING NORTH OF THE MANATEE COUNTY RESERVOIR, LESS THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19. ALSO, LESS THAT PART OF SECTION 19 AS DESCRIBED IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORD BOOK 1039, PAGE 2988, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

TOGETHER WITH

THAT PART OF SECTIONS 20 AND 21, TOWNSHIP 34 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA, LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF STATE ROAD #675 (RUTLAND ROAD), LESS ANY PORTION OF SAID SECTION 20 LYING WITHIN THE MANATEE COUNTY RESERVOIR. ALSO, LESS THE FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE N 89°29'32" W, ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 1036.68 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD #675 (RUTLAND ROAD), SAID POINT BEING A POINT ON A CURVE, CONCAVE TO



1601 THE SOUTHWEST, HAVING A RADIUS OF 1859.86 FEET; THENCE  
 1602 SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID  
 1603 RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF  
 1604 08°48'38", A DISTANCE OF 286.00 FEET (CHORD = 285.72  
 1605 FEET; CHORD BEARING = S 32°16'02" E) TO THE POINT OF  
 1606 TANGENCY OF SAID CURVE; THENCE S 27°51'43" E, ALONG  
 1607 SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 372.80 FEET  
 1608 TO THE POINT OF INTERSECTION OF SAID WEST RIGHT-OF-WAY  
 1609 LINE AND THE CENTERLINE OF AN EXISTING DITCH, SAID  
 1610 POINT OF INTERSECTION BEING THE POINT OF BEGINNING;  
 1611 THENCE SOUTHERLY, ALONG SAID CENTERLINE, THE FOLLOWING  
 1612 COURSES AND DISTANCES:  
 1613 S 28°51'32" W, 249.99 FEET; S 09°22'00" W, 598.44  
 1614 FEET; S 12°04'17" W, 113.76 FEET; S 35°49'39" E, 55.79  
 1615 FEET; S 44°28'10" W, 80.21 FEET; S 35°40'46" E, 57.25  
 1616 FEET; S 33°31'14" W, 110.09 FEET; S 02°31'24" E, 74.02  
 1617 FEET; S 12°31'24" E, 55.82 FEET; S 13°08'26" W, 212.44  
 1618 FEET; S 01°41'05" W, 254.06 FEET; S 02°21'30" W, 97.03  
 1619 FEET; THENCE LEAVING SAID CENTERLINE, GO S 89°36'26"  
 1620 E, 1326.88 FEET TO A POINT ON THE AFOREMENTIONED WEST  
 1621 RIGHT-OF-WAY LINE OF STATE ROAD #675 (RUTLAND ROAD)  
 1622 SAID POINT BEING A POINT ON A CURVE, CONCAVE TO THE  
 1623 NORTHEAST, HAVING A RADIUS OF 11,356.05 FEET; THENCE  
 1624 NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID  
 1625 RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF

1626 02°02'37", A DISTANCE OF 405.03 FEET (CHORD = 405.00  
 1627 FEET; CHORD BEARING = N 28°53'01" W) TO THE POINT OF  
 1628 TANGENCY OF SAID CURVE; THENCE N 27°51'43" W, ALONG  
 1629 SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1699.04  
 1630 FEET TO THE POINT OF BEGINNING.

1631  
 1632 TOGETHER WITH

1633  
 1634 THAT PART OF SECTION 28, TOWNSHIP 34 SOUTH, RANGE 20  
 1635 EAST, MANATEE COUNTY, FLORIDA, LYING WEST OF THE WEST  
 1636 RIGHT-OF-WAY LINE OF STATE ROAD #675 (RUTLAND RANCH)  
 1637 AND NORTH AND WEST OF GILLEY CREEK OF THE MANATEE  
 1638 COUNTY RESERVOIR. LESS THAT CERTAIN PROPERTY KNOWN AS  
 1639 "LAMB GROVE," DESCRIBED IN EXHIBIT "A" OF THAT CERTAIN  
 1640 DEED RECORDED IN OFFICIAL RECORD BOOK 1342, PAGE 3695,  
 1641 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

1642  
 1643 TOGETHER WITH

1644  
 1645 SECTION 29, TOWNSHIP 34 SOUTH, RANGE 20 EAST, MANATEE  
 1646 COUNTY, FLORIDA, LESS ANY PORTION OF SAID SECTION 29  
 1647 LYING WITHIN THE MANATEE COUNTY RESERVOIR.

1648  
 1649 TOGETHER WITH

1650

1651 THAT PART OF SECTION 30, TOWNSHIP 34 SOUTH, RANGE 20  
 1652 EAST, MANATEE COUNTY, FLORIDA, LYING EAST OF THE  
 1653 MANATEE COUNTY RESERVOIR.

1654

1655 TOGETHER WITH

1656

1657 THAT PART OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP  
 1658 34 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA,  
 1659 LYING NORTH OF THE MANATEE COUNTY RESERVOIR.

1660

1661 TOGETHER WITH

1662

1663 A PORTION OF SECTIONS 8, 9, 16, 17, 20, AND 21,  
 1664 TOWNSHIP 34 SOUTH, RANGE 20 EAST, MANATEE COUNTY,  
 1665 FLORIDA, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE  
 1666 OF COUNTY ROAD #675 (RUTLAND ROAD) BEING MORE  
 1667 PARTICULARLY DESCRIBED AS FOLLOWS:  
 1668 COMMENCE AT A 1 INCH IRON PIPE MARKING THE NORTHEAST  
 1669 CORNER OF SAID SECTION 21 (ALSO BEING THE SOUTHEAST  
 1670 CORNER OF SAID SECTION 16); THENCE S 01°02'21" W,  
 1671 ALONG THE EAST LINE OF SAID SECTION 21 (ALSO BEING THE  
 1672 WEST LINE OF A PARCEL OF LAND AS DESCRIBED AND  
 1673 RECORDED IN OFFICIAL RECORD BOOK 1580, PAGE 7149, AND  
 1674 OFFICIAL RECORD BOOK 1580, PAGE 7158, PUBLIC RECORDS  
 1675 OF MANATEE COUNTY, FLORIDA), A DISTANCE OF 4004.60

1676 FEET; THENCE S 77°02'40" W, ALONG THE NORTHERLY LINE  
 1677 OF SAID LANDS, A DISTANCE OF 1947.07 FEET; THENCE S  
 1678 77°03'28" W, ALONG SAID NORTHERLY LINE, 849.63 FEET;  
 1679 THENCE S 72°17'41" W, ALONG SAID NORTHERLY LINE, A  
 1680 DISTANCE OF 719.40 FEET TO A POINT ON THE EASTERLY  
 1681 RIGHT-OF-WAY LINE OF COUNTY ROAD #675 (RUTLAND ROAD);  
 1682 THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY  
 1683 LINE, THE FOLLOWING TEN COURSES AND DISTANCES:  
 1684 N 30°09'22" W, 2859.90 FEET TO THE POINT OF CURVATURE  
 1685 OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS  
 1686 OF 11,409.23 FEET; THENCE NORTHWESTERLY, ALONG THE ARC  
 1687 OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°32'00", A  
 1688 DISTANCE OF 504.46 FEET (CHORD = 504.42 FEET; CHORD  
 1689 BEARING = N 28°53'13" W) TO THE POINT OF TANGENCY OF  
 1690 SAID CURVE; THENCE N 27°37'03" W, 2067.96 FEET TO THE  
 1691 POINT OF CURVATURE OF A CURVE, CONCAVE TO THE  
 1692 SOUTHWEST, HAVING A RADIUS OF 1959.86 FEET; THENCE  
 1693 NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A  
 1694 CENTRAL ANGLE OF 18°16'00", A DISTANCE OF 624.83 FEET  
 1695 (CHORD = 622.19 FEET; CHORD BEARING = N 36°47'11" W),  
 1696 TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N  
 1697 45°55'11" W, 551.22 FEET TO THE POINT OF CURVATURE OF  
 1698 A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF  
 1699 2241.85 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF  
 1700 SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°16'00", A

1701 DISTANCE OF 519.09 FEET (CHORD = 517.93 FEET; CHORD  
 1702 BEARING = N 39°17'11" W) TO THE POINT OF TANGENCY OF  
 1703 SAID CURVE; THENCE N 32°39'11" W, 1388.00 FEET TO THE  
 1704 POINT OF CURVATURE OF A CURVE, CONCAVE TO THE  
 1705 SOUTHWEST, HAVING A RADIUS OF 5779.57 FEET; THENCE  
 1706 NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A  
 1707 CENTRAL ANGLE OF 08°21'00", A DISTANCE OF 842.29 FEET  
 1708 (CHORD = 841.54 FEET; CHORD BEARING = N 36°49'41" W)  
 1709 TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N  
 1710 41°00'11" W, 1536.60 FEET TO THE POINT OF CURVATURE OF  
 1711 A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF  
 1712 68,804.94 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF  
 1713 SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°38'00", A  
 1714 DISTANCE OF 760.55 FEET (CHORD = 760.55 FEET; CHORD  
 1715 BEARING = N 41°19'11" W) TO THE POINT OF TANGENCY OF  
 1716 SAID CURVE; THENCE N 41°38'11" W, 977.57 FEET TO A  
 1717 POINT ON THE WEST LINE OF AFOREMENTIONED SECTION 8;  
 1718 THENCE N 00°38'24" E, ALONG SAID WEST LINE, ALSO BEING  
 1719 THE EASTERLY LINE OF THOSE LANDS AS DESCRIBED AND  
 1720 RECORDED IN OFFICIAL RECORD BOOK 1623, PAGE 1183, OF  
 1721 THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A  
 1722 DISTANCE OF 1296.25 FEET; THENCE S 89°27'18" E, ALONG  
 1723 THE SOUTH LINE OF SAID LANDS, ALSO BEING THE NORTH  
 1724 LINE OF THE SOUTH 1/4 OF SAID SECTION 8, A DISTANCE OF  
 1725 5385.41 FEET TO THE NORTHEAST CORNER OF SAID SOUTH

1726 1/4, ALSO BEING THE NORTHWEST CORNER OF THE SOUTH 1/4  
 1727 OF SAID SECTION 9; THENCE CONTINUE S 89°27'18" E,  
 1728 ALONG THE SOUTH LINE OF SAID LANDS, ALSO BEING THE  
 1729 NORTH LINE OF SAID SOUTH 1/4, A DISTANCE OF 3771.78  
 1730 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN GAS  
 1731 LINE EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL  
 1732 RECORD BOOK 396, PAGE 95 AND DEED BOOK 396, PAGE 95,  
 1733 AS MODIFIED IN OFFICIAL RECORD BOOK 1577, PAGE 2817,  
 1734 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N  
 1735 58°24'51" E, ALONG THE NORTH LINE OF SAID EASEMENT, A  
 1736 DISTANCE OF 1878.98 FEET TO A POINT ON THE EAST LINE  
 1737 OF SAID SECTION 9; THENCE S 00°37'55" W, ALONG SAID  
 1738 EAST LINE, ALSO BEING THE WEST LINE OF THOSE LANDS AS  
 1739 DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 1662,  
 1740 PAGE 411, OF THE PUBLIC RECORDS OF MANATEE COUNTY,  
 1741 FLORIDA, A DISTANCE OF 2402.31 FEET TO THE SOUTHEAST  
 1742 CORNER OF SAID SECTION 9, ALSO BEING THE NORTHEAST  
 1743 CORNER OF AFOREMENTIONED SECTION 16; THENCE S  
 1744 01°13'46" W, ALONG THE EAST LINE OF SAID SECTION 16,  
 1745 ALSO BEING THE WEST LINE OF THOSE LANDS AS DESCRIBED  
 1746 AND RECORDED IN OFFICIAL RECORD BOOK 1580, PAGE 7149  
 1747 AND OFFICIAL RECORD BOOK 1580, PAGE 7158, PUBLIC  
 1748 RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF  
 1749 5275.88 FEET TO THE POINT OF BEGINNING.  
 1750

1751 LESS LOT 46, BLOCK E, AND LESS LOT 14, BLOCK 65,  
 1752 MANHATTAN SUBDIVISION AS RECORDED IN PLAT BOOK 6, PAGE  
 1753 19, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

1754  
 1755 TOGETHER WITH

1756  
 1757 A PARCEL OF LAND IN SECTIONS 20 AND 21, TOWNSHIP 34  
 1758 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA, BEING  
 1759 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1760  
 1761 COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20;  
 1762 THENCE N 89°29'32" W, ALONG THE NORTH LINE OF SAID  
 1763 SECTION 20, A DISTANCE OF 1036.68 FEET TO A POINT ON  
 1764 THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 675  
 1765 (RUTLAND ROAD), SAID POINT BEING A POINT ON A CURVE,  
 1766 CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1859.86  
 1767 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID  
 1768 CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL  
 1769 ANGLE OF 08°48'38", A DISTANCE OF 286.00 FEET (CHORD =  
 1770 285.72 FEET; CHORD BEARING = S 32°16'02" E) TO THE  
 1771 POINT OF TANGENCY OF SAID CURVE; THENCE S 27°51'43" E,  
 1772 ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF  
 1773 1238.65 FEET; FOR POINT OF BEGINNING; THENCE S  
 1774 89°25'59" W, 616.50 FEET TO A POINT IN THE CENTER OF  
 1775 AN EXISTING DITCH; THENCE SOUTHERLY, ALONG SAID

1776 CENTERLINE, THE FOLLOWING ELEVEN COURSES AND  
 1777 DISTANCES:  
 1778 S 09°22'00" W, 38.33 FEET; S 12°04'17" W, 113.76 FEET;  
 1779 THENCE S 35°49'39" E, 55.79 FEET; S 44°28'10" W, 80.21  
 1780 FEET; S 35°40'46" E, 57.25 FEET; S 33°31'14" W, 110.09  
 1781 FEET; S 02°31'24" E, 74.02 FEET; S 12°31'24" E, 55.82  
 1782 FEET; S 13°08'26" W, 212.44 FEET; S 01°41'05" W,  
 1783 254.06 FEET; S 02°21'30" W, 97.03 FEET; THENCE LEAVING  
 1784 SAID CENTERLINE, GO S 89°36'26" E, 1326.88 FEET TO A  
 1785 POINT ON THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE OF  
 1786 COUNTY ROAD NUMBER 675 (RUTLAND ROAD), SAID POINT  
 1787 BEING A POINT ON A CURVE, CONCAVE TO THE NORTHEAST,  
 1788 HAVING A RADIUS OF 11356.05 FEET; THENCE  
 1789 NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID  
 1790 RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF  
 1791 02°02'37", A DISTANCE OF 405.03 FEET (CHORD = 405.00  
 1792 FEET; CHORD BEARING = N 28°53'01" W) TO THE POINT OF  
 1793 TANGENCY OF SAID CURVE; THENCE N 27°51'43" W, ALONG  
 1794 SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 833.19 FEET  
 1795 TO THE POINT OF BEGINNING.  
 1796  
 1797 TOGETHER WITH  
 1798  
 1799 THAT PART OF SECTION 6, TOWNSHIP 34 SOUTH, RANGE 20  
 1800 EAST, LYING NORTH OF THE NORTHEASTERLY RIGHT-OF-WAY



