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CS/HB 4043

2025 Legislature

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

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district; providing for bonds; providing for borrowing; providing for future ad valorem taxation; providing for special assessments; providing for issuance of certificates of indebtedness; providing for tax liens; providing for competitive procurement; providing for fees and charges; providing for amendment to charter; providing for required notices to purchasers of residential units within the district; defining district public property; providing for construction; providing severability; providing for a referendum; providing an effective date.

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

Section 1. This act may be cited as the "Waterlin Stewardship District Act."

Section 2. Legislative findings and intent; definitions; policy.

(1) LEGISLATIVE INTENT AND PURPOSE OF THE DISTRICT.

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

(b) There is a need to use a special and limited purpose independent special district unit of local government for the

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51 Waterlin Stewardship District lands located within Osceola  
52 County and covered by this act to provide for a more  
53 comprehensive communities development approach, which will  
54 facilitate an integral relationship between transportation, land  
55 use and urban design to provide for a diverse mix of housing and  
56 regional employment and economic development opportunities,  
57 rather than fragmented development with underutilized  
58 infrastructure generally associated with urban sprawl.

59 (c) The establishment of a special and limited purpose  
60 independent special district for the Waterlin Stewardship  
61 District lands will allow for cooperation with Osceola County  
62 for the responsible management of waterways adjacent to Lake  
63 Tohopekaliga through the recognition of the Lake Toho Protection  
64 Area, located a minimum of 250 feet and an average of 500 feet  
65 along the Lake Tohopekaliga lakeshore from the controlled high  
66 water line elevation, including the Lake Toho Shoreline Regional  
67 Park in accordance with the existing South Lake Toho Conceptual  
68 Master Plan. The establishment of the district and the  
69 recognition of the Lake Toho Protection Area and the Lake Toho  
70 Shoreline Regional Park will help to facilitate the highest and  
71 best use for the real property within the Waterlin Stewardship  
72 District.

73 (d) There is a considerably long period of time during  
74 which there is a significant burden to provide various systems,  
75 facilities, and services on the initial landowners of these

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76 Waterlin Stewardship District lands, such that there is a need  
77 for flexible management, sequencing, timing, and financing of  
78 the various systems, facilities, and services to be provided to  
79 these lands, taking into consideration absorption rates,  
80 commercial viability, and related factors.

81 (e) While chapter 190, Florida Statutes, provides an  
82 opportunity for community development services and facilities to  
83 be provided by the establishment of community development  
84 districts in a manner that furthers the public interest, given  
85 the size of the Waterlin Stewardship District lands and the  
86 duration of development, establishing multiple community  
87 development districts over these lands would result in an  
88 inefficient, duplicative, and needless proliferation of local  
89 special purpose government, contrary to the public interest and  
90 the Legislature's findings in chapter 190, Florida Statutes.  
91 Instead, it is in the public interest that the long-range  
92 provision for, and management, financing, and long-term  
93 maintenance, upkeep, and operation of, services and facilities  
94 to be provided for ultimate development and conservation of the  
95 lands covered by this act be under one coordinated entity. The  
96 creation of a single district will assist in integrating the  
97 management of state resources and allow for greater and more  
98 coordinated stewardship of water, waste, energy, habitat and  
99 natural system resources.

100 (f) Longer involvement of the initial landowner with

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101 regard to the provision of systems, facilities, and services for  
102 the Waterlin Stewardship District lands, coupled with the  
103 special and limited purpose of the district, is in the public  
104 interest.

105 (g) The existence and use of such a special and limited  
106 purpose local government for the Waterlin Stewardship District  
107 lands, subject to the Osceola County comprehensive plan, will  
108 provide for a comprehensive and complete community development  
109 approach to promote a sustainable and efficient land use pattern  
110 for the Waterlin Stewardship District lands with long-term  
111 planning for conservation, development, and agriculture and  
112 silviculture on a large scale; provide opportunities for the  
113 mitigation of impacts and development of infrastructure in an  
114 orderly and timely manner; prevent the overburdening of the  
115 local general purpose government and the taxpayers; and provide  
116 an enhanced tax base and regional employment and economic  
117 development opportunities.

118 (h) The creation and establishment of the special  
119 district will encourage local government financial self-  
120 sufficiency in providing public facilities and in identifying  
121 and implementing physically sound, innovative, and cost-  
122 effective techniques to provide and finance public facilities  
123 while encouraging development, use, and coordination of capital  
124 improvement plans by all levels of government, in accordance  
125 with the goals of chapter 187, Florida Statutes.

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126        (i) The creation and establishment of the special  
127 district will encourage and enhance cooperation among  
128 communities that have unique assets, irrespective of political  
129 boundaries, to bring the private and public sectors together for  
130 establishing an orderly and economically sound plan for current  
131 and future needs and growth.

132        (j) The creation and establishment of the special  
133 district is a legitimate supplemental and alternative method  
134 available to manage, own, operate, construct, and finance  
135 capital infrastructure systems, facilities, and services.

136        (k) In order to be responsive to the critical timing  
137 required through the exercise of its special management  
138 functions, an independent special district requires financing of  
139 those functions, including bondable lienable and nonlienable  
140 revenue, with full and continuing public disclosure and  
141 accountability, funded by landowners, both present and future,  
142 and funded also by users of the systems, facilities, and  
143 services provided to the land area by the special district,  
144 without unduly burdening the taxpayers, citizens, and ratepayers  
145 of the state, Osceola County, any municipality therein, or the  
146 Tohopekaliga Water Authority.

