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CS/HB 9B

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An act relating to the Reedy Creek Improvement District, Orange and Osceola Counties; reenacting, amending, and repealing chapter 67-764, Laws of Florida, and the decree in chancery No. 66-1061 entered by the Circuit Court in and for the Ninth Judicial Circuit of the State of Florida on May 13, 1966, relating to the district; providing legislative intent; providing for continuation of authority for revenue collection and powers to meet outstanding obligations; renaming the district; providing the boundaries for the district; revising the manner of selection of the board of supervisors; providing term limits; revising board member compensation; providing a process for selecting certain staff; revising the powers of the board; revising the powers of the district; providing severability; providing for transition; providing construction; providing for continued effect of stipulation between the district and Orange County; providing an exception to general law; providing an effective date.

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

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

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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 31 | amended, and repealed as provided herein.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

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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

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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

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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

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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"

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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

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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,

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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,

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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

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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

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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

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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;

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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

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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

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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

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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

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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

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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-

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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;

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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

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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,

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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

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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

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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;

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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"

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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

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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

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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

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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

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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

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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

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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

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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,

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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

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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

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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

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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

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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

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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,

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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

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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,

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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

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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

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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;

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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

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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

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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

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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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2023B Legislature

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

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2023B Legislature

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

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2023B Legislature

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 8, Township 24
 1308 South, Range 27 East, Orange County, Florida, and
 1309 being more particularly described as follows:
 1310 Commence at the Southwest corner of said Section 8,
 1311 run along the South line of the Southwest 1/4 of said
 1312 Section 8, N 89°50'41" E, 1330.48 feet to the
 1313 Southwest corner of the Southeast 1/4 of the Southwest
 1314 1/4 of said Section and Point of Beginning; thence run
 1315 along the West line of the Southeast 1/4 of the
 1316 Southwest 1/4 of said Section, N 00°34'59" E, 242.55
 1317 feet to a point on the Easterly right of way line of
 1318 County Road 545 as shown on Orange County right of way
 1319 map, Project number 12167.001 dated November 14, 2014
 1320 and a point on a non-tangent curve concave Westerly
 1321 having a radius of 3060.00 feet, and a central angle
 1322 of 18°29'12"; thence from a tangent bearing of N
 1323 18°00'02" E run Northerly along the arc of said curve
 1324 and right of way line, 987.32 feet; thence run along
 1325 said right of way line, N 00°29'10" W, 101.48 feet;

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1326 thence run along the North line of the Southeast 1/4
 1327 of the Southwest 1/4 of said Section, N 89°52'12" E,
 1328 1189.00 feet to the Northeast corner thereof; thence
 1329 run along the West line of the Northwest 1/4 of the
 1330 Southeast 1/4 of said Section, N 00°25'36" E, 1264.73
 1331 feet to a point on the Hartzog Road right of way line
 1332 as described in Official Records Book 9735, Page 8005
 1333 of the Public Records of Orange County Florida; thence
 1334 run along said right of way line the following four
 1335 courses; N 89°53'40" E, 207.17 feet to a point of
 1336 curvature of a curve concave Southwesterly having a
 1337 radius of 802.00 feet, and a central angle of
 1338 65°19'49"; run Southeasterly along the arc of said
 1339 curve, 914.46 feet; S 24°46'31" E, 499.49 feet; thence
 1340 S 23°37'46" E, 1806.70 feet to a point on the South
 1341 line of said Section 8; thence run along said South
 1342 line, S 89°50'41" W, 3220.01 feet to the Point of
 1343 Beginning, containing 114.287 Acres, more or less.

1344
 1345 AND
 1346

1347 A parcel of land lying in Section 21, Township 24
 1348 South, Range 27 East, Orange County, Florida, and
 1349 being more particularly described as follows:
 1350

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1351 Commence at the Southwest corner of the Southeast 1/4
 1352 of said Section 21, run along the West line of the
 1353 Southeast 1/4 of said Section 21, N 00°05'30" E,
 1354 2639.67 feet to the Northwest corner thereof; thence S
 1355 89°44'35" E, 242.86 feet along the North line of the
 1356 Southeast 1/4 of said Section 21, to a point on the
 1357 Westerly right of way line of State Road 429 as
 1358 described in Official Records Book 7106, Page 2802 of
 1359 the Public Records of Orange County Florida and the
 1360 Point of Beginning; thence S 89°44'35" E, 373.80 feet
 1361 along the North line of the Southeast 1/4 of said
 1362 Section 21, to a point on the Easterly right of way
 1363 line of State Road 429; thence run along said Easterly
 1364 right of way line the following four courses; S
 1365 23°48'31" E, 112.11 feet to a point of curvature of a
 1366 curve concave Northeasterly having a radius of 2776.91
 1367 feet, and a central angle of 18°14'12"; run
 1368 Southeasterly along the arc of said curve, 883.86
 1369 feet; S 42°02'46" E, 340.85 feet to a point of
 1370 curvature of a curve concave Southwesterly having a
 1371 radius of 1721.96 feet, and a central angle of
 1372 09°21'52"; run Southeasterly along the arc of said
 1373 curve, 281.43 feet; thence departing said Easterly
 1374 right of way line run, N 89°58'14" W, 807.21 feet
 1375 along the South line of the North 1/2 of the Southeast

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1376 1/4 of said Section 21 to a point on the aforesaid
 1377 Westerly right of way line; thence run along said line
 1378 the following courses, N 17°48'35" W, 924.64 feet; S
 1379 72°11'25" W, 37.05 feet; N 20°48'35" W, 481.54 feet to
 1380 the Point of Beginning, containing 15.875 Acres, more
 1381 or less.

1382
 1383 Containing in aggregate 18368.992 acres more or less
 1384 in Orange County Florida.

1385
 1386 (2) In Osceola County, Florida:

1387 A parcel of land lying in Sections 1, 2, 11 through
 1388 14, 23 through 26, Township 25 South, Range 27 East,
 1389 and Sections 5 through 9, 16 through 20, 30 and 31,
 1390 Township 25 South, Range 28 East, Osceola County,
 1391 Florida, and being more particularly described as
 1392 follows:

1393
 1394 Begin at the Northwest corner of said Section 6, run
 1395 along the North line of the Northwest 1/4 of Section
 1396 6, Township 25 South, Range 28 East run, S 89°56'54" E,
 1397 2748.82 feet to the Northeast corner thereof; thence S
 1398 89°36'01" E, 2646.94 feet along the North line of the
 1399 Northeast 1/4 of said Section 6 to the Northeast
 1400 corner thereof; thence entering Section 5, Township 25

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1401 South, Range 28 East run N 89°42'15" E, 2600.72 feet
 1402 along the North line of the Northwest 1/4 of said
 1403 Section 5 to the Northeast corner there of; thence S
 1404 89°17'26" E, 153.63 feet along the North line of the
 1405 Northeast 1/4 of said Section 5 to a point on the
 1406 State Road 400 right of way line shown on Map Section
 1407 92130-2401 and dated August 28, 1969; thence run along
 1408 said right of way line the following three courses; S
 1409 38°30'29" W, 248.14 feet to a point of curvature of a
 1410 curve concave Northwesterly having a radius of
 1411 85794.19 feet, and a central angle of 01°26'58"; run
 1412 Southwesterly along the arc of said curve, 2170.39
 1413 feet; S 39°57'27" W, 2021.20 feet; thence S 01°12'07"
 1414 W, 1838.47 feet along the West line of the Southwest
 1415 1/4 of said Section 5 to the Southwest corner thereof;
 1416 thence entering Section 8, Township 25 South, Range 28
 1417 East run N 89°47'15" E, 2643.05 feet along the North
 1418 line of the Northwest 1/4 of said Section 8 to the
 1419 Northeast corner thereof; thence N 89°44'15" E,
 1420 2642.73 feet along the North line of the Northeast 1/4
 1421 of said Section 8 to the Northeast corner thereof;
 1422 thence entering Section 9, Township 25 South, Range 28
 1423 East run N 89°47'42" E, 1315.60 feet along the North
 1424 line of the West 1/2 of the Northwest 1/4 of said
 1425 Section 9 to the Northeast corner thereof; thence S

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1426 00°04'39" E, 2645.23 feet along the East line of the
 1427 West 1/2 of the Northwest 1/4 of said Section 9;
 1428 thence S 00°03'27" E, 1320.49 feet along the East line
 1429 of the Northwest 1/4 of the Southwest 1/4 of said
 1430 Section 9; thence N 89°46'36" E, 1311.24 feet along
 1431 the North line of the Southeast 1/4 of the Southwest
 1432 1/4 of said Section 9; thence N 89°54'53" E, 1343.01
 1433 feet along the North line of the Southwest 1/4 of the
 1434 Southeast 1/4 of said Section 9; thence S 00°00'12" E,
 1435 1320.26 feet along the East line of the Southwest 1/4
 1436 of the Southeast 1/4 of said Section 9; thence S
 1437 89°58'40" W, 1342.90 feet along the South line of the
 1438 Southwest 1/4 of the Southeast 1/4 of said Section 9;
 1439 thence S 89°42'06" W, 1310.10 feet along the South
 1440 line of the Southeast 1/4 of the Southwest 1/4 of said
 1441 Section 9; thence entering Section 16, Township 25
 1442 South, Range 28 East run S 00°42'14" E, 1335.79 feet
 1443 along the East line of the Northwest 1/4 of the
 1444 Northwest 1/4 of said Section 16; thence S 89°44'25"
 1445 W, 1319.70 feet along the South line of the Northwest
 1446 1/4 of the Northwest 1/4 of said Section 16; thence S
 1447 00°17'31" E, 1334.87 feet along the West line of the
 1448 Southwest 1/4 of the Northwest 1/4 of said Section 16;
 1449 thence N 89°46'42" E, 2658.61 feet along the North
 1450 line of the Southwest 1/4 of said Section 16; thence S

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2023B Legislature

1451 01°06'54" E, 1338.43 feet along the East line of the
 1452 Northeast 1/4 of the Southwest 1/4 of said Section 16;
 1453 thence S 89°51'04" W, 2677.84 feet along the South
 1454 line of the North 1/2, of the Southwest 1/4 of said
 1455 Section 16; thence S 00°17'31" E, 1334.87 feet West
 1456 line of the Southwest 1/4 of the Southwest 1/4 of said
 1457 Section 16 to the Southwest corner of said Section 16;
 1458 thence entering Section 20, Township 25 South, Range 28
 1459 East run S 00°20'44" E, 5339.36 feet along the East
 1460 line of said Section 20 to the Southeast corner
 1461 thereof; thence S 89°31'09" W, 5313.04 feet along the
 1462 South line of said Section 20 to the Southwest corner
 1463 thereof; thence entering Section 30, Township 25 South,
 1464 Range 28 East run S 00°24'07" W, 5287.28 feet along
 1465 the East line of said Section 30 to the Southeast
 1466 corner thereof; thence entering Section 31, Township 25
 1467 South, Range 28 East run S 00°25'58" W, 2630.53 feet
 1468 along the East line of the Northeast 1/4 of said
 1469 Section 31 to the Southeast corner thereof; thence S
 1470 00°26'32" W, 1339.91 feet along the East line of the
 1471 Northeast 1/4 of the Southeast 1/4 of said Section 31;
 1472 thence S 89°38'07" W, 1325.49 feet along the South
 1473 line of the Northeast 1/4 of the Southeast 1/4 of said
 1474 Section 31; thence N 00°21'55" E, 1337.78 feet along
 1475 the West line of the Northeast 1/4 of the Southeast

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1476 1/4 of said Section 31; thence S 89°32'39" W, 663.66
 1477 feet along the South line of the East 1/2 of the West
 1478 1/2 of the Northeast 1/4 of said Section 31; thence N
 1479 00°19'27" E, 2635.75 feet along the West line of the
 1480 East 1/2 of the West 1/2 of the Northeast 1/4 of said
 1481 Section 31; thence entering Section 30, Township 25
 1482 South, Range 28 East run S 89°41'46" W, 665.30 feet
 1483 along the South line of the Southeast 1/4 of said
 1484 Section 30 to the Southwest corner thereof; thence S
 1485 89°41'31" W, 2661.88 feet along the South line of the
 1486 Southwest 1/4 of said Section 30 to the Southwest
 1487 corner thereof; thence entering Section 25, Township
 1488 25 South, Range 27 East run S 89°54'33" W, 2658.96
 1489 feet run along the South line of the Southeast 1/4 of
 1490 said Section 25 to the Southwest corner thereof;
 1491 thence S 89°52'03" W, 2644.80 feet along the South
 1492 line of the Southwest 1/4 of said Section 25 to the
 1493 Southwest corner thereof; thence entering Section
 1494 26, Township 25 South, Range 27 East run S 89°49'42" W,
 1495 1327.07 feet along the South line of the Southeast 1/4
 1496 of the Southeast 1/4 of said Section 26; thence N
 1497 00°03'44" W, 1330.70 feet along West line of the
 1498 Southeast 1/4 of the Southeast 1/4 of said Section 26;
 1499 thence S 89°52'21" W, 1326.94 feet along South line of
 1500 the Northwest 1/4 of the Southeast 1/4 of said Section

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1501 26; thence N 00°03'24" W, 1331.72 feet along West line
 1502 of the Northwest 1/4 of the Southeast 1/4 of said
 1503 Section 26; thence S 89°55'00" W, 1666.58 feet along
 1504 the South line of the Northwest 1/4 of said Section
 1505 26; thence N 00°00'25" W, 1930.44 feet along the West
 1506 line of the East 5/8 of the Northwest 1/4 of said
 1507 Section 26, to a point on the Easterly right of way
 1508 line of State Road 400 as described in Official
 1509 Records Book 2326, Page 701 of the Public Records of
 1510 Osceola County Florida and a non-tangent curve concave
 1511 Southeasterly having a radius of 3921.00 feet, and a
 1512 central angle of 14°53'09"; thence from a tangent
 1513 bearing of N 25°02'25" E run Northeasterly along the
 1514 arc of said curve and right of way line, 1018.71 feet;
 1515 thence continue along said right of way line the
 1516 following two courses; N 39°57'15" E, 901.93 feet; N
 1517 50°02'45" W, 9.00 feet; thence N 39°57'15" E, 654.77
 1518 feet along the State Road 400 right of way line shown
 1519 on Map Section 92130-2401 and dated August 28, 1969;
 1520 thence N 89°45'55" E, 128.02 feet along the North line
 1521 of the Southeast 1/4 of the Southwest 1/4 Section
 1522 23, Township 25 South, Range 27 East; thence N
 1523 00°05'36" E, 3974.79 feet along the West line of the
 1524 East 1/2 of said Section 23; thence entering Section
 1525 14, Township 25 South, Range 27 East run N 00°01'48" W,

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1526 | 1338.67 feet along West line of the Southwest 1/4 of
 1527 | the Southeast 1/4 of said Section 14; thence S
 1528 | 89°58'43" W, 431.70 feet along the South line of the
 1529 | Northeast 1/4 of the Southwest 1/4 of said Section 14;
 1530 | thence N 00°04'30" W, 1337.83 feet along the East line
 1531 | of the West 235.00 feet of the East 1/2 of the
 1532 | Northeast 1/4 of the Southwest 1/4 of said Section 14;
 1533 | thence S 89°52'00" W, 235.00 feet along the South line
 1534 | of the Northwest 1/4 of said Section 14; thence N
 1535 | 00°04'30" W, 1328.24 feet along the West line of East
 1536 | 1/2 of the Southeast 1/4 of the Northwest 1/4 of said
 1537 | Section 14; thence S 89°49'34" W, 334.40 feet along
 1538 | the South line of the East 1/2 of the West 1/2 of the
 1539 | Northeast 1/4 of the Northwest 1/4 of said Section 14;
 1540 | thence N 00°05'51" W, 1328.00 feet along the West line
 1541 | of the East 1/2 of the West 1/2 of the Northeast 1/4
 1542 | of the Northwest 1/4 of said Section 14; thence
 1543 | entering Section 11, Township 25 South, Range 27 East
 1544 | run S 89°47'08" W, 1004.74 feet along the Southwest
 1545 | 1/4 of said Section 11; thence N 00°10'06" E, 666.14
 1546 | feet along the West line of the Southeast 1/4 of the
 1547 | Southwest 1/4 of the Southwest 1/4 of said Section 11;
 1548 | thence S 89°53'39" W, 419.88 feet along the South line
 1549 | of the Northwest 1/4 of the Southwest 1/4 of the
 1550 | Southwest 1/4 of said Section 11; thence N 00°16'32"

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1551 E, 208.71 feet along a line that is 208.71 feet East
 1552 of and parallel with the East right of way line of
 1553 County Road 545 as shown on Map Section 9257-150 dated
 1554 June 21, 1955; thence S 89°53'43" W, 208.71 feet along
 1555 a line that is 208.71 feet North of and parallel with
 1556 South line of the Southwest 1/4 of said Section 11;
 1557 thence N 00°16'32" E, 458.63 feet along the aforesaid
 1558 East right of way line of County Road 545; thence S
 1559 89°59'41" E, 293.67 feet along the North line of the
 1560 Northwest 1/4 of the Southwest 1/4 of the Southwest
 1561 1/4 of said Section 11; thence N 00°13'21" E, 666.77
 1562 feet along the West line of the East 1/2 of the
 1563 Southwest 1/4 of the Northwest 1/4 of the Southwest
 1564 1/4 of said Section 11; thence S 89°53'03" E, 666.11
 1565 feet along the North line of the South 1/2 of the
 1566 Northwest 1/4 of the Southwest 1/4 of said Section 11;
 1567 thence N 00°06'58" E, 615.49 feet along the West line
 1568 of the East 1/2 of the Northeast 1/4 of the Northwest
 1569 1/4 of the Southwest 1/4 of said Section 11; thence S
 1570 89°46'25" E, 332.34 feet along a line 50.00 feet South
 1571 of and parallel with the North line of the Southwest
 1572 1/4 of said Section 11; thence N 00°13'26" E, 50.00
 1573 feet West line of the Northeast 1/4 of the Southwest
 1574 1/4 of said Section 11; thence S 89°46'24" E, 332.44
 1575 feet along the South line of the West 1/2 of the

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1576 Southwest 1/4 of the Southeast 1/4 of the Northwest
 1577 1/4 of said Section 11; thence N 00°00'19" W, 663.86
 1578 feet along the West line of the East 1/2 of the
 1579 Southwest 1/4 of the Southeast 1/4 of the Northwest
 1580 1/4 of said Section 11; thence S 89°51'37" E, 331.87
 1581 feet along the North line of the East 1/2 of the
 1582 Southwest 1/4 of the Southeast 1/4 of the Northwest
 1583 1/4 of said Section 11; thence N 00°03'15" W, 1328.72
 1584 feet along the West line of the East 1/4 of the
 1585 Northwest 1/4 of said Section 11; thence N 89°57'56"
 1586 E, 661.47 feet along the North line of the Southeast
 1587 1/4 of the Northeast 1/4 of the Northwest 1/4 of
 1588 Section 11; thence N 00°09'07" W, 665.37 feet along
 1589 the West line of the Northeast 1/4 of said Section 11
 1590 to the Northwest corner of the Northeast 1/4 of said
 1591 Section 11; thence entering Section 2, Township 25
 1592 South, Range 27 East run N 00°22'03" E, 5290.72 feet
 1593 along the West line of the East 1/2 of said Section 2;
 1594 thence S 89°44'07" W, 495.03 feet along a line 10.00
 1595 feet South of and parallel with the North line of the
 1596 Northwest 1/4 of said Section 2; thence S 00°22'03" W,
 1597 1390.09 feet along a line 495.00 feet West of and
 1598 parallel with the West line of the East 1/2 of said
 1599 Section 2; thence S 89°44'07" W, 2110.14 feet along a
 1600 line 1400.00 feet South of and parallel with the North

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1601 line of the Northwest 1/4 of said Section 2 to a point
 1602 on the Easterly boundary of de-annexation Resolution
 1603 No. 442 on record at Reedy Creek Improvement District;
 1604 thence run along said boundary the following courses;
 1605 N 02°17'23" E, 40.72 feet; N 18°56'28" E, 11.18 feet;
 1606 N 00°08'32" E, 14.20 feet; N 45°08'32" E, 35.36 feet;
 1607 S 89°51'28" E, 4.49 feet; N 00°08'32" E, 60.00 feet; N
 1608 44°51'28" W, 35.36 feet; N 00°08'32" E, 10.44 feet; N
 1609 44°51'28" W, 4.24 feet; N 00°08'32" E, 346.14 feet; N
 1610 01°09'08" W, 176.69 feet; N 44°51'28" W, 39.61 feet; N
 1611 00°08'32" E, 660.14 feet to a point on the North line
 1612 of the Northwest 1/4 of said Section 2 and being 25.00
 1613 feet East of the Northwest corner of said Section 2;
 1614 thence N 89°44'07" E, 2636.05 feet along the North
 1615 line of the Northwest 1/4 of said Section 2 to the
 1616 Northeast corner thereof; thence N 89°48'35" E,
 1617 2652.59 feet along the North line of the Northeast 1/4
 1618 of said Section 2 to the Northeast corner thereof;
 1619 thence entering Section 1, Township 25 South, Range 27
 1620 East run N 89°46'36" E, 2656.21 feet along the North
 1621 line of the Northwest 1/4 of said Section 1 to the
 1622 Northeast corner thereof; thence N 89°50'04" E,
 1623 2658.48 feet along the North line of the Northeast 1/4
 1624 of said Section 1 to the Northeast corner thereof to
 1625 the Point of Beginning, containing 11063.93, acres

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2023B Legislature

1626 more or less.