1801 LINE OF RUTLAND ROAD (ALSO KNOWN AS STATE ROAD #675),  
 1802 MANATEE COUNTY, FLORIDA.  
 1803  
 1804 TOGETHER WITH  
 1805  
 1806 A PARCEL OF LAND BEING A PORTION SECTIONS 1, 2, 11,  
 1807 12, AND 13, TOWNSHIP 34 SOUTH, RANGE 19 EAST AND  
 1808 SECTIONS 35 AND 36, TOWNSHIP 33 SOUTH, RANGE 19 EAST,  
 1809 MANATEE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:  
 1810  
 1811 BEGIN AT NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF  
 1812 SAID SECTION 12; THENCE ALONG THE EAST LINE OF SAID  
 1813 QUARTER SECTION S00°29'55"W, A DISTANCE OF 2676.05  
 1814 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER  
 1815 OF SAID SECTION 13; THENCE ALONG THE EAST LINE OF SAID  
 1816 NORTHEAST QUARTER S00°42'15"W, A DISTANCE OF 2632.85  
 1817 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST  
 1818 QUARTER; THENCE S65°59'46"W, A DISTANCE OF 1377.10  
 1819 FEET; THENCE N88°25'52"W, A DISTANCE OF 1483.77 FEET;  
 1820 THENCE N02°26'22"E, A DISTANCE OF 1744.56 FEET; THENCE  
 1821 S50°35'20"W, A DISTANCE OF 538.86 FEET; THENCE  
 1822 S57°46'55"W, A DISTANCE OF 423.69 FEET; THENCE  
 1823 S02°26'22"W, A DISTANCE OF 1091.72 FEET; THENCE  
 1824 N88°23'59"W, A DISTANCE OF 1010.95 FEET TO AN  
 1825 INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF

1826 RYE ROAD NORTH AS RECORDED IN OFFICIAL RECORDS BOOK  
 1827 1855, PAGE 3892 OF THE PUBLIC RECORDS OF MANATEE  
 1828 COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT-OF-  
 1829 WAY LINE THE FOLLOWING SIX (6) COURSES: (1)  
 1830 N00°54'56"E, A DISTANCE OF 195.85 FEET; (2)  
 1831 N00°12'03"W, A DISTANCE OF 48.51 FEET; (3)  
 1832 N03°57'34"W, A DISTANCE OF 47.30 FEET; (4)  
 1833 N09°01'56"W, A DISTANCE OF 52.25 FEET; (5)  
 1834 N14°42'24"W, A DISTANCE OF 77.85 FEET; (6)  
 1835 N17°56'13"W, A DISTANCE OF 124.06 FEET TO AN  
 1836 INTERSECTION WITH THE SOUTH SECTION LINE OF THE  
 1837 NORTHWEST QUARTER OF SAID SECTION 13; THENCE CONTINUE  
 1838 ALONG SAID EASTERLY RIGHT-OF-WAY LINE AS RECORDED IN  
 1839 OFFICIAL RECORDS BOOK 1855, PAGE 3898 OF SAID PUBLIC  
 1840 RECORDS, THE FOLLOWING FIFTEEN (15) COURSES: (1)  
 1841 N17°55'47"W, A DISTANCE OF 175.80 FEET; (2)  
 1842 N17°47'38"W, A DISTANCE OF 72.63 FEET; (3)  
 1843 N17°19'23"W, A DISTANCE OF 72.18 FEET; (4)  
 1844 N16°55'35"W, A DISTANCE OF 59.76 FEET; (5)  
 1845 N15°49'23"W, A DISTANCE OF 85.64 FEET; (6)  
 1846 N14°49'30"W, A DISTANCE OF 388.16 FEET; (7)  
 1847 N14°34'46"W, A DISTANCE OF 25.43 FEET; (8)  
 1848 N13°34'36"W, DISTANCE OF 29.17 FEET; (9) N12°28'42"W,  
 1849 A DISTANCE OF 27.70 FEET; (10) N12°27'24"W, A DISTANCE  
 1850 OF 125.00 FEET; (11) N12°31'55"W, A DISTANCE OF 762.65

1851 FEET; (12) N13°01'08"W, A DISTANCE OF 727.28 FEET;  
 1852 (13) N13°15'10"W, A DISTANCE OF 137.72 FEET; (14)  
 1853 N12°33'11"W, A DISTANCE OF 15.62 FEET; (15)  
 1854 N12°54'21"W, A DISTANCE OF 43.67 FEET TO AN  
 1855 INTERSECTION WITH THE SOUTH SECTION LINE OF THE  
 1856 SOUTHWEST QUARTER OF SAID SECTION 12; THENCE CONTINUE  
 1857 ALONG SAID EASTERLY RIGHT-OF-WAY LINE AS RECORDED IN  
 1858 OFFICIAL RECORDS BOOK 1855, PAGE 3904 OF SAID PUBLIC  
 1859 RECORDS, THE FOLLOWING EIGHT (8) COURSES: (1)  
 1860 N12°53'55"W, A DISTANCE OF 138.39 FEET; (2)  
 1861 N12°47'11"W, A DISTANCE OF 42.51 FEET; (3)  
 1862 N11°22'06"W, A DISTANCE OF 39.98 FEET; (4)  
 1863 N08°47'09"W, A DISTANCE OF 41.41 FEET; (5)  
 1864 N06°17'35"W, A DISTANCE OF 39.08 FEET; (6)  
 1865 N04°02'31"W, A DISTANCE OF 29.90 FEET; (7)  
 1866 N03°29'27"W, A DISTANCE OF 843.27 FEET; (8)  
 1867 N03°29'47"W, A DISTANCE OF 161.51 FEET; THENCE  
 1868 S89°18'58"E, A DISTANCE OF 142.21 FEET TO AN  
 1869 INTERSECTION WITH THE WEST LINE OF THE SOUTHWEST  
 1870 QUARTER OF SAID SECTION 12; THENCE ALONG SAID WEST  
 1871 LINE N01°16'45"E, A DISTANCE OF 1319.34 FEET TO THE  
 1872 SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID  
 1873 SECTION 12; THENCE ALONG SAID WEST LINE N01°15'36"E, A  
 1874 DISTANCE OF 2720.67 FEET TO THE NORTHEAST CORNER OF  
 1875 THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE ALONG

1876 SAID NORTH LINE N89°17'09"W, A DISTANCE OF 503.63 FEET  
 1877 TO AN INTERSECTION WITH THE EAST MAINTAINED RIGHT-OF-  
 1878 WAY LINE OF RYE ROAD NORTH; THENCE ALONG SAID EAST  
 1879 MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING THREE (3)  
 1880 COURSES: (1) N03°11'56"W, A DISTANCE OF 759.66 FEET TO  
 1881 THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING  
 1882 A RADIUS OF 2279.53 FEET; (2) ALONG SAID CURVE TO THE  
 1883 RIGHT THROUGH A CENTRAL ANGLE OF 7°16'46", A DISTANCE  
 1884 OF 289.61 FEET TO THE POINT OF TANGENCY; (3)  
 1885 N04°04'50"E, A DISTANCE OF 4345.36 FEET TO AN  
 1886 INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE  
 1887 OF COUNTY ROAD NO. 675 PER FLORIDA DEPARTMENT OF  
 1888 TRANSPORTATION RIGHT-OF-WAY MAP SECTION NUMBER 1351-  
 1889 201 (1311-201, 1311-101); THENCE ALONG SAID  
 1890 SOUTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE  
 1891 (3) COURSES: (1) S55°48'28"E, A DISTANCE OF 700.20  
 1892 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT  
 1893 HAVING A RADIUS OF 22,843.54 FEET; (2) ALONG SAID  
 1894 CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF  
 1895 1°17'00", A DISTANCE OF 511.66 FEET TO THE POINT OF  
 1896 TANGENCY; THENCE S54°31'28"E, A DISTANCE OF 17.33 TO  
 1897 AN INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY  
 1898 LINE OF COUNTY ROAD NO. 675 AS RECORDED IN OFFICIAL  
 1899 RECORDS BOOK 2700, PAGE 5252 OF SAID PUBLIC RECORDS;  
 1900 THENCE THE PERIMETER OF SAID RIGHT-OF-WAY LINE THE

1901 FOLLOWING SEVEN (7) COURSES: (1) S35°28'32"W, A  
 1902 DISTANCE OF 10.00 FEET; (2) S54°31'28"E, A DISTANCE OF  
 1903 21.62 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE  
 1904 RIGHT HAVING A RADIUS OF 3,959.36 FEET; (3) ALONG THE  
 1905 ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE  
 1906 OF 7°28'00", A DISTANCE OF 515.98 FEET TO THE POINT OF  
 1907 TANGENCY; (4) S47°03'28"E, A DISTANCE OF 168.06 FEET  
 1908 TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT  
 1909 HAVING A RADIUS OF 11,374.11 FEET; (5) ALONG THE ARC  
 1910 OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF  
 1911 3°18'00", A DISTANCE OF 655.10 FEET TO THE POINT OF  
 1912 TANGENCY; (6) S43°45'28"E, A DISTANCE OF 22.27 FEET;  
 1913 (7) N46°14'32"E, A DISTANCE OF 10.00 FEET TO AN  
 1914 INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY OF  
 1915 COUNTY ROAD NO. 675 PER FLORIDA DEPARTMENT OF  
 1916 TRANSPORTATION RIGHT-OF-WAY MAP SECTION NUMBER 1351-  
 1917 201 (1311-201, 1311-101); THENCE ALONG SAID  
 1918 SOUTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING NINE (9)  
 1919 COURSES: (1) S43°45'28"E, A DISTANCE OF 233.29 FEET TO  
 1920 THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING  
 1921 A RADIUS OF 9,747.26 FEET; (2) ALONG THE ARC OF SAID  
 1922 CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF  
 1923 3°14'00", A DISTANCE OF 550.06 FEET TO THE POINT OF  
 1924 TANGENCY; (3) S40°31'28"E, A DISTANCE OF 20.85 FEET;  
 1925 (4) N49°28'32"E, A DISTANCE OF 25.00 FEET; (5)

1926 S40°31'28"E, A DISTANCE OF 972.03 FEET TO THE POINT OF  
 1927 CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF  
 1928 68,804.90 FEET; (6) ALONG THE ARC OF SAID CURVE TO THE  
 1929 LEFT THROUGH A CENTRAL ANGLE OF 1°40'00", A DISTANCE  
 1930 OF 2001.45 FEET TO THE POINT OF TANGENCY; (7)  
 1931 S42°11'28"E, A DISTANCE OF 388.11 FEET TO THE POINT OF  
 1932 CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF  
 1933 68,804.24 FEET; (8) ALONG THE ARC OF SAID CURVE TO THE  
 1934 LEFT THROUGH A CENTRAL ANGLE OF 0°38'00", A DISTANCE  
 1935 OF 760.54 FEET TO THE POINT OF TANGENCY; (9)  
 1936 S42°49'28"E, A DISTANCE OF 377.54 FEET TO AN  
 1937 INTERSECTION WITH THE NORTH LINE OF THE NORTHWEST  
 1938 QUARTER OF SECTION 7, TOWNSHIP 34 SOUTH, RANGE 19  
 1939 EAST; THENCE ALONG SAID NORTH LINE N89°13'45"W, A  
 1940 DISTANCE OF 157.01 FEET TO THE NORTHEAST CORNER OF THE  
 1941 NORTHEAST QUARTER OF SAID SECTION 12; THENCE ALONG  
 1942 SAID EAST LINE S00°29'55"W, A DISTANCE OF 2676.05 FEET  
 1943 TO THE POINT OF BEGINNING.

1944  
 1945 ALL TOGETHER CONSISTING OF APPROXIMATELY 25,626 ACRES,  
 1946 MORE OR LESS.

1947  
 1948 Being subject to any rights-of-way, restrictions, and easements  
 1949 of record.

1950 Section 5. Board of supervisors; members and meetings;

1951 organization; powers; duties; terms of office; related election  
1952 requirements.—

1953 (1) The board of the district shall exercise the powers  
1954 granted to the district pursuant to this act. The board shall  
1955 consist of five members, each of whom shall hold office for a  
1956 term of 4 years, as provided in this section, except as  
1957 otherwise provided herein for initial board members, and until a  
1958 successor is chosen and qualified. The members of the board must  
1959 be residents of the state and citizens of the United States.

1960 (2)(a) Within 90 days after the effective date of this  
1961 act, there shall be held a meeting of the landowners of the  
1962 district for the purpose of electing five supervisors for the  
1963 district. Notice of the landowners' meeting shall be published  
1964 in a newspaper of general circulation in the general area of the  
1965 district once a week for 2 consecutive weeks, the last day of  
1966 such publication to be not fewer than 14 days nor more than 28  
1967 days before the date of the election. The landowners, when  
1968 assembled at such meeting, shall organize by electing a chair,  
1969 who shall conduct the meeting. The chair may be any person  
1970 present at the meeting. If the chair is a landowner or proxy  
1971 holder of a landowner, he or she may nominate candidates and  
1972 make and second motions. The landowners present at the meeting,  
1973 in person or by proxy, shall constitute a quorum. At any  
1974 landowners' meeting, 50 percent of the district acreage is not  
1975 required to constitute a quorum, and each governing board member

1976 elected by landowners shall be elected by a majority of the  
 1977 acreage represented either by owner or proxy present and voting  
 1978 at said meeting.

1979 (b) At such meeting, each landowner shall be entitled to  
 1980 cast one vote per acre of land owned by him or her and located  
 1981 within the district for each person to be elected. A landowner  
 1982 may vote in person or by proxy in writing. Each proxy must be  
 1983 signed by one of the legal owners of the property for which the  
 1984 vote is cast and must contain the typed or printed name of the  
 1985 individual who signed the proxy; the street address, legal  
 1986 description of the property, or tax parcel identification  
 1987 number; and the number of authorized votes. If the proxy  
 1988 authorizes more than one vote, each property must be listed and  
 1989 the number of acres of each property must be included. The  
 1990 signature on a proxy need not be notarized. A fraction of an  
 1991 acre shall be treated as 1 acre, entitling the landowner to one  
 1992 vote with respect thereto. The three candidates receiving the  
 1993 highest number of votes shall each be elected for terms expiring  
 1994 November 17, 2026, and the two candidates receiving the next  
 1995 highest number of votes shall each be elected for terms expiring  
 1996 November 19, 2024, with the term of office for each successful  
 1997 candidate commencing upon election. The members of the first  
 1998 board elected by landowners shall serve their respective terms;  
 1999 however, the next election of board members shall be held on the  
 2000 first Tuesday after the first Monday in November 2024.



2001 Thereafter, there shall be an election by landowners for the  
 2002 district every 2 years on the first Tuesday after the first  
 2003 Monday in November, which shall be noticed pursuant to paragraph  
 2004 (a). The second and subsequent landowners' election shall be  
 2005 announced at a public meeting of the board at least 90 days  
 2006 before the date of the landowners' meeting and shall also be  
 2007 noticed pursuant to paragraph (a). Instructions on how all  
 2008 landowners may participate in the election, along with sample  
 2009 proxies, shall be provided during the board meeting that  
 2010 announces the landowners' meeting. Each supervisor elected in or  
 2011 after November 2024 shall serve a 4-year term.

2012 (3)(a)1. The board may not exercise the ad valorem taxing  
 2013 power authorized by this act until such time as all members of  
 2014 the board are qualified electors who are elected by qualified  
 2015 electors of the district.