147        (l) The special district created and established by this  
148 act shall not have or exercise any comprehensive planning,  
149 zoning, or development permitting power; the establishment of  
150 the special district shall not be considered a development order

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within the meaning of chapter 380, Florida Statutes; and all  
applicable planning and permitting laws, rules, regulations, and  
policies of Osceola County control the development of the land  
to be serviced by the special district.

(m) The creation by this act of the Waterlin Stewardship  
District is not inconsistent with the Osceola County  
comprehensive plan.

(n) It is the legislative intent and purpose that no debt  
or obligation of the special district constitute a burden on any  
local general-purpose government or the Tohopekaliga Water  
Authority without its consent.

(2) DEFINITIONS. As used in this act:

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

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

(c) "Assessment bonds" means special obligations of the  
district which are payable solely from proceeds of the special  
assessments or benefit special assessments levied for assessable  
improvements, provided that, in lieu of issuing assessment bonds  
to fund the costs of assessable improvements, the district may

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issue revenue bonds for such purposes payable from assessments.

(d) "Assessments" means those nonmillage district assessments which include special assessments, benefit special assessments, and maintenance special assessments and a nonmillage, non-ad valorem maintenance tax if authorized by general law.

(e) "Waterlin Stewardship District" means the unit of special and limited purpose local government created and chartered by this act, and limited to the performance of those general and special powers authorized by its charter under this act, the boundaries of which are set forth by the act, the governing board of which is created and authorized to operate with legal existence by this act, and the purpose of which is as set forth in this act.

(f) "Benefit special assessments" are district assessments imposed, levied, and collected pursuant to the provisions of section 6(12)(b).

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

(h) "Bond" includes "certificate," and the provisions that are applicable to bonds are equally applicable to certificates. The term also includes any general obligation

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201 bond, assessment bond, refunding bond, revenue bond, bond  
202 anticipation note, and other such obligation in the nature of a  
203 bond as is provided for in this act.

204 (i) "Cost" or "costs," when used with reference to any  
205 project, includes, but is not limited to:

206 1. The expenses of determining the feasibility or  
207 practicability of acquisition, construction, or reconstruction.

208 2. The cost of surveys, estimates, plans, and  
209 specifications.

210 3. The cost of improvements.

211 4. Engineering, architectural, fiscal, and legal expenses  
212 and charges.

213 5. The cost of all labor, materials, machinery, and  
214 equipment.

215 6. The cost of all lands, properties, rights, easements,  
216 and franchises acquired.

217 7. Financing charges.

218 8. The creation of initial reserve and debt service  
219 funds.

220 9. Working capital.

221 10. Interest charges incurred or estimated to be incurred  
222 on money borrowed prior to and during construction and  
223 acquisition and for such reasonable period of time after  
224 completion of construction or acquisition as the board may  
225 determine.

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226       11. The cost of issuance of bonds pursuant to this act,  
227 including advertisements and printing.

228       12. The cost of any bond or tax referendum held pursuant  
229 to this act and all other expenses of issuance of bonds.

230       13. The discount, if any, on the sale or exchange of  
231 bonds.

232       14. Administrative expenses.

233       15. Such other expenses as may be necessary or incidental  
234 to the acquisition, construction, or reconstruction of any  
235 project, or to the financing thereof, or to the development of  
236 any lands within the district.

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

240       17. Any other expense or payment permitted by this act or  
241 allowable by law.

242       (j) "District" means the Waterlin Stewardship District.

243       (k) "District manager" means the manager of the district.

244       (l) "District roads" means highways, streets, roads,  
245 alleys, intersection improvements, sidewalks, crossings,  
246 landscaping, irrigation, signage, signalization, storm drains,  
247 bridges, multi-use trails, lighting, and thoroughfares of all  
248 kinds.

249       (m) "General obligation bonds" means bonds which are  
250 secured by, or provide for their payment by, the pledge of the

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251 full faith and credit and taxing power of the district.

252 (n) "Governing board member" means any member of the  
253 board of supervisors.

254 (o) "Land development regulations" means those  
255 regulations of general purpose local government, adopted under  
256 the Florida Local Government Comprehensive Planning and Land  
257 Development Regulation Act, codified as part II of chapter 163,  
258 Florida Statutes, to which the district is subject and as to  
259 which the district may not do anything that is inconsistent  
260 therewith. Land development regulations shall not mean specific  
261 management, engineering, operations, or capital improvement  
262 planning, needed in the daily management, implementation, and  
263 supplying by the district of systems, facilities, services,  
264 works, improvements, projects, or infrastructure, so long as  
265 they remain subject to and are not inconsistent with the  
266 applicable county codes.

267 (p) "Landowner" means the owner of a freehold estate as  
268 it appears on the deed record, including a trustee, a private  
269 corporation, and an owner of a condominium unit. "Landowner"  
270 does not include a reversioner, remainder-man, mortgagee, or any  
271 governmental entity which shall not be counted and need not be  
272 notified of proceedings under this act. "Landowner" also means  
273 the owner of a ground lease from a governmental entity, which  
274 leasehold interest has a remaining term, excluding all renewal  
275 options, in excess of 50 years.

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276       (q) "General-purpose local government" means a county,  
277 municipality, or consolidated city-county government.

278       (r) "Maintenance special assessments" are assessments  
279 imposed, levied, and collected pursuant to the provisions of  
280 section 6(12)(d).

