

HB 9B

2023B

1 A bill to be entitled  
2 An act relating to the Reedy Creek Improvement  
3 District, Orange and Osceola Counties; reenacting,  
4 amending, and repealing chapter 67-764, Laws of  
5 Florida, and the decree in chancery No. 66-1061  
6 entered by the Circuit Court in and for the Ninth  
7 Judicial Circuit of the State of Florida on May 13,  
8 1966, relating to the district; providing legislative  
9 intent; providing for continuation of authority for  
10 revenue collection and powers to meet outstanding  
11 obligations; renaming the district; providing the  
12 boundaries for the district; revising the manner of  
13 selection of the board of supervisors; providing term  
14 limits; revising board member compensation; providing  
15 a process for selecting certain staff; revising the  
16 powers of the board; revising the powers of the  
17 district; providing severability; providing for  
18 transition; providing construction; providing for  
19 continued effect of stipulation between the district  
20 and Orange County; providing an exception to general  
21 law; providing an effective date.

22  
23 Be It Enacted by the Legislature of the State of Florida:  
24

25 Section 1. Chapter 67-764, Laws of Florida, relating to

26 | the Reedy Creek Improvement District, and the decree in chancery  
 27 | No. 66-1061 entered by the Circuit Court in and for the Ninth  
 28 | Judicial Circuit of the State of Florida on May 13, 1966,  
 29 | creating and incorporating the Reedy Creek Drainage District as  
 30 | a public corporation of the State of Florida, are reenacted,  
 31 | amended, and repealed as provided herein. Furthermore, it is the  
 32 | intent of the Legislature to preserve the authority necessary to  
 33 | generate revenue and pay outstanding indebtedness as continued  
 34 | in force by the operation of ss. 2 and 15, Art. XII of the State  
 35 | Constitution. No bond or other instrument of indebtedness  
 36 | previously issued by the district or any district project  
 37 | financed by bonds or other instruments of indebtedness shall be  
 38 | affected by this act. The provisions of this act shall not  
 39 | affect existing contracts that the district entered into prior  
 40 | to the effective date of this act. The provisions of this act  
 41 | shall be liberally construed in favor of avoiding any events of  
 42 | default or breach under outstanding bonds or other instruments  
 43 | of indebtedness or the district's existing and legally valid  
 44 | contracts.

45 |       Section 2. The charter for the Reedy Creek Improvement  
 46 | District is reenacted to read:

47 |       Section 1. District ratified and approved; district  
 48 | renamed; boundaries defined.—The Reedy Creek Improvement  
 49 | District, as ratified and approved by chapter 67-764, Laws of  
 50 | Florida, is ratified, confirmed, and approved, except that the

51 boundaries of the district shall be as provided in this act. The  
52 Reedy Creek Improvement District shall continue to be a public  
53 corporation of this state and have perpetual existence, but upon  
54 the effective date of this act, the Reedy Creek Improvement  
55 District shall be renamed the "Central Florida Tourism Oversight  
56 District." For a transitional period of no longer than 2 years  
57 from the effective date of this act, the district may continue  
58 doing business using "Reedy Creek Improvement District" as a  
59 fictitious name in order to provide sufficient time for the  
60 district to make the necessary name change on or to records,  
61 contracts, bonds, accounts, physical assets, and wherever else  
62 the district's name is used. In no way shall the district's  
63 renaming under this act affect any existing agreements, bonds,  
64 or other instruments of indebtedness, liabilities, assets,  
65 rights, or obligations of the district. All lawful debts, bonds,  
66 obligations, contracts, franchises, promissory notes, audits,  
67 minutes, resolutions, and other undertakings of the Reedy Creek  
68 Improvement District are validated and shall continue to be  
69 valid and binding on the Central Florida Tourism Oversight  
70 District in accordance with their respective terms, conditions,  
71 and covenants. All taxes levied by the Board of Supervisors of  
72 the Reedy Creek Improvement District on lands within the  
73 boundaries of the district shall continue to be effective,  
74 binding, collectible, and a lien on such lands in accordance  
75 with the provisions of this act. Any proceeding commenced by the

76 Reedy Creek Improvement District under chapter 298, Florida  
 77 Statutes, or any other law for the construction of any  
 78 improvements, works, or facilities, for the assessment of  
 79 benefits and damages, or for the borrowing of money shall not be  
 80 impaired or avoided by this act, but may be continued and  
 81 completed in the name of the Central Florida Tourism Oversight  
 82 District. All proceedings for the condemnation of land  
 83 heretofore brought by the Reedy Creek Improvement District may  
 84 be continued and completed in the name of the Central Florida  
 85 Tourism Oversight District. The Central Florida Tourism  
 86 Oversight District shall include all of the lands within the  
 87 following described boundaries:

88  
 89 (1) In Orange County, Florida:

90 A parcel of land lying in Sections 1 through 3, 8  
 91 through 17, 19 through 28, 33 through 36 Township 24  
 92 South, Range 27 East, and Sections 6 through 8, 17  
 93 through 22, 27 through 31, Township 24 South, Range 28  
 94 East, Orange County, Florida, and being more  
 95 particularly described as follows:

96  
 97 Begin at the Southwest corner of the Northwest 1/4 of  
 98 the Southwest 1/4 of Section 6, Township 24 South,  
 99 Range 28 East run N 00°00'22" E, 1327.43 feet along  
 100 the West line of Section 6 to the Northwest corner of

101 the Southwest 1/4 of said Section 6; thence N  
 102 89°27'45" E, 1997.50 feet along the North line of the  
 103 South half of Section 6, to the Southwest corner of  
 104 the East 1/2 of the Southeast 1/4 of the Northwest 1/4  
 105 of Section 6, thence N 00°20'35" W, 1154.75 feet along  
 106 the West line of the East 1/2 of the Southeast 1/4 of  
 107 the Northwest 1/4 of Section 6; thence N 89°38'50" E,  
 108 663.64 feet along a line that is 165.00 feet South of  
 109 and parallel to the North line of the Southeast 1/4 of  
 110 the Northwest 1/4 of Section 6; thence N 89°11'34" E,  
 111 148.62 feet +/- along a line parallel to and 165.00  
 112 feet South of the North line of the Southwest 1/4 of  
 113 the Northeast 1/4 of Section 6 to a point on the  
 114 Westerly shore line of Lake Mable; thence meander the  
 115 shore line of Lake Mable in a Southerly direction, to  
 116 a point on the South line of Section 6 and the North  
 117 line of Section 7, Township 24 South, Range 28 East,  
 118 said point being S 16°20'10" W, 3981.97 feet more or  
 119 less from the previously described point, and also  
 120 lying N 89°31'17" E, 1683.05 feet from the Southwest  
 121 corner of Section 6; thence continue along the shore  
 122 line of Lake Mable in a Southeasterly and  
 123 Northeasterly direction across the North 1/4 of  
 124 Section 7, to the North line of Section 7 and the  
 125 South line of Section 6, Township 24 South, Range 28

126 East, said point being N 89°31'17" E, along the North  
 127 section line of Section 7, 1381.64 feet from the  
 128 previously described point and lying S 89°31'17" W,  
 129 2304.35 feet from the Northeast corner of Section 7;  
 130 thence continue to meander the shore line of Lake  
 131 Mable in a Northeasterly direction across the  
 132 Southeast 1/4 of Section 6, Township 24 South, Range  
 133 28 East to a point on said shoreline which is  
 134 intersected by the North line of the South half of the  
 135 Southeast 1/4 of Section 6, said point being N  
 136 25°14'10" E, 1475.82 feet from the previously  
 137 described point; thence N 89°29'30" E, along said  
 138 North line of the South half of the Southeast 1/4 of  
 139 Section 6, 1679.89 feet to the East section line  
 140 thereof; thence S 00°12'20" W, 1330.62 feet along the  
 141 East line of Section 6 to the Southeast corner of  
 142 Section 6 and the Northwest corner of Section 8,  
 143 Township 24 South, Range 28 East; thence N 89°21'03" E  
 144 along the North line of Section 8, 191.58 feet more or  
 145 less to a point on the West shore line of South Lake;  
 146 thence meander the shore line of South Lake in a  
 147 Southwesterly, Southeasterly and Northeasterly  
 148 direction to a point where the shore line of South  
 149 Lake intersects the East line of the West half of the  
 150 West half of Section 8; said point being S 25°17'13"

151 E, 2679.01 feet more or less from the previously  
152 described point; thence S 00°13'59" W, 221.07 feet to  
153 the Northeast corner of the Northwest 1/4 of the  
154 Southwest 1/4 of Section 8; thence S 00°06'21" E along  
155 the East line of the West half of the Southwest 1/4 of  
156 Section 8, 1334.85 feet to the Southeast corner of the  
157 Northwest 1/4 of the Southwest 1/4 of Section 8;  
158 thence S 88°48'04" W, 1111.09 feet to a point of  
159 curvature of a curve concave Southeasterly having a  
160 radius of 545.08 feet, and a central angle of  
161 81°15'08"; thence run Southwesterly along the arc of  
162 said curve, 772.99 feet; to a point of reverse  
163 curvature of a curve concave Northerly having a radius  
164 of 80.00 feet, and a central angle of 128°43'50";  
165 thence run Westerly along the arc of said curve,  
166 179.74 feet; thence S 43°40'59" E, 16.92 feet; thence  
167 S 34°38'41" E, 8.13 feet; thence S 25°16'40" E, 86.79  
168 feet; thence S 28°57'56" E, 106.03 feet; thence S  
169 58°01'53" E, 87.73 feet; thence N 85°59'29" E, 134.58  
170 feet to a point of curvature of a curve concave  
171 Southerly having a radius of 425.00 feet, and a  
172 central angle of 23°29'59"; thence run Easterly along  
173 the arc of said curve, 174.31 feet; to a point of  
174 compound curvature of a curve concave Southwesterly  
175 having a radius of 15.00 feet, and a central angle of

176 46°20'48"; thence run Southeasterly along the arc of  
 177 said curve, 12.13 feet; to a point of compound  
 178 curvature of a curve concave Westerly having a radius  
 179 of 425.00 feet, and a central angle of 16°33'54";  
 180 thence run Southerly along the arc of said curve,  
 181 122.87 feet; to a point of compound curvature of a  
 182 curve concave Westerly having a radius of 25.00 feet,  
 183 and a central angle of 51°32'25"; thence run Southerly  
 184 along the arc of said curve, 22.49 feet; thence S  
 185 43°56'36" W, 91.06 feet; thence S 64°40'37" W, 105.25  
 186 feet; thence S 40°45'32" W, 117.42 feet; thence S  
 187 13°26'04" W, 97.39 feet; thence S 42°14'20" W, 133.97  
 188 feet; thence S 68°59'11" W, 89.71 feet; thence S  
 189 28°50'44" W, 77.77 feet; thence S 14°52'47" W, 88.32  
 190 feet; thence S 01°59'29" E, 106.28 feet; thence S  
 191 24°42'46" W, 241.59 feet; thence S 36°55'50" W, 126.64  
 192 feet; thence S 24°03'44" W, 71.01 feet to a point of  
 193 curvature of a curve concave Northwesterly having a  
 194 radius of 25.00 feet, and a central angle of  
 195 40°55'45"; thence run Southwesterly along the arc of  
 196 said curve, 17.86 feet; thence S 64°59'30" W, 91.68  
 197 feet to a point of curvature of a curve concave  
 198 Northerly having a radius of 25.00 feet, and a central  
 199 angle of 46°29'32"; thence run Westerly along the arc  
 200 of said curve, 20.29 feet; thence N 68°30'58" W,



201 131.37 feet; thence N 34°57'28" W, 145.43 feet; thence  
 202 N 10°44'04" W, 144.09 feet; thence N 10°34'18" E,  
 203 129.55 feet; thence N 44°03'35" E, 129.67 feet; thence  
 204 N 86°35'32" E, 100.03 feet; thence N 62°48'18" E,  
 205 100.08 feet; thence N 58°16'14" E, 95.99 feet; thence  
 206 N 15°01'47" E, 86.03 feet; thence N 14°30'32" W,  
 207 104.94 feet; thence N 03°06'23" W, 111.09 feet; thence  
 208 N 07°32'42" E, 68.01 feet; thence N 15°14'13" W, 80.67  
 209 feet; thence N 87°12'48" W, 40.11 feet; thence S  
 210 77°42'57" W, 84.88 feet; thence S 74°44'47" W, 66.79  
 211 feet; thence S 35°20'27" W, 90.33 feet; thence S  
 212 22°58'13" W, 87.94 feet; thence S 20°05'22" W, 168.18  
 213 feet; thence S 65°39'23" W, 108.46 feet; thence N  
 214 79°02'16" W, 146.86 feet; thence S 44°41'24" W, 85.24  
 215 feet; thence S 66°58'59" W, 80.82 feet; thence N  
 216 89°03'00" W, 96.88 feet; thence S 84°18'13" W, 51.79  
 217 feet; thence S 77°56'53" W, 116.91 feet; thence S  
 218 70°14'00" W, 84.26 feet; thence N 63°52'48" W, 163.26  
 219 feet; thence N 71°49'57" W, 91.32 feet; thence N  
 220 56°38'48" W, 106.72 feet; thence N 37°38'37" W, 96.72  
 221 feet; thence N 69°48'38" W, 85.22 feet; thence N  
 222 85°15'14" W, 95.72 feet; thence N 76°56'11" W, 104.56  
 223 feet; thence S 28°55'14" W, 152.44 feet; thence S  
 224 13°45'44" E, 47.73 feet to a point of curvature of a  
 225 curve concave Westerly having a radius of 75.00 feet,

226 and a central angle of 30°06'13"; thence run Southerly  
227 along the arc of said curve, 39.41 feet; to a point of  
228 reverse curvature of a curve concave Northeasterly  
229 having a radius of 45.00 feet, and a central angle of  
230 99°54'55"; thence run Southeasterly along the arc of  
231 said curve, 78.47 feet; to a point of reverse  
232 curvature of a curve concave Southwesterly having a  
233 radius of 250.00 feet, and a central angle of  
234 55°31'16"; thence run Southeasterly along the arc of  
235 said curve, 242.26 feet; thence S 28°03'11" E, 95.35  
236 feet to a point of curvature of a curve concave  
237 Westerly having a radius of 125.00 feet, and a central  
238 angle of 59°41'01"; thence run Southerly along the arc  
239 of said curve, 130.21 feet; thence S 31°37'50" W,  
240 165.37 feet; thence S 51°01'41" E, 83.54 feet to a  
241 point on a non-tangent curve concave Southeasterly  
242 having a radius of 676.49 feet, and a central angle of  
243 29°43'07"; thence from a tangent bearing of N  
244 50°17'44" E run Northeasterly along the arc of said  
245 curve, 350.89 feet; thence S 35°59'30" E, 246.14 feet;  
246 thence S 55°37'13" E, 316.45 feet; thence S 68°44'46"  
247 E, 336.44 feet to a point on a non-tangent curve  
248 concave Southerly having a radius of 399.38 feet, and  
249 a central angle of 09°53'41"; thence from a tangent  
250 bearing of N 79°13'56" E run Easterly along the arc of

251 said curve, 68.97 feet; to a point of reverse  
252 curvature of a curve concave Northerly having a radius  
253 of 137.63 feet, and a central angle of 14°21'49";  
254 thence run Easterly along the arc of said curve, 34.50  
255 feet; thence S 03°57'40" W, 60.74 feet to a point on a  
256 non-tangent curve concave Southerly having a radius of  
257 344.38 feet, and a central angle of 04°15'11"; thence  
258 from a tangent bearing of S 86°02'20" E run Easterly  
259 along the arc of said curve, 25.56 feet; to a point of  
260 compound curvature of a curve concave Southerly having  
261 a radius of 132.00 feet, and a central angle of  
262 26°04'01"; thence run Easterly along the arc of said  
263 curve, 60.05 feet; to a point on a non-tangent curve  
264 concave Southwesterly having a radius of 184.37 feet,  
265 and a central angle of 31°44'00"; thence from a  
266 tangent bearing of S 49°44'21" E run Southeasterly  
267 along the arc of said curve, 102.11 feet; to a point  
268 of compound curvature of a curve concave Westerly  
269 having a radius of 679.36 feet, and a central angle of  
270 08°51'48"; thence run Southerly along the arc of said  
271 curve, 105.09 feet; to a point of reverse curvature of  
272 a curve concave Easterly having a radius of 437.18  
273 feet, and a central angle of 18°37'07"; thence run  
274 Southerly along the arc of said curve, 142.06 feet; to  
275 a point of compound curvature of a curve concave

276 Northeasterly having a radius of 395.25 feet, and a  
277 central angle of 18°13'39"; thence run Southeasterly  
278 along the arc of said curve, 125.74 feet; to a point  
279 of reverse curvature of a curve concave Southwesterly  
280 having a radius of 645.09 feet, and a central angle of  
281 03°21'33"; thence run Southeasterly along the arc of  
282 said curve, 37.82 feet; thence N 82°18'14" W, 71.09  
283 feet; thence N 51°44'44" W, 65.78 feet; thence N  
284 80°24'25" W, 90.39 feet; thence S 48°32'46" W, 80.93  
285 feet; thence S 22°55'38" W, 113.12 feet; thence S  
286 27°19'16" E, 55.45 feet; thence S 18°40'56" W, 159.75  
287 feet; thence S 10°48'30" W, 160.42 feet to a point of  
288 curvature of a curve concave Easterly having a radius  
289 of 223.65 feet, and a central angle of 59°02'33";  
290 thence run Southerly along the arc of said curve,  
291 230.47 feet; to a point on the Northerly and Easterly  
292 boundary of Tract R, Golden Oak Phase 1B according to  
293 the Plat thereof recorded in Plat Book 75, Pages 3  
294 through 15 of the Public Records of Orange County, a  
295 non-tangent curve concave Northerly having a radius of  
296 25.00 feet, and a central angle of 64°33'48"; thence  
297 from a tangent bearing of S 49°58'05" E run Easterly  
298 along the arc of said curve, 28.17 feet; thence N  
299 65°28'07" E, 122.36 feet; thence N 76°27'23" E, 76.59  
300 feet to a point of curvature of a curve concave

301 Northwesterly having a radius of 25.00 feet, and a  
302 central angle of 25°14'16"; thence run Northeasterly  
303 along the arc of said curve, 11.01 feet; thence S  
304 78°11'38" E, 85.68 feet to a point on a non-tangent  
305 curve concave Easterly having a radius of 1010.00  
306 feet, and a central angle of 07°58'42"; thence from a  
307 tangent bearing of S 11°48'22" W run Southerly along  
308 the arc of said curve, 140.64 feet; to a point on a  
309 non-tangent curve concave Southwesterly having a  
310 radius of 25.00 feet, and a central angle of  
311 87°13'52"; thence from a tangent bearing of N  
312 03°49'41" E run Northwesterly along the arc of said  
313 curve, 38.06 feet; thence N 83°24'11" W, 42.54 feet to  
314 a point of curvature of a curve concave Southerly  
315 having a radius of 221.37 feet, and a central angle of  
316 29°07'38"; thence run Westerly along the arc of said  
317 curve, 112.54 feet; to a point of reverse curvature of  
318 a curve concave Northerly having a radius of 132.76  
319 feet, and a central angle of 48°16'12"; thence run  
320 Westerly along the arc of said curve, 111.85 feet; to  
321 a point on a non-tangent curve concave Northeasterly  
322 having a radius of 234.18 feet, and a central angle of  
323 14°51'36"; thence from a tangent bearing of N  
324 64°15'37" W run Northwesterly along the arc of said  
325 curve, 60.74 feet; thence S 24°23'32" E, 34.06 feet;

326 thence S 18°04'39" E, 78.70 feet to a point on a non-  
 327 tangent curve concave Northwesterly having a radius of  
 328 25.00 feet, and a central angle of 115°40'49"; thence  
 329 from a tangent bearing of S 17°50'29" E run  
 330 Southwesterly along the arc of said curve, 50.48 feet;  
 331 thence N 82°09'40" W, 26.47 feet; thence S 26°43'01"  
 332 W, 107.99 feet; thence S 13°53'13" W, 84.71 feet;  
 333 thence S 20°06'37" W, 86.21 feet; thence S 22°42'17"  
 334 W, 90.27 feet; thence S 48°33'38" W, 93.96 feet;  
 335 thence S 51°48'05" W, 58.47 feet; thence S 70°41'52"  
 336 W, 98.39 feet; thence S 75°48'30" W, 82.70 feet;  
 337 thence N 82°22'12" W, 18.57 feet; thence S 59°48'12"  
 338 W, 61.99 feet; thence S 23°48'42" W, 31.41 feet;  
 339 thence S 21°34'58" E, 112.96 feet; thence S 25°04'56"  
 340 E, 80.36 feet; thence S 06°58'19" E, 51.79 feet to a  
 341 point of curvature of a curve concave Westerly having  
 342 a radius of 25.00 feet, and a central angle of  
 343 54°17'13"; thence run Southerly along the arc of said  
 344 curve, 23.69 feet; thence S 47°18'54" W, 37.10 feet;  
 345 thence S 03°48'45" E, 24.29 feet to a point of  
 346 curvature of a curve concave Northwesterly having a  
 347 radius of 25.00 feet, and a central angle of  
 348 79°16'52"; thence run Southwesterly along the arc of  
 349 said curve, 34.59 feet; thence S 75°28'07" W, 70.19  
 350 feet to a point of curvature of a curve concave

351 Northerly having a radius of 25.00 feet, and a central  
 352 angle of 41°16'24"; thence run Westerly along the arc  
 353 of said curve, 18.01 feet; thence N 63°15'30" W, 63.09  
 354 feet to a point on the Easterly right-of-way of RCID  
 355 canal L-105 as described in Official Records Book  
 356 1896, Page 232 of the Public Records of Orange County  
 357 Florida, and a non-tangent curve concave Easterly  
 358 having a radius of 1505.50 feet, and a central angle  
 359 of 37°08'46"; thence from a tangent bearing of S  
 360 03°51'20" E run Southerly along the arc of said curve  
 361 and right-of-way, 976.05 feet; thence continue along  
 362 said right-of-way S 41°00'06" E, 193.39 feet; thence S  
 363 48°59'54" W, 100.00 feet to a point on the westerly  
 364 right-of-way of said Canal; thence departing said  
 365 Canal run, N 87°15'41" W, 130.57 feet; thence N  
 366 63°21'34" W, 33.90 feet; thence N 81°08'52" W, 154.09  
 367 feet; thence N 39°33'00" W, 38.53 feet; thence N  
 368 28°54'14" W, 86.79 feet; thence N 28°30'43" W, 101.63  
 369 feet; thence N 32°36'46" W, 77.00 feet; thence N  
 370 39°30'36" W, 98.30 feet to a point of curvature of a  
 371 curve concave Easterly having a radius of 25.00 feet,  
 372 and a central angle of 37°14'40"; thence run Northerly  
 373 along the arc of said curve, 16.25 feet; thence N  
 374 02°15'56" W, 56.50 feet; thence N 39°36'59" W, 135.27  
 375 feet; thence N 85°04'00" W, 67.65 feet to a point of

376 curvature of a curve concave Northeasterly having a  
 377 radius of 25.00 feet, and a central angle of  
 378 46°40'29"; thence run Northwesterly along the arc of  
 379 said curve, 20.37 feet; thence N 38°23'30" W, 64.62  
 380 feet; thence N 64°16'04" W, 16.33 feet to a point of  
 381 curvature of a curve concave Northeasterly having a  
 382 radius of 25.00 feet, and a central angle of  
 383 58°38'45"; thence run Northwesterly along the arc of  
 384 said curve, 25.59 feet; thence N 05°37'20" W, 20.54  
 385 feet; thence N 44°31'28" W, 62.56 feet; thence S  
 386 23°42'54" W, 95.95 feet to a point of curvature of a  
 387 curve concave Northwesterly having a radius of 25.00  
 388 feet, and a central angle of 84°46'10"; thence run  
 389 Southwesterly along the arc of said curve, 36.99 feet;  
 390 thence N 71°30'56" W, 65.59 feet; thence N 67°45'46"  
 391 W, 71.42 feet; thence N 47°09'12" W, 129.61 feet;  
 392 thence N 28°09'10" W, 67.04 feet to a point of  
 393 curvature of a curve concave Easterly having a radius  
 394 of 25.00 feet, and a central angle of 58°17'03";  
 395 thence run Northerly along the arc of said curve,  
 396 25.43 feet; thence N 30°07'52" E, 66.18 feet; thence N  
 397 41°27'39" E, 82.62 feet; thence N 28°03'16" E, 61.53  
 398 feet; thence N 21°03'09" W, 47.93 feet; thence N  
 399 17°13'11" W, 99.26 feet; thence N 00°32'57" E, 48.45  
 400 feet; thence N 12°21'10" E, 151.79 feet; thence N



401 23°46'35" E, 109.94 feet; thence N 39°26'51" E, 91.52  
 402 feet; thence N 17°00'45" E, 45.16 feet; thence N  
 403 34°56'26" W, 27.03 feet; thence N 26°29'23" W, 104.81  
 404 feet; thence S 48°40'54" W, 30.14 feet to a point on a  
 405 non-tangent curve concave Southerly having a radius of  
 406 7.86 feet, and a central angle of 78°20'37"; thence  
 407 from a tangent bearing of N 28°56'03" W run Westerly  
 408 along the arc of said curve, 10.75 feet; to a point of  
 409 compound curvature of a curve concave Southeasterly  
 410 having a radius of 19.64 feet, and a central angle of  
 411 36°52'37"; thence run Southwesterly along the arc of  
 412 said curve, 12.64 feet; to a point of compound  
 413 curvature of a curve concave Easterly having a radius  
 414 of 3.95 feet, and a central angle of 74°25'35"; thence  
 415 run Southerly along the arc of said curve, 5.13 feet;  
 416 thence S 38°34'51" E, 13.88 feet; thence S 51°58'30"  
 417 W, 145.54 feet; thence N 37°57'09" W, 16.70 feet to a  
 418 point on a non-tangent curve concave Northeasterly  
 419 having a radius of 1080.42 feet, and a central angle  
 420 of 20°21'16"; thence from a tangent bearing of N  
 421 48°06'54" W run Northwesterly along the arc of said  
 422 curve, 383.82 feet; thence N 37°56'18" W, 17.87 feet;  
 423 thence N 30°54'21" W, 193.79 feet to a point on a non-  
 424 tangent curve concave Southeasterly having a radius of  
 425 762.70 feet, and a central angle of 08°52'54"; thence

426 from a tangent bearing of S 63°58'49" W run  
427 Southwesterly along the arc of said curve, 118.23  
428 feet; thence S 55°05'55" W, 58.77 feet to a point of  
429 curvature of a curve concave Southeasterly having a  
430 radius of 160.82 feet, and a central angle of  
431 19°16'01"; thence run Southwesterly along the arc of  
432 said curve, 54.08 feet; to a point of reverse  
433 curvature of a curve concave Northwesterly having a  
434 radius of 159.35 feet, and a central angle of  
435 36°15'00"; thence run Southwesterly along the arc of  
436 said curve, 100.82 feet; thence S 72°04'54" W, 26.78  
437 feet to a point of curvature of a curve concave  
438 Southeasterly having a radius of 158.03 feet, and a  
439 central angle of 21°54'44"; thence run Southwesterly  
440 along the arc of said curve, 60.44 feet; to a point on  
441 a non-tangent curve concave Northeasterly having a  
442 radius of 52.89 feet, and a central angle of  
443 104°26'29"; thence from a tangent bearing of S  
444 75°27'00" W run Northwesterly along the arc of said  
445 curve, 96.41 feet; thence N 00°06'31" W, 54.31 feet;  
446 thence N 74°49'42" W, 43.41 feet; thence S 44°47'41"  
447 W, 145.43 feet; thence S 45°05'06" E, 18.68 feet;  
448 thence S 03°14'02" W, 84.66 feet; thence S 05°12'38"  
449 E, 58.35 feet to a point of curvature of a curve  
450 concave Easterly having a radius of 1125.00 feet, and

451 a central angle of 27°57'29"; thence run Southerly  
 452 along the arc of said curve, 548.95 feet; thence S  
 453 33°10'07" E, 163.59 feet to a point of curvature of a  
 454 curve concave Westerly having a radius of 492.00 feet,  
 455 and a central angle of 26°59'13"; thence run Southerly  
 456 along the arc of said curve, 231.74 feet; thence N  
 457 86°26'26" E, 126.87 feet; thence N 76°15'46" E, 63.89  
 458 feet; thence S 64°36'17" E, 118.17 feet; thence S  
 459 52°36'40" E, 63.05 feet; thence S 45°16'16" E, 127.88  
 460 feet to a point of curvature of a curve concave  
 461 Southwesterly having a radius of 25.00 feet, and a  
 462 central angle of 35°13'41"; thence run Southeasterly  
 463 along the arc of said curve, 15.37 feet; thence S  
 464 10°02'35" E, 93.01 feet to a point of curvature of a  
 465 curve concave Westerly having a radius of 25.00 feet,  
 466 and a central angle of 46°18'35"; thence run Southerly  
 467 along the arc of said curve, 20.21 feet; thence S  
 468 36°16'00" W, 28.53 feet; thence S 20°23'46" W, 184.90  
 469 feet; thence S 25°05'40" W, 31.33 feet to a point on a  
 470 non-tangent curve concave Northwesterly having a  
 471 radius of 25.00 feet, and a central angle of  
 472 33°58'13"; thence from a tangent bearing of S  
 473 21°14'14" W run Southwesterly along the arc of said  
 474 curve, 14.82 feet; thence S 55°12'27" W, 19.76 feet;  
 475 thence S 18°42'59" W, 22.23 feet to a point on a non-

476 tangent curve concave Southwesterly having a radius of  
 477 1908.34 feet, and a central angle of 22°05'51"; thence  
 478 from a tangent bearing of S 75°17'36" E run  
 479 Southeasterly along the arc of said curve, 736.00  
 480 feet; thence S 53°11'44" E, 1498.58 feet to a point of  
 481 curvature of a curve concave Northeasterly having a  
 482 radius of 950.92 feet, and a central angle of  
 483 14°29'06"; thence run Southeasterly along the arc of  
 484 said curve, 240.40 feet; to a point of compound  
 485 curvature of a curve concave Northerly having a radius  
 486 of 513.39 feet, and a central angle of 13°13'42";  
 487 thence run Easterly along the arc of said curve,  
 488 118.53 feet; thence S 80°54'32" E, 34.76 feet to a  
 489 point of curvature of a curve concave Northerly having  
 490 a radius of 1109.03 feet, and a central angle of  
 491 07°17'21"; thence run Easterly along the arc of said  
 492 curve, 141.09 feet; thence S 88°11'54" E, 77.05 feet;  
 493 thence S 89°29'03" E, 140.11 feet; thence S 89°29'03"  
 494 E, 433.68 feet; thence N 89°58'59" E, 1465.17 feet;  
 495 thence N 00°00'00" E, 131.18 feet; thence N 45°00'00"  
 496 W, 71.68 feet; thence N 00°00'00" E, 633.08 feet;  
 497 thence N 89°59'00" W, 445.76 feet; thence N 00°27'46"  
 498 E, 673.19 feet; thence S 89°58'17" E, 398.81 feet;  
 499 thence N 00°00'00" E, 753.74 feet; thence N 90°00'00"  
 500 W, 362.43 feet; thence N 05°16'59" W, 106.23 feet;

501 thence N 26°33'54" W, 135.35 feet; thence N 47°32'44"  
 502 E, 146.69 feet; thence N 11°28'34" E, 24.04 feet to a  
 503 point of curvature of a curve concave Westerly having  
 504 a radius of 15.00 feet, and a central angle of  
 505 52°09'22"; thence run Northerly along the arc of said  
 506 curve, 13.65 feet; thence N 40°40'48" W, 82.81 feet;  
 507 thence N 90°00'00" W, 73.87 feet to a point on a non-  
 508 tangent curve concave Westerly having a radius of  
 509 1396.50 feet, and a central angle of 06°53'10"; thence  
 510 from a tangent bearing of N 07°09'56" E run Northerly  
 511 along the arc of said curve, 167.84 feet; thence N  
 512 00°16'44" E, 0.50 feet to the Northwest corner of the  
 513 Northeast 1/4 of the Southwest 1/4 of Section 17  
 514 Township 24 South Range 28 East; thence S 89°56'53" E,  
 515 3992.90 feet along the North line of the South half of  
 516 Section 17, to the East 1/4 corner of Section 17;  
 517 thence S 00°24'52" W, 2682.68 feet along the East  
 518 section line of Section 17 to the Southeast corner of  
 519 Section 17 and the Northeast corner of Section 20,  
 520 Township 24 South, Range 28 East; thence S 00°01'36"  
 521 E, 1333.66 feet along the East section line of Section  
 522 20 to the Southeast corner of the Northeast 1/4 of the  
 523 Northeast 1/4 of Section 20 and the Southwest corner  
 524 of the Northwest 1/4 of the Northwest 1/4 of Section  
 525 21, Township 24 South, Range 28 East; thence N

526 89°57'37" E, 670.11 feet to the Northwest corner of  
 527 the Northeast 1/4 of the Southwest 1/4 of the  
 528 Northwest 1/4 of Section 21; thence S 00°08'32" E,  
 529 668.06 feet to the Southwest corner thereof; thence S  
 530 89°55'30" E, 671.45 feet to the Northeast corner of  
 531 the Southeast 1/4 of the Southwest 1/4 of the  
 532 Northwest 1/4 of Section 21; thence S 00°15'27" E,  
 533 669.41 feet to the Northwest corner of the Northeast  
 534 1/4 of the Southwest 1/4 of Section 21; thence S  
 535 00°44'42" E, 656.38 feet to the Northwest corner of  
 536 Lot 85, Munger and Company Subdivision of Section 21,  
 537 according to the Plat recorded in Plat Book E Page 22  
 538 of the Public Records of Orange County Florida; thence  
 539 S 89°51'01" E, 335.66 feet to the Northeast corner of  
 540 said Lot 85; thence S 00°40'49" E, 656.31 feet to the  
 541 Southeast corner of Lot 85; thence S 89°53'15" E,  
 542 1004.75 feet along the North line of the Southeast 1/4  
 543 of the Southwest 1/4 of Section 21 to the Northeast  
 544 corner thereof; thence S 00°29'10" E, 655.63 feet  
 545 along the West line of the Northwest 1/4, Southwest  
 546 1/4 of the Southeast 1/4 of Section 21 to the  
 547 Southwest corner thereof; thence N 89°20'56" E, 666.99  
 548 feet along the South line of the Northwest 1/4,  
 549 Southwest 1/4 of the Southeast 1/4 of Section 21 to  
 550 the Southeast corner thereof; thence N 00°21'22" W,