1627

1628 Less and except the following:

1629

1630 A parcel of land lying in Sections 11 , Township 25

1631 South, Range 27 East, Osceola County, Florida, and

1632 being more particularly described as follows:

1633

1634 Commence at the Northwest corner of the Northeast 1/4

1635 of said Section 11, run along the West line of the

1636 Northeast 1/4 of said Section 11, S 00°09'07" E,

1637 132.00 feet; thence N 89°52'08" E, 1175.60 feet along

1638 a line that is 132.00 feet South of and parallel with

1639 the North line of the Northeast 1/4 of said Section 11

1640 to a point on the boundary of de-annexation Resolution

1641 No. 291 as described in Official Records Book 1235,

1642 Page 1769 of the Public Records of Osceola County,

1643 Florida, and the Point of Beginning; thence continue

1644 along aforesaid parallel line, N 89°52'08" E, 240.18

1645 feet to a point on a deed recorded in Official Records

1646 Book 1563, Page 2410 of the Public Records of Osceola

1647 County Florida; thence run along said line following

1648 two courses; S 79°55'37" E, 62.09 feet; N 89°52'08" E,

1649 193.48 feet to a point on a deed recorded in Official

1650 Records Book 1674, Page 2470 of the Public Records of

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1651 Osceola County Florida; thence run along said deed the
 1652 following five courses; S 00°07'52" E, 207.00 feet; S
 1653 89°52'08" W, 350.00 feet; S 00°07'52" E, 500.00 feet;;
 1654 N 89°52'08" E, 400.00 feet; N 00°07'52" W, 707.00 feet
 1655 to a point on the aforementioned deed recorded in
 1656 Official Records Book 1563, Page 2410; thence run
 1657 along said deed the following courses; N 89°52'09" E,
 1658 2.14 feet; S 45°03'23" E, 42.36 feet; S 00°00'00" E,
 1659 174.79 feet to a point of curvature of a curve concave
 1660 Easterly having a radius of 1597.84 feet, and a
 1661 central angle of 09°05'25"; run Southerly along the
 1662 arc of said curve, 253.51 feet; S 09°05'25" E, 282.87
 1663 feet to a point of curvature of a curve concave
 1664 Westerly having a radius of 1457.85 feet, and a
 1665 central angle of 26°10'31"; run Southerly along the
 1666 arc of said curve, 666.01 feet; S 17°05'06" W, 544.65
 1667 feet to a point of curvature of a curve concave
 1668 Northeasterly having a radius of 1597.85 feet, and a
 1669 central angle of 102°07'51"; run Southeasterly along
 1670 the arc of said curve, 2848.19 feet to a point on a
 1671 deed recorded in Official Records Book 1674, Page 2470
 1672 of the Public Records of Osceola County Florida;
 1673 thence departing deed recorded in Official Records
 1674 Book 1674, Page 2470 following the deed recorded in
 1675 Official Records Book 1674, Page 2470 following

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1676 courses; said point being a point of compound
 1677 curvature of a curve concave Northerly having a radius
 1678 of 1597.89 feet, and a central angle of 07°30'00"; run
 1679 Easterly along the arc of said curve, 209.16 feet; S
 1680 54°40'11" E, 66.55 feet; S 12°49'30" E, 117.68 feet to
 1681 a point on a non-tangent curve concave Easterly having
 1682 a radius of 2009.86 feet, and a central angle of
 1683 24°18'27"; from a tangent bearing of S 10°48'36" W run
 1684 Southerly along the arc of said curve, 852.67 feet; S
 1685 13°29'51" E, 341.79 feet; S 13°29'51" E, 408.71 feet
 1686 to a point of curvature of a curve concave Westerly
 1687 having a radius of 1809.86 feet, and a central angle
 1688 of 11°41'10"; run Southerly along the arc of said
 1689 curve, 369.14 feet; to a point of compound curvature
 1690 of a curve concave Westerly having a radius of 1809.86
 1691 feet, and a central angle of 17°06'44"; thence run
 1692 Southerly along the arc of said curve, 540.54 feet; S
 1693 15°17'58" W, 294.15 feet; thence departing said deed
 1694 run along the Westerly right of way line of State Road
 1695 400 and World Drive Interchange as described in
 1696 Official Records Book 1659, Page 1492 of the Public
 1697 Records of Osceola County Florida the following
 1698 courses; S 15°15'17" W, 300.03 feet; N 74°44'43" W,
 1699 45.00 feet; S 17°31'41" W, 302.54 feet; thence S
 1700 15°15'11" W, 177.35 feet to a point on a non-tangent

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2023B Legislature

1701 curve concave Easterly having a radius of 4501.37
 1702 feet, and a central angle of 06°46'34"; from a tangent
 1703 bearing of S 15°15'19" W run Southerly along the arc
 1704 of said curve, 532.35 feet; S 08°28'42" W, 421.43
 1705 feet; S 81°31'15" E, 26.00 feet; S 08°28'45" W, 543.00
 1706 feet; N 81°31'15" W, 26.00 feet; S 08°28'44" W,
 1707 1288.75 feet to a point of curvature of a curve
 1708 concave Northwesterly having a radius of 1051.92 feet,
 1709 and a central angle of 30°21'09"; run Southwesterly
 1710 along the arc of said curve, 557.26 feet; S 38°49'53"
 1711 W, 892.32 feet to a point on the aforesaid Reedy Creek
 1712 Improvement District de-annexation Resolution No. 291;
 1713 thence run along said de-annexation boundary the
 1714 following courses; N 34°24'01" W, 342.34 feet; thence
 1715 N 41°10'58" E, 504.10 feet; N 56°53'24" W, 1046.80
 1716 feet; N 00°00'05" W, 182.99 feet; N 00°00'05" W,
 1717 262.45 feet; N 00°00'05" W, 604.56 feet; N 20°22'32"
 1718 E, 1354.78 feet; N 39°36'34" E, 1142.27 feet; N
 1719 89°59'55" E, 550.00 feet; N 00°00'05" W, 1600.00 feet;
 1720 N 53°58'26" W, 680.07 feet; N 11°08'10" W, 1105.17
 1721 feet; N 44°36'19" W, 1268.50 feet; N 61°15'45" W,
 1722 889.74 feet; N 18°33'37" W, 469.54 feet; thence N
 1723 00°00'05" W, 391.70 feet; N 89°59'55" E, 48.91 feet; N
 1724 06°11'23" E, 746.77 feet; thence N 13°51'33" E, 679.15
 1725 feet; N 45°31'55" E, 264.41 feet; N 89°59'55" E,

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1726 | 356.15 feet; thence N 00°00'05" W, 317.21 feet to the
 1727 | Point of Beginning, containing 263.49 acres, more or
 1728 | less.

1730 | AND

1732 | A parcel of land lying in Sections 11 and 12, Township
 1733 | 25 South, Range 27 East, Osceola County, Florida, and
 1734 | being more particularly described as follows:

1736 | Commence at the Northwest corner of the Northeast 1/4
 1737 | corner of said Section 11, run along the North line of
 1738 | the Northeast 1/4 of said Section 11, S 00°09'07" E,
 1739 | 132.00 feet; thence N 89°52'08" E, 1922.52 feet along
 1740 | a line that is 132.00 feet South of and parallel with
 1741 | the North line of the Northeast 1/4 of said Section 11
 1742 | to a point on Southerly right of way line of State
 1743 | Road 530 and a point on the boundary of de-annexation
 1744 | Resolution No. 291 as described in Official Records
 1745 | Book 1235, Page 1769 of the Public Records of Osceola
 1746 | County, Florida, and the Point of Beginning; thence
 1747 | run along said boundaries the following five courses;
 1748 | N 89°52'07" E, 728.48 feet; N 89°52'44" E, 1251.91
 1749 | feet; N 89°50'43" E, 190.56 feet to a point on a non-
 1750 | tangent curve concave Northeasterly having a radius of

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1751 814.00 feet, and a central angle of 20°35'33"; from a
 1752 tangent bearing of S 19°06'55" E run Southeasterly
 1753 along the arc of said curve, 292.56 feet; to a point
 1754 on a non-tangent curve concave Northeasterly having a
 1755 radius of 1073.93 feet, and a central angle of
 1756 17°34'32"; from a tangent bearing of S 36°35'41" E run
 1757 Southeasterly along the arc of said curve, 329.43
 1758 feet; thence departing said right of way line continue
 1759 along the aforesaid de-annexation boundary the
 1760 following courses; S 00°08'00" E, 455.76 feet; N
 1761 89°52'00" E, 20.00 feet; S 00°08'00" E, 488.84 feet
 1762 to a point on a non-tangent curve concave Westerly
 1763 having a radius of 1759.86 feet, and a central angle
 1764 of 33°38'13"; from a tangent bearing of S 00°08'08" E
 1765 run Southerly along the arc of said curve, 1033.17
 1766 feet; S 33°30'09" W, 1183.50 feet to a point of
 1767 curvature of a curve concave Southeasterly having a
 1768 radius of 2059.86 feet, and a central angle of
 1769 14°13'45"; run Southwesterly along the arc of said
 1770 curve, 511.56 feet; to a point on a non-tangent curve
 1771 concave Northerly having a radius of 1457.89 feet, and
 1772 a central angle of 12°05'33"; from a tangent bearing
 1773 of S 82°51'48" W run Westerly along the arc of said
 1774 curve, 307.69 feet; to a point of compound curvature
 1775 of a curve concave Northerly having a radius of

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1776 1457.79 feet, and a central angle of 29°15'05"; run
 1777 Westerly along the arc of said curve, 744.25 feet; N
 1778 34°12'14" E, 149.99 feet; N 38°16'56" W, 139.49 feet;
 1779 N 20°31'56" W, 110.01 feet; N 70°14'49" W, 129.46
 1780 feet; N 45°48'22" W, 132.54 feet; S 89°14'11" W,
 1781 181.70 feet to a point on a non-tangent curve concave
 1782 Easterly having a radius of 1457.85 feet, and a
 1783 central angle of 47°22'50"; from a tangent bearing of
 1784 N 30°17'44" W run Northerly along the arc of said
 1785 curve, 1205.56 feet; N 17°05'06" E, 386.62 feet; S
 1786 72°54'50" E, 290.44 feet; N 10°23'11" E, 320.40 feet;
 1787 N 04°30'12" E, 320.81 feet; N 87°47'48" W, 244.99
 1788 feet to a point on a non-tangent curve concave
 1789 Westerly having a radius of 1597.84 feet, and a
 1790 central angle of 11°17'38"; from a tangent bearing of
 1791 N 02°12'13" E run Northerly along the arc of said
 1792 curve, 314.96 feet; N 09°05'25" W, 282.87 feet to a
 1793 point of curvature of a curve concave Easterly having
 1794 a radius of 1457.85 feet, and a central angle of
 1795 09°05'25"; run Northerly along the arc of said curve,
 1796 231.30 feet; N 00°00'00" E, 186.09 feet; N 44°56'12"
 1797 E, 42.49 feet to the Point of Beginning, containing
 1798 191.436 Acres, more or less.

1800 AND

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2023B Legislature

1801
 1802 A parcel of land lying in Sections 12 and 13, Township
 1803 25 South, Range 27 East and Section 7, Township 25
 1804 South, Range 28 East, Osceola County, Florida, and
 1805 being more particularly described as follows:
 1806
 1807 Commence at the Northwest corner of said Section 7,
 1808 run along the West line of the Northwest 1/4 of said
 1809 Section 7, S 00°16'52" W, 182.00 feet, to a point on
 1810 Southerly right of way line of State Road 530 and a
 1811 point on the boundary of de-annexation Resolution No.
 1812 291 as described in Official Records Book 1235, Page
 1813 1769 of the Public Records of Osceola County, Florida,
 1814 and the Point of Beginning; thence run along said de-
 1815 annexation boundary the following courses; N 89°36'48"
 1816 E, 1370.16 feet to a point on a non-tangent curve
 1817 concave Southerly having a radius of 2774.79 feet, and
 1818 a central angle of 14°35'33"; from a tangent bearing
 1819 of S 87°18'45" E run Easterly along the arc of said
 1820 curve, 706.70 feet; S 72°43'12" E, 120.32 feet; S
 1821 68°43'12" E, 476.40 feet to a point of curvature of a
 1822 curve concave Southwesterly having a radius of 310.00
 1823 feet, and a central angle of 64°11'44"; run
 1824 Southeasterly along the arc of said curve, 347.33
 1825 feet; to a point of compound curvature of a curve

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1826 concave Westerly having a radius of 710.00 feet, and a
 1827 central angle of 43°41'01"; run Southerly along the
 1828 arc of said curve, 541.32 feet; S 39°09'33" W, 593.50
 1829 feet; S 39°49'53" W, 428.75 feet to a point on a non-
 1830 tangent curve concave Northwesterly having a radius of
 1831 17038.73 feet, and a central angle of 00°07'01"; from
 1832 a tangent bearing of S 39°57'15" W run Southwesterly
 1833 along the arc of said curve, 34.76 feet; to a point of
 1834 compound curvature of a curve concave Northwesterly
 1835 having a radius of 17038.73 feet, and a central angle
 1836 of 00°07'00"; run Southwesterly along the arc of said
 1837 curve, 34.73 feet; to a point of compound curvature of
 1838 a curve concave Northwesterly having a radius of
 1839 17038.73 feet, and a central angle of 05°07'15"; run
 1840 Southwesterly along the arc of said curve, 1522.83
 1841 feet; to a point of reverse curvature of a curve
 1842 concave Southeasterly having a radius of 17338.73
 1843 feet, and a central angle of 07°18'35"; run
 1844 Southwesterly along the arc of said curve, 2212.08
 1845 feet; to a point of compound curvature of a curve
 1846 concave Southeasterly having a radius of 17338.73
 1847 feet, and a central angle of 03°23'57"; run
 1848 Southwesterly along the arc of said curve, 1028.62
 1849 feet; to a point of reverse curvature of a curve
 1850 concave Northwesterly having a radius of 17038.73

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1851 feet, and a central angle of 05°03'27"; run
 1852 Southwesterly along the arc of said curve, 1503.98
 1853 feet; S 44°18'34" W, 2356.77 feet to a point on a
 1854 non-tangent curve concave Northerly having a radius of
 1855 451.67 feet, and a central angle of 120°17'51"; from
 1856 a tangent bearing of S 44°19'15" W run Westerly along
 1857 the arc of said curve, 948.32 feet; to a point of
 1858 compound curvature of a curve concave Easterly having
 1859 a radius of 1767.86 feet, and a central angle of
 1860 30°38'14"; run Northerly along the arc of said curve,
 1861 945.31 feet; N 15°15'17" E, 57.43 feet; N 74°44'43"
 1862 W, 42.00 feet; N 10°06'45" E, 301.24 feet; N
 1863 15°17'20" E, 293.98 feet to a point on a non-tangent
 1864 curve concave Westerly having a radius of 2009.86
 1865 feet, and a central angle of 28°47'54"; from a
 1866 tangent bearing of N 15°18'05" E run Northerly along
 1867 the arc of said curve, 1010.21 feet; N 13°29'49" W,
 1868 750.50 feet to a point of curvature of a curve concave
 1869 Easterly having a radius of 1809.86 feet, and a
 1870 central angle of 30°18'27"; run Northerly along the
 1871 arc of said curve, 957.35 feet; N 46°27'10" E, 105.97
 1872 feet; to a point on a non-tangent curve concave
 1873 Southeasterly having a radius of 1759.86 feet, and a
 1874 central angle of 13°41'33"; from a tangent bearing of
 1875 N 19°48'38" E run Northeasterly along the arc of said

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1876 curve, 420.57 feet; N 33°30'11" E, 1183.50 feet to a
 1877 point of curvature of a curve concave Westerly having
 1878 a radius of 2059.86 feet, and a central angle of
 1879 33°23'10"; run Northerly along the arc of said curve,
 1880 1200.27 feet; N 05°42'05" E, 369.98 feet to a point
 1881 of curvature of a curve concave Southeasterly having a
 1882 radius of 426.87 feet, and a central angle of
 1883 56°29'55"; run Northeasterly along the arc of said
 1884 curve, 420.93 feet; N 62°12'02" E, 1022.85 feet to a
 1885 point of curvature of a curve concave Southerly having
 1886 a radius of 1789.72 feet, and a central angle of
 1887 15°19'53"; run Easterly along the arc of said curve,
 1888 478.90 feet; to a point on a non-tangent curve concave
 1889 Southerly having a radius of 1791.86 feet, and a
 1890 central angle of 03°26'13"; from a tangent bearing of
 1891 N 78°45'37" E run Easterly along the arc of said
 1892 curve, 107.49 feet; to a point of compound curvature
 1893 of a curve concave Southerly having a radius of
 1894 2181.28 feet, and a central angle of 06°37'08"; run
 1895 Easterly along the arc of said curve, 251.98 feet; N
 1896 88°49'08" E, 659.02 feet; N 89°50'46" E, 591.75 feet
 1897 to the Point of Beginning, containing 744.473 acres,
 1898 more or less.

1900 AND

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2023B Legislature

1901
 1902 A parcel of land lying in Sections 12, 13, 23 and 24,
 1903 Township 25 South, Range 27 East Sections 7, 8, 9, 17
 1904 through 20 and 30, Township 25 South, Range 28 East,
 1905 Osceola County, Florida, and being more particularly
 1906 described as follows:

1907
 1908 Commence at the Northwest corner of said Section 9,
 1909 run along the West line of the Northwest 1/4 of said
 1910 Section 9, S 00°08'49" E, 132.00 feet, to a point on
 1911 Southerly right of way line of State Road 530 and a
 1912 point on the boundary of de-annexation Resolution No.
 1913 291 as described in Official Records Book 1235, Page
 1914 1769 of the Public Records of Osceola County, Florida,
 1915 and the Point of Beginning; thence run along said de-
 1916 annexation boundary the following courses; N 89°47'42"
 1917 E, 622.99 feet to a point on a non-tangent curve
 1918 concave Northeasterly having a radius of 450.00 feet,
 1919 and a central angle of 59°52'20"; from a tangent
 1920 bearing of S 00°12'18" E run Southeasterly along the
 1921 arc of said curve, 470.24 feet; S 60°04'38" E, 118.30
 1922 feet to a point of curvature of a curve concave
 1923 Southwesterly having a radius of 150.00 feet, and a
 1924 central angle of 60°00'00"; run Southeasterly along
 1925 the arc of said curve, 157.08 feet; N 89°55'21" E,

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1926 40.00 feet; S 00°04'25" E, 2369.91 feet; N 89°56'33"
 1927 E, 50.00 feet; S 00°03'27" E, 512.31 feet; S
 1928 00°03'27" E, 358.24 feet; S 47°23'03" W, 1794.78
 1929 feet; N 75°57'54" W, 2061.55 feet; S 53°52'46" W,
 1930 4747.05 feet; S 13°19'33" E, 1235.00 feet; S
 1931 57°29'14" E, 837.20 feet; S 26°03'58" E, 3172.66
 1932 feet; S 45°00'05" E, 707.11 feet; S 09°55'30" W,
 1933 2030.39 feet; N 65°37'30" W, 1163.91 feet; N
 1934 44°47'06" W, 1831.04 feet; S 48°53'12" W, 715.92
 1935 feet; N 65°37'30" W, 341.01 feet; N 26°33'59" W,
 1936 2124.26 feet; S 68°44'53" W, 965.66 feet; S
 1937 16°54'23" E, 5330.34 feet; S 50°31'34" W, 1101.14
 1938 feet; N 41°38'06" W, 4214.56 feet; N 18°02'08" W,
 1939 2261.08 feet; S 89°59'55" W, 1650.00 feet; S
 1940 00°00'05" E, 1224.24 feet; S 35°39'14" W, 1200.88
 1941 feet; S 89°59'55" W, 1800.00 feet; N 34°46'45" W,
 1942 1157.70 feet; N 27°43'20" W, 492.90 feet; N
 1943 01°09'30" W, 124.30 feet; N 50°54'37" W, 282.74 feet;
 1944 S 59°21'14" W, 36.00 feet; N 38°52'34" W, 156.01
 1945 feet; N 39°57'15" E, 502.67 feet; N 43°58'16" E,
 1946 1918.88 feet to a point of curvature of a curve
 1947 concave Southerly having a radius of 622.20 feet, and
 1948 a central angle of 73°46'51"; run Easterly along the
 1949 arc of said curve, 801.22 feet; to a point of compound
 1950 curvature of a curve concave Southwesterly having a

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1951 radius of 2405.91 feet, and a central angle of
 1952 15°39'49"; run Southeasterly along the arc of said
 1953 curve, 657.74 feet; to a point on a non-tangent curve
 1954 concave Southwesterly having a radius of 3677.60 feet,
 1955 and a central angle of 09°13'43"; from a tangent
 1956 bearing of S 46°35'06" E run Southeasterly along the
 1957 arc of said curve, 592.35 feet; S 37°21'28" E, 61.64
 1958 feet; N 52°38'37" E, 295.00 feet; N 37°21'24" W,
 1959 236.29 feet; N 33°58'59" W, 295.13 feet to a point of
 1960 curvature of a curve concave Easterly having a radius
 1961 of 724.53 feet, and a central angle of 32°07'27"; run
 1962 Northerly along the arc of said curve, 406.22 feet; N
 1963 01°51'30" W, 914.66 feet to a point of curvature of a
 1964 curve concave Easterly having a radius of 1433.91
 1965 feet, and a central angle of 30°54'26"; run Northerly
 1966 along the arc of said curve, 773.50 feet; N 31°08'21"
 1967 E, 714.41 feet; N 32°17'07" E, 68.88 feet to a point
 1968 of curvature of a curve concave Southeasterly having a
 1969 radius of 4489.66 feet, and a central angle of
 1970 06°27'44"; run Northeasterly along the arc of said
 1971 curve, 506.37 feet; N 38°44'50" E, 91.15 feet; N
 1972 51°13'07" W, 15.63 feet; N 39°57'15" E, 399.78 feet
 1973 to a point of curvature of a curve concave
 1974 Southeasterly having a radius of 17028.73 feet, and a
 1975 central angle of 05°21'16"; run Northeasterly along

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1976 the arc of said curve, 1591.38 feet; to a point of
 1977 reverse curvature of a curve concave Northwesterly
 1978 having a radius of 17348.73 feet, and a central angle
 1979 of 00°22'04"; run Northeasterly along the arc of said
 1980 curve, 111.39 feet; N 45°03'33" W, 10.00 feet to a
 1981 point on a non-tangent curve concave Northwesterly
 1982 having a radius of 17341.08 feet, and a central angle
 1983 of 04°36'46"; from a tangent bearing of N 44°56'25" E
 1984 run Northeasterly along the arc of said curve, 1396.13
 1985 feet; to a point of compound curvature of a curve
 1986 concave Northwesterly having a radius of 17338.73
 1987 feet, and a central angle of 05°43'39"; run
 1988 Northeasterly along the arc of said curve, 1733.24
 1989 feet; to a point of reverse curvature of a curve
 1990 concave Southeasterly having a radius of 17038.73
 1991 feet, and a central angle of 05°21'16"; run
 1992 Northeasterly along the arc of said curve, 1592.32
 1993 feet; N 39°57'15" E, 942.63 feet; N 44°36'59" E,
 1994 348.99 feet to a point on a non-tangent curve concave
 1995 Southeasterly having a radius of 1342.44 feet, and a
 1996 central angle of 24°30'00"; from a tangent bearing of
 1997 N 44°44'08" E run Northeasterly along the arc of said
 1998 curve, 574.04 feet; N 69°14'08" E, 1832.61 feet; S
 1999 47°43'15" E, 1148.63 feet; S 37°11'45" E, 2082.95
 2000 feet; N 52°48'15" E, 150.00 feet; N 37°11'45" W,

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2001 2096.77 feet; N 47°43'15" W, 1086.16 feet; N
 2002 69°14'08" E, 104.92 feet to a point of curvature of a
 2003 curve concave Southerly having a radius of 1342.40
 2004 feet, and a central angle of 19°21'25"; run Easterly
 2005 along the arc of said curve, 453.52 feet; N 88°35'33"
 2006 E, 600.08 feet; N 83°15'36" E, 300.22 feet; thence N
 2007 89°45'45" E, 3676.81 feet to the Point of Beginning,
 2008 containing 2908.288 acres, more or less.

2009
 2010 AND

2011
 2012 A parcel of land lying in Sections 23 through 26,
 2013 Township 25 South, Range 27 East and Section 30,
 2014 Township 25 South, Range 28 East, Osceola County,
 2015 Florida, and being more particularly described as
 2016 follows:

2017
 2018 Commence at the Southeast corner of said Section 26,
 2019 run along the East line of the Southeast 1/4 of said
 2020 Section 26, N 00°04'03" W, 120.00 feet, to a point on
 2021 the boundary of de-annexation Resolution No. 291 as
 2022 described in Official Records Book 1235, Page 1769 of
 2023 the Public Records of Osceola County, Florida, and the
 2024 Point of Beginning; thence run along said de-
 2025 annexation boundary the following courses; S 89°49'18"

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2026 W, 678.98 feet; S 89°56'16" W, 41.46 feet; S 89°50'14"
 2027 W, 486.92 feet; N 00°08'08" W, 333.91 feet; N
 2028 00°07'57" W, 177.25 feet; N 00°01'07" W, 178.96 feet;
 2029 N 00°03'44" W, 631.66 feet; S 89°52'13" W, 494.06
 2030 feet; S 89°55'05" W, 828.90 feet; N 90°00'00" W, 5.12
 2031 feet; N 00°08'06" W, 251.46 feet; N 00°08'09" W,
 2032 394.13 feet N 00°08'11" W, 655.92 feet; N 00°13'25" W,
 2033 23.67 feet; S 89°55'00" W, 128.49 feet; N 89°31'49" W,
 2034 397.18 feet; N 89°31'34" W, 122.10 feet; N 89°32'10"
 2035 W, 47.99 feet; N 89°31'47" W, 361.14 feet; N 89°31'38"
 2036 W, 68.77 feet; N 89°32'02" W, 98.33 feet; N 89°31'40"
 2037 W, 203.89 feet; N 09°35'39" W, 23.58 feet; N 34°30'31"
 2038 E, 3.49 feet; N 89°39'50" W, 46.97 feet; S 89°55'09"
 2039 W, 105.90 feet; N 00°00'26" W, 1997.80 feet; N
 2040 39°37'22" E, 1530.02 feet; N 39°37'22" E, 3105.08
 2041 feet; S 25°35'45" E, 1405.42 feet; S 48°02'51" W,
 2042 2129.92 feet; S 27°09'04" E, 2191.46 feet; N 89°59'55"
 2043 E, 429.40 feet; N 42°34'45" E, 61.38 feet; N 77°28'31"
 2044 E, 6.16 feet; S 80°50'28" E, 42.95 feet; S 76°40'19"
 2045 E, 50.95 feet; N 78°08'48" E, 34.33 feet; S 30°04'17"
 2046 E, 4.22 feet; S 76°06'37" E, 130.56 feet; N 89°59'55"
 2047 E, 618.64 feet; N 00°00'05" W, 1750.00 feet; S
 2048 85°45'54" E, 2707.40 feet; S 38°39'40" E, 320.15 feet;
 2049 S 01°48'36" E, 382.26 feet; S 54°54'10" W, 2031.38
 2050 feet; S 34°49'33" E, 1400.89 feet; N 66°34'12" E,

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2051 2012.03 feet; N 89°59'55" E, 1596.15 feet; S 41°29'52"
 2052 E, 1068.10 feet; S 16°30'11" W, 1408.01 feet; S
 2053 60°01'01" W, 808.14 feet; N 44°46'55" W, 709.83 feet;
 2054 N 00°00'05" W, 700.00 feet; S 89°59'55" W, 1100.00
 2055 feet; S 15°22'30" W, 829.70 feet; S 89°59'55" W,
 2056 620.00 feet; S 00°00'05" E, 250.00 feet; N 89°45'12"
 2057 E, 331.16 feet; N 22°25'57" E, 47.85 feet; N 32°49'38"
 2058 W, 99.62 feet; N 06°38'41" W, 20.86 feet; N 67°06'55"
 2059 E, 58.35 feet; N 80°46'35" E, 124.29 feet; N 59°15'21"
 2060 E, 74.38 feet; N 76°39'34" E, 72.66 feet; S 59°47'48"
 2061 E, 57.26 feet; S 54°56'34" E, 123.34 feet; S 58°10'29"
 2062 E, 79.63 feet; S 30°10'31" E, 44.20 feet; S 06°24'36"
 2063 E, 107.82 feet; S 11°28'54" W, 73.24 feet; S 17°38'04"
 2064 W, 10.26 feet; S 67°56'29" E, 225.59 feet; N 45°25'09"
 2065 E, 16.32 feet; S 61°51'19" E, 58.22 feet; S 30°56'12"
 2066 E, 14.64 feet; S 67°56'29" E, 748.10 feet; S 89°54'33"
 2067 W, 2032.92 feet; S 89°51'55" W, 2644.56 feet; S
 2068 00°04'03" E, 79.89 feet to the Point of Beginning,
 2069 containing 829.136 acres, more or less.