2016 2.a. Regardless of whether the district has proposed to  
 2017 levy ad valorem taxes, board members shall be elected by  
 2018 qualified electors of the district as the district becomes  
 2019 populated with qualified electors. The transition shall occur  
 2020 such that the composition of the board, after the first general  
 2021 election following a trigger of the qualified elector population  
 2022 thresholds set forth below, shall be as follows:

2023 (I) Once 44,100 qualified electors reside within the  
 2024 district, one governing board member shall be a person who is a  
 2025 qualified elector of the district and who was elected by the

2026 qualified electors, and four governing board members shall be  
2027 persons who were elected by the landowners.

2028 (II) Once 88,200 qualified electors reside within the  
2029 district, two governing board members shall be persons who are  
2030 qualified electors of the district and who were elected by the  
2031 qualified electors, and three governing board members shall be  
2032 persons elected by the landowners.

2033 (III) Once 132,300 qualified electors reside within the  
2034 district, three governing board members shall be persons who are  
2035 qualified electors of the district and who were elected by the  
2036 qualified electors, and two governing board members shall be  
2037 persons who were elected by the landowners.

2038 (IV) Once 176,400 qualified electors reside within the  
2039 district, four governing board members shall be persons who are  
2040 qualified electors of the district and who were elected by the  
2041 qualified electors, and one governing board member shall be a  
2042 person who was elected by the landowners.

2043 (V) Once 198,450 qualified electors reside within the  
2044 district, all five governing board members shall be persons who  
2045 are qualified electors of the district and who were elected by  
2046 the qualified electors.

2047  
2048 Nothing in this sub-subparagraph is intended to require an  
2049 election before the expiration of an existing board member's  
2050 term.

2051 b. On or before June 1 of each election year, the board  
2052 shall determine the number of qualified electors in the district  
2053 as of the immediately preceding April 15. The board shall use  
2054 and rely upon the official records maintained by the supervisor  
2055 of elections and property appraiser or tax collector in Manatee  
2056 County in making this determination. Such determination shall be  
2057 made at a properly noticed meeting of the board and shall become  
2058 a part of the official minutes of the district.

2059 c. All governing board members elected by qualified  
2060 electors shall be elected at large at an election occurring as  
2061 provided in subsection (2) and this subsection.

2062 d. All governing board members elected by qualified  
2063 electors shall reside in the district.

2064 e. Once the district qualifies to have any of its board  
2065 members elected by the qualified electors of the district, the  
2066 initial and all subsequent elections by the qualified electors  
2067 of the district shall be held at the general election in  
2068 November. The board shall adopt a resolution, if necessary, to  
2069 implement this requirement. The transition process described  
2070 herein is intended to be in lieu of the process set forth in s.  
2071 189.041, Florida Statutes.

2072 (b) Elections of board members by qualified electors held  
2073 pursuant to this subsection shall be nonpartisan and shall be  
2074 conducted in the manner prescribed by general law for holding  
2075 general elections. Board members shall assume the office on the

2076 second Tuesday following their election.

2077 (c) Candidates seeking election to office by qualified  
 2078 electors under this subsection shall conduct their campaigns in  
 2079 accordance with chapter 106, Florida Statutes, and shall file  
 2080 qualifying papers and qualify for individual seats in accordance  
 2081 with s. 99.061, Florida Statutes.

2082 (d) The supervisor of elections shall appoint the  
 2083 inspectors and clerks of elections, prepare and furnish the  
 2084 ballots, designate polling places, and canvass the returns of  
 2085 the election of board members by qualified electors. The county  
 2086 canvassing board shall declare and certify the results of the  
 2087 election.

2088 (4) Members of the board, regardless of how elected, shall  
 2089 be public officers, shall be known as supervisors, and, upon  
 2090 entering into office, shall take and subscribe to the oath of  
 2091 office as prescribed by s. 876.05, Florida Statutes. Members of  
 2092 the board shall be subject to ethics and conflict of interest  
 2093 laws of the state that apply to all local public officers. They  
 2094 shall hold office for the terms for which they were elected or  
 2095 appointed and until their successors are chosen and qualified.  
 2096 If, during the term of office, a vacancy occurs, the remaining  
 2097 members of the board shall fill each vacancy by an appointment  
 2098 for the remainder of the unexpired term.

2099 (5) Any elected member of the board of supervisors may be  
 2100 removed by the Governor for malfeasance, misfeasance,

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2101 dishonesty, incompetency, or failure to perform the duties  
2102 imposed upon him or her by this act, and any vacancies that may  
2103 occur in such office for such reasons shall be filled by the  
2104 Governor as soon as practicable.

2105 (6) A majority of the members of the board constitutes a  
2106 quorum for the purposes of conducting its business and  
2107 exercising its powers and for all other purposes. Action taken  
2108 by the district shall be upon a vote of a majority of the  
2109 members present unless general law or a rule of the district  
2110 requires a greater number.

2111 (7) As soon as practicable after each election or  
2112 appointment, the board shall organize by electing one of its  
2113 members as chair and by electing a secretary, who need not be a  
2114 member of the board, and such other officers as the board may  
2115 deem necessary.

2116 (8) The board shall keep a permanent record book entitled  
2117 "Record of Proceedings of Northlake Stewardship District," in  
2118 which shall be recorded minutes of all meetings, resolutions,  
2119 proceedings, certificates, bonds given by all employees, and any  
2120 and all corporate acts. The record book and all other district  
2121 records shall at reasonable times be opened to inspection in the  
2122 same manner as state, county, and municipal records pursuant to  
2123 chapter 119, Florida Statutes. The record book shall be kept at  
2124 the office or other regular place of business maintained by the  
2125 board in a designated location in Manatee County.

2126 (9) Each supervisor may not be entitled to receive  
2127 compensation for his or her services in excess of the limits  
2128 established in s. 190.006(8), Florida Statutes, or any other  
2129 provision of general law; however, each supervisor shall receive  
2130 travel and per diem expenses as set forth in s. 112.061, Florida  
2131 Statutes.

2132 (10) All meetings of the board shall be open to the public  
2133 and governed by chapter 286, Florida Statutes.

2134 Section 6. Board of supervisors; general duties.-

2135 (1) DISTRICT MANAGER AND EMPLOYEES.-The board shall employ  
2136 and fix the compensation of a district manager, who shall have  
2137 charge and supervision of the works of the district and shall be  
2138 responsible for preserving and maintaining any improvement or  
2139 facility constructed or erected pursuant to this act, for  
2140 maintaining and operating the equipment owned by the district,  
2141 and for performing such other duties as may be prescribed by the  
2142 board. It is not a conflict of interest or an abuse of public  
2143 position under chapter 112, Florida Statutes, for a board  
2144 member, the district manager, or another employee of the  
2145 district to be a stockholder, officer, or employee of a  
2146 landowner. The district manager may hire or otherwise employ and  
2147 terminate the employment of such other persons, including,  
2148 without limitation, professional, supervisory, and clerical  
2149 employees, as may be necessary and authorized by the board. The  
2150 compensation and other conditions of employment of the officers

2151 and employees of the district shall be as provided by the board.

2152 (2) TREASURER.—The board shall designate a person who is a  
 2153 resident of the state as treasurer of the district, who shall  
 2154 have charge of the funds of the district. Such funds shall be  
 2155 disbursed only upon the order of or pursuant to a resolution of  
 2156 the board by warrant or check countersigned by the treasurer and  
 2157 by such other person as may be authorized by the board. The  
 2158 board may give the treasurer such other or additional powers and  
 2159 duties as the board may deem appropriate and may fix his or her  
 2160 compensation. The board may require the treasurer to give a bond  
 2161 in such amount, on such terms, and with such sureties as may be  
 2162 deemed satisfactory to the board to secure the performance by  
 2163 the treasurer of his or her powers and duties. The financial  
 2164 records of the board shall be audited by an independent  
 2165 certified public accountant in accordance with the requirements  
 2166 of general law.

2167 (3) PUBLIC DEPOSITORY.—The board is authorized to select  
 2168 as a depository for its funds any qualified public depository as  
 2169 defined in s. 280.02, Florida Statutes, which meets all the  
 2170 requirements of chapter 280, Florida Statutes, and has been  
 2171 designated by the treasurer as a qualified public depository  
 2172 upon such terms and conditions as to the payment of interest by  
 2173 such depository upon the funds so deposited as the board may  
 2174 deem just and reasonable.

2175 (4) BUDGET; REPORTS AND REVIEWS.—

2176 (a) The district shall provide financial reports in such  
2177 form and such manner as prescribed pursuant to this act and  
2178 chapter 218, Florida Statutes.

2179 (b) On or before July 15 of each year, the district  
2180 manager shall prepare a proposed budget for the ensuing fiscal  
2181 year to be submitted to the board for board approval. The  
2182 proposed budget shall include at the direction of the board an  
2183 estimate of all necessary expenditures of the district for the  
2184 ensuing fiscal year and an estimate of income to the district  
2185 from the taxes and assessments provided in this act. The board  
2186 shall consider the proposed budget item by item and may either  
2187 approve the budget as proposed by the district manager or modify  
2188 the same in part or in whole. The board shall indicate its  
2189 approval of the budget by resolution, which resolution shall  
2190 provide for a hearing on the budget as approved. Notice of the  
2191 hearing on the budget shall be published in a newspaper of  
2192 general circulation in the general area of the district once a  
2193 week for 2 consecutive weeks, except that the first publication  
2194 shall be no fewer than 15 days before the date of the hearing.  
2195 The notice shall further contain a designation of the day, time,  
2196 and place of the public hearing. At the day, time, and place  
2197 designated in the notice, the board shall hear all objections to  
2198 the budget as proposed and may make such changes as the board  
2199 deems necessary. At the conclusion of the budget hearing, the  
2200 board shall, by resolution, adopt the budget as finally approved



2201 by the board. The budget shall be adopted before October 1 of  
 2202 each year.

2203 (c) At least 60 days before adoption, the board of  
 2204 supervisors of the district shall submit to the Board of County  
 2205 Commissioners of Manatee County, for purposes of disclosure and  
 2206 information only, the proposed annual budget for the ensuing  
 2207 fiscal year, and the board of county commissioners may submit  
 2208 written comments to the board of supervisors solely for the  
 2209 assistance and information of the board of supervisors in  
 2210 adopting its annual district budget.

2211 (d) The board of supervisors shall submit annually a  
 2212 public facilities report to the Board of County Commissioners of  
 2213 Manatee County pursuant to s. 189.08, Florida Statutes. The  
 2214 Board of County Commissioners of Manatee County may use and rely  
 2215 on the district's public facilities report in the preparation or  
 2216 revision of the Manatee County comprehensive plan.

2217 (5) DISCLOSURE OF PUBLIC INFORMATION; WEB-BASED PUBLIC  
 2218 ACCESS.—The district shall take affirmative steps to provide for  
 2219 the full disclosure of information relating to the public  
 2220 financing and maintenance of improvements to real property  
 2221 undertaken by the district. Such information shall be made  
 2222 available to all existing and prospective residents of the  
 2223 district. The district shall furnish each developer of a  
 2224 residential development within the district with sufficient  
 2225 copies of that information to provide each prospective initial

2226 purchaser of property in that development with a copy; and any  
 2227 developer of a residential development within the district, when  
 2228 required by general law to provide a public offering statement,  
 2229 shall include a copy of such information relating to the public  
 2230 financing and maintenance of improvements in the public offering  
 2231 statement. The district shall file the disclosure documents  
 2232 required by this subsection and any amendments thereto in the  
 2233 property records of each county in which the district is  
 2234 located. By the end of the first full fiscal year of the  
 2235 district's creation, the district shall maintain an official  
 2236 Internet website in accordance with s. 189.069, Florida  
 2237 Statutes.

2238 (6) GENERAL POWERS.—The district shall have, and the board  
 2239 may exercise, the following general powers:

2240 (a) To sue and be sued in the name of the district; to  
 2241 adopt and use a seal and authorize the use of a facsimile  
 2242 thereof; to acquire, by purchase, gift, devise, or otherwise,  
 2243 and to dispose of, real and personal property, or any estate  
 2244 therein; and to make and execute contracts and other instruments  
 2245 necessary or convenient to the exercise of its powers.

2246 (b) To apply for coverage of its employees under the  
 2247 Florida Retirement System in the same manner as if such  
 2248 employees were state employees.

2249 (c) To contract for the services of consultants to perform  
 2250 planning, engineering, legal, or other appropriate services of a

2251 professional nature. Such contracts shall be subject to public  
2252 bidding or competitive negotiation requirements as set forth in  
2253 general law applicable to independent special districts.

2254 (d) To borrow money and accept gifts; to apply for and use  
2255 grants or loans of money or other property from the United  
2256 States, the state, a unit of local government, or any person for  
2257 any district purposes and enter into agreements required in  
2258 connection therewith; and to hold, use, and dispose of such  
2259 moneys or property for any district purposes in accordance with  
2260 the terms of the gift, grant, loan, or agreement relating  
2261 thereto.

2262 (e) To adopt and enforce rules and orders pursuant to  
2263 chapter 120, Florida Statutes, prescribing the powers, duties,  
2264 and functions of the officers of the district; the conduct of  
2265 the business of the district; the maintenance of the records of  
2266 the district; and the form of certificates evidencing tax liens  
2267 of the district and all other documents and records of the  
2268 district. The board may also adopt and enforce administrative  
2269 rules with respect to any of the projects of the district and  
2270 define the area to be included therein. The board may also adopt  
2271 resolutions which may be necessary for the conduct of district  
2272 business.

2273 (f) To maintain an office at such place or places as the  
2274 board of supervisors designates in Manatee County and within the  
2275 district when facilities are available.

2276        (g) To hold, control, and acquire by donation, purchase,  
2277 or condemnation, or dispose of, any public easements,  
2278 dedications to public use, platted reservations for public  
2279 purposes, or any reservations for those purposes authorized by  
2280 this act and to make use of such easements, dedications, or  
2281 reservations for the purposes authorized by this act.

2282        (h) To lease as lessor or lessee to or from any person,  
2283 firm, corporation, association, or body, public or private, any  
2284 projects of the type that the district is authorized to  
2285 undertake and facilities or property of any nature for the use  
2286 of the district to carry out the purposes authorized by this  
2287 act.

2288        (i) To borrow money and issue bonds, certificates,  
2289 warrants, notes, or other evidence of indebtedness as provided  
2290 herein; to levy such taxes and assessments as may be authorized;  
2291 and to charge, collect, and enforce fees and other user charges.

2292        (j) To raise, by user charges or fees authorized by  
2293 resolution of the board, amounts of money which are necessary  
2294 for the conduct of district activities and services and to  
2295 enforce their receipt and collection in the manner prescribed by  
2296 resolution not inconsistent with general law.

2297        (k) To exercise all powers of eminent domain now or  
2298 hereafter conferred on counties in this state; provided,  
2299 however, that such power of eminent domain may not be exercised  
2300 outside the territorial limits of the district unless the

2301 district receives prior approval by vote of a resolution of the  
 2302 governing body of the county if the taking will occur in an  
 2303 unincorporated area in that county, or the governing body of the  
 2304 city if the taking will occur in an incorporated area. The  
 2305 district does not have the power to exercise eminent domain over  
 2306 municipal, county, state, or federal property. The powers  
 2307 hereinabove granted to the district shall be so construed to  
 2308 enable the district to fulfill the objects and purposes of the  
 2309 district as set forth in this act.