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

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

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

292       2. "Special powers," which means those powers enumerated  
293 by the district charter to implement its specialized systems,  
294 facilities, services, projects, improvements, and infrastructure  
295 and related functions in order to carry out its special and  
296 limited purposes.

297       3. Any other powers, authority, or functions set forth in  
298 this act.

299       (u) "Project" means any development, improvement,  
300 property, power, utility, facility, enterprise, service, system,

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works, or infrastructure now existing or hereafter undertaken or established under the provisions of this act.

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

(w) "Reclaimed water" means water that has received at least secondary treatment and basic disinfection and is reused after flowing out of a domestic wastewater treatment facility.

(x) "Reclaimed water system" means any plant, system, facility, or property, and any addition, extension, or improvement thereto at any future time constructed or acquired as part thereof, useful, necessary, or having the present capacity for future use in connection with the development of sources, treatment, purification, or distribution of reclaimed water. The term includes franchises of any nature relating to any such system and necessary or convenient for the operation thereof.

(y) "Refunding bonds" means bonds issued to refinance outstanding bonds of any type and the interest and redemption premium thereon. Refunding bonds may be issuable and payable in the same manner as refinanced bonds, except that no approval by the electorate shall be required unless required by the State Constitution.

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326        (z) "Revenue bonds" means obligations of the district  
327 that are payable from revenues, including, but not limited to,  
328 special assessments and benefit special assessments, derived  
329 from sources other than ad valorem taxes on real or tangible  
330 personal property and that do not pledge the property, credit,  
331 or general tax revenue of the district.

332        (aa) "Sewer system" means any plant, system, facility, or  
333 property, and additions, extensions, and improvements thereto at  
334 any future time constructed or acquired as part thereof, useful  
335 or necessary or having the present capacity for future use in  
336 connection with the collection, treatment, purification, or  
337 disposal of sewage, including, but not limited to, industrial  
338 wastes resulting from any process of industry, manufacture,  
339 trade, or business or from the development of any natural  
340 resource. The term also includes treatment plants, pumping  
341 stations, lift stations, valves, force mains, intercepting  
342 sewers, laterals, pressure lines, mains, and all necessary  
343 appurtenances and equipment; all sewer mains, laterals, and  
344 other devices for the reception and collection of sewage from  
345 premises connected therewith; and all real and personal property  
346 and any interest therein, and rights, easements, and franchises  
347 of any nature relating to any such system and necessary or  
348 convenient for operation thereof.

349        (bb) "Special assessments" means assessments as imposed,  
350 levied, and collected by the district for the costs of

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351 assessable improvements pursuant to the provisions of this act,  
352 chapter 170, Florida Statutes, and the additional authority  
353 under s. 197.3631, Florida Statutes, or other provisions of  
354 general law, now or hereinafter enacted, which provide or  
355 authorize a supplemental means to impose, levy, or collect  
356 special assessments.

357 (cc) "Taxes" or "tax" means those levies and impositions  
358 of the board of supervisors that support and pay for government  
359 and the administration of law and that may be:

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

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

366 (dd) "Water system" means any plant, system, facility, or  
367 property, and any addition, extension, or improvement thereto at  
368 any future time constructed or acquired as a part thereof,  
369 useful, necessary, or having the present capacity for future use  
370 in connection with the development of sources, treatment,  
371 purification, or distribution of water. The term also includes  
372 dams, reservoirs, storage tanks, mains, lines, valves, pumping  
373 stations, laterals, and pipes for the purpose of carrying water  
374 to the premises connected with such system, and all rights,  
375 easements, and franchises of any nature relating to any such

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376 system and necessary or convenient for the operation thereof.

377 (3) POLICY. Based upon its findings, ascertainments,  
378 determinations, intent, purpose, and definitions, the  
379 Legislature states its policy expressly:

380 (a) The district and the district charter, with its  
381 general and special powers, as created in this act, are  
382 essential and the best alternative for the residential,  
383 commercial, office, hotel, industrial, and other community uses,  
384 projects, or functions in the included portion of Osceola County  
385 consistent with the effective comprehensive plan, and designed  
386 to serve a lawful public purpose. Additionally, the district and  
387 the district charter are not in conflict with and shall not be  
388 interpreted in a manner that is inconsistent with the  
389 Tohopekaliga Water Authority Act.

390 (b) The district, which is a local government and a  
391 political subdivision, is limited to its special purpose as  
392 expressed in this act, with the power to provide, plan,  
393 implement, construct, maintain, and finance as a local  
394 government management entity systems, facilities, services,  
395 improvements, infrastructure, and projects, and possessing  
396 financing powers to fund its management power over the long term  
397 and with sustained levels of high quality.

398 (c) The creation of the Waterlin Stewardship District by  
399 and pursuant to this act, and its exercise of its management and  
400 related financing powers to implement its limited, single, and

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401 special purpose, is not a development order and does not trigger  
402 or invoke any provision within the meaning of chapter 380,  
403 Florida Statutes, and all applicable governmental planning,  
404 environmental, and land development laws, regulations, rules,  
405 policies, and ordinances apply to all development of the land  
406 within the jurisdiction of the district as created by this act.

407 (d) The district shall operate and function subject to,  
408 and not inconsistent with, the applicable comprehensive plan of  
409 Osceola County and any applicable development orders (e.g.  
410 detailed specific area plan development orders), zoning  
411 regulations, and other land development regulations.

412 (e) The special and single purpose Waterlin Stewardship  
413 District shall not have the power of a general-purpose local  
414 government to adopt a comprehensive plan or related land  
415 development regulation as those terms are defined in the  
416 Community Planning Act.