551 652.39 feet along the West line of the Northeast 1/4,  
 552 Southwest 1/4 of the Southeast 1/4 of Section 21 to  
 553 the Northwest corner thereof; thence N 89°37'38" E,  
 554 2005.42 feet along the North line of the South half of  
 555 the Southeast 1/4 of Section 21 to the Northeast  
 556 corner thereof, said point also being the Southwest  
 557 corner of the Northwest 1/4 of the Southwest 1/4 of  
 558 Section 22, Township 24 South, Range 28 East; thence N  
 559 00°02'32" E, 1285.39 feet along the West line of  
 560 Section 22 to the West 1/4 corner of Section 22;  
 561 thence N 89°50'49" E, 714.94 feet along the North line  
 562 of the South half of Section 22 to the Easterly right  
 563 of way line of State Road 535 as shown in map section  
 564 75280-2465 and dated 2/22/1993; thence S 10°07'11" E,  
 565 1214.10 feet run along said right-of-way; thence run  
 566 along a deed described in document number 20190036003  
 567 in the Public Records of Orange County Florida the  
 568 flowing four courses; N 89°37'24" E, 749.86 feet; N  
 569 38°29'47" E, 22.59 feet; N 38°29'47" E, 576.34 feet;  
 570 thence S 51°31'36" E, 50.00 feet to a point on the  
 571 Westerly right-of-way of State Road 400 as shown in  
 572 map section 75280-2465 and dated 2/22/1993; ; thence  
 573 run along said right-of-way, S 38°29'47" W, 6175.37  
 574 feet to a point on the Westerly right-of-way line of  
 575 State Road 536 as shown in map section 75000-2520 and

576 dated 3/05/1998; thence departing State Road 400 run  
 577 along State Road 536 the following courses; S  
 578 43°35'47" W, 1571.44 feet to a point on a non-tangent  
 579 curve concave Northwesterly having a radius of 1809.88  
 580 feet, and a central angle of 37°23'38"; thence from a  
 581 tangent bearing of S 42°29'48" W run Southwesterly  
 582 along the arc of said curve, 1185.59 feet; thence S  
 583 79°52'51" W, 1492.49 feet to a point on the West line  
 584 of Section 28, and on the East line of Section 29,  
 585 Township 24 South, Range 28 East, said point lying N  
 586 00°00'07" W, 387.61 feet from the Southwest corner of  
 587 Section 28; thence S 79°52'53" W, 95.47 feet to a  
 588 point of curvature of a curve concave Northerly having  
 589 a radius of 2191.83 feet and a central angle of  
 590 32°28'09"; thence run Westerly along the arc of said  
 591 curve, 1242.10 feet; thence N 69°59'50" W, 311.61  
 592 feet; thence run S 23°29'47" W, 304.91 feet to a point  
 593 on a non-tangent curve concave Southwesterly, having a  
 594 radius of 11402.16 feet and a central angle of  
 595 00°29'43"; thence from a tangent bearing of S  
 596 65°33'17" E, run Southeasterly along the arc of said  
 597 curve, 98.56 feet; thence S 58°56'26" E, 509.41 feet  
 598 to a point on a non-tangent curve concave  
 599 Southwesterly, having a radius of 900.00 feet and a  
 600 central angle of 02°31'40"; thence run Southeasterly



601 along the arc of said curve 39.70 feet to a point on  
 602 the South line the Southeast 1/4 of Section 29, said  
 603 point lying N 89°50'43" W, 1167.48 feet from the  
 604 Southeast corner of Section 29; thence leaving said  
 605 right-of-way, run N 89°50'43" W along the South line  
 606 of the Southeast 1/4 of Section 29, 1496.10 feet, to  
 607 the South Quarter corner thereof; thence N 89°50'42"  
 608 W, 2152.59 feet along the South line of the Southwest  
 609 1/4 of Section 29 to a point on the right-of-way of  
 610 Chelonia Parkway as shown on the Plat of Bonnet Creek  
 611 Resort recorded in Plat Book 56, Page 41 of the Public  
 612 Records of Orange County Florida; thence run along  
 613 said right-of-way the following courses; due North  
 614 163.29 feet to the point of curvature of a curve  
 615 concave Southeasterly, having a radius of 675.00 feet  
 616 and a central angle of 45°40'47"; thence run  
 617 Northeasterly along the arc of said curve 538.15 feet  
 618 to a point of reverse curvature of a curve concave  
 619 Westerly, having a radius of 825.00 feet and a central  
 620 angle of 98°34'08"; thence run Northeasterly and  
 621 Northwesterly along the arc of said curve 1419.29 feet  
 622 to a point of reverse curvature of a curve concave  
 623 Northeasterly having a radius of 500.84 feet and a  
 624 central angle of 22°53'21"; thence run Northwesterly  
 625 and Northerly along the arc of said curve 200.08 feet;

626 thence N 30°00'00" W, 326.45 feet to a point on a Deed  
 627 recorded in Official Records Book 5208, Page 3884 of  
 628 the Public Records of Orange County Florida; thence  
 629 departing said Plat run along said Deed, N 30°00'00"  
 630 W, 245.14 feet, to a point on a Deed described in  
 631 document number 202000359979 of the Public Records of  
 632 Orange County Florida; thence run along said Deed the  
 633 following four courses; N 74°50'28" E, 100.11 feet; N  
 634 87°20'49" W, 74.69 feet; N 27°09'24" W, 47.56 feet; S  
 635 63°22'25" W, 20.69 feet, to a point on a Deed  
 636 described in document number 202000360380 of the  
 637 Public Records of Orange County Florida; thence run  
 638 along said Deed the following courses; S 00°00'00" E,  
 639 20.42 feet; N 90°00'00" W, 30.04 feet to a point on a  
 640 non-tangent curve concave Easterly having a radius of  
 641 48.00 feet, and a central angle of 47°40'00"; from a  
 642 tangent bearing of N 29°07'51" W run Northerly along  
 643 the arc of said curve, 39.93 feet; S 79°56'22" W,  
 644 74.35 feet; N 30°03'16" W, 21.84 feet; S 59°56'44" W,  
 645 12.14 feet; S 30°03'16" E, 17.42 feet; S 79°56'22" W,  
 646 34.35 feet; N 69°28'35" W, 49.22 feet; S 74°41'50" W,  
 647 40.22 feet; thence departing said Deed run along  
 648 aforesaid Deed recorded in Official Records Book 5208,  
 649 Page 3884 the following five courses; S 57°06'40" E,  
 650 133.74 feet; S 57°06'40" E, 133.74 feet; S 30°00'00"

651 E, 180.00 feet; S 06°15'02" E, 54.63 feet; S 30°00'00"  
 652 E, 408.17 feet to a point of curvature of a curve  
 653 concave Northeasterly, having a radius of 650.84 feet  
 654 and a central angle of 22°53'21"; run Southeasterly  
 655 along the arc of said curve 260.00 feet to a point on  
 656 aforesaid Plat; and a point of reverse curvature of a  
 657 curve concave Westerly, having a radius of 675.00 feet  
 658 and a central angle of 98°34'08"; thence run  
 659 Southeasterly and Southwesterly along the arc of said  
 660 curve and Plat, 1161.24 feet to a point of reverse  
 661 curvature of a curve concave Southeasterly, having a  
 662 radius of 825.00 feet and a central angle of  
 663 45°40'47"; thence run Southwesterly along the arc of  
 664 said curve and Plat, 657.74 feet; thence run along and  
 665 Plat due South, 162.89 feet to the South line of the  
 666 Southwest 1/4 of Section 29; thence departing said  
 667 Plat and the right-of-way line of Chelonia Parkway run  
 668 N 89°50'42" W along the South line of the Southwest  
 669 1/4 of Section 29, 360.99 feet to the Southwest corner  
 670 of Section 29 and the Northeast corner of Section 31,  
 671 Township 24 South, Range 28 East; thence S 00°40'50"  
 672 E, 2749.41 feet along the East line of the Northeast  
 673 1/4 of Section 31 to the Southeast corner thereof;  
 674 thence S 00°27'13" W, 2643.90 feet along the East line  
 675 of the Southeast 1/4 of Section 31 to the Southeast

676 corner of Section 31; thence N 89°36'01" W, 2646.94  
 677 feet along the South line of the Southeast 1/4 of  
 678 Section 31 to the Southwest corner thereof; thence N  
 679 89°56'54" W, 2748.82 feet along the South line of the  
 680 Southwest 1/4 of Section 31 to the Southwest corner  
 681 thereof and the Southeast corner of Section 36,  
 682 Township 24 South Range 27 East; thence S 89°50'04" W,  
 683 2658.48 feet along the South line of the Southeast 1/4  
 684 of Section 36 to the Southwest corner thereof; thence  
 685 S 89°46'36" W, 2656.21 feet along the South line of  
 686 the Southwest 1/4 of Section 36 to the Southwest  
 687 corner thereof and the Southeast corner of Section 35,  
 688 Township 24 South Range 27 East; thence S 89°48'35" W,  
 689 2652.59 feet along the South line of the Southeast 1/4  
 690 of Section 35 to the Southwest corner thereof; thence  
 691 S 89°44'07" W, 2661.05 feet along the South line of  
 692 the Southwest 1/4 of Section 35 to the Southwest  
 693 corner of said Section and the Southeast corner of  
 694 Section 34, Township 24 South Range 27 East; thence S  
 695 89°46'46" W, 3438.73 feet along the South line of  
 696 Section 34 to a point on the boundary of Black Lake  
 697 Village according to the Plat thereof recorded in Plat  
 698 Book 75, Page 149 of the Public Records of Orange  
 699 County Florida; thence leaving the South line of  
 700 Section 34, run along the Easterly and Northerly

701 boundary of said Plat following courses; N 00°13'59"  
 702 W, 29.01 feet; N 14°42'28" W, 114.62 feet; N 06°53'49"  
 703 W, 123.97 feet to a point of curvature of a curve  
 704 concave Easterly having a radius of 25.00 feet, and a  
 705 central angle of 16°36'26"; run Northerly along the  
 706 arc of said curve, 7.25 feet; N 09°42'37" E, 104.21  
 707 feet to a point of curvature of a curve concave  
 708 Southeasterly having a radius of 25.00 feet, and a  
 709 central angle of 51°24'11"; run Northeasterly along  
 710 the arc of said curve, 22.43 feet; N 61°06'48" E,  
 711 53.88 feet; N 71°34'02" E, 17.56 feet; N 18°25'51" W,  
 712 18.21 feet to a point on a non-tangent curve concave  
 713 Northeasterly having a radius of 50.00 feet, and a  
 714 central angle of 106°48'50"; from a tangent bearing of  
 715 N 80°45'36" W run Northwesterly along the arc of said  
 716 curve, 93.21 feet; N 31°47'40" W, 44.69 feet to a  
 717 point on a non-tangent curve concave Northwesterly  
 718 having a radius of 436.00 feet, and a central angle of  
 719 15°56'47"; from a tangent bearing of S 58°12'21" W run  
 720 Southwesterly along the arc of said curve, 121.35  
 721 feet; S 74°09'08" W, 308.68 feet to a point of  
 722 curvature of a curve concave Southeasterly having a  
 723 radius of 514.00 feet, and a central angle of  
 724 20°05'00"; run Southwesterly along the arc of said  
 725 curve, 180.17 feet; S 54°04'10" W, 67.69 feet to a

726 point of curvature of a curve concave Northerly having  
 727 a radius of 315.00 feet, and a central angle of  
 728 35°55'53"; run Westerly along the arc of said curve,  
 729 197.54 feet; N 89°59'58" W, 83.84 feet to a point of  
 730 curvature of a curve concave Northerly having a radius  
 731 of 381.00 feet, and a central angle of 34°07'58"; run  
 732 Westerly along the arc of said curve, 226.97 feet; to  
 733 a point of reverse curvature of a curve concave  
 734 Southerly having a radius of 384.88 feet, and a  
 735 central angle of 34°00'28"; run Westerly along the arc  
 736 of said curve, 228.44 feet; to a point of reverse  
 737 curvature of a curve concave Northerly having a radius  
 738 of 185.00 feet, and a central angle of 35°39'45"; run  
 739 Westerly along the arc of said curve, 115.15 feet; to  
 740 a point of compound curvature of a curve concave  
 741 Easterly having a radius of 47.00 feet, and a central  
 742 angle of 130°32'06"; run Northerly along the arc of  
 743 said curve, 107.08 feet; N 76°19'21" E, 28.14 feet; S  
 744 89°22'47" E, 9.24 feet; N 75°08'23" E, 42.15 feet; N  
 745 66°44'45" E, 45.92 feet; N 58°10'56" E, 7.13 feet; N  
 746 40°00'00" E, 8.68 feet; N 28°21'12" E, 21.50 feet; N  
 747 19°11'06" E, 7.97 feet; N 05°44'49" E, 22.07 feet; N  
 748 09°37'03" E, 18.85 feet; N 28°18'59" E, 25.32 feet; N  
 749 39°33'24" E, 18.56 feet; N 51°48'12" E, 17.01 feet; N  
 750 53°20'03" E, 12.93 feet; N 67°23'56" E, 18.89 feet; N

751 61°31'34" E, 16.11 feet; N 85°31'20" E, 16.65 feet; S  
 752 84°27'04" E, 14.79 feet; S 66°07'30" E, 25.25 feet; S  
 753 70°01'08" E, 21.22 feet; S 76°11'40" E, 28.29 feet; S  
 754 81°04'45" E, 15.99 feet; S 63°15'14" E, 32.58 feet; S  
 755 71°35'23" E, 7.28 feet; S 83°45'15" E, 20.77 feet; N  
 756 86°06'18" E, 21.64 feet; S 75°49'09" E, 17.31 feet; S  
 757 87°55'16" E, 10.48 feet; N 72°43'50" E, 26.75 feet; N  
 758 60°42'21" E, 36.44 feet; N 77°16'53" E, 19.62 feet; N  
 759 68°37'24" E, 7.52 feet; N 57°06'15" E, 21.62 feet; N  
 760 48°30'29" E, 7.40 feet; N 29°59'26" E, 8.68 feet; N  
 761 13°42'55" E, 39.82 feet; N 10°06'24" E, 32.03 feet; N  
 762 01°43'31" W, 29.22 feet; N 05°37'39" W, 26.82 feet; N  
 763 12°01'53" W, 42.36 feet; N 21°06'43" W, 7.72 feet; N  
 764 36°50'10" W, 37.65 feet; N 47°37'33" W, 25.00 feet; N  
 765 56°19'26" W, 44.83 feet; N 49°30'53" W, 55.06 feet; N  
 766 59°47'57" W, 8.89 feet; N 72°21'36" W, 36.00 feet; N  
 767 82°08'10" W, 65.71 feet; S 89°42'01" W, 51.60 feet; N  
 768 80°08'53" W, 56.11 feet; N 89°26'00" W, 8.09 feet; S  
 769 81°14'14" W, 46.34 feet; S 78°42'25" W, 40.49 feet; S  
 770 77°43'02" W, 63.74 feet; S 79°09'43" W, 47.65 feet; S  
 771 72°48'44" W, 44.03 feet; S 63°14'34" W, 42.60 feet; S  
 772 57°48'39" W, 28.70 feet; S 64°21'00" W, 20.44 feet; S  
 773 67°06'48" W, 29.21 feet; S 83°28'20" W, 29.99 feet; S  
 774 83°04'31" W, 27.06 feet; S 84°19'19" W, 42.81 feet to  
 775 a point of curvature of a curve concave Northeasterly

776 having a radius of 50.00 feet, and a central angle of  
777 83°36'01"; run Northwesterly along the arc of said  
778 curve, 72.95 feet; to a point of compound curvature of  
779 a curve concave Easterly having a radius of 188.00  
780 feet, and a central angle of 27°45'45"; run Northerly  
781 along the arc of said curve, 91.10 feet; S 89°52'10"  
782 W, 174.16 feet; thence departing said Plat run along  
783 the West line of the Southwest 1/4 of Section 34, N  
784 00°00'19" E, 313.89 feet to the Northwest corner of  
785 the Southwest 1/4 of the Southwest 1/4 of Section 34  
786 and the Northeast corner of the Southeast 1/4 of the  
787 Southeast 1/4 of Section 33, Township 24 South, Range  
788 27 East; thence continue N 00°00'19" E 498.35 feet to  
789 the Southeast corner of the North 5/8 of the Northeast  
790 1/4 of the Southeast 1/4 of Section 33; thence run  
791 along the South line of the North 5/8 of the Northeast  
792 1/4 of the Southeast 1/4 of Section 33, N 89°47'57" W,  
793 1326.58 feet to the Southwest corner thereof; thence  
794 run along the West line of the North 5/8 of the  
795 Northeast 1/4, of the Southeast 1/4 of Section 33, N  
796 00°00'31" E, 835.26 feet to the Northwest corner  
797 thereof; thence run along the West line of the  
798 Southeast 1/4 of the Northeast 1/4 of Section 33, N  
799 00°00'25" E, 1321.43 feet to the Northwest corner  
800 thereof; thence run along the North line of the



801 Southeast 1/4 of the Northeast 1/4 of Section 33, S  
 802 89°55'44" E, 1326.40 feet; to the Northeast corner  
 803 thereof; thence run along the West line of the  
 804 Northwest 1/4 of Section 34 Township 24 South Range 27  
 805 East, N 00°00'06" E, 1329.09 feet to the Northwest  
 806 corner thereof; thence N 89°53'53" E, 2679.47 feet  
 807 along the North line of the Northwest 1/4 of Section  
 808 34 to the Northeast corner thereof and the Southwest  
 809 corner of the Southeast 1/4 of Section 27, Township 24  
 810 South, Range 27 East; thence N 00°01'11" W, 3964.69  
 811 feet along the West line of the East 1/2 of Section 27  
 812 to the Southeast corner of the Northeast 1/4 of the  
 813 Northwest 1/4 of Section 27; thence S 89°37'54" W,  
 814 1332.15 feet along the South line of the Northeast 1/4  
 815 of the Northwest 1/4 of Section 27 to the Southwest  
 816 corner thereof; thence N 00°08'12" E, 1330.97 feet  
 817 along the West line of the Northeast 1/4 of the  
 818 Northwest 1/4 of Section 27 to the Northwest corner  
 819 thereof,; thence S 89°46'29" W, 1328.51 feet along the  
 820 North line of the Northwest 1/4 of Section 27 to the  
 821 Northwest corner of Section 27 and the Northeast  
 822 corner of Section 28, Township 24 South, Range 27  
 823 East; thence S 89°48'06" W, 1331.20 feet along the  
 824 North line of the Northeast 1/4 of the Northeast 1/4  
 825 of Section 28, to the Northeast corner of the West 1/2

826 of the Northeast 1/4 of Section 28; thence S 00°12'18"  
 827 W, 882.69 feet along the East line of the West 1/2 and  
 828 the Northeast 1/4 of Section 28, Township 24 South,  
 829 Range 27 East to a point on the Westerly right of way  
 830 line of State Road 429 as described in Official  
 831 Records Book 7070, Page 2553 and Book 7106, Page 2802  
 832 of the Public Records of Orange County Florida also  
 833 being a point on Flamingo Crossings East according to  
 834 the Plat thereof and recorded in Plat Book 97, Page 95  
 835 of the Public Records of Orange County Florida and a  
 836 point on a non-tangent curve concave Southwesterly  
 837 having a radius of 2204.09 feet, and a central angle  
 838 of 07°27'37"; thence from a tangent bearing of N  
 839 29°38'58" W run Northwesterly along the arc of said  
 840 curve, right of way line and Plat, 286.99 feet; thence  
 841 continue along said right of way line and Plat the  
 842 following two courses; N 37°06'36" W, 690.17 feet to a  
 843 point on a non-tangent curve concave Northeasterly  
 844 having a radius of 808.57 feet, and a central angle of  
 845 09°35'40"; from a tangent bearing of N 38°37'50" W run  
 846 Northwesterly along the arc of said curve, 135.40  
 847 feet; thence departing said right of way line continue  
 848 along said Plat; N 88°48'31" W, 555.60 feet to a point  
 849 on the right of way line of Hartzog Road as described  
 850 in Official Records Book 9782, page 7172, Book 10170,

851 Page 4303, Book 10173, page 8868 and Book 10815, Page  
 852 4619 of the Public Records of Orange County Florida  
 853 and a point on a non-tangent curve concave Westerly  
 854 having a radius of 1010.00 feet, and a central angle  
 855 of 02°00'23"; from a tangent bearing of S 05°42'00" E  
 856 run Southerly along the arc of said curve, Plat and  
 857 right of way line, 35.37 feet; thence run along said  
 858 Plat and right of way line the following courses; S  
 859 00°27'57" W, 105.56 feet to a point of curvature of a  
 860 curve concave Westerly having a radius of 899.35 feet,  
 861 and a central angle of 05°39'43"; run Southerly along  
 862 the arc of said curve, 88.87 feet; S 06°07'41" W,  
 863 311.81 feet to a point of curvature of a curve concave  
 864 Easterly having a radius of 2004.50 feet, and a  
 865 central angle of 06°19'57"; run Southerly along the  
 866 arc of said curve, 221.54 feet; S 00°12'16" E, 702.26  
 867 feet; S 23°02'00" E, 19.33 feet; S 00°12'16" E, 198.27  
 868 feet; S 14°29'10" W, 29.80 feet to a point on a non-  
 869 tangent curve concave Westerly having a radius of  
 870 2162.49 feet, and a central angle of 07°53'08"; from a  
 871 tangent bearing of S 00°12'49" W run Southerly along  
 872 the arc of said curve, 297.62 feet; S 08°05'57" W,  
 873 46.90 feet; N 81°54'04" W, 10.00 feet; S 08°05'57" W,  
 874 154.78 feet; S 81°54'04" E, 5.50 feet to a point on a  
 875 non-tangent curve concave Westerly having a radius of

876 1175.00 feet, and a central angle of 07°00'25"; from a  
 877 tangent bearing of S 08°05'57" W run Southerly along  
 878 the arc of said curve, 143.70 feet; S 00°07'03" W,  
 879 13.59 feet; thence departing said Plat continue along  
 880 said right of way line, the following courses; N  
 881 89°54'54" W, 160.89 feet to a point on a non-tangent  
 882 curve concave Westerly having a radius of 1025.00  
 883 feet, and a central angle of 10°07'39"; from a tangent  
 884 bearing of N 18°13'36" E run Northerly along the arc  
 885 of said curve, 181.18 feet; S 81°54'03" E, 5.50 feet;  
 886 N 08°05'57" E, 201.68 feet to a point of curvature of  
 887 a curve concave Westerly having a radius of 2013.49  
 888 feet, and a central angle of 08°18'12"; run Northerly  
 889 along the arc of said curve, 291.80 feet; N 00°12'16"  
 890 W, 931.40 feet to a point of curvature of a curve  
 891 concave Easterly having a radius of 2153.50 feet, and  
 892 a central angle of 06°19'57"; run Northerly along the  
 893 arc of said curve, 238.01 feet; N 06°07'41" E, 291.80  
 894 feet; N 00°07'03" E, 196.68 feet to a point on the  
 895 South line of the Southwest 1/4 of Section 21,  
 896 Township 24 South, Range 27 East; thence departing  
 897 said right of way line, S 89°49'36" W, 453.70 feet  
 898 along the South line of the Southwest 1/4 of Section  
 899 21, Township 24 South, Range 27 East to a point on  
 900 Flamingo Crossings West according to the Plat thereof

901 and recorded in Plat Book 100, Page 37 of the Public  
 902 Records of Orange County Florida; thence run along  
 903 said Plat the following three courses; N 40°17'32" W,  
 904 323.52 feet; N 32°21'38" W, 271.63 feet; N 34°30'31"  
 905 W, 120.76 feet; thence N 46°26'37" W, 108.80 feet  
 906 along said Plat and its Northwesterly extension;  
 907 thence S 89°49'14" W, 28.71 feet to a point of  
 908 curvature of a curve concave Southerly having a radius  
 909 of 934.00 feet, and a central angle of 01°05'30";  
 910 thence run Westerly along the arc of said curve, 17.79  
 911 feet; thence S 00°10'31" E, 11.26 feet; thence S  
 912 89°49'29" W, 28.35 feet; thence S 04°02'58" E, 4.66  
 913 feet; thence S 86°05'06" W, 22.85 feet; thence N  
 914 03°54'54" W, 6.14 feet; thence S 89°49'29" W, 173.97  
 915 feet to a point of curvature of a curve concave  
 916 Northerly having a radius of 2158.53 feet, and a  
 917 central angle of 24°05'38"; thence run Westerly along  
 918 the arc of said curve, 907.70 feet; thence N 66°04'53"  
 919 W, 548.81 feet to a point on the West line of the  
 920 Southwest 1/4 of Section 21, Township 24 South, Range  
 921 27 East; thence run along said line, S 00°35'44" W,  
 922 1052.90 feet to the Southwest corner thereof; thence  
 923 entering Section 20, Township 24 South, Range 27 East  
 924 run S 89°18'37" W, 2676.09 feet along the South line  
 925 of the Southeast 1/4 of said Section 20, to the

926 Southwest corner thereof; thence N 89°32'00" W,  
 927 2636.90 feet run along the South line of the Southwest  
 928 1/4 of said Section 20, to the Southwest corner  
 929 thereof; thence N 00°12'29" E, 1187.50 feet along the  
 930 West line of the Southwest 1/4 of said Section 20;  
 931 thence entering Section 19, Township 24 South, Range  
 932 27 East run, S 89°00'18" W, 988.08 feet along the  
 933 South line of the North 150.00 feet of the Southeast  
 934 1/4 of the Southeast 1/4 of said Section 19, to a  
 935 point on the Easterly right of way line of Avalon  
 936 Boulevard as described in Deed Book 402, Page 312,  
 937 Deed Book 402, Page 353 and Deed Book 357 of the  
 938 Public Records of Orange County Florida; thence run  
 939 along said right of way line the following two  
 940 courses; N 19°17'43" E, 1348.72 feet to a point on a  
 941 non-tangent curve concave Easterly having a radius of  
 942 2832.01 feet, and a central angle of 04°49'44"; from a  
 943 tangent bearing of N 19°16'05" E run Northerly along  
 944 the arc of said curve, 238.69 feet to a point on the  
 945 North line of the Northeast 1/4 of the Northeast 1/4  
 946 of the Southeast 1/4 of said Section 19; thence N  
 947 88°44'55" E, 459.61 feet along said line to the  
 948 Northeast corner of the Southeast 1/4 of said Section  
 949 19; thence entering Section 20, Township 24 South,  
 950 Range 27 East run N 00°13'41" E, 708.14 feet along the

951 West line of the Northwest 1/4 of said Section 20 to a  
 952 point on the aforesaid Avalon Road right of way line  
 953 and a point on a non-tangent curve concave  
 954 Southeasterly having a radius of 2829.41 feet, and a  
 955 central angle of 01°55'19"; thence from a tangent  
 956 bearing of N 41°26'37" E run Northeasterly along the  
 957 arc of said curve and right of way line, 94.91 feet;  
 958 thence N 43°21'56" E, 753.57 feet along said right of  
 959 way line to a point on the North line of the South 1/2  
 960 of the Northwest 1/4 of said Section 20; thence N  
 961 89°50'32" E, 2068.41 feet along said line to the  
 962 Southeast corner of the Northeast 1/4 of the Northwest  
 963 1/4 of said Section 20; thence N 00°21'49" E, 1334.18  
 964 feet along the West line of the Northwest 1/4 of the  
 965 Northeast 1/4 of said Section 20 to the Northwest  
 966 corner of the Northeast 1/4; thence S 89°45'19" E,  
 967 2697.33 feet along the North line of the Northeast 1/4  
 968 of said Section 20 to the Northeast corner of said  
 969 Section 20 and the Southeast corner of Section 17,  
 970 Township 24 South, Range 27 East; thence entering said  
 971 Section 17 N 00°02'13" E, 2669.40 feet along the East  
 972 line of the Southeast 1/4 of Section 17 to the  
 973 Northeast corner thereof; thence S 89°43'49" W,  
 974 1347.90 feet along the South line of the East 1/2 of  
 975 the Northeast 1/4 of Section 17, to the Southwest

976 corner thereof; thence N 00°18'18" W, 2652.68 feet  
 977 along the West line of the East 1/2 of the Northeast  
 978 1/4 of Section 17 to the Northwest corner thereof;  
 979 thence S 89°39'31" W, 2661.03 feet along the North  
 980 line of Section 17 to the Northwest corner of the  
 981 Northeast 1/4 of the Northwest 1/4 of Section 17 and  
 982 the Southwest corner of the Southeast 1/4 of the  
 983 Southwest 1/4 of Section 8, Township 24 South, Range  
 984 27 East; thence N 00°24'44" E, 242.11 feet along the  
 985 West line of the Southeast 1/4 of the Southwest 1/4 of  
 986 Section 8 to a point on the Easterly right-of-way line  
 987 of County Road 545 as described in Deed Book 402, Page  
 988 355 of the Public Records of Orange County Florida;  
 989 said point being a point on a non-tangent curve  
 990 concave Westerly, having a radius of 2826.01 feet, and  
 991 a central angle of 19°14'15"; thence from a tangent  
 992 bearing of N 18°34'50" E, run Northerly along the arc  
 993 of said curve and right-of-way, 948.86 feet; thence  
 994 continue along said right-of-way, N 00°39'25" W,  
 995 141.86 feet; thence N 89°41'27" E, 1188.92 feet along  
 996 the North line of the Southeast 1/4 of the Southwest  
 997 1/4 of Section 8 to the Northeast corner thereof;  
 998 thence N 00°15'09" E, 1315.34 feet along the West line  
 999 of the Northwest 1/4 of the Southeast 1/4 of Section 8  
 1000 to the Northwest corner thereof; thence N 00°14'57" E,



1001 50.00 feet along the West line of the Northeast 1/4 of  
 1002 Section 8 to a point on the Northerly right-of-way  
 1003 line of Hartzog Road as described in Official Records  
 1004 Book 9782, Page 7172 of the Public Records of Orange  
 1005 County Florida; thence run along said right-of-way  
 1006 line the following three courses; N 89°43'25" E,  
 1007 671.30 feet; N 23°57'49" E, 158.82 feet to a point on  
 1008 a non-tangent curve concave Southwesterly having a  
 1009 radius of 2750.09 feet, and a central angle of  
 1010 04°43'07"; from a tangent bearing of S 33°16'29" E run  
 1011 Southeasterly along the arc of said curve, 226.49  
 1012 feet; thence N 89°43'24" E, 1038.21 feet along the  
 1013 North line of the Southeast 1/4 of Section 8; to a  
 1014 point on Deed recorded in Official Records Book 7121,  
 1015 Page 2952 of the Public Records of Orange County  
 1016 Florida; and a point on a non-tangent curve concave  
 1017 Southerly having a radius of 2894.93 feet, and a  
 1018 central angle of 08°15'21"; thence entering Section 9,  
 1019 Township 24 South, Range 27 East, from a tangent  
 1020 bearing of N 82°01'15" W run Westerly along the arc of  
 1021 said curve and Deed, 417.14 feet; thence S 89°43'24"  
 1022 W, 258.73 feet along said Deed to a point on the  
 1023 Easterly right of way line of State Road 429 as  
 1024 recorded in Official Records Book 7106, Page 7802 of  
 1025 the Public Records of Orange County Florida; thence

1026 run along said right of way line the following two  
 1027 courses; N 21°29'36" W, 110.97 feet; N 20°48'24" W,  
 1028 1048.03 feet; thence N 00°08'24" E, 211.55 feet along  
 1029 the West line of the East 530.00 feet of the Southwest  
 1030 1/4 of the Northeast 1/4 of said Section 8; thence S  
 1031 89°41'25" W, 797.83 feet along the South line of the  
 1032 North 1/2 of the Northeast 1/4 of said Section 8;  
 1033 thence S 89°34'56" W, 1230.74 feet along the South  
 1034 line of the Northeast 1/4 of the Northwest 1/4 of said  
 1035 Section 8 to a point on the Easterly right of way line  
 1036 of Avalon Boulevard as described in Deed Book 402,  
 1037 Page 355 of the Public Records of Orange County  
 1038 Florida; thence run along said right of way line the  
 1039 following three courses; N 00°39'25" W, 853.44 feet to  
 1040 a point on a non-tangent curve concave Easterly having  
 1041 a radius of 3241.05 feet, and a central angle of  
 1042 05°37'30"; from a tangent bearing of N 00°36'59" W run  
 1043 Northerly along the arc of said curve, 318.19 feet; N  
 1044 05°00'31" E, 152.48 feet; thence N 89°26'29" E,  
 1045 1220.84 feet along the North line of the Northwest 1/4  
 1046 of said Section 8 to the Northeast corner thereof;  
 1047 thence N 89°39'25" E, 2650.62 feet along the North  
 1048 line of the Northeast 1/4 of said Section 8 to the  
 1049 Northeast corner thereof; thence entering Section 9,  
 1050 Township 24 South, Range 27 East run, N 89°46'07" E,

1051 1608.33 feet along the North line of the Northwest 1/4  
 1052 of said Section 9; to a point on Southerly right of  
 1053 way line of Seidel Road as described in Deed Book 789,  
 1054 Page 243 and Deed Book 892, Page 552 of the Public  
 1055 Records of Orange County Florida and a non-tangent  
 1056 curve concave Northerly having a radius of 357.62  
 1057 feet, and a central angle of 23°38'08"; thence from a  
 1058 tangent bearing of S 66°08'04" W run Westerly along  
 1059 the arc of said curve and right of way line, 147.53  
 1060 feet; thence run along said right of way line the  
 1061 following three courses; S 89°46'01" W, 139.26 feet; S  
 1062 89°46'07" W, 1325.83 feet; S 89°39'24" W, 554.03 feet;  
 1063 thence run along a right of way line described in  
 1064 Official Records Book 7070, Page 2553 of the Public  
 1065 Records of Orange County Florida the following; S  
 1066 00°20'32" E, 20.00 feet; S 89°39'28" W, 363.61 feet; S  
 1067 84°38'15" W, 372.03 feet; S 00°20'32" E, 14.94 feet; S  
 1068 89°40'22" W, 138.87 feet; S 42°20'36" W, 55.11 feet; S  
 1069 00°03'00" W, 857.17 feet to a point of curvature of a  
 1070 curve concave Northeasterly having a radius of 250.01  
 1071 feet, and a central angle of 90°21'35"; run  
 1072 Southeasterly along the arc of said curve, 394.28  
 1073 feet; N 89°41'19" E, 364.69 feet; S 00°18'35" E, 80.00  
 1074 feet; S 89°41'25" W, 481.37 feet; thence departing  
 1075 said right of way line run, S 89°41'25" W, 60.00 feet