2310 (l) To cooperate with, or contract with, other  
 2311 governmental agencies as may be necessary, convenient,  
 2312 incidental, or proper in connection with any of the powers,  
 2313 duties, or purposes authorized by this act.

2314 (m) To assess and to impose upon lands in the district ad  
 2315 valorem taxes as provided by this act.

2316 (n) If and when authorized by general law, to determine,  
 2317 order, levy, impose, collect, and enforce maintenance taxes.

2318 (o) To determine, order, levy, impose, collect, and  
 2319 enforce assessments pursuant to this act and chapter 170,  
 2320 Florida Statutes, pursuant to authority granted in s. 197.3631,  
 2321 Florida Statutes, or pursuant to other provisions of general law  
 2322 now or hereinafter enacted which provide or authorize a  
 2323 supplemental means to order, levy, impose, or collect special  
 2324 assessments. Such special assessments, at the discretion of the  
 2325 district, may be collected and enforced pursuant to ss. 197.3632

2326 and 197.3635, Florida Statutes, and chapters 170 and 173,  
 2327 Florida Statutes, as they may be amended from time to time, or  
 2328 as provided by this act, or by other means authorized by general  
 2329 law now or hereinafter enacted. The district may levy such  
 2330 special assessments for the purposes provided in this act and to  
 2331 pay special assessments imposed by Manatee County on lands  
 2332 within the district.

2333 (p) To exercise such special powers and other express  
 2334 powers as may be authorized and granted by this act in the  
 2335 charter of the district, including powers as provided in any  
 2336 interlocal agreement entered into pursuant to chapter 163,  
 2337 Florida Statutes, or which shall be required or permitted to be  
 2338 undertaken by the district pursuant to any development order,  
 2339 including any detailed specific area plan development order, or  
 2340 any interlocal service agreement with Manatee County for fair-  
 2341 share capital construction funding for any certain capital  
 2342 facilities or systems required of a developer pursuant to any  
 2343 applicable development order or agreement.

2344 (q) To exercise all of the powers necessary, convenient,  
 2345 incidental, or proper in connection with any other powers or  
 2346 duties or the special and limited purpose of the district  
 2347 authorized by this act.

2348  
 2349 This subsection shall be construed liberally in order to  
 2350 effectively carry out the special and limited purpose of this

2351 act.

2352 (7) SPECIAL POWERS.—The district shall have, and the board

2353 may exercise, the following special powers to implement its

2354 lawful and special purpose and to provide, pursuant to that

2355 purpose, systems, facilities, services, improvements, projects,

2356 works, and infrastructure, each of which constitutes a lawful

2357 public purpose when exercised pursuant to this charter, subject

2358 to, and not inconsistent with, general law regarding utility

2359 providers' territorial and service agreements; the regulatory

2360 jurisdiction and permitting authority of all other applicable

2361 governmental bodies, agencies, and any special districts having

2362 authority with respect to any area included therein; and to

2363 plan, establish, acquire, construct or reconstruct, enlarge or

2364 extend, equip, operate, finance, fund, and maintain

2365 improvements, systems, facilities, services, works, projects,

2366 and infrastructure. Any or all of the following special powers

2367 are granted by this act in order to implement the special and

2368 limited purpose of the district but do not constitute

2369 obligations to undertake such improvements, systems, facilities,

2370 services, works, projects, or infrastructure:

2371 (a) To provide water management and control for the lands

2372 within the district, including irrigation systems and

2373 facilities, and to connect some or any of such facilities with

2374 roads and bridges. In the event that the board assumes the

2375 responsibility for providing water management and control for

2376 the district which is to be financed by benefit special  
2377 assessments, the board shall adopt plans and assessments  
2378 pursuant to general law or may proceed to adopt water management  
2379 and control plans, assess for benefits, and apportion and levy  
2380 special assessments as follows:

2381 1. The board shall cause to be made by the district's  
2382 engineer, or such other engineer or engineers as the board may  
2383 employ for that purpose, complete and comprehensive water  
2384 management and control plans for the lands located within the  
2385 district that will be improved in any part or in whole by any  
2386 system of facilities that may be outlined and adopted, and the  
2387 engineer shall make a report in writing to the board with maps  
2388 and profiles of said surveys and an estimate of the cost of  
2389 carrying out and completing the plans.

2390 2. Upon the completion of such plans, the board shall hold  
2391 a hearing thereon to hear objections thereto, shall give notice  
2392 of the time and place fixed for such hearing by publication in a  
2393 newspaper of general circulation in the general area of the  
2394 district once a week for 2 consecutive weeks, and shall permit  
2395 the inspection of the plan at the office of the district by all  
2396 persons interested. All objections to the plan shall be filed at  
2397 or before the time fixed in the notice for the hearing and shall  
2398 be in writing.

2399 3. After the hearing, the board shall consider the  
2400 proposed plan and any objections thereto and may modify, reject,



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2401 or adopt the plan or continue the hearing until a day certain  
2402 for further consideration of the proposed plan or modifications  
2403 thereof.

2404 4. When the board approves a plan, a resolution shall be  
2405 adopted and a certified copy thereof shall be filed in the  
2406 office of the secretary and incorporated by him or her into the  
2407 records of the district.

2408 5. The water management and control plan may be altered in  
2409 detail from time to time until the engineer's report pursuant to  
2410 s. 298.301, Florida Statutes, is filed, but not in such manner  
2411 as to materially affect the conditions of its adoption. After  
2412 the engineer's report has been filed, the plan may not be  
2413 altered except as provided by this act.

2414 6. Within 20 days after the final adoption of the plan by  
2415 the board, the board shall proceed pursuant to s. 298.301,  
2416 Florida Statutes.

2417 (b) To provide water supply, sewer, wastewater, and  
2418 reclaimed water management, reclamation, and reuse, or any  
2419 combination thereof, and any irrigation systems, facilities, and  
2420 services and to construct and operate water systems, sewer  
2421 systems, irrigation systems, and reclaimed water systems such as  
2422 connecting intercepting or outlet sewers and sewer mains and  
2423 pipes and water mains, conduits, or pipelines in, along, and  
2424 under any street, alley, highway, or other public place or way,  
2425 and to dispose of any water, effluent, residue, or other

2426 byproduct of such water system, sewer system, irrigation system  
 2427 or reclaimed water system, and to enter into interlocal  
 2428 agreements and other agreements with public or private entities  
 2429 for the same.

2430 (c) To provide any necessary bridges, culverts, wildlife  
 2431 corridors, or road crossings across any drain, ditch, canal,  
 2432 floodway, holding basin, excavation, public highway, tract,  
 2433 grade, fill, or cut and roadways over levees and embankments,  
 2434 and to construct any and all of such works and improvements  
 2435 across, through, or over any public right-of way, highway,  
 2436 grade, fill, or cut.

2437 (d) To provide district or other roads equal to or  
 2438 exceeding the specifications of the county in which such  
 2439 district or other roads are located, and to provide street  
 2440 lighting. This special power includes, but is not limited to,  
 2441 roads, parkways, intersections, bridges, landscaping,  
 2442 hardscaping, irrigation, bicycle lanes, sidewalks, jogging  
 2443 paths, multiuse pathways and trails, street lighting, traffic  
 2444 signals, regulatory or informational signage, road striping,  
 2445 underground conduit, underground cable or fiber or wire  
 2446 installed pursuant to an agreement with or tariff of a retail  
 2447 provider of services, and all other customary elements of a  
 2448 functioning modern road system in general or as tied to the  
 2449 conditions of development approval for the area within and  
 2450 without the district, and parking facilities that are

2451 freestanding or that may be related to any innovative strategic  
2452 intermodal system of transportation pursuant to applicable  
2453 federal, state, and local laws and ordinances.

2454 (e) To provide buses, trolleys, rail access, mass transit  
2455 facilities, transit shelters, ridesharing facilities and  
2456 services, parking improvements, and related signage.

2457 (f) To provide investigation and remediation costs  
2458 associated with the cleanup of actual or perceived environmental  
2459 contamination within the district under the supervision or  
2460 direction of a competent governmental authority unless the  
2461 covered costs benefit any person who is a landowner within the  
2462 district and who caused or contributed to the contamination.

2463 (g) To provide observation, mitigation, wetland creation,  
2464 and wildlife habitat areas, including the maintenance of any  
2465 plant or animal species, and any related interest in real or  
2466 personal property.

2467 (h) Using its general and special powers as set forth in  
2468 this act, to provide any other project within or without the  
2469 boundaries of the district when the project is the subject of an  
2470 agreement between the district and the Board of County  
2471 Commissioners of Manatee County or with any other applicable  
2472 public or private entity and is not inconsistent with the  
2473 effective local comprehensive plans.

2474 (i) To provide parks and facilities for indoor and outdoor  
2475 recreational, cultural, and educational uses.

2476 (j) To provide school buildings and related structures,  
 2477 which may be leased, sold, or donated to the school district,  
 2478 for use in the educational system when authorized by the  
 2479 district school board.

2480 (k) To provide fire prevention and control, including fire  
 2481 stations, water mains and plugs, fire trucks, and other vehicles  
 2482 and equipment.

2483 (l) To provide security, including electronic intrusion-  
 2484 detection systems and patrol cars, when authorized by proper  
 2485 governmental agencies, and to contract with the appropriate  
 2486 local general-purpose government agencies for an increased level  
 2487 of such services within the district boundaries.

2488 (m) To provide control and elimination of mosquitoes and  
 2489 other arthropods of public health importance.

2490 (n) To enter into impact fee, mobility fee, or other  
 2491 similar credit agreements with Manatee County or other  
 2492 governmental bodies or a landowner developer and to sell or  
 2493 assign such credits on such terms as the district deems  
 2494 appropriate.

2495 (o) To provide buildings and structures for district  
 2496 offices, maintenance facilities, meeting facilities, town  
 2497 centers, or any other projects authorized or granted by this  
 2498 act.

2499 (p) To establish and create, at noticed meetings, such  
 2500 departments of the board of supervisors of the district, as well

2501 as committees, task forces, boards, or commissions, or other  
2502 agencies under the supervision and control of the district, as  
2503 from time to time the members of the board may deem necessary or  
2504 desirable in the performance of the acts or other things  
2505 necessary to exercise the board's general or special powers to  
2506 implement an innovative project to carry out the special and  
2507 limited purpose of the district as provided in this act and to  
2508 delegate the exercise of its powers to such departments, boards,  
2509 task forces, committees, or other agencies, and such  
2510 administrative duties and other powers as the board may deem  
2511 necessary or desirable, but only if there is a set of expressed  
2512 limitations for accountability, notice, and periodic written  
2513 reporting to the board that shall retain the powers of the  
2514 board.

2515 (q) To provide electrical, sustainable, or green  
2516 infrastructure improvements, facilities, and services,  
2517 including, but not limited to, recycling of natural resources,  
2518 reduction of energy demands, development and generation of  
2519 alternative or renewable energy sources and technologies,  
2520 mitigation of urban heat islands, sequestration, capping or  
2521 trading of carbon emissions or carbon emissions credits, LEED or  
2522 Florida Green Building Coalition certification, and development  
2523 of facilities and improvements for low-impact development; to  
2524 enter into joint ventures, public-private partnerships, and  
2525 other agreements; and to grant such easements as may be

2526 necessary to accomplish the foregoing. Nothing herein shall  
 2527 authorize the district to provide electric service to retail  
 2528 customers or otherwise act to impair electric utility franchise  
 2529 agreements.

2530 (r) To provide for any facilities or improvements that may  
 2531 otherwise be provided for by any county or municipality,  
 2532 including, but not limited to, libraries, annexes, substations,  
 2533 and other buildings to house public officials, staff, and  
 2534 employees.

2535 (s) To provide waste collection and disposal.

2536 (t) To provide for the construction and operation of  
 2537 communications systems and related infrastructure for the  
 2538 carriage and distribution of communications services; to enter  
 2539 into joint ventures, public-private partnerships, and other  
 2540 agreements; and to grant such easements as may be necessary to  
 2541 accomplish the foregoing. For purposes of this paragraph,  
 2542 communications systems means all facilities, buildings,  
 2543 equipment, items, and methods necessary or desirable in order to  
 2544 provide communications services, including, without limitation,  
 2545 wires, cables, conduits, wireless cell sites, computers, modems,  
 2546 satellite antennae sites, transmission facilities, network  
 2547 facilities, and appurtenant devices necessary and appropriate to  
 2548 support the provision of communications services. Communications  
 2549 services includes, without limitation, Internet, voice  
 2550 telephone, or similar services provided by voice-over-Internet

2551 protocol, cable television, data transmission, electronic  
2552 security monitoring, and multi-channel video programming  
2553 distribution. Nothing herein shall authorize the district to  
2554 provide communications services to retail customers or otherwise  
2555 act to impair existing service provider franchise agreements.  
2556 However, the district may contract with such providers for  
2557 resale purposes, provided the district complies with s. 350.81,  
2558 Florida Statutes, when contracting for resale purposes.

2559 (u) To provide health care facilities and to enter into  
2560 public-private partnerships and agreements as may be necessary  
2561 to accomplish the foregoing.

2562 (v) To coordinate, work with, and, as the board deems  
2563 appropriate, enter into interlocal agreements with any public or  
2564 private entity for the provision of an institution or  
2565 institutions of higher education.

2566 (w) To coordinate, work with, and, as the board deems  
2567 appropriate, enter into public-private partnerships and  
2568 agreements as may be necessary or useful to effectuate the  
2569 purposes of this act.

2570  
2571 The special powers provided in this act may not be deemed  
2572 exclusive or restrictive but shall be deemed to incorporate all  
2573 powers express or implied necessary or incident to carrying out  
2574 such special powers, including the general powers provided by  
2575 this act to the district to implement its purposes. This

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2576 subsection shall be construed liberally in order to effectively  
2577 carry out the special and limited purpose of the district under  
2578 this act.

2579 (8) ISSUANCE OF BOND ANTICIPATION NOTES.—In addition to  
2580 the other powers provided for in this act, and not in limitation  
2581 thereof, the district shall have the power, at any time and from  
2582 time to time after the issuance of any bonds of the district are  
2583 authorized, to borrow money for the purposes for which such  
2584 bonds are to be issued in anticipation of the receipt of the  
2585 proceeds of the sale of such bonds and to issue bond  
2586 anticipation notes in a principal sum not in excess of the  
2587 authorized maximum amount of such bond issue. Such notes shall  
2588 be in such denomination or denominations, bear interest at such  
2589 rate as the board may determine, not to exceed the maximum rate  
2590 allowed by general law, mature at such time or times not later  
2591 than 5 years after the date of issuance, and be in such form and  
2592 executed in such manner as the board shall prescribe. Such notes  
2593 may be sold at either public or private sale or, if such notes  
2594 shall be renewal notes, may be exchanged for notes then  
2595 outstanding on such terms as the board shall determine. Such  
2596 notes shall be paid from the proceeds of such bonds when issued.  
2597 The board may, in its discretion, in lieu of retiring the notes  
2598 by means of bonds, retire them by means of current revenues or  
2599 from any taxes or assessments levied for the payment of such  
2600 bonds, but, in such event, a like amount of the bonds authorized



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2601 may not be issued.