417 (f) This act may be amended, in whole or in part, only by  
418 special act of the Legislature. The board of supervisors of the  
419 district shall not ask the Legislature to amend this act without  
420 first obtaining a resolution or official statement from Osceola  
421 County as required by s. 189.031(2)(e)4., Florida Statutes, for  
422 creation of an independent special district. The board shall not  
423 ask the Legislature to amend this act related to the delivery of  
424 potable and nonpotable water and wastewater services in Osceola  
425 County without first obtaining a resolution approving such

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426 amendment from the Tohopekaliga Water Authority or its  
427 successors.

428 (g) Nothing in this act is intended to, or shall be  
429 construed to, conflict with the Tohopekaliga Water Authority  
430 Act. Nothing in this act is intended to, or shall be construed  
431 to, limit the power of the Tohopekaliga Water Authority or its  
432 successors.

433 Section 3. Minimum charter requirements; creation and  
434 establishment; jurisdiction; construction; charter.

435 (1) Pursuant to s. 189.031(3), Florida Statutes, the  
436 Legislature sets forth that the minimum requirements in  
437 paragraphs (a) through (o) have been met in the identified  
438 provisions of this act as follows:

439 (a) The purpose of the district is stated in the act in  
440 subsection (4) and in sections 2 and 3.

441 (b) The powers, functions, and duties of the district  
442 regarding ad valorem taxation, bond issuance, other revenue-  
443 raising capabilities, budget preparation and approval, liens and  
444 foreclosure of liens, use of tax deeds and tax certificates as  
445 appropriate for non-ad valorem assessments, and contractual  
446 agreements are set forth in section 6.

447 (c) The provisions for methods for establishing the  
448 district are in this section.

449 (d) The methods for amending the charter of the district  
450 are set forth in section 2.

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451        (e) The provisions for the membership and organization of  
452 the governing body and the establishment of a quorum are in  
453 section 5.

454        (f) The provisions regarding maximum compensation of each  
455 board member are in section 5.

456        (g) The provisions regarding the administrative duties of  
457 the governing body are found in sections 5 and 6.

458        (h) The provisions applicable to financial disclosure,  
459 noticing, and reporting requirements generally are set forth in  
460 sections 5 and 6.

461        (i) The provisions regarding procedures and requirements  
462 for issuing bonds are set forth in section 6.

463        (j) The provisions regarding elections or referenda and  
464 the qualifications of an elector of the district are in sections  
465 2 and 5.

466        (k) The provisions regarding methods for financing the  
467 district are generally in section 6.

468        (l) Other than taxes levied for the payment of bonds and  
469 taxes levied for periods not longer than 2 years when authorized  
470 by vote of the electors of the district, the provisions for the  
471 authority to levy ad valorem tax and the authorized millage rate  
472 are in section 6.

473        (m) The provisions for the method or methods of  
474 collecting non-ad valorem assessments, fees, or service charges  
475 are in section 6.

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476           (n) The provisions for planning requirements are in this  
477 section and section 6.

478           (o) The provisions for geographic boundary limitations of  
479 the district are set forth in sections 4 and 6.

480           (2) The Waterlin Stewardship District is created and  
481 incorporated as a public body corporate and politic, an  
482 independent special and limited purpose local government, an  
483 independent special district, under s. 189.031, Florida  
484 Statutes, as amended from time to time, and as defined in this  
485 act and in s. 189.012(3), Florida Statutes, as amended from time  
486 to time, in and for portions of Osceola County. Any amendments  
487 to chapter 190, Florida Statutes, after January 1, 2025,  
488 granting additional general powers, special powers, authorities,  
489 or projects to a community development district by amendment to  
490 its uniform charter, ss. 190.006-190.041, Florida Statutes,  
491 which are not inconsistent with the provisions of this act,  
492 shall constitute a general power, special power, authority, or  
493 function of the Waterlin Stewardship District. All notices for  
494 the enactment by the Legislature of this special act have been  
495 provided pursuant to the State Constitution, the Laws of  
496 Florida, and the Rules of the Florida House of Representatives  
497 and of the Florida Senate. No referendum subsequent to the  
498 effective date of this act is required as a condition of  
499 establishing the district. Therefore, the district, as created  
500 by this act, is established on the property described in this

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501 act.

502 (3) The territorial boundary of the district shall  
503 embrace and include all of that certain real property described  
504 in section 4.

505 (4) The jurisdiction of this district, in the exercise of  
506 its general and special powers, and in the carrying out of its  
507 special and limited purposes, is both within the external  
508 boundaries of the legal description of this district and  
509 extraterritorially when limited to, and as authorized expressly  
510 elsewhere in, the charter of the district as created in this act  
511 or applicable general law. This special and limited purpose  
512 district is created as a public body corporate and politic, and  
513 local government authority and power is limited by its charter,  
514 this act, and subject to the provisions of other general laws,  
515 including chapter 189, Florida Statutes, except that an  
516 inconsistent provision in this act shall control and the  
517 district has jurisdiction to perform such acts and exercise such  
518 authorities, functions, and powers as shall be necessary,  
519 convenient, incidental, proper, or reasonable for the  
520 implementation of its special and limited purpose regarding the  
521 sound planning, provision, acquisition, development, operation,  
522 maintenance, and related financing of those public systems,  
523 facilities, services, improvements, projects, and infrastructure  
524 works as authorized herein, including those necessary and  
525 incidental thereto. The district shall exercise any of its

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powers extraterritorially within Osceola County upon execution  
of an interlocal agreement between the district and Osceola  
County consenting to the district's exercise of any of such  
powers within Osceola County or an applicable development order  
issued by Osceola County. The district shall exercise its power  
concerning the acquisition, development, operation, and  
management of a water system, reclaimed water system, and sewer  
system within the boundaries or the service area of the  
Tohopekaliga Water Authority upon execution of and in a manner  
consistent with an interlocal or similar agreement between the  
district and the Tohopekaliga Water Authority or an investor  
owned utility regulated by the Florida Public Service  
Commission.