1076 along the South line of the North 1/2 of the Northeast  
 1077 1/4 of said Section 8; thence N 00°08'23" E, 27.18  
 1078 feet along a line that is 60.00 feet West of and  
 1079 parallel with East line of the Northwest 1/4 of the  
 1080 Northeast 1/4 of said Section 8; to a point on the  
 1081 aforesaid right of way line and a non-tangent curve  
 1082 concave Northeasterly having a radius of 350.02 feet,  
 1083 and a central angle of 61°30'34"; from a tangent  
 1084 bearing of N 60°12'31" W run Northwesterly along the  
 1085 arc of said curve and right of way line, 375.76 feet;  
 1086 thence departing said right of way line run, S  
 1087 89°41'15" W, 483.83 feet along a right of way line  
 1088 described in Official Records Book 7106, Page 2802 of  
 1089 the Public Records of Orange County Florida to a point  
 1090 that is 10.00 feet Easterly of when measure  
 1091 perpendicular to the Easterly right of way line of  
 1092 aforesaid State Road 429; and a point on a non-tangent  
 1093 curve concave Easterly having a radius of 3721.85  
 1094 feet, and a central angle of 03°53'37"; thence from a  
 1095 tangent bearing of S 16°54'47" E run Southerly along  
 1096 the arc of said curve and a line that is 10.00 feet  
 1097 Easterly of and parallel with said right of way line,  
 1098 252.93 feet; thence S 20°48'24" E, 96.16 feet along  
 1099 said parallel to its intersection with a line that is  
 1100 10.00 feet North of and parallel with the South line

1101 of the Northwest 1/4 of the Northeast 1/4 of said  
 1102 Section 8; thence N 89°41'25" E, 83.88 feet along said  
 1103 line that is 10.00 feet North of and parallel with the  
 1104 South line of the Northwest 1/4 of the Northeast 1/4  
 1105 of said Section 8, to its intersection with the West  
 1106 line of the East 520.00 feet of the Southwest 1/4 of  
 1107 the Northeast 1/4 of said Section 8; thence S  
 1108 00°08'24" W, 219.78 feet along the West line of the  
 1109 East 520.00 feet of the Southwest 1/4 of the Northeast  
 1110 1/4 of said Section 8, to its intersection with a line  
 1111 that is 10.00 feet East of when measure perpendicular  
 1112 to the Easterly right of way line of aforesaid State  
 1113 Road 429; thence S 20°48'24" E, 836.45 feet along said  
 1114 parallel line to a point on a Deed described in  
 1115 Official Records Book 9324, Page 367 of the Public  
 1116 Records of Orange County Florida; thence run along  
 1117 said Deed the following six courses; S 87°25'27" E,  
 1118 291.32 feet; thence N 88°48'53" E, 166.97 feet; N  
 1119 86°44'00" E, 142.45 feet; N 06°27'19" W, 91.16 feet; N  
 1120 28°52'42" E, 302.51 feet; N 69°30'43" E, 659.82 feet  
 1121 to a point on a deed described in Official Records  
 1122 Book 10810, Page 147 of the Public Records of Orange  
 1123 County Florida; thence run along said Deed the  
 1124 following four courses; N 84°17'43" E, 306.52 feet; N  
 1125 55°03'52" E, 1274.60 feet; N 33°11'17" E, 877.94 feet;

1126 N 08°37'23" E, 258.89 feet; thence N 89°46'07" E,  
 1127 980.18 feet along the North line of the Northwest 1/4  
 1128 of said Section 9 to the Northeast corner thereof;  
 1129 thence S 00°03'05" W, 2653.53 feet along the East line  
 1130 of the Northwest 1/4 of said Section 9 to the  
 1131 Southeast corner thereof; thence S 89°44'05" W,  
 1132 1325.36 feet along the South line of the Southeast 1/4  
 1133 of the Northwest 1/4 of Section 9 to the Southwest  
 1134 corner thereof; thence S 00°08'51" W, 1314.23 feet  
 1135 along the East line of the Northwest 1/4 of the  
 1136 Southwest 1/4 of Section 9 to the Southeast corner  
 1137 thereof; thence N 89°45'10" E, 1327.55 feet along the  
 1138 North line of the Southeast 1/4 of the Southwest 1/4  
 1139 of Section 9 to the Northeast corner thereof; thence S  
 1140 00°03'05" W, 1314.64 feet along the East line of the  
 1141 Southeast 1/4 of the Southwest 1/4 of Section 9 to the  
 1142 Southeast corner of the Southwest 1/4 of Section 9;  
 1143 thence N 89°53'46" E, 2633.36 feet along the South  
 1144 line of the Southeast 1/4 of Section 9 to the  
 1145 Southeast corner thereof and the Southwest corner of  
 1146 Section 10, Township 24 South, Range 27 East; thence N  
 1147 00°15'35" E, 5286.81 feet along the West section line  
 1148 of Section 10 to the Northwest corner thereof and the  
 1149 Southwest corner of Section 3, Township 24 South,  
 1150 Range 27 East; thence N 00°11'50" W, 2661.64 feet

1151 along the West line of the Southwest 1/4, Section 3 to  
 1152 the Northwest corner thereof; thence N 89°39'50" E,  
 1153 3976.31 feet along the North line of the South half of  
 1154 Section 3 to the Northeast corner of the Northwest 1/4  
 1155 of the Southeast 1/4 of Section 3; thence S 00°04'39"  
 1156 E, 1326.78 feet along the East line of the Northwest  
 1157 1/4 of the Southeast 1/4 of Section 3 to the Northwest  
 1158 corner of the Southeast 1/4 of the Southeast 1/4 of  
 1159 Section 3; thence N 89°37'16" E, 1328.99 feet along  
 1160 the North line of the Southeast 1/4 of the Southeast  
 1161 1/4 of Section 3 to the Northeast corner thereof and  
 1162 the Northwest corner of the Southwest 1/4 of the  
 1163 Southwest 1/4 of Section 2, Township 24 South, Range  
 1164 27 East; thence N 00°07'50" W, 1325.78 feet along the  
 1165 West line of Northwest 1/4, of the Southwest 1/4, of  
 1166 Section 2 to the Northwest corner thereof; thence N  
 1167 00°07'43" W, 400.13 feet along the West line of the  
 1168 Northwest 1/4, of Section 2; thence run along the  
 1169 Northerly boundary of a deed recorded in Official  
 1170 Records Book 1457, Page 934 of the Public Records of  
 1171 Orange County Florida the following three courses; N  
 1172 86°46'13" E, 1024.87 feet; N 77°37'23" E, 1103.42  
 1173 feet; N 53°18'38" E, 1872.82 feet to a point on the  
 1174 Southerly right-of-way line of Reams Road as shown on  
 1175 Plat book 3, Page 85 of the Public Records of Orange

1176 County Florida; thence run along said right-of-way  
 1177 line the following three courses; S 43°40'10" E,  
 1178 1382.92 feet to the beginning of a curve concave to  
 1179 the Northeast, having a radius of 546.86 feet and a  
 1180 central angle of 46°21'00"; thence run Southeasterly  
 1181 along the arc of said curve 442.39 feet; thence N  
 1182 89°58'50" E, 341.61 feet; thence leaving said right-  
 1183 of-way, run S 00°19'24" E, 603.75 feet along the East  
 1184 line of the Northeast 1/4 of Section 2, to the  
 1185 Southeast corner thereof, and the Northwest corner of  
 1186 the Northwest 1/4 of the Southwest 1/4 of Section 1,  
 1187 Township 24 South, Range 27 East; thence N 89°43'47"  
 1188 E, along the North line of the Northwest 1/4 of the  
 1189 Southwest 1/4 of Section 1, 1297.19 feet to a point 25  
 1190 feet West of the Northeast corner of the Northwest 1/4  
 1191 of the Southwest 1/4 of Section 1; thence N 00°12'21"  
 1192 W, 598.76 feet along a line that is 25.00 feet West of  
 1193 and parallel to the West line of the Southeast 1/4 of  
 1194 the Northwest 1/4 of Section 1 to the Southerly right-  
 1195 of-way line of aforesaid Reams Road; thence N  
 1196 89°56'46" E, 100.00 feet along said Southerly right-  
 1197 of-way of Reams Road; thence run along the Easterly  
 1198 and Northerly boundary of a deed recorded in Official  
 1199 Records Book 1465, Page 307 of the Public Records of  
 1200 Orange County Florida the following five courses; S



1201 02°04'12" E, 523.43 feet; N 89°43'40" E, 52.00 feet; S  
 1202 00°12'21" E, 49.00 feet; N 89°43'41" E, 229.00 feet; S  
 1203 00°12'25" E, 26.23 feet; thence N 89°43'47" E, 1039.16  
 1204 feet along the North line of the South half of Section  
 1205 1 to a point 90.00 feet East of the Northeast corner  
 1206 of the Southwest 1/4 of Section 1; thence S 05°34'33"  
 1207 W, 911.86 feet; thence S 00°05'18" E, 420.00 feet  
 1208 along the East line of the Northeast 1/4 of the  
 1209 Southwest 1/4 of Section 1 to the Southeast corner  
 1210 thereof; thence N 89°44'10" E, 2649.93 feet along the  
 1211 North line of the South half of the Southeast 1/4 of  
 1212 Section 1 to the Point of Beginning, containing  
 1213 18508.530 acres more or less.

1214  
 1215 Less the following described parcels:

1216  
 1217 That portion of Lots 110 and 111 of the Munger and  
 1218 Company Subdivision of Section 22, Township 24 South,  
 1219 Range 28 East according to the Plat recorded in Plat  
 1220 Book E Page 22 of the Public Records of Orange County  
 1221 Florida, being more particularly described as:

1222  
 1223 Commence at the Northwest corner of the Southwest 1/4  
 1224 of the Southwest 1/4 of Section 22, run S 89°27'13" E,  
 1225 464.18 feet along the North line of the Southwest 1/4

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1226 of the Southwest 1/4 of Section 22; thence S 00°32'47"  
 1227 W, 15.00 feet to a point on the North line of said Lot  
 1228 111 and the Point of Beginning; thence S 89°27'13" E,  
 1229 300.00 feet along the North line of Lots 110, and 111  
 1230 to the West right-of-way of State Road 535 as shown in  
 1231 map section 75280-2465 and dated 2/22/1993; thence S  
 1232 04°05'32" E, 150.49 feet along the said right-of-way;  
 1233 thence N 89°27'13" W, 312.17 feet along the South line  
 1234 of the North 150.00 feet said Lots 110 and 111; thence  
 1235 N 00°32'47" E, 150.00 feet to the Point of Beginning,  
 1236 containing 1.054 acres more or less.

1237  
 1238 And

1239  
 1240 That part of the Northwest 1/4 of the Southeast 1/4 of  
 1241 the Southwest 1/4 and the Northeast 1/4 of the  
 1242 Southwest 1/4 of the Southwest 1/4 of Section 22,  
 1243 Township 24 South, Range 28 East, being more  
 1244 particularly described as:

1245  
 1246 Commence at the Northwest corner of the Southwest 1/4  
 1247 of the Southwest 1/4 of Section 22, run along the  
 1248 North line of the South 1/2 of the Southwest 1/4 of  
 1249 Section 22, S 89°27'13" E, 985.26 feet, to the Point  
 1250 of Beginning; thence continue along said line S

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1251 89°27'13" E, 642.78 feet; thence run along the  
 1252 Westerly right-of-way line of State Road 400 as shown  
 1253 in map section 75280-2465 and dated 2/22/1993 the  
 1254 following three courses; S 46°05'23" W, 681.12 feet to  
 1255 a point on a non-tangent curve concave Northerly  
 1256 having a radius of 60.00 feet, and a central angle of  
 1257 118°45'23"; from a tangent bearing of S 46°06'36" W  
 1258 run Westerly along the arc of said curve, 124.36 feet;  
 1259 N 15°07'40" W, 205.41 feet; thence run along the West  
 1260 line of Lot 109 of the Munger and Company Subdivision  
 1261 of Section 22, according to the Plat recorded in Plat  
 1262 Book E Page 22 of the Public Records of Orange County  
 1263 Florida, N 00°14'30" E, 252.64 feet to the Point of  
 1264 Beginning, containing 4.225 acres more or less.

1265  
 1266 AND

1267  
 1268 A parcel of land lying in Section 21, Township 24  
 1269 South, Range 27 East, Orange County, Florida, and  
 1270 being more particularly described as follows:

1271  
 1272 Commence at the Southwest corner of the Southeast 1/4  
 1273 of said Section 21, run along the South line of the  
 1274 Southeast 1/4 of said Section 21, N 89°48'15" E,  
 1275 660.44 feet; thence run along the East line of the

1276 West 1/2 of the Southwest 1/4 of the Southeast 1/4 of  
 1277 said Section 21, N 00°06'58" E, 45.92 feet to a point  
 1278 on the right of way line of State Road 429 as  
 1279 described in Official Records Book 7106, Page 2802 of  
 1280 the Public Records of Orange County Florida and the  
 1281 Point of Beginning; thence run along said right of way  
 1282 line the following courses; said point being on a non-  
 1283 tangent curve concave Easterly having a radius of  
 1284 808.57 feet, and a central angle of 12°10'43"; from a  
 1285 tangent bearing of N 27°06'04" W run Northerly along  
 1286 the arc of said curve, 171.87 feet; to a point on a  
 1287 non-tangent curve concave Easterly having a radius of  
 1288 813.16 feet, and a central angle of 13°13'43"; from a  
 1289 tangent bearing of N 13°24'32" W run Northerly along  
 1290 the arc of said curve, 187.75 feet; N 00°10'49" W,  
 1291 34.65 feet; N 34°53'25" W, 249.37 feet; thence S  
 1292 89°49'15" W, 363.27; thence S 44°56'13" W, 63.78 feet;  
 1293 thence N 00°05'30" E, 270.02 feet; thence S 45°02'35"  
 1294 E, 63.51 feet; thence N 89°49'15" E, 487.12 feet;  
 1295 thence N 00°10'49" W, 63.00 feet to a point on a non-  
 1296 tangent curve concave Northerly having a radius of  
 1297 230.30 feet, and a central angle of 26°54'59"; thence  
 1298 from a tangent bearing of N 89°49'10" E run Easterly  
 1299 along the arc of said curve, 108.19 feet; thence S  
 1300 00°06'57" W, 854.01 feet along the East line of the

1301 West 1/2 of the Southwest 1/4 of the Southeast 1/4 of  
 1302 said Section 21 to the Point of Beginning, containing  
 1303 4.099 Acres, more or less.

1304  
 1305 AND

1306  
 1307 A parcel of land lying in Section 21, Township 24  
 1308 South, Range 27 East, Orange County, Florida, and  
 1309 being more particularly described as follows:

1310  
 1311 Commence at the Southwest corner of the Southeast 1/4  
 1312 of said Section 21, run along the West line of the  
 1313 Southeast 1/4 of said Section 21, N 00°05'30" E,  
 1314 2639.67 feet to the Northwest corner thereof; thence S  
 1315 89°44'35" E, 242.86 feet along the North line of the  
 1316 Southeast 1/4 of said Section 21, to a point on the  
 1317 Westerly right of way line of State Road 429 as  
 1318 described in Official Records Book 7106, Page 2802 of  
 1319 the Public Records of Orange County Florida and the  
 1320 Point of Beginning; thence S 89°44'35" E, 373.80 feet  
 1321 along the North line of the Southeast 1/4 of said  
 1322 Section 21, to a point on the Easterly right of way  
 1323 line of State Road 429; thence run along said Easterly  
 1324 right of way line the following four courses; S  
 1325 23°48'31" E, 112.11 feet to a point of curvature of a

1326 curve concave Northeasterly having a radius of 2776.91  
 1327 feet, and a central angle of 18°14'12"; run  
 1328 Southeasterly along the arc of said curve, 883.86  
 1329 feet; S 42°02'46" E, 340.85 feet to a point of  
 1330 curvature of a curve concave Southwesterly having a  
 1331 radius of 1721.96 feet, and a central angle of  
 1332 09°21'52"; run Southeasterly along the arc of said  
 1333 curve, 281.43 feet; thence departing said Easterly  
 1334 right of way line run, N 89°58'14" W, 807.21 feet  
 1335 along the South line of the North 1/2 of the Southeast  
 1336 1/4 of said Section 21 to a point on the aforesaid  
 1337 Westerly right of way line; thence run along said line  
 1338 the following courses, N 17°48'35" W, 924.64 feet; S  
 1339 72°11'25" W, 37.05 feet; N 20°48'35" W, 481.54 feet to  
 1340 the Point of Beginning, containing 15.875 Acres, more  
 1341 or less.

1342  
 1343 Containing in aggregate 18483.279 acres more or less  
 1344 in Orange County Florida.

1345  
 1346 (2) In Osceola County, Florida:  
 1347 A parcel of land lying in Sections 1, 2, 11 through  
 1348 14, 23 through 26, Township 25 South, Range 27 East,  
 1349 and Sections 5 through 9, 16 through 20, 30 and 31,  
 1350 Township 25 South, Range 28 East, Osceola County,

1351 Florida, and being more particularly described as  
 1352 follows:  
 1353  
 1354 Begin at the Northwest corner of said Section 6, run  
 1355 along the North line of the Northwest 1/4 of Section  
 1356 6, Township 25 South, Range 28 East run, S 89°56'54" E,  
 1357 2748.82 feet to the Northeast corner thereof; thence S  
 1358 89°36'01" E, 2646.94 feet along the North line of the  
 1359 Northeast 1/4 of said Section 6 to the Northeast  
 1360 corner thereof; thence entering Section 5, Township 25  
 1361 South, Range 28 East run N 89°42'15" E, 2600.72 feet  
 1362 along the North line of the Northwest 1/4 of said  
 1363 Section 5 to the Northeast corner there of; thence S  
 1364 89°17'26" E, 153.63 feet along the North line of the  
 1365 Northeast 1/4 of said Section 5 to a point on the  
 1366 State Road 400 right of way line shown on Map Section  
 1367 92130-2401 and dated August 28, 1969; thence run along  
 1368 said right of way line the following three courses; S  
 1369 38°30'29" W, 248.14 feet to a point of curvature of a  
 1370 curve concave Northwesterly having a radius of  
 1371 85794.19 feet, and a central angle of 01°26'58"; run  
 1372 Southwesterly along the arc of said curve, 2170.39  
 1373 feet; S 39°57'27" W, 2021.20 feet; thence S 01°12'07"  
 1374 W, 1838.47 feet along the West line of the Southwest  
 1375 1/4 of said Section 5 to the Southwest corner thereof;

1376 thence entering Section 8, Township 25 South, Range 28  
 1377 East run N 89°47'15" E, 2643.05 feet along the North  
 1378 line of the Northwest 1/4 of said Section 8 to the  
 1379 Northeast corner thereof; thence N 89°44'15" E,  
 1380 2642.73 feet along the North line of the Northeast 1/4  
 1381 of said Section 8 to the Northeast corner thereof;  
 1382 thence entering Section 9, Township 25 South, Range 28  
 1383 East run N 89°47'42" E, 1315.60 feet along the North  
 1384 line of the West 1/2 of the Northwest 1/4 of said  
 1385 Section 9 to the Northeast corner thereof; thence S  
 1386 00°04'39" E, 2645.23 feet along the East line of the  
 1387 West 1/2 of the Northwest 1/4 of said Section 9;  
 1388 thence S 00°03'27" E, 1320.49 feet along the East line  
 1389 of the Northwest 1/4 of the Southwest 1/4 of said  
 1390 Section 9; thence N 89°46'36" E, 1311.24 feet along  
 1391 the North line of the Southeast 1/4 of the Southwest  
 1392 1/4 of said Section 9; thence N 89°54'53" E, 1343.01  
 1393 feet along the North line of the Southwest 1/4 of the  
 1394 Southeast 1/4 of said Section 9; thence S 00°00'12" E,  
 1395 1320.26 feet along the East line of the Southwest 1/4  
 1396 of the Southeast 1/4 of said Section 9; thence S  
 1397 89°58'40" W, 1342.90 feet along the South line of the  
 1398 Southwest 1/4 of the Southeast 1/4 of said Section 9;  
 1399 thence S 89°42'06" W, 1310.10 feet along the South  
 1400 line of the Southeast 1/4 of the Southwest 1/4 of said



1401 Section 9; thence entering Section 16, Township 25  
 1402 South, Range 28 East run S 00°42'14" E, 1335.79 feet  
 1403 along the East line of the Northwest 1/4 of the  
 1404 Northwest 1/4 of said Section 16; thence S 89°44'25"  
 1405 W, 1319.70 feet along the South line of the Northwest  
 1406 1/4 of the Northwest 1/4 of said Section 16; thence S  
 1407 00°17'31" E, 1334.87 feet along the West line of the  
 1408 Southwest 1/4 of the Northwest 1/4 of said Section 16;  
 1409 thence N 89°46'42" E, 2658.61 feet along the North  
 1410 line of the Southwest 1/4 of said Section 16; thence S  
 1411 01°06'54" E, 1338.43 feet along the East line of the  
 1412 Northeast 1/4 of the Southwest 1/4 of said Section 16;  
 1413 thence S 89°51'04" W, 2677.84 feet along the South  
 1414 line of the North 1/2, of the Southwest 1/4 of said  
 1415 Section 16; thence S 00°17'31" E, 1334.87 feet West  
 1416 line of the Southwest 1/4 of the Southwest 1/4 of said  
 1417 Section 16 to the Southwest corner of said Section 16;  
 1418 thence entering Section 20, Township 25 South, Range 28  
 1419 East run S 00°20'44" E, 5339.36 feet along the East  
 1420 line of said Section 20 to the Southeast corner  
 1421 thereof; thence S 89°31'09" W, 5313.04 feet along the  
 1422 South line of said Section 20 to the Southwest corner  
 1423 thereof; thence entering Section 30, Township 25 South,  
 1424 Range 28 East run S 00°24'07" W, 5287.28 feet along  
 1425 the East line of said Section 30 to the Southeast

1426 corner thereof; thence entering Section 31, Township 25  
 1427 South, Range 28 East run S 00°25'58" W, 2630.53 feet  
 1428 along the East line of the Northeast 1/4 of said  
 1429 Section 31 to the Southeast corner thereof; thence S  
 1430 00°26'32" W, 1339.91 feet along the East line of the  
 1431 Northeast 1/4 of the Southeast 1/4 of said Section 31;  
 1432 thence S 89°38'07" W, 1325.49 feet along the South  
 1433 line of the Northeast 1/4 of the Southeast 1/4 of said  
 1434 Section 31; thence N 00°21'55" E, 1337.78 feet along  
 1435 the West line of the Northeast 1/4 of the Southeast  
 1436 1/4 of said Section 31; thence S 89°32'39" W, 663.66  
 1437 feet along the South line of the East 1/2 of the West  
 1438 1/2 of the Northeast 1/4 of said Section 31; thence N  
 1439 00°19'27" E, 2635.75 feet along the West line of the  
 1440 East 1/2 of the West 1/2 of the Northeast 1/4 of said  
 1441 Section 31; thence entering Section 30, Township 25  
 1442 South, Range 28 East run S 89°41'46" W, 665.30 feet  
 1443 along the South line of the Southeast 1/4 of said  
 1444 Section 30 to the Southwest corner thereof; thence S  
 1445 89°41'31" W, 2661.88 feet along the South line of the  
 1446 Southwest 1/4 of said Section 30 to the Southwest  
 1447 corner thereof; thence entering Section 25, Township  
 1448 25 South, Range 27 East run S 89°54'33" W, 2658.96  
 1449 feet run along the South line of the Southeast 1/4 of  
 1450 said Section 25 to the Southwest corner thereof;

1451 thence S 89°52'03" W, 2644.80 feet along the South  
 1452 line of the Southwest 1/4 of said Section 25 to the  
 1453 Southwest corner thereof; thence entering Section  
 1454 26, Township 25 South, Range 27 East run S 89°49'42" W,  
 1455 1327.07 feet along the South line of the Southeast 1/4  
 1456 of the Southeast 1/4 of said Section 26; thence N  
 1457 00°03'44" W, 1330.70 feet along West line of the  
 1458 Southeast 1/4 of the Southeast 1/4 of said Section 26;  
 1459 thence S 89°52'21" W, 1326.94 feet along South line of  
 1460 the Northwest 1/4 of the Southeast 1/4 of said Section  
 1461 26; thence N 00°03'24" W, 1331.72 feet along West line  
 1462 of the Northwest 1/4 of the Southeast 1/4 of said  
 1463 Section 26; thence S 89°55'00" W, 1666.58 feet along  
 1464 the South line of the Northwest 1/4 of said Section  
 1465 26; thence N 00°00'25" W, 1930.44 feet along the West  
 1466 line of the East 5/8 of the Northwest 1/4 of said  
 1467 Section 26, to a point on the Easterly right of way  
 1468 line of State Road 400 as described in Official  
 1469 Records Book 2326, Page 701 of the Public Records of  
 1470 Osceola County Florida and a non-tangent curve concave  
 1471 Southeasterly having a radius of 3921.00 feet, and a  
 1472 central angle of 14°53'09"; thence from a tangent  
 1473 bearing of N 25°02'25" E run Northeasterly along the  
 1474 arc of said curve and right of way line, 1018.71 feet;  
 1475 thence continue along said right of way line the

1476 following two courses; N 39°57'15" E, 901.93 feet; N  
 1477 50°02'45" W, 9.00 feet; thence N 39°57'15" E, 654.77  
 1478 feet along the State Road 400 right of way line shown  
 1479 on Map Section 92130-2401 and dated August 28, 1969;  
 1480 thence N 89°45'55" E, 128.02 feet along the North line  
 1481 of the Southeast 1/4 of the Southwest 1/4 Section  
 1482 23, Township 25 South, Range 27 East; thence N  
 1483 00°05'36" E, 3974.79 feet along the West line of the  
 1484 East 1/2 of said Section 23; thence entering Section  
 1485 14, Township 25 South, Range 27 East run N 00°01'48" W,  
 1486 1338.67 feet along West line of the Southwest 1/4 of  
 1487 the Southeast 1/4 of said Section 14; thence S  
 1488 89°58'43" W, 431.70 feet along the South line of the  
 1489 Northeast 1/4 of the Southwest 1/4 of said Section 14;  
 1490 thence N 00°04'30" W, 1337.83 feet along the East line  
 1491 of the West 235.00 feet of the East 1/2 of the  
 1492 Northeast 1/4 of the Southwest 1/4 of said Section 14;  
 1493 thence S 89°52'00" W, 235.00 feet along the South line  
 1494 of the Northwest 1/4 of said Section 14; thence N  
 1495 00°04'30" W, 1328.24 feet along the West line of East  
 1496 1/2 of the Southeast 1/4 of the Northwest 1/4 of said  
 1497 Section 14; thence S 89°49'34" W, 334.40 feet along  
 1498 the South line of the East 1/2 of the West 1/2 of the  
 1499 Northeast 1/4 of the Northwest 1/4 of said Section 14;  
 1500 thence N 00°05'51" W, 1328.00 feet along the West line

1501 of the East 1/2 of the West 1/2 of the Northeast 1/4  
 1502 of the Northwest 1/4 of said Section 14; thence  
 1503 entering Section 11, Township 25 South, Range 27 East  
 1504 run S 89°47'08" W, 1004.74 feet along the Southwest  
 1505 1/4 of said Section 11; thence N 00°10'06" E, 666.14  
 1506 feet along the West line of the Southeast 1/4 of the  
 1507 Southwest 1/4 of the Southwest 1/4 of said Section 11;  
 1508 thence S 89°53'39" W, 419.88 feet along the South line  
 1509 of the Northwest 1/4 of the Southwest 1/4 of the  
 1510 Southwest 1/4 of said Section 11; thence N 00°16'32"  
 1511 E, 208.71 feet along a line that is 208.71 feet East  
 1512 of and parallel with the East right of way line of  
 1513 County Road 545 as shown on Map Section 9257-150 dated  
 1514 June 21, 1955; thence S 89°53'43" W, 208.71 feet along  
 1515 a line that is 208.71 feet North of and parallel with  
 1516 South line of the Southwest 1/4 of said Section 11;  
 1517 thence N 00°16'32" E, 458.63 feet along the aforesaid  
 1518 East right of way line of County Road 545; thence S  
 1519 89°59'41" E, 293.67 feet along the North line of the  
 1520 Northwest 1/4 of the Southwest 1/4 of the Southwest  
 1521 1/4 of said Section 11; thence N 00°13'21" E, 666.77  
 1522 feet along the West line of the East 1/2 of the  
 1523 Southwest 1/4 of the Northwest 1/4 of the Southwest  
 1524 1/4 of said Section 11; thence S 89°53'03" E, 666.11  
 1525 feet along the North line of the South 1/2 of the

1526 Northwest 1/4 of the Southwest 1/4 of said Section 11;  
 1527 thence N 00°06'58" E, 615.49 feet along the West line  
 1528 of the East 1/2 of the Northeast 1/4 of the Northwest  
 1529 1/4 of the Southwest 1/4 of said Section 11; thence S  
 1530 89°46'25" E, 332.34 feet along a line 50.00 feet South  
 1531 of and parallel with the North line of the Southwest  
 1532 1/4 of said Section 11; thence N 00°13'26" E, 50.00  
 1533 feet West line of the Northeast 1/4 of the Southwest  
 1534 1/4 of said Section 11; thence S 89°46'24" E, 332.44  
 1535 feet along the South line of the West 1/2 of the  
 1536 Southwest 1/4 of the Southeast 1/4 of the Northwest  
 1537 1/4 of said Section 11; thence N 00°00'19" W, 663.86  
 1538 feet along the West line of the East 1/2 of the  
 1539 Southwest 1/4 of the Southeast 1/4 of the Northwest  
 1540 1/4 of said Section 11; thence S 89°51'37" E, 331.87  
 1541 feet along the North line of the East 1/2 of the  
 1542 Southwest 1/4 of the Southeast 1/4 of the Northwest  
 1543 1/4 of said Section 11; thence N 00°03'15" W, 1328.72  
 1544 feet along the West line of the East 1/4 of the  
 1545 Northwest 1/4 of said Section 11; thence N 89°57'56"  
 1546 E, 661.47 feet along the North line of the Southeast  
 1547 1/4 of the Northeast 1/4 of the Northwest 1/4 of  
 1548 Section 11; thence N 00°09'07" W, 665.37 feet along  
 1549 the West line of the Northeast 1/4 of said Section 11  
 1550 to the Northwest corner of the Northeast 1/4 of said

1551 Section 11; thence entering Section 2, Township 25  
 1552 South, Range 27 East run N 00°22'03" E, 5290.72 feet  
 1553 along the West line of the East 1/2 of said Section 2;  
 1554 thence S 89°44'07" W, 495.03 feet along a line 10.00  
 1555 feet South of and parallel with the North line of the  
 1556 Northwest 1/4 of said Section 2; thence S 00°22'03" W,  
 1557 1390.09 feet along a line 495.00 feet West of and  
 1558 parallel with the West line of the East 1/2 of said  
 1559 Section 2; thence S 89°44'07" W, 2110.14 feet along a  
 1560 line 1400.00 feet South of and parallel with the North  
 1561 line of the Northwest 1/4 of said Section 2 to a point  
 1562 on the Easterly boundary of de-annexation Resolution  
 1563 No. 442 on record at Reedy Creek Improvement District;  
 1564 thence run along said boundary the following courses;  
 1565 N 02°17'23" E, 40.72 feet; N 18°56'28" E, 11.18 feet;  
 1566 N 00°08'32" E, 14.20 feet; N 45°08'32" E, 35.36 feet;  
 1567 S 89°51'28" E, 4.49 feet; N 00°08'32" E, 60.00 feet; N  
 1568 44°51'28" W, 35.36 feet; N 00°08'32" E, 10.44 feet; N  
 1569 44°51'28" W, 4.24 feet; N 00°08'32" E, 346.14 feet; N  
 1570 01°09'08" W, 176.69 feet; N 44°51'28" W, 39.61 feet; N  
 1571 00°08'32" E, 660.14 feet to a point on the North line  
 1572 of the Northwest 1/4 of said Section 2 and being 25.00  
 1573 feet East of the Northwest corner of said Section 2;  
 1574 thence N 89°44'07" E, 2636.05 feet along the North  
 1575 line of the Northwest 1/4 of said Section 2 to the

1576 Northeast corner thereof; thence N 89°48'35" E,  
 1577 2652.59 feet along the North line of the Northeast 1/4  
 1578 of said Section 2 to the Northeast corner thereof;  
 1579 thence entering Section 1, Township 25 South, Range 27  
 1580 East run N 89°46'36" E, 2656.21 feet along the North  
 1581 line of the Northwest 1/4 of said Section 1 to the  
 1582 Northeast corner thereof; thence N 89°50'04" E,  
 1583 2658.48 feet along the North line of the Northeast 1/4  
 1584 of said Section 1 to the Northeast corner thereof to  
 1585 the Point of Beginning, containing 11063.93, acres  
 1586 more or less.