2602 (9) BORROWING.—The district at any time may obtain loans,  
2603 in such amount and on such terms and conditions as the board may  
2604 approve, for the purpose of paying any of the expenses of the  
2605 district or any costs incurred or that may be incurred in  
2606 connection with any of the projects of the district, which loans  
2607 shall bear such interest as the board determines, not to exceed  
2608 the maximum rate allowed by general law, and may be payable from  
2609 and secured by a pledge of such funds, revenues, taxes, and  
2610 assessments as the board may determine; provided, however, that  
2611 the provisions contained in any proceeding under which bonds  
2612 were theretofore issued and are then outstanding. For the  
2613 purpose of defraying such costs and expenses, the district may  
2614 issue negotiable notes, warrants, or other evidences of debt to  
2615 be payable at such times and to bear such interest as the board  
2616 may determine, not to exceed the maximum rate allowed by general  
2617 law, and to be sold or discounted at such price or prices not  
2618 less than 95 percent of par value and on such terms as the board  
2619 may deem advisable. The board shall have the right to provide  
2620 for the payment thereof by pledging the whole or any part of the  
2621 funds, revenues, taxes, and assessments of the district or by  
2622 covenanting to budget and appropriate from such funds. The  
2623 approval of the electors residing in the district is only  
2624 necessary when required by the State Constitution.

2625 (10) BONDS.—

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2626        (a) Sale of bonds.—Bonds may be sold in blocks or  
2627 installments at different times, or an entire issue or series  
2628 may be sold at one time. Bonds may be sold at public or private  
2629 sale after such advertisement, if any, as the board may deem  
2630 advisable, but in no event at less than 90 percent of the par  
2631 value thereof, together with accrued interest thereon. Bonds may  
2632 be sold or exchanged for refunding bonds. Special assessment and  
2633 revenue bonds may be delivered by the district as payment of the  
2634 purchase price of any project or part thereof, or a combination  
2635 of projects or parts thereof, or as the purchase price or  
2636 exchange for any property, real, personal, or mixed, including  
2637 franchises or services rendered by any contractor, engineer, or  
2638 other person, all at one time or in blocks from time to time, in  
2639 such manner and upon such terms as the board at its discretion  
2640 shall determine. The price or prices for any bonds sold,  
2641 exchanged, or delivered may be:

- 2642            1. The money paid for the bonds.  
2643            2. The principal amount, plus accrued interest to the date  
2644 of redemption or exchange, or outstanding obligations exchanged  
2645 for refunding bonds.  
2646            3. In the case of special assessment or revenue bonds, the  
2647 amount of any indebtedness to contractors or other persons paid  
2648 with such bonds, or the fair value of any properties exchanged  
2649 for the bonds, as determined by the board.

2650        (b) Authorization and form of bonds.—Any general

2651 obligation bonds, special assessment bonds, or revenue bonds may  
2652 be authorized by resolution or resolutions of the board which  
2653 shall be adopted by a majority of all the members thereof then  
2654 in office. Such resolution or resolutions may be adopted at the  
2655 same meeting at which they are introduced and need not be  
2656 published or posted. The board may, by resolution, authorize the  
2657 issuance of bonds and fix the aggregate amount of bonds to be  
2658 issued; the purpose or purposes for which the moneys derived  
2659 therefrom shall be expended, including, but not limited to,  
2660 payment of costs as defined in section 2; the rate or rates of  
2661 interest, not to exceed the maximum rate allowed by general law;  
2662 the denomination of the bonds; whether the bonds are to be  
2663 issued in one or multiple series; the date or dates of maturity,  
2664 which may not exceed 40 years after their respective dates of  
2665 issuance; the medium of payment; the place or places within or  
2666 without the state at which payment shall be made; registration  
2667 privileges; redemption terms and privileges, whether with or  
2668 without premium; the manner of execution; the form of the bonds,  
2669 including any interest coupons to be attached thereto; the  
2670 manner of execution of bonds and coupons; and any and all other  
2671 terms, covenants, and conditions thereof and the establishment  
2672 of revenue or other funds. Such authorizing resolution or  
2673 resolutions may further provide for the contracts authorized by  
2674 s. 159.825(1)(f) and (g), Florida Statutes, regardless of the  
2675 tax treatment of such bonds being authorized, subject to the

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2676 finding by the board of a net saving to the district resulting  
2677 by reason thereof. Such authorizing resolution may further  
2678 provide that such bonds may be executed in accordance with the  
2679 Registered Public Obligations Act, except that bonds not issued  
2680 in registered form shall be valid if manually countersigned by  
2681 an officer designated by appropriate resolution of the board.  
2682 The seal of the district may be affixed, lithographed, engraved,  
2683 or otherwise reproduced in facsimile on such bonds. In case any  
2684 officer whose signature shall appear on any bonds or coupons  
2685 shall cease to be such officer before the delivery of such  
2686 bonds, such signature or facsimile shall nevertheless be valid  
2687 and sufficient for all purposes as if he or she had remained in  
2688 office until such delivery.

2689 (c) Interim certificates; replacement certificates.—  
2690 Pending the preparation of definitive bonds, the board may issue  
2691 interim certificates or receipts or temporary bonds, in such  
2692 form and with such provisions as the board may determine,  
2693 exchangeable for definitive bonds when such bonds have been  
2694 executed and are available for delivery. The board may also  
2695 provide for the replacement of any bonds which become mutilated,  
2696 lost, or destroyed.

2697 (d) Negotiability of bonds.—Any bond issued under this act  
2698 or any temporary bond, in the absence of an express recital on  
2699 the face thereof that it is nonnegotiable, shall be fully  
2700 negotiable and shall be and constitute a negotiable instrument

2701 within the meaning and for all purposes of the law merchant and  
 2702 general law.

2703 (e) Defeasance.—The board may make such provision with  
 2704 respect to the defeasance of the right, title, and interest of  
 2705 the holders of any of the bonds and obligations of the district  
 2706 in any revenues, funds, or other properties by which such bonds  
 2707 are secured as the board deems appropriate and, without  
 2708 limitation on the foregoing, may provide that when such bonds or  
 2709 obligations become due and payable or shall have been called for  
 2710 redemption and the whole amount of the principal and interest  
 2711 and premium, if any, due and payable upon the bonds or  
 2712 obligations then outstanding shall be held in trust for such  
 2713 purpose, and provision shall also be made for paying all other  
 2714 sums payable in connection with such bonds or other obligations,  
 2715 and in such event the right, title, and interest of the holders  
 2716 of the bonds in any revenues, funds, or other properties by  
 2717 which such bonds are secured shall thereupon cease, terminate,  
 2718 and become void; and the board may apply any surplus in any  
 2719 sinking fund established in connection with such bonds or  
 2720 obligations and all balances remaining in all other funds or  
 2721 accounts other than moneys held for the redemption or payment of  
 2722 the bonds or other obligations to any lawful purpose of the  
 2723 district as the board shall determine.

2724 (f) Issuance of additional bonds.—If the proceeds of any  
 2725 bonds are less than the cost of completing the project in

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2726 connection with which such bonds were issued, the board may  
2727 authorize the issuance of additional bonds, upon such terms and  
2728 conditions as the board may provide in the resolution  
2729 authorizing the issuance thereof, but only in compliance with  
2730 the resolution or other proceedings authorizing the issuance of  
2731 the original bonds.

2732 (g) Refunding bonds.—The district is authorized to issue  
2733 bonds to provide for the retirement or refunding of any bonds or  
2734 obligations of the district that at the time of such issuance  
2735 are or subsequent thereto become due and payable, or that at the  
2736 time of issuance have been called or are, or will be, subject to  
2737 call for redemption within 10 years thereafter, or the surrender  
2738 of which can be procured from the holders thereof at prices  
2739 satisfactory to the board. Refunding bonds may be issued at any  
2740 time that in the judgment of the board such issuance will be  
2741 advantageous to the district. Approval of the qualified electors  
2742 residing in the district is not required for the issuance of  
2743 refunding bonds except in cases in which such approval is  
2744 required by the State Constitution. The board may by resolution  
2745 confer upon the holders of such refunding bonds all rights,  
2746 powers, and remedies to which the holders would be entitled if  
2747 they continued to be the owners and had possession of the bonds  
2748 for the refinancing of which such refunding bonds are issued,  
2749 including, but not limited to, the preservation of the lien of  
2750 such bonds on the revenues of any project or on pledged funds,

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2751 without extinguishment, impairment, or diminution thereof. The  
2752 provisions of this act relating to bonds of the district shall,  
2753 unless the context otherwise requires, govern the issuance of  
2754 refunding bonds, the form and other details thereof, the rights  
2755 of the holders thereof, and the duties of the board with respect  
2756 to such bonds.

2757 (h) Revenue bonds.—

2758 1. The district shall have the power to issue revenue  
2759 bonds from time to time without limitation as to amount. Such  
2760 revenue bonds may be secured by, or payable from, the gross or  
2761 net pledge of the revenues to be derived from any project or  
2762 combination of projects; from the rates, fees, or other charges  
2763 to be collected from the users of any project or projects; from  
2764 any revenue-producing undertaking or activity of the district;  
2765 from special assessments; from benefit special assessments; or  
2766 from any other source or pledged security. Such bonds do not  
2767 constitute an indebtedness of the district and the approval of  
2768 the qualified electors is not required unless such bonds are  
2769 additionally secured by the full faith and credit and taxing  
2770 power of the district.

2771 2. Any two or more projects may be combined and  
2772 consolidated into a single project and may hereafter be operated  
2773 and maintained as a single project. The revenue bonds authorized  
2774 herein may be issued to finance any one or more of such  
2775 projects, regardless of whether such projects have been combined

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2776 and consolidated into a single project. If the board deems it  
2777 advisable, the proceedings authorizing such revenue bonds may  
2778 provide that the district may thereafter combine the projects  
2779 then being financed or theretofore financed with other projects  
2780 to be subsequently financed by the district and that revenue  
2781 bonds to be thereafter issued by the district shall be on parity  
2782 with the revenue bonds then being issued, all on such terms,  
2783 conditions, and limitations as shall have been provided in the  
2784 proceeding which authorized the original bonds.

2785 (i) General obligation bonds.—

2786 1. Subject to the limitations of this charter, the  
2787 district shall have the power to issue general obligation bonds  
2788 to finance or refinance capital projects or to refund  
2789 outstanding bonds in an aggregate principal amount of bonds  
2790 outstanding at any one time not in excess of 35 percent of the  
2791 assessed value of the taxable property within the district as  
2792 shown on the pertinent tax records at the time of the  
2793 authorization of the general obligation bonds for which the full  
2794 faith and credit of the district is pledged. Except for  
2795 refunding bonds, general obligation bonds may not be issued  
2796 unless the bonds are issued to finance or refinance a capital  
2797 project and the issuance has been approved at an election held  
2798 in accordance with the requirements for such election as  
2799 prescribed by the State Constitution. Such elections shall be  
2800 called to be held in the district by the Board of County



2801 Commissioners of Manatee County upon the request of the board of  
2802 the district. The expenses of calling and holding an election  
2803 shall be at the expense of the district and the district shall  
2804 reimburse the county for any expenses incurred in calling or  
2805 holding such election.

2806 2. The district may pledge its full faith and credit for  
2807 the payment of the principal and interest on such general  
2808 obligation bonds and for any reserve funds provided therefor and  
2809 may unconditionally and irrevocably pledge itself to levy ad  
2810 valorem taxes on all taxable property in the district, to the  
2811 extent necessary for the payment thereof, without limitation as  
2812 to rate or amount.

2813 3. If the board determines to issue general obligation  
2814 bonds for more than one capital project, the approval of the  
2815 issuance of the bonds for each and all such projects may be  
2816 submitted to the electors on one ballot. The failure of the  
2817 electors to approve the issuance of bonds for any one or more  
2818 capital projects does not defeat the approval of bonds for any  
2819 capital project which has been approved by the electors.

2820 4. In arriving at the amount of general obligation bonds  
2821 permitted to be outstanding at any one time pursuant to  
2822 subparagraph 1., there may not be included any general  
2823 obligation bonds that are additionally secured by the pledge of:

2824 a. Any assessments levied in an amount sufficient to pay  
2825 the principal and interest on the general obligation bonds so

2826 additionally secured, which assessments have been equalized and  
 2827 confirmed by resolution of the board pursuant to this act or s.  
 2828 170.08, Florida Statutes.

2829 b. Water revenues, sewer revenues, or water and sewer  
 2830 revenues of the district to be derived from user fees in an  
 2831 amount sufficient to pay the principal and interest on the  
 2832 general obligation bonds so additionally secured.

2833 c. Any combination of assessments and revenues described  
 2834 in sub-subparagraphs a. and b.

2835 (j) Bonds as legal investment or security.-

2836 1. Notwithstanding any other provision of law to the  
 2837 contrary, all bonds issued under this act shall constitute legal  
 2838 investments for savings banks, banks, trust companies, insurance  
 2839 companies, executors, administrators, trustees, guardians, and  
 2840 other fiduciaries and for any board, body, agency,  
 2841 instrumentality, county, municipality, or other political  
 2842 subdivision of the state and shall be and constitute security  
 2843 which may be deposited by banks or trust companies as security  
 2844 for deposits of state, county, municipal, or other public funds  
 2845 or by insurance companies as required or voluntary statutory  
 2846 deposits.

2847 2. Any bonds issued by the district shall be incontestable  
 2848 in the hands of bona fide purchasers or holders for value and  
 2849 are not invalid because of any irregularity or defect in the  
 2850 proceedings for the issuance and sale thereof.

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2851        (k) Covenants.—Any resolution authorizing the issuance of  
2852 bonds may contain such covenants as the board may deem  
2853 advisable, and all such covenants shall constitute valid and  
2854 legally binding and enforceable contracts between the district  
2855 and the bondholders, regardless of the time of issuance thereof.  
2856 Such covenants may include, without limitation, covenants  
2857 concerning the disposition of the bond proceeds; the use and  
2858 disposition of project revenues; the pledging of revenues,  
2859 taxes, and assessments; the obligations of the district with  
2860 respect to the operation of the project and the maintenance of  
2861 adequate project revenues; the issuance of additional bonds; the  
2862 appointment, powers, and duties of trustees and receivers; the  
2863 acquisition of outstanding bonds and obligations; restrictions  
2864 on the establishment of competing projects or facilities;  
2865 restrictions on the sale or disposal of the assets and property  
2866 of the district; the priority of assessment liens; the priority  
2867 of claims by bondholders on the taxing power of the district;  
2868 the maintenance of deposits to ensure the payment of revenues by  
2869 users of district facilities and services; the discontinuance of  
2870 district services by reason of delinquent payments; acceleration  
2871 upon default; the execution of necessary instruments; the  
2872 procedure for amending or abrogating covenants with the  
2873 bondholders; and such other covenants as may be deemed necessary  
2874 or desirable for the security of the bondholders.  
2875        (l) Validation proceedings.—The power of the district to

2876 issue bonds under this act may be determined, and any of the  
 2877 bonds of the district maturing over a period of more than 5  
 2878 years shall be validated and confirmed, by court decree, under  
 2879 chapter 75, Florida Statutes, and laws amendatory thereof or  
 2880 supplementary thereto.