2070
 2071 Containing in aggregate 6127.098 acres more or less in
 2072 Osceola County Florida.

2073
 2074 Section 2. Applicability of certain provisions of chapter
 2075 298, Florida Statutes.—Chapter 298, Florida Statutes, and all

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2076 amendments thereto, now existing or hereafter enacted, are
 2077 applicable to the Central Florida Tourism Oversight District
 2078 insofar as they are not inconsistent with the provisions of this
 2079 act or any subsequent special acts relating to the Central
 2080 Florida Tourism Oversight District. Except as otherwise provided
 2081 in this act, the Central Florida Tourism Oversight District
 2082 shall have all of the powers and authorities provided by chapter
 2083 298, Florida Statutes, and acts amendatory thereof.

2084 Notwithstanding the foregoing, the provisions of ss. 298.11,
 2085 298.12, 298.14, 298.15, 298.17, 298.18, 298.20, 298.23, 298.24,
 2086 298.25, 298.41, 298.48, 298.52, 298.56, 298.57, 298.61, 298.70,
 2087 298.71, 298.72, 298.73, and 298.74, Florida Statutes, and
 2088 amendments thereto, do not apply to the Central Florida Tourism
 2089 Oversight District.

2090 Section 3. Definitions.—Unless the context indicates
 2091 otherwise, the following words as used in this act shall have
 2092 the following meanings:

2093 (1) "Assessable improvements" includes, without
 2094 limitation, any and all drainage and land reclamation works and
 2095 facilities, sewer systems, storm sewers and drains, water
 2096 systems, reclaimed water systems, streets, roads, or other
 2097 infrastructure projects of the district, or that portion or
 2098 portions thereof, local in nature and of special benefit to the
 2099 premises or lands served thereby, and any and all modifications,
 2100 improvements, and enlargements thereof.

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2101 (2) "Board of supervisors" or "board" means the Board of
 2102 Supervisors of the Central Florida Tourism Oversight District.

2103 (3) "Bond" includes "certificate," and provisions
 2104 applicable to bonds shall be equally applicable to certificates.
 2105 "Bond" includes general obligation bonds, assessment bonds,
 2106 refunding bonds, excise tax bonds, revenue bonds, and such other
 2107 obligations in the nature of bonds as are provided for in this
 2108 act.

2109 (4) "Cost," when used with reference to any project,
 2110 includes, but is not limited to, the expenses of determining the
 2111 feasibility or practicability of acquisition, construction, or
 2112 reconstruction; the cost of surveys, estimates, plans, and
 2113 specifications; the cost of acquisition, construction, or
 2114 reconstruction; the cost of improvements; engineering, fiscal,
 2115 and legal expenses and charges; the cost of all labor,
 2116 materials, machinery, and equipment; the cost of all lands,
 2117 properties, rights, easements, and franchises acquired; federal,
 2118 state, and local taxes and assessments; financing charges; the
 2119 creation of initial reserve and debt service funds; working
 2120 capital; interest charges incurred or estimated to be incurred
 2121 on money borrowed prior to and during construction and
 2122 acquisition and for such period of time after completion of
 2123 construction or acquisition as the board of supervisors may
 2124 determine; the cost of issuance of bonds pursuant to this act,
 2125 including advertisements and printing; the cost of any election

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2126 held pursuant to this act and all other expenses of issuance of
 2127 bonds; discount, if any, on the sale or exchange of bonds;
 2128 administrative expenses; such other expenses as may be necessary
 2129 or incidental to the acquisition, construction, or
 2130 reconstruction of any project or to the financing thereof, or
 2131 the development of any lands within the district; and
 2132 reimbursement of any public or private body, person, firm, or
 2133 corporation for any moneys advanced in connection with any of
 2134 the foregoing items of cost. Any obligation or expense incurred
 2135 prior to the issuance of bonds in connection with the
 2136 acquisition, construction, or reconstruction of any project or
 2137 improvements thereon, or in connection with any other
 2138 development of land that the board of supervisors determines to
 2139 be necessary, or that is otherwise authorized by general law or
 2140 this act, in carrying out the purposes of this act, may be
 2141 treated as a part of such cost.

2142 (5) "District" means the Central Florida Tourism Oversight
 2143 District.

2144 (6) "Parking facilities" means lots, garages, parking
 2145 terminals, and other structures (either single-level or
 2146 multilevel and either at, above, or below the surface) for the
 2147 off-street parking of motor vehicles, open to public use with or
 2148 without a fee, including, but without limiting the generality of
 2149 the foregoing, facilities for trucks and buses, waiting rooms,
 2150 lockers, and, if deemed necessary by the board of supervisors,

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2151 or otherwise authorized by general law or this act, space to be
 2152 leased for such uses as the board deems advisable, and all
 2153 facilities appurtenant thereto, including on-street parking
 2154 meters, and all property rights, easements, and interests
 2155 relating thereto which the board deems necessary, or that are
 2156 otherwise authorized by general law or this act, for the
 2157 construction or operation thereof.

2158 (7) "Plat" means a map or drawing depicting the division
 2159 of lands into lots, blocks, parcels, tracts, sites, or other
 2160 divisions, however the same may be designated.

2161 (8) "Project" means any development, improvement,
 2162 property, utility, facility, works, road, sidewalk, enterprise,
 2163 service, or convenience, including, without limitation, public
 2164 transportation facilities and devices and telephone and other
 2165 communication facilities and services, now existing or hereafter
 2166 undertaken or established, that under the provisions of this act
 2167 or under chapter 298, Florida Statutes, the district is
 2168 authorized to construct, acquire, undertake, or furnish for its
 2169 own use or for the use of any other person, firm, or
 2170 corporation, owning, leasing, or otherwise using the same, for
 2171 any profit or nonprofit purpose or activity, and shall include,
 2172 without limitation, such repairs, replacements, additions,
 2173 extensions, and betterments of and to any project as may be
 2174 deemed necessary by the board of supervisors to place or to
 2175 maintain such project in proper condition for the safe,

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2176 efficient, and economic operation thereof.

2177 (9) "Sewer system" means any plant, system, facility, or
 2178 property and additions, extensions, and improvements thereto at
 2179 any future time constructed or acquired as part thereof, useful
 2180 or necessary or having the present capacity for future use in
 2181 connection with the collection, treatment, purification, or
 2182 disposal of sewage, including, without limitation, industrial
 2183 wastes resulting from any processes of industry, manufacture,
 2184 trade, or business or from the development of any natural
 2185 resources; and, without limiting the generality of the
 2186 foregoing, shall include treatment plants, pumping stations,
 2187 lift stations, valves, force mains, intercepting sewers,
 2188 laterals, pressure lines, mains, and all necessary appurtenances
 2189 and equipment, all sewer mains, laterals, and other devices for
 2190 the reception and collection of sewage from premises connected
 2191 therewith, and all real and personal property and any interest
 2192 therein, rights, easements, and franchises of any nature
 2193 whatsoever relating to any such system and necessary or
 2194 convenient for the operation thereof.

2195 (10) "Subdivision" means the division of a parcel of land,
 2196 whether improved or unimproved, into two or more lots or parcels
 2197 of land for the purpose, whether immediate or future, of
 2198 transfer of ownership or building development where the
 2199 subdivider advocates, proposes, suggests, or exhibits a proposed
 2200 plan, map, or plat of development of the land or where the

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2201 subdivider proposes to create a street, right-of-way, or
 2202 easement that joins or connects to an existing public street for
 2203 ingress and egress or an existing easement, or to change an
 2204 existing public street or easement.

2205 (11) "Waste collection and disposal system" means all the
 2206 facilities of the district for the collection and disposal of
 2207 garbage and other waste matter, except sewage but including
 2208 liquid waste material from septic tank and grease trap systems,
 2209 together with digested sludge from sewage treatment plants, and
 2210 shall include all such facilities, including incinerators,
 2211 composting plants, or other means of disposal constructed or
 2212 acquired pursuant to the provisions of this act, or hereafter
 2213 constructed or acquired by the district from any other source
 2214 whatsoever.

2215 (12) "Water and flood control facilities" means any
 2216 canals, ditches, or other drainage facilities, reservoirs,
 2217 lakes, ponds, dams, levees, sluiceways, dredging holding basins,
 2218 floodways, pumping stations, or any other works, structures, or
 2219 facilities for the conservation, control, development,
 2220 utilization, and disposal of water, and any purposes
 2221 appurtenant, necessary, or incidental thereto, and includes all
 2222 real and personal property and any interest therein, rights,
 2223 easements, and franchises of any nature relating to any such
 2224 water and flood control facilities or necessary or convenient
 2225 for the acquisition, construction, reconstruction, operation, or

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2226 maintenance thereof.

2227 (13) "Water system" means any plant, system, facility, or
 2228 property and additions, extensions, and improvements thereto at
 2229 any future time constructed or acquired as part thereof, useful
 2230 or necessary or having the present capacity for future use in
 2231 connection with the development of sources, treatment, or
 2232 purification and distribution of water for domestic or
 2233 industrial use and, without limiting the generality of the
 2234 foregoing, includes dams, reservoirs, lakes, ponds, storage
 2235 tanks, mains, lines, valves, pumping stations, laterals, and
 2236 pipes for the purpose of carrying water to the premises
 2237 connected with such system, and all real and personal property
 2238 and any interests therein, rights, easements, and franchises of
 2239 any nature whatsoever relating to any such system and necessary
 2240 for the operation thereof.

2241 Section 4. Board of supervisors; appointments;
 2242 organization; term of office; quorum; annual meetings, report,
 2243 and minutes.—

2244 (1) The Board of Supervisors of the Central Florida
 2245 Tourism Oversight District shall be the governing body of the
 2246 district, shall have controlling authority over the district,
 2247 and shall exercise the powers granted to the district under this
 2248 act and under chapters 189 and 298, Florida Statutes. The board
 2249 of supervisors shall consist of five members appointed by the
 2250 Governor and confirmed by the Senate, with one member designated

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2251 as chair of the board of supervisors and one member designated
 2252 as vice chair. Each member shall hold office for a term of 4
 2253 years and until a successor is chosen and qualified, except that
 2254 for the initial appointments made after the effective date of
 2255 this act, two members shall be appointed to serve a term of 2
 2256 years. Furthermore, each member initially appointed to the board
 2257 of supervisors must replace the board member who has been
 2258 serving on the board for the greatest amount of time to date.
 2259 Members may not serve more than three consecutive terms.
 2260 (2) For appointments made pursuant to this act:
 2261 (a) All members shall be Florida residents.
 2262 (b) Consideration should be given for members from a broad
 2263 range of fields including, but not limited to, experience in
 2264 accounting, business management, construction, cybersecurity or
 2265 data privacy, engineering, environmental sciences, financial
 2266 management, infrastructure management, land use, permitting,
 2267 public administration, public safety, transportation, or utility
 2268 operations and management.
 2269 (c) The following persons are ineligible to serve on the
 2270 board:
 2271 1. Any person who, within the past 3 years, has been an
 2272 officer, owner, director, employee, agent, contractor, or
 2273 subcontractor of, or has had a contractual relationship with a
 2274 business entity that owns or operates a theme park or
 2275 entertainment complex as defined in s. 509.013(9), Florida

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2276 Statutes, or a parent company, subsidiary, or sibling
 2277 organization under common ownership or control with a business
 2278 entity that owns or operates a theme park or entertainment
 2279 complex.

2280 2. Any relative as defined in s. 112.3143, Florida
 2281 Statutes, of a person ineligible under subparagraph 1.

2282 (3) Following appointment, if a member becomes ineligible
 2283 to serve on the board under paragraph (2)(c), a vacancy in
 2284 office shall occur and the Governor shall file an executive
 2285 order pursuant to s. 114.01, Florida Statutes.

2286 (4) Any vacancy that occurs on the board of supervisors
 2287 shall be filled in the same manner as the original appointment
 2288 for the unexpired term of that seat.

2289 (5)(a) All meetings of the board of supervisors shall be
 2290 open, and reasonable notice shall be provided to the public, as
 2291 required by law.

2292 (b) The board of supervisors shall meet at least once per
 2293 month to conduct all necessary business of the district and may
 2294 conduct additional meetings, including emergency meetings, as
 2295 necessary.

2296 (c) A majority of the members of the board of supervisors
 2297 shall constitute a quorum.

2298 (d) The board of supervisors may adopt and enforce
 2299 reasonable rules governing the conduct of its members provided
 2300 that no board member may be suspended or removed from office

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2301 except as provided in s. 112.511, Florida Statutes.

2302 (e) The board of supervisors may adopt and enforce
 2303 reasonable rules governing the procedures, order of business,
 2304 and rules of decorum for its meetings.

2305 (6) The board of supervisors shall, by at least three
 2306 affirmative votes, appoint and may, at any time, remove:

2307 (a) A clerk of the board. The clerk may be a district
 2308 employee or an independent contractor. The clerk is responsible
 2309 for taking and preserving for the public record minutes of all
 2310 board meetings and performing other duties as may be assigned by
 2311 the board.

2312 (b) A district administrator. The district administrator
 2313 must be a district employee but may be an independent contractor
 2314 on an interim basis. The district administrator is the chief
 2315 executive officer of the district and is in charge of the day-
 2316 to-day operations of the district subject to the board of
 2317 supervisor's direction and policy decisions. The district
 2318 administrator has such functions, duties, and powers as the
 2319 board of supervisors may prescribe and performs any other duties
 2320 as may be assigned by the board.

2321 (c) A general counsel to the district. The general counsel
 2322 must be a Florida licensed attorney having experience
 2323 representing government entities. The district may contract with
 2324 a law firm to provide general counsel services and other legal
 2325 services to the district.

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2326 (7) The board of supervisors shall keep a permanent record
 2327 book entitled "Record of Governing Board of Central Florida
 2328 Tourism Oversight District," in which shall be recorded minutes
 2329 of all meetings, resolutions, proceedings, certificates, bonds
 2330 given by all employees, and any and all corporate acts, which
 2331 book shall be open to public inspection as required by law. Such
 2332 record book shall be kept at an office or other regular place of
 2333 business maintained by the board of supervisors in Orange County
 2334 or Osceola County.

2335 (8) (a) The board of supervisors shall submit an annual
 2336 report to the Department of Financial Services pursuant to s.
 2337 218.32, Florida Statutes, with a copy to the Governor, the
 2338 President of the Senate, and the Speaker of the House of
 2339 Representatives.

2340 (b) Notwithstanding s. 189.08(9), Florida Statutes, the
 2341 board of supervisors shall submit a public facilities report and
 2342 related annual notices required by s. 189.08, Florida Statutes,
 2343 to the Governor, the President of the Senate, and the Speaker of
 2344 the House of Representatives.

2345 (c) The district shall maintain a website with the
 2346 information required by s. 189.069, Florida Statutes.

2347 (d) The board of supervisors shall submit to the Governor,
 2348 the President of the Senate, and the Speaker of the House of
 2349 Representatives, within 1 year after the effective date of this
 2350 act, and every 5 years thereafter, a report that includes a

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2351 review of all remaining powers and authorities included herein
 2352 and any recommendations for consideration of eliminating said
 2353 powers and authorities for potential repeal by the Legislature.

2354 Section 5. Compensation of board.—Each supervisor shall
 2355 serve without compensation but may be reimbursed for per diem
 2356 and travel expenses as provided in s. 112.061, Florida Statutes,
 2357 for attending meetings of the board of supervisors or performing
 2358 official duties pertaining to the district.

2359 Section 6. Treasurer; depositories; fiscal agent.—

2360 (1) The board of supervisors shall designate a person who
 2361 is a resident of the State of Florida, or a bank or trust
 2362 company organized under the laws of the State of Florida, as
 2363 treasurer of the district, who shall have charge of the funds of
 2364 the district. Such funds shall be disbursed only upon the order
 2365 of or pursuant to the resolution of the board of supervisors by
 2366 warrant or check signed by the treasurer, or by such other
 2367 person as may be authorized by the board. The treasurer shall
 2368 perform such other or additional powers and duties and receive
 2369 such compensation as the board of supervisors deems appropriate.
 2370 The board of supervisors may require the treasurer to give a
 2371 bond in such amount, on such terms, and with such sureties as
 2372 may be deemed satisfactory to the board to secure the
 2373 performance by the treasurer of the delegated powers and duties.
 2374 The board of supervisors shall audit or have audited the books
 2375 of the treasurer at least once a year.

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2376 (2) The board of supervisors is authorized to select as
 2377 depositories in which the funds of the board and of the district
 2378 shall be deposited any banking corporation organized under the
 2379 laws of the State of Florida or under the national banking act,
 2380 doing business in the State of Florida, upon such terms and
 2381 conditions as to the payment of interest by such depository upon
 2382 the funds so deposited as the board deems just and reasonable.

2383 (3) The State Chief Financial Officer may from time to
 2384 time adopt, revise, and rescind rules and regulations
 2385 prescribing the qualifications of depositories of funds of the
 2386 district and establishing requirements for security to be given
 2387 by depositories with respect to such funds. In the absence of
 2388 any such rules and regulations issued by the State Chief
 2389 Financial Officer, the board of supervisors may prescribe the
 2390 qualifications of depositories and the requirements for security
 2391 to be given by depositories.

2392 (4) The board of supervisors may employ a fiscal agent,
 2393 who shall be either a resident of the State of Florida or a
 2394 corporation organized under the laws of this or any other state
 2395 and authorized by such laws to act as such fiscal agent for
 2396 municipal corporations in the State of Florida and who shall
 2397 assist in the keeping of the books of account, the receiving of
 2398 tax revenues, and the remitting of funds to pay maturing bonds
 2399 and coupons, and perform such other or additional services and
 2400 duties as fiscal agent and receive such compensation as the

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2401 board may determine.

2402 Section 7. Powers and duties of board of supervisors.—

2403 Except as otherwise provided in this act, all of the powers and

2404 duties of the district shall be exercised by and through the

2405 board of supervisors. Without limiting the generality of the

2406 foregoing, the district, by and through the board of

2407 supervisors, shall have the power and authority to:

2408 (1) Employ engineers, contractors, consultants, attorneys,

2409 auditors, agents, employees, and representatives as the board

2410 may from time to time determine, on such terms and conditions as

2411 the board may approve, and fix their compensation and duties.

2412 The board of supervisors may delegate to the district

2413 administrator employee hiring and termination decisions and

2414 certain procurement decisions for retaining professional

2415 services and other consultants and contractors.

2416 (2) Adopt bylaws, rules, resolutions, and orders

2417 prescribing the powers, duties, and functions of the officers of

2418 the district, the conduct of the business of the district, the

2419 maintenance of records, and the form of certificates evidencing

2420 tax liens and all other documents and records of the district.

2421 The board of supervisors may adopt administrative rules and

2422 regulations with respect to any of the projects of the district,

2423 on proper notice and public hearing. Any resolution authorized

2424 by this act must be adopted at a public meeting of the board of

2425 supervisors after reading of the resolution or its title.

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2426 Reasonable notice of the public meeting must be provided at
 2427 least 10 days before the public meeting and must indicate the
 2428 board's intent to consider such resolution. Unless the board
 2429 provides otherwise, only one reading at one public meeting for
 2430 adoption is required. Any resolution adopted in accordance with
 2431 the requirements of this act shall be effective for all
 2432 statutory purposes where adoption of a resolution is required.

2433 (3) Maintain an office at such place or places as it may
 2434 designate within the district's boundaries.

2435 (4) Enter or direct the entry upon any lands, premises,
 2436 waters, or other property subject to the requirements of due
 2437 process as to privately owned property.

2438 (5) Execute all contracts and other documents, adopt all
 2439 proceedings, and perform all acts determined by the board to be
 2440 necessary or that are otherwise authorized by general law or
 2441 this act. The board of supervisors may authorize one or more
 2442 members of the board to execute contracts and other documents on
 2443 behalf of the board or the district.

2444 (6) Establish and create such departments, boards,
 2445 committees, or other entities as from time to time the board
 2446 deems necessary, or that are otherwise authorized by general law
 2447 or this act, in the performance of any acts or other things
 2448 necessary to the exercise of the powers provided in this act,
 2449 and to delegate to such departments, boards, committees, or
 2450 other entities such administrative duties and other powers as

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2451 the board deems necessary or that are otherwise authorized by
 2452 general law or this act.

2453 (7) Examine, and authorize any officer or agent of the
 2454 district to examine, the county tax rolls with respect to the
 2455 assessed valuation of the real and personal property within the
 2456 district.

2457 (8) Adopt and enforce policies governing the solicitation
 2458 and award of contracts entered into by the district.

2459 (9) Adopt and enforce employment and personnel policies
 2460 governing employees.

2461 (10) Purchase and maintain insurance policies for the
 2462 protection of the district and the district's projects,
 2463 properties, officers, employees, and agents performing work on
 2464 behalf of the district.

2465 (11) Provide for the indemnification and defense of board
 2466 members and district officers, employees, and agents pursuant to
 2467 ss. 111.07 and 111.071, Florida Statutes, or otherwise in
 2468 accordance with law.

2469 Section 8. Powers of district.—In addition to and not in
 2470 limitation of the powers and authorities of the district under
 2471 chapter 298, Florida Statutes, and amendments thereto, the
 2472 district shall have the following powers:

2473 (1) Legal proceedings.—To sue and be sued by its name in
 2474 any court of law or in equity.

2475 (2) Corporate seal.—To adopt and use a corporate seal and

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2476 to alter the same at the district's pleasure.

2477 (3) Ownership and disposition of property.—To acquire

2478 property, real, personal, or mixed, within its territorial

2479 limits, in fee simple or any lesser interest or estate, by

2480 purchase, gift, devise, lease, exchange, or otherwise on such

2481 terms and conditions as the board of supervisors deems necessary

2482 or that are otherwise authorized by general law or this act, and

2483 by eminent domain, subject to the limitations of subsection (5),

2484 all provided that the board determines that the use or ownership

2485 of such property is necessary in the furtherance of a designated

2486 lawful purpose authorized under the provisions of this act or

2487 chapter 298, Florida Statutes, and amendments thereto; to

2488 acquire mineral rights and leases; to acquire title to submerged

2489 lands and riparian rights and easements or rights-of-way with or

2490 without restrictions within the limits of the district; to

2491 accept the dedication of streets and other rights-of-way,

2492 easements, and other interests on such terms and conditions as

2493 the board may approve; to make purchase money mortgages and deed

2494 trusts and other forms of encumbrance on any property acquired

2495 by the district and to purchase property subject to purchase

2496 money mortgages, or other encumbrances; and to mortgage, hold,

2497 manage, control, convey, lease, sell, grant, or otherwise

2498 dispose of the same, and of any of the assets and properties of

2499 the district, with or without consideration.