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

Section 4. Legal description of the Waterlin Stewardship  
District. The metes and bounds legal description of the  
district, within which there are no parcels of property owned by  
those who do not wish their property to be included within the  
district, is as follows:

WATERLIN (Overall)

WEST SIDE:

DESCRIPTION: A parcel of land being a part of THE

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SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION of  
Section 33, Township 26 South, Range 30 East,  
according to the plat thereof, recorded in Plat Book  
B, Page 17, of the Public Records of Osceola County,  
Florida; together with THE SEMINOLE LAND AND  
INVESTMENT COMPANY'S SUBDIVISION of Section 9,  
Township 27 South, Range 30 East, according to the  
plat thereof, recorded in Plat Book B, Page 39, of the  
Public Records of Osceola County, Florida; together  
with part of THE SEMINOLE LAND AND INVESTMENT  
COMPANY'S SUBDIVISION of Section 10, Township 27  
South, Range 30 East, according to the plat thereof,  
recorded in Plat Book B, Page 36, of the Public  
Records of Osceola County, Florida; together with part  
of THE SEMINOLE LAND AND INVESTMENT COMPANY'S  
SUBDIVISION of Section 14, Township 27 South, Range 30  
East, according to the plat thereof, recorded in Plat  
Book B, Page 38, of the Public Records of Osceola  
County, Florida; together with part of THE SEMINOLE  
LAND AND INVESTMENT COMPANY'S SUBDIVISION of Section  
15, Township 27 South, Range 30 East, according to the  
plat thereof, recorded in Plat Book B, Page 42, of the  
Public Records of Osceola County, Florida; together  
with THE SEMINOLE LAND AND INVESTMENT COMPANY'S  
SUBDIVISION of Section 16, Township 27 South, Range 30

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576 East, according to the plat thereof, recorded in Plat  
577 Book B, Page 43, of the Public Records of Osceola  
578 County, Florida; together with THE SEMINOLE LAND AND  
579 INVESTMENT COMPANY'S SUBDIVISION of Section 17,  
580 Township 27 South, Range 30 East, according to the  
581 plat thereof, recorded in Plat Book B, Page 44, of the  
582 Public Records of Osceola County, Florida, and;  
583 together with lands lying in Sections 33 and 34,  
584 Township 26 South, Range 30 East, and Sections 3, 4,  
585 5, 8 and 9, Township 27 South, Range 30 East, Osceola  
586 County, Florida, and being more particularly described  
587 as follows:  
588 COMMENCE at the Northwest corner of said Section 3,  
589 run thence along the West boundary of said Section 3,  
590 S.00°03'04"W., a distance of 598.17 feet to a point on  
591 the South boundary of that certain parcel of land  
592 described in Official Records Book 1022, Page 2684, of  
593 the Public Records of Osceola County, Florida, said  
594 point also being the POINT OF BEGINNING; thence along  
595 said South boundary of land described in Official  
596 Records Book 1022, Page 2684, N.89°53'45"E., a  
597 distance of 1320.60 feet to the Southeast corner  
598 thereof, also being a point on the East boundary of  
599 the Northwest 1/4 of the Northwest 1/4 of aforesaid  
600 Section 3; thence along the East boundary of said land

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described in Official Records Book 1022, Page 2684,  
also being said East boundary of the Northwest 1/4 of  
the Northwest 1/4 of Section 3, N.00°01'34"E., a  
distance of 598.04 feet to the Northwest corner of the  
Northeast 1/4 of said Northwest 1/4 of Section 3,  
thence along the North boundary of said Northeast 1/4  
of the Northwest 1/4 of Section 3, N.89°53'40"E., a  
distance of 139.32 feet to a point on a curve on the  
Southerly right of way line of FRIAR'S COVE ROAD, per  
Florida State Turnpike Authority SUNSHINE STATE  
PARKWAY (Project No. 2) Right of Way Map Section 10,  
Station 3914+00 Station 4177+50.00 to Station  
4283+36.17 and Right of Way Map , Osceola County,  
Florida; thence along said Southerly right of way line  
the following two (2) courses: 1) Easterly, 430.17  
feet along the arc of a non-tangent curve to the left  
having a radius of 1220.92 feet and a central angle of  
20°11'13" (chord bearing S.80°00'44"E., 427.95 feet)  
to a point of tangency; 2) N.89°53'40"E., a distance  
of 133.39 feet to the Westerly limited access right of  
way line of FLORIDA'S TURNPIKE, per said Florida State  
Turnpike Authority, SUNSHINE STATE PARKWAY (Project  
No. 2) Right of Way Map Section 10, Station 4177+50.00  
to Station 4283+36.17 and Right of Way Map Section 10  
Station 3914+00 to Station 4010+00, Osceola County,