2881 (m) Tax exemption.—To the extent allowed by general law,  
 2882 all bonds issued hereunder and interest paid thereon and all  
 2883 fees, charges, and other revenues derived by the district from  
 2884 the projects provided by this act are exempt from all taxes by  
 2885 the state or by any political subdivision, agency, or  
 2886 instrumentality thereof; however, any interest, income, or  
 2887 profits on debt obligations issued hereunder are not exempt from  
 2888 the tax imposed by chapter 220, Florida Statutes. Further, the  
 2889 district is not exempt from chapter 212, Florida Statutes.

2890 (n) Application of s. 189.051, Florida Statutes.—Bonds  
 2891 issued by the district shall meet the criteria set forth in s.  
 2892 189.051, Florida Statutes.

2893 (o) Act furnishes full authority for issuance of bonds.—  
 2894 This act constitutes full and complete authority for the  
 2895 issuance of bonds and the exercise of the powers of the district  
 2896 provided herein. Procedures or proceedings, publications,  
 2897 notices, consents, approvals, orders, acts, or things by the  
 2898 board, or by any board, officer, commission, department, agency,  
 2899 or instrumentality of the district, other than those required by  
 2900 this act, are not required to perform anything under this act,

2901 except that the issuance or sale of bonds pursuant to this act  
 2902 shall comply with the general law requirements applicable to the  
 2903 issuance or sale of bonds by the district. This act does not  
 2904 authorize the district to utilize bond proceeds to fund the  
 2905 ongoing operations of the district.

2906 (p) Pledge by the state to the bondholders of the  
 2907 district.—The state pledges to the holders of any bonds issued  
 2908 under this act that it will not limit or alter the rights of the  
 2909 district to own, acquire, construct, reconstruct, improve,  
 2910 maintain, operate, or furnish the projects or to levy and  
 2911 collect the taxes, assessments, rentals, rates, fees, and other  
 2912 charges provided for herein and to fulfill the terms of any  
 2913 agreement made with the holders of such bonds or other  
 2914 obligations and that it will not in any way impair the rights or  
 2915 remedies of such holders.

2916 (q) Default.—A default on the bonds or obligations of the  
 2917 district does not constitute a debt or obligation of the state  
 2918 or any general-purpose local government of the state. In the  
 2919 event of a default or dissolution of the district, a general-  
 2920 purpose local government is not required to assume the property  
 2921 of the district, the debts of the district, or the district's  
 2922 obligations to complete any infrastructure improvements or  
 2923 provide any services to the district. Section 189.076(2),  
 2924 Florida Statutes, does not apply to the district.

2925 (11) TRUST AGREEMENTS.—Any issue of bonds shall be secured

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2926 by a trust agreement or resolution by and between the district  
2927 and a corporate trustee or trustees, which may be any trust  
2928 company or bank having the powers of a trust company within or  
2929 without the state. The resolution authorizing the issuance of  
2930 the bonds or such trust agreement may pledge the revenues to be  
2931 received from any projects of the district and may contain such  
2932 provisions for protecting and enforcing the rights and remedies  
2933 of the bondholders as the board may approve, including, without  
2934 limitation, covenants setting forth the duties of the district  
2935 in relation to the acquisition, construction, reconstruction,  
2936 improvement, maintenance, repair, operation, and insurance of  
2937 any projects; the fixing and revising of the rates, fees, and  
2938 charges; and the custody, safeguarding, and application of all  
2939 moneys and for the employment of consulting engineers in  
2940 connection with such acquisition, construction, reconstruction,  
2941 improvement, maintenance, repair, operation, or insurance. It  
2942 shall be lawful for any bank or trust company within or without  
2943 the state which may act as a depository of the proceeds of bonds  
2944 or of revenues to furnish such indemnifying bonds or to pledge  
2945 such securities as may be required by the district. Such  
2946 resolution or trust agreement may set forth the rights and  
2947 remedies of the bondholders and of the trustee, if any, and may  
2948 restrict the individual right of action by bondholders. The  
2949 board may provide for the payment of proceeds of the sale of the  
2950 bonds and the revenues of any project to such officer, board, or

2951 depository as it may designate for the custody thereof and may  
 2952 provide for the method of disbursement thereof with such  
 2953 safeguards and restrictions as it may determine. All expenses  
 2954 incurred in carrying out such resolution or trust agreement may  
 2955 be treated as part of the cost of operation of the project to  
 2956 which such trust agreement pertains.

2957 (12) AD VALOREM TAXES; ASSESSMENTS, BENEFIT SPECIAL  
 2958 ASSESSMENTS, MAINTENANCE SPECIAL ASSESSMENTS, AND SPECIAL  
 2959 ASSESSMENTS; MAINTENANCE TAXES.—

2960 (a) Ad valorem taxes.—At such time as all members of the  
 2961 board are qualified electors who are elected by qualified  
 2962 electors of the district, the board shall have the power to levy  
 2963 and assess an ad valorem tax on all the taxable property in the  
 2964 district to construct, operate, and maintain assessable  
 2965 improvements; to pay the principal of, and interest on, any  
 2966 general obligation bonds of the district; and to provide for any  
 2967 sinking or other funds established in connection with any such  
 2968 bonds. An ad valorem tax levied by the board for operating  
 2969 purposes, exclusive of debt service on bonds, may not exceed 3  
 2970 mills. The ad valorem tax provided for herein shall be in  
 2971 addition to county and all other ad valorem taxes provided for  
 2972 by general law. Such tax shall be assessed, levied, and  
 2973 collected in the same manner and at the same time as county  
 2974 taxes. The levy of ad valorem taxes must be approved by  
 2975 referendum as required by s. 9, Art. VII of the State

2976 Constitution.  
 2977 (b) Benefit special assessments.—The board annually shall  
 2978 determine, order, and levy the annual installment of the total  
 2979 benefit special assessments for bonds issued and related  
 2980 expenses to finance assessable improvements. These assessments  
 2981 may be due and collected during each year county taxes are due  
 2982 and collected, in which case such annual installment and levy  
 2983 shall be evidenced to and certified to the property appraiser by  
 2984 the board not later than August 31 of each year. Such assessment  
 2985 shall be entered by the property appraiser on the county tax  
 2986 rolls and shall be collected and enforced by the tax collector  
 2987 in the same manner and at the same time as county taxes, and the  
 2988 proceeds thereof shall be paid to the district. However, this  
 2989 subsection does not prohibit the district in its discretion from  
 2990 using the method provided in s. 197.3632, Florida Statutes, or  
 2991 chapter 173, Florida Statutes, as each may be amended from time  
 2992 to time, for collecting and enforcing these assessments. Each  
 2993 annual installment of benefit special assessments shall be a  
 2994 lien on the property against which assessed until paid and shall  
 2995 be enforceable in like manner as county taxes. The amount of the  
 2996 assessment for the exercise of the district's powers under  
 2997 subsections (6) and (7) shall be determined by the board based  
 2998 upon a report of the district's engineer and assessed by the  
 2999 board upon such lands, which may be part or all of the lands  
 3000 within the district benefited by the improvement, apportioned



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3001 between benefited lands in proportion to the benefits received  
3002 by each tract of land. The board may, if it determines it is in  
3003 the best interests of the district, set forth in the proceedings  
3004 initially levying such benefit special assessments or in  
3005 subsequent proceedings a formula for the determination of an  
3006 amount which, when paid by a taxpayer with respect to any tax  
3007 parcel, shall constitute a prepayment of all future annual  
3008 installments of such benefit special assessments. The payment of  
3009 which amount with respect to such tax parcel shall relieve and  
3010 discharge such tax parcel of the lien of such benefit special  
3011 assessments and any subsequent annual installment thereof. The  
3012 board may provide further that upon delinquency in the payment  
3013 of any annual installment of benefit special assessments, such  
3014 prepayment amount of all future annual installments of benefit  
3015 special assessments shall be and become immediately due and  
3016 payable together with such delinquent annual installment.

3017 (c) Non-ad valorem maintenance taxes.—If and when  
3018 authorized by general law, to maintain and to preserve the  
3019 physical facilities and services constituting the works,  
3020 improvements, or infrastructure owned by the district pursuant  
3021 to this act, to repair and restore any one or more of them, when  
3022 needed, and to defray the current expenses of the district,  
3023 including any sum which may be required to pay state and county  
3024 ad valorem taxes on any lands which may have been purchased and  
3025 which are held by the district under this act, the board of

3026 supervisors may, upon the completion of said systems,  
3027 facilities, services, works, improvements, or infrastructure, in  
3028 whole or in part, as may be certified to the board by the  
3029 engineer of the board, levy annually a non-ad valorem and non-  
3030 millage tax upon each tract or parcel of land within the  
3031 district, to be known as a "maintenance tax." A maintenance tax  
3032 shall be apportioned upon the basis of the net assessments of  
3033 benefits assessed as accruing from the original construction and  
3034 shall be evidenced to and certified by the board of supervisors  
3035 of the district not later than June 1 of each year to the  
3036 Manatee County Tax Collector and shall be extended on the tax  
3037 rolls and collected by the tax collector on the merged  
3038 collection roll of the tax collector in the same manner and at  
3039 the same time as county ad valorem taxes, and the proceeds  
3040 therefrom shall be paid to the district. The maintenance tax  
3041 shall be a lien until paid on the property against which  
3042 assessed and enforceable in like manner and of the same dignity  
3043 as county ad valorem taxes.

3044 (d) Maintenance special assessments.—To maintain and  
3045 preserve the facilities and projects of the district, the board  
3046 may levy a maintenance special assessment. This assessment may  
3047 be evidenced to and certified to the tax collector by the board  
3048 of supervisors not later than August 31 of each year and shall  
3049 be entered by the property appraiser on the county tax rolls and  
3050 shall be collected and enforced by the tax collector in the same

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3051 manner and at the same time as county taxes, and the proceeds  
3052 therefrom shall be paid to the district. However, this  
3053 subsection does not prohibit the district in its discretion from  
3054 using the method prescribed in s. 197.363, Florida Statutes, s.  
3055 197.3631, Florida Statutes, or s. 197.3632, Florida Statutes,  
3056 for collecting and enforcing these assessments. These  
3057 maintenance special assessments shall be a lien on the property  
3058 against which assessed until paid and shall be enforceable in  
3059 like manner as county taxes. The amount of the maintenance  
3060 special assessment for the exercise of the district's powers  
3061 under this section shall be determined by the board based upon a  
3062 report of the district's engineer and assessed by the board upon  
3063 such lands, which may be all of the lands within the district  
3064 benefited by the maintenance thereof, apportioned between the  
3065 benefited lands in proportion to the benefits received by each  
3066 tract of land.

3067 (e) Special assessments.—The board may levy and impose any  
3068 special assessments pursuant to this subsection.

3069 (f) Enforcement of taxes.—The collection and enforcement  
3070 of all taxes levied by the district shall be at the same time  
3071 and in like manner as county taxes and the provisions of general  
3072 law relating to the sale of lands for unpaid and delinquent  
3073 county taxes; the issuance, sale, and delivery of tax  
3074 certificates for such unpaid and delinquent county taxes; the  
3075 redemption thereof; the issuance to individuals of tax deeds

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3076 based thereon; and all other procedures in connection therewith  
3077 shall be applicable to the district to the same extent as if  
3078 such statutory provisions were expressly set forth in this act.

3079 All taxes shall be subject to the same discounts as county  
3080 taxes.

3081 (g) When unpaid tax is delinquent; penalty.—All taxes  
3082 provided for in this act shall become delinquent and bear  
3083 penalties on the amount of such taxes in the same manner as  
3084 county taxes.

3085 (h) Status of assessments.—Benefit special assessments,  
3086 maintenance special assessments, and special assessments are  
3087 hereby found and determined to be non-ad valorem assessments as  
3088 defined in s. 197.3632 (1) (d), Florida Statutes. Maintenance  
3089 taxes are non-ad valorem taxes and are not special assessments.

3090 (i) Assessments constitute liens; collection.—Any and all  
3091 assessments, including special assessments, benefit special  
3092 assessments, and maintenance special assessments authorized and  
3093 granted by this subsection and maintenance taxes if authorized  
3094 by general law, shall constitute a lien on the property against  
3095 which assessed from the date of levy and imposition thereof  
3096 until paid, coequal with the lien of state, county, municipal,  
3097 and school board taxes. These assessments may be collected, at  
3098 the district's discretion, under authority of s. 197.3631,  
3099 Florida Statutes, as amended from time to time, by the tax  
3100 collector pursuant to ss. 197.3632 and 197.3635, Florida

3101 Statutes, as amended from time to time, or in accordance with  
3102 other collection measures provided by general law. In addition  
3103 to, and not in limitation of, any powers otherwise set forth  
3104 herein or in general law, these assessments may also be enforced  
3105 pursuant to chapter 173, Florida Statutes, as amended from time  
3106 to time.

3107 (j) Land owned by governmental entity.—Except as otherwise  
3108 provided by general law, a levy of ad valorem taxes or non-ad  
3109 valorem assessments under this act or chapter 170, Florida  
3110 Statutes, or chapter 197, Florida Statutes, or otherwise by the  
3111 board of the district on property of a governmental entity that  
3112 is subject to a ground lease as described in s. 190.003(14),  
3113 Florida Statutes, does not constitute a lien or encumbrance on  
3114 the underlying fee interest of such governmental entity.

3115 (13) SPECIAL ASSESSMENTS.—

3116 (a) As an alternative method to the levy and imposition of  
3117 special assessments pursuant to chapter 170, Florida Statutes,  
3118 pursuant to the authority under s. 197.3631, Florida Statutes,  
3119 or pursuant to other provisions of general law, now or hereafter  
3120 enacted, which provide a supplemental means or authority to  
3121 impose, levy, and collect special assessments as otherwise  
3122 authorized under this act, the board may levy and impose special  
3123 assessments to finance the exercise of any of its powers  
3124 permitted under this act using the following uniform procedures:

3125 1. At a noticed meeting, the board of supervisors of the

3126 district may consider and review an engineer's report on the  
3127 costs of the systems, facilities, and services to be provided, a  
3128 preliminary special assessment methodology, and a preliminary  
3129 roll based on acreage or platted lands, depending upon whether  
3130 platting has occurred.

3131 a. The special assessment methodology shall address and  
3132 discuss and the board shall consider whether the systems,  
3133 facilities, and services being contemplated will result in  
3134 special benefits peculiar to the property, different in kind and  
3135 degree than general benefits, as a logical connection between  
3136 the systems, facilities, and services themselves and the  
3137 property, and whether the duty to pay the special assessments by  
3138 the property owners is apportioned in a manner that is fair and  
3139 equitable and not in excess of the special benefit received. It  
3140 shall be fair and equitable to designate a fixed proportion of  
3141 the annual debt service, together with interest thereon, on the  
3142 aggregate principal amount of bonds issued to finance such  
3143 systems, facilities, and services which give rise to unique,  
3144 special, and peculiar benefits to property of the same or  
3145 similar characteristics under the special assessment methodology  
3146 so long as such fixed proportion does not exceed the unique,  
3147 special, and peculiar benefits enjoyed by such property from  
3148 such systems, facilities, and services.