1587  
 1588 Less and except the following:

1589  
 1590 A parcel of land lying in Sections 11 , Township 25  
 1591 South, Range 27 East, Osceola County, Florida, and  
 1592 being more particularly described as follows:

1593  
 1594 Commence at the Northwest corner of the Northeast 1/4  
 1595 of said Section 11, run along the West line of the  
 1596 Northeast 1/4 of said Section 11, S 00°09'07" E,  
 1597 132.00 feet; thence N 89°52'08" E, 1175.60 feet along  
 1598 a line that is 132.00 feet South of and parallel with  
 1599 the North line of the Northeast 1/4 of said Section 11  
 1600 to a point on the boundary of de-annexation Resolution



1601 No. 291 as described in Official Records Book 1235,  
 1602 Page 1769 of the Public Records of Osceola County,  
 1603 Florida, and the Point of Beginning; thence continue  
 1604 along aforesaid parallel line, N 89°52'08" E, 240.18  
 1605 feet to a point on a deed recorded in Official Records  
 1606 Book 1563, Page 2410 of the Public Records of Osceola  
 1607 County Florida; thence run along said line following  
 1608 two courses; S 79°55'37" E, 62.09 feet; N 89°52'08" E,  
 1609 193.48 feet to a point on a deed recorded in Official  
 1610 Records Book 1674, Page 2470 of the Public Records of  
 1611 Osceola County Florida; thence run along said deed the  
 1612 following five courses; S 00°07'52" E, 207.00 feet; S  
 1613 89°52'08" W, 350.00 feet; S 00°07'52" E, 500.00 feet;;  
 1614 N 89°52'08" E, 400.00 feet; N 00°07'52" W, 707.00 feet  
 1615 to a point on the aforementioned deed recorded in  
 1616 Official Records Book 1563, Page 2410; thence run  
 1617 along said deed the following courses; N 89°52'09" E,  
 1618 2.14 feet; S 45°03'23" E, 42.36 feet; S 00°00'00" E,  
 1619 174.79 feet to a point of curvature of a curve concave  
 1620 Easterly having a radius of 1597.84 feet, and a  
 1621 central angle of 09°05'25"; run Southerly along the  
 1622 arc of said curve, 253.51 feet; S 09°05'25" E, 282.87  
 1623 feet to a point of curvature of a curve concave  
 1624 Westerly having a radius of 1457.85 feet, and a  
 1625 central angle of 26°10'31"; run Southerly along the

1626 arc of said curve, 666.01 feet; S 17°05'06" W, 544.65  
 1627 feet to a point of curvature of a curve concave  
 1628 Northeasterly having a radius of 1597.85 feet, and a  
 1629 central angle of 102°07'51"; run Southeasterly along  
 1630 the arc of said curve, 2848.19 feet to a point on a  
 1631 deed recorded in Official Records Book 1674, Page 2470  
 1632 of the Public Records of Osceola County Florida;  
 1633 thence departing deed recorded in Official Records  
 1634 Book 1674, Page 2470 following the deed recorded in  
 1635 Official Records Book 1674, Page 2470 following  
 1636 courses; said point being a point of compound  
 1637 curvature of a curve concave Northerly having a radius  
 1638 of 1597.89 feet, and a central angle of 07°30'00"; run  
 1639 Easterly along the arc of said curve, 209.16 feet; S  
 1640 54°40'11" E, 66.55 feet; S 12°49'30" E, 117.68 feet to  
 1641 a point on a non-tangent curve concave Easterly having  
 1642 a radius of 2009.86 feet, and a central angle of  
 1643 24°18'27"; from a tangent bearing of S 10°48'36" W run  
 1644 Southerly along the arc of said curve, 852.67 feet; S  
 1645 13°29'51" E, 341.79 feet; S 13°29'51" E, 408.71 feet  
 1646 to a point of curvature of a curve concave Westerly  
 1647 having a radius of 1809.86 feet, and a central angle  
 1648 of 11°41'10"; run Southerly along the arc of said  
 1649 curve, 369.14 feet; to a point of compound curvature  
 1650 of a curve concave Westerly having a radius of 1809.86

1651 feet, and a central angle of 17°06'44"; thence run  
 1652 Southerly along the arc of said curve, 540.54 feet; S  
 1653 15°17'58" W, 294.15 feet; thence departing said deed  
 1654 run along the Westerly right of way line of State Road  
 1655 400 and World Drive Interchange as described in  
 1656 Official Records Book 1659, Page 1492 of the Public  
 1657 Records of Osceola County Florida the following  
 1658 courses; S 15°15'17" W, 300.03 feet; N 74°44'43" W,  
 1659 45.00 feet; S 17°31'41" W, 302.54 feet; thence S  
 1660 15°15'11" W, 177.35 feet to a point on a non-tangent  
 1661 curve concave Easterly having a radius of 4501.37  
 1662 feet, and a central angle of 06°46'34"; from a tangent  
 1663 bearing of S 15°15'19" W run Southerly along the arc  
 1664 of said curve, 532.35 feet; S 08°28'42" W, 421.43  
 1665 feet; S 81°31'15" E, 26.00 feet; S 08°28'45" W, 543.00  
 1666 feet; N 81°31'15" W, 26.00 feet; S 08°28'44" W,  
 1667 1288.75 feet to a point of curvature of a curve  
 1668 concave Northwesterly having a radius of 1051.92 feet,  
 1669 and a central angle of 30°21'09"; run Southwesterly  
 1670 along the arc of said curve, 557.26 feet; S 38°49'53"  
 1671 W, 892.32 feet to a point on the aforesaid Reedy Creek  
 1672 Improvement District de-annexation Resolution No. 291;  
 1673 thence run along said de-annexation boundary the  
 1674 following courses; N 34°24'01" W, 342.34 feet; thence  
 1675 N 41°10'58" E, 504.10 feet; N 56°53'24" W, 1046.80

1676 feet; N 00°00'05" W, 182.99 feet; N 00°00'05" W,  
 1677 262.45 feet; N 00°00'05" W, 604.56 feet; N 20°22'32"  
 1678 E, 1354.78 feet; N 39°36'34" E, 1142.27 feet; N  
 1679 89°59'55" E, 550.00 feet; N 00°00'05" W, 1600.00 feet;  
 1680 N 53°58'26" W, 680.07 feet; N 11°08'10" W, 1105.17  
 1681 feet; N 44°36'19" W, 1268.50 feet; N 61°15'45" W,  
 1682 889.74 feet; N 18°33'37" W, 469.54 feet; thence N  
 1683 00°00'05" W, 391.70 feet; N 89°59'55" E, 48.91 feet; N  
 1684 06°11'23" E, 746.77 feet; thence N 13°51'33" E, 679.15  
 1685 feet; N 45°31'55" E, 264.41 feet; N 89°59'55" E,  
 1686 356.15 feet; thence N 00°00'05" W, 317.21 feet to the  
 1687 Point of Beginning, containing 263.49 acres, more or  
 1688 less.

1689  
 1690 AND

1691  
 1692 A parcel of land lying in Sections 11 and 12, Township  
 1693 25 South, Range 27 East, Osceola County, Florida, and  
 1694 being more particularly described as follows:

1695  
 1696 Commence at the Northwest corner of the Northeast 1/4  
 1697 corner of said Section 11, run along the North line of  
 1698 the Northeast 1/4 of said Section 11, S 00°09'07" E,  
 1699 132.00 feet; thence N 89°52'08" E, 1922.52 feet along  
 1700 a line that is 132.00 feet South of and parallel with

1701 the North line of the Northeast 1/4 of said Section 11  
 1702 to a point on Southerly right of way line of State  
 1703 Road 530 and a point on the boundary of de-annexation  
 1704 Resolution No. 291 as described in Official Records  
 1705 Book 1235, Page 1769 of the Public Records of Osceola  
 1706 County, Florida, and the Point of Beginning; thence  
 1707 run along said boundaries the following five courses;  
 1708 N 89°52'07" E, 728.48 feet; N 89°52'44" E, 1251.91  
 1709 feet; N 89°50'43" E, 190.56 feet to a point on a non-  
 1710 tangent curve concave Northeasterly having a radius of  
 1711 814.00 feet, and a central angle of 20°35'33"; from a  
 1712 tangent bearing of S 19°06'55" E run Southeasterly  
 1713 along the arc of said curve, 292.56 feet; to a point  
 1714 on a non-tangent curve concave Northeasterly having a  
 1715 radius of 1073.93 feet, and a central angle of  
 1716 17°34'32"; from a tangent bearing of S 36°35'41" E run  
 1717 Southeasterly along the arc of said curve, 329.43  
 1718 feet; thence departing said right of way line continue  
 1719 along the aforesaid de-annexation boundary the  
 1720 following courses; S 00°08'00" E, 455.76 feet; N  
 1721 89°52'00" E, 20.00 feet; S 00°08'00" E, 488.84 feet  
 1722 to a point on a non-tangent curve concave Westerly  
 1723 having a radius of 1759.86 feet, and a central angle  
 1724 of 33°38'13"; from a tangent bearing of S 00°08'08" E  
 1725 run Southerly along the arc of said curve, 1033.17

1726 feet; S 33°30'09" W, 1183.50 feet to a point of  
 1727 curvature of a curve concave Southeasterly having a  
 1728 radius of 2059.86 feet, and a central angle of  
 1729 14°13'45"; run Southwesterly along the arc of said  
 1730 curve, 511.56 feet; to a point on a non-tangent curve  
 1731 concave Northerly having a radius of 1457.89 feet, and  
 1732 a central angle of 12°05'33"; from a tangent bearing  
 1733 of S 82°51'48" W run Westerly along the arc of said  
 1734 curve, 307.69 feet; to a point of compound curvature  
 1735 of a curve concave Northerly having a radius of  
 1736 1457.79 feet, and a central angle of 29°15'05"; run  
 1737 Westerly along the arc of said curve, 744.25 feet; N  
 1738 34°12'14" E, 149.99 feet; N 38°16'56" W, 139.49 feet;  
 1739 N 20°31'56" W, 110.01 feet; N 70°14'49" W, 129.46  
 1740 feet; N 45°48'22" W, 132.54 feet; S 89°14'11" W,  
 1741 181.70 feet to a point on a non-tangent curve concave  
 1742 Easterly having a radius of 1457.85 feet, and a  
 1743 central angle of 47°22'50"; from a tangent bearing of  
 1744 N 30°17'44" W run Northerly along the arc of said  
 1745 curve, 1205.56 feet; N 17°05'06" E, 386.62 feet; S  
 1746 72°54'50" E, 290.44 feet; N 10°23'11" E, 320.40 feet;  
 1747 N 04°30'12" E, 320.81 feet; N 87°47'48" W, 244.99  
 1748 feet to a point on a non-tangent curve concave  
 1749 Westerly having a radius of 1597.84 feet, and a  
 1750 central angle of 11°17'38"; from a tangent bearing of

1751 N 02°12'13" E run Northerly along the arc of said  
 1752 curve, 314.96 feet; N 09°05'25" W, 282.87 feet to a  
 1753 point of curvature of a curve concave Easterly having  
 1754 a radius of 1457.85 feet, and a central angle of  
 1755 09°05'25"; run Northerly along the arc of said curve,  
 1756 231.30 feet; N 00°00'00" E, 186.09 feet; N 44°56'12"  
 1757 E, 42.49 feet to the Point of Beginning, containing  
 1758 191.436 Acres, more or less.

1759  
 1760 AND

1761  
 1762 A parcel of land lying in Sections 12 and 13, Township  
 1763 25 South, Range 27 East and Section 7, Township 25  
 1764 South, Range 28 East, Osceola County, Florida, and  
 1765 being more particularly described as follows:

1766  
 1767 Commence at the Northwest corner of said Section 7,  
 1768 run along the West line of the Northwest 1/4 of said  
 1769 Section 7, S 00°16'52" W, 182.00 feet, to a point on  
 1770 Southerly right of way line of State Road 530 and a  
 1771 point on the boundary of de-annexation Resolution No.  
 1772 291 as described in Official Records Book 1235, Page  
 1773 1769 of the Public Records of Osceola County, Florida,  
 1774 and the Point of Beginning; thence run along said de-  
 1775 annexation boundary the following courses; N 89°36'48"

1776 E, 1370.16 feet to a point on a non-tangent curve  
 1777 concave Southerly having a radius of 2774.79 feet, and  
 1778 a central angle of 14°35'33"; from a tangent bearing  
 1779 of S 87°18'45" E run Easterly along the arc of said  
 1780 curve, 706.70 feet; S 72°43'12" E, 120.32 feet; S  
 1781 68°43'12" E, 476.40 feet to a point of curvature of a  
 1782 curve concave Southwesterly having a radius of 310.00  
 1783 feet, and a central angle of 64°11'44"; run  
 1784 Southeasterly along the arc of said curve, 347.33  
 1785 feet; to a point of compound curvature of a curve  
 1786 concave Westerly having a radius of 710.00 feet, and a  
 1787 central angle of 43°41'01"; run Southerly along the  
 1788 arc of said curve, 541.32 feet; S 39°09'33" W, 593.50  
 1789 feet; S 39°49'53" W, 428.75 feet to a point on a non-  
 1790 tangent curve concave Northwesterly having a radius of  
 1791 17038.73 feet, and a central angle of 00°07'01"; from  
 1792 a tangent bearing of S 39°57'15" W run Southwesterly  
 1793 along the arc of said curve, 34.76 feet; to a point of  
 1794 compound curvature of a curve concave Northwesterly  
 1795 having a radius of 17038.73 feet, and a central angle  
 1796 of 00°07'00"; run Southwesterly along the arc of said  
 1797 curve, 34.73 feet; to a point of compound curvature of  
 1798 a curve concave Northwesterly having a radius of  
 1799 17038.73 feet, and a central angle of 05°07'15"; run  
 1800 Southwesterly along the arc of said curve, 1522.83



1801 feet; to a point of reverse curvature of a curve  
 1802 concave Southeasterly having a radius of 17338.73  
 1803 feet, and a central angle of 07°18'35"; run  
 1804 Southwesterly along the arc of said curve, 2212.08  
 1805 feet; to a point of compound curvature of a curve  
 1806 concave Southeasterly having a radius of 17338.73  
 1807 feet, and a central angle of 03°23'57"; run  
 1808 Southwesterly along the arc of said curve, 1028.62  
 1809 feet; to a point of reverse curvature of a curve  
 1810 concave Northwesterly having a radius of 17038.73  
 1811 feet, and a central angle of 05°03'27"; run  
 1812 Southwesterly along the arc of said curve, 1503.98  
 1813 feet; S 44°18'34" W, 2356.77 feet to a point on a  
 1814 non-tangent curve concave Northerly having a radius of  
 1815 451.67 feet, and a central angle of 120°17'51"; from  
 1816 a tangent bearing of S 44°19'15" W run Westerly along  
 1817 the arc of said curve, 948.32 feet; to a point of  
 1818 compound curvature of a curve concave Easterly having  
 1819 a radius of 1767.86 feet, and a central angle of  
 1820 30°38'14"; run Northerly along the arc of said curve,  
 1821 945.31 feet; N 15°15'17" E, 57.43 feet; N 74°44'43"  
 1822 W, 42.00 feet; N 10°06'45" E, 301.24 feet; N  
 1823 15°17'20" E, 293.98 feet to a point on a non-tangent  
 1824 curve concave Westerly having a radius of 2009.86  
 1825 feet, and a central angle of 28°47'54"; from a

1826 tangent bearing of N 15°18'05" E run Northerly along  
 1827 the arc of said curve, 1010.21 feet; N 13°29'49" W,  
 1828 750.50 feet to a point of curvature of a curve concave  
 1829 Easterly having a radius of 1809.86 feet, and a  
 1830 central angle of 30°18'27"; run Northerly along the  
 1831 arc of said curve, 957.35 feet; N 46°27'10" E, 105.97  
 1832 feet; to a point on a non-tangent curve concave  
 1833 Southeasterly having a radius of 1759.86 feet, and a  
 1834 central angle of 13°41'33"; from a tangent bearing of  
 1835 N 19°48'38" E run Northeasterly along the arc of said  
 1836 curve, 420.57 feet; N 33°30'11" E, 1183.50 feet to a  
 1837 point of curvature of a curve concave Westerly having  
 1838 a radius of 2059.86 feet, and a central angle of  
 1839 33°23'10"; run Northerly along the arc of said curve,  
 1840 1200.27 feet; N 05°42'05" E, 369.98 feet to a point  
 1841 of curvature of a curve concave Southeasterly having a  
 1842 radius of 426.87 feet, and a central angle of  
 1843 56°29'55"; run Northeasterly along the arc of said  
 1844 curve, 420.93 feet; N 62°12'02" E, 1022.85 feet to a  
 1845 point of curvature of a curve concave Southerly having  
 1846 a radius of 1789.72 feet, and a central angle of  
 1847 15°19'53"; run Easterly along the arc of said curve,  
 1848 478.90 feet; to a point on a non-tangent curve concave  
 1849 Southerly having a radius of 1791.86 feet, and a  
 1850 central angle of 03°26'13"; from a tangent bearing of

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1851 N 78°45'37" E run Easterly along the arc of said  
 1852 curve, 107.49 feet; to a point of compound curvature  
 1853 of a curve concave Southerly having a radius of  
 1854 2181.28 feet, and a central angle of 06°37'08"; run  
 1855 Easterly along the arc of said curve, 251.98 feet; N  
 1856 88°49'08" E, 659.02 feet; N 89°50'46" E, 591.75 feet  
 1857 to the Point of Beginning, containing 744.473 acres,  
 1858 more or less.

1859  
 1860 AND

1861  
 1862 A parcel of land lying in Sections 12, 13, 23 and 24,  
 1863 Township 25 South, Range 27 East Sections 7, 8, 9, 17  
 1864 through 20 and 30, Township 25 South, Range 28 East,  
 1865 Osceola County, Florida, and being more particularly  
 1866 described as follows:

1867  
 1868 Commence at the Northwest corner of said Section 9,  
 1869 run along the West line of the Northwest 1/4 of said  
 1870 Section 9, S 00°08'49" E, 132.00 feet, to a point on  
 1871 Southerly right of way line of State Road 530 and a  
 1872 point on the boundary of de-annexation Resolution No.  
 1873 291 as described in Official Records Book 1235, Page  
 1874 1769 of the Public Records of Osceola County, Florida,  
 1875 and the Point of Beginning; thence run along said de-

1876 annexation boundary the following courses; N 89°47'42"  
 1877 E, 622.99 feet to a point on a non-tangent curve  
 1878 concave Northeasterly having a radius of 450.00 feet,  
 1879 and a central angle of 59°52'20"; from a tangent  
 1880 bearing of S 00°12'18" E run Southeasterly along the  
 1881 arc of said curve, 470.24 feet; S 60°04'38" E, 118.30  
 1882 feet to a point of curvature of a curve concave  
 1883 Southwesterly having a radius of 150.00 feet, and a  
 1884 central angle of 60°00'00"; run Southeasterly along  
 1885 the arc of said curve, 157.08 feet; N 89°55'21" E,  
 1886 40.00 feet; S 00°04'25" E, 2369.91 feet; N 89°56'33"  
 1887 E, 50.00 feet; S 00°03'27" E, 512.31 feet; S  
 1888 00°03'27" E, 358.24 feet; S 47°23'03" W, 1794.78  
 1889 feet; N 75°57'54" W, 2061.55 feet; S 53°52'46" W,  
 1890 4747.05 feet; S 13°19'33" E, 1235.00 feet; S  
 1891 57°29'14" E, 837.20 feet; S 26°03'58" E, 3172.66  
 1892 feet; S 45°00'05" E, 707.11 feet; S 09°55'30" W,  
 1893 2030.39 feet; N 65°37'30" W, 1163.91 feet; N  
 1894 44°47'06" W, 1831.04 feet; S 48°53'12" W, 715.92  
 1895 feet; N 65°37'30" W, 341.01 feet; N 26°33'59" W,  
 1896 2124.26 feet; S 68°44'53" W, 965.66 feet; S  
 1897 16°54'23" E, 5330.34 feet; S 50°31'34" W, 1101.14  
 1898 feet; N 41°38'06" W, 4214.56 feet; N 18°02'08" W,  
 1899 2261.08 feet; S 89°59'55" W, 1650.00 feet; S  
 1900 00°00'05" E, 1224.24 feet; S 35°39'14" W, 1200.88

1901 feet; S 89°59'55" W, 1800.00 feet; N 34°46'45" W,  
 1902 1157.70 feet; N 27°43'20" W, 492.90 feet; N  
 1903 01°09'30" W, 124.30 feet; N 50°54'37" W, 282.74 feet;  
 1904 S 59°21'14" W, 36.00 feet; N 38°52'34" W, 156.01  
 1905 feet; N 39°57'15" E, 502.67 feet; N 43°58'16" E,  
 1906 1918.88 feet to a point of curvature of a curve  
 1907 concave Southerly having a radius of 622.20 feet, and  
 1908 a central angle of 73°46'51"; run Easterly along the  
 1909 arc of said curve, 801.22 feet; to a point of compound  
 1910 curvature of a curve concave Southwesterly having a  
 1911 radius of 2405.91 feet, and a central angle of  
 1912 15°39'49"; run Southeasterly along the arc of said  
 1913 curve, 657.74 feet; to a point on a non-tangent curve  
 1914 concave Southwesterly having a radius of 3677.60 feet,  
 1915 and a central angle of 09°13'43"; from a tangent  
 1916 bearing of S 46°35'06" E run Southeasterly along the  
 1917 arc of said curve, 592.35 feet; S 37°21'28" E, 61.64  
 1918 feet; N 52°38'37" E, 295.00 feet; N 37°21'24" W,  
 1919 236.29 feet; N 33°58'59" W, 295.13 feet to a point of  
 1920 curvature of a curve concave Easterly having a radius  
 1921 of 724.53 feet, and a central angle of 32°07'27"; run  
 1922 Northerly along the arc of said curve, 406.22 feet; N  
 1923 01°51'30" W, 914.66 feet to a point of curvature of a  
 1924 curve concave Easterly having a radius of 1433.91  
 1925 feet, and a central angle of 30°54'26"; run Northerly

1926 along the arc of said curve, 773.50 feet; N 31°08'21"  
 1927 E, 714.41 feet; N 32°17'07" E, 68.88 feet to a point  
 1928 of curvature of a curve concave Southeasterly having a  
 1929 radius of 4489.66 feet, and a central angle of  
 1930 06°27'44"; run Northeasterly along the arc of said  
 1931 curve, 506.37 feet; N 38°44'50" E, 91.15 feet; N  
 1932 51°13'07" W, 15.63 feet; N 39°57'15" E, 399.78 feet  
 1933 to a point of curvature of a curve concave  
 1934 Southeasterly having a radius of 17028.73 feet, and a  
 1935 central angle of 05°21'16"; run Northeasterly along  
 1936 the arc of said curve, 1591.38 feet; to a point of  
 1937 reverse curvature of a curve concave Northwesterly  
 1938 having a radius of 17348.73 feet, and a central angle  
 1939 of 00°22'04"; run Northeasterly along the arc of said  
 1940 curve, 111.39 feet; N 45°03'33" W, 10.00 feet to a  
 1941 point on a non-tangent curve concave Northwesterly  
 1942 having a radius of 17341.08 feet, and a central angle  
 1943 of 04°36'46"; from a tangent bearing of N 44°56'25" E  
 1944 run Northeasterly along the arc of said curve, 1396.13  
 1945 feet; to a point of compound curvature of a curve  
 1946 concave Northwesterly having a radius of 17338.73  
 1947 feet, and a central angle of 05°43'39"; run  
 1948 Northeasterly along the arc of said curve, 1733.24  
 1949 feet; to a point of reverse curvature of a curve  
 1950 concave Southeasterly having a radius of 17038.73

1951 feet, and a central angle of 05°21'16"; run  
 1952 Northeasterly along the arc of said curve, 1592.32  
 1953 feet; N 39°57'15" E, 942.63 feet; N 44°36'59" E,  
 1954 348.99 feet to a point on a non-tangent curve concave  
 1955 Southeasterly having a radius of 1342.44 feet, and a  
 1956 central angle of 24°30'00"; from a tangent bearing of  
 1957 N 44°44'08" E run Northeasterly along the arc of said  
 1958 curve, 574.04 feet; N 69°14'08" E, 1832.61 feet; S  
 1959 47°43'15" E, 1148.63 feet; S 37°11'45" E, 2082.95  
 1960 feet; N 52°48'15" E, 150.00 feet; N 37°11'45" W,  
 1961 2096.77 feet; N 47°43'15" W, 1086.16 feet; N  
 1962 69°14'08" E, 104.92 feet to a point of curvature of a  
 1963 curve concave Southerly having a radius of 1342.40  
 1964 feet, and a central angle of 19°21'25"; run Easterly  
 1965 along the arc of said curve, 453.52 feet; N 88°35'33"  
 1966 E, 600.08 feet; N 83°15'36" E, 300.22 feet; thence N  
 1967 89°45'45" E, 3676.81 feet to the Point of Beginning,  
 1968 containing 2908.288 acres, more or less.

1969  
 1970 AND

1971  
 1972 A parcel of land lying in Sections 23 through 26,  
 1973 Township 25 South, Range 27 East and Section 30,  
 1974 Township 25 South, Range 28 East, Osceola County,  
 1975 Florida, and being more particularly described as

1976 follows:  
 1977  
 1978 Commence at the Southeast corner of said Section 26,  
 1979 run along the East line of the Southeast 1/4 of said  
 1980 Section 26, N 00°04'03" W, 120.00 feet, to a point on  
 1981 the boundary of de-annexation Resolution No. 291 as  
 1982 described in Official Records Book 1235, Page 1769 of  
 1983 the Public Records of Osceola County, Florida, and the  
 1984 Point of Beginning; thence run along said de-  
 1985 annexation boundary the following courses; S 89°49'18"  
 1986 W, 678.98 feet; S 89°56'16" W, 41.46 feet; S 89°50'14"  
 1987 W, 486.92 feet; N 00°08'08" W, 333.91 feet; N  
 1988 00°07'57" W, 177.25 feet; N 00°01'07" W, 178.96 feet;  
 1989 N 00°03'44" W, 631.66 feet; S 89°52'13" W, 494.06  
 1990 feet; S 89°55'05" W, 828.90 feet; N 90°00'00" W, 5.12  
 1991 feet; N 00°08'06" W, 251.46 feet; N 00°08'09" W,  
 1992 394.13 feet N 00°08'11" W, 655.92 feet; N 00°13'25" W,  
 1993 23.67 feet; S 89°55'00" W, 128.49 feet; N 89°31'49" W,  
 1994 397.18 feet; N 89°31'34" W, 122.10 feet; N 89°32'10"  
 1995 W, 47.99 feet; N 89°31'47" W, 361.14 feet; N 89°31'38"  
 1996 W, 68.77 feet; N 89°32'02" W, 98.33 feet; N 89°31'40"  
 1997 W, 203.89 feet; N 09°35'39" W, 23.58 feet; N 34°30'31"  
 1998 E, 3.49 feet; N 89°39'50" W, 46.97 feet; S 89°55'09"  
 1999 W, 105.90 feet; N 00°00'26" W, 1997.80 feet; N  
 2000 39°37'22" E, 1530.02 feet; N 39°37'22" E, 3105.08



2001 feet; S 25°35'45" E, 1405.42 feet; S 48°02'51" W,  
 2002 2129.92 feet; S 27°09'04" E, 2191.46 feet; N 89°59'55"  
 2003 E, 429.40 feet; N 42°34'45" E, 61.38 feet; N 77°28'31"  
 2004 E, 6.16 feet; S 80°50'28" E, 42.95 feet; S 76°40'19"  
 2005 E, 50.95 feet; N 78°08'48" E, 34.33 feet; S 30°04'17"  
 2006 E, 4.22 feet; S 76°06'37" E, 130.56 feet; N 89°59'55"  
 2007 E, 618.64 feet; N 00°00'05" W, 1750.00 feet; S  
 2008 85°45'54" E, 2707.40 feet; S 38°39'40" E, 320.15 feet;  
 2009 S 01°48'36" E, 382.26 feet; S 54°54'10" W, 2031.38  
 2010 feet; S 34°49'33" E, 1400.89 feet; N 66°34'12" E,  
 2011 2012.03 feet; N 89°59'55" E, 1596.15 feet; S 41°29'52"  
 2012 E, 1068.10 feet; S 16°30'11" W, 1408.01 feet; S  
 2013 60°01'01" W, 808.14 feet; N 44°46'55" W, 709.83 feet;  
 2014 N 00°00'05" W, 700.00 feet; S 89°59'55" W, 1100.00  
 2015 feet; S 15°22'30" W, 829.70 feet; S 89°59'55" W,  
 2016 620.00 feet; S 00°00'05" E, 250.00 feet; N 89°45'12"  
 2017 E, 331.16 feet; N 22°25'57" E, 47.85 feet; N 32°49'38"  
 2018 W, 99.62 feet; N 06°38'41" W, 20.86 feet; N 67°06'55"  
 2019 E, 58.35 feet; N 80°46'35" E, 124.29 feet; N 59°15'21"  
 2020 E, 74.38 feet; N 76°39'34" E, 72.66 feet; S 59°47'48"  
 2021 E, 57.26 feet; S 54°56'34" E, 123.34 feet; S 58°10'29"  
 2022 E, 79.63 feet; S 30°10'31" E, 44.20 feet; S 06°24'36"  
 2023 E, 107.82 feet; S 11°28'54" W, 73.24 feet; S 17°38'04"  
 2024 W, 10.26 feet; S 67°56'29" E, 225.59 feet; N 45°25'09"  
 2025 E, 16.32 feet; S 61°51'19" E, 58.22 feet; S 30°56'12"

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2026 E, 14.64 feet; S 67°56'29" E, 748.10 feet; S 89°54'33"  
 2027 W, 2032.92 feet; S 89°51'55" W, 2644.56 feet; S  
 2028 00°04'03" E, 79.89 feet to the Point of Beginning,  
 2029 containing 829.136 acres, more or less.

2030  
 2031 Containing in aggregate 6127.098 acres more or less in  
 2032 Osceola County Florida.

2033  
 2034 Section 2. Applicability of certain provisions of chapter  
 2035 298, Florida Statutes.—Chapter 298, Florida Statutes, and all  
 2036 amendments thereto, now existing or hereafter enacted, are  
 2037 applicable to the Central Florida Tourism Oversight District  
 2038 insofar as they are not inconsistent with the provisions of this  
 2039 act or any subsequent special acts relating to the Central  
 2040 Florida Tourism Oversight District. Except as otherwise provided  
 2041 in this act, the Central Florida Tourism Oversight District  
 2042 shall have all of the powers and authorities provided by chapter  
 2043 298, Florida Statutes, and acts amendatory thereof.

2044 Notwithstanding the foregoing, the provisions of ss. 298.11,  
 2045 298.12, 298.14, 298.15, 298.17, 298.18, 298.20, 298.23, 298.24,  
 2046 298.25, 298.41, 298.48, 298.52, 298.56, 298.57, 298.61, 298.70,  
 2047 298.71, 298.72, 298.73, and 298.74, Florida Statutes, and  
 2048 amendments thereto, do not apply to the Central Florida Tourism  
 2049 Oversight District.

2050 Section 3. Definitions.—Unless the context indicates

2051 otherwise, the following words as used in this act shall have  
 2052 the following meanings:

2053 (1) "Assessable improvements" includes, without  
 2054 limitation, any and all drainage and land reclamation works and  
 2055 facilities, sewer systems, storm sewers and drains, water  
 2056 systems, reclaimed water systems, streets, roads, or other  
 2057 infrastructure projects of the district, or that portion or  
 2058 portions thereof, local in nature and of special benefit to the  
 2059 premises or lands served thereby, and any and all modifications,  
 2060 improvements, and enlargements thereof.

2061 (2) "Board of supervisors" or "board" means the Board of  
 2062 Supervisors of the Central Florida Tourism Oversight District.

2063 (3) "Bond" includes "certificate," and provisions  
 2064 applicable to bonds shall be equally applicable to certificates.  
 2065 "Bond" includes general obligation bonds, assessment bonds,  
 2066 refunding bonds, excise tax bonds, revenue bonds, and such other  
 2067 obligations in the nature of bonds as are provided for in this  
 2068 act.

2069 (4) "Cost," when used with reference to any project,  
 2070 includes, but is not limited to, the expenses of determining the  
 2071 feasibility or practicability of acquisition, construction, or  
 2072 reconstruction; the cost of surveys, estimates, plans, and  
 2073 specifications; the cost of acquisition, construction, or  
 2074 reconstruction; the cost of improvements; engineering, fiscal,  
 2075 and legal expenses and charges; the cost of all labor,

2076 materials, machinery, and equipment; the cost of all lands,  
 2077 properties, rights, easements, and franchises acquired; federal,  
 2078 state, and local taxes and assessments; financing charges; the  
 2079 creation of initial reserve and debt service funds; working  
 2080 capital; interest charges incurred or estimated to be incurred  
 2081 on money borrowed prior to and during construction and  
 2082 acquisition and for such period of time after completion of  
 2083 construction or acquisition as the board of supervisors may  
 2084 determine; the cost of issuance of bonds pursuant to this act,  
 2085 including advertisements and printing; the cost of any election  
 2086 held pursuant to this act and all other expenses of issuance of  
 2087 bonds; discount, if any, on the sale or exchange of bonds;  
 2088 administrative expenses; such other expenses as may be necessary  
 2089 or incidental to the acquisition, construction, or  
 2090 reconstruction of any project or to the financing thereof, or  
 2091 the development of any lands within the district; and  
 2092 reimbursement of any public or private body, person, firm, or  
 2093 corporation for any moneys advanced in connection with any of  
 2094 the foregoing items of cost. Any obligation or expense incurred  
 2095 prior to the issuance of bonds in connection with the  
 2096 acquisition, construction, or reconstruction of any project or  
 2097 improvements thereon, or in connection with any other  
 2098 development of land that the board of supervisors determines to  
 2099 be necessary, or that is otherwise authorized by general law or  
 2100 this act, in carrying out the purposes of this act, may be

2101 treated as a part of such cost.

2102 (5) "District" means the Central Florida Tourism Oversight  
 2103 District.

2104 (6) "Parking facilities" means lots, garages, parking  
 2105 terminals, and other structures (either single-level or  
 2106 multilevel and either at, above, or below the surface) for the  
 2107 off-street parking of motor vehicles, open to public use with or  
 2108 without a fee, including, but without limiting the generality of  
 2109 the foregoing, facilities for trucks and buses, waiting rooms,  
 2110 lockers, and, if deemed necessary by the board of supervisors,  
 2111 or otherwise authorized by general law or this act, space to be  
 2112 leased for such uses as the board deems advisable, and all  
 2113 facilities appurtenant thereto, including on-street parking  
 2114 meters, and all property rights, easements, and interests  
 2115 relating thereto which the board deems necessary, or that are  
 2116 otherwise authorized by general law or this act, for the  
 2117 construction or operation thereof.

2118 (7) "Plat" means a map or drawing depicting the division  
 2119 of lands into lots, blocks, parcels, tracts, sites, or other  
 2120 divisions, however the same may be designated.

2121 (8) "Project" means any development, improvement,  
 2122 property, utility, facility, works, road, sidewalk, enterprise,  
 2123 service, or convenience, including, without limitation, public  
 2124 transportation facilities and devices and telephone and other  
 2125 communication facilities and services, now existing or hereafter

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2126 undertaken or established, that under the provisions of this act  
2127 or under chapter 298, Florida Statutes, the district is  
2128 authorized to construct, acquire, undertake, or furnish for its  
2129 own use or for the use of any other person, firm, or  
2130 corporation, owning, leasing, or otherwise using the same, for  
2131 any profit or nonprofit purpose or activity, and shall include,  
2132 without limitation, such repairs, replacements, additions,  
2133 extensions, and betterments of and to any project as may be  
2134 deemed necessary by the board of supervisors to place or to  
2135 maintain such project in proper condition for the safe,  
2136 efficient, and economic operation thereof.

2137 (9) "Sewer system" means any plant, system, facility, or  
2138 property and additions, extensions, and improvements thereto at  
2139 any future time constructed or acquired as part thereof, useful  
2140 or necessary or having the present capacity for future use in  
2141 connection with the collection, treatment, purification, or  
2142 disposal of sewage, including, without limitation, industrial  
2143 wastes resulting from any processes of industry, manufacture,  
2144 trade, or business or from the development of any natural  
2145 resources; and, without limiting the generality of the  
2146 foregoing, shall include treatment plants, pumping stations,  
2147 lift stations, valves, force mains, intercepting sewers,  
2148 laterals, pressure lines, mains, and all necessary appurtenances  
2149 and equipment, all sewer mains, laterals, and other devices for  
2150 the reception and collection of sewage from premises connected

2151 therewith, and all real and personal property and any interest  
 2152 therein, rights, easements, and franchises of any nature  
 2153 whatsoever relating to any such system and necessary or  
 2154 convenient for the operation thereof.