2500 (4) Lease of facilities.—Whenever deemed necessary by the

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2501 board of supervisors, or as otherwise authorized by general law
 2502 or this act, to lease as lessor or lessee to or from any person,
 2503 firm, corporation, association, or body, public or private, any
 2504 projects of the type that the district is authorized to
 2505 undertake and facilities or property of any nature for the use
 2506 of the district and to carry out any of the purposes of the
 2507 district, subject to the limitations of section 20.

2508 (5) Eminent domain.—To exercise within the territorial
 2509 limits of the district the right and power of eminent domain in
 2510 all cases and under all circumstances provided for in ss. 298.22
 2511 and 298.62, Florida Statutes, and amendments thereto. In
 2512 addition to and not in limitation of the foregoing, the district
 2513 may also exercise the right and power of eminent domain within
 2514 the territorial limits of the district for the purpose of
 2515 condemning any real, personal, or mixed property, public or
 2516 private, including property owned by the City of Bay Lake or the
 2517 City of Lake Buena Vista, which the board of supervisors deems
 2518 necessary for the use, construction, or operation of any of the
 2519 projects of the district or otherwise to carry out any of the
 2520 purposes of the district. The power of eminent domain shall be
 2521 exercised as provided by general law. No county, municipality,
 2522 school district, or special district shall exercise the power of
 2523 eminent domain with respect to any of the properties, easements,
 2524 or rights owned by the district and lying within the district
 2525 except with the express consent of the board of supervisors.

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2526 (6) Reclamation; drainage; irrigation.—To adopt and amend
 2527 a plan of reclamation, and to own, acquire, construct,
 2528 reconstruct, equip, operate, maintain, extend, and improve
 2529 canals, ditches, ponds, lakes, reservoirs, drains, dikes,
 2530 levees, pumps, plants, and pumping systems and other works for
 2531 drainage purposes, and irrigation works, machinery, and plants.
 2532 The district shall publish its plan within 30 days after any
 2533 adoption or amendment of such plan.

2534 (7) Water and flood control; erosion control; eligibility
 2535 for state assistance.—To own, acquire, construct, reconstruct,
 2536 equip, maintain, operate, extend, and improve water and flood
 2537 control facilities; to regulate the supply and level of water
 2538 within the district; to divert waters from one area, lake, pond,
 2539 river, stream, basin, or drainage or water flood control
 2540 facility to any other area, lake, pond, river, stream, basin, or
 2541 drainage or water flood control facility; to regulate, control,
 2542 and restrict the development and use of natural or artificial
 2543 streams or bodies of water, lakes, or ponds; and to take all
 2544 measures determined by the board of supervisors to be necessary,
 2545 or that are otherwise authorized by general law or this act, to
 2546 prevent or alleviate land erosion. Subject to the limitations of
 2547 section 6 of this act, the powers granted to the district by
 2548 this subsection shall be exclusive within the area of the
 2549 district of the exercise of the same or like powers by any other
 2550 political subdivision of the state, and no other political

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2551 subdivision of the state shall within the area of the district
2552 exercise the same or like powers as are granted to the district
2553 under this subsection except upon the concurrence of the board
2554 of supervisors. The foregoing does not limit the state and its
2555 agencies from exercising state authority over the district. The
2556 Legislature finds and declares the district eligible to receive
2557 moneys, disbursements, and assistance from the state available
2558 to flood control or water management districts and navigation
2559 districts or agencies.

2560 (8) Water and sewer systems.—To own, acquire, construct,
2561 reconstruct, equip, operate, maintain, extend, and improve water
2562 systems, reclaimed water systems, and sewer systems or combined
2563 water, reclaimed water, and sewer systems; to regulate the use
2564 of sewers and the supply of potable water and nonpotable water
2565 within the district; to prohibit or regulate the use and
2566 maintenance of outhouses, privies, septic tanks, or other
2567 sanitary structures or appliances within the district; to
2568 prescribe methods of pretreatment of wastes not amenable to
2569 treatment with domestic sewage before accepting such wastes for
2570 treatment and to refuse to accept such wastes when not
2571 sufficiently pretreated as may be prescribed, and to prescribe
2572 penalties for the refusal of any person or corporation to so
2573 pretreat such wastes; to sell or otherwise dispose of the
2574 effluent, sludge, or other byproducts as a result of sewage
2575 treatment; and to construct and operate connecting,

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2576 intercepting, or outlet sewers and sewer mains and pipes and
 2577 water mains, conduits, or pipelines in, along, through, across,
 2578 on, or under any street, alley, highway, or other public place
 2579 or way within the district, when deemed necessary by the board
 2580 of supervisors or as otherwise authorized by general law or this
 2581 act.

2582 (9) Waste collection and disposal.—To own, acquire,
 2583 construct, reconstruct, equip, operate, maintain, extend, and
 2584 improve a waste collection and disposal system, and to sort,
 2585 sell, or otherwise dispose of any recyclable materials,
 2586 effluent, residue, or other byproducts of such system.

2587 (10) Mosquito and pest control; eligibility for state
 2588 aid.—To establish a program for the control, abatement, and
 2589 elimination of mosquitos and other noxious arthropods, insects,
 2590 reptiles, rodents, and other pests throughout the district and
 2591 to undertake such works and construct such facilities within the
 2592 district as may be determined by the board of supervisors to be
 2593 needed to effectuate such program or when necessary for the
 2594 health, safety, and welfare of the inhabitants, workers,
 2595 employees, or guests of or visitors to the district. The
 2596 Legislature finds and declares the district eligible to receive
 2597 state funds, supplies, services, and equipment available or that
 2598 may in the future become available to mosquito or pest control
 2599 districts.

2600 (11) Recreation facilities.—To own, acquire, construct,

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2601 reconstruct, equip, operate, maintain, extend, and improve
 2602 parks, playgrounds, picnic grounds, camping facilities, docks,
 2603 boating and fishing facilities, bathing beaches, and other water
 2604 recreation facilities.

2605 (12) Parking facilities.-To own, acquire, construct,
 2606 reconstruct, equip, operate, maintain, extend, and improve
 2607 parking facilities, to install or cause to be installed parking
 2608 meters at or near the curbs of streets, roads, and other public
 2609 ways within the district, and to adopt such regulations and
 2610 impose such charges in connection with any parking facilities
 2611 and parking meters as the board of supervisors deems necessary
 2612 or that are otherwise authorized by general law or this act.

2613 (13) Fire protection.-To own, acquire, construct,
 2614 reconstruct, equip, maintain, operate, extend, and improve fire
 2615 control facilities for the district, including fire stations,
 2616 water mains and plugs, fire trucks, and other vehicles and
 2617 equipment, and to undertake such works and construct such
 2618 facilities as may be determined necessary by the board of
 2619 supervisors, or that are otherwise authorized by general law or
 2620 this act, to carry out a program of fire prevention and fire
 2621 control within the district.

2622 (14) Transportation.-To own, acquire, construct,
 2623 reconstruct, equip, operate, maintain, extend, and improve
 2624 common, private, or contract carriers, buses, vehicles,
 2625 railroads, monorails, airplanes, helicopters, boats, and other

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2626 transportation systems and facilities as may be determined from
 2627 time to time by the board of supervisors to be useful or
 2628 appropriate to meet the transportation requirements of the
 2629 district and activities conducted within the district. In
 2630 addition, the district may own, acquire, construct, reconstruct,
 2631 equip, operate, maintain, extend, and improve helipads and sites
 2632 for vertical takeoff and landings within the boundaries of the
 2633 district.

2634 (15) Public utilities.—To own, acquire, construct,
 2635 reconstruct, equip, operate, maintain, extend, and improve
 2636 electric power plants, solar energy generating systems,
 2637 transmission lines and related facilities, gas mains and
 2638 facilities of any nature for the production, handling,
 2639 distribution, or sale of natural gas, centrally distributed
 2640 heating and air conditioning facilities and services, telephone
 2641 lines, wireless communications systems, internet, and fiber
 2642 optic cables and lines, facilities, plants, and systems, and
 2643 other communications systems of any nature, and to purchase and
 2644 sell electric power, natural gas, and other sources of power for
 2645 distribution within the district.

2646 (16) Conservation areas and sanctuaries.—To designate, set
 2647 aside, acquire, own, and maintain lands and areas within the
 2648 district as conservation areas or bird and wildlife sanctuaries,
 2649 paths, and corridors; to stock such areas with animal and plant
 2650 life and to stock water areas with fish and other aquatic life;

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2651 to adopt and enforce rules and regulations with respect thereto
 2652 and to protect and preserve the natural beauty thereof; and to
 2653 do all acts necessary, or that are otherwise authorized by
 2654 general law or this act, in order to qualify such lands and
 2655 areas as conservation areas, corridors, and sanctuaries under
 2656 any of the laws of the state or under federal law.

2657 (17) Issuance of bonds.—To issue general obligation bonds,
 2658 revenue bonds, assessment bonds, or any other bonds or
 2659 obligations authorized by the provisions of this act or any
 2660 other applicable law, or any combination of the foregoing, to
 2661 pay all or part of the cost of the acquisition, construction,
 2662 reconstruction, extension, repair, improvement, maintenance, or
 2663 operation of any project or combination of projects, to provide
 2664 for any facility, service, or other activity of the district,
 2665 and to provide for the retirement or refunding of any bonds or
 2666 obligations of the district, or for any combination of the
 2667 foregoing purposes.

2668 (18) Ancillary powers.—To own, acquire, construct,
 2669 reconstruct, equip, operate, maintain, extend, and improve such
 2670 other projects as the board of supervisors may in its discretion
 2671 find necessary, or that are otherwise authorized by general law
 2672 or this act, to accomplish the purposes of this act, and to
 2673 exercise through its board of supervisors all powers necessary,
 2674 convenient, or proper to carry out the purposes of this act.

2675 Section 9. Authority of district with respect to roads,

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2676 | bridges, street lighting, etc.-
 2677 | (1) The district shall have the powers, and shall be
 2678 | entitled to the benefits and privileges under law, of special
 2679 | road and special road and bridge districts. The district shall
 2680 | have the right and power to own, acquire, open, extend, close,
 2681 | vacate, abandon, construct, reconstruct, replace, expand,
 2682 | contract, limit, pave, operate, improve, regulate, and maintain
 2683 | highways, streets, roads, bridges, alleys, sidewalks,
 2684 | promenades, boardwalks, tunnels, interchanges, underpasses,
 2685 | overpasses, causeways, storm drains, and public thoroughfares of
 2686 | all kinds and descriptions that are located within and are owned
 2687 | and controlled by the district (hereinafter collectively and
 2688 | severally referred to as "public roads") and connections to and
 2689 | extensions of any and all existing public roads within the
 2690 | district deemed necessary or convenient by the board of
 2691 | supervisors to provide access to and from and efficient
 2692 | development, redevelopment, preservation, protection, or
 2693 | enforcement of the real property within the district; to
 2694 | regulate and control the use, encroachments in, upon, over, and
 2695 | under, and the obstruction thereof; to erect, maintain, and from
 2696 | time to time change the location of traffic control devices and
 2697 | signs and street signs; and to construct and maintain sidewalks
 2698 | and street lights along public roads and access ways and
 2699 | elsewhere in the district as may from time to time be deemed
 2700 | appropriate by the board of supervisors adequately to service

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2701 the district and its residential, park, recreational,
 2702 commercial, and industrial areas. The district has no authority
 2703 to take by eminent domain or otherwise acquire, or to prohibit
 2704 or regulate, any federal or state roadway or other
 2705 transportation facility without the consent of, respectively,
 2706 the Federal Highway Administration or the State Department of
 2707 Transportation.

2708 (2) The district shall have the right and authority to
 2709 contract with and franchise public or private persons to own,
 2710 acquire, open, extend, close, vacate, construct, pave, operate,
 2711 maintain, and improve public roads on such terms with respect to
 2712 construction, maintenance, operation, and restrictions on the
 2713 use of the public roads as the district may determine to be
 2714 appropriate. No private toll road franchised by the district and
 2715 no private road connected to or an extension of any state or any
 2716 other public road within the district shall, by reason of such
 2717 connection with a public road, and when not otherwise dedicated
 2718 to the use of the public, constitute or be deemed a public road.
 2719 Without limiting the district's authority to use ad valorem
 2720 taxes and other unencumbered collected fees and revenues within
 2721 the district, the district may use ad valorem taxes and other
 2722 unencumbered collected fees and revenues to provide funding for
 2723 public road projects, rail projects, and other regional
 2724 transportation projects outside of the district's boundaries
 2725 provided that such projects are within Orange County or Osceola

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2726 County; improve a street, road, highway, interstate, or rail
 2727 system that abuts or crosses into or through the district; serve
 2728 or benefit the property owners in the district as determined by
 2729 the board; and are performed, operated, governed, managed, or
 2730 appropriated by the state or its agencies, Orange County, or
 2731 Osceola County. Ad valorem taxes and other fees and revenues
 2732 directed to projects under this subsection may not exceed 5
 2733 mills per annum on the assessed value of the taxable property
 2734 within the district. For purposes of this subsection, the
 2735 reference to 5 mills is a limitation on annual spending
 2736 authority under this subsection and is not to be construed as
 2737 authority to impose ad valorem taxes in excess of the total
 2738 limit on ad valorem taxes under section 24.

2739 (3) The board of supervisors shall have the right and
 2740 authority to sell or lease any public road to the State
 2741 Department of Transportation, enter lease-purchase agreements
 2742 with respect thereto with the State Department of
 2743 Transportation, and contract with the same for the construction,
 2744 maintenance, regulation, or operation of any public road, on
 2745 such terms and conditions as the board and the State Department
 2746 of Transportation may agree. The State Department of
 2747 Transportation is authorized and empowered to purchase or lease
 2748 any public road from the district, enter lease-purchase
 2749 agreements with respect to the same, and construct or maintain
 2750 any road within the district pursuant to such agreement with the

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2751 board of supervisors. The cost of any road acquired, leased, or
 2752 constructed by the State Department of Transportation may be
 2753 defrayed in whole or in part out of the gasoline tax funds
 2754 accruing to the State Department of Transportation for use in
 2755 Orange and Osceola Counties, as the case may be, under the
 2756 provisions of s. 16, Art. IX of the State Constitution (1885),
 2757 as incorporated by s. 9(c), Art. XII of the State Constitution
 2758 (1968), ss. 206.41 and 206.60, Florida Statutes, and any other
 2759 laws of the state with respect to the application of taxes
 2760 levied upon gasoline, special fuels, or other like products.

2761 Section 10. State regulations.—The district shall be
 2762 subject to state agency permitting, regulation, and oversight in
 2763 accordance with general law except to the extent specifically
 2764 stated otherwise in this act, including, without limitation, the
 2765 Florida Commission on Ethics, Department of Economic
 2766 Opportunity, Department of Revenue, Department of Financial
 2767 Services, Florida Fish and Wildlife Conservation Commission, and
 2768 Department of Environmental Protection. Any permit or
 2769 governmental approval in good standing as of the effective date
 2770 of this act shall continue in full force and effect until
 2771 completed, expired, revised, or revoked as provided by general
 2772 law or this act.

2773 Section 11. Ethics and open government.—The district and
 2774 its public officers and employees are subject to part III of
 2775 chapter 112, Florida Statutes, the Code of Ethics for Public

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2776 Officers and Employees; however, the board of supervisors may
 2777 enact and enforce an ethics code that is more stringent than
 2778 general law. The district is subject to and shall comply with
 2779 chapter 119, Florida Statutes, the Public Records Act. The
 2780 district is subject to and shall comply with s. 189.015, Florida
 2781 Statutes, and chapter 286, Florida Statutes.

2782 Section 12. Preemption.—The district shall not have
 2783 authority to adopt and enforce any resolution, code, or
 2784 regulation on a subject that is expressly preempted to the state
 2785 by general law unless otherwise expressly stated in this act.

2786 Section 13. Exercise by district of powers within
 2787 counties, municipalities, and political subdivisions.—The
 2788 district shall have the power to exercise any of its rights,
 2789 powers, privileges, and authorities in any and all portions of
 2790 the district lying within the boundaries of Orange County,
 2791 Osceola County, the City of Bay Lake, the City of Lake Buena
 2792 Vista, and any other municipal corporation or other political
 2793 subdivision, heretofore or hereafter created or organized, the
 2794 boundaries of which lie wholly or partly within the geographic
 2795 limits of the district, to the same extent and in the same
 2796 manner as in areas of the district not incorporated as part of a
 2797 county, municipality, or other political subdivision. With
 2798 respect to any county, municipal corporation, or other political
 2799 subdivision the boundaries of which lie partly within and partly
 2800 outside the geographic limits of the district, the district

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2801 shall have the power to exercise its rights, powers, privileges,
 2802 and authorities only within the portion of such county,
 2803 municipal corporation, or other political subdivision lying
 2804 within the boundaries of the district, except as otherwise
 2805 provided in section 14. In the event of a conflict between the
 2806 provisions of this act and the powers of the district herein
 2807 provided for and the provisions of any charter or law, now or
 2808 hereafter enacted or adopted, establishing or pertaining to any
 2809 county, municipal corporation, or other political subdivision
 2810 the boundaries of which lie wholly or partly within the
 2811 district, the provisions of this act shall control in the
 2812 portion of such county, municipal corporation, or other
 2813 political subdivision which lie within the geographic limits of
 2814 the district, unless such other enactment of state law
 2815 specifically limits, repeals, supersedes, or amends this act. To
 2816 the extent any code, ordinance, rule, policy, or regulation of
 2817 such county, municipal incorporation, or other political
 2818 subdivision conflicts with or is inconsistent with this act,
 2819 this act controls.

2820 Section 14. Furnishing facilities and services within
 2821 district territory.-

2822 (1) The district shall have the power to construct,
 2823 maintain, and operate its projects within the geographic limits
 2824 of the district, including any portions of the district located
 2825 inside the boundaries of any county, incorporated municipality,

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2826 or other political subdivision, and to offer, supply, and
 2827 furnish the facilities and services provided for in this act to,
 2828 and to collect fees, rentals, and other charges from, persons,
 2829 firms, corporations, counties, municipalities, political
 2830 subdivisions, and other public or private agencies or bodies
 2831 within the geographic limits of the district, and for the use of
 2832 the district itself.

2833 (2) (a) For any project that the district is currently
 2834 constructing as of, or has constructed prior to, the effective
 2835 date of this act, outside the geographic limits of the district,
 2836 the district may continue to complete, operate, and maintain
 2837 such projects and charge and collect fees, rents, charges, or
 2838 other revenues on such projects subject to any terms and
 2839 conditions of applicable agreements that may exist.

2840 (b) On or after the effective date of this act:

2841 1. The district shall not construct any project outside of
 2842 the geographic limits of the district, except upon the consent,
 2843 approval, or certification of any regulatory agency, the state,
 2844 or the governing body of any county, municipality, or other
 2845 political subdivision thereof in which the project is located.

2846 2. The district may offer, furnish, or supply facilities
 2847 and services outside of the geographic limits of the district;
 2848 however, if consent, approval, or certification of any
 2849 regulatory agency, the state, or the governing body of any
 2850 county, municipality, or other political subdivision thereof is

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2851 required by law such consent, approval, or certification must be
 2852 obtained.

2853
 2854 Subject to such approval, the district may charge and collect
 2855 fees, rents, charges, or other revenues on such projects.

2856 Section 15. Mandatory use of certain district facilities
 2857 and services.—The district may require all lands, buildings, and
 2858 premises, and all persons, firms, and corporations, within the
 2859 district or within any zone or area within the district created
 2860 for such purpose, to use the drainage and reclamation
 2861 facilities, flood control facilities, water and sewer systems,
 2862 and waste collection and disposal systems of the district.

2863 Subject to such exceptions as may be provided by the
 2864 resolutions, rules, or bylaws of the board of supervisors, and
 2865 subject to the terms and provisions of any resolution
 2866 authorizing any bonds and agreements with bondholders, no
 2867 drainage and reclamation facilities, flood control facilities,
 2868 water and sewer systems, or waste collection and disposal
 2869 systems shall be constructed or operated within the district
 2870 unless the board gives its consent thereto and approves the
 2871 plans and specifications therefor.

2872 Section 16. Maintenance of projects across rights-of-way.—
 2873 The district shall have the power to construct and operate its
 2874 projects in, on, along, across, through, or under any streets,
 2875 alleys, highways, or other public places or ways, and across any

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2876 drain, ditch, canal, floodway, holding basin, excavation,
 2877 railroad right-of-way, track, grade, fill, or cut. However, just
 2878 compensation shall be paid by the district for any private
 2879 property taken or damaged by the exercise of such power to the
 2880 extent required by law. For properties owned by the state or the
 2881 Federal Government, the consent of the state or the Federal
 2882 Government, as applicable, shall be required for the district to
 2883 construct and operate the district project or projects within
 2884 the state-owned or federally owned properties and facilities.

2885 Section 17. Fees, rentals, fares, and charges; procedure
 2886 for adoption and modification; minimum revenue requirements.-

2887 (1) The district shall have the power to prescribe, fix,
 2888 establish, and collect rates, fees, rentals, fares, or other
 2889 charges (hereinafter sometimes referred to as "revenues"), and
 2890 to revise the same from time to time, for the facilities and
 2891 services furnished or to be furnished by the district,
 2892 including, but not limited to, drainage facilities, water and
 2893 sewer systems, waste collection and disposal systems, and other
 2894 public utilities, and to recover the costs of making connection
 2895 with any district facility or system.

2896 (2) No such rates, fees, rentals, fares, or other charges
 2897 for any of the facilities or services of the district, other
 2898 than parking facilities and parking meters, shall be fixed until
 2899 after a public hearing at which all the users of the proposed
 2900 facility or services or owners, tenants, or occupants served or

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2901 to be served thereby and all other interested persons have an
 2902 opportunity to be heard concerning the proposed rates, fees,
 2903 rentals, fares, or other charges. Notice of such public hearing
 2904 setting forth the proposed schedule or schedules of rates, fees,
 2905 rentals, fares, and other charges shall be published as provided
 2906 in chapter 50, Florida Statutes, at least 10 days prior to such
 2907 public hearing, which may be adjourned from time to time. After
 2908 such hearing, such schedule or schedules, either as initially
 2909 proposed or as modified or amended, may be finally adopted. A
 2910 copy of the schedule or schedules of such rates, fees, rentals,
 2911 fares, or other charges as finally adopted shall be kept on file
 2912 in an office designated by the board of supervisors and shall be
 2913 open at all reasonable times to public inspection. The rates,
 2914 fees, rentals, fares, or other charges so fixed for any class of
 2915 users or property served shall be extended to cover any
 2916 additional users or properties thereafter served which fall in
 2917 the same class, without the necessity of any notice or hearing.
 2918 Any change or revision of rates, fees, rentals, fares, or other
 2919 charges may be made in the same manner as the same were
 2920 originally established, as hereinabove provided, except that if
 2921 such changes or revisions are made substantially pro rata as to
 2922 all classes of the type of service involved, no notice or
 2923 hearing shall be required.

2924 (3) Such rates, fees, rentals, fares, and other charges
 2925 shall be just, equitable, and uniform for users of the same

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2926 class and, where appropriate, may be based or computed either
 2927 upon the amount of service furnished or upon the number or
 2928 average number of persons residing or working or otherwise
 2929 occupying the premises served, or upon any other factor
 2930 affecting the use of the facilities furnished, or upon any
 2931 combination of the foregoing factors, as may be determined by
 2932 the board of supervisors on an equitable basis.