3149 b. The engineer's cost report shall identify the nature of  
3150 the proposed systems, facilities, and services, their location,

3151 a cost breakdown plus a total estimated cost, including cost of  
3152 construction or reconstruction, labor, and materials, lands,  
3153 property, rights, easements, franchises, or systems, facilities,  
3154 and services to be acquired; cost of plans and specifications  
3155 and surveys of estimates of costs and revenues; costs of  
3156 engineering, legal, and other professional consultation  
3157 services; and other expenses or costs necessary or incident to  
3158 determining the feasibility or practicability of such  
3159 construction, reconstruction, or acquisition, administrative  
3160 expenses, relationship to the authority and power of the  
3161 district in its charter, and such other expenses or costs as may  
3162 be necessary or incident to the financing to be authorized by  
3163 the board of supervisors.

3164 c. The preliminary special assessment roll shall be in  
3165 accordance with the assessment methodology as may be adopted by  
3166 the board of supervisors; the special assessment roll shall be  
3167 completed as promptly as possible and shall show the acreage,  
3168 lots, lands, or plats assessed and the amount of the fairly and  
3169 reasonably apportioned assessment based on special and peculiar  
3170 benefit to the property, lot, parcel, or acreage of land; and,  
3171 if the special assessment against such lot, parcel, acreage, or  
3172 portion of land is to be paid in installments, the number of  
3173 annual installments in which the special assessment is divided  
3174 shall be entered into and shown upon the special assessment  
3175 roll.

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3176        2. The board of supervisors of the district may determine  
3177 and declare by an initial special assessment resolution to levy  
3178 and assess the special assessments with respect to assessable  
3179 improvements stating the nature of the systems, facilities, and  
3180 services, improvements, projects, or infrastructure constituting  
3181 such assessable improvements, the information in the engineer's  
3182 cost report, the information in the special assessment  
3183 methodology as determined by the board at the noticed meeting  
3184 and referencing and incorporating as part of the resolution the  
3185 engineer's cost report, the preliminary special assessment  
3186 methodology, and the preliminary special assessment roll as  
3187 referenced exhibits to the resolution by reference. If the board  
3188 determines to declare and levy the special assessments by the  
3189 initial special assessment resolution, the board shall also  
3190 adopt and declare a notice resolution which shall provide and  
3191 cause the initial special assessment resolution to be published  
3192 in a newspaper of general circulation in Manatee County once a  
3193 week for 2 consecutive weeks and said board shall by the same  
3194 resolution fix a time and place at which the owner or owners of  
3195 the property to be assessed or any other persons interested  
3196 therein may appear before said board and be heard as to the  
3197 propriety and advisability of making such improvements, as to  
3198 the costs thereof, as to the manner of payment therefor, and as  
3199 to the amount thereof to be assessed against each property so  
3200 improved. Thirty days' notice in writing of such time and place



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3201 shall be given to such property owners. The notice shall include  
3202 the amount of the special assessment and shall be served by  
3203 mailing a copy to each assessed property owner at his or her  
3204 last known address, the names and addresses of such property  
3205 owners to be obtained from the record of the property appraiser  
3206 of the county political subdivision in which the land is located  
3207 or from such other sources as the district manager or engineer  
3208 deems reliable. Proof of such mailing shall be made by the  
3209 affidavit of the manager of the district or by the engineer,  
3210 said proof to be filed with the district manager. Failure to  
3211 mail said notice or notices does not invalidate any of the  
3212 proceedings hereunder. It is provided further that the last  
3213 publication shall be at least 1 week before the date of the  
3214 hearing on the final special assessment resolution. Said notice  
3215 shall describe the general areas to be improved and advise all  
3216 persons interested that the description of each property to be  
3217 assessed and the amount to be assessed to each piece, parcel,  
3218 lot, or acre of property may be ascertained at the office of the  
3219 manager of the district. Such service by publication shall be  
3220 verified by the affidavit of the publisher and filed with the  
3221 district manager. Moreover, the initial special assessment  
3222 resolution with its attached, referenced, and incorporated  
3223 engineer's cost report, preliminary special assessment  
3224 methodology, and preliminary special assessment roll, along with  
3225 the notice resolution, shall be available for public inspection

3226 at the office of the manager and the office of the engineer or  
 3227 any other office designated by the board of supervisors in the  
 3228 notice resolution. Notwithstanding the foregoing, the landowners  
 3229 of all of the property which is proposed to be assessed may give  
 3230 the district written notice of waiver of any notice and  
 3231 publication provided for in this subparagraph. However, such  
 3232 notice and publication is not required, provided that any  
 3233 meeting of the board of supervisors to consider such resolution  
 3234 is a publicly noticed meeting.

3235 3. At the time and place named in the noticed resolution  
 3236 as provided for in subparagraph 2., the board of supervisors of  
 3237 the district shall meet and hear testimony from affected  
 3238 property owners as to the propriety and advisability of making  
 3239 the systems, facilities, services, projects, works,  
 3240 improvements, or infrastructure and funding them with  
 3241 assessments referenced in the initial special assessment  
 3242 resolution on the property. Following the testimony and  
 3243 questions from the members of the board or any professional  
 3244 advisors to the district of the preparers of the engineer's cost  
 3245 report, the special assessment methodology, and the special  
 3246 assessment roll, the board of supervisors shall make a final  
 3247 decision on whether to levy and assess the particular special  
 3248 assessments. Thereafter, the board of supervisors shall meet as  
 3249 an equalizing board to hear and to consider any and all  
 3250 complaints as to the particular special assessments and shall

3251 adjust and equalize the special assessments to ensure proper  
3252 assessment based on the benefit conferred on the property.  
3253 4. When so equalized and approved by resolution or  
3254 ordinance by the board of supervisors, to be called the final  
3255 special assessment resolution, a final special assessment roll  
3256 shall be filed with the clerk of the board and such special  
3257 assessment shall stand confirmed and remain legal, valid, and  
3258 binding first liens on the property against which such special  
3259 assessments are made until paid, equal in dignity to the first  
3260 liens of ad valorem taxation of county and municipal governments  
3261 and school boards. However, upon completion of the systems,  
3262 facilities, services, projects, improvements, works, or  
3263 infrastructure, the district shall credit to each of the  
3264 assessments the difference in the special assessment as  
3265 originally made, approved, levied, assessed, and confirmed and  
3266 the proportionate part of the actual cost of the improvement to  
3267 be paid by the particular special assessments as finally  
3268 determined upon the completion of the improvement; but in no  
3269 event shall the final special assessment exceed the amount of  
3270 the special and peculiar benefits as apportioned fairly and  
3271 reasonably to the property from the system, facility, or service  
3272 being provided as originally assessed. Promptly after such  
3273 confirmation, the special assessment shall be recorded by the  
3274 clerk of the district in the minutes of the proceedings of the  
3275 district, and the record of the lien in this set of minutes

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3276 shall constitute prima facie evidence of its validity. The board  
3277 of supervisors, in its sole discretion, may, by resolution,  
3278 grant a discount equal to all or a part of the payee's  
3279 proportionate share of the cost of the project consisting of  
3280 bond financing costs, such as capitalized interest, funded  
3281 reserves, and bond discounts included in the estimated cost of  
3282 the project, upon payment in full of any special assessments  
3283 during such period before the time such financing costs are  
3284 incurred as may be specified by the board of supervisors in such  
3285 resolution.

3286 5. District special assessments may be made payable in  
3287 installments over no more than 40 years after the date of the  
3288 payment of the first installment thereof and may bear interest  
3289 at fixed or variable rates.

3290 (b) Notwithstanding any provision of this act or chapter  
3291 170, Florida Statutes, that portion of s. 170.09, Florida  
3292 Statutes, which provides that special assessments may be paid  
3293 without interest at any time within 30 days after the  
3294 improvement is completed and a resolution accepting the same has  
3295 been adopted by the governing authority is not applicable to any  
3296 district special assessments, whether imposed, levied, and  
3297 collected pursuant to this act or any other provision of general  
3298 law, including, but not limited to, chapter 170, Florida  
3299 Statutes.

3300 (c) In addition, the district is authorized expressly in

3301 the exercise of its rulemaking power to adopt rules that provide  
3302 for notice, levy, imposition, equalization, and collection of  
3303 assessments.

3304 (14) ISSUANCE OF CERTIFICATES OF INDEBTEDNESS BASED ON  
3305 ASSESSMENTS FOR ASSESSABLE IMPROVEMENTS; ASSESSMENT BONDS.—

3306 (a) The board may, after any special assessments or  
3307 benefit special assessments for assessable improvements are  
3308 made, determined, and confirmed as provided in this act, issue  
3309 certificates of indebtedness for the amount so assessed against  
3310 the abutting property or property otherwise benefited, as the  
3311 case may be, and separate certificates shall be issued against  
3312 each part or parcel of land or property assessed, which  
3313 certificates shall state the general nature of the improvement  
3314 for which the assessment is made. The certificates shall be  
3315 payable in annual installments in accordance with the  
3316 installments of the special assessment for which they are  
3317 issued. The board may determine the interest to be borne by such  
3318 certificates, not to exceed the maximum rate allowed by general  
3319 law, and may sell such certificates at either private or public  
3320 sale and determine the form, manner of execution, and other  
3321 details of such certificates. The certificates shall recite that  
3322 they are payable only from the special assessments levied and  
3323 collected from the part or parcel of land or property against  
3324 which they are issued. The proceeds of such certificates may be  
3325 pledged for the payment of principal of and interest on any

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3326 revenue bonds or general obligation bonds issued to finance in  
3327 whole or in part such assessable improvement or, if not so  
3328 pledged, may be used to pay the cost or part of the cost of such  
3329 assessable improvements.

3330 (b) The district may also issue assessment bonds, revenue  
3331 bonds, or other obligations payable from a special fund into  
3332 which such certificates of indebtedness referred to in paragraph  
3333 (a) may be deposited or, if such certificates of indebtedness  
3334 have not been issued, may assign to such special fund for the  
3335 benefit of the holders of such assessment bonds or other  
3336 obligations, or to a trustee for such bondholders, the  
3337 assessment liens provided for in this act unless such  
3338 certificates of indebtedness or assessment liens have been  
3339 theretofore pledged for any bonds or other obligations  
3340 authorized hereunder. In the event of the creation of such  
3341 special fund and the issuance of such assessment bonds or other  
3342 obligations, the proceeds of such certificates of indebtedness  
3343 or assessment liens deposited therein shall be used only for the  
3344 payment of the assessment bonds or other obligations issued  
3345 under this section. The district is authorized to covenant with  
3346 the holders of such assessment bonds, revenue bonds, or other  
3347 obligations that it will diligently and faithfully enforce and  
3348 collect all the special assessments, and interest and penalties  
3349 thereon, for which such certificates of indebtedness or  
3350 assessment liens have been deposited in or assigned to such

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3351 fund; to foreclose such assessment liens so assigned to such  
3352 special fund or represented by the certificates of indebtedness  
3353 deposited in the special fund, after such assessment liens have  
3354 become delinquent, and deposit the proceeds derived from such  
3355 foreclosure, including interest and penalties, in such special  
3356 fund; and to make any other covenants deemed necessary or  
3357 advisable in order to properly secure the holders of such  
3358 assessment bonds or other obligations.

3359 (c) The assessment bonds, revenue bonds, or other  
3360 obligations issued under this subsection shall have such dates  
3361 of issuance and maturity as deemed advisable by the board;  
3362 however, the maturities of such assessment bonds or other  
3363 obligations may not be more than 2 years after the due date of  
3364 the last installment that will be payable on any of the special  
3365 assessments for which such assessment liens, or the certificates  
3366 of indebtedness representing such assessment liens, are assigned  
3367 to or deposited in such special fund.

3368 (d) Such assessment bonds, revenue bonds, or other  
3369 obligations issued under this subsection shall bear such  
3370 interest as the board may determine, not to exceed the maximum  
3371 rate allowed by general law, and shall be executed, shall have  
3372 such provisions for redemption before maturity, shall be sold in  
3373 such manner, and shall be subject to all of the applicable  
3374 provisions contained in this act for revenue bonds, except as  
3375 the same may be inconsistent with this subsection.

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3376 (e) All assessment bonds, revenue bonds, or other  
3377 obligations issued under this subsection shall be, shall  
3378 constitute, and shall have all the qualities and incidents of  
3379 negotiable instruments under the law merchant and general laws.

3380 (15) TAX LIENS.—All taxes of the district provided for in  
3381 this act, together with all penalties for default in the payment  
3382 of the same and all costs in collecting the same, including a  
3383 reasonable attorney fee fixed by the court and taxed as a cost  
3384 in the action brought to enforce payment, shall, from January 1  
3385 of each year the property is liable to assessment and until  
3386 paid, constitute a lien of equal dignity with the liens for  
3387 state and county taxes and other taxes of equal dignity with  
3388 state and county taxes upon all the lands against which such  
3389 taxes shall be levied. A sale of any of the real property within  
3390 the district for state and county or other taxes may not operate  
3391 to relieve or release the property so sold from the lien for  
3392 subsequent district taxes or installments of district taxes,  
3393 which lien may be enforced against such property as though no  
3394 such sale thereof had been made. In addition, for purposes of s.  
3395 197.552, Florida Statutes, the lien of all special assessments  
3396 levied by the district shall constitute a lien of record held by  
3397 a municipal or county governmental unit. Sections 194.171,  
3398 197.122, 197.333, and 197.432, Florida Statutes, are applicable  
3399 to district taxes with the same force and effect as if such  
3400 sections were expressly provided in this act.



3401 (16) PAYMENT OF TAXES AND REDEMPTION OF TAX LIENS BY THE  
 3402 DISTRICT; SHARING IN PROCEEDS OF TAX SALE.-

3403 (a) The district shall have the power and right to:

3404 1. Pay any delinquent state, county, district, municipal,  
 3405 or other tax or assessment upon lands located wholly or  
 3406 partially within the boundaries of the district.

3407 2. Redeem or purchase any tax sales certificates issued or  
 3408 sold on account of any state, county, district, municipal, or  
 3409 other taxes or assessments upon lands located wholly or  
 3410 partially within the boundaries of the district.

3411 (b) Delinquent taxes paid, or tax sales certificates  
 3412 redeemed or purchased, by the district, together with all  
 3413 penalties for the default in payment of the same and all costs  
 3414 in collecting the same and a reasonable attorney fee, shall  
 3415 constitute a lien in favor of the district of equal dignity with  
 3416 the liens of state and county taxes and other taxes of equal  
 3417 dignity with state and county taxes upon all the real property  
 3418 against which the taxes were levied. The lien of the district  
 3419 may be foreclosed in the manner provided in this act.

3420 (c) In any sale of land pursuant to s. 197.542, Florida  
 3421 Statutes, as may be amended from time to time, the district may  
 3422 certify to the clerk of the circuit court of the county holding  
 3423 such sale the amount of taxes due to the district upon the lands  
 3424 sought to be sold, and the district shall share in the  
 3425 disbursement of the sales proceeds in accordance with this act

3426 and under general law.