2155 (10) "Subdivision" means the division of a parcel of land,  
 2156 whether improved or unimproved, into two or more lots or parcels  
 2157 of land for the purpose, whether immediate or future, of  
 2158 transfer of ownership or building development where the  
 2159 subdivider advocates, proposes, suggests, or exhibits a proposed  
 2160 plan, map, or plat of development of the land or where the  
 2161 subdivider proposes to create a street, right-of-way, or  
 2162 easement that joins or connects to an existing public street for  
 2163 ingress and egress or an existing easement, or to change an  
 2164 existing public street or easement.

2165 (11) "Waste collection and disposal system" means all the  
 2166 facilities of the district for the collection and disposal of  
 2167 garbage and other waste matter, except sewage but including  
 2168 liquid waste material from septic tank and grease trap systems,  
 2169 together with digested sludge from sewage treatment plants, and  
 2170 shall include all such facilities, including incinerators,  
 2171 composting plants, or other means of disposal constructed or  
 2172 acquired pursuant to the provisions of this act, or hereafter  
 2173 constructed or acquired by the district from any other source  
 2174 whatsoever.

2175 (12) "Water and flood control facilities" means any

2176 canals, ditches, or other drainage facilities, reservoirs,  
 2177 lakes, ponds, dams, levees, sluiceways, dredging holding basins,  
 2178 floodways, pumping stations, or any other works, structures, or  
 2179 facilities for the conservation, control, development,  
 2180 utilization, and disposal of water, and any purposes  
 2181 appurtenant, necessary, or incidental thereto, and includes all  
 2182 real and personal property and any interest therein, rights,  
 2183 easements, and franchises of any nature relating to any such  
 2184 water and flood control facilities or necessary or convenient  
 2185 for the acquisition, construction, reconstruction, operation, or  
 2186 maintenance thereof.

2187 (13) "Water system" means any plant, system, facility, or  
 2188 property and additions, extensions, and improvements thereto at  
 2189 any future time constructed or acquired as part thereof, useful  
 2190 or necessary or having the present capacity for future use in  
 2191 connection with the development of sources, treatment, or  
 2192 purification and distribution of water for domestic or  
 2193 industrial use and, without limiting the generality of the  
 2194 foregoing, includes dams, reservoirs, lakes, ponds, storage  
 2195 tanks, mains, lines, valves, pumping stations, laterals, and  
 2196 pipes for the purpose of carrying water to the premises  
 2197 connected with such system, and all real and personal property  
 2198 and any interests therein, rights, easements, and franchises of  
 2199 any nature whatsoever relating to any such system and necessary  
 2200 for the operation thereof.



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2201 Section 4. Board of supervisors; appointments;  
2202 organization; term of office; quorum; annual meetings, report,  
2203 and minutes.-

2204 (1) The Board of Supervisors of the Central Florida  
2205 Tourism Oversight District shall be the governing body of the  
2206 district, shall have controlling authority over the district,  
2207 and shall exercise the powers granted to the district under this  
2208 act and under chapters 189 and 298, Florida Statutes. The board  
2209 of supervisors shall consist of five members appointed by the  
2210 Governor and confirmed by the Senate, with one member designated  
2211 as chair of the board of supervisors and one member designated  
2212 as vice chair. Each member shall hold office for a term of 4  
2213 years and until a successor is chosen and qualified, except that  
2214 for the initial appointments made after the effective date of  
2215 this act, two members shall be appointed to serve a term of 2  
2216 years. Furthermore, each member initially appointed to the board  
2217 of supervisors must replace the board member who has been  
2218 serving on the board for the greatest amount of time to date.  
2219 Members may not serve more than three consecutive terms.

2220 (2) For appointments made pursuant to this act:

2221 (a) All members shall be Florida residents.

2222 (b) Consideration should be given for members from a broad  
2223 range of fields including, but not limited to, experience in  
2224 accounting, business management, construction, cybersecurity or  
2225 data privacy, engineering, environmental sciences, financial

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2226 management, infrastructure management, land use, permitting,  
2227 public administration, public safety, transportation, or utility  
2228 operations and management.

2229 (c) The following persons are ineligible to serve on the  
2230 board:

2231 1. Any person who, within the past 3 years, has been an  
2232 officer, owner, director, employee, agent, contractor, or  
2233 subcontractor of, or has had a contractual relationship with a  
2234 business entity that owns or operates a theme park or  
2235 entertainment complex as defined in s. 509.013(9), Florida  
2236 Statutes, or a parent company, subsidiary, or sibling  
2237 organization under common ownership or control with a business  
2238 entity that owns or operates a theme park or entertainment  
2239 complex.

2240 2. Any relative as defined in s. 112.3143, Florida  
2241 Statutes, of a person ineligible under subparagraph 1.

2242 (3) Following appointment, if a member becomes ineligible  
2243 to serve on the board under paragraph (2)(c), a vacancy in  
2244 office shall occur and the Governor shall file an executive  
2245 order pursuant to s. 114.01, Florida Statutes.

2246 (4) Any vacancy that occurs on the board of supervisors  
2247 shall be filled in the same manner as the original appointment  
2248 for the unexpired term of that seat.

2249 (5)(a) All meetings of the board of supervisors shall be  
2250 open, and reasonable notice shall be provided to the public, as

2251 required by law.

2252 (b) The board of supervisors shall meet at least once per  
 2253 month to conduct all necessary business of the district and may  
 2254 conduct additional meetings, including emergency meetings, as  
 2255 necessary.

2256 (c) A majority of the members of the board of supervisors  
 2257 shall constitute a quorum.

2258 (d) The board of supervisors may adopt and enforce  
 2259 reasonable rules governing the conduct of its members provided  
 2260 that no board member may be suspended or removed from office  
 2261 except as provided in s. 112.511, Florida Statutes.

2262 (e) The board of supervisors may adopt and enforce  
 2263 reasonable rules governing the procedures, order of business,  
 2264 and rules of decorum for its meetings.

2265 (6) The board of supervisors shall, by at least three  
 2266 affirmative votes, appoint and may, at any time, remove:

2267 (a) A clerk of the board. The clerk may be a district  
 2268 employee or an independent contractor. The clerk is responsible  
 2269 for taking and preserving for the public record minutes of all  
 2270 board meetings and performing other duties as may be assigned by  
 2271 the board.

2272 (b) A district administrator. The district administrator  
 2273 must be a district employee but may be an independent contractor  
 2274 on an interim basis. The district administrator is the chief  
 2275 executive officer of the district and is in charge of the day-

2276 to-day operations of the district subject to the board of  
 2277 supervisor's direction and policy decisions. The district  
 2278 administrator has such functions, duties, and powers as the  
 2279 board of supervisors may prescribe and performs any other duties  
 2280 as may be assigned by the board.

2281 (c) A general counsel to the district. The general counsel  
 2282 must be a Florida licensed attorney having experience  
 2283 representing government entities. The district may contract with  
 2284 a law firm to provide general counsel services and other legal  
 2285 services to the district.

2286 (7) The board of supervisors shall keep a permanent record  
 2287 book entitled "Record of Governing Board of Central Florida  
 2288 Tourism Oversight District," in which shall be recorded minutes  
 2289 of all meetings, resolutions, proceedings, certificates, bonds  
 2290 given by all employees, and any and all corporate acts, which  
 2291 book shall be open to public inspection as required by law. Such  
 2292 record book shall be kept at an office or other regular place of  
 2293 business maintained by the board of supervisors in Orange County  
 2294 or Osceola County.

2295 (8) (a) The board of supervisors shall submit an annual  
 2296 report to the Department of Financial Services pursuant to s.  
 2297 218.32, Florida Statutes, with a copy to the Governor, the  
 2298 President of the Senate, and the Speaker of the House of  
 2299 Representatives.

2300 (b) Notwithstanding s. 189.08 (9), Florida Statutes, the

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2301 board of supervisors shall submit a public facilities report and  
2302 related annual notices required by s. 189.08, Florida Statutes,  
2303 to the Governor, the President of the Senate, and the Speaker of  
2304 the House of Representatives.

2305 (c) The district shall maintain a website with the  
2306 information required by s. 189.069, Florida Statutes.

2307 (d) The board of supervisors shall submit to the Governor,  
2308 the President of the Senate, and the Speaker of the House of  
2309 Representatives, within 1 year after the effective date of this  
2310 act, and every 5 years thereafter, a report that includes a  
2311 review of all remaining powers and authorities included herein  
2312 and any recommendations for consideration of eliminating said  
2313 powers and authorities for potential repeal by the Legislature.

2314 Section 5. Compensation of board.—Each supervisor shall  
2315 serve without compensation but may be reimbursed for per diem  
2316 and travel expenses as provided in s. 112.061, Florida Statutes,  
2317 for attending meetings of the board of supervisors or performing  
2318 official duties pertaining to the district.

2319 Section 6. Treasurer; depositories; fiscal agent.—

2320 (1) The board of supervisors shall designate a person who  
2321 is a resident of the State of Florida, or a bank or trust  
2322 company organized under the laws of the State of Florida, as  
2323 treasurer of the district, who shall have charge of the funds of  
2324 the district. Such funds shall be disbursed only upon the order  
2325 of or pursuant to the resolution of the board of supervisors by

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2326 warrant or check signed by the treasurer, or by such other  
2327 person as may be authorized by the board. The treasurer shall  
2328 perform such other or additional powers and duties and receive  
2329 such compensation as the board of supervisors deems appropriate.  
2330 The board of supervisors may require the treasurer to give a  
2331 bond in such amount, on such terms, and with such sureties as  
2332 may be deemed satisfactory to the board to secure the  
2333 performance by the treasurer of the delegated powers and duties.  
2334 The board of supervisors shall audit or have audited the books  
2335 of the treasurer at least once a year.

2336 (2) The board of supervisors is authorized to select as  
2337 depositories in which the funds of the board and of the district  
2338 shall be deposited any banking corporation organized under the  
2339 laws of the State of Florida or under the national banking act,  
2340 doing business in the State of Florida, upon such terms and  
2341 conditions as to the payment of interest by such depository upon  
2342 the funds so deposited as the board deems just and reasonable.

2343 (3) The State Chief Financial Officer may from time to  
2344 time adopt, revise, and rescind rules and regulations  
2345 prescribing the qualifications of depositories of funds of the  
2346 district and establishing requirements for security to be given  
2347 by depositories with respect to such funds. In the absence of  
2348 any such rules and regulations issued by the State Chief  
2349 Financial Officer, the board of supervisors may prescribe the  
2350 qualifications of depositories and the requirements for security

2351 to be given by depositories.

2352 (4) The board of supervisors may employ a fiscal agent,  
2353 who shall be either a resident of the State of Florida or a  
2354 corporation organized under the laws of this or any other state  
2355 and authorized by such laws to act as such fiscal agent for  
2356 municipal corporations in the State of Florida and who shall  
2357 assist in the keeping of the books of account, the receiving of  
2358 tax revenues, and the remitting of funds to pay maturing bonds  
2359 and coupons, and perform such other or additional services and  
2360 duties as fiscal agent and receive such compensation as the  
2361 board may determine.

2362 Section 7. Powers and duties of board of supervisors.—  
2363 Except as otherwise provided in this act, all of the powers and  
2364 duties of the district shall be exercised by and through the  
2365 board of supervisors. Without limiting the generality of the  
2366 foregoing, the district, by and through the board of  
2367 supervisors, shall have the power and authority to:

2368 (1) Employ engineers, contractors, consultants, attorneys,  
2369 auditors, agents, employees, and representatives as the board  
2370 may from time to time determine, on such terms and conditions as  
2371 the board may approve, and fix their compensation and duties.  
2372 The board of supervisors may delegate to the district  
2373 administrator employee hiring and termination decisions and  
2374 certain procurement decisions for retaining professional  
2375 services and other consultants and contractors.

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2376        (2) Adopt bylaws, rules, resolutions, and orders  
 2377        prescribing the powers, duties, and functions of the officers of  
 2378        the district, the conduct of the business of the district, the  
 2379        maintenance of records, and the form of certificates evidencing  
 2380        tax liens and all other documents and records of the district.  
 2381        The board of supervisors may adopt administrative rules and  
 2382        regulations with respect to any of the projects of the district,  
 2383        on proper notice and public hearing. Any resolution authorized  
 2384        by this act must be adopted at a public meeting of the board of  
 2385        supervisors after reading of the resolution or its title.  
 2386        Reasonable notice of the public meeting must be provided at  
 2387        least 10 days before the public meeting and must indicate the  
 2388        board's intent to consider such resolution. Unless the board  
 2389        provides otherwise, only one reading at one public meeting for  
 2390        adoption is required. Any resolution adopted in accordance with  
 2391        the requirements of this act shall be effective for all  
 2392        statutory purposes where adoption of a resolution is required.  
 2393        (3) Maintain an office at such place or places as it may  
 2394        designate within the district's boundaries.  
 2395        (4) Enter or direct the entry upon any lands, premises,  
 2396        waters, or other property subject to the requirements of due  
 2397        process as to privately owned property.  
 2398        (5) Execute all contracts and other documents, adopt all  
 2399        proceedings, and perform all acts determined by the board to be  
 2400        necessary or that are otherwise authorized by general law or



2401 this act. The board of supervisors may authorize one or more  
 2402 members of the board to execute contracts and other documents on  
 2403 behalf of the board or the district.

2404 (6) Establish and create such departments, boards,  
 2405 committees, or other entities as from time to time the board  
 2406 deems necessary, or that are otherwise authorized by general law  
 2407 or this act, in the performance of any acts or other things  
 2408 necessary to the exercise of the powers provided in this act,  
 2409 and to delegate to such departments, boards, committees, or  
 2410 other entities such administrative duties and other powers as  
 2411 the board deems necessary or that are otherwise authorized by  
 2412 general law or this act.

2413 (7) Examine, and authorize any officer or agent of the  
 2414 district to examine, the county tax rolls with respect to the  
 2415 assessed valuation of the real and personal property within the  
 2416 district.

2417 (8) Adopt and enforce policies governing the solicitation  
 2418 and award of contracts entered into by the district.

2419 (9) Adopt and enforce employment and personnel policies  
 2420 governing employees.

2421 (10) Purchase and maintain insurance policies for the  
 2422 protection of the district and the district's projects,  
 2423 properties, officers, employees, and agents performing work on  
 2424 behalf of the district.

2425 (11) Provide for the indemnification and defense of board

2426 members and district officers, employees, and agents pursuant to  
 2427 ss. 111.07 and 111.071, Florida Statutes, or otherwise in  
 2428 accordance with law.

2429 Section 8. Powers of district.—In addition to and not in  
 2430 limitation of the powers and authorities of the district under  
 2431 chapter 298, Florida Statutes, and amendments thereto, the  
 2432 district shall have the following powers:

2433 (1) Legal proceedings.—To sue and be sued by its name in  
 2434 any court of law or in equity.

2435 (2) Corporate seal.—To adopt and use a corporate seal and  
 2436 to alter the same at the district's pleasure.

2437 (3) Ownership and disposition of property.—To acquire  
 2438 property, real, personal, or mixed, within its territorial  
 2439 limits, in fee simple or any lesser interest or estate, by  
 2440 purchase, gift, devise, lease, exchange, or otherwise on such  
 2441 terms and conditions as the board of supervisors deems necessary  
 2442 or that are otherwise authorized by general law or this act, and  
 2443 by eminent domain, subject to the limitations of subsection (5),  
 2444 all provided that the board determines that the use or ownership  
 2445 of such property is necessary in the furtherance of a designated  
 2446 lawful purpose authorized under the provisions of this act or  
 2447 chapter 298, Florida Statutes, and amendments thereto; to  
 2448 acquire mineral rights and leases; to acquire title to submerged  
 2449 lands and riparian rights and easements or rights-of-way with or  
 2450 without restrictions within the limits of the district; to

2451 accept the dedication of streets and other rights-of-way,  
 2452 easements, and other interests on such terms and conditions as  
 2453 the board may approve; to make purchase money mortgages and deed  
 2454 trusts and other forms of encumbrance on any property acquired  
 2455 by the district and to purchase property subject to purchase  
 2456 money mortgages, or other encumbrances; and to mortgage, hold,  
 2457 manage, control, convey, lease, sell, grant, or otherwise  
 2458 dispose of the same, and of any of the assets and properties of  
 2459 the district, with or without consideration.

2460 (4) Lease of facilities.—Whenever deemed necessary by the  
 2461 board of supervisors, or as otherwise authorized by general law  
 2462 or this act, to lease as lessor or lessee to or from any person,  
 2463 firm, corporation, association, or body, public or private, any  
 2464 projects of the type that the district is authorized to  
 2465 undertake and facilities or property of any nature for the use  
 2466 of the district and to carry out any of the purposes of the  
 2467 district, subject to the limitations of section 20.

2468 (5) Eminent domain.—To exercise within the territorial  
 2469 limits of the district the right and power of eminent domain in  
 2470 all cases and under all circumstances provided for in ss. 298.22  
 2471 and 298.62, Florida Statutes, and amendments thereto. In  
 2472 addition to and not in limitation of the foregoing, the district  
 2473 may also exercise the right and power of eminent domain within  
 2474 the territorial limits of the district for the purpose of  
 2475 condemning any real, personal, or mixed property, public or

2476 private, including property owned by the City of Bay Lake or the  
2477 City of Lake Buena Vista, which the board of supervisors deems  
2478 necessary for the use, construction, or operation of any of the  
2479 projects of the district or otherwise to carry out any of the  
2480 purposes of the district. The power of eminent domain shall be  
2481 exercised as provided by general law. No county, municipality,  
2482 school district, or special district shall exercise the power of  
2483 eminent domain with respect to any of the properties, easements,  
2484 or rights owned by the district and lying within the district  
2485 except with the express consent of the board of supervisors.

2486 (6) Reclamation; drainage; irrigation.—To adopt and amend  
2487 a plan of reclamation, and to own, acquire, construct,  
2488 reconstruct, equip, operate, maintain, extend, and improve  
2489 canals, ditches, ponds, lakes, reservoirs, drains, dikes,  
2490 levees, pumps, plants, and pumping systems and other works for  
2491 drainage purposes, and irrigation works, machinery, and plants.  
2492 The district shall publish its plan within 30 days after any  
2493 adoption or amendment of such plan.

2494 (7) Water and flood control; erosion control; eligibility  
2495 for state assistance.—To own, acquire, construct, reconstruct,  
2496 equip, maintain, operate, extend, and improve water and flood  
2497 control facilities; to regulate the supply and level of water  
2498 within the district; to divert waters from one area, lake, pond,  
2499 river, stream, basin, or drainage or water flood control  
2500 facility to any other area, lake, pond, river, stream, basin, or

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2501 drainage or water flood control facility; to regulate, control,  
2502 and restrict the development and use of natural or artificial  
2503 streams or bodies of water, lakes, or ponds; and to take all  
2504 measures determined by the board of supervisors to be necessary,  
2505 or that are otherwise authorized by general law or this act, to  
2506 prevent or alleviate land erosion. Subject to the limitations of  
2507 section 6 of this act, the powers granted to the district by  
2508 this subsection shall be exclusive within the area of the  
2509 district of the exercise of the same or like powers by any other  
2510 political subdivision of the state, and no other political  
2511 subdivision of the state shall within the area of the district  
2512 exercise the same or like powers as are granted to the district  
2513 under this subsection except upon the concurrence of the board  
2514 of supervisors. The foregoing does not limit the state and its  
2515 agencies from exercising state authority over the district. The  
2516 Legislature finds and declares the district eligible to receive  
2517 moneys, disbursements, and assistance from the state available  
2518 to flood control or water management districts and navigation  
2519 districts or agencies.

2520 (8) Water and sewer systems.—To own, acquire, construct,  
2521 reconstruct, equip, operate, maintain, extend, and improve water  
2522 systems, reclaimed water systems, and sewer systems or combined  
2523 water, reclaimed water, and sewer systems; to regulate the use  
2524 of sewers and the supply of potable water and nonpotable water  
2525 within the district; to prohibit or regulate the use and

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2526 maintenance of outhouses, privies, septic tanks, or other  
2527 sanitary structures or appliances within the district; to  
2528 prescribe methods of pretreatment of wastes not amenable to  
2529 treatment with domestic sewage before accepting such wastes for  
2530 treatment and to refuse to accept such wastes when not  
2531 sufficiently pretreated as may be prescribed, and to prescribe  
2532 penalties for the refusal of any person or corporation to so  
2533 pretreat such wastes; to sell or otherwise dispose of the  
2534 effluent, sludge, or other byproducts as a result of sewage  
2535 treatment; and to construct and operate connecting,  
2536 intercepting, or outlet sewers and sewer mains and pipes and  
2537 water mains, conduits, or pipelines in, along, through, across,  
2538 on, or under any street, alley, highway, or other public place  
2539 or way within the district, when deemed necessary by the board  
2540 of supervisors or as otherwise authorized by general law or this  
2541 act.

2542 (9) Waste collection and disposal.—To own, acquire,  
2543 construct, reconstruct, equip, operate, maintain, extend, and  
2544 improve a waste collection and disposal system, and to sort,  
2545 sell, or otherwise dispose of any recyclable materials,  
2546 effluent, residue, or other byproducts of such system.

2547 (10) Mosquito and pest control; eligibility for state  
2548 aid.—To establish a program for the control, abatement, and  
2549 elimination of mosquitos and other noxious arthropods, insects,  
2550 reptiles, rodents, and other pests throughout the district and

2551 to undertake such works and construct such facilities within the  
2552 district as may be determined by the board of supervisors to be  
2553 needed to effectuate such program or when necessary for the  
2554 health, safety, and welfare of the inhabitants, workers,  
2555 employees, or guests of or visitors to the district. The  
2556 Legislature finds and declares the district eligible to receive  
2557 state funds, supplies, services, and equipment available or that  
2558 may in the future become available to mosquito or pest control  
2559 districts.

2560 (11) Recreation facilities.—To own, acquire, construct,  
2561 reconstruct, equip, operate, maintain, extend, and improve  
2562 parks, playgrounds, picnic grounds, camping facilities, docks,  
2563 boating and fishing facilities, bathing beaches, and other water  
2564 recreation facilities.

2565 (12) Parking facilities.—To own, acquire, construct,  
2566 reconstruct, equip, operate, maintain, extend, and improve  
2567 parking facilities, to install or cause to be installed parking  
2568 meters at or near the curbs of streets, roads, and other public  
2569 ways within the district, and to adopt such regulations and  
2570 impose such charges in connection with any parking facilities  
2571 and parking meters as the board of supervisors deems necessary  
2572 or that are otherwise authorized by general law or this act.

2573 (13) Fire protection.—To own, acquire, construct,  
2574 reconstruct, equip, maintain, operate, extend, and improve fire  
2575 control facilities for the district, including fire stations,

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2576 water mains and plugs, fire trucks, and other vehicles and  
2577 equipment, and to undertake such works and construct such  
2578 facilities as may be determined necessary by the board of  
2579 supervisors, or that are otherwise authorized by general law or  
2580 this act, to carry out a program of fire prevention and fire  
2581 control within the district.

2582 (14) Transportation.—To own, acquire, construct,  
2583 reconstruct, equip, operate, maintain, extend, and improve  
2584 common, private, or contract carriers, buses, vehicles,  
2585 railroads, monorails, airplanes, helicopters, boats, and other  
2586 transportation systems and facilities as may be determined from  
2587 time to time by the board of supervisors to be useful or  
2588 appropriate to meet the transportation requirements of the  
2589 district and activities conducted within the district. In  
2590 addition, the district may own, acquire, construct, reconstruct,  
2591 equip, operate, maintain, extend, and improve helipads and sites  
2592 for vertical takeoff and landings within the boundaries of the  
2593 district.

2594 (15) Public utilities.—To own, acquire, construct,  
2595 reconstruct, equip, operate, maintain, extend, and improve  
2596 electric power plants, solar energy generating systems,  
2597 transmission lines and related facilities, gas mains and  
2598 facilities of any nature for the production, handling,  
2599 distribution, or sale of natural gas, centrally distributed  
2600 heating and air conditioning facilities and services, telephone



2601 lines, wireless communications systems, internet, and fiber  
 2602 optic cables and lines, facilities, plants, and systems, and  
 2603 other communications systems of any nature, and to purchase and  
 2604 sell electric power, natural gas, and other sources of power for  
 2605 distribution within the district.

2606 (16) Conservation areas and sanctuaries.—To designate, set  
 2607 aside, acquire, own, and maintain lands and areas within the  
 2608 district as conservation areas or bird and wildlife sanctuaries,  
 2609 paths, and corridors; to stock such areas with animal and plant  
 2610 life and to stock water areas with fish and other aquatic life;  
 2611 to adopt and enforce rules and regulations with respect thereto  
 2612 and to protect and preserve the natural beauty thereof; and to  
 2613 do all acts necessary, or that are otherwise authorized by  
 2614 general law or this act, in order to qualify such lands and  
 2615 areas as conservation areas, corridors, and sanctuaries under  
 2616 any of the laws of the state or under federal law.

2617 (17) Issuance of bonds.—To issue general obligation bonds,  
 2618 revenue bonds, assessment bonds, or any other bonds or  
 2619 obligations authorized by the provisions of this act or any  
 2620 other applicable law, or any combination of the foregoing, to  
 2621 pay all or part of the cost of the acquisition, construction,  
 2622 reconstruction, extension, repair, improvement, maintenance, or  
 2623 operation of any project or combination of projects, to provide  
 2624 for any facility, service, or other activity of the district,  
 2625 and to provide for the retirement or refunding of any bonds or

2626 obligations of the district, or for any combination of the  
 2627 foregoing purposes.

2628 (18) Ancillary powers.—To own, acquire, construct,  
 2629 reconstruct, equip, operate, maintain, extend, and improve such  
 2630 other projects as the board of supervisors may in its discretion  
 2631 find necessary, or that are otherwise authorized by general law  
 2632 or this act, to accomplish the purposes of this act, and to  
 2633 exercise through its board of supervisors all powers necessary,  
 2634 convenient, or proper to carry out the purposes of this act.

2635 Section 9. Authority of district with respect to roads,  
 2636 bridges, street lighting, etc.—

2637 (1) The district shall have the powers, and shall be  
 2638 entitled to the benefits and privileges under law, of special  
 2639 road and special road and bridge districts. The district shall  
 2640 have the right and power to own, acquire, open, extend, close,  
 2641 vacate, abandon, construct, reconstruct, replace, expand,  
 2642 contract, limit, pave, operate, improve, regulate, and maintain  
 2643 highways, streets, roads, bridges, alleys, sidewalks,  
 2644 promenades, boardwalks, tunnels, interchanges, underpasses,  
 2645 overpasses, causeways, storm drains, and public thoroughfares of  
 2646 all kinds and descriptions that are located within and are owned  
 2647 and controlled by the district (hereinafter collectively and  
 2648 severally referred to as "public roads") and connections to and  
 2649 extensions of any and all existing public roads within the  
 2650 district deemed necessary or convenient by the board of

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2651 supervisors to provide access to and from and efficient  
2652 development, redevelopment, preservation, protection, or  
2653 enforcement of the real property within the district; to  
2654 regulate and control the use, encroachments in, upon, over, and  
2655 under, and the obstruction thereof; to erect, maintain, and from  
2656 time to time change the location of traffic control devices and  
2657 signs and street signs; and to construct and maintain sidewalks  
2658 and street lights along public roads and access ways and  
2659 elsewhere in the district as may from time to time be deemed  
2660 appropriate by the board of supervisors adequately to service  
2661 the district and its residential, park, recreational,  
2662 commercial, and industrial areas. The district has no authority  
2663 to take by eminent domain or otherwise acquire, or to prohibit  
2664 or regulate, any federal or state roadway or other  
2665 transportation facility without the consent of, respectively,  
2666 the Federal Highway Administration or the State Department of  
2667 Transportation.

2668 (2) The district shall have the right and authority to  
2669 contract with and franchise public or private persons to own,  
2670 acquire, open, extend, close, vacate, construct, pave, operate,  
2671 maintain, and improve public roads on such terms with respect to  
2672 construction, maintenance, operation, and restrictions on the  
2673 use of the public roads as the district may determine to be  
2674 appropriate. No private toll road franchised by the district and  
2675 no private road connected to or an extension of any state or any

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2676 other public road within the district shall, by reason of such  
2677 connection with a public road, and when not otherwise dedicated  
2678 to the use of the public, constitute or be deemed a public road.  
2679 Without limiting the district's authority to use ad valorem  
2680 taxes and other unencumbered collected fees and revenues within  
2681 the district, the district may use ad valorem taxes and other  
2682 unencumbered collected fees and revenues to provide funding for  
2683 public road projects, rail projects, and other regional  
2684 transportation projects outside of the district's boundaries  
2685 provided that such projects are within Orange County or Osceola  
2686 County; improve a street, road, highway, interstate, or rail  
2687 system that abuts or crosses into or through the district; serve  
2688 or benefit the property owners in the district as determined by  
2689 the board; and are performed, operated, governed, managed, or  
2690 appropriated by the state or its agencies, Orange County, or  
2691 Osceola County. Ad valorem taxes and other fees and revenues  
2692 directed to projects under this subsection may not exceed 5  
2693 mills per annum on the assessed value of the taxable property  
2694 within the district. For purposes of this subsection, the  
2695 reference to 5 mills is a limitation on annual spending  
2696 authority under this subsection and is not to be construed as  
2697 authority to impose ad valorem taxes in excess of the total  
2698 limit on ad valorem taxes under section 24.

2699 (3) The board of supervisors shall have the right and  
2700 authority to sell or lease any public road to the State

2701 Department of Transportation, enter lease-purchase agreements  
 2702 with respect thereto with the State Department of  
 2703 Transportation, and contract with the same for the construction,  
 2704 maintenance, regulation, or operation of any public road, on  
 2705 such terms and conditions as the board and the State Department  
 2706 of Transportation may agree. The State Department of  
 2707 Transportation is authorized and empowered to purchase or lease  
 2708 any public road from the district, enter lease-purchase  
 2709 agreements with respect to the same, and construct or maintain  
 2710 any road within the district pursuant to such agreement with the  
 2711 board of supervisors. The cost of any road acquired, leased, or  
 2712 constructed by the State Department of Transportation may be  
 2713 defrayed in whole or in part out of the gasoline tax funds  
 2714 accruing to the State Department of Transportation for use in  
 2715 Orange and Osceola Counties, as the case may be, under the  
 2716 provisions of s. 16, Art. IX of the State Constitution (1885),  
 2717 as incorporated by s. 9(c), Art. XII of the State Constitution  
 2718 (1968), ss. 206.41 and 206.60, Florida Statutes, and any other  
 2719 laws of the state with respect to the application of taxes  
 2720 levied upon gasoline, special fuels, or other like products.

2721 Section 10. State regulations.—The district shall be  
 2722 subject to state agency permitting, regulation, and oversight in  
 2723 accordance with general law except to the extent specifically  
 2724 stated otherwise in this act, including, without limitation, the  
 2725 Florida Commission on Ethics, Department of Economic

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2726 Opportunity, Department of Revenue, Department of Financial  
2727 Services, Florida Fish and Wildlife Conservation Commission, and  
2728 Department of Environmental Protection. Any permit or  
2729 governmental approval in good standing as of the effective date  
2730 of this act shall continue in full force and effect until  
2731 completed, expired, revised, or revoked as provided by general  
2732 law or this act.

2733 Section 11. Ethics and open government.—The district and  
2734 its public officers and employees are subject to part III of  
2735 chapter 112, Florida Statutes, the Code of Ethics for Public  
2736 Officers and Employees; however, the board of supervisors may  
2737 enact and enforce an ethics code that is more stringent than  
2738 general law. The district is subject to and shall comply with  
2739 chapter 119, Florida Statutes, the Public Records Act. The  
2740 district is subject to and shall comply with s. 189.015, Florida  
2741 Statutes, and chapter 286, Florida Statutes.

2742 Section 12. Preemption.—The district shall not have  
2743 authority to adopt and enforce any resolution, code, or  
2744 regulation on a subject that is expressly preempted to the state  
2745 by general law unless otherwise expressly stated in this act.

2746 Section 13. Exercise by district of powers within  
2747 counties, municipalities, and political subdivisions.—The  
2748 district shall have the power to exercise any of its rights,  
2749 powers, privileges, and authorities in any and all portions of  
2750 the district lying within the boundaries of Orange County,

2751 Osceola County, the City of Bay Lake, the City of Lake Buena  
 2752 Vista, and any other municipal corporation or other political  
 2753 subdivision, heretofore or hereafter created or organized, the  
 2754 boundaries of which lie wholly or partly within the geographic  
 2755 limits of the district, to the same extent and in the same  
 2756 manner as in areas of the district not incorporated as part of a  
 2757 county, municipality, or other political subdivision. With  
 2758 respect to any county, municipal corporation, or other political  
 2759 subdivision the boundaries of which lie partly within and partly  
 2760 outside the geographic limits of the district, the district  
 2761 shall have the power to exercise its rights, powers, privileges,  
 2762 and authorities only within the portion of such county,  
 2763 municipal corporation, or other political subdivision lying  
 2764 within the boundaries of the district, except as otherwise  
 2765 provided in section 14. In the event of a conflict between the  
 2766 provisions of this act and the powers of the district herein  
 2767 provided for and the provisions of any charter or law, now or  
 2768 hereafter enacted or adopted, establishing or pertaining to any  
 2769 county, municipal corporation, or other political subdivision  
 2770 the boundaries of which lie wholly or partly within the  
 2771 district, the provisions of this act shall control in the  
 2772 portion of such county, municipal corporation, or other  
 2773 political subdivision which lie within the geographic limits of  
 2774 the district, unless such other enactment of state law  
 2775 specifically limits, repeals, supersedes, or amends this act. To

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2776 the extent any code, ordinance, rule, policy, or regulation of  
2777 such county, municipal incorporation, or other political  
2778 subdivision conflicts with or is inconsistent with this act,  
2779 this act controls.

2780 Section 14. Furnishing facilities and services within  
2781 district territory.-

2782 (1) The district shall have the power to construct,  
2783 maintain, and operate its projects within the geographic limits  
2784 of the district, including any portions of the district located  
2785 inside the boundaries of any county, incorporated municipality,  
2786 or other political subdivision, and to offer, supply, and  
2787 furnish the facilities and services provided for in this act to,  
2788 and to collect fees, rentals, and other charges from, persons,  
2789 firms, corporations, counties, municipalities, political  
2790 subdivisions, and other public or private agencies or bodies  
2791 within the geographic limits of the district, and for the use of  
2792 the district itself.