2933 (4) The rates, fees, rentals, fares, or other charges
 2934 prescribed shall be such as will produce revenues, together with
 2935 any other assessments, taxes, revenues, or funds available or
 2936 pledged for such purpose, at least sufficient to provide for the
 2937 following items, but not necessarily in the order stated:

2938 (a) To provide for all expenses of operation and
 2939 maintenance of such facility or service, including reserves for
 2940 such purpose;

2941 (b) To pay, when due, all bonds and interest thereon for
 2942 the payment of which such revenues are or have been pledged or
 2943 encumbered, including reserves for such purpose; and

2944 (c) To provide for any other funds that may be required
 2945 under the resolution or resolutions authorizing the issuance of
 2946 bonds pursuant to this act.

2947 (5) The board of supervisors shall have the power to enter
 2948 into contracts for the use of the projects of the district and
 2949 with respect to the services and facilities furnished or to be
 2950 furnished by the district, including, but not limited to,

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2951 service agreements with landowners and others within the
2952 district providing for the furnishing of any of the services and
2953 facilities of the district, for such consideration and on such
2954 other terms and conditions as the board may approve.
2955 Furthermore, the board of supervisors shall have the power to
2956 enter into contracts or service agreements with landowners and
2957 others within or outside of the district providing for the
2958 drainage of land by the district. Such contracts and agreements
2959 shall not be subject to the provisions and limitations of
2960 subsections (2), (3), and (4) but:

2961 (a) Shall be subject to the limitations of section 14.
2962 (b) Shall not be entered into for a period longer than 40
2963 years from the effective date thereof.

2964 (c) Shall be fair and reasonable in relation to the rates,
2965 fees, rentals, fares, or other charges to be paid by other users
2966 of the facilities and services concerned.

2967
2968 Such contracts or agreements, and revenues or service charges
2969 received or to be received by the district thereunder, may be
2970 pledged as security for any of the bonds of the district.

2971 Section 18. Recovery of delinquent charges.—In the event
2972 that any of the rates, fees, rentals, charges, or delinquent
2973 penalties are not paid as and when due and are in default for 30
2974 days or more, the unpaid balance thereof and all interest
2975 accrued thereon, together with attorney fees and costs, may be

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2976 recovered by the district in a civil action.

2977 Section 19. Discontinuance of service.—In the event that
 2978 the fees, rentals, or other charges for the services and
 2979 facilities of any project are not paid when due, the board of
 2980 supervisors shall have the power to discontinue and shut off the
 2981 same until such fees, rentals, or other charges, including
 2982 interest, penalties, and charges for the shutting off and
 2983 discontinuance and the restoration of such services and
 2984 facilities, are fully paid, and for such purposes may enter on
 2985 any lands, waters, and premises of any person, firm,
 2986 corporation, or other body, public or private, within the
 2987 district limits. Such delinquent fees, rentals, or other
 2988 charges, together with interest, penalties, and charges for the
 2989 shutting off and discontinuance and the restoration of such
 2990 services and facilities, and reasonable attorney fees and other
 2991 expenses, may be recovered by the district by suit in any court
 2992 of competent jurisdiction. The district may also enforce payment
 2993 of such delinquent fees, rentals, or other charges by any other
 2994 lawful method of enforcement.

2995 Section 20. Agreements with private parties concerning the
 2996 furnishing of facilities and services.—The district shall have
 2997 the power to enter into agreements with any person, firm, or
 2998 corporation for the furnishing by such person, firm, or
 2999 corporation of any facilities and services of the type provided
 3000 for in this act to the district, and for or on behalf of the

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3001 district, to persons, firms, corporations, and other public or
 3002 private bodies and agencies to whom the district is empowered
 3003 under this act to furnish facilities and services, and the
 3004 district may by agreement join with any public or privately
 3005 owned utility plant or system in furnishing any of the
 3006 facilities or services of the district. However, any
 3007 telecommunications company, as defined in s. 364.02, Florida
 3008 Statutes, and amendments thereto, and any privately owned or
 3009 operated electric power company, so contracting with the
 3010 district shall be subject to the provisions and requirements of
 3011 general law pertaining to certification and regulation of
 3012 telecommunications and electric power companies, and the
 3013 district shall not enter into any franchise or other agreement
 3014 with any person, firm, or corporation to provide either
 3015 independently, jointly with, or as agent of the district or
 3016 otherwise, telecommunications service in any area of the
 3017 district as to which area such person, firm, or corporation does
 3018 not hold a certificate of convenience and necessity from the
 3019 Florida Public Service Commission.

3020 Section 21. Interlocal agreements.—The district shall have
 3021 the authority to enter into mutual aid agreements and interlocal
 3022 agreements with counties, municipalities, law enforcement
 3023 agencies, and other public agencies, including, without
 3024 limitation, as authorized by s. 163.01, Florida Statutes.

3025 Section 22. Within act is full authority for the

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3026 establishment of district projects.—The board of supervisors
 3027 shall have exclusive jurisdiction and control over all of the
 3028 projects of the district, including, but not limited to, all
 3029 drainage and reclamation facilities, water and flood control
 3030 facilities, water and sewer systems, public utilities, and
 3031 transportation facilities, and over the budget and finances of
 3032 the district, including, without limitation, expenditures and
 3033 appropriations, except to the extent otherwise provided in this
 3034 act and except to the extent that the board may by agreement
 3035 with any other public or private body authorize the same to
 3036 exercise jurisdiction or control over any of the projects of the
 3037 district. Subject to the limitations of and as may be otherwise
 3038 required in this section and in section 14, it shall not be
 3039 necessary for the district to obtain any certificate of
 3040 convenience or necessity, franchise, license, permit, or other
 3041 authorization from any bureau, board, commission, or like
 3042 instrumentality of the state or any political subdivision
 3043 thereof in order to construct, reconstruct, acquire, extend,
 3044 repair, improve, maintain, or operate any project, and the
 3045 rates, fees, rentals, fares, or other charges to be fixed and
 3046 collected with respect to the facilities and services of the
 3047 district shall not be subject to the supervision, regulation, or
 3048 rate-setting power of any bureau, board, commission, or other
 3049 agency of the state or any political subdivision thereof.
 3050 Nothing in this section or any other section of this act shall

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3051 be deemed to exempt any privately owned or operated
 3052 telecommunications company, as defined in s. 364.02, Florida
 3053 Statutes, and amendments thereto, or any privately owned or
 3054 operated electric power company, or any person, firm, or
 3055 corporation other than the district acting either independently,
 3056 jointly with, or as agent of the district or otherwise, from the
 3057 provisions or requirements of any other law pertaining to the
 3058 certification or regulation of telecommunications or electric
 3059 power companies, persons, firms, or corporations, or from the
 3060 jurisdiction of the Florida Public Service Commission or other
 3061 regulatory agencies.

3062 Section 23. Planning; building codes; safety regulations;
 3063 platting and subdivisions; zoning.—

3064 (1) EXEMPTION FROM COUNTY ZONING AND REGULATION;
 3065 LIMITATION OF MUNICIPAL ORDINANCES AND REGULATIONS.—Chapters 59-
 3066 1646, 59-1673, 63-1716, 65-975, 65-1999, 65-2015, 83-480, and
 3067 83-481, Laws of Florida, and any other laws of the state now or
 3068 hereafter enacted to the contrary notwithstanding, the
 3069 jurisdiction and powers of the board of supervisors with respect
 3070 to the matters provided for in this section shall be exclusive
 3071 of any and all codes, ordinances, requirements, plans, or other
 3072 regulations of the respective Boards of County Commissioners of
 3073 Orange and Osceola Counties or of any other agency or authority
 3074 of Orange County or Osceola County with respect to comprehensive
 3075 plans; zoning; building and construction; planning with respect

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3076 to the subdividing, uses, development, and redevelopment of
 3077 land; regulation of building safety; regulation of escalators,
 3078 elevators, and other lifting or transportation devices;
 3079 regulation of amusement and recreation parks and facilities;
 3080 regulation of plumbing and electrical installations and other
 3081 safety or sanitary codes; regulation of water supply wells and
 3082 drainage well drilling; the approval and vacating of plats and
 3083 subdivisions; and the regulation of subdivisions. The district,
 3084 and all land, properties, uses, development, redevelopment, and
 3085 activities within the district, are exempt from any and all such
 3086 codes, ordinances, requirements, plans, and regulations, and any
 3087 and all requirements for building and construction permits and
 3088 licenses pertaining to the same, now or hereafter adopted by the
 3089 respective Boards of County Commissioners of Orange County and
 3090 Osceola County. However, nothing herein shall exempt any general
 3091 contractor, electrical contractor, builder, owner-builder, or
 3092 specialty contractor from the provisions and requirements of any
 3093 other laws of the state with respect to examination and
 3094 licensing, or from any of the fees and bonds required of such
 3095 contractors or builders by law. The board of supervisors may
 3096 provide that the district or such areas or parts thereof as the
 3097 board may designate shall remain or become subject to such
 3098 county comprehensive plan, zoning, building, and safety codes
 3099 and regulations, and regulations and controls with respect to
 3100 subdivisions and plats and the vacating thereof, and the uses,

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3101 development, and redevelopment thereof. The board of supervisors
 3102 may, except as otherwise required by this section, exercise the
 3103 powers granted to it in this section within the municipal limits
 3104 of any municipality now or hereafter organized or existing
 3105 within the district. If the governing body of a municipality
 3106 that exists within the district has under the terms of its
 3107 charter or under law like powers as provided for herein, the
 3108 authority of such municipal governing body is limited to
 3109 adopting and enforcing ordinances and regulations that are the
 3110 same as or more restrictive than and not in conflict with those
 3111 adopted by the district on such matters.

3112 (2) CONFLICTS BETWEEN REGULATIONS OF DISTRICT AND
 3113 MUNICIPALITIES.—The district must exercise its authority set
 3114 forth in this act to adopt, amend, and enforce a comprehensive
 3115 plan in accordance with the Community Planning Act, ss.
 3116 163.3161-163.3253, Florida Statutes, and adopt and enforce
 3117 zoning regulations, land development regulations, environmental
 3118 protection regulations, building and safety codes and
 3119 regulations, platting and subdivision regulations, and fire
 3120 prevention regulations governing the entire district, including
 3121 within the city limits of any municipality within the district.
 3122 The district's comprehensive plan, zoning regulations, and
 3123 development regulations, environmental protection regulations,
 3124 building and safety codes and regulations, platting and
 3125 subdivision regulations, and fire prevention regulations shall

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3126 control within the city limits of any municipality within the
 3127 district to the extent of any conflict between the district's
 3128 resolutions and regulations on such matters.

3129 (3) REVIEW AND EVALUATION OF EXISTING RESOLUTIONS, CODES,
 3130 AND REGULATIONS.—On or before July 1, 2026, the district must
 3131 undertake a comprehensive review and evaluation of its
 3132 comprehensive plan, zoning regulations, land development
 3133 regulations, environmental protection regulations, building and
 3134 safety codes and regulations, platting and subdivision
 3135 regulations, and fire prevention regulations and adopt revisions
 3136 to such as the district determines are necessary for health,
 3137 safety, and welfare and for consistency with this act.

3138 (4) COMPREHENSIVE PLANNING; BUILDING AND SAFETY CODES.—The
 3139 board of supervisors shall have the power to:

3140 (a) Adopt, review, amend, supplement, or repeal a
 3141 comprehensive plan for the physical development of the area
 3142 within the district in accordance with the Community Planning
 3143 Act, ss. 163.3161-163.3253, Florida Statutes, and the objectives
 3144 and purposes of this act.

3145 (b) Adopt, review, amend, supplement, or repeal codes
 3146 regulating building safety, elevators, escalators, and similar
 3147 devices, the prevention of fire hazards, plumbing and electrical
 3148 installations, the operation of amusement and recreation parks
 3149 and facilities, water supply wells and drainage wells, and such
 3150 other safety or sanitary codes as the board of supervisors may

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3151 determine to be necessary. The jurisdiction and power of the
 3152 board provided for herein shall be exclusive of the Florida
 3153 Building Code and the Florida Fire Prevention Code, provided
 3154 that any such codes adopted by the district are at least
 3155 equivalent to the minimum standards in the Florida Building Code
 3156 and the Florida Fire Prevention Code as required by subsection
 3157 (10). With respect to buildings and structures existing, under
 3158 construction, or permitted prior to the effective date of this
 3159 act, the board of supervisors may determine whether retrofit
 3160 improvements will be necessary to conform with, in whole or in
 3161 part, current code standards, and the board of supervisors may
 3162 grant waivers to current code standards concerning such
 3163 buildings and structures.

3164 (c) Prohibit the construction, alteration, repair,
 3165 removal, or demolition, or the commencement of the construction,
 3166 alteration, repair (excepting emergency repairs), removal, or
 3167 demolition, of any building or structure, including, but not
 3168 limited to, public utility poles, lines, pipes, and facilities,
 3169 without first obtaining a permit from the board of supervisors
 3170 or such other officer or agency as the board may designate, and
 3171 to prescribe the procedure with respect to the obtaining of such
 3172 permit.

3173 (d) Provide for the manner in which such comprehensive
 3174 general plans, codes, regulations, and restrictions shall be
 3175 determined, established, and enforced, and amended,

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3176 supplemented, changed, or repealed, as the board of supervisors
 3177 may determine, with notice and public hearing as required by
 3178 law.

3179 (e) Review, process, and comment on and approve, approve
 3180 with conditions, or reject applications for development orders
 3181 and building permits pertaining to properties within the
 3182 district. Appeals or challenges to development orders and
 3183 building permits shall be in the same manner as provided by law.

3184 (5) RECORDING OF PLATS.—

3185 (a) Whenever land in the district is platted into lots,
 3186 blocks, parcels, tracts, or other portions, however designated,
 3187 a plat thereof shall be recorded in the public records of Orange
 3188 County or Osceola County, as the case may be. No such plat shall
 3189 be recorded either as an independent instrument or by attachment
 3190 to another instrument entitled to record unless and until it is
 3191 first approved by the board of supervisors. Plats approved by
 3192 the board of supervisors and recorded in the public records of
 3193 Orange County or Osceola County must meet the minimum
 3194 requirements of and be consistent with part I of chapter 177,
 3195 Florida Statutes. Any plat recorded in violation of this section
 3196 shall be invalid and subject to expungement.

3197 (b) The board of supervisors shall be authorized and
 3198 empowered to prescribe, as prerequisites to the approval for
 3199 record of any plat or plats of lands within the district, the
 3200 width and location of roads, streets, alleys, thoroughfares, and

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3201 ditches and setback therefrom; to adopt and prescribe rules and
 3202 regulations to effectuate the provisions and purposes of this
 3203 act; to prescribe specifications and requirements for
 3204 regulations relating to the construction of roads, streets,
 3205 alleys, and drainage facilities, minimum lot sizes, maximum
 3206 block sizes, building lines, names of streets and roads, bridge
 3207 construction, water supply, sewage disposal, and other related
 3208 matters involving lands to be platted; to prescribe information
 3209 to be shown on plats, including, without limitation, parks,
 3210 recreation areas, and open spaces; and to require the furnishing
 3211 to the board of supervisors of a good and sufficient bond
 3212 conditioned upon the completion of the drainage, sewage,
 3213 streets, roads and alleys, and other improvements shown on the
 3214 plat within such time or times as may be required by the board,
 3215 and such bond shall be approved by the board.

3216 (c) The board of supervisors is further granted the
 3217 authority and discretion to waive the platting and recording of
 3218 land into lots, roads, blocks, parcels, tracts, or other
 3219 portions, however designated, in any instance in which the board
 3220 determines that the dividing or subdividing of the land without
 3221 a recorded plat is not injurious to the public health, safety,
 3222 comfort, convenience, and welfare of the inhabitants of the
 3223 district.

3224 (6) VACATING OF PLATS.—

3225 (a) Plats or integrated portions or parcels of land

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3226 heretofore or hereafter platted within the district may be
 3227 vacated upon the resolution of the board of supervisors upon
 3228 such terms and conditions as the board may prescribe by
 3229 regulation. Such regulation may require, inter alia, the payment
 3230 of all taxes and assessments and the redemption from all
 3231 outstanding tax sales, and the dedication to the public of all
 3232 roads, streets, alleys, and other thoroughfares, however
 3233 designated.

3234 (b) Upon approval by the board of supervisors of the
 3235 recording of a plat or the vacating of a plat or portions
 3236 thereof, the approval or consent to such recording or vacating
 3237 shall not be required of any other body, authority, or agency of
 3238 Orange County or Osceola County or any political subdivision
 3239 thereof.

3240 (7) SUBDIVISION OF LANDS.-

3241 (a) In addition to and not in limitation of any of the
 3242 other powers of the board of supervisors under this act,
 3243 whenever land in the district is to be subdivided, the proposed
 3244 plan for subdivision and use of the land shall be presented to
 3245 the board for its approval in accordance with the standards and
 3246 provisions of this act and in accordance with any rules and
 3247 regulations that may be adopted by the board. The board of
 3248 supervisors shall have the power to adopt subdivision
 3249 regulations providing:

3250 1. Requirements for general information concerning

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3251 existing conditions and proposed developments as a prerequisite
3252 to the approval of subdivision plans or plats. This information
3253 may include, without limitation, data on existing covenants,
3254 land characteristics, community facilities, and utilities and
3255 information describing the subdivision proposal, including maps
3256 and reports presenting the number of residential lots, typical
3257 lot width and depth, price range, business areas, playgrounds,
3258 park areas and other open areas, proposed protective covenants,
3259 and proposed utilities, drainage, and street improvements.

3260 2. For proper density of population and intensity of use
3261 and the lengths, widths, and shapes of blocks and lots.

3262 3. That streets in proposed subdivisions, including
3263 streets bordering on proposed subdivisions, shall be of
3264 specified widths and grades and so located as to accommodate
3265 prospective traffic to serve proposed subdivisions adequately,
3266 afford adequate light and air, facilitate fire protection, and
3267 provide access for firefighting equipment to buildings.

3268 4. That such streets be properly arranged, coordinated,
3269 and integrated with existing or planned streets, roads, or
3270 highways.

3271 5. That adequate easements or rights-of-way shall be
3272 provided for drainage and all utilities.

3273 6. That the layout and design of proposed subdivisions
3274 shall conform to a comprehensive plan adopted by the board of
3275 supervisors for the area and to measures adopted to implement

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3276 | the comprehensive plan.

3277 | 7. The dedication or reservation of land for streets.

3278 | 8. The extent to which grounds which are to be used for

3279 | public purposes other than streets shall be dedicated or

3280 | reserved as a condition precedent to approval of any subdivision

3281 | or plat.

3282 | 9. That such parks, playgrounds, sites for public

3283 | building, or other areas designated for public use shall be of

3284 | suitable size and location for their designated uses.

3285 | 10. The conditions prerequisite to subdivision and

3286 | development of lands subject to seasonal or periodic flooding.

3287 | 11. The manner in which and the extent to which streets,

3288 | sidewalks, water, sewer, and other utility connections or mains,

3289 | pipng, and any other necessary physical improvements shall be

3290 | installed, and the specifications therefor, as conditions

3291 | precedent to final approval of the subdivision plan.

3292 | 12. The requirements of covenants as a prerequisite to

3293 | subdivision plan approval.

3294 | 13. That sufficient and suitable monuments shall be placed

3295 | to enable the survey of the subdivision or any part thereof to

3296 | be retraced.

3297 | 14. The numbering and naming of streets and the providing

3298 | of street signs.

3299 | (b) Subdivision regulations may further provide that the

3300 | board shall not approve any subdivision plan or plat unless it

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3301 finds after full consideration of all pertinent data that the
 3302 subdivision can be served adequately and economically with such
 3303 normal public facilities and services as are suitable in the
 3304 circumstances of the particular case.

3305 (c) Subdivision regulations may further require as a
 3306 prerequisite to the approval of a subdivision plan that:

3307 1. All required improvements shall be installed in accord
 3308 with the provisions of the subdivision regulations or amendments
 3309 thereto; or

3310 2. A surety bond be executed by a company authorized to do
 3311 business in the state which is satisfactory to the board of
 3312 supervisors, payable to the district in sufficient amount to
 3313 ensure the completion of all required improvements, and provides
 3314 for and secures to the public the actual construction and
 3315 installation of such improvements within a period required by
 3316 the board and expressed in the bond. The board is hereby granted
 3317 the power to enforce such bonds by resort to legal and equitable
 3318 remedies. As an alternative to the provision of a surety bond,
 3319 such regulations may also provide for the deposit of cash in an
 3320 escrow account whereby the board or its agent is put in an
 3321 assured position to provide the required improvements.

3322 (8) VARIANCES AND WAIVERS.—

3323 (a) Where the board of supervisors finds that
 3324 extraordinary hardships may result from strict compliance with
 3325 its regulations concerning subdivision and platting, it may vary

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3326 | the regulations so that substantial justice may be done and the
3327 | public interest secured, provided that such variation will not
3328 | have the effect of nullifying the intent and purpose of the
3329 | comprehensive general plan or the regulations of the board.

3330 | (b) The regulations of the board of supervisors may
3331 | further provide that the standards and requirements set out in
3332 | the regulations may be modified by the board in the case of a
3333 | plan and program for a new town which comes under the provisions
3334 | of this act, a complete community, or a neighborhood unit,
3335 | which, in the judgment of the board, provides adequate public
3336 | spaces and improvements for the circulation, recreation, light,
3337 | air, and service needs of the tract when fully developed and
3338 | populated, and which also provides such covenants or other legal
3339 | provisions as will ensure conformity with and achievement of the
3340 | comprehensive plan of the board. In granting any such
3341 | modifications, the board of supervisors may require such
3342 | reasonable conditions and safeguards as will secure
3343 | substantially the objectives of the standards or requirements so
3344 | modified.

3345 | (c) The board of supervisors may waive any or all of the
3346 | requirements of this section and the rules and regulations
3347 | adopted thereunder if it is determined upon the plans and data
3348 | submitted by the subdivider that compliance with this section is
3349 | not required because said plan or plat does not conflict with or
3350 | nullify the intent and purpose of this act. If a waiver is

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3351 granted, compliance with this section shall not be required as
3352 long as the plan, plat, and use of the land upon which the
3353 waiver is granted is not altered, changed, or modified by the
3354 subdivider or subsequent owner. In granting variances and
3355 modifications, the board of supervisors may require such
3356 conditions as will in its judgment secure substantially the
3357 objectives of the standards or requirements so varied or
3358 modified.

3359 (9) ZONING; PLANNING AND ZONING COMMISSION; ZONING BOARD
3360 OF ADJUSTMENT.—In addition to and not in limitation of the
3361 foregoing, the board of supervisors shall have the power to:

3362 (a) Regulate, restrict, and determine the location,
3363 height, number of stories, size, cubic contents, area, and
3364 design, and the erection, construction, reconstruction,
3365 alteration, and repair, of buildings and other structures for
3366 trade, industry, residence, and other purposes, and the
3367 materials used in the construction thereof; the number,
3368 location, height, size, appearance, and use of billboards and
3369 all other advertising signs, banners, handbills, and devices;
3370 the percentage and portion of lots and land that may be occupied
3371 or built on; setback lines; the size of yards, courts, and other
3372 open spaces; the density of population; the use of buildings,
3373 structures, land, and water for trade, industries, residences,
3374 apartment houses, and any and all other purposes; the location,
3375 size, and plan of parks and recreational areas, schools, school

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3376 sites, churches, cemeteries, burial places, commercial and
 3377 industrial facilities, public and private utilities, traffic,
 3378 parking facilities, and drainage and water control facilities;
 3379 and to appoint inspectors.

3380 (b) Adopt regulations to prohibit or control the pollution
 3381 of air and water, and require electrical power,
 3382 telecommunications, and other utility lines, cables, pipes, and
 3383 ducts to be placed underground.

3384 (c) Divide the district into zones or districts of such
 3385 number, shape, and area as the board of supervisors deems best
 3386 suited to carry out the purposes of this section, and within and
 3387 for each such district make regulations and restrictions as
 3388 provided for in paragraphs (a) and (b). All such regulations
 3389 shall be uniform throughout each district, but the regulations
 3390 in one district may differ from those in another district.

3391 (d) Provide for the manner in which zoning regulations and
 3392 restrictions and the boundaries of zones and districts shall be
 3393 determined, established, and enforced and from time to time
 3394 amended, supplemented, or repealed.