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626 Florida; thence along said Westerly limited access  
627 right of way line, the following three (3) course: 1)  
628 S.07°25'17"E., a distance of 4885.86 feet to a point  
629 of curvature; 2) Southerly, 1145.53 feet along the arc  
630 of a tangent curve to the left having a radius of  
631 5929.58 feet and a central angle of 11°04'08" (chord  
632 bearing S.12°57'21"E., 1143.75 feet) to a point of  
633 tangency; 3) S.18°29'25"E., a distance of 10328.78  
634 feet to a point on the South boundary of aforesaid  
635 Section 14; thence along said South boundary of  
636 Section 14, S.89°59'16"W., a distance of 849.54 feet  
637 to the Southwest corner thereof; thence along the  
638 South boundary of the Southeast 1/4 of aforesaid  
639 Section 15, S.89°52'01"W., a distance of 2599.36 feet  
640 to the South 1/4 corner of said Section 15; thence  
641 along the South boundary of the Southwest 1/4 of said  
642 Section 15, S.89°51'47"W., a distance of 2600.37 feet  
643 to the Southwest corner of said Section 15; thence  
644 along the South boundary of the Southeast 1/4 of  
645 aforesaid Section 16, S.89°40'18"W., a distance of  
646 2607.41 feet to the South 1/4 corner of said Section  
647 16; thence along the South boundary of the Southwest  
648 1/4 of said Section 16, S.89°39'46"W., a distance of  
649 2607.05 feet to the Southwest corner of said Section  
650 16; thence along the South boundary of the Southeast

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1/4 of aforesaid Section 17, N.89°49'09"W., a distance  
of 2600.62 feet to the South 1/4 corner of said  
Section 17; thence along the West boundary of the East  
1/2 of said Section 17, N.00°31'25"W., a distance of  
5299.06 feet to the North 1/4 corner of said Section  
17; thence along the South boundary of the Southwest  
1/4 of aforesaid Section 8, S.89°58'34"W., a distance  
of 2601.44 feet to the Southwest corner of said  
Section 8; thence along the West boundary of said  
Section 8, N.02°20'38"W., a distance of 1019.52 feet  
to the Ordinary High Water line of Lake Tohopekaliga;  
thence Northeasterly along said Ordinary High Water  
line of Lake Tohopekaliga the following seventy-two  
(72) courses: 1) N.37°54'41"E., a distance of 81.76  
feet; 2) N.37°04'33"E., a distance of 131.69 feet; 3)  
N.39°26'27"E., a distance of 203.30 feet; 4)  
N.34°22'02"E., a distance of 248.92 feet; 5)  
N.38°34'19"E., a distance of 255.02 feet; 6)  
N.34°58'38"E., a distance of 157.97 feet; 7)  
N.32°39'38"E., a distance of 243.71 feet; 8)  
N.33°50'07"E., a distance of 132.31 feet; 9)  
N.37°31'13"E., a distance of 610.86 feet; 10)  
N.26°36'10"E., a distance of 315.01 feet; 11)  
N.25°43'26"E., a distance of 277.07 feet; 12)  
N.41°49'15"E., a distance of 255.86 feet; 13)

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676     N.35°12'03"E., a distance of 263.02 feet; 14)  
677     N.26°15'05"E., a distance of 198.26 feet; 15)  
678     N.32°25'48"E., a distance of 299.79 feet; 16)  
679     N.33°14'27"E., a distance of 224.71 feet; 17)  
680     N.29°39'52"E., a distance of 215.77 feet; 18)  
681     N.12°28'24"E., a distance of 210.93 feet; 19)  
682     N.29°25'22"E., a distance of 339.17 feet; 20)  
683     N.30°48'46"E., a distance of 374.15 feet; 21)  
684     N.24°23'09"E., a distance of 317.92 feet; 22)  
685     N.26°25'24"E., a distance of 243.41 feet; 23)  
686     N.31°03'40"E., a distance of 219.41 feet; 24)  
687     N.24°02'21"E., a distance of 231.64 feet; 25)  
688     N.32°48'49"E., a distance of 336.29 feet; 26)  
689     N.31°44'20"E., a distance of 395.85 feet; 27)  
690     N.29°51'44"E., a distance of 301.96 feet; 28)  
691     N.58°06'19"E., a distance of 197.64 feet; 29)  
692     N.38°22'12"E., a distance of 299.31 feet; 30)  
693     N.29°50'50"E., a distance of 207.18 feet; 31)  
694     N.33°22'53"E., a distance of 292.67 feet; 32)  
695     N.36°07'47"E., a distance of 172.06 feet; 33)  
696     N.41°18'59"E., a distance of 187.80 feet; 34)  
697     N.40°28'50"E., a distance of 178.78 feet; 35)  
698     N.40°30'39"E., a distance of 169.37 feet; 36)  
699     N.39°19'04"E., a distance of 149.24 feet; 37)  
700     N.27°15'25"E., a distance of 216.35 feet; 38)