2793 (2) (a) For any project that the district is currently  
2794 constructing as of, or has constructed prior to, the effective  
2795 date of this act, outside the geographic limits of the district,  
2796 the district may continue to complete, operate, and maintain  
2797 such projects and charge and collect fees, rents, charges, or  
2798 other revenues on such projects subject to any terms and  
2799 conditions of applicable agreements that may exist.

2800 (b) On or after the effective date of this act:



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2801 1. The district shall not construct any project outside of  
2802 the geographic limits of the district, except upon the consent,  
2803 approval, or certification of any regulatory agency, the state,  
2804 or the governing body of any county, municipality, or other  
2805 political subdivision thereof in which the project is located.

2806 2. The district may offer, furnish, or supply facilities  
2807 and services outside of the geographic limits of the district;  
2808 however, if consent, approval, or certification of any  
2809 regulatory agency, the state, or the governing body of any  
2810 county, municipality, or other political subdivision thereof is  
2811 required by law such consent, approval, or certification must be  
2812 obtained.

2813  
2814 Subject to such approval, the district may charge and collect  
2815 fees, rents, charges, or other revenues on such projects.

2816 Section 15. Mandatory use of certain district facilities  
2817 and services.—The district may require all lands, buildings, and  
2818 premises, and all persons, firms, and corporations, within the  
2819 district or within any zone or area within the district created  
2820 for such purpose, to use the drainage and reclamation  
2821 facilities, flood control facilities, water and sewer systems,  
2822 and waste collection and disposal systems of the district.

2823 Subject to such exceptions as may be provided by the  
2824 resolutions, rules, or bylaws of the board of supervisors, and  
2825 subject to the terms and provisions of any resolution

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2826 authorizing any bonds and agreements with bondholders, no  
2827 drainage and reclamation facilities, flood control facilities,  
2828 water and sewer systems, or waste collection and disposal  
2829 systems shall be constructed or operated within the district  
2830 unless the board gives its consent thereto and approves the  
2831 plans and specifications therefor.

2832 Section 16. Maintenance of projects across rights-of-way.—  
2833 The district shall have the power to construct and operate its  
2834 projects in, on, along, across, through, or under any streets,  
2835 alleys, highways, or other public places or ways, and across any  
2836 drain, ditch, canal, floodway, holding basin, excavation,  
2837 railroad right-of-way, track, grade, fill, or cut. However, just  
2838 compensation shall be paid by the district for any private  
2839 property taken or damaged by the exercise of such power to the  
2840 extent required by law. For properties owned by the state or the  
2841 Federal Government, the consent of the state or the Federal  
2842 Government, as applicable, shall be required for the district to  
2843 construct and operate the district project or projects within  
2844 the state-owned or federally owned properties and facilities.

2845 Section 17. Fees, rentals, fares, and charges; procedure  
2846 for adoption and modification; minimum revenue requirements.—

2847 (1) The district shall have the power to prescribe, fix,  
2848 establish, and collect rates, fees, rentals, fares, or other  
2849 charges (hereinafter sometimes referred to as "revenues"), and  
2850 to revise the same from time to time, for the facilities and

2851 services furnished or to be furnished by the district,  
2852 including, but not limited to, drainage facilities, water and  
2853 sewer systems, waste collection and disposal systems, and other  
2854 public utilities, and to recover the costs of making connection  
2855 with any district facility or system.

2856 (2) No such rates, fees, rentals, fares, or other charges  
2857 for any of the facilities or services of the district, other  
2858 than parking facilities and parking meters, shall be fixed until  
2859 after a public hearing at which all the users of the proposed  
2860 facility or services or owners, tenants, or occupants served or  
2861 to be served thereby and all other interested persons have an  
2862 opportunity to be heard concerning the proposed rates, fees,  
2863 rentals, fares, or other charges. Notice of such public hearing  
2864 setting forth the proposed schedule or schedules of rates, fees,  
2865 rentals, fares, and other charges shall be published as provided  
2866 in chapter 50, Florida Statutes, at least 10 days prior to such  
2867 public hearing, which may be adjourned from time to time. After  
2868 such hearing, such schedule or schedules, either as initially  
2869 proposed or as modified or amended, may be finally adopted. A  
2870 copy of the schedule or schedules of such rates, fees, rentals,  
2871 fares, or other charges as finally adopted shall be kept on file  
2872 in an office designated by the board of supervisors and shall be  
2873 open at all reasonable times to public inspection. The rates,  
2874 fees, rentals, fares, or other charges so fixed for any class of  
2875 users or property served shall be extended to cover any

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2876 additional users or properties thereafter served which fall in  
2877 the same class, without the necessity of any notice or hearing.  
2878 Any change or revision of rates, fees, rentals, fares, or other  
2879 charges may be made in the same manner as the same were  
2880 originally established, as hereinabove provided, except that if  
2881 such changes or revisions are made substantially pro rata as to  
2882 all classes of the type of service involved, no notice or  
2883 hearing shall be required.

2884 (3) Such rates, fees, rentals, fares, and other charges  
2885 shall be just, equitable, and uniform for users of the same  
2886 class and, where appropriate, may be based or computed either  
2887 upon the amount of service furnished or upon the number or  
2888 average number of persons residing or working or otherwise  
2889 occupying the premises served, or upon any other factor  
2890 affecting the use of the facilities furnished, or upon any  
2891 combination of the foregoing factors, as may be determined by  
2892 the board of supervisors on an equitable basis.

2893 (4) The rates, fees, rentals, fares, or other charges  
2894 prescribed shall be such as will produce revenues, together with  
2895 any other assessments, taxes, revenues, or funds available or  
2896 pledged for such purpose, at least sufficient to provide for the  
2897 following items, but not necessarily in the order stated:

2898 (a) To provide for all expenses of operation and  
2899 maintenance of such facility or service, including reserves for  
2900 such purpose;

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2901 (b) To pay, when due, all bonds and interest thereon for  
 2902 the payment of which such revenues are or have been pledged or  
 2903 encumbered, including reserves for such purpose; and

2904 (c) To provide for any other funds that may be required  
 2905 under the resolution or resolutions authorizing the issuance of  
 2906 bonds pursuant to this act.

2907 (5) The board of supervisors shall have the power to enter  
 2908 into contracts for the use of the projects of the district and  
 2909 with respect to the services and facilities furnished or to be  
 2910 furnished by the district, including, but not limited to,  
 2911 service agreements with landowners and others within the  
 2912 district providing for the furnishing of any of the services and  
 2913 facilities of the district, for such consideration and on such  
 2914 other terms and conditions as the board may approve.

2915 Furthermore, the board of supervisors shall have the power to  
 2916 enter into contracts or service agreements with landowners and  
 2917 others within or outside of the district providing for the  
 2918 drainage of land by the district. Such contracts and agreements  
 2919 shall not be subject to the provisions and limitations of  
 2920 subsections (2), (3), and (4) but:

2921 (a) Shall be subject to the limitations of section 14.

2922 (b) Shall not be entered into for a period longer than 40  
 2923 years from the effective date thereof.

2924 (c) Shall be fair and reasonable in relation to the rates,  
 2925 fees, rentals, fares, or other charges to be paid by other users

2926 of the facilities and services concerned.

2927  
 2928 Such contracts or agreements, and revenues or service charges  
 2929 received or to be received by the district thereunder, may be  
 2930 pledged as security for any of the bonds of the district.

2931 Section 18. Recovery of delinquent charges.—In the event  
 2932 that any of the rates, fees, rentals, charges, or delinquent  
 2933 penalties are not paid as and when due and are in default for 30  
 2934 days or more, the unpaid balance thereof and all interest  
 2935 accrued thereon, together with attorney fees and costs, may be  
 2936 recovered by the district in a civil action.

2937 Section 19. Discontinuance of service.—In the event that  
 2938 the fees, rentals, or other charges for the services and  
 2939 facilities of any project are not paid when due, the board of  
 2940 supervisors shall have the power to discontinue and shut off the  
 2941 same until such fees, rentals, or other charges, including  
 2942 interest, penalties, and charges for the shutting off and  
 2943 discontinuance and the restoration of such services and  
 2944 facilities, are fully paid, and for such purposes may enter on  
 2945 any lands, waters, and premises of any person, firm,  
 2946 corporation, or other body, public or private, within the  
 2947 district limits. Such delinquent fees, rentals, or other  
 2948 charges, together with interest, penalties, and charges for the  
 2949 shutting off and discontinuance and the restoration of such  
 2950 services and facilities, and reasonable attorney fees and other

2951 expenses, may be recovered by the district by suit in any court  
 2952 of competent jurisdiction. The district may also enforce payment  
 2953 of such delinquent fees, rentals, or other charges by any other  
 2954 lawful method of enforcement.

2955 Section 20. Agreements with private parties concerning the  
 2956 furnishing of facilities and services.—The district shall have  
 2957 the power to enter into agreements with any person, firm, or  
 2958 corporation for the furnishing by such person, firm, or  
 2959 corporation of any facilities and services of the type provided  
 2960 for in this act to the district, and for or on behalf of the  
 2961 district, to persons, firms, corporations, and other public or  
 2962 private bodies and agencies to whom the district is empowered  
 2963 under this act to furnish facilities and services, and the  
 2964 district may by agreement join with any public or privately  
 2965 owned utility plant or system in furnishing any of the  
 2966 facilities or services of the district. However, any  
 2967 telecommunications company, as defined in s. 364.02, Florida  
 2968 Statutes, and amendments thereto, and any privately owned or  
 2969 operated electric power company, so contracting with the  
 2970 district shall be subject to the provisions and requirements of  
 2971 general law pertaining to certification and regulation of  
 2972 telecommunications and electric power companies, and the  
 2973 district shall not enter into any franchise or other agreement  
 2974 with any person, firm, or corporation to provide either  
 2975 independently, jointly with, or as agent of the district or

2976 otherwise, telecommunications service in any area of the  
 2977 district as to which area such person, firm, or corporation does  
 2978 not hold a certificate of convenience and necessity from the  
 2979 Florida Public Service Commission.

2980 Section 21. Interlocal agreements.—The district shall have  
 2981 the authority to enter into mutual aid agreements and interlocal  
 2982 agreements with counties, municipalities, law enforcement  
 2983 agencies, and other public agencies, including, without  
 2984 limitation, as authorized by s. 163.01, Florida Statutes.

2985 Section 22. Within act is full authority for the  
 2986 establishment of district projects.—The board of supervisors  
 2987 shall have exclusive jurisdiction and control over all of the  
 2988 projects of the district, including, but not limited to, all  
 2989 drainage and reclamation facilities, water and flood control  
 2990 facilities, water and sewer systems, public utilities, and  
 2991 transportation facilities, and over the budget and finances of  
 2992 the district, including, without limitation, expenditures and  
 2993 appropriations, except to the extent otherwise provided in this  
 2994 act and except to the extent that the board may by agreement  
 2995 with any other public or private body authorize the same to  
 2996 exercise jurisdiction or control over any of the projects of the  
 2997 district. Subject to the limitations of and as may be otherwise  
 2998 required in this section and in section 14, it shall not be  
 2999 necessary for the district to obtain any certificate of  
 3000 convenience or necessity, franchise, license, permit, or other



3001 authorization from any bureau, board, commission, or like  
 3002 instrumentality of the state or any political subdivision  
 3003 thereof in order to construct, reconstruct, acquire, extend,  
 3004 repair, improve, maintain, or operate any project, and the  
 3005 rates, fees, rentals, fares, or other charges to be fixed and  
 3006 collected with respect to the facilities and services of the  
 3007 district shall not be subject to the supervision, regulation, or  
 3008 rate-setting power of any bureau, board, commission, or other  
 3009 agency of the state or any political subdivision thereof.  
 3010 Nothing in this section or any other section of this act shall  
 3011 be deemed to exempt any privately owned or operated  
 3012 telecommunications company, as defined in s. 364.02, Florida  
 3013 Statutes, and amendments thereto, or any privately owned or  
 3014 operated electric power company, or any person, firm, or  
 3015 corporation other than the district acting either independently,  
 3016 jointly with, or as agent of the district or otherwise, from the  
 3017 provisions or requirements of any other law pertaining to the  
 3018 certification or regulation of telecommunications or electric  
 3019 power companies, persons, firms, or corporations, or from the  
 3020 jurisdiction of the Florida Public Service Commission or other  
 3021 regulatory agencies.

3022 Section 23. Planning; building codes; safety regulations;  
 3023 platting and subdivisions; zoning.—

3024 (1) EXEMPTION FROM COUNTY ZONING AND REGULATION;  
 3025 LIMITATION OF MUNICIPAL ORDINANCES AND REGULATIONS.— Chapters 59-

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3026 | 1646, 59-1673, 63-1716, 65-975, 65-1999, 65-2015, 83-480, and  
 3027 | 83-481, Laws of Florida, and any other laws of the state now or  
 3028 | hereafter enacted to the contrary notwithstanding, the  
 3029 | jurisdiction and powers of the board of supervisors with respect  
 3030 | to the matters provided for in this section shall be exclusive  
 3031 | of any and all codes, ordinances, requirements, plans, or other  
 3032 | regulations of the respective Boards of County Commissioners of  
 3033 | Orange and Osceola Counties or of any other agency or authority  
 3034 | of Orange County or Osceola County with respect to comprehensive  
 3035 | plans; zoning; building and construction; planning with respect  
 3036 | to the subdividing, uses, development, and redevelopment of  
 3037 | land; regulation of building safety; regulation of escalators,  
 3038 | elevators, and other lifting or transportation devices;  
 3039 | regulation of amusement and recreation parks and facilities;  
 3040 | regulation of plumbing and electrical installations and other  
 3041 | safety or sanitary codes; regulation of water supply wells and  
 3042 | drainage well drilling; the approval and vacating of plats and  
 3043 | subdivisions; and the regulation of subdivisions. The district,  
 3044 | and all land, properties, uses, development, redevelopment, and  
 3045 | activities within the district, are exempt from any and all such  
 3046 | codes, ordinances, requirements, plans, and regulations, and any  
 3047 | and all requirements for building and construction permits and  
 3048 | licenses pertaining to the same, now or hereafter adopted by the  
 3049 | respective Boards of County Commissioners of Orange County and  
 3050 | Osceola County. However, nothing herein shall exempt any general

3051 contractor, electrical contractor, builder, owner-builder, or  
 3052 specialty contractor from the provisions and requirements of any  
 3053 other laws of the state with respect to examination and  
 3054 licensing, or from any of the fees and bonds required of such  
 3055 contractors or builders by law. The board of supervisors may  
 3056 provide that the district or such areas or parts thereof as the  
 3057 board may designate shall remain or become subject to such  
 3058 county comprehensive plan, zoning, building, and safety codes  
 3059 and regulations, and regulations and controls with respect to  
 3060 subdivisions and plats and the vacating thereof, and the uses,  
 3061 development, and redevelopment thereof. The board of supervisors  
 3062 may, except as otherwise required by this section, exercise the  
 3063 powers granted to it in this section within the municipal limits  
 3064 of any municipality now or hereafter organized or existing  
 3065 within the district. If the governing body of a municipality  
 3066 that exists within the district has under the terms of its  
 3067 charter or under law like powers as provided for herein, the  
 3068 authority of such municipal governing body is limited to  
 3069 adopting and enforcing ordinances and regulations that are the  
 3070 same as or more restrictive than and not in conflict with those  
 3071 adopted by the district on such matters.

3072 (2) CONFLICTS BETWEEN REGULATIONS OF DISTRICT AND  
 3073 MUNICIPALITIES.—The district must exercise its authority set  
 3074 forth in this act to adopt, amend, and enforce a comprehensive  
 3075 plan in accordance with the Community Planning Act, ss.

3076 163.3161-163.3253, Florida Statutes, and adopt and enforce  
 3077 zoning regulations, land development regulations, environmental  
 3078 protection regulations, building and safety codes and  
 3079 regulations, platting and subdivision regulations, and fire  
 3080 prevention regulations governing the entire district, including  
 3081 within the city limits of any municipality within the district.  
 3082 The district's comprehensive plan, zoning regulations, and  
 3083 development regulations, environmental protection regulations,  
 3084 building and safety codes and regulations, platting and  
 3085 subdivision regulations, and fire prevention regulations shall  
 3086 control within the city limits of any municipality within the  
 3087 district to the extent of any conflict between the district's  
 3088 resolutions and regulations on such matters.

3089 (3) REVIEW AND EVALUATION OF EXISTING RESOLUTIONS, CODES,  
 3090 AND REGULATIONS.—On or before July 1, 2026, the district must  
 3091 undertake a comprehensive review and evaluation of its  
 3092 comprehensive plan, zoning regulations, land development  
 3093 regulations, environmental protection regulations, building and  
 3094 safety codes and regulations, platting and subdivision  
 3095 regulations, and fire prevention regulations and adopt revisions  
 3096 to such as the district determines are necessary for health,  
 3097 safety, and welfare and for consistency with this act.

3098 (4) COMPREHENSIVE PLANNING; BUILDING AND SAFETY CODES.—The  
 3099 board of supervisors shall have the power to:

3100 (a) Adopt, review, amend, supplement, or repeal a

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3101 comprehensive plan for the physical development of the area  
3102 within the district in accordance with the Community Planning  
3103 Act, ss. 163.3161-163.3253, Florida Statutes, and the objectives  
3104 and purposes of this act.

3105 (b) Adopt, review, amend, supplement, or repeal codes  
3106 regulating building safety, elevators, escalators, and similar  
3107 devices, the prevention of fire hazards, plumbing and electrical  
3108 installations, the operation of amusement and recreation parks  
3109 and facilities, water supply wells and drainage wells, and such  
3110 other safety or sanitary codes as the board of supervisors may  
3111 determine to be necessary. The jurisdiction and power of the  
3112 board provided for herein shall be exclusive of the Florida  
3113 Building Code and the Florida Fire Prevention Code, provided  
3114 that any such codes adopted by the district are at least  
3115 equivalent to the minimum standards in the Florida Building Code  
3116 and the Florida Fire Prevention Code as required by subsection  
3117 (10). With respect to buildings and structures existing, under  
3118 construction, or permitted prior to the effective date of this  
3119 act, the board of supervisors may determine whether retrofit  
3120 improvements will be necessary to conform with, in whole or in  
3121 part, current code standards, and the board of supervisors may  
3122 grant waivers to current code standards concerning such  
3123 buildings and structures.

3124 (c) Prohibit the construction, alteration, repair,  
3125 removal, or demolition, or the commencement of the construction,

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3126 alteration, repair (excepting emergency repairs), removal, or  
3127 demolition, of any building or structure, including, but not  
3128 limited to, public utility poles, lines, pipes, and facilities,  
3129 without first obtaining a permit from the board of supervisors  
3130 or such other officer or agency as the board may designate, and  
3131 to prescribe the procedure with respect to the obtaining of such  
3132 permit.

3133 (d) Provide for the manner in which such comprehensive  
3134 general plans, codes, regulations, and restrictions shall be  
3135 determined, established, and enforced, and amended,  
3136 supplemented, changed, or repealed, as the board of supervisors  
3137 may determine, with notice and public hearing as required by  
3138 law.

3139 (e) Review, process, and comment on and approve, approve  
3140 with conditions, or reject applications for development orders  
3141 and building permits pertaining to properties within the  
3142 district. Appeals or challenges to development orders and  
3143 building permits shall be in the same manner as provided by law.

3144 (5) RECORDING OF PLATS.—

3145 (a) Whenever land in the district is platted into lots,  
3146 blocks, parcels, tracts, or other portions, however designated,  
3147 a plat thereof shall be recorded in the public records of Orange  
3148 County or Osceola County, as the case may be. No such plat shall  
3149 be recorded either as an independent instrument or by attachment  
3150 to another instrument entitled to record unless and until it is

3151 first approved by the board of supervisors. Plats approved by  
3152 the board of supervisors and recorded in the public records of  
3153 Orange County or Osceola County must meet the minimum  
3154 requirements of and be consistent with part I of chapter 177,  
3155 Florida Statutes. Any plat recorded in violation of this section  
3156 shall be invalid and subject to expungement.

3157 (b) The board of supervisors shall be authorized and  
3158 empowered to prescribe, as prerequisites to the approval for  
3159 record of any plat or plats of lands within the district, the  
3160 width and location of roads, streets, alleys, thoroughfares, and  
3161 ditches and setback therefrom; to adopt and prescribe rules and  
3162 regulations to effectuate the provisions and purposes of this  
3163 act; to prescribe specifications and requirements for  
3164 regulations relating to the construction of roads, streets,  
3165 alleys, and drainage facilities, minimum lot sizes, maximum  
3166 block sizes, building lines, names of streets and roads, bridge  
3167 construction, water supply, sewage disposal, and other related  
3168 matters involving lands to be platted; to prescribe information  
3169 to be shown on plats, including, without limitation, parks,  
3170 recreation areas, and open spaces; and to require the furnishing  
3171 to the board of supervisors of a good and sufficient bond  
3172 conditioned upon the completion of the drainage, sewage,  
3173 streets, roads and alleys, and other improvements shown on the  
3174 plat within such time or times as may be required by the board,  
3175 and such bond shall be approved by the board.

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3176        (c) The board of supervisors is further granted the  
 3177 authority and discretion to waive the platting and recording of  
 3178 land into lots, roads, blocks, parcels, tracts, or other  
 3179 portions, however designated, in any instance in which the board  
 3180 determines that the dividing or subdividing of the land without  
 3181 a recorded plat is not injurious to the public health, safety,  
 3182 comfort, convenience, and welfare of the inhabitants of the  
 3183 district.

3184        (6) VACATING OF PLATS.—

3185        (a) Plats or integrated portions or parcels of land  
 3186 heretofore or hereafter platted within the district may be  
 3187 vacated upon the resolution of the board of supervisors upon  
 3188 such terms and conditions as the board may prescribe by  
 3189 regulation. Such regulation may require, inter alia, the payment  
 3190 of all taxes and assessments and the redemption from all  
 3191 outstanding tax sales, and the dedication to the public of all  
 3192 roads, streets, alleys, and other thoroughfares, however  
 3193 designated.

3194        (b) Upon approval by the board of supervisors of the  
 3195 recording of a plat or the vacating of a plat or portions  
 3196 thereof, the approval or consent to such recording or vacating  
 3197 shall not be required of any other body, authority, or agency of  
 3198 Orange County or Osceola County or any political subdivision  
 3199 thereof.

3200        (7) SUBDIVISION OF LANDS.—



3201 (a) In addition to and not in limitation of any of the  
 3202 other powers of the board of supervisors under this act,  
 3203 whenever land in the district is to be subdivided, the proposed  
 3204 plan for subdivision and use of the land shall be presented to  
 3205 the board for its approval in accordance with the standards and  
 3206 provisions of this act and in accordance with any rules and  
 3207 regulations that may be adopted by the board. The board of  
 3208 supervisors shall have the power to adopt subdivision  
 3209 regulations providing:

3210 1. Requirements for general information concerning  
 3211 existing conditions and proposed developments as a prerequisite  
 3212 to the approval of subdivision plans or plats. This information  
 3213 may include, without limitation, data on existing covenants,  
 3214 land characteristics, community facilities, and utilities and  
 3215 information describing the subdivision proposal, including maps  
 3216 and reports presenting the number of residential lots, typical  
 3217 lot width and depth, price range, business areas, playgrounds,  
 3218 park areas and other open areas, proposed protective covenants,  
 3219 and proposed utilities, drainage, and street improvements.

3220 2. For proper density of population and intensity of use  
 3221 and the lengths, widths, and shapes of blocks and lots.

3222 3. That streets in proposed subdivisions, including  
 3223 streets bordering on proposed subdivisions, shall be of  
 3224 specified widths and grades and so located as to accommodate  
 3225 prospective traffic to serve proposed subdivisions adequately,

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3226 afford adequate light and air, facilitate fire protection, and  
3227 provide access for firefighting equipment to buildings.

3228 4. That such streets be properly arranged, coordinated,  
3229 and integrated with existing or planned streets, roads, or  
3230 highways.

3231 5. That adequate easements or rights-of-way shall be  
3232 provided for drainage and all utilities.

3233 6. That the layout and design of proposed subdivisions  
3234 shall conform to a comprehensive plan adopted by the board of  
3235 supervisors for the area and to measures adopted to implement  
3236 the comprehensive plan.

3237 7. The dedication or reservation of land for streets.

3238 8. The extent to which grounds which are to be used for  
3239 public purposes other than streets shall be dedicated or  
3240 reserved as a condition precedent to approval of any subdivision  
3241 or plat.

3242 9. That such parks, playgrounds, sites for public  
3243 building, or other areas designated for public use shall be of  
3244 suitable size and location for their designated uses.

3245 10. The conditions prerequisite to subdivision and  
3246 development of lands subject to seasonal or periodic flooding.

3247 11. The manner in which and the extent to which streets,  
3248 sidewalks, water, sewer, and other utility connections or mains,  
3249 pipng, and any other necessary physical improvements shall be  
3250 installed, and the specifications therefor, as conditions

3251 precedent to final approval of the subdivision plan.

3252 12. The requirements of covenants as a prerequisite to  
3253 subdivision plan approval.

3254 13. That sufficient and suitable monuments shall be placed  
3255 to enable the survey of the subdivision or any part thereof to  
3256 be retraced.

3257 14. The numbering and naming of streets and the providing  
3258 of street signs.

3259 (b) Subdivision regulations may further provide that the  
3260 board shall not approve any subdivision plan or plat unless it  
3261 finds after full consideration of all pertinent data that the  
3262 subdivision can be served adequately and economically with such  
3263 normal public facilities and services as are suitable in the  
3264 circumstances of the particular case.

3265 (c) Subdivision regulations may further require as a  
3266 prerequisite to the approval of a subdivision plan that:

3267 1. All required improvements shall be installed in accord  
3268 with the provisions of the subdivision regulations or amendments  
3269 thereto; or

3270 2. A surety bond be executed by a company authorized to do  
3271 business in the state which is satisfactory to the board of  
3272 supervisors, payable to the district in sufficient amount to  
3273 ensure the completion of all required improvements, and provides  
3274 for and secures to the public the actual construction and  
3275 installation of such improvements within a period required by

3276 the board and expressed in the bond. The board is hereby granted  
 3277 the power to enforce such bonds by resort to legal and equitable  
 3278 remedies. As an alternative to the provision of a surety bond,  
 3279 such regulations may also provide for the deposit of cash in an  
 3280 escrow account whereby the board or its agent is put in an  
 3281 assured position to provide the required improvements.

3282 (8) VARIANCES AND WAIVERS.—

3283 (a) Where the board of supervisors finds that  
 3284 extraordinary hardships may result from strict compliance with  
 3285 its regulations concerning subdivision and platting, it may vary  
 3286 the regulations so that substantial justice may be done and the  
 3287 public interest secured, provided that such variation will not  
 3288 have the effect of nullifying the intent and purpose of the  
 3289 comprehensive general plan or the regulations of the board.

3290 (b) The regulations of the board of supervisors may  
 3291 further provide that the standards and requirements set out in  
 3292 the regulations may be modified by the board in the case of a  
 3293 plan and program for a new town which comes under the provisions  
 3294 of this act, a complete community, or a neighborhood unit,  
 3295 which, in the judgment of the board, provides adequate public  
 3296 spaces and improvements for the circulation, recreation, light,  
 3297 air, and service needs of the tract when fully developed and  
 3298 populated, and which also provides such covenants or other legal  
 3299 provisions as will ensure conformity with and achievement of the  
 3300 comprehensive plan of the board. In granting any such

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3301 modifications, the board of supervisors may require such  
3302 reasonable conditions and safeguards as will secure  
3303 substantially the objectives of the standards or requirements so  
3304 modified.

3305 (c) The board of supervisors may waive any or all of the  
3306 requirements of this section and the rules and regulations  
3307 adopted thereunder if it is determined upon the plans and data  
3308 submitted by the subdivider that compliance with this section is  
3309 not required because said plan or plat does not conflict with or  
3310 nullify the intent and purpose of this act. If a waiver is  
3311 granted, compliance with this section shall not be required as  
3312 long as the plan, plat, and use of the land upon which the  
3313 waiver is granted is not altered, changed, or modified by the  
3314 subdivider or subsequent owner. In granting variances and  
3315 modifications, the board of supervisors may require such  
3316 conditions as will in its judgment secure substantially the  
3317 objectives of the standards or requirements so varied or  
3318 modified.

3319 (9) ZONING; PLANNING AND ZONING COMMISSION; ZONING BOARD  
3320 OF ADJUSTMENT.—In addition to and not in limitation of the  
3321 foregoing, the board of supervisors shall have the power to:

3322 (a) Regulate, restrict, and determine the location,  
3323 height, number of stories, size, cubic contents, area, and  
3324 design, and the erection, construction, reconstruction,  
3325 alteration, and repair, of buildings and other structures for

3326 trade, industry, residence, and other purposes, and the  
3327 materials used in the construction thereof; the number,  
3328 location, height, size, appearance, and use of billboards and  
3329 all other advertising signs, banners, handbills, and devices;  
3330 the percentage and portion of lots and land that may be occupied  
3331 or built on; setback lines; the size of yards, courts, and other  
3332 open spaces; the density of population; the use of buildings,  
3333 structures, land, and water for trade, industries, residences,  
3334 apartment houses, and any and all other purposes; the location,  
3335 size, and plan of parks and recreational areas, schools, school  
3336 sites, churches, cemeteries, burial places, commercial and  
3337 industrial facilities, public and private utilities, traffic,  
3338 parking facilities, and drainage and water control facilities;  
3339 and to appoint inspectors.

3340 (b) Adopt regulations to prohibit or control the pollution  
3341 of air and water, and require electrical power,  
3342 telecommunications, and other utility lines, cables, pipes, and  
3343 ducts to be placed underground.

3344 (c) Divide the district into zones or districts of such  
3345 number, shape, and area as the board of supervisors deems best  
3346 suited to carry out the purposes of this section, and within and  
3347 for each such district make regulations and restrictions as  
3348 provided for in paragraphs (a) and (b). All such regulations  
3349 shall be uniform throughout each district, but the regulations  
3350 in one district may differ from those in another district.

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3351 (d) Provide for the manner in which zoning regulations and  
3352 restrictions and the boundaries of zones and districts shall be  
3353 determined, established, and enforced and from time to time  
3354 amended, supplemented, or repealed.

3355 (e) In appropriate cases, and subject to such principles,  
3356 standards, rules, conditions, and safeguards as may be provided  
3357 by regulation, make special exceptions to the terms of the  
3358 zoning regulations and restrictions in harmony with their  
3359 general purpose and intent, and authorize variances from the  
3360 strict application of the regulations and restrictions in such  
3361 situations and subject to such limitations as may be provided by  
3362 regulation.

3363 (f) Establish a Planning and Zoning Commission; prescribe  
3364 the powers, duties, and functions of such Planning and Zoning  
3365 Commission, the requirements for membership on the commission,  
3366 the term or terms of office of members of the commission, and  
3367 the rules and procedure to be followed in proceedings before or  
3368 involving the commission and as to all other matters affecting  
3369 the organization and functioning of the commission; and appoint  
3370 the members thereof. The board of supervisors may by regulation  
3371 authorize the Planning and Zoning Commission to discharge such  
3372 of the administrative duties, powers, and functions of the board  
3373 with respect to zoning as may be provided in such regulation.

3374 (g) Hear and decide appeals from any order, requirement,  
3375 decision, or determination of the Planning and Zoning Commission

3376 or by any administrative official in connection with any zoning  
 3377 matter, hear and decide requests for special exceptions from the  
 3378 terms and provisions of any planning or zoning regulation or  
 3379 restriction, and grant variances from the terms of any planning  
 3380 or zoning regulation or restriction in appropriate cases. The  
 3381 board of supervisors may by regulation provide for a Zoning  
 3382 Board of Adjustment to discharge any or all of the foregoing  
 3383 administrative functions and duties, prescribe the requirements  
 3384 for membership on the Zoning Board of Adjustment, the term or  
 3385 terms of office, the rules and regulations for all proceedings  
 3386 before or involving such Zoning Board of Adjustment and as to  
 3387 all other matters affecting the organization and functioning of  
 3388 the Zoning Board of Adjustment, and appoint the members thereof.

3389 (10) EQUIVALENT STANDARDS.—Any regulations adopted  
 3390 pursuant to the provisions of this section relating to safety,  
 3391 health, sanitation, or building safety shall prescribe standards  
 3392 at least equivalent to the minimum standards in applicable  
 3393 statewide regulations protecting the general safety and welfare  
 3394 of the public.

3395 Section 24. Ad valorem taxes.—The board of supervisors  
 3396 shall have the power to levy and assess an ad valorem tax on all  
 3397 the taxable real and tangible personal property in the district  
 3398 to pay the principal of and interest on any general obligation  
 3399 bonds of the district, to provide for any sinking or other funds  
 3400 established in connection with any such bonds, and to finance



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3401 and defray the cost of any of the projects or activities of the  
3402 district authorized by the provisions of this act or under law,  
3403 provided that the district's ad valorem taxing authority shall  
3404 be limited to serving or benefitting the property owners of the  
3405 district. The total amount of such ad valorem taxes levied in  
3406 any year shall not be in excess of 30 mills on the dollar per  
3407 annum on the assessed value of the taxable property within the  
3408 district. The ad valorem tax provided for herein shall be in  
3409 addition to county and municipal ad valorem taxes provided for  
3410 by law.

3411 Section 25. Maintenance taxes.—In addition to the ad  
3412 valorem taxes authorized by section 24, the board of supervisors  
3413 is authorized to levy and assess a maintenance tax as provided  
3414 for in s. 298.54, Florida Statutes, and amendments thereto, in  
3415 an amount not to exceed the maximum rate therein provided, and  
3416 in addition thereto, a special ad valorem maintenance tax on all  
3417 of the taxable real and tangible personal property in the  
3418 district, at a rate not exceeding 10 mills on the dollar per  
3419 annum, for the purpose of defraying any of the costs and  
3420 expenses of the district, including, but not limited to,  
3421 maintenance, repair, and operation of the projects of the  
3422 district, costs incurred in connection with the financing of  
3423 district projects, and costs of administration.

3424 Section 26. Determining property values for ad valorem tax  
3425 purposes.—Ad valorem taxes of the district shall be based on the

3426 county assessed valuation of the real and personal property  
 3427 subject to such district ad valorem taxes.

3428 Section 27. Utility tax.-

3429 (1) The district shall have the right, power, and  
 3430 authority by resolution of the board of supervisors to impose,  
 3431 levy, and collect on each and every purchase of electricity,  
 3432 metered or bottled gas (natural, liquified, petroleum gas or  
 3433 manufactured), water service, or telecommunications service in  
 3434 its geographic limits a tax (straight percentage, sliding scale,  
 3435 graduated, or other basis) in an amount not to exceed 10 percent  
 3436 of the payments received by the seller of such utility service  
 3437 from the purchaser for the purchase of such utility service.