3395 (e) In appropriate cases, and subject to such principles,
 3396 standards, rules, conditions, and safeguards as may be provided
 3397 by regulation, make special exceptions to the terms of the
 3398 zoning regulations and restrictions in harmony with their
 3399 general purpose and intent, and authorize variances from the
 3400 strict application of the regulations and restrictions in such

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3401 situations and subject to such limitations as may be provided by
 3402 regulation.

3403 (f) Establish a Planning and Zoning Commission; prescribe
 3404 the powers, duties, and functions of such Planning and Zoning
 3405 Commission, the requirements for membership on the commission,
 3406 the term or terms of office of members of the commission, and
 3407 the rules and procedure to be followed in proceedings before or
 3408 involving the commission and as to all other matters affecting
 3409 the organization and functioning of the commission; and appoint
 3410 the members thereof. The board of supervisors may by regulation
 3411 authorize the Planning and Zoning Commission to discharge such
 3412 of the administrative duties, powers, and functions of the board
 3413 with respect to zoning as may be provided in such regulation.

3414 (g) Hear and decide appeals from any order, requirement,
 3415 decision, or determination of the Planning and Zoning Commission
 3416 or by any administrative official in connection with any zoning
 3417 matter, hear and decide requests for special exceptions from the
 3418 terms and provisions of any planning or zoning regulation or
 3419 restriction, and grant variances from the terms of any planning
 3420 or zoning regulation or restriction in appropriate cases. The
 3421 board of supervisors may by regulation provide for a Zoning
 3422 Board of Adjustment to discharge any or all of the foregoing
 3423 administrative functions and duties, prescribe the requirements
 3424 for membership on the Zoning Board of Adjustment, the term or
 3425 terms of office, the rules and regulations for all proceedings

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3426 before or involving such Zoning Board of Adjustment and as to
 3427 all other matters affecting the organization and functioning of
 3428 the Zoning Board of Adjustment, and appoint the members thereof.

3429 (10) EQUIVALENT STANDARDS.—Any regulations adopted
 3430 pursuant to the provisions of this section relating to safety,
 3431 health, sanitation, or building safety shall prescribe standards
 3432 at least equivalent to the minimum standards in applicable
 3433 statewide regulations protecting the general safety and welfare
 3434 of the public.

3435 Section 24. Ad valorem taxes.—The board of supervisors
 3436 shall have the power to levy and assess an ad valorem tax on all
 3437 the taxable real and tangible personal property in the district
 3438 to pay the principal of and interest on any general obligation
 3439 bonds of the district, to provide for any sinking or other funds
 3440 established in connection with any such bonds, and to finance
 3441 and defray the cost of any of the projects or activities of the
 3442 district authorized by the provisions of this act or under law,
 3443 provided that the district's ad valorem taxing authority shall
 3444 be limited to serving or benefitting the property owners of the
 3445 district. The total amount of such ad valorem taxes levied in
 3446 any year shall not be in excess of 30 mills on the dollar per
 3447 annum on the assessed value of the taxable property within the
 3448 district. The ad valorem tax provided for herein shall be in
 3449 addition to county and municipal ad valorem taxes provided for
 3450 by law.

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3451 Section 25. Maintenance taxes.-In addition to the ad
 3452 valorem taxes authorized by section 24, the board of supervisors
 3453 is authorized to levy and assess a maintenance tax as provided
 3454 for in s. 298.54, Florida Statutes, and amendments thereto, in
 3455 an amount not to exceed the maximum rate therein provided, and
 3456 in addition thereto, a special ad valorem maintenance tax on all
 3457 of the taxable real and tangible personal property in the
 3458 district, at a rate not exceeding 10 mills on the dollar per
 3459 annum, for the purpose of defraying any of the costs and
 3460 expenses of the district, including, but not limited to,
 3461 maintenance, repair, and operation of the projects of the
 3462 district, costs incurred in connection with the financing of
 3463 district projects, and costs of administration.

3464 Section 26. Determining property values for ad valorem tax
 3465 purposes.-Ad valorem taxes of the district shall be based on the
 3466 county assessed valuation of the real and personal property
 3467 subject to such district ad valorem taxes.

3468 Section 27. Utility tax.-

3469 (1) The district shall have the right, power, and
 3470 authority by resolution of the board of supervisors to impose,
 3471 levy, and collect on each and every purchase of electricity,
 3472 metered or bottled gas (natural, liquified, petroleum gas or
 3473 manufactured), water service, or telecommunications service in
 3474 its geographic limits a tax (straight percentage, sliding scale,
 3475 graduated, or other basis) in an amount not to exceed 10 percent

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3476 of the payments received by the seller of such utility service
 3477 from the purchaser for the purchase of such utility service.
 3478 However, the sale of natural gas to a public or private utility,
 3479 including municipal corporations and rural electric cooperative
 3480 associations, either for resale or for use as fuel in the
 3481 generation of electricity or other forms of power, shall not be
 3482 deemed to be a utility service, and purchases thereof under such
 3483 circumstances shall not be taxable hereunder. In every case, the
 3484 tax shall be collected from the purchaser of such utility
 3485 service and paid by such purchaser for the use of the district
 3486 to the seller of such utility service at the time of the
 3487 purchaser paying the charges therefor to the seller.

3488 (2) It shall be the duty of every seller of such utility
 3489 service, in acting as a tax collection medium or agency for the
 3490 district, to collect from the purchaser, for the use of the
 3491 district, any tax imposed and levied by resolution of the board
 3492 of supervisors pursuant to this section, and to report and pay
 3493 over to the board, or such other body or officer as the board
 3494 may designate, all such taxes imposed, levied, and collected in
 3495 accordance with the accounting and other provisions of the
 3496 resolution of the board. Any such resolution may provide that
 3497 federal, state, county, and municipal governments and their
 3498 commissions and agencies, other tax-supported bodies, public
 3499 corporations, authorities, boards and commissions, and churches
 3500 and other charitable organizations shall be exempt from the

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3501 payment of the taxes imposed and levied thereby. In the event
3502 any such resolution imposes such a tax on the purchase of one of
3503 the utility services described herein and a competitive utility
3504 service or services are purchased in the district, then such
3505 resolution shall impose a tax in like amount on the purchase of
3506 the competitive utility service or services whether privately or
3507 publicly owned or distributed. However, telecommunications
3508 service or other forms of communication shall not be required to
3509 be considered competitive services.

3510 (3) Any tax levied pursuant to this section shall be
3511 separate and in addition to all other taxes, whether levied in
3512 the form of excise, license, or privilege taxes.

3513 (4) Any person, firm, or corporation furnishing such
3514 utility service and required to collect any such tax which
3515 refuses to collect the tax or any portion thereof shall be
3516 liable for and pay the tax.

3517 (5) Each person, firm, or corporation furnishing such
3518 utility service to users in the district may be required by
3519 resolution of the board of supervisors to keep accurate records
3520 of the number of such users, the amount of tax collected, and
3521 such other information as the board may require, and to submit
3522 periodic reports of the same to the district or its agent for
3523 collection, together with remittance of the tax. The board of
3524 supervisors may prescribe the form of report and fix a date upon
3525 which the report and tax shall be due.

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3526 (6) For the purpose of compensating the person, firm, or
 3527 corporation furnishing utility services hereunder for the
 3528 keeping of records prescribed and proper accounting and
 3529 remission, the board of supervisors is authorized to allow a
 3530 credit in an amount set by the board to be deducted from the
 3531 amount of the tax submitted.

3532 Section 28. Determining annual installments of drainage
 3533 taxes.—The board of supervisors shall determine, order, and levy
 3534 the amount of the annual installments of the total taxes levied
 3535 under s. 298.36, Florida Statutes, and amendments thereto, which
 3536 shall become due and be collected during each year.

3537 Section 29. Collection of ad valorem taxes; tax
 3538 discounts.—

3539 (1) The levy by the board of supervisors of the taxes
 3540 authorized by or referred to in sections 24 and 25 shall be by
 3541 resolution of the board entered upon the minutes of the board.
 3542 Certified copies of such resolution executed in the name of the
 3543 board by its chair, or such other officer as the board may
 3544 designate, under its corporate seal, shall be made and delivered
 3545 to the respective Boards of County Commissioners of Orange and
 3546 Osceola Counties not later than June 15 of each year in which
 3547 said taxes are levied. It shall be the duty of the respective
 3548 County Commissioners of Orange and Osceola Counties to order and
 3549 require the respective county property appraisers of said
 3550 counties to assess, and the respective county tax collectors of

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3551 said counties to collect, the amount of taxes so assessed or
 3552 levied by the board of supervisors upon the taxable property
 3553 within the district not exempt by law, at the rate of taxation
 3554 adopted by the board of supervisors for such year, and to
 3555 include in the warrant of the property appraisers and attach to
 3556 or show the same on the assessment roll of taxes for such year.
 3557 The tax collectors shall collect such taxes so levied by the
 3558 board of supervisors in the same manner as other taxes are
 3559 collected and shall pay the same to the board of supervisors
 3560 within the time and in the manner prescribed by law for the
 3561 payment by the tax collector of county taxes to the county
 3562 depository. The respective county tax collectors shall include
 3563 and state separately on the official county tax bill and receipt
 3564 each year the amount of district taxes. For their services
 3565 rendered hereunder, the respective county property appraisers
 3566 and tax collectors shall be compensated by the district as
 3567 prescribed by s. 298.401, Florida Statutes, and amendments
 3568 thereto.

3569 (2) The ad valorem taxes referred to and provided for in
 3570 section 24 and the maintenance and special ad valorem
 3571 maintenance taxes referred to and provided for in section 25
 3572 shall be subject to the same discounts as county taxes. None of
 3573 the other taxes referred to or provided for in this act or
 3574 chapter 298, Florida Statutes, shall be subject to discounts for
 3575 early payment unless the board of supervisors so provides by

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3576 resolution adopted at the time of the levying or assessment
 3577 thereof. Except as otherwise provided in this act, all taxes
 3578 remaining unpaid after April 1 of the year following that for
 3579 which said taxes are levied shall be and become delinquent and
 3580 bear a penalty of 2 percent a month on the amount of said taxes
 3581 from the date of delinquency until paid. In computing said
 3582 penalty, each fractional part of a month shall be counted as a
 3583 full month.

3584 Section 30. Tax liens; service charge liens.—

3585 (1) All taxes of the district provided for in this act or
 3586 chapter 298, Florida Statutes, together with all penalties for
 3587 default in the payment of the same and all costs in collecting
 3588 the same, including reasonable attorney fees fixed by the court
 3589 and taxed as costs in the action brought to enforce payment,
 3590 shall, from January 1 for each year the property is liable to
 3591 assessment and until paid, constitute a lien of equal dignity
 3592 with the liens for state and county taxes and other taxes of
 3593 equal dignity with state and county taxes upon all the real and
 3594 personal property against which such taxes shall be levied. A
 3595 sale of any of the real property within the district for state
 3596 and county or other taxes shall not operate to relieve or
 3597 release the property so sold from the lien for subsequent
 3598 district taxes, or installments of district taxes, which lien
 3599 may be enforced against such property as though no such sale
 3600 thereof had been made.

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3601 (2) Charges and fees due or to become due under any
 3602 service agreements entered into by the district pursuant to
 3603 subsection (5) of section 17 shall constitute a lien of equal
 3604 dignity with district taxes, as provided for in subsection (1),
 3605 upon all the real and personal property to which such service
 3606 agreements relate or by which the same are secured, and the
 3607 provisions of subsection (1) shall be applicable to such charges
 3608 and fees.

3609 Section 31. Foreclosure of liens.—

3610 (1) Any lien in favor of the district arising under
 3611 chapter 298, Florida Statutes, or under this act may be
 3612 foreclosed by the district by bringing foreclosure proceedings
 3613 in the name of the district in the Circuit Court for the Ninth
 3614 Circuit in like manner as is provided in chapter 173, Florida
 3615 Statutes, and amendments thereto, and the provisions of said
 3616 chapter shall be applicable to such proceedings with the same
 3617 force and effect as if said provisions were expressly set forth
 3618 in this act. Any act required or authorized to be done by or on
 3619 behalf of a municipality in foreclosure proceedings under
 3620 chapter 173, Florida Statutes, may be performed by such officer
 3621 or agent of the district as the board of supervisors may
 3622 designate. Such foreclosure proceedings may be brought at any
 3623 time after the expiration of 1 year from the date any tax, or
 3624 installment thereof, becomes delinquent.

3625 (2) In any foreclosure action filed by the district

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3626 pursuant to this section, the district may join as a party
 3627 defendant Orange County or Osceola County, as the case may be,
 3628 for the purpose of determining the amount of their respective
 3629 tax liens. When a county is so joined in such a foreclosure
 3630 action, the judicial sale held in such action shall operate to
 3631 satisfy all county tax liens to the date of such sale, and the
 3632 net proceeds of such sale shall be applied first against
 3633 delinquent state and county taxes and thereafter against
 3634 delinquent district taxes on the property affected. The decree
 3635 of the court in any such foreclosure action shall operate to
 3636 quiet title to the property that is the subject of the action.

3637 Section 32. Payment of taxes and redemption of tax liens
 3638 by district; sharing in proceeds of tax sale under s. 197.542,
 3639 Florida Statutes.—

3640 (1) The district has the right to:

3641 (a) Pay any delinquent state, county, district, municipal,
 3642 or other tax or assessment upon lands located wholly or
 3643 partially within the boundaries of the district; and

3644 (b) Redeem or purchase any tax sales certificate issued or
 3645 sold on account of any state, county, district, municipal, or
 3646 other taxes or assessments upon lands located wholly or
 3647 partially within the boundaries of the district.

3648 (2) Delinquent taxes paid, or tax sales certificates
 3649 redeemed or purchased, by the district, together with all
 3650 penalties for the default in payment of the same and all costs

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3651 in collecting the same and reasonable attorney fees, shall
 3652 constitute a lien in favor of the district of equal dignity with
 3653 the liens of state and county taxes and other taxes of equal
 3654 dignity with state and county taxes, upon all the real property
 3655 against which said taxes were levied. The lien of the district
 3656 may be foreclosed in the manner provided in this act.

3657 (3) In any sale of land pursuant to s. 197.542, Florida
 3658 Statutes, and amendments thereto, the district may certify to
 3659 the clerk of the circuit court of the county holding such sale
 3660 the amount of taxes due to the district upon the lands sought to
 3661 be sold, and the district shall share in the disbursement of the
 3662 sales proceeds in accordance with the provisions of this act and
 3663 under law.

3664 Section 33. General obligation bonds.—

3665 (1) The district shall have the power from time to time to
 3666 issue general obligation bonds in an aggregate principal amount
 3667 of bonds outstanding at any one time not in excess of 50 percent
 3668 of the assessed value of the taxable property within the
 3669 district as shown on the pertinent tax records at the time of
 3670 the authorization of the general obligation bonds for which the
 3671 full faith and credit of the district is pledged. Except for
 3672 refunding bonds, no general obligation bonds shall be issued
 3673 unless the issuance thereof is approved by the qualified
 3674 electors of the district in accordance with the requirements for
 3675 such election as prescribed by the State Constitution, such

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3676 election to be called and held in the manner provided in the
 3677 State Constitution and Florida Statutes for such elections. Such
 3678 elections shall be called to be held in the district by the
 3679 respective Boards of County Commissioners of Orange and Osceola
 3680 Counties upon the request of the board of supervisors. The
 3681 expenses of calling and holding such referendum elections shall
 3682 be borne by the district, and the district shall reimburse the
 3683 Boards of County Commissioners of Orange and Osceola Counties,
 3684 as the case may be, for any expenses incurred by said boards in
 3685 calling or holding such elections. In the alternative, at its
 3686 option, the board of supervisors may make such other provision
 3687 for the registration of such qualified electors and the calling
 3688 and holding of such elections as the board from time to time
 3689 deems appropriate.

3690 (2) The district may pledge its full faith and credit for
 3691 the payment of the principal and interest on such general
 3692 obligation bonds, and for any reserve or other funds provided
 3693 therefor, and may unconditionally and irrevocably pledge itself
 3694 to levy ad valorem taxes on all taxable property in the
 3695 district, to the extent necessary for the payment thereof,
 3696 subject, however, to the limitations on the total amount of ad
 3697 valorem taxes that may be levied in any one year as specified in
 3698 section 24.

3699 (3) If the board of supervisors determines to issue
 3700 general obligation bonds for more than one different purpose,

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3701 the approval of the issuance of the bonds for each and all such
 3702 purposes may be submitted to the qualified electors on one and
 3703 the same ballot. The failure of the qualified electors to
 3704 approve the issuance of bonds for any one or more purposes shall
 3705 not defeat the approval of bonds for any purpose which shall be
 3706 approved by the qualified electors.

3707 Section 34. Revenue bonds.—

3708 (1) The district shall have the power to issue revenue
 3709 bonds from time to time without limitation as to amount. Such
 3710 revenue bonds may be secured by or payable from the gross or net
 3711 pledge of the revenues to be derived from any project or
 3712 combination of projects, from the rates, fees, fares, or other
 3713 charges to be collected from the users of any project or
 3714 projects, from any revenue-producing undertaking or activity of
 3715 the district, or from any other source or pledged security. Such
 3716 bonds shall not constitute an indebtedness of the district, and
 3717 the approval of the qualified electors shall not be required
 3718 unless such bonds are additionally secured by the full faith and
 3719 credit and taxing power of the district.

3720 (2) Any two or more projects may be combined and
 3721 consolidated into a single project and may thereafter be
 3722 operated and maintained as a single project. The revenue bonds
 3723 authorized herein may be issued to finance any one or more such
 3724 projects separately, or to finance two or more such projects,
 3725 regardless of whether such projects have been combined and

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3726 consolidated into a single project. If the board of supervisors
3727 deems it advisable, the proceedings authorizing such revenue
3728 bonds may provide that the district may thereafter combine the
3729 projects then being financed or theretofore financed with other
3730 projects to be subsequently financed by the district, and that
3731 revenue bonds to be thereafter issued by the district shall be
3732 on parity with the revenue bonds then being issued, all on such
3733 terms, conditions, and limitations as shall be provided, and may
3734 further provide that the revenues to be derived from the
3735 subsequent projects shall at the time of the issuance of such
3736 parity revenue bonds be also pledged to the holders of any
3737 revenue bonds theretofore issued to finance the revenue
3738 undertakings which are later combined with such subsequent
3739 projects. The district may pledge for the security of the
3740 revenue bonds a fixed amount, without regard to any fixed
3741 proportion of the gross revenues of any project.

3742 Section 35. Utility service tax bonds.—The district shall
3743 have the power to issue from time to time, without limitation as
3744 to amount, bonds payable from the proceeds of any utility
3745 service taxes or funds of the district, or any combination
3746 thereof. Such bonds shall not constitute an indebtedness of the
3747 district and the approval of the qualified electors shall not be
3748 required unless such bonds are additionally secured by the full
3749 faith and credit and taxing power of the district.

3750 Section 36. Issuance of additional bonds.—If the proceeds

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3751 of any bonds are less than the cost of completing the project in
 3752 connection with which such bonds are issued, the board of
 3753 supervisors may authorize the issuance of additional bonds, upon
 3754 such terms and conditions as the board may provide in the
 3755 resolution authorizing the issuance thereof, but only in
 3756 compliance with the resolution or other proceedings authorizing
 3757 the issuance of the original bonds.

3758 Section 37. Refunding bonds.—The district shall have the
 3759 power to issue bonds to provide for the retirement or refunding
 3760 of any bonds or obligations of the district that at the time of
 3761 such issuance are or subsequently thereto become due and
 3762 payable, or that at the time of issuance have been called or are
 3763 or will be subject to call for redemption within 10 years
 3764 thereafter, or the surrender of which can be procured from the
 3765 holders thereof at prices satisfactory to the board of
 3766 supervisors. Refunding bonds may be issued at any time when, in
 3767 the judgment of the board of supervisors, such issuance will be
 3768 advantageous to the district. No approval of the qualified
 3769 electors residing in the district shall be required for the
 3770 issuance of refunding bonds except in cases where such approval
 3771 is required by the State Constitution. The board of supervisors
 3772 may by resolution confer upon the holders of such refunding
 3773 bonds all rights, powers, and remedies to which the holders
 3774 would be entitled if they continued to be the owners and had
 3775 possession of the bonds for the refinancing of which said

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3776 refunding bonds are issued, including, but not limited to, the
 3777 preservation of the lien of such bonds on the revenues of any
 3778 project or on pledged funds, without extinguishment, impairment,
 3779 or diminution thereof. The provisions of this act pertaining to
 3780 bonds of the district shall, unless the context otherwise
 3781 requires, govern the issuance of refunding bonds, the form and
 3782 other details thereof, the rights of the holders thereof, and
 3783 the duties of the board of supervisors with respect thereto.

3784 Section 38. Pledging ad valorem taxes, assessments, and
 3785 other revenues and properties as additional security on bonds.-
 3786 The district may pledge as additional security for the payment
 3787 of any of the bonds of the district its full faith and credit
 3788 and ad valorem taxing power, and provide that such bonds shall
 3789 be payable as to both principal and interest, and as to any
 3790 reserve or other funds provided therefor, from ad valorem taxes
 3791 levied on the taxable real and tangible personal property in the
 3792 district, to the full extent that any revenues as defined in
 3793 section 17, taxes, assessments, or other funds, or any
 3794 combination thereof, pledged therefor are insufficient for the
 3795 full payment of the same, but subject to the limitations on the
 3796 total amount of ad valorem taxes that may be levied in any one
 3797 year specified in section 24, and provided further that no bonds
 3798 shall be issued to the payment of which the full faith and
 3799 credit and taxing power of the district is pledged unless
 3800 approved at an election in the manner provided by law. The

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3801 district, by resolution of the board of supervisors, may also
 3802 pledge as additional security for any bonds the revenues from
 3803 any project of the district, utility service taxes, assessments,
 3804 and any other sources of revenues or funds, or any combination
 3805 of the foregoing, and may pledge or mortgage any of the
 3806 properties, rights, interests, or other assets of the district,
 3807 and such pledge shall not require the submission to or approval
 3808 by the qualified electors of the district unless required by the
 3809 State Constitution. The board of supervisors may also provide
 3810 with respect to any bonds of the district that such bonds shall
 3811 be payable, in whole or in part, as to principal amount or
 3812 interest, or both, out of rates, fees, fares, service charges,
 3813 or other charges collected with respect to any of the projects
 3814 of the district.

3815 Section 39. Lien of pledges.—All pledges of revenues,
 3816 taxes, and assessments made pursuant to the provisions of this
 3817 act shall be valid and binding from the time when such pledges
 3818 are made. All such revenues, taxes, and assessments so pledged
 3819 and thereafter collected shall immediately be subject to the
 3820 lien of such pledges without any physical delivery thereof or
 3821 further action, and the lien of such pledges shall be valid and
 3822 binding as against all parties having claims of any kind in
 3823 tort, contract, or otherwise against the district, irrespective
 3824 of whether such parties have notice thereof.

3825 Section 40. Assessable improvements; levy and payment of

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3826 special assessments; assessment bonds and certificates.—The
 3827 district may provide for the construction or reconstruction of
 3828 assessable improvements, and for the levying of special
 3829 assessments upon benefited property for the payment thereof,
 3830 under the provisions of this section.

3831 (1) The initial proceeding under this section shall be the
 3832 passage by the board of supervisors of a resolution ordering the
 3833 construction or reconstruction of such assessable improvements,
 3834 indicating the location by terminal points, routes, or
 3835 otherwise, and either giving a description of the improvements
 3836 by their material, nature, character, and size or giving two or
 3837 more descriptions with the directions that the material, nature,
 3838 character, and size shall be subsequently determined in
 3839 conformity with one of such descriptions. Assessable
 3840 improvements need not be continuous and may be in more than one
 3841 locality or street. The resolution ordering any such improvement
 3842 may give any short and convenient designation to each
 3843 improvement ordered thereby, and the property against which
 3844 assessments are to be made for the cost of such improvement may
 3845 be designated as an assessment district, followed by a letter or
 3846 number or name to distinguish it from other assessment
 3847 districts, after which it shall be sufficient to refer to such
 3848 improvement and property by such designation in all proceedings
 3849 and assessments, except in the notices required by this section.