3427 (17) FORECLOSURE OF LIENS.—Any lien in favor of the  
 3428 district arising under this act may be foreclosed by the  
 3429 district by foreclosure proceedings in the name of the district  
 3430 in a court of competent jurisdiction as provided by general law  
 3431 in like manner as is provided in chapter 170, Florida Statutes,  
 3432 or chapter 173, Florida Statutes, and any amendments thereto,  
 3433 and those chapters shall be applicable to such proceedings with  
 3434 the same force and effect as if those chapters were expressly  
 3435 provided in this act. Any act required or authorized to be done  
 3436 by or on behalf of a municipality in foreclosure proceedings  
 3437 under chapter 170, Florida Statutes, or chapter 173, Florida  
 3438 Statutes, may be performed by such officer or agent of the  
 3439 district as the board of supervisors may designate. Such  
 3440 foreclosure proceedings may be brought at any time after the  
 3441 expiration of 1 year after the date any tax, or installment  
 3442 thereof, becomes delinquent; however, no lien shall be  
 3443 foreclosed against any political subdivision or agency of the  
 3444 state. Other legal remedies shall remain available.

3445 (18) MANDATORY USE OF CERTAIN DISTRICT SYSTEMS,  
 3446 FACILITIES, AND SERVICES.—To the full extent permitted by  
 3447 general law, the district shall require all lands, buildings,  
 3448 premises, persons, firms, and corporations within the district  
 3449 to use the facilities of the district.

3450 (19) COMPETITIVE PROCUREMENT; BIDS; NEGOTIATIONS; RELATED

3451 PROVISIONS REQUIRED.—

3452 (a) A contract may not be let by the board for any goods,  
3453 supplies, or materials to be purchased when the amount thereof  
3454 to be paid by the district shall exceed the amount provided in  
3455 s. 287.017, Florida Statutes, for category four, unless notice  
3456 of bids shall be published in a newspaper of general circulation  
3457 in Manatee County at least once. Any board seeking to construct  
3458 or improve a public building, structure, or other public works  
3459 shall comply with the bidding procedures of s. 255.20, Florida  
3460 Statutes, as amended from time to time, and other applicable  
3461 general law. In each case, the bid of the lowest responsive and  
3462 responsible bidder shall be accepted unless all bids are  
3463 rejected because the bids are too high or the board determines  
3464 it is in the best interests of the district to reject all bids.  
3465 The board may require the bidders to furnish a bond with a  
3466 responsible surety to be approved by the board. Nothing in this  
3467 subsection shall prevent the board from undertaking and  
3468 performing the construction, operation, and maintenance of any  
3469 project or facility authorized by this act by the employment of  
3470 labor, material, and machinery.

3471 (b) The Consultants' Competitive Negotiation Act, s.  
3472 287.055, Florida Statutes, applies to contracts for engineering,  
3473 architecture, landscape architecture, or registered surveying  
3474 and mapping services let by the board.

3475 (c) Contracts for maintenance services for any district

3476 facility or project shall be subject to competitive bidding  
3477 requirements when the amount thereof to be paid by the district  
3478 exceeds the amount provided in s. 287.017, Florida Statutes, as  
3479 amended from time to time, for category four. The district shall  
3480 adopt rules, policies, or procedures establishing competitive  
3481 bidding procedures for maintenance services. Contracts for other  
3482 services may not be subject to competitive bidding unless the  
3483 district adopts a rule, policy, or procedure applying  
3484 competitive bidding procedures to said contracts. Nothing herein  
3485 shall preclude the use of requests for proposal instead of  
3486 invitations to bid as determined by the district to be in its  
3487 best interest.

3488 (20) FEES, RENTALS, AND CHARGES; PROCEDURE FOR ADOPTION  
3489 AND MODIFICATIONS; MINIMUM REVENUE REQUIREMENTS.

3490 (a) The district is authorized to prescribe, fix,  
3491 establish, and collect rates, fees, rentals, or other charges,  
3492 hereinafter sometimes referred to as "revenues," and to revise  
3493 the same from time to time, for the systems, facilities, and  
3494 services furnished by the district, within the limits of the  
3495 district, including, but not limited to, recreational  
3496 facilities, water management and control facilities, and water  
3497 and sewer systems; to recover the costs of making connection  
3498 with any district service, facility, or system; and to provide  
3499 for reasonable penalties against any user or property for any  
3500 such rates, fees, rentals, or other charges that are delinquent.

3501        (b) No such rates, fees, rentals, or other charges for any  
3502 of the facilities or services of the district shall be fixed  
3503 until after a public hearing at which all the users of the  
3504 proposed facility or services or owners, tenants, or occupants  
3505 served or to be served thereby and all other interested persons  
3506 shall have an opportunity to be heard concerning the proposed  
3507 rates, fees, rentals, or other charges. Rates, fees, rentals,  
3508 and other charges shall be adopted under the administrative  
3509 rulemaking authority of the district, but do not apply to  
3510 district leases. Notice of such public hearing setting forth the  
3511 proposed schedule or schedules of rates, fees, rentals, and  
3512 other charges shall have been published in a newspaper of  
3513 general circulation in Manatee County at least once and at least  
3514 10 days before such public hearing. The rulemaking hearing may  
3515 be adjourned from time to time. After such hearing, such  
3516 schedule or schedules, either as initially proposed or as  
3517 modified or amended, may be finally adopted. A copy of the  
3518 schedule or schedules of such rates, fees, rentals, or charges  
3519 as finally adopted shall be kept on file in an office designated  
3520 by the board and shall be open at all reasonable times to public  
3521 inspection. The rates, fees, rentals, or charges so fixed for  
3522 any class of users or property served shall be extended to cover  
3523 any additional users or properties thereafter served which shall  
3524 fall in the same class, without the necessity of any notice or  
3525 hearing.

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3526        (c) Such rates, fees, rentals, and charges shall be just  
3527 and equitable and uniform for users of the same class, and when  
3528 appropriate may be based or computed either upon the amount of  
3529 service furnished, upon the average number of persons residing  
3530 or working in or otherwise occupying the premises served, or  
3531 upon any other factor affecting the use of the facilities  
3532 furnished, or upon any combination of the foregoing factors, as  
3533 may be determined by the board on an equitable basis.

3534        (d) The rates, fees, rentals, or other charges prescribed  
3535 shall be such as will produce revenues, together with any other  
3536 assessments, taxes, revenues, or funds available or pledged for  
3537 such purpose, at least sufficient to provide for the following  
3538 items, but not necessarily in the order stated:

3539            1. To provide for all expenses of operation and  
3540 maintenance of such facility or service.

3541            2. To pay when due all bonds and interest thereon for the  
3542 payment of which such revenues are, or shall have been, pledged  
3543 or encumbered, including reserves for such purpose.

3544            3. To provide for any other funds which may be required  
3545 under the resolution or resolutions authorizing the issuance of  
3546 bonds pursuant to this act.

3547        (e) The board shall have the power to enter into contracts  
3548 for the use of the projects of the district and with respect to  
3549 the services, systems, and facilities furnished or to be  
3550 furnished by the district.

3551        (21) RECOVERY OF DELINQUENT CHARGES.-In the event that any  
 3552 rates, fees, rentals, charges, or delinquent penalties are not  
 3553 paid as and when due and are in default for 60 days or more, the  
 3554 unpaid balance thereof and all interest accrued thereon,  
 3555 together with reasonable attorney fees and costs, may be  
 3556 recovered by the district in a civil action.

3557        (22) DISCONTINUANCE OF SERVICES OR FACILITIES.-In the  
 3558 event the fees, rentals, or other charges for district services  
 3559 or facilities are not paid when due, the board shall have the  
 3560 power, under such reasonable rules and regulations as the board  
 3561 may adopt, to discontinue and shut off such services or  
 3562 facilities until such fees, rentals, or other charges, including  
 3563 interest, penalties, and charges for the shutting off and  
 3564 discontinuance and the restoration of such services or  
 3565 facilities, are fully paid; and, for such purposes, the board  
 3566 may enter on any lands, waters, or premises of any person, firm,  
 3567 corporation, or body, public or private, within the district  
 3568 limits. Such delinquent fees, rentals, or other charges,  
 3569 together with interest, penalties, and charges for the shutting  
 3570 off and discontinuance and the restoration of such services or  
 3571 facilities and reasonable attorney fees and other expenses, may  
 3572 be recovered by the district, which may also enforce payment of  
 3573 such delinquent fees, rentals, or other charges by any other  
 3574 lawful method of enforcement.

3575        (23) ENFORCEMENT AND PENALTIES.-The board or any aggrieved

3576 person may have recourse to such remedies in general law and at  
 3577 equity as may be necessary to ensure compliance with this act,  
 3578 including injunctive relief to enjoin or restrain any person  
 3579 violating this act or any bylaws, resolutions, regulations,  
 3580 rules, codes, or orders adopted under this act. In case any  
 3581 building or structure is erected, constructed, reconstructed,  
 3582 altered, repaired, converted, or maintained, or any building,  
 3583 structure, land, or water is used, in violation of this act or  
 3584 of any code, order, resolution, or other regulation made under  
 3585 authority conferred by this act or under general law, the board  
 3586 or any citizen residing in the district may institute any  
 3587 appropriate action or proceeding to prevent such unlawful  
 3588 erection, construction, reconstruction, alteration, repair,  
 3589 conversion, maintenance, or use; to restrain, correct, or avoid  
 3590 such violation; to prevent the occupancy of such building,  
 3591 structure, land, or water; and to prevent any illegal act,  
 3592 conduct, business, or use in or about such premises, land, or  
 3593 water.

3594 (24) SUITS AGAINST THE DISTRICT.—Any suit or action  
 3595 brought or maintained against the district for damages arising  
 3596 out of tort, including, without limitation, any claim arising  
 3597 upon account of an act causing an injury or loss of property,  
 3598 personal injury, or death, shall be subject to the limitations  
 3599 provided in s. 768.28, Florida Statutes.

3600 (25) EXEMPTION OF DISTRICT PROPERTY FROM EXECUTION.—All



3601 district property shall be exempt from levy and sale by virtue  
 3602 of an execution, and no execution or other judicial process  
 3603 shall issue against such property, nor shall any judgment  
 3604 against the district be a charge or lien on its property or  
 3605 revenues; however, nothing contained herein shall apply to or  
 3606 limit the rights of bondholders to pursue any remedy for the  
 3607 enforcement of any lien or pledge given by the district in  
 3608 connection with any of the bonds or obligations of the district.

3609 (26) TERMINATION, CONTRACTION, OR EXPANSION OF DISTRICT.—

3610 (a) The board of supervisors of the district may not ask  
 3611 the Legislature to repeal or amend this act to expand or to  
 3612 contract the boundaries of the district or otherwise cause the  
 3613 merger or termination of the district without first obtaining a  
 3614 resolution or official statement from Manatee County as required  
 3615 by s. 189.031(2)(e)4., Florida Statutes, for creation of an  
 3616 independent special district. The district's consent may be  
 3617 evidenced by a resolution or other official written statement of  
 3618 the district.

3619 (b) The district shall remain in existence until:

3620 1. The district is terminated and dissolved pursuant to  
 3621 amendment to this act by the Legislature.

3622 2. The district has become inactive pursuant to s.  
 3623 189.062, Florida Statutes.

3624 (27) MERGER WITH COMMUNITY DEVELOPMENT DISTRICTS.—The  
 3625 district may merge with one or more community development

3626 districts situated wholly within its boundaries. The district  
3627 shall be the surviving entity of the merger. Any mergers shall  
3628 commence upon each such community development district filing a  
3629 written request for merger with the district. A copy of the  
3630 written request shall also be filed with Manatee County. The  
3631 district, subject to the direction of its board of supervisors,  
3632 shall enter into a merger agreement which shall provide for the  
3633 proper allocation of debt, the manner in which such debt shall  
3634 be retired, the transition of the community development district  
3635 board, and the transfer of all financial obligations and  
3636 operating and maintenance responsibilities to the district. The  
3637 execution of the merger agreement by the district and each  
3638 community development district constitutes consent of the  
3639 landowners within each district. The district and each community  
3640 development district requesting merger shall hold a public  
3641 hearing within its boundaries to provide information about and  
3642 take public comment on the proposed merger in the merger  
3643 agreement. The public hearing shall be held within 45 days after  
3644 the execution of the merger agreement by all parties thereto.  
3645 Notice of the public hearing shall be published in a newspaper  
3646 of general circulation in Manatee County at least 14 days before  
3647 the hearing. At the conclusion of the public hearing, each  
3648 district shall consider a resolution approving or disapproving  
3649 the proposed merger. If the district and each community  
3650 development district which is a party to the merger agreement

3651 adopt a resolution approving the proposed merger, the  
 3652 resolutions and the merger agreement shall be filed with Manatee  
 3653 County. Upon receipt of the resolutions approving the merger and  
 3654 the merger agreement, Manatee County shall adopt a nonemergency  
 3655 ordinance dissolving each community development district  
 3656 pursuant to s. 190.046(10), Florida Statutes.

3657 (28) INCLUSION OF TERRITORY.—The inclusion of any or all  
 3658 territory of the district within a municipality does not change,  
 3659 alter, or affect the boundary, territory, existence, or  
 3660 jurisdiction of the district.

3661 (29) SALE OF REAL ESTATE WITHIN THE DISTRICT; REQUIRED  
 3662 DISCLOSURE TO PURCHASER.—Subsequent to the creation of this  
 3663 district under this act, each contract for the initial sale of a  
 3664 parcel of real property and each contract for the initial sale  
 3665 of a residential unit within the district shall include,  
 3666 immediately before the space reserved in the contract for the  
 3667 signature of the purchaser, the following disclosure statement  
 3668 in boldfaced and conspicuous type which is larger than the type  
 3669 in the remaining text of the contract: "THE NORTHLAKE  
 3670 STEWARDSHIP DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS,  
 3671 OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND  
 3672 ASSESSMENTS PAY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE  
 3673 COSTS OF CERTAIN PUBLIC SYSTEMS, FACILITIES, AND SERVICES OF THE  
 3674 DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE  
 3675 DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY

3676 AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER  
 3677 TAXES AND ASSESSMENTS PROVIDED FOR BY GENERAL LAW."

3678 (30) NOTICE OF CREATION AND ESTABLISHMENT.—Within 30 days  
 3679 after the election of the first board of supervisors creating  
 3680 the district, the district shall cause to be recorded in the  
 3681 grantor-grantee index of the property records in Manatee County  
 3682 a "Notice of Creation and Establishment of the Northlake  
 3683 Stewardship District." The notice shall, at a minimum, include  
 3684 the legal description of the territory described in this act.

3685 (31) DISTRICT PROPERTY PUBLIC; FEES.—Any system, facility,  
 3686 service, works, improvement, project, or other infrastructure  
 3687 owned by the district, or funded by federal tax-exempt bonding  
 3688 issued by the district, is public; and the district by rule may  
 3689 regulate, and may impose reasonable charges or fees for, the use  
 3690 thereof, but not to the extent that such regulation or  
 3691 imposition of such charges or fees constitutes denial of  
 3692 reasonable access.

3693 Section 2. If any provision of this act or its application  
 3694 to any person or circumstance is held invalid, the invalidity  
 3695 does not affect the remaining provisions or applications of the  
 3696 act which can be given effect without the invalid provision or  
 3697 application, and to this end the provisions of this act are  
 3698 severable.

3699 Section 3. This act shall take effect upon becoming a law,  
 3700 except that the provisions of this act which authorize the levy

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3701 of ad valorem taxation shall take effect only upon approval by a  
3702 majority vote of those qualified electors of the Northlake  
3703 Stewardship District voting in a referendum election held at  
3704 such time as all members of the board are qualified electors who  
3705 are elected by qualified electors of the district as provided in  
3706 this act.