3438 However, the sale of natural gas to a public or private utility,  
 3439 including municipal corporations and rural electric cooperative  
 3440 associations, either for resale or for use as fuel in the  
 3441 generation of electricity or other forms of power, shall not be  
 3442 deemed to be a utility service, and purchases thereof under such  
 3443 circumstances shall not be taxable hereunder. In every case, the  
 3444 tax shall be collected from the purchaser of such utility  
 3445 service and paid by such purchaser for the use of the district  
 3446 to the seller of such utility service at the time of the  
 3447 purchaser paying the charges therefor to the seller.

3448 (2) It shall be the duty of every seller of such utility  
 3449 service, in acting as a tax collection medium or agency for the  
 3450 district, to collect from the purchaser, for the use of the

3451 district, any tax imposed and levied by resolution of the board  
3452 of supervisors pursuant to this section, and to report and pay  
3453 over to the board, or such other body or officer as the board  
3454 may designate, all such taxes imposed, levied, and collected in  
3455 accordance with the accounting and other provisions of the  
3456 resolution of the board. Any such resolution may provide that  
3457 federal, state, county, and municipal governments and their  
3458 commissions and agencies, other tax-supported bodies, public  
3459 corporations, authorities, boards and commissions, and churches  
3460 and other charitable organizations shall be exempt from the  
3461 payment of the taxes imposed and levied thereby. In the event  
3462 any such resolution imposes such a tax on the purchase of one of  
3463 the utility services described herein and a competitive utility  
3464 service or services are purchased in the district, then such  
3465 resolution shall impose a tax in like amount on the purchase of  
3466 the competitive utility service or services whether privately or  
3467 publicly owned or distributed. However, telecommunications  
3468 service or other forms of communication shall not be required to  
3469 be considered competitive services.

3470 (3) Any tax levied pursuant to this section shall be  
3471 separate and in addition to all other taxes, whether levied in  
3472 the form of excise, license, or privilege taxes.

3473 (4) Any person, firm, or corporation furnishing such  
3474 utility service and required to collect any such tax which  
3475 refuses to collect the tax or any portion thereof shall be

3476 | liable for and pay the tax.

3477 |       (5) Each person, firm, or corporation furnishing such  
 3478 | utility service to users in the district may be required by  
 3479 | resolution of the board of supervisors to keep accurate records  
 3480 | of the number of such users, the amount of tax collected, and  
 3481 | such other information as the board may require, and to submit  
 3482 | periodic reports of the same to the district or its agent for  
 3483 | collection, together with remittance of the tax. The board of  
 3484 | supervisors may prescribe the form of report and fix a date upon  
 3485 | which the report and tax shall be due.

3486 |       (6) For the purpose of compensating the person, firm, or  
 3487 | corporation furnishing utility services hereunder for the  
 3488 | keeping of records prescribed and proper accounting and  
 3489 | remission, the board of supervisors is authorized to allow a  
 3490 | credit in an amount set by the board to be deducted from the  
 3491 | amount of the tax submitted.

3492 |       Section 28. Determining annual installments of drainage  
 3493 | taxes.—The board of supervisors shall determine, order, and levy  
 3494 | the amount of the annual installments of the total taxes levied  
 3495 | under s. 298.36, Florida Statutes, and amendments thereto, which  
 3496 | shall become due and be collected during each year.

3497 |       Section 29. Collection of ad valorem taxes; tax  
 3498 | discounts.—

3499 |       (1) The levy by the board of supervisors of the taxes  
 3500 | authorized by or referred to in sections 24 and 25 shall be by

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3501 resolution of the board entered upon the minutes of the board.  
3502 Certified copies of such resolution executed in the name of the  
3503 board by its chair, or such other officer as the board may  
3504 designate, under its corporate seal, shall be made and delivered  
3505 to the respective Boards of County Commissioners of Orange and  
3506 Osceola Counties not later than June 15 of each year in which  
3507 said taxes are levied. It shall be the duty of the respective  
3508 County Commissioners of Orange and Osceola Counties to order and  
3509 require the respective county property appraisers of said  
3510 counties to assess, and the respective county tax collectors of  
3511 said counties to collect, the amount of taxes so assessed or  
3512 levied by the board of supervisors upon the taxable property  
3513 within the district not exempt by law, at the rate of taxation  
3514 adopted by the board of supervisors for such year, and to  
3515 include in the warrant of the property appraisers and attach to  
3516 or show the same on the assessment roll of taxes for such year.  
3517 The tax collectors shall collect such taxes so levied by the  
3518 board of supervisors in the same manner as other taxes are  
3519 collected and shall pay the same to the board of supervisors  
3520 within the time and in the manner prescribed by law for the  
3521 payment by the tax collector of county taxes to the county  
3522 depository. The respective county tax collectors shall include  
3523 and state separately on the official county tax bill and receipt  
3524 each year the amount of district taxes. For their services  
3525 rendered hereunder, the respective county property appraisers

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3526 and tax collectors shall be compensated by the district as  
3527 prescribed by s. 298.401, Florida Statutes, and amendments  
3528 thereto.

3529 (2) The ad valorem taxes referred to and provided for in  
3530 section 24 and the maintenance and special ad valorem  
3531 maintenance taxes referred to and provided for in section 25  
3532 shall be subject to the same discounts as county taxes. None of  
3533 the other taxes referred to or provided for in this act or  
3534 chapter 298, Florida Statutes, shall be subject to discounts for  
3535 early payment unless the board of supervisors so provides by  
3536 resolution adopted at the time of the levying or assessment  
3537 thereof. Except as otherwise provided in this act, all taxes  
3538 remaining unpaid after April 1 of the year following that for  
3539 which said taxes are levied shall be and become delinquent and  
3540 bear a penalty of 2 percent a month on the amount of said taxes  
3541 from the date of delinquency until paid. In computing said  
3542 penalty, each fractional part of a month shall be counted as a  
3543 full month.

3544 Section 30. Tax liens; service charge liens.—

3545 (1) All taxes of the district provided for in this act or  
3546 chapter 298, Florida Statutes, together with all penalties for  
3547 default in the payment of the same and all costs in collecting  
3548 the same, including reasonable attorney fees fixed by the court  
3549 and taxed as costs in the action brought to enforce payment,  
3550 shall, from January 1 for each year the property is liable to

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3551 assessment and until paid, constitute a lien of equal dignity  
3552 with the liens for state and county taxes and other taxes of  
3553 equal dignity with state and county taxes upon all the real and  
3554 personal property against which such taxes shall be levied. A  
3555 sale of any of the real property within the district for state  
3556 and county or other taxes shall not operate to relieve or  
3557 release the property so sold from the lien for subsequent  
3558 district taxes, or installments of district taxes, which lien  
3559 may be enforced against such property as though no such sale  
3560 thereof had been made.

3561 (2) Charges and fees due or to become due under any  
3562 service agreements entered into by the district pursuant to  
3563 subsection (5) of section 17 shall constitute a lien of equal  
3564 dignity with district taxes, as provided for in subsection (1),  
3565 upon all the real and personal property to which such service  
3566 agreements relate or by which the same are secured, and the  
3567 provisions of subsection (1) shall be applicable to such charges  
3568 and fees.

3569 Section 31. Foreclosure of liens.—

3570 (1) Any lien in favor of the district arising under  
3571 chapter 298, Florida Statutes, or under this act may be  
3572 foreclosed by the district by bringing foreclosure proceedings  
3573 in the name of the district in the Circuit Court for the Ninth  
3574 Circuit in like manner as is provided in chapter 173, Florida  
3575 Statutes, and amendments thereto, and the provisions of said

3576 chapter shall be applicable to such proceedings with the same  
 3577 force and effect as if said provisions were expressly set forth  
 3578 in this act. Any act required or authorized to be done by or on  
 3579 behalf of a municipality in foreclosure proceedings under  
 3580 chapter 173, Florida Statutes, may be performed by such officer  
 3581 or agent of the district as the board of supervisors may  
 3582 designate. Such foreclosure proceedings may be brought at any  
 3583 time after the expiration of 1 year from the date any tax, or  
 3584 installment thereof, becomes delinquent.

3585 (2) In any foreclosure action filed by the district  
 3586 pursuant to this section, the district may join as a party  
 3587 defendant Orange County or Osceola County, as the case may be,  
 3588 for the purpose of determining the amount of their respective  
 3589 tax liens. When a county is so joined in such a foreclosure  
 3590 action, the judicial sale held in such action shall operate to  
 3591 satisfy all county tax liens to the date of such sale, and the  
 3592 net proceeds of such sale shall be applied first against  
 3593 delinquent state and county taxes and thereafter against  
 3594 delinquent district taxes on the property affected. The decree  
 3595 of the court in any such foreclosure action shall operate to  
 3596 quiet title to the property that is the subject of the action.

3597 Section 32. Payment of taxes and redemption of tax liens  
 3598 by district; sharing in proceeds of tax sale under s. 197.542,  
 3599 Florida Statutes.—

3600 (1) The district has the right to:



3601 (a) Pay any delinquent state, county, district, municipal,  
 3602 or other tax or assessment upon lands located wholly or  
 3603 partially within the boundaries of the district; and

3604 (b) Redeem or purchase any tax sales certificate issued or  
 3605 sold on account of any state, county, district, municipal, or  
 3606 other taxes or assessments upon lands located wholly or  
 3607 partially within the boundaries of the district.

3608 (2) Delinquent taxes paid, or tax sales certificates  
 3609 redeemed or purchased, by the district, together with all  
 3610 penalties for the default in payment of the same and all costs  
 3611 in collecting the same and reasonable attorney fees, shall  
 3612 constitute a lien in favor of the district of equal dignity with  
 3613 the liens of state and county taxes and other taxes of equal  
 3614 dignity with state and county taxes, upon all the real property  
 3615 against which said taxes were levied. The lien of the district  
 3616 may be foreclosed in the manner provided in this act.

3617 (3) In any sale of land pursuant to s. 197.542, Florida  
 3618 Statutes, and amendments thereto, the district may certify to  
 3619 the clerk of the circuit court of the county holding such sale  
 3620 the amount of taxes due to the district upon the lands sought to  
 3621 be sold, and the district shall share in the disbursement of the  
 3622 sales proceeds in accordance with the provisions of this act and  
 3623 under law.

3624 Section 33. General obligation bonds.—

3625 (1) The district shall have the power from time to time to

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3626 issue general obligation bonds in an aggregate principal amount  
3627 of bonds outstanding at any one time not in excess of 50 percent  
3628 of the assessed value of the taxable property within the  
3629 district as shown on the pertinent tax records at the time of  
3630 the authorization of the general obligation bonds for which the  
3631 full faith and credit of the district is pledged. Except for  
3632 refunding bonds, no general obligation bonds shall be issued  
3633 unless the issuance thereof is approved by the qualified  
3634 electors of the district in accordance with the requirements for  
3635 such election as prescribed by the State Constitution, such  
3636 election to be called and held in the manner provided in the  
3637 State Constitution and Florida Statutes for such elections. Such  
3638 elections shall be called to be held in the district by the  
3639 respective Boards of County Commissioners of Orange and Osceola  
3640 Counties upon the request of the board of supervisors. The  
3641 expenses of calling and holding such referendum elections shall  
3642 be borne by the district, and the district shall reimburse the  
3643 Boards of County Commissioners of Orange and Osceola Counties,  
3644 as the case may be, for any expenses incurred by said boards in  
3645 calling or holding such elections. In the alternative, at its  
3646 option, the board of supervisors may make such other provision  
3647 for the registration of such qualified electors and the calling  
3648 and holding of such elections as the board from time to time  
3649 deems appropriate.

3650 (2) The district may pledge its full faith and credit for

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3651 the payment of the principal and interest on such general  
3652 obligation bonds, and for any reserve or other funds provided  
3653 therefor, and may unconditionally and irrevocably pledge itself  
3654 to levy ad valorem taxes on all taxable property in the  
3655 district, to the extent necessary for the payment thereof,  
3656 subject, however, to the limitations on the total amount of ad  
3657 valorem taxes that may be levied in any one year as specified in  
3658 section 24.

3659 (3) If the board of supervisors determines to issue  
3660 general obligation bonds for more than one different purpose,  
3661 the approval of the issuance of the bonds for each and all such  
3662 purposes may be submitted to the qualified electors on one and  
3663 the same ballot. The failure of the qualified electors to  
3664 approve the issuance of bonds for any one or more purposes shall  
3665 not defeat the approval of bonds for any purpose which shall be  
3666 approved by the qualified electors.

3667 Section 34. Revenue bonds.—

3668 (1) The district shall have the power to issue revenue  
3669 bonds from time to time without limitation as to amount. Such  
3670 revenue bonds may be secured by or payable from the gross or net  
3671 pledge of the revenues to be derived from any project or  
3672 combination of projects, from the rates, fees, fares, or other  
3673 charges to be collected from the users of any project or  
3674 projects, from any revenue-producing undertaking or activity of  
3675 the district, or from any other source or pledged security. Such

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3676 bonds shall not constitute an indebtedness of the district, and  
3677 the approval of the qualified electors shall not be required  
3678 unless such bonds are additionally secured by the full faith and  
3679 credit and taxing power of the district.

3680 (2) Any two or more projects may be combined and  
3681 consolidated into a single project and may thereafter be  
3682 operated and maintained as a single project. The revenue bonds  
3683 authorized herein may be issued to finance any one or more such  
3684 projects separately, or to finance two or more such projects,  
3685 regardless of whether such projects have been combined and  
3686 consolidated into a single project. If the board of supervisors  
3687 deems it advisable, the proceedings authorizing such revenue  
3688 bonds may provide that the district may thereafter combine the  
3689 projects then being financed or theretofore financed with other  
3690 projects to be subsequently financed by the district, and that  
3691 revenue bonds to be thereafter issued by the district shall be  
3692 on parity with the revenue bonds then being issued, all on such  
3693 terms, conditions, and limitations as shall be provided, and may  
3694 further provide that the revenues to be derived from the  
3695 subsequent projects shall at the time of the issuance of such  
3696 parity revenue bonds be also pledged to the holders of any  
3697 revenue bonds theretofore issued to finance the revenue  
3698 undertakings which are later combined with such subsequent  
3699 projects. The district may pledge for the security of the  
3700 revenue bonds a fixed amount, without regard to any fixed

3701 proportion of the gross revenues of any project.

3702 Section 35. Utility service tax bonds.—The district shall  
 3703 have the power to issue from time to time, without limitation as  
 3704 to amount, bonds payable from the proceeds of any utility  
 3705 service taxes or funds of the district, or any combination  
 3706 thereof. Such bonds shall not constitute an indebtedness of the  
 3707 district and the approval of the qualified electors shall not be  
 3708 required unless such bonds are additionally secured by the full  
 3709 faith and credit and taxing power of the district.

3710 Section 36. Issuance of additional bonds.—If the proceeds  
 3711 of any bonds are less than the cost of completing the project in  
 3712 connection with which such bonds are issued, the board of  
 3713 supervisors may authorize the issuance of additional bonds, upon  
 3714 such terms and conditions as the board may provide in the  
 3715 resolution authorizing the issuance thereof, but only in  
 3716 compliance with the resolution or other proceedings authorizing  
 3717 the issuance of the original bonds.

3718 Section 37. Refunding bonds.—The district shall have the  
 3719 power to issue bonds to provide for the retirement or refunding  
 3720 of any bonds or obligations of the district that at the time of  
 3721 such issuance are or subsequently thereto become due and  
 3722 payable, or that at the time of issuance have been called or are  
 3723 or will be subject to call for redemption within 10 years  
 3724 thereafter, or the surrender of which can be procured from the  
 3725 holders thereof at prices satisfactory to the board of

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3726 supervisors. Refunding bonds may be issued at any time when, in  
3727 the judgment of the board of supervisors, such issuance will be  
3728 advantageous to the district. No approval of the qualified  
3729 electors residing in the district shall be required for the  
3730 issuance of refunding bonds except in cases where such approval  
3731 is required by the State Constitution. The board of supervisors  
3732 may by resolution confer upon the holders of such refunding  
3733 bonds all rights, powers, and remedies to which the holders  
3734 would be entitled if they continued to be the owners and had  
3735 possession of the bonds for the refinancing of which said  
3736 refunding bonds are issued, including, but not limited to, the  
3737 preservation of the lien of such bonds on the revenues of any  
3738 project or on pledged funds, without extinguishment, impairment,  
3739 or diminution thereof. The provisions of this act pertaining to  
3740 bonds of the district shall, unless the context otherwise  
3741 requires, govern the issuance of refunding bonds, the form and  
3742 other details thereof, the rights of the holders thereof, and  
3743 the duties of the board of supervisors with respect thereto.

3744 Section 38. Pledging ad valorem taxes, assessments, and  
3745 other revenues and properties as additional security on bonds.-  
3746 The district may pledge as additional security for the payment  
3747 of any of the bonds of the district its full faith and credit  
3748 and ad valorem taxing power, and provide that such bonds shall  
3749 be payable as to both principal and interest, and as to any  
3750 reserve or other funds provided therefor, from ad valorem taxes

3751 levied on the taxable real and tangible personal property in the  
3752 district, to the full extent that any revenues as defined in  
3753 section 17, taxes, assessments, or other funds, or any  
3754 combination thereof, pledged therefor are insufficient for the  
3755 full payment of the same, but subject to the limitations on the  
3756 total amount of ad valorem taxes that may be levied in any one  
3757 year specified in section 24, and provided further that no bonds  
3758 shall be issued to the payment of which the full faith and  
3759 credit and taxing power of the district is pledged unless  
3760 approved at an election in the manner provided by law. The  
3761 district, by resolution of the board of supervisors, may also  
3762 pledge as additional security for any bonds the revenues from  
3763 any project of the district, utility service taxes, assessments,  
3764 and any other sources of revenues or funds, or any combination  
3765 of the foregoing, and may pledge or mortgage any of the  
3766 properties, rights, interests, or other assets of the district,  
3767 and such pledge shall not require the submission to or approval  
3768 by the qualified electors of the district unless required by the  
3769 State Constitution. The board of supervisors may also provide  
3770 with respect to any bonds of the district that such bonds shall  
3771 be payable, in whole or in part, as to principal amount or  
3772 interest, or both, out of rates, fees, fares, service charges,  
3773 or other charges collected with respect to any of the projects  
3774 of the district.

3775 Section 39. Lien of pledges.—All pledges of revenues,

3776 taxes, and assessments made pursuant to the provisions of this  
 3777 act shall be valid and binding from the time when such pledges  
 3778 are made. All such revenues, taxes, and assessments so pledged  
 3779 and thereafter collected shall immediately be subject to the  
 3780 lien of such pledges without any physical delivery thereof or  
 3781 further action, and the lien of such pledges shall be valid and  
 3782 binding as against all parties having claims of any kind in  
 3783 tort, contract, or otherwise against the district, irrespective  
 3784 of whether such parties have notice thereof.

3785 Section 40. Assessable improvements; levy and payment of  
 3786 special assessments; assessment bonds and certificates.—The  
 3787 district may provide for the construction or reconstruction of  
 3788 assessable improvements, and for the levying of special  
 3789 assessments upon benefited property for the payment thereof,  
 3790 under the provisions of this section.

3791 (1) The initial proceeding under this section shall be the  
 3792 passage by the board of supervisors of a resolution ordering the  
 3793 construction or reconstruction of such assessable improvements,  
 3794 indicating the location by terminal points, routes, or  
 3795 otherwise, and either giving a description of the improvements  
 3796 by their material, nature, character, and size or giving two or  
 3797 more descriptions with the directions that the material, nature,  
 3798 character, and size shall be subsequently determined in  
 3799 conformity with one of such descriptions. Assessable  
 3800 improvements need not be continuous and may be in more than one



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3801 locality or street. The resolution ordering any such improvement  
3802 may give any short and convenient designation to each  
3803 improvement ordered thereby, and the property against which  
3804 assessments are to be made for the cost of such improvement may  
3805 be designated as an assessment district, followed by a letter or  
3806 number or name to distinguish it from other assessment  
3807 districts, after which it shall be sufficient to refer to such  
3808 improvement and property by such designation in all proceedings  
3809 and assessments, except in the notices required by this section.

3810 (2) As soon as possible after the passage of such  
3811 resolution, the engineer for the district shall prepare, in  
3812 duplicate, plans and specifications for each improvement ordered  
3813 thereby and an estimate of the cost thereof. Such cost shall  
3814 include, in addition to the items of cost as defined in this  
3815 act, the cost of relaying streets, sidewalks, and other public  
3816 facilities or conveniences necessarily torn up or damaged and  
3817 the following items of incidental expenses:

3818 (a) Printing and publishing notices and proceedings;

3819 (b) Costs of abstracts of title; and

3820 (c) Any other expense necessary or proper in conducting  
3821 the proceedings and work provided for in this section, including  
3822 the estimated amount of discount, if any, upon the sale of  
3823 assessment bonds or any other obligations issued hereunder for  
3824 which such special assessments are to be pledged.

3825

3826 If the resolution provides alternative descriptions of material,  
3827 nature, character, and size, such estimate shall include an  
3828 estimate of the cost of the improvement of each such  
3829 description. The engineer shall also prepare, in duplicate, a  
3830 tentative apportionment of the estimated total cost of the  
3831 improvement as between the district and each lot or parcel of  
3832 land subject to special assessment under the resolution, such  
3833 apportionment to be made in accordance with the provisions of  
3834 the resolution and in relation to apportionment of cost provided  
3835 herein for the preliminary assessment roll. Such tentative  
3836 apportionment of total estimated cost shall not be held to limit  
3837 or restrict the duties of the engineer in the preparation of  
3838 such preliminary assessment roll. One of the duplicates of such  
3839 plans, specifications, and estimates and such tentative  
3840 apportionment shall be filed with the board of supervisors, and  
3841 the other duplicate shall be retained by the engineer in his or  
3842 her files, all thereof to remain open to public inspection.

3843 (3) The board of supervisors, upon the filing with it of  
3844 such plans, specifications, estimates, and tentative  
3845 apportionment of cost, shall publish a notice stating that, at a  
3846 meeting of the board of supervisors on a certain day and hour  
3847 not earlier than 15 days after such publication, the board of  
3848 supervisors will hear objections of all interested persons to  
3849 the confirmation of such resolution, which notice shall state in  
3850 brief and general terms a description of the proposed assessable

3851 improvements with the location thereof, and shall also state  
3852 that plans, specifications, estimates, and tentative  
3853 apportionment of cost thereof are on file with the board of  
3854 supervisors. Such notice shall be published as provided in  
3855 chapter 50, Florida Statutes. The board of supervisors shall  
3856 keep a record in which shall be inscribed, at the request of any  
3857 person, firm, or corporation having or claiming to have any  
3858 interest in any lot or parcel of land or property, the name and  
3859 post office address of such person, firm, or corporation,  
3860 together with a brief description or designation of such lot or  
3861 parcel, and it shall be the duty of the board of supervisors to  
3862 mail a copy of such notice to such person, firm, or corporation  
3863 at such address at least 10 days before the time for the hearing  
3864 as stated in such notice. However, the failure of the board of  
3865 supervisors to keep such record or to inscribe any name or  
3866 address or to mail any such notice shall not constitute a valid  
3867 objection to holding the hearing as provided in this section or  
3868 to any other action taken under the authority of this section.

3869 (4) At the time named in such notice, or to which an  
3870 adjournment may be taken by the board of supervisors, the board  
3871 shall receive any objections of interested persons and may then  
3872 or thereafter repeal or confirm such resolution with such  
3873 amendments, if any, as may be desired by the board and which do  
3874 not cause any additional property to be specially assessed.

3875 (5) All objections to any such resolution on the ground

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3876 that it contains items which cannot be properly assessed against  
3877 property, or that it is, for any default or defect in the  
3878 passage or character of the resolution or the plans or  
3879 specifications or estimates, void or voidable in whole or in  
3880 part, or that it exceeds the power of the board of supervisors,  
3881 shall be made in writing in person or by attorney and filed with  
3882 the board at or before the time or adjourned time of such  
3883 hearing. Any objections against the making of any assessable  
3884 improvements not so made shall be considered as waived, and if  
3885 any objection is made and overruled or not sustained, the  
3886 confirmation of the resolution shall be the final adjudication  
3887 of the issues presented unless an action is filed in the Circuit  
3888 Court for the Ninth Circuit to secure relief within 30 days  
3889 after the board's adoption of the resolution or its later  
3890 confirmation.

3891 (6) Whenever any resolution providing for the construction  
3892 or reconstruction of assessable improvements and for the levying  
3893 of special assessments upon benefited property for the payment  
3894 thereof is confirmed, as hereinabove provided, or at any time  
3895 thereafter, the board of supervisors may issue assessment bonds  
3896 payable out of such assessments when collected. Said bonds shall  
3897 mature not later than 2 years after the last installment in  
3898 which said special assessments may be paid, as provided in  
3899 subsection (10), and shall bear interest not exceeding 6 percent  
3900 per annum. Such assessment bonds shall be executed, shall have

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3901 such provisions for redemption prior to maturity, and shall be  
 3902 sold in the manner and be subject to all of the applicable  
 3903 provisions contained in this act for revenue bonds, except as  
 3904 the same are inconsistent with the provisions of this section.  
 3905 The amount of such assessment bonds for any assessable  
 3906 improvement, after the confirmation of the initial resolution,  
 3907 shall not exceed 70 percent of the estimated amount of the cost  
 3908 of such assessable improvements which are to be specially  
 3909 assessed against the land or property to be specially benefited  
 3910 thereby, as shown in the estimates of the engineer for the  
 3911 district referred to in subsection (2). The amount of such  
 3912 assessment bonds for any assessable improvement to be issued,  
 3913 after the confirmation of the preliminary assessment roll  
 3914 provided for in subsection (9), including any assessment bonds  
 3915 theretofore issued, shall not exceed the amount of special  
 3916 assessments actually confirmed and levied by the board of  
 3917 supervisors as provided in subsection (9). Such assessment bonds  
 3918 shall be payable from the proceeds of the special assessments  
 3919 levied for the assessable improvement for which such assessment  
 3920 bonds are issued. However, the district may pledge the full  
 3921 faith and credit of the district for the payment of the  
 3922 principal of and interest on such assessment bonds if the  
 3923 issuance of such assessment bonds is approved in the manner  
 3924 provided by law.

3925 (7) After the passage of the resolution authorizing the

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3926 construction or reconstruction of assessable improvements has  
 3927 been confirmed as provided in subsection (4), the district may  
 3928 proceed with the construction or reconstruction work. Promptly  
 3929 after the completion of the work, the engineer for the district,  
 3930 who is hereby designated as the official of the district to make  
 3931 preliminary assessment of benefits from assessable improvements,  
 3932 shall prepare a preliminary assessment roll and file the same  
 3933 with the board of supervisors, which roll shall contain the  
 3934 following:

3935 (a) A description of the lots and parcels of land or  
 3936 property within the district which will benefit from such  
 3937 assessable improvements and the amount of such benefits to each  
 3938 such lot or parcel of land or property, and the preliminary  
 3939 assessment. Such lots and parcels shall include the property of  
 3940 the county or counties, municipality or municipalities, and any  
 3941 school district or other political subdivision within the  
 3942 district. There shall also be given the name of the owner of  
 3943 record of each lot or parcel, where practicable, and a statement  
 3944 of the method of assessment used by such engineer.

3945 (b) The total cost of the improvement and the amount of  
 3946 incidental expense. In making such preliminary assessments, the  
 3947 engineer may use any method of determining the amount of special  
 3948 benefits accruing to each lot or parcel of land or property from  
 3949 such assessable improvements as are approved by the board of  
 3950 supervisors. Such special benefits may be based on an acreage

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3951 assessment where benefits from such assessable improvements are  
3952 equal or nearly equal for lands or property in a particular  
3953 area, front footage, or any other factors which the board of  
3954 supervisors deems fair and equitable as between the different  
3955 lots or parcels of land or property benefited, whether improved  
3956 or unimproved. It shall be the duty of the engineer, in making  
3957 such preliminary assessment roll, to view all lots or parcels of  
3958 land or property to be assessed and to determine, for the  
3959 preliminary assessment roll, the amount of benefit which each  
3960 lot or parcel of land or property will receive from such  
3961 assessable improvements, under the method or methods prescribed  
3962 by the board of supervisors, or any combination thereof.

3963 (8) The preliminary roll shall be advisory only and shall  
3964 be subject to the action of the board of supervisors as  
3965 hereinafter provided. Upon the filing with the board of  
3966 supervisors of the preliminary assessment roll, the board shall  
3967 publish a notice stating that, at a meeting of the board of  
3968 supervisors to be held on a certain day and hour not less than  
3969 15 days after the date of such publication, which meeting may be  
3970 a regular, adjourned, or special meeting, all interested persons  
3971 may appear and file written objections to the confirmation of  
3972 such roll. Such notice shall be published as provided in chapter  
3973 50, Florida Statutes, and shall state the class of the  
3974 assessable improvements and the location thereof by terminal  
3975 points, route, or otherwise. The board of supervisors shall also

3976 | mail a copy of such notice to the persons, firms, or  
 3977 | corporations referred to in subsection (3) at least 10 days  
 3978 | before the time of the meeting as stated in such notice.  
 3979 | However, the failure of the board to mail any such notice shall  
 3980 | not constitute a valid objection to holding such meeting or to  
 3981 | any other action taken under the authority of this section.  
 3982 | (9) At the time and place stated in such notice, the board  
 3983 | of supervisors shall meet and receive the objections in writing  
 3984 | of all interested persons as stated in such notice. The board of  
 3985 | supervisors may adjourn the hearing from time to time. After the  
 3986 | completion thereof, the board of supervisors shall either annul,  
 3987 | sustain, or modify, in whole or in part, the preliminary  
 3988 | assessment as indicated on such roll, either by confirming the  
 3989 | preliminary assessment against any or all lots or parcels  
 3990 | described therein or by cancelling, increasing, or reducing the  
 3991 | same, according to the special benefits which the board decides  
 3992 | each such lot or parcel has received or will receive on account  
 3993 | of such improvement. If any property chargeable under this  
 3994 | section is omitted from the preliminary roll, or if the  
 3995 | preliminary assessment is not made against it, the board of  
 3996 | supervisors may place on such roll an apportionment to such  
 3997 | property. The board of supervisors shall not confirm any  
 3998 | assessment in excess of the special benefits to the property  
 3999 | assessed, and the assessments so confirmed shall be in  
 4000 | proportion to the special benefits. The assessment so made shall



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4001 be final and conclusive as to each lot or parcel assessed  
4002 unless, within 30 days, an action is filed in the Circuit Court  
4003 for the Ninth Circuit to secure relief. If the assessment  
4004 against any property is sustained, reduced, or abated by the  
4005 court, the board of supervisors shall note that fact on the  
4006 assessment roll opposite the description of the property  
4007 affected thereby. The amount of the special assessment against  
4008 any lot or parcel which may be reduced or abated by the court,  
4009 unless the assessment upon the entire district is reduced or  
4010 abated, or the amount by which such assessment is so reduced or  
4011 abated, may by resolution of the board of supervisors be made  
4012 chargeable against the district at large; or, at the discretion  
4013 of the board, a new assessment roll may be prepared and  
4014 confirmed in the manner hereinabove provided for the preparation  
4015 and confirmation of the original assessment roll.

4016 (10) Any assessment may be paid at the office of the board  
4017 of supervisors within 60 days after the confirmation thereof,  
4018 without interest. Thereafter, all assessments shall be payable  
4019 at such times, over such period of years not exceeding 20 years,  
4020 and in such annual or other installments, with interest at such  
4021 rate not exceeding 8 percent per annum on the principal amount  
4022 of such assessments from the expiration of said 60 days, as the  
4023 board of supervisors determines by resolution. The board of  
4024 supervisors may provide that any assessment may be paid at any  
4025 time before due, together with interest accrued thereon to the

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4026 date of prepayment, if such prior payment is permitted by the  
4027 proceedings authorizing any assessment bonds or other  
4028 obligations for the payment of which such special assessments  
4029 have been pledged.

4030 (11) All such special assessments shall be collected by  
4031 the respective tax collectors for Orange and Osceola Counties,  
4032 as the case may be, in which event the last sentence of  
4033 subsection (1) of section 29 shall be applicable, or by such  
4034 other officer or agent as the board of supervisors may  
4035 designate, at such time or times as the board shall specify in  
4036 the proceedings authorizing or confirming the special  
4037 assessments, and if no other time is specified, then at the same  
4038 time as general county taxes are collected in Orange and Osceola  
4039 Counties.

4040 (12) All assessments shall constitute a lien upon the  
4041 property so assessed from the date of confirmation of the  
4042 resolution ordering the improvement, of the same nature and to  
4043 the same extent as the lien for general county taxes falling due  
4044 in the same year or years in which such assessments or  
4045 installments thereof fall due, and any assessment or installment  
4046 not paid when due shall be collectible with such interest and  
4047 with reasonable attorney fees and costs, but without penalties,  
4048 by the district by proceedings in the Circuit Court for the  
4049 Ninth Circuit to foreclose the lien of assessments as a lien for  
4050 mortgages is or may be foreclosed under the laws of the state;

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4051 provided that any such proceedings to foreclose shall embrace  
4052 all installments of principal remaining unpaid with accrued  
4053 interest thereon, which installments shall, by virtue of the  
4054 institution of such proceedings, immediately become due and  
4055 payable. Nevertheless, if, prior to any sale of the property  
4056 under decree of foreclosure in such proceedings, payment is made  
4057 of the installment or installments which are shown to be due  
4058 under the provisions of the resolution passed pursuant to  
4059 subsection (9) and by subsection (10), and all costs including  
4060 interest and attorney fees, such payment shall have the effect  
4061 of restoring the remaining installments to their original  
4062 maturities, and the proceedings shall be dismissed. It shall be  
4063 the duty of the district to enforce the prompt collection of  
4064 assessments by the means herein provided, and such duty may be  
4065 enforced at the suit of any holder of bonds issued under this  
4066 act in the Circuit Court for the Ninth Circuit by mandamus or  
4067 other appropriate proceedings or action. Not later than 30 days  
4068 after any installments are due and payable, it shall be the duty  
4069 of the board of supervisors to direct the attorney or attorneys  
4070 whom the board shall then designate to institute action within 2  
4071 months after such direction to enforce the collection of all  
4072 special assessments for assessable improvements made under this  
4073 section and remaining due and unpaid at the time of such  
4074 direction. Such action shall be prosecuted in a manner and under  
4075 the conditions in and under which mortgages are foreclosed under

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4076 the laws of the state. It shall be lawful to join in one action  
4077 the collection of assessments against any or all property  
4078 assessed by virtue of the same assessment roll unless the court  
4079 deems such joinder prejudicial to the interests of any  
4080 defendant. The court shall allow reasonable attorney fees for  
4081 the attorney or attorneys of the district, and the same shall be  
4082 collectible as a part of or in addition to the costs of the  
4083 action. At the sale pursuant to decree in any such action, the  
4084 district may be a purchaser to the same extent as an individual  
4085 person or corporation, except that the part of the purchase  
4086 price represented by the assessments sued upon and the interest  
4087 thereon need not be paid in cash. Property so acquired by the  
4088 district may be sold or otherwise disposed of, the proceeds of  
4089 such disposition to be placed in the fund provided by subsection  
4090 (13). However, no sale or other disposition thereof shall be  
4091 made unless the notice calling for bids therefor to be received  
4092 at a stated time and place is published at least once as  
4093 provided in chapter 50, Florida Statutes.