3850 (2) As soon as possible after the passage of such

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3851 resolution, the engineer for the district shall prepare, in
 3852 duplicate, plans and specifications for each improvement ordered
 3853 thereby and an estimate of the cost thereof. Such cost shall
 3854 include, in addition to the items of cost as defined in this
 3855 act, the cost of relaying streets, sidewalks, and other public
 3856 facilities or conveniences necessarily torn up or damaged and
 3857 the following items of incidental expenses:

- 3858 (a) Printing and publishing notices and proceedings;
- 3859 (b) Costs of abstracts of title; and
- 3860 (c) Any other expense necessary or proper in conducting
 3861 the proceedings and work provided for in this section, including
 3862 the estimated amount of discount, if any, upon the sale of
 3863 assessment bonds or any other obligations issued hereunder for
 3864 which such special assessments are to be pledged.

3865
 3866 If the resolution provides alternative descriptions of material,
 3867 nature, character, and size, such estimate shall include an
 3868 estimate of the cost of the improvement of each such
 3869 description. The engineer shall also prepare, in duplicate, a
 3870 tentative apportionment of the estimated total cost of the
 3871 improvement as between the district and each lot or parcel of
 3872 land subject to special assessment under the resolution, such
 3873 apportionment to be made in accordance with the provisions of
 3874 the resolution and in relation to apportionment of cost provided
 3875 herein for the preliminary assessment roll. Such tentative

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3876 apportionment of total estimated cost shall not be held to limit
3877 or restrict the duties of the engineer in the preparation of
3878 such preliminary assessment roll. One of the duplicates of such
3879 plans, specifications, and estimates and such tentative
3880 apportionment shall be filed with the board of supervisors, and
3881 the other duplicate shall be retained by the engineer in his or
3882 her files, all thereof to remain open to public inspection.

3883 (3) The board of supervisors, upon the filing with it of
3884 such plans, specifications, estimates, and tentative
3885 apportionment of cost, shall publish a notice stating that, at a
3886 meeting of the board of supervisors on a certain day and hour
3887 not earlier than 15 days after such publication, the board of
3888 supervisors will hear objections of all interested persons to
3889 the confirmation of such resolution, which notice shall state in
3890 brief and general terms a description of the proposed assessable
3891 improvements with the location thereof, and shall also state
3892 that plans, specifications, estimates, and tentative
3893 apportionment of cost thereof are on file with the board of
3894 supervisors. Such notice shall be published as provided in
3895 chapter 50, Florida Statutes. The board of supervisors shall
3896 keep a record in which shall be inscribed, at the request of any
3897 person, firm, or corporation having or claiming to have any
3898 interest in any lot or parcel of land or property, the name and
3899 post office address of such person, firm, or corporation,
3900 together with a brief description or designation of such lot or

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3901 parcel, and it shall be the duty of the board of supervisors to
 3902 mail a copy of such notice to such person, firm, or corporation
 3903 at such address at least 10 days before the time for the hearing
 3904 as stated in such notice. However, the failure of the board of
 3905 supervisors to keep such record or to inscribe any name or
 3906 address or to mail any such notice shall not constitute a valid
 3907 objection to holding the hearing as provided in this section or
 3908 to any other action taken under the authority of this section.

3909 (4) At the time named in such notice, or to which an
 3910 adjournment may be taken by the board of supervisors, the board
 3911 shall receive any objections of interested persons and may then
 3912 or thereafter repeal or confirm such resolution with such
 3913 amendments, if any, as may be desired by the board and which do
 3914 not cause any additional property to be specially assessed.

3915 (5) All objections to any such resolution on the ground
 3916 that it contains items which cannot be properly assessed against
 3917 property, or that it is, for any default or defect in the
 3918 passage or character of the resolution or the plans or
 3919 specifications or estimates, void or voidable in whole or in
 3920 part, or that it exceeds the power of the board of supervisors,
 3921 shall be made in writing in person or by attorney and filed with
 3922 the board at or before the time or adjourned time of such
 3923 hearing. Any objections against the making of any assessable
 3924 improvements not so made shall be considered as waived, and if
 3925 any objection is made and overruled or not sustained, the

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3926 confirmation of the resolution shall be the final adjudication
3927 of the issues presented unless an action is filed in the Circuit
3928 Court for the Ninth Circuit to secure relief within 30 days
3929 after the board's adoption of the resolution or its later
3930 confirmation.

3931 (6) Whenever any resolution providing for the construction
3932 or reconstruction of assessable improvements and for the levying
3933 of special assessments upon benefited property for the payment
3934 thereof is confirmed, as hereinabove provided, or at any time
3935 thereafter, the board of supervisors may issue assessment bonds
3936 payable out of such assessments when collected. Said bonds shall
3937 mature not later than 2 years after the last installment in
3938 which said special assessments may be paid, as provided in
3939 subsection (10), and shall bear interest not exceeding 6 percent
3940 per annum. Such assessment bonds shall be executed, shall have
3941 such provisions for redemption prior to maturity, and shall be
3942 sold in the manner and be subject to all of the applicable
3943 provisions contained in this act for revenue bonds, except as
3944 the same are inconsistent with the provisions of this section.
3945 The amount of such assessment bonds for any assessable
3946 improvement, after the confirmation of the initial resolution,
3947 shall not exceed 70 percent of the estimated amount of the cost
3948 of such assessable improvements which are to be specially
3949 assessed against the land or property to be specially benefited
3950 thereby, as shown in the estimates of the engineer for the

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3951 district referred to in subsection (2). The amount of such
 3952 assessment bonds for any assessable improvement to be issued,
 3953 after the confirmation of the preliminary assessment roll
 3954 provided for in subsection (9), including any assessment bonds
 3955 theretofore issued, shall not exceed the amount of special
 3956 assessments actually confirmed and levied by the board of
 3957 supervisors as provided in subsection (9). Such assessment bonds
 3958 shall be payable from the proceeds of the special assessments
 3959 levied for the assessable improvement for which such assessment
 3960 bonds are issued. However, the district may pledge the full
 3961 faith and credit of the district for the payment of the
 3962 principal of and interest on such assessment bonds if the
 3963 issuance of such assessment bonds is approved in the manner
 3964 provided by law.

3965 (7) After the passage of the resolution authorizing the
 3966 construction or reconstruction of assessable improvements has
 3967 been confirmed as provided in subsection (4), the district may
 3968 proceed with the construction or reconstruction work. Promptly
 3969 after the completion of the work, the engineer for the district,
 3970 who is hereby designated as the official of the district to make
 3971 preliminary assessment of benefits from assessable improvements,
 3972 shall prepare a preliminary assessment roll and file the same
 3973 with the board of supervisors, which roll shall contain the
 3974 following:

3975 (a) A description of the lots and parcels of land or

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3976 property within the district which will benefit from such
 3977 assessable improvements and the amount of such benefits to each
 3978 such lot or parcel of land or property, and the preliminary
 3979 assessment. Such lots and parcels shall include the property of
 3980 the county or counties, municipality or municipalities, and any
 3981 school district or other political subdivision within the
 3982 district. There shall also be given the name of the owner of
 3983 record of each lot or parcel, where practicable, and a statement
 3984 of the method of assessment used by such engineer.

3985 (b) The total cost of the improvement and the amount of
 3986 incidental expense. In making such preliminary assessments, the
 3987 engineer may use any method of determining the amount of special
 3988 benefits accruing to each lot or parcel of land or property from
 3989 such assessable improvements as are approved by the board of
 3990 supervisors. Such special benefits may be based on an acreage
 3991 assessment where benefits from such assessable improvements are
 3992 equal or nearly equal for lands or property in a particular
 3993 area, front footage, or any other factors which the board of
 3994 supervisors deems fair and equitable as between the different
 3995 lots or parcels of land or property benefited, whether improved
 3996 or unimproved. It shall be the duty of the engineer, in making
 3997 such preliminary assessment roll, to view all lots or parcels of
 3998 land or property to be assessed and to determine, for the
 3999 preliminary assessment roll, the amount of benefit which each
 4000 lot or parcel of land or property will receive from such

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4001 assessable improvements, under the method or methods prescribed
 4002 by the board of supervisors, or any combination thereof.
 4003 (8) The preliminary roll shall be advisory only and shall
 4004 be subject to the action of the board of supervisors as
 4005 hereinafter provided. Upon the filing with the board of
 4006 supervisors of the preliminary assessment roll, the board shall
 4007 publish a notice stating that, at a meeting of the board of
 4008 supervisors to be held on a certain day and hour not less than
 4009 15 days after the date of such publication, which meeting may be
 4010 a regular, adjourned, or special meeting, all interested persons
 4011 may appear and file written objections to the confirmation of
 4012 such roll. Such notice shall be published as provided in chapter
 4013 50, Florida Statutes, and shall state the class of the
 4014 assessable improvements and the location thereof by terminal
 4015 points, route, or otherwise. The board of supervisors shall also
 4016 mail a copy of such notice to the persons, firms, or
 4017 corporations referred to in subsection (3) at least 10 days
 4018 before the time of the meeting as stated in such notice.
 4019 However, the failure of the board to mail any such notice shall
 4020 not constitute a valid objection to holding such meeting or to
 4021 any other action taken under the authority of this section.
 4022 (9) At the time and place stated in such notice, the board
 4023 of supervisors shall meet and receive the objections in writing
 4024 of all interested persons as stated in such notice. The board of
 4025 supervisors may adjourn the hearing from time to time. After the

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4026 completion thereof, the board of supervisors shall either annul,
4027 sustain, or modify, in whole or in part, the preliminary
4028 assessment as indicated on such roll, either by confirming the
4029 preliminary assessment against any or all lots or parcels
4030 described therein or by cancelling, increasing, or reducing the
4031 same, according to the special benefits which the board decides
4032 each such lot or parcel has received or will receive on account
4033 of such improvement. If any property chargeable under this
4034 section is omitted from the preliminary roll, or if the
4035 preliminary assessment is not made against it, the board of
4036 supervisors may place on such roll an apportionment to such
4037 property. The board of supervisors shall not confirm any
4038 assessment in excess of the special benefits to the property
4039 assessed, and the assessments so confirmed shall be in
4040 proportion to the special benefits. The assessment so made shall
4041 be final and conclusive as to each lot or parcel assessed
4042 unless, within 30 days, an action is filed in the Circuit Court
4043 for the Ninth Circuit to secure relief. If the assessment
4044 against any property is sustained, reduced, or abated by the
4045 court, the board of supervisors shall note that fact on the
4046 assessment roll opposite the description of the property
4047 affected thereby. The amount of the special assessment against
4048 any lot or parcel which may be reduced or abated by the court,
4049 unless the assessment upon the entire district is reduced or
4050 abated, or the amount by which such assessment is so reduced or

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4051 abated, may by resolution of the board of supervisors be made
 4052 chargeable against the district at large; or, at the discretion
 4053 of the board, a new assessment roll may be prepared and
 4054 confirmed in the manner hereinabove provided for the preparation
 4055 and confirmation of the original assessment roll.

4056 (10) Any assessment may be paid at the office of the board
 4057 of supervisors within 60 days after the confirmation thereof,
 4058 without interest. Thereafter, all assessments shall be payable
 4059 at such times, over such period of years not exceeding 20 years,
 4060 and in such annual or other installments, with interest at such
 4061 rate not exceeding 8 percent per annum on the principal amount
 4062 of such assessments from the expiration of said 60 days, as the
 4063 board of supervisors determines by resolution. The board of
 4064 supervisors may provide that any assessment may be paid at any
 4065 time before due, together with interest accrued thereon to the
 4066 date of prepayment, if such prior payment is permitted by the
 4067 proceedings authorizing any assessment bonds or other
 4068 obligations for the payment of which such special assessments
 4069 have been pledged.

4070 (11) All such special assessments shall be collected by
 4071 the respective tax collectors for Orange and Osceola Counties,
 4072 as the case may be, in which event the last sentence of
 4073 subsection (1) of section 29 shall be applicable, or by such
 4074 other officer or agent as the board of supervisors may
 4075 designate, at such time or times as the board shall specify in

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4076 the proceedings authorizing or confirming the special
 4077 assessments, and if no other time is specified, then at the same
 4078 time as general county taxes are collected in Orange and Osceola
 4079 Counties.

4080 (12) All assessments shall constitute a lien upon the
 4081 property so assessed from the date of confirmation of the
 4082 resolution ordering the improvement, of the same nature and to
 4083 the same extent as the lien for general county taxes falling due
 4084 in the same year or years in which such assessments or
 4085 installments thereof fall due, and any assessment or installment
 4086 not paid when due shall be collectible with such interest and
 4087 with reasonable attorney fees and costs, but without penalties,
 4088 by the district by proceedings in the Circuit Court for the
 4089 Ninth Circuit to foreclose the lien of assessments as a lien for
 4090 mortgages is or may be foreclosed under the laws of the state;
 4091 provided that any such proceedings to foreclose shall embrace
 4092 all installments of principal remaining unpaid with accrued
 4093 interest thereon, which installments shall, by virtue of the
 4094 institution of such proceedings, immediately become due and
 4095 payable. Nevertheless, if, prior to any sale of the property
 4096 under decree of foreclosure in such proceedings, payment is made
 4097 of the installment or installments which are shown to be due
 4098 under the provisions of the resolution passed pursuant to
 4099 subsection (9) and by subsection (10), and all costs including
 4100 interest and attorney fees, such payment shall have the effect

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4101 of restoring the remaining installments to their original
 4102 maturities, and the proceedings shall be dismissed. It shall be
 4103 the duty of the district to enforce the prompt collection of
 4104 assessments by the means herein provided, and such duty may be
 4105 enforced at the suit of any holder of bonds issued under this
 4106 act in the Circuit Court for the Ninth Circuit by mandamus or
 4107 other appropriate proceedings or action. Not later than 30 days
 4108 after any installments are due and payable, it shall be the duty
 4109 of the board of supervisors to direct the attorney or attorneys
 4110 whom the board shall then designate to institute action within 2
 4111 months after such direction to enforce the collection of all
 4112 special assessments for assessable improvements made under this
 4113 section and remaining due and unpaid at the time of such
 4114 direction. Such action shall be prosecuted in a manner and under
 4115 the conditions in and under which mortgages are foreclosed under
 4116 the laws of the state. It shall be lawful to join in one action
 4117 the collection of assessments against any or all property
 4118 assessed by virtue of the same assessment roll unless the court
 4119 deems such joinder prejudicial to the interests of any
 4120 defendant. The court shall allow reasonable attorney fees for
 4121 the attorney or attorneys of the district, and the same shall be
 4122 collectible as a part of or in addition to the costs of the
 4123 action. At the sale pursuant to decree in any such action, the
 4124 district may be a purchaser to the same extent as an individual
 4125 person or corporation, except that the part of the purchase

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4126 price represented by the assessments sued upon and the interest
4127 thereon need not be paid in cash. Property so acquired by the
4128 district may be sold or otherwise disposed of, the proceeds of
4129 such disposition to be placed in the fund provided by subsection
4130 (13). However, no sale or other disposition thereof shall be
4131 made unless the notice calling for bids therefor to be received
4132 at a stated time and place is published at least once as
4133 provided in chapter 50, Florida Statutes.

4134 (13) All assessments and charges made under the provisions
4135 of this section for the payment of all or any part of the cost
4136 of any assessable improvements for which assessment bonds are
4137 issued under the provisions of this law, or which have been
4138 pledged as additional security for any other bonds or
4139 obligations issued under this act, shall be maintained in a
4140 special fund or funds and be used only for the payment of
4141 principal of or interest on such assessment bonds or other bonds
4142 or obligations.

4143 (14) Orange and Osceola Counties, the municipalities, each
4144 school district, and any other political subdivision wholly or
4145 partly within the district shall possess the same power and be
4146 subject to the same duties and liabilities in respect of the
4147 special assessments under this section affecting the real estate
4148 of such county, municipality, school district, or other
4149 political subdivision which private owners of real estate
4150 possess or are subject to hereunder, and such real estate of any

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4151 such county, municipality, school district, or political
 4152 subdivision shall be subject to liens for said assessments in
 4153 all cases where the same property would be subject to such liens
 4154 had it, at the time the lien attached, been owned by a private
 4155 owner.

4156 (15) Subject to the terms of any bonds or other
 4157 obligations payable from or secured by the assessments provided
 4158 for herein, the board of supervisors may at any time and from
 4159 time to time modify, in whole or in part, or revoke any plan or
 4160 specification for any assessable improvement. In connection with
 4161 the revision of any such plan or specification, benefits may be
 4162 reassessed or additional assessments made in accordance with the
 4163 provisions and procedures of this section. The board of
 4164 supervisors may at any time approve and make effective technical
 4165 changes and modifications of any plan for any improvement not
 4166 affecting the determination of assessed benefits or the security
 4167 of bond owners.

4168 Section 41. Issuance of certificates of indebtedness based
 4169 on assessments for assessable improvements; assessment bonds.-

4170 (1) The board of supervisors may, after any assessments
 4171 for assessable improvements are made, determined, and confirmed
 4172 as provided in section 40, issue certificates of indebtedness
 4173 for the amount so assessed against the abutting property or
 4174 property otherwise benefited, as the case may be, and separate
 4175 certificates shall be issued against each part or parcel of land

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4176 or property assessed, which certificates shall state the general
4177 nature of the improvement for which the said assessment is made.
4178 Said certificates shall be payable in annual installments or
4179 otherwise in accordance with the installments of the special
4180 assessments for which they are issued. The board of supervisors
4181 may determine the interest to be borne by such certificates at a
4182 rate no greater than 6 percent per annum and may sell such
4183 certificates at either private or public sale and determine the
4184 form, manner of execution, and other details of such
4185 certificates. Such certificates shall recite that they are
4186 payable only from the special assessments levied and collected
4187 from the part or parcel of land or property against which they
4188 are issued. The proceeds of such certificates may be pledged for
4189 the payment of principal of and interest on any revenue bonds or
4190 general obligation bonds issued to finance in whole or in part
4191 such assessable improvement, or, if not so pledged, may be used
4192 to pay the cost or part of the cost of such assessable
4193 improvements.

4194 (2) The district may also issue assessment bonds or other
4195 obligations payable from a special fund into which such
4196 certificates of indebtedness referred to in subsection (1) may
4197 be deposited; or, if such certificates of indebtedness have not
4198 been issued, the district may assign to such special fund for
4199 the benefit of the holders of such assessment bonds or other
4200 obligations, or to a trustee for such bondholders, the

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4201 assessment liens provided for in section 40, unless such
 4202 certificates of indebtedness or assessment liens have been
 4203 theretofore pledged for any bonds or other obligations
 4204 authorized hereunder. In the event of the creation of such
 4205 special fund and the issuance of such assessment bonds or other
 4206 obligations, the proceeds of such certificates of indebtedness
 4207 or assessment liens deposited therein shall be used only for the
 4208 payment of the assessment bonds or other obligations issued as
 4209 provided in this section. The district is authorized to covenant
 4210 with the holders of such assessment bonds or other obligations
 4211 that it will diligently and faithfully enforce and collect all
 4212 the special assessments and interest and penalties thereon for
 4213 which such certificates of indebtedness or assessment liens have
 4214 been deposited in or assigned to such fund, and to foreclose
 4215 such assessment liens so assigned to such special fund or
 4216 represented by the certificates of indebtedness deposited in
 4217 said special fund, after such assessment liens have become
 4218 delinquent, and deposit the proceeds derived from such
 4219 foreclosure, including interest and penalties, in such special
 4220 fund, and to make any other covenants deemed necessary or
 4221 advisable in order to properly secure the holders of such
 4222 assessment bonds or other obligations.

4223 (3) The assessment bonds or other obligations issued
 4224 pursuant to this section shall have such dates of issue and
 4225 maturity as are deemed advisable by the board of supervisors.

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4226 However, the maturities of such assessment bonds or other
 4227 obligations shall not be more than 2 years after the due date of
 4228 the last installment which will be payable on any of the special
 4229 assessments for which such assessment liens, or the certificates
 4230 of indebtedness representing such assessment liens, are assigned
 4231 to or deposited in such special fund.

4232 (4) Such assessment bonds or other obligations issued
 4233 under this section shall bear interest at a rate not exceeding 6
 4234 percent per annum and shall be executed, shall have such
 4235 provisions for redemption prior to maturity, shall be sold in
 4236 the manner, and shall be subject to all of the applicable
 4237 provisions contained in this act for revenue bonds, except as
 4238 the same may be inconsistent with the provisions of this
 4239 section.

4240 (5) All assessment bonds or other obligations issued under
 4241 the provisions of this act, except certificates of indebtedness
 4242 issued against separate lots or parcels of land or property as
 4243 provided in this section, shall be and constitute and have all
 4244 the qualities and incidents of negotiable instruments under the
 4245 law merchant and the laws of the state.

4246 Section 42. Issuance of bond anticipation notes.—In
 4247 addition to the other powers provided for in this act and not in
 4248 limitation thereof, the district shall have the power, at any
 4249 time and from time to time after the issuance of any bonds of
 4250 the district is authorized, to borrow money for the purposes for

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4251 which such bonds are to be issued in anticipation of the receipt
4252 of the proceeds of the sale of such bonds and to issue bond
4253 anticipation notes in a principal amount not in excess of the
4254 authorized maximum amount of such bond issue. Such notes shall
4255 be in such denomination or denominations, bear interest at such
4256 rate or rates not in excess of 6 percent per annum, mature at
4257 such time or times not later than 5 years after the date of
4258 issuance, be renewable for an additional term or terms in the
4259 aggregate not in excess of 5 years after the date of first
4260 renewal, and be in such form and executed in such manner as the
4261 board of supervisors shall prescribe. Such notes may be sold at
4262 either public or private sale or, if such notes are renewal
4263 notes, may be exchanged for notes then outstanding on such terms
4264 as the board of supervisors shall determine. Such notes shall be
4265 paid from the proceeds of such bonds when issued. The board of
4266 supervisors may in its discretion, in lieu of retiring the notes
4267 by means of bonds, retire them by means of current revenues or
4268 from any taxes or assessments levied for the payment of such
4269 bonds, but in such event a like amount of the bonds authorized
4270 shall not be issued.

4271 Section 43. Short-term borrowings.—The district at any
4272 time may obtain loans, in such amount and on such terms and
4273 conditions as the board of supervisors may approve, for the
4274 purpose of paying any of the expenses of the district or any
4275 costs incurred or that may be incurred in connection with any of

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4276 the projects of the district, which loans shall have a term not
4277 exceeding 2 years from the date of issuance thereof, and may be
4278 renewable for a like term or terms, shall bear interest in any
4279 amount not in excess of 6 percent per annum, and may be payable
4280 from and secured by a pledge of such funds, revenues, taxes, and
4281 assessments as the board of supervisors may determine. For the
4282 purpose of defraying such costs and expenses, the district may
4283 issue negotiable notes, warrants, or other evidences of debt
4284 signed on behalf of the district by any member of the board of
4285 supervisors duly authorized by the board, such notes or other
4286 evidences of indebtedness to be payable at such times, to bear
4287 interest at a rate not exceeding 6 percent per annum, and to be
4288 sold or discounted at such price or prices and on such terms as
4289 the board may deem advisable. The board of supervisors shall
4290 have the right to provide for the payment thereof by pledging
4291 the whole or any part of the funds, revenues, taxes, and
4292 assessments of the district. The approval of the qualified
4293 electors residing in the district shall not be necessary except
4294 where required by the State Constitution.

4295 Section 44. Trust agreements.—In the discretion of the
4296 board of supervisors, any issue of bonds may be secured by a
4297 trust agreement by and between the district and a corporate
4298 trustee or trustees, which may be any trust company or bank
4299 having the powers of a trust company within or outside the
4300 state. The resolution authorizing the issuance of the bonds or

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4301 such trust agreement may pledge the revenues to be received from
4302 any projects of the district and may contain such provisions for
4303 protecting and enforcing the rights and remedies of the
4304 bondholders as the board of supervisors may approve, including,
4305 without limitation, covenants setting forth the duties of the
4306 district in relation to the acquisition, construction,
4307 reconstruction, improvement, maintenance, repair, operation, and
4308 insurance of any projects, the fixing and revising of the rates,
4309 fees, fares, and charges, and the custody, safeguarding, and
4310 application of all moneys, and for the employment of counselling
4311 engineers in connection with such acquisition, construction,
4312 reconstruction, improvement, maintenance, repair, or operation.
4313 It shall be lawful for any bank or trust company incorporated
4314 under the laws of the state which may act as a depository of the
4315 proceeds of bonds or of revenues to furnish such indemnifying
4316 bonds or to pledge such securities as may be required by the
4317 district. Such resolution or trust agreement may set forth the
4318 rights and remedies of the bondholders and of the trustee, if
4319 any, and may restrict the individual right of action by
4320 bondholders. The board of supervisors may provide for the
4321 payment of the proceeds of the sale of the bonds and the
4322 revenues of any project to such officer, board, or depository as
4323 it may designate for the custody thereof, and for the method of
4324 disbursement thereof with such safeguards and restrictions as it
4325 may determine. All expenses incurred in carrying out the

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4326 provisions of such resolution or trust agreement may be treated
 4327 as part of the cost of operation of the project to which such
 4328 trust agreement pertains.