4094 (13) All assessments and charges made under the provisions  
4095 of this section for the payment of all or any part of the cost  
4096 of any assessable improvements for which assessment bonds are  
4097 issued under the provisions of this law, or which have been  
4098 pledged as additional security for any other bonds or  
4099 obligations issued under this act, shall be maintained in a  
4100 special fund or funds and be used only for the payment of

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4101 principal of or interest on such assessment bonds or other bonds  
 4102 or obligations.

4103 (14) Orange and Osceola Counties, the municipalities, each  
 4104 school district, and any other political subdivision wholly or  
 4105 partly within the district shall possess the same power and be  
 4106 subject to the same duties and liabilities in respect of the  
 4107 special assessments under this section affecting the real estate  
 4108 of such county, municipality, school district, or other  
 4109 political subdivision which private owners of real estate  
 4110 possess or are subject to hereunder, and such real estate of any  
 4111 such county, municipality, school district, or political  
 4112 subdivision shall be subject to liens for said assessments in  
 4113 all cases where the same property would be subject to such liens  
 4114 had it, at the time the lien attached, been owned by a private  
 4115 owner.

4116 (15) Subject to the terms of any bonds or other  
 4117 obligations payable from or secured by the assessments provided  
 4118 for herein, the board of supervisors may at any time and from  
 4119 time to time modify, in whole or in part, or revoke any plan or  
 4120 specification for any assessable improvement. In connection with  
 4121 the revision of any such plan or specification, benefits may be  
 4122 reassessed or additional assessments made in accordance with the  
 4123 provisions and procedures of this section. The board of  
 4124 supervisors may at any time approve and make effective technical  
 4125 changes and modifications of any plan for any improvement not

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4126 affecting the determination of assessed benefits or the security  
4127 of bond owners.

4128 Section 41. Issuance of certificates of indebtedness based  
4129 on assessments for assessable improvements; assessment bonds.-

4130 (1) The board of supervisors may, after any assessments  
4131 for assessable improvements are made, determined, and confirmed  
4132 as provided in section 40, issue certificates of indebtedness  
4133 for the amount so assessed against the abutting property or  
4134 property otherwise benefited, as the case may be, and separate  
4135 certificates shall be issued against each part or parcel of land  
4136 or property assessed, which certificates shall state the general  
4137 nature of the improvement for which the said assessment is made.  
4138 Said certificates shall be payable in annual installments or  
4139 otherwise in accordance with the installments of the special  
4140 assessments for which they are issued. The board of supervisors  
4141 may determine the interest to be borne by such certificates at a  
4142 rate no greater than 6 percent per annum and may sell such  
4143 certificates at either private or public sale and determine the  
4144 form, manner of execution, and other details of such  
4145 certificates. Such certificates shall recite that they are  
4146 payable only from the special assessments levied and collected  
4147 from the part or parcel of land or property against which they  
4148 are issued. The proceeds of such certificates may be pledged for  
4149 the payment of principal of and interest on any revenue bonds or  
4150 general obligation bonds issued to finance in whole or in part

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4151 such assessable improvement, or, if not so pledged, may be used  
4152 to pay the cost or part of the cost of such assessable  
4153 improvements.

4154 (2) The district may also issue assessment bonds or other  
4155 obligations payable from a special fund into which such  
4156 certificates of indebtedness referred to in subsection (1) may  
4157 be deposited; or, if such certificates of indebtedness have not  
4158 been issued, the district may assign to such special fund for  
4159 the benefit of the holders of such assessment bonds or other  
4160 obligations, or to a trustee for such bondholders, the  
4161 assessment liens provided for in section 40, unless such  
4162 certificates of indebtedness or assessment liens have been  
4163 theretofore pledged for any bonds or other obligations  
4164 authorized hereunder. In the event of the creation of such  
4165 special fund and the issuance of such assessment bonds or other  
4166 obligations, the proceeds of such certificates of indebtedness  
4167 or assessment liens deposited therein shall be used only for the  
4168 payment of the assessment bonds or other obligations issued as  
4169 provided in this section. The district is authorized to covenant  
4170 with the holders of such assessment bonds or other obligations  
4171 that it will diligently and faithfully enforce and collect all  
4172 the special assessments and interest and penalties thereon for  
4173 which such certificates of indebtedness or assessment liens have  
4174 been deposited in or assigned to such fund, and to foreclose  
4175 such assessment liens so assigned to such special fund or

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4176 represented by the certificates of indebtedness deposited in  
4177 said special fund, after such assessment liens have become  
4178 delinquent, and deposit the proceeds derived from such  
4179 foreclosure, including interest and penalties, in such special  
4180 fund, and to make any other covenants deemed necessary or  
4181 advisable in order to properly secure the holders of such  
4182 assessment bonds or other obligations.

4183 (3) The assessment bonds or other obligations issued  
4184 pursuant to this section shall have such dates of issue and  
4185 maturity as are deemed advisable by the board of supervisors.  
4186 However, the maturities of such assessment bonds or other  
4187 obligations shall not be more than 2 years after the due date of  
4188 the last installment which will be payable on any of the special  
4189 assessments for which such assessment liens, or the certificates  
4190 of indebtedness representing such assessment liens, are assigned  
4191 to or deposited in such special fund.

4192 (4) Such assessment bonds or other obligations issued  
4193 under this section shall bear interest at a rate not exceeding 6  
4194 percent per annum and shall be executed, shall have such  
4195 provisions for redemption prior to maturity, shall be sold in  
4196 the manner, and shall be subject to all of the applicable  
4197 provisions contained in this act for revenue bonds, except as  
4198 the same may be inconsistent with the provisions of this  
4199 section.

4200 (5) All assessment bonds or other obligations issued under



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4201 the provisions of this act, except certificates of indebtedness  
4202 issued against separate lots or parcels of land or property as  
4203 provided in this section, shall be and constitute and have all  
4204 the qualities and incidents of negotiable instruments under the  
4205 law merchant and the laws of the state.

4206 Section 42. Issuance of bond anticipation notes.—In  
4207 addition to the other powers provided for in this act and not in  
4208 limitation thereof, the district shall have the power, at any  
4209 time and from time to time after the issuance of any bonds of  
4210 the district is authorized, to borrow money for the purposes for  
4211 which such bonds are to be issued in anticipation of the receipt  
4212 of the proceeds of the sale of such bonds and to issue bond  
4213 anticipation notes in a principal amount not in excess of the  
4214 authorized maximum amount of such bond issue. Such notes shall  
4215 be in such denomination or denominations, bear interest at such  
4216 rate or rates not in excess of 6 percent per annum, mature at  
4217 such time or times not later than 5 years after the date of  
4218 issuance, be renewable for an additional term or terms in the  
4219 aggregate not in excess of 5 years after the date of first  
4220 renewal, and be in such form and executed in such manner as the  
4221 board of supervisors shall prescribe. Such notes may be sold at  
4222 either public or private sale or, if such notes are renewal  
4223 notes, may be exchanged for notes then outstanding on such terms  
4224 as the board of supervisors shall determine. Such notes shall be  
4225 paid from the proceeds of such bonds when issued. The board of

4226 supervisors may in its discretion, in lieu of retiring the notes  
4227 by means of bonds, retire them by means of current revenues or  
4228 from any taxes or assessments levied for the payment of such  
4229 bonds, but in such event a like amount of the bonds authorized  
4230 shall not be issued.

4231 Section 43. Short-term borrowings.—The district at any  
4232 time may obtain loans, in such amount and on such terms and  
4233 conditions as the board of supervisors may approve, for the  
4234 purpose of paying any of the expenses of the district or any  
4235 costs incurred or that may be incurred in connection with any of  
4236 the projects of the district, which loans shall have a term not  
4237 exceeding 2 years from the date of issuance thereof, and may be  
4238 renewable for a like term or terms, shall bear interest in any  
4239 amount not in excess of 6 percent per annum, and may be payable  
4240 from and secured by a pledge of such funds, revenues, taxes, and  
4241 assessments as the board of supervisors may determine. For the  
4242 purpose of defraying such costs and expenses, the district may  
4243 issue negotiable notes, warrants, or other evidences of debt  
4244 signed on behalf of the district by any member of the board of  
4245 supervisors duly authorized by the board, such notes or other  
4246 evidences of indebtedness to be payable at such times, to bear  
4247 interest at a rate not exceeding 6 percent per annum, and to be  
4248 sold or discounted at such price or prices and on such terms as  
4249 the board may deem advisable. The board of supervisors shall  
4250 have the right to provide for the payment thereof by pledging

4251 the whole or any part of the funds, revenues, taxes, and  
4252 assessments of the district. The approval of the qualified  
4253 electors residing in the district shall not be necessary except  
4254 where required by the State Constitution.

4255 Section 44. Trust agreements.—In the discretion of the  
4256 board of supervisors, any issue of bonds may be secured by a  
4257 trust agreement by and between the district and a corporate  
4258 trustee or trustees, which may be any trust company or bank  
4259 having the powers of a trust company within or outside the  
4260 state. The resolution authorizing the issuance of the bonds or  
4261 such trust agreement may pledge the revenues to be received from  
4262 any projects of the district and may contain such provisions for  
4263 protecting and enforcing the rights and remedies of the  
4264 bondholders as the board of supervisors may approve, including,  
4265 without limitation, covenants setting forth the duties of the  
4266 district in relation to the acquisition, construction,  
4267 reconstruction, improvement, maintenance, repair, operation, and  
4268 insurance of any projects, the fixing and revising of the rates,  
4269 fees, fares, and charges, and the custody, safeguarding, and  
4270 application of all moneys, and for the employment of counselling  
4271 engineers in connection with such acquisition, construction,  
4272 reconstruction, improvement, maintenance, repair, or operation.  
4273 It shall be lawful for any bank or trust company incorporated  
4274 under the laws of the state which may act as a depository of the  
4275 proceeds of bonds or of revenues to furnish such indemnifying

4276 bonds or to pledge such securities as may be required by the  
 4277 district. Such resolution or trust agreement may set forth the  
 4278 rights and remedies of the bondholders and of the trustee, if  
 4279 any, and may restrict the individual right of action by  
 4280 bondholders. The board of supervisors may provide for the  
 4281 payment of the proceeds of the sale of the bonds and the  
 4282 revenues of any project to such officer, board, or depository as  
 4283 it may designate for the custody thereof, and for the method of  
 4284 disbursement thereof with such safeguards and restrictions as it  
 4285 may determine. All expenses incurred in carrying out the  
 4286 provisions of such resolution or trust agreement may be treated  
 4287 as part of the cost of operation of the project to which such  
 4288 trust agreement pertains.

4289 Section 45. Sale of bonds.—Bonds may be sold in blocks or  
 4290 installments at different times, or an entire issue or series  
 4291 may be sold at one time. Bonds may be sold at public or private  
 4292 sale after such advertisement, if any, as the board of  
 4293 supervisors deems advisable but not in any event at less than 95  
 4294 percent of the par value thereof, together with accrued interest  
 4295 thereon. Bonds may be sold or exchanged for refunding bonds.  
 4296 Special assessment and revenue bonds may be delivered as payment  
 4297 by the district of the purchase price or lease of any project or  
 4298 part thereof, or a combination of projects or parts thereof, or  
 4299 as the purchase price or exchanged for any property, real,  
 4300 personal, or mixed, including franchises, or services rendered

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4301 by any contractor, engineer, or other person, all at one time or  
4302 in blocks from time to time, in such manner and upon such terms  
4303 as the board of supervisors in its discretion shall determine.

4304 The price or prices for any bonds sold, exchanged, or delivered  
4305 may be:

4306 (1) The money paid for the bonds;

4307 (2) The principal amount, plus accrued interest to the  
4308 date of redemption or exchange, of outstanding obligations  
4309 exchanged for refunding bonds;

4310 (3) In the case of special assessment or revenue bonds,  
4311 the amount of any indebtedness to contractors or other persons  
4312 paid with such bonds; or

4313 (4) The fair value of any properties exchanged for the  
4314 bonds, as determined by the board of supervisors.

4315 Section 46. Authorization and form of bonds.—Bonds may be  
4316 authorized by resolution or resolutions of the board of  
4317 supervisors which shall be adopted by a majority of all of the  
4318 members thereof then in office. Such resolution or resolutions  
4319 may be adopted at the same meeting at which they are introduced  
4320 and need not be published or posted. The board of supervisors  
4321 may by resolution authorize the issuance of bonds and fix the  
4322 aggregate amount of bonds to be issued, the purpose or purposes  
4323 for which the moneys derived therefrom shall be expended, the  
4324 rate or rates of interest, which shall not exceed 6 percent per  
4325 annum, the denomination of the bonds, regardless of whether the

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4326 bonds are to be issued in one or more series, the date or dates  
4327 thereof, the date or dates of maturity, which shall not exceed  
4328 40 years from their respective dates of issuance, the medium of  
4329 payment, the place or places within or outside the state where  
4330 payment shall be made, registration privileges, redemption terms  
4331 and privileges (whether with or without premium), the manner of  
4332 execution, the form of the bonds, including any interest coupons  
4333 to be attached thereto, the manner of execution of bonds and  
4334 coupons, and any and all other terms, covenants, and conditions  
4335 thereof, and the establishment of reserve or other funds. Such  
4336 authorizing resolution may further provide that such bonds may  
4337 be executed manually or by engraved, lithographed, or facsimile  
4338 signature, provided that where signatures are engraved,  
4339 lithographed, or facsimile, no bond shall be valid unless  
4340 countersigned by a registrar or other officer designated by  
4341 appropriate resolution of the board of supervisors. The seal of  
4342 the district may be affixed, lithographed, engraved, or  
4343 otherwise reproduced in facsimile on such bonds. In case any  
4344 officer whose signature or a facsimile of whose signature  
4345 appears on any bonds or coupons ceases to be such officer before  
4346 the delivery of such bonds, such signature or facsimile shall  
4347 nevertheless be valid and sufficient for all purposes the same  
4348 as if he or she had remained in office until such delivery.

4349 Section 47. Increase in maximum allowable interest on  
4350 district bonds.-Anything in this act or the laws of the state to

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4351 the contrary notwithstanding, if at any time and from time to  
4352 time the general laws of the state permit the counties,  
4353 municipalities, or political subdivisions of the state, or any  
4354 of them, to issue general obligation, revenue, assessment, or  
4355 other bonds bearing interest in an amount or at a rate in excess  
4356 of 6 percent per annum, then the maximum allowable interest on  
4357 any bonds of the district that may be issued during the  
4358 effective period of such general law shall be the maximum amount  
4359 or rate permitted under such general law.

4360 Section 48. Interim certificates; replacement  
4361 certificates.—Pending the preparation of definitive bonds, the  
4362 board of supervisors may issue interim certificates or receipts  
4363 or temporary bonds, in such form and with such provisions as the  
4364 board may determine, exchangeable for definitive bonds when such  
4365 bonds have been executed and are available for delivery. The  
4366 board of supervisors may also provide for the replacement of any  
4367 bonds that become mutilated or are lost or destroyed.

4368 Section 49. Negotiability of bonds.—Any bond issued under  
4369 this act and any interim certificate, receipt, or temporary bond  
4370 shall, in the absence of an express recital on the face thereof  
4371 that it is nonnegotiable, be fully negotiable and shall be and  
4372 constitute negotiable instruments within the meaning and for all  
4373 purposes of the law merchant and the laws of the state.

4374 Section 50. Defeasance.—The board of supervisors may make  
4375 such provision with respect to the defeasance of the right,

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4376 title, and interest of the holders of any of the bonds and  
4377 obligations of the district in any revenues, funds, or other  
4378 properties by which such bonds are secured as the board deems  
4379 appropriate and, without limitation on the foregoing, may  
4380 provide that when such bonds or obligations become due and  
4381 payable or shall have been called for redemption, and the whole  
4382 amount of the principal and the interest and premium, if any,  
4383 due and payable upon the bonds or obligations then outstanding  
4384 shall be paid, or sufficient moneys or direct obligations of the  
4385 United States Government the principal of and the interest on  
4386 which when due will provide sufficient moneys, shall be held or  
4387 deposited in trust for such purpose, and provision shall also be  
4388 made for paying all other sums payable in connection with such  
4389 bonds or other obligations, then and in such event the right,  
4390 title, and interest of the holders of the bonds in any revenues,  
4391 funds, or other properties by which such bonds are secured shall  
4392 thereupon cease, determine, and become void, and the board of  
4393 supervisors may apply any surplus in any sinking fund  
4394 established in connection with such bonds or obligations and all  
4395 balances remaining in all other funds or accounts other than  
4396 money held for the redemption or payment of the bonds or other  
4397 obligations to any lawful purpose of the district as the board  
4398 shall determine.

4399 Section 51. Bonds as legal investment or security.-  
4400 Notwithstanding any provisions of any other law to the contrary,



4401 all bonds issued under the provisions of this act shall  
4402 constitute legal investments for savings banks, banks, trust  
4403 companies, insurance companies, executors, administrators,  
4404 trustees, guardians, and other fiduciaries, and for any board,  
4405 body, agency, instrumentality, county, municipality, or other  
4406 political subdivision of the state, and shall be and constitute  
4407 securities which may be deposited by banks or trust companies as  
4408 security for deposits of state, county, municipal, or other  
4409 public funds, or by insurance companies as required or voluntary  
4410 statutory deposits.

4411 Section 52. Agreements with Division of Bond Finance and  
4412 others.—The board of supervisors shall have the power to retain  
4413 and enter into agreements with fiscal agents, financial  
4414 advisers, the Division of Bond Finance of the State Board of  
4415 Administration, engineers, and other consultants or advisers  
4416 with respect to the issuance and sale of any bonds, and the cost  
4417 and expense thereof may be treated as part of the cost and  
4418 expense of such project. The board of supervisors shall engage  
4419 the Division of Bond Finance in connection with the structure,  
4420 management, and execution of debt issuances including, but not  
4421 limited to, direct placements, bank loans, private placements,  
4422 and limited or public offerings of debt.

4423 Section 53. Covenants.—Any resolution authorizing the  
4424 issuance of bonds may contain such covenants as the board of  
4425 supervisors may deem advisable, and all such covenants shall

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4426 constitute valid and legally binding and enforceable contracts  
4427 between the district and the bondholders, regardless of the time  
4428 of issuance thereof. Such covenants may include, without  
4429 limitation, covenants concerning the disposition of the bond  
4430 proceeds, the use and disposition of project revenues, the  
4431 pledging of revenues, taxes, and assessments, the obligations of  
4432 the district with respect to the operation of the project and  
4433 the maintenance of adequate project revenues, the issuance of  
4434 additional bonds, the appointment, powers, and duties of  
4435 trustees and receivers, the acquisition of outstanding bonds and  
4436 obligations, restrictions on the establishing of competing  
4437 projects or facilities, restrictions on the sale or disposal of  
4438 the assets and property of the district, the priority of  
4439 assessment liens, the priority of claims by bondholders on the  
4440 taxing power of the district, the maintenance of deposits to  
4441 ensure the payment of revenues by users of district facilities  
4442 and services, the discontinuance of district services by reason  
4443 of delinquent payments, acceleration upon default, the execution  
4444 of necessary instruments, the procedure for amending or  
4445 abrogating covenants with the bondholders, and such other  
4446 covenants as may be deemed necessary for the security of the  
4447 bondholders.

4448 Section 54. Validity of bonds; validation proceedings.—

4449 (1) Any bonds issued by the district shall be  
4450 incontestable in the hands of bona fide purchasers or holders

4451 for value and shall not be invalid because of any irregularity  
4452 or defects in the proceedings for the issue and sale thereof.  
4453 Prior to the issuance of any bonds, the district may, but is not  
4454 required to, publish a notice as provided in chapter 50, Florida  
4455 Statutes, stating the date of adoption of the resolution  
4456 authorizing such obligations, the amount, maximum rate of  
4457 interest, and maturity of such obligations, and the purpose in  
4458 general terms for which such obligations are to be issued, and  
4459 further stating that any action or proceeding questioning the  
4460 validity of such obligations or of the proceedings authorizing  
4461 the issuance thereof, or of any covenants made therein, must be  
4462 instituted within 30 days after the first publication of such  
4463 notice, or the validity of such obligations, proceedings, and  
4464 covenants shall not be thereafter questioned in any court  
4465 whatsoever. If no such action or proceeding is so instituted  
4466 within such 30-day period, then the validity of such  
4467 obligations, proceedings, and covenants shall be conclusive, and  
4468 all persons or parties whatsoever shall be forever barred from  
4469 questioning the validity of such obligations, proceedings, or  
4470 covenants in any court whatsoever.

4471 (2) The power of the district to issue bonds under the  
4472 provisions of this act may be determined, and any of the bonds  
4473 of the district may be validated and confirmed, by circuit court  
4474 decree, under the provisions of chapter 75, Florida Statutes,  
4475 and laws amendatory thereof or supplementary thereto.

4476 Section 55. Act furnishes full authority for issuance of  
 4477 bonds.-This act constitutes full and complete authority for the  
 4478 issuance of bonds and the exercise of the powers of the district  
 4479 provided herein. The powers conferred by this act on the  
 4480 district with respect to the issuance and sale of bonds shall be  
 4481 in addition and supplemental to the powers conferred by any  
 4482 other law.

4483 Section 56. Tax exemption.-As the exercise of the powers  
 4484 conferred by this act to effect the purposes of this act  
 4485 constitute the performance of essential public functions, and as  
 4486 the projects of the district will constitute public property  
 4487 used for public purposes, all assets and properties of the  
 4488 district, and all bonds issued hereunder and interest paid  
 4489 thereon, and all fees, charges, and other revenues derived by  
 4490 the district from the projects provided for by this act shall be  
 4491 exempt from all taxes by the state or by any political  
 4492 subdivision, agency, or instrumentality thereof, provided,  
 4493 however, that nothing in this act shall be deemed to exempt from  
 4494 taxation any property, project, facility, business activity, or  
 4495 enterprise that cannot validly be undertaken as a public  
 4496 function by special taxing districts or other public bodies  
 4497 under the laws and Constitution of the State of Florida, and  
 4498 provided further that nothing in this act shall be deemed to  
 4499 exempt any property, project, facility, business activity, or  
 4500 enterprise of the district, or revenues derived therefrom, which

4501 would be subject to taxation under the general laws of the State  
 4502 of Florida if such property, project, or facility were owned or  
 4503 undertaken by a municipal corporation.

4504 Section 57. Pledge by State of Florida to bondholders of  
 4505 district and to Federal Government.-

4506 (1) For all bonds and other obligations issued before the  
 4507 effective date of this act, the State of Florida pledges to the  
 4508 holders of any bonds issued under this act that it will not  
 4509 limit or alter the rights of the district to own, acquire,  
 4510 construct, reconstruct, improve, maintain, operate, or furnish  
 4511 the projects or to levy and collect the taxes, assessments,  
 4512 rentals, rates, fees, fares, and other charges provided for  
 4513 herein and to fulfill the terms of any agreement made with the  
 4514 holders of such bonds or other obligations, that it will not in  
 4515 any way impair the rights or remedies of the holders, and that  
 4516 it will not modify in any way the exemption from taxation  
 4517 provided in this act, until all such bonds, together with  
 4518 interest thereon, and all costs and expenses in connection with  
 4519 any action or proceeding by or on behalf of such holders, are  
 4520 fully met and discharged. The State of Florida pledges to and  
 4521 agrees with the Federal Government that in the event the Federal  
 4522 Government or any agency or authority thereof shall construct or  
 4523 contribute any funds, materials, or property for the  
 4524 construction, acquisition, extension, improvement, enlargement,  
 4525 maintenance, operation, or furnishing of any of the projects of

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4526 the district, or any part thereof, the state will not alter or  
 4527 limit the rights and powers of the district in any manner which  
 4528 would be inconsistent with the continued maintenance and  
 4529 operation of such project, or any part thereof, or the  
 4530 improvement thereof, or which would be inconsistent with the due  
 4531 performance of any agreements between the district and the  
 4532 Federal Government, and the district shall continue to have and  
 4533 may exercise all powers herein granted so long as the board of  
 4534 supervisors deems the same necessary or desirable for the  
 4535 carrying out of the purposes of this act and the purposes of the  
 4536 Federal Government in the construction, acquisition, extension,  
 4537 improvement, enlargement, maintenance, operation, or furnishing  
 4538 of any of the projects of the district, or any part thereof.

4539 (2) For all bonds and other obligations issued on or after  
 4540 the effective date of this act, the State of Florida pledges to  
 4541 the holders of any bonds issued under this act that it will not  
 4542 limit or alter the rights of the district to own, acquire,  
 4543 construct, reconstruct, improve, maintain, operate, or furnish  
 4544 the projects or to levy and collect the taxes, assessments,  
 4545 rentals, rates, fees, fares, and other charges provided for  
 4546 herein and to fulfill the terms of any agreement made with the  
 4547 holders of such bonds or other obligations, that it will not in  
 4548 any way impair the rights or remedies of the holders, and that  
 4549 it will not modify in any way the exemption from taxation  
 4550 provided in this act, until all such bonds, together with

4551 interest thereon, and all costs and expenses in connection with  
4552 any action or proceeding by or on behalf of such holders, are  
4553 fully met and discharged.

4554 Section 58. Cooperative agreements with certain  
4555 municipalities.-

4556 (1) The board of supervisors may undertake and finance any  
4557 of the projects of the district, in whole or in part, with any  
4558 municipality now existing or hereafter created within the  
4559 district or in any other manner combine the projects of the  
4560 district with the projects of such municipality or  
4561 municipalities on such terms and conditions as the board of  
4562 supervisors shall approve, and the provisions of this act,  
4563 including, without limitation, the provisions for the financing  
4564 of district projects through bond issues, shall be applicable to  
4565 such projects.

4566 (2) Any agreement of the type authorized by this section  
4567 may be made and entered into pursuant to this act for such time  
4568 or times, not exceeding 40 years, as shall be agreed by the  
4569 parties thereto or for such longer time as any bonds of any of  
4570 the contracting parties, including refunding bonds, remain  
4571 outstanding and unpaid, and may contain such details, terms,  
4572 provisions, and conditions as shall be agreed upon by the  
4573 parties thereto. Any such agreement may be made and entered into  
4574 for the benefit of the holders of any bonds of the district as  
4575 well as the parties thereto and in such event shall be

4576 enforceable in any court of competent jurisdiction by the  
4577 holders of any such bonds or of the coupons appertaining  
4578 thereto.

4579 Section 59. Contracts, grants, and contributions.—The  
4580 district shall have the power to make and enter all contracts  
4581 and agreements necessary or incidental to the performance of the  
4582 functions of the district and the execution of its powers, and  
4583 to contract with, and to accept and receive grants or loans of  
4584 money, material, or property from, any person, private or public  
4585 corporation, the state or any agency or instrumentality thereof,  
4586 any county, municipality, or other political subdivision, or any  
4587 agency, instrumentality, or corporation of or created by the  
4588 United States of America, or the United States of America, as  
4589 the board of supervisors shall determine to be necessary, or as  
4590 otherwise authorized by general law or this act, to carry out  
4591 the purposes of this act, and in connection with any such  
4592 contract, grant, or loan to stipulate and agree to such  
4593 covenants, terms, and conditions as the board deems appropriate.

4594 Section 60. Effect of annexation of lands to and exclusion  
4595 of lands from district.—

4596 (1) Land, including property situated thereon, added to  
4597 the district shall from the time of its inclusion within the  
4598 district be subject to all of the taxes and assessments  
4599 thereafter levied and assessed on other land or property of the  
4600 district similarly situated. Land or property excluded from the



4601 district shall from the date of such exclusion be exempt from  
 4602 taxes or assessments thereafter imposed by the district but  
 4603 shall not be exempt from any taxes or assessments theretofore  
 4604 levied and due with respect to such land or property, or from  
 4605 subsequent installments of taxes or assessments theretofore  
 4606 levied or assessed with respect thereto, and such taxes or  
 4607 assessments may be enforced and collected by or on behalf of the  
 4608 district in the same manner as if such land or property  
 4609 continued to be within the territorial limits of the district.

4610 (2) Nothing in this section shall permit the annexation or  
 4611 exclusion of lands contrary to the terms, covenants, or  
 4612 conditions of any of the bonds or obligations of the district,  
 4613 or in any manner that would impair the security of the holders  
 4614 of any bonds or other obligations of the district.

4615 Section 61. Construction of district projects.-The  
 4616 Legislature finds and declares that in order to accomplish the  
 4617 purposes of this act, it is essential that the board of  
 4618 supervisors have discretion and authority with respect to the  
 4619 manner in which the construction of the projects of the  
 4620 district, including, but not limited to, projects financed by  
 4621 district bonds, taxes, or assessments, shall be undertaken. The  
 4622 board of supervisors shall have power and authority to acquire,  
 4623 construct, reconstruct, extend, repair, improve, maintain, and  
 4624 operate any of the projects of the district, and to that end to  
 4625 employ contractors, to purchase machinery, to employ machinery

4626 operators, and directly to have charge of and construct the  
4627 projects of the district in such manner as the board may  
4628 determine. The district may undertake any construction work with  
4629 its own resources, without public advertisement for bids.  
4630 However, if the district does not use its own resources to  
4631 undertake any construction work, the board of supervisors must  
4632 let contracts for the projects of the district, either as a  
4633 whole or in sections, with public advertising and the receiving  
4634 of bids, all on such terms and conditions as the board may deem  
4635 appropriate. The board of supervisors shall let the contract to  
4636 the lowest responsible and responsive bidder. However, the board  
4637 may in its discretion reject any and all bids.

4638 Section 62. Enforcement and penalties.—

4639 (1) The board of supervisors or any aggrieved person may  
4640 have recourse to such civil remedies as may be necessary to  
4641 ensure compliance with the provisions of this act, including  
4642 injunctive relief to enjoin or restrain any person violating the  
4643 provisions of this act, and any bylaws, resolutions,  
4644 regulations, rules, codes, and orders adopted under this act,  
4645 and the court shall, upon proof of such violation, have the duty  
4646 to issue forthwith such temporary and permanent injunctions as  
4647 are necessary to prevent such further violation thereof. In case  
4648 any building or structure is erected, constructed,  
4649 reconstructed, altered, repaired, converted, or maintained, or  
4650 any building, structure, land, or water is used, in violation of

4651 this act, or of any code, order, resolution, or other regulation  
 4652 made under authority conferred by this act or under law, the  
 4653 board of supervisors and any person residing in the district may  
 4654 institute any appropriate action or proceeding to prevent such  
 4655 unlawful erection, construction, reconstruction, alteration,  
 4656 repair, conversion, maintenance, or use, to restrain, correct or  
 4657 avoid such violation, to prevent the occupancy of such building,  
 4658 structure, land, or water, and to prevent any illegal act,  
 4659 conduct, business, or use in or about such premises, land, or  
 4660 water.

4661 (2) The district shall have the standing and authority to  
 4662 challenge, by an action in a court of proper jurisdiction, any  
 4663 action, contract, resolution, ordinance, code, or regulation of  
 4664 the City of Bay Lake or the City of Lake Buena Vista that  
 4665 violates this act.

4666 Section 63. Investment of funds.—The board of supervisors  
 4667 may in its discretion invest funds of the district as provided  
 4668 in s. 218.415, Florida Statutes.

4669 Section 64. Severability of provisions.—If any section,  
 4670 clause, sentence, or provision of this act, or the application  
 4671 of such section, clause, sentence, or provision to any persons  
 4672 or bodies or under any circumstances, is held to be inoperative,  
 4673 invalid, or unconstitutional, the invalidity of such section,  
 4674 clause, sentence, or provision shall not be deemed, held, or  
 4675 taken to affect the validity or constitutionality of any of the

4676 remaining parts of this act, or the application of any of the  
4677 provisions of this act to persons or bodies or in circumstances  
4678 other than those as to which it or any part thereof is held  
4679 inoperative, invalid, or unconstitutional, and it is intended  
4680 that this act shall be construed and applied as if any section,  
4681 clause, sentence, or provision held inoperative, invalid, or  
4682 unconstitutional had not been included in this act.

4683       Section 3. The offices and terms of all members of the  
4684 Board of Supervisors of the Reedy Creek Improvement District  
4685 existing as of the effective date of this act shall end as of  
4686 the effective date of this act, but such members may continue to  
4687 serve until a successor in office is appointed and qualified.  
4688 Until successors are appointed and qualified to replace all of  
4689 the members of the board of supervisors existing as of the  
4690 effective date of this act, board members, officers, and  
4691 employees of the district may not sell, dispose of, encumber,  
4692 transfer, or expend the assets of the district as such assets  
4693 existed on the effective date of this act, other than in the  
4694 ordinary course of business.

4695       Section 4. The provisions of this act shall be liberally  
4696 construed to effect its purposes and shall be deemed cumulative,  
4697 supplemental, and alternative authority for the exercise of the  
4698 powers provided herein.

4699       Section 5. Chapter 67-764, Laws of Florida, and the decree  
4700 in chancery No. 66-1061 entered by the Circuit Court in and for

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4701 the Ninth Judicial Circuit of the State of Florida on May 13,  
 4702 1966, creating and incorporating the Reedy Creek Drainage  
 4703 District as a public corporation of the State of Florida, are  
 4704 repealed.

4705       Section 6. Notwithstanding the repeal of the decree and  
 4706 chancery No. 66-1061, the stipulation dated September 29, 1966,  
 4707 by and between the Reedy Creek Drainage District and Orange  
 4708 County, filed and entered in the proceeding then pending in the  
 4709 Circuit Court of the Ninth Judicial Circuit in and for Orange  
 4710 County, Florida, being Case No. Chancery 66-1061, shall continue  
 4711 to be effective and binding on the Reedy Creek Improvement  
 4712 District, now known as the Central Florida Tourism Oversight  
 4713 District, and Orange County and applicable to any plan of  
 4714 reclamation now or hereafter adopted by the Central Florida  
 4715 Tourism Oversight District unless and until revised or  
 4716 terminated by agreement of the parties thereto.

4717       Section 7. Notwithstanding s. 189.0311(2), Florida  
 4718 Statutes, the Reedy Creek Improvement District is not dissolved  
 4719 as of June 1, 2023, but continues in full force and effect under  
 4720 its new name.

4721       Section 8. This act shall take effect upon becoming a law.