4329 Section 45. Sale of bonds.—Bonds may be sold in blocks or
 4330 installments at different times, or an entire issue or series
 4331 may be sold at one time. Bonds may be sold at public or private
 4332 sale after such advertisement, if any, as the board of
 4333 supervisors deems advisable but not in any event at less than 95
 4334 percent of the par value thereof, together with accrued interest
 4335 thereon. Bonds may be sold or exchanged for refunding bonds.
 4336 Special assessment and revenue bonds may be delivered as payment
 4337 by the district of the purchase price or lease of any project or
 4338 part thereof, or a combination of projects or parts thereof, or
 4339 as the purchase price or exchanged for any property, real,
 4340 personal, or mixed, including franchises, or services rendered
 4341 by any contractor, engineer, or other person, all at one time or
 4342 in blocks from time to time, in such manner and upon such terms
 4343 as the board of supervisors in its discretion shall determine.
 4344 The price or prices for any bonds sold, exchanged, or delivered
 4345 may be:

- 4346 (1) The money paid for the bonds;
- 4347 (2) The principal amount, plus accrued interest to the
 4348 date of redemption or exchange, of outstanding obligations
 4349 exchanged for refunding bonds;
- 4350 (3) In the case of special assessment or revenue bonds,

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4351 the amount of any indebtedness to contractors or other persons
 4352 paid with such bonds; or

4353 (4) The fair value of any properties exchanged for the
 4354 bonds, as determined by the board of supervisors.

4355 Section 46. Authorization and form of bonds.—Bonds may be
 4356 authorized by resolution or resolutions of the board of
 4357 supervisors which shall be adopted by a majority of all of the
 4358 members thereof then in office. Such resolution or resolutions
 4359 may be adopted at the same meeting at which they are introduced
 4360 and need not be published or posted. The board of supervisors
 4361 may by resolution authorize the issuance of bonds and fix the
 4362 aggregate amount of bonds to be issued, the purpose or purposes
 4363 for which the moneys derived therefrom shall be expended, the
 4364 rate or rates of interest, which shall not exceed 6 percent per
 4365 annum, the denomination of the bonds, regardless of whether the
 4366 bonds are to be issued in one or more series, the date or dates
 4367 thereof, the date or dates of maturity, which shall not exceed
 4368 40 years from their respective dates of issuance, the medium of
 4369 payment, the place or places within or outside the state where
 4370 payment shall be made, registration privileges, redemption terms
 4371 and privileges (whether with or without premium), the manner of
 4372 execution, the form of the bonds, including any interest coupons
 4373 to be attached thereto, the manner of execution of bonds and
 4374 coupons, and any and all other terms, covenants, and conditions
 4375 thereof, and the establishment of reserve or other funds. Such

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4376 authorizing resolution may further provide that such bonds may
 4377 be executed manually or by engraved, lithographed, or facsimile
 4378 signature, provided that where signatures are engraved,
 4379 lithographed, or facsimile, no bond shall be valid unless
 4380 countersigned by a registrar or other officer designated by
 4381 appropriate resolution of the board of supervisors. The seal of
 4382 the district may be affixed, lithographed, engraved, or
 4383 otherwise reproduced in facsimile on such bonds. In case any
 4384 officer whose signature or a facsimile of whose signature
 4385 appears on any bonds or coupons ceases to be such officer before
 4386 the delivery of such bonds, such signature or facsimile shall
 4387 nevertheless be valid and sufficient for all purposes the same
 4388 as if he or she had remained in office until such delivery.

4389 Section 47. Increase in maximum allowable interest on
 4390 district bonds.—Anything in this act or the laws of the state to
 4391 the contrary notwithstanding, if at any time and from time to
 4392 time the general laws of the state permit the counties,
 4393 municipalities, or political subdivisions of the state, or any
 4394 of them, to issue general obligation, revenue, assessment, or
 4395 other bonds bearing interest in an amount or at a rate in excess
 4396 of 6 percent per annum, then the maximum allowable interest on
 4397 any bonds of the district that may be issued during the
 4398 effective period of such general law shall be the maximum amount
 4399 or rate permitted under such general law.

4400 Section 48. Interim certificates; replacement

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4401 certificates.—Pending the preparation of definitive bonds, the
4402 board of supervisors may issue interim certificates or receipts
4403 or temporary bonds, in such form and with such provisions as the
4404 board may determine, exchangeable for definitive bonds when such
4405 bonds have been executed and are available for delivery. The
4406 board of supervisors may also provide for the replacement of any
4407 bonds that become mutilated or are lost or destroyed.

4408 Section 49. Negotiability of bonds.—Any bond issued under
4409 this act and any interim certificate, receipt, or temporary bond
4410 shall, in the absence of an express recital on the face thereof
4411 that it is nonnegotiable, be fully negotiable and shall be and
4412 constitute negotiable instruments within the meaning and for all
4413 purposes of the law merchant and the laws of the state.

4414 Section 50. Defeasance.—The board of supervisors may make
4415 such provision with respect to the defeasance of the right,
4416 title, and interest of the holders of any of the bonds and
4417 obligations of the district in any revenues, funds, or other
4418 properties by which such bonds are secured as the board deems
4419 appropriate and, without limitation on the foregoing, may
4420 provide that when such bonds or obligations become due and
4421 payable or shall have been called for redemption, and the whole
4422 amount of the principal and the interest and premium, if any,
4423 due and payable upon the bonds or obligations then outstanding
4424 shall be paid, or sufficient moneys or direct obligations of the
4425 United States Government the principal of and the interest on

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4426 which when due will provide sufficient moneys, shall be held or
 4427 deposited in trust for such purpose, and provision shall also be
 4428 made for paying all other sums payable in connection with such
 4429 bonds or other obligations, then and in such event the right,
 4430 title, and interest of the holders of the bonds in any revenues,
 4431 funds, or other properties by which such bonds are secured shall
 4432 thereupon cease, determine, and become void, and the board of
 4433 supervisors may apply any surplus in any sinking fund
 4434 established in connection with such bonds or obligations and all
 4435 balances remaining in all other funds or accounts other than
 4436 money held for the redemption or payment of the bonds or other
 4437 obligations to any lawful purpose of the district as the board
 4438 shall determine.

4439 Section 51. Bonds as legal investment or security.-
 4440 Notwithstanding any provisions of any other law to the contrary,
 4441 all bonds issued under the provisions of this act shall
 4442 constitute legal investments for savings banks, banks, trust
 4443 companies, insurance companies, executors, administrators,
 4444 trustees, guardians, and other fiduciaries, and for any board,
 4445 body, agency, instrumentality, county, municipality, or other
 4446 political subdivision of the state, and shall be and constitute
 4447 securities which may be deposited by banks or trust companies as
 4448 security for deposits of state, county, municipal, or other
 4449 public funds, or by insurance companies as required or voluntary
 4450 statutory deposits.

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4451 Section 52. Agreements with Division of Bond Finance and
 4452 others.—The board of supervisors shall have the power to retain
 4453 and enter into agreements with fiscal agents, financial
 4454 advisers, the Division of Bond Finance of the State Board of
 4455 Administration, engineers, and other consultants or advisers
 4456 with respect to the issuance and sale of any bonds, and the cost
 4457 and expense thereof may be treated as part of the cost and
 4458 expense of such project. The board of supervisors shall engage
 4459 the Division of Bond Finance in connection with the structure,
 4460 management, and execution of debt issuances including, but not
 4461 limited to, direct placements, bank loans, private placements,
 4462 and limited or public offerings of debt.

4463 Section 53. Covenants.—Any resolution authorizing the
 4464 issuance of bonds may contain such covenants as the board of
 4465 supervisors may deem advisable, and all such covenants shall
 4466 constitute valid and legally binding and enforceable contracts
 4467 between the district and the bondholders, regardless of the time
 4468 of issuance thereof. Such covenants may include, without
 4469 limitation, covenants concerning the disposition of the bond
 4470 proceeds, the use and disposition of project revenues, the
 4471 pledging of revenues, taxes, and assessments, the obligations of
 4472 the district with respect to the operation of the project and
 4473 the maintenance of adequate project revenues, the issuance of
 4474 additional bonds, the appointment, powers, and duties of
 4475 trustees and receivers, the acquisition of outstanding bonds and

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4476 obligations, restrictions on the establishing of competing
 4477 projects or facilities, restrictions on the sale or disposal of
 4478 the assets and property of the district, the priority of
 4479 assessment liens, the priority of claims by bondholders on the
 4480 taxing power of the district, the maintenance of deposits to
 4481 ensure the payment of revenues by users of district facilities
 4482 and services, the discontinuance of district services by reason
 4483 of delinquent payments, acceleration upon default, the execution
 4484 of necessary instruments, the procedure for amending or
 4485 abrogating covenants with the bondholders, and such other
 4486 covenants as may be deemed necessary for the security of the
 4487 bondholders.

4488 Section 54. Validity of bonds; validation proceedings.—

4489 (1) Any bonds issued by the district shall be
 4490 incontestable in the hands of bona fide purchasers or holders
 4491 for value and shall not be invalid because of any irregularity
 4492 or defects in the proceedings for the issue and sale thereof.
 4493 Prior to the issuance of any bonds, the district may, but is not
 4494 required to, publish a notice as provided in chapter 50, Florida
 4495 Statutes, stating the date of adoption of the resolution
 4496 authorizing such obligations, the amount, maximum rate of
 4497 interest, and maturity of such obligations, and the purpose in
 4498 general terms for which such obligations are to be issued, and
 4499 further stating that any action or proceeding questioning the
 4500 validity of such obligations or of the proceedings authorizing

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4501 the issuance thereof, or of any covenants made therein, must be
 4502 instituted within 30 days after the first publication of such
 4503 notice, or the validity of such obligations, proceedings, and
 4504 covenants shall not be thereafter questioned in any court
 4505 whatsoever. If no such action or proceeding is so instituted
 4506 within such 30-day period, then the validity of such
 4507 obligations, proceedings, and covenants shall be conclusive, and
 4508 all persons or parties whatsoever shall be forever barred from
 4509 questioning the validity of such obligations, proceedings, or
 4510 covenants in any court whatsoever.

4511 (2) The power of the district to issue bonds under the
 4512 provisions of this act may be determined, and any of the bonds
 4513 of the district may be validated and confirmed, by circuit court
 4514 decree, under the provisions of chapter 75, Florida Statutes,
 4515 and laws amendatory thereof or supplementary thereto.

4516 Section 55. Act furnishes full authority for issuance of
 4517 bonds.-This act constitutes full and complete authority for the
 4518 issuance of bonds and the exercise of the powers of the district
 4519 provided herein. The powers conferred by this act on the
 4520 district with respect to the issuance and sale of bonds shall be
 4521 in addition and supplemental to the powers conferred by any
 4522 other law.

4523 Section 56. Tax exemption.-As the exercise of the powers
 4524 conferred by this act to effect the purposes of this act
 4525 constitute the performance of essential public functions, and as

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4526 the projects of the district will constitute public property
 4527 used for public purposes, all assets and properties of the
 4528 district, and all bonds issued hereunder and interest paid
 4529 thereon, and all fees, charges, and other revenues derived by
 4530 the district from the projects provided for by this act shall be
 4531 exempt from all taxes by the state or by any political
 4532 subdivision, agency, or instrumentality thereof, provided,
 4533 however, that nothing in this act shall be deemed to exempt from
 4534 taxation any property, project, facility, business activity, or
 4535 enterprise that cannot validly be undertaken as a public
 4536 function by special taxing districts or other public bodies
 4537 under the laws and Constitution of the State of Florida, and
 4538 provided further that nothing in this act shall be deemed to
 4539 exempt any property, project, facility, business activity, or
 4540 enterprise of the district, or revenues derived therefrom, which
 4541 would be subject to taxation under the general laws of the State
 4542 of Florida if such property, project, or facility were owned or
 4543 undertaken by a municipal corporation.

4544 Section 57. Pledge by State of Florida to bondholders of
 4545 district and to Federal Government.-

4546 (1) For all bonds and other obligations issued before the
 4547 effective date of this act, the State of Florida pledges to the
 4548 holders of any bonds issued under this act that it will not
 4549 limit or alter the rights of the district to own, acquire,
 4550 construct, reconstruct, improve, maintain, operate, or furnish

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4551 the projects or to levy and collect the taxes, assessments,
 4552 rentals, rates, fees, fares, and other charges provided for
 4553 herein and to fulfill the terms of any agreement made with the
 4554 holders of such bonds or other obligations, that it will not in
 4555 any way impair the rights or remedies of the holders, and that
 4556 it will not modify in any way the exemption from taxation
 4557 provided in this act, until all such bonds, together with
 4558 interest thereon, and all costs and expenses in connection with
 4559 any action or proceeding by or on behalf of such holders, are
 4560 fully met and discharged. The State of Florida pledges to and
 4561 agrees with the Federal Government that in the event the Federal
 4562 Government or any agency or authority thereof shall construct or
 4563 contribute any funds, materials, or property for the
 4564 construction, acquisition, extension, improvement, enlargement,
 4565 maintenance, operation, or furnishing of any of the projects of
 4566 the district, or any part thereof, the state will not alter or
 4567 limit the rights and powers of the district in any manner which
 4568 would be inconsistent with the continued maintenance and
 4569 operation of such project, or any part thereof, or the
 4570 improvement thereof, or which would be inconsistent with the due
 4571 performance of any agreements between the district and the
 4572 Federal Government, and the district shall continue to have and
 4573 may exercise all powers herein granted so long as the board of
 4574 supervisors deems the same necessary or desirable for the
 4575 carrying out of the purposes of this act and the purposes of the

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4576 Federal Government in the construction, acquisition, extension,
 4577 improvement, enlargement, maintenance, operation, or furnishing
 4578 of any of the projects of the district, or any part thereof.

4579 (2) For all bonds and other obligations issued on or after
 4580 the effective date of this act, the State of Florida pledges to
 4581 the holders of any bonds issued under this act that it will not
 4582 limit or alter the rights of the district to own, acquire,
 4583 construct, reconstruct, improve, maintain, operate, or furnish
 4584 the projects or to levy and collect the taxes, assessments,
 4585 rentals, rates, fees, fares, and other charges provided for
 4586 herein and to fulfill the terms of any agreement made with the
 4587 holders of such bonds or other obligations, that it will not in
 4588 any way impair the rights or remedies of the holders, and that
 4589 it will not modify in any way the exemption from taxation
 4590 provided in this act, until all such bonds, together with
 4591 interest thereon, and all costs and expenses in connection with
 4592 any action or proceeding by or on behalf of such holders, are
 4593 fully met and discharged.

4594 Section 58. Cooperative agreements with certain
 4595 municipalities.—

4596 (1) The board of supervisors may undertake and finance any
 4597 of the projects of the district, in whole or in part, with any
 4598 municipality now existing or hereafter created within the
 4599 district or in any other manner combine the projects of the
 4600 district with the projects of such municipality or

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4601 municipalities on such terms and conditions as the board of
 4602 supervisors shall approve, and the provisions of this act,
 4603 including, without limitation, the provisions for the financing
 4604 of district projects through bond issues, shall be applicable to
 4605 such projects.

4606 (2) Any agreement of the type authorized by this section
 4607 may be made and entered into pursuant to this act for such time
 4608 or times, not exceeding 40 years, as shall be agreed by the
 4609 parties thereto or for such longer time as any bonds of any of
 4610 the contracting parties, including refunding bonds, remain
 4611 outstanding and unpaid, and may contain such details, terms,
 4612 provisions, and conditions as shall be agreed upon by the
 4613 parties thereto. Any such agreement may be made and entered into
 4614 for the benefit of the holders of any bonds of the district as
 4615 well as the parties thereto and in such event shall be
 4616 enforceable in any court of competent jurisdiction by the
 4617 holders of any such bonds or of the coupons appertaining
 4618 thereto.

4619 Section 59. Contracts, grants, and contributions.—The
 4620 district shall have the power to make and enter all contracts
 4621 and agreements necessary or incidental to the performance of the
 4622 functions of the district and the execution of its powers, and
 4623 to contract with, and to accept and receive grants or loans of
 4624 money, material, or property from, any person, private or public
 4625 corporation, the state or any agency or instrumentality thereof,

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4626 any county, municipality, or other political subdivision, or any
 4627 agency, instrumentality, or corporation of or created by the
 4628 United States of America, or the United States of America, as
 4629 the board of supervisors shall determine to be necessary, or as
 4630 otherwise authorized by general law or this act, to carry out
 4631 the purposes of this act, and in connection with any such
 4632 contract, grant, or loan to stipulate and agree to such
 4633 covenants, terms, and conditions as the board deems appropriate.

4634 Section 60. Effect of annexation of lands to and exclusion
 4635 of lands from district.-

4636 (1) Land, including property situated thereon, added to
 4637 the district shall from the time of its inclusion within the
 4638 district be subject to all of the taxes and assessments
 4639 thereafter levied and assessed on other land or property of the
 4640 district similarly situated. Land or property excluded from the
 4641 district shall from the date of such exclusion be exempt from
 4642 taxes or assessments thereafter imposed by the district but
 4643 shall not be exempt from any taxes or assessments theretofore
 4644 levied and due with respect to such land or property, or from
 4645 subsequent installments of taxes or assessments theretofore
 4646 levied or assessed with respect thereto, and such taxes or
 4647 assessments may be enforced and collected by or on behalf of the
 4648 district in the same manner as if such land or property
 4649 continued to be within the territorial limits of the district.

4650 (2) Nothing in this section shall permit the annexation or

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4651 exclusion of lands contrary to the terms, covenants, or
4652 conditions of any of the bonds or obligations of the district,
4653 or in any manner that would impair the security of the holders
4654 of any bonds or other obligations of the district.

4655 Section 61. Construction of district projects.—The
4656 Legislature finds and declares that in order to accomplish the
4657 purposes of this act, it is essential that the board of
4658 supervisors have discretion and authority with respect to the
4659 manner in which the construction of the projects of the
4660 district, including, but not limited to, projects financed by
4661 district bonds, taxes, or assessments, shall be undertaken. The
4662 board of supervisors shall have power and authority to acquire,
4663 construct, reconstruct, extend, repair, improve, maintain, and
4664 operate any of the projects of the district, and to that end to
4665 employ contractors, to purchase machinery, to employ machinery
4666 operators, and directly to have charge of and construct the
4667 projects of the district in such manner as the board may
4668 determine. The district may undertake any construction work with
4669 its own resources, without public advertisement for bids.
4670 However, if the district does not use its own resources to
4671 undertake any construction work, the board of supervisors must
4672 let contracts for the projects of the district, either as a
4673 whole or in sections, with public advertising and the receiving
4674 of bids, all on such terms and conditions as the board may deem
4675 appropriate. The board of supervisors shall let the contract to

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4676 | the lowest responsible and responsive bidder. However, the board
 4677 | may in its discretion reject any and all bids.

4678 | Section 62. Enforcement and penalties.—

4679 | (1) The board of supervisors or any aggrieved person may
 4680 | have recourse to such civil remedies as may be necessary to
 4681 | ensure compliance with the provisions of this act, including
 4682 | injunctive relief to enjoin or restrain any person violating the
 4683 | provisions of this act, and any bylaws, resolutions,
 4684 | regulations, rules, codes, and orders adopted under this act,
 4685 | and the court shall, upon proof of such violation, have the duty
 4686 | to issue forthwith such temporary and permanent injunctions as
 4687 | are necessary to prevent such further violation thereof. In case
 4688 | any building or structure is erected, constructed,
 4689 | reconstructed, altered, repaired, converted, or maintained, or
 4690 | any building, structure, land, or water is used, in violation of
 4691 | this act, or of any code, order, resolution, or other regulation
 4692 | made under authority conferred by this act or under law, the
 4693 | board of supervisors and any person residing in the district may
 4694 | institute any appropriate action or proceeding to prevent such
 4695 | unlawful erection, construction, reconstruction, alteration,
 4696 | repair, conversion, maintenance, or use, to restrain, correct or
 4697 | avoid such violation, to prevent the occupancy of such building,
 4698 | structure, land, or water, and to prevent any illegal act,
 4699 | conduct, business, or use in or about such premises, land, or
 4700 | water.

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4701 (2) The district shall have the standing and authority to
 4702 challenge, by an action in a court of proper jurisdiction, any
 4703 action, contract, resolution, ordinance, code, or regulation of
 4704 the City of Bay Lake or the City of Lake Buena Vista that
 4705 violates this act.

4706 Section 63. Investment of funds.—The board of supervisors
 4707 may in its discretion invest funds of the district as provided
 4708 in s. 218.415, Florida Statutes.

4709 Section 64. Severability of provisions.—If any section,
 4710 clause, sentence, or provision of this act, or the application
 4711 of such section, clause, sentence, or provision to any persons
 4712 or bodies or under any circumstances, is held to be inoperative,
 4713 invalid, or unconstitutional, the invalidity of such section,
 4714 clause, sentence, or provision shall not be deemed, held, or
 4715 taken to affect the validity or constitutionality of any of the
 4716 remaining parts of this act, or the application of any of the
 4717 provisions of this act to persons or bodies or in circumstances
 4718 other than those as to which it or any part thereof is held
 4719 inoperative, invalid, or unconstitutional, and it is intended
 4720 that this act shall be construed and applied as if any section,
 4721 clause, sentence, or provision held inoperative, invalid, or
 4722 unconstitutional had not been included in this act.

4723 Section 3. The offices and terms of all members of the
 4724 Board of Supervisors of the Reedy Creek Improvement District
 4725 existing as of the effective date of this act shall end as of

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4726 the effective date of this act, but such members may continue to
4727 serve until a successor in office is appointed and qualified.
4728 Until successors are appointed and qualified to replace all of
4729 the members of the board of supervisors existing as of the
4730 effective date of this act, board members, officers, and
4731 employees of the district may not sell, dispose of, encumber,
4732 transfer, or expend the assets of the district as such assets
4733 existed on the effective date of this act, other than in the
4734 ordinary course of business.

4735 Section 4. The provisions of this act shall be liberally
4736 construed to effect its purposes and shall be deemed cumulative,
4737 supplemental, and alternative authority for the exercise of the
4738 powers provided herein.

4739 Section 5. Chapter 67-764, Laws of Florida, and the decree
4740 in chancery No. 66-1061 entered by the Circuit Court in and for
4741 the Ninth Judicial Circuit of the State of Florida on May 13,
4742 1966, creating and incorporating the Reedy Creek Drainage
4743 District as a public corporation of the State of Florida, are
4744 repealed.

4745 Section 6. Notwithstanding the repeal of the decree and
4746 chancery No. 66-1061, the stipulation dated September 29, 1966,
4747 by and between the Reedy Creek Drainage District and Orange
4748 County, filed and entered in the proceeding then pending in the
4749 Circuit Court of the Ninth Judicial Circuit in and for Orange
4750 County, Florida, being Case No. Chancery 66-1061, shall continue

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4751 to be effective and binding on the Reedy Creek Improvement
4752 District, now known as the Central Florida Tourism Oversight
4753 District, and Orange County and applicable to any plan of
4754 reclamation now or hereafter adopted by the Central Florida
4755 Tourism Oversight District unless and until revised or
4756 terminated by agreement of the parties thereto.

4757 Section 7. Notwithstanding s. 189.0311(2), Florida
4758 Statutes, the Reedy Creek Improvement District is not dissolved
4759 as of June 1, 2023, but continues in full force and effect under
4760 its new name.

4761 Section 8. This act shall take effect upon becoming a law.