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701        N.23°08'10"E., a distance of 170.61 feet; 39)  
 702        N.27°57'49"E., a distance of 176.45 feet; 40)  
 703        N.37°44'39"E., a distance of 181.54 feet; 41)  
 704        N.36°28'02"E., a distance of 230.86 feet; 42)  
 705        N.36°31'29"E., a distance of 124.83 feet; 43)  
 706        N.31°04'09"E., a distance of 174.22 feet; 44)  
 707        N.72°24'30"E., a distance of 158.28 feet; 45)  
 708        N.46°34'47"E., a distance of 211.16 feet; 46)  
 709        N.60°24'05"E., a distance of 166.95 feet; 47)  
 710        N.38°46'17"E., a distance of 175.58 feet; 48)  
 711        N.47°53'42"E., a distance of 205.67 feet; 49)  
 712        N.64°19'16"E., a distance of 135.98 feet; 50)  
 713        N.57°41'44"E., a distance of 182.18 feet; 51)  
 714        S.87°39'54"E., a distance of 111.77 feet; 52)  
 715        S.44°06'37"W., a distance of 133.74 feet; 53)  
 716        S.32°04'08"E., a distance of 228.05 feet; 54)  
 717        S.00°57'13"E., a distance of 33.18 feet; 55)  
 718        S.23°29'48"W., a distance of 47.37 feet; 56)  
 719        S.43°50'35"E., a distance of 93.44 feet; 57)  
 720        S.64°47'43"E., a distance of 183.02 feet; 58)  
 721        S.86°31'39"E., a distance of 88.54 feet; 59)  
 722        S.68°58'07"E., a distance of 147.89 feet; 60)  
 723        N.43°44'46"E., a distance of 128.68 feet; 61)  
 724        N.39°03'02"E., a distance of 133.28 feet; 62)  
 725        N.33°13'44"E., a distance of 191.62 feet; 63)

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726        N.34°47'49"E., a distance of 186.47 feet; 64)  
 727        N.34°35'25"E., a distance of 144.16 feet; 65)  
 728        N.89°54'55"E., a distance of 73.66 feet; 66)  
 729        S.83°34'00"E., a distance of 123.39 feet; 67)  
 730        N.26°18'38"E., a distance of 246.40 feet; 68)  
 731        N.59°15'32"W., a distance of 117.78 feet; 69)  
 732        N.25°50'27"W., a distance of 73.80 feet; 70)  
 733        N.35°14'55"W., a distance of 108.23 feet; 71)  
 734        N.11°58'30"W., a distance of 127.77 feet; 72)  
 735        N.02°32'54"W., a distance of 111.01 feet to a point on  
 736        the South boundary of that certain land described in  
 737        Official Records Book 935, Page 2041, of the Public  
 738        Records of Osceola County, Florida; thence along said  
 739        South boundary of land described in Official Records  
 740        Book 935, Page 2041, N.89°44'06"E., a distance of  
 741        1720.24 feet to the Southwest corner of that certain  
 742        land described in Official Records Book 5053, Page  
 743        2286, of the Public Records of Osceola County,  
 744        Florida; thence along the West boundary of said land  
 745        described in Official Records Book 5053, Page 2286,  
 746        N.00°32'39"W., a distance of 914.34 feet to the  
 747        Northwest corner thereof, also being a point on the  
 748        South right of way line of aforesaid FRIAR'S COVE  
 749        ROAD, according to Deed Book 163, Page 407, of the  
 750        Public Records of Osceola County, Florida; thence

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along said South right of way line, N.89°44'47"E., a  
distance of 562.19 feet; thence along aforesaid  
Southerly right of way line of FRIAR'S COVE ROAD, per  
Florida State Turnpike Authority SUNSHINE STATE  
PARKWAY (Project No. 2) Right of Way Map Section 10,  
Station 3914+00 Station 4177+50.00 to Station  
4283+36.17 and Right of Way Map , Osceola County,  
Florida, the following three (3) courses: 1)  
S.00°07'30"E., a distance of 23.01 feet; 2)  
N.89°52'30"E., a distance of 73.53 feet to a point of  
curvature; 3) Easterly, 520.85 feet along the arc of a  
tangent curve to the right having a radius of 1100.92  
feet and a central angle of 27°06'25" (chord bearing  
S.76°34'18"E., 516.01 feet) to the Northwest corner of  
aforesaid land described in Official Records Book  
1022, Page 2684; thence along the Westerly boundary of  
said land described in Official Records Book 1022,  
Page 2684, S.10°37'28"W., a distance of 1807.59 feet  
to the Southwest corner thereof; thence along  
aforesaid South Boundy of land described in Official  
Records Book 1022, Page 2684, N.89°53'45"E., a  
distance of 245.61 feet to the POINT OF BEGINNING.

Containing 4,132.763 acres, more or less.

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776        EAST SIDE:

777

778        DESCRIPTION: A parcel of land being a part of THE

779        SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION of

780        Section 10, Township 27 South, Range 30 East,

781        according to the plat thereof, recorded in Plat Book

782        B, Page 36, of the Public Records of Osceola County,

783        Florida; together with part of THE SEMINOLE LAND AND

784        INVESTMENT COMPANY'S SUBDIVISION of Section 11,

785        Township 27 South, Range 30 East, according to the

786        plat thereof, recorded in Plat Book B, Page 40, of the

787        Public Records of Osceola County, Florida; together

788        with part of THE SEMINOLE LAND AND INVESTMENT

789        COMPANY'S SUBDIVISION of Section 12, Township 27

790        South, Range 30 East, according to the plat thereof,

791        recorded in Plat Book B, Page 37, of the Public

792        Records of Osceola County, Florida; together with part

793        of THE SEMINOLE LAND AND INVESTMENT COMPANY'S

794        SUBDIVISION of Section 13, Township 27 South, Range 30

795        East, according to the plat thereof, recorded in Plat

796        Book B, Page 41, of the Public Records of Osceola

797        County, Florida; together with part of THE SEMINOLE

798        LAND AND INVESTMENT COMPANY'S SUBDIVISION of Section

799        14, Township 27 South, Range 30 East, according to the

800        plat thereof, recorded in Plat Book B, Page 38, of the

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Public Records of Osceola County, Florida; together  
with THE SEMINOLE LAND AND INVESTMENT COMPANY'S  
SUBDIVISION of Section 15, Township 27 South, Range 30  
East, according to the plat thereof, recorded in Plat  
Book B, Page 42, of the Public Records of Osceola  
County, Florida, and; together with lands lying in  
Section 3, Township 27 South, Range 30 East, Osceola  
County, Florida, and being more particularly described  
as follows:

COMMENCE at the Northeast corner of said Section 3,  
run thence along the East boundary of said Section 3,  
following three (3) courses: 1) S.00°05'37"E., a  
distance of 1319.57 feet to the Northeast corner of  
the South 1/2 of the Northeast 1/4 of said Section 3,  
also being the POINT OF BEGINNING; 2) continue  
S.00°05'37"E., a distance of 1319.57 feet to the East  
1/4 corner of said Section 3; 3) S.00°03'41"E., a  
distance of 2642.93 feet to the Southeast corner of  
said Section 3; thence along the East boundary of  
aforesaid Section 10, S.00°10'09"E., a distance of  
1319.54 feet to the Northwest corner of the South 1/2  
of the Northwest 1/4 of aforesaid Section 11; thence  
along the North boundary of said South 1/2 of the  
Northwest 1/4 of Section 11, also being along the

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826        North boundary of Lots 37, 38, 39, and 40, of  
 827        aforesaid plat of THE SEMINOLE LAND AND INVESTMENT  
 828        COMPANY'S SUBDIVISION of Section 11, N.89°52'34"E., a  
 829        distance of 2643.88 feet to the Northwest corner of  
 830        the Southwest 1/4 of the Northeast 1/4 of said Section  
 831        11; thence along the North boundary of said Southwest  
 832        1/4 of the Northeast 1/4 of Section 11, also being  
 833        along the North boundary of Lots 35 and 36 of said  
 834        plat of THE SEMINOLE LAND AND INVESTMENT COMPANY'S  
 835        SUBDIVISION of Section 11, N.89°52'05"E., a distance  
 836        of 1320.73 feet to the Northeast corner of said  
 837        Southwest 1/4 of the Northeast 1/4 of Section 11;  
 838        thence along the East boundary of said Southwest 1/4  
 839        of the Northeast 1/4 of Section 11, S.00°16'48"E., a  
 840        distance of 658.56 feet to the Northwest corner of the  
 841        South 1/4 of the East 1/2 of said Northeast 1/4 of  
 842        Section 11; thence along the North boundary of said  
 843        South 1/4 of the East 1/2 of the Northeast 1/4 of  
 844        Section 11, also being along the North boundary of  
 845        Lots 49 and 50, of aforesaid plat of THE SEMINOLE LAND  
 846        AND INVESTMENT COMPANY'S SUBDIVISION of Section 11,  
 847        N.89°47'52"E., a distance of 1320.65 feet to the  
 848        Northeast corner of said South 1/4 of the East 1/2 of  
 849        the Northeast 1/4 of Section 11; thence along that  
 850        certain line being the Southerly boundary of those

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lands described in Official Records Book 2768, Page 2478, Official records Book 5828, Page 202, and Official Records Book 6068, Page 2655, of the Public Records of Osceola County, Florida, the following two (2) courses: 1) N.48°58'36"E., a distance of 1169.50 feet; 2) N.41°18'36"E., a distance of 1527.29 feet to a point on a curve on the West right of way line of CANOE CREEK ROAD (County Road 523), per Florida Department of Transportation Right of Way Map Section 9252-250; thence along said West right of way line of CANOE CREEK ROAD (County Road 523), the following six (6) courses: 1) Southerly, 20.79 feet along the arc of a non-tangent curve to the left having a radius of 2914.79 feet and a central angle of 00°24'31" (chord bearing S.14°09'18"E., 20.79 feet) to a point of tangency; 2) S.14°21'33"E., a distance of 601.99 feet to a point of curvature; 3) Southerly, 221.07 feet along the arc of a tangent curve to the right having a radius of 2814.79 feet and a central angle of 04°30'00" (chord bearing S.12°06'33"E., 221.02 feet) to a point of tangency; 4) S.09°51'33"E., a distance of 3391.31 feet to a point of curvature; 5) Southerly, 256.63 feet along the arc of a tangent curve to the right having a radius of 2814.79 feet and a central angle of 05°13'26" (chord bearing S.07°14'50"E.,

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876        256.54 feet) to a point of tangency; 6) S.04°38'08"E.,  
 877        a distance of 135.59 feet to the Northeast corner of  
 878        that certain land described in Official Records Book  
 879        1847, Page 183, of the Public Records of Osceola  
 880        County, Florida; thence along the North boundary of  
 881        said land described in Official Records Book 1847,  
 882        Page 183, S.89°54'20"W., a distance of 2017.91 feet to  
 883        the Northwest corner of said land described in  
 884        Official Records Book 1847, Page 183; thence along the  
 885        West boundary of said land described in Official  
 886        Records Book 1847, Page 183, and the West boundary of  
 887        that certain land described in Official Records Book  
 888        2333, Page 2868, of the Public Records of Osceola  
 889        County, Florida, the following two (2) courses: 1)  
 890        S.00°19'07"E., a distance of 661.37 feet to a point on  
 891        the North boundary of aforesaid Section 13; 2)  
 892        S.00°10'48"E., a distance of 330.78 feet to the  
 893        Northeast corner of that certain parcel of land  
 894        described in Official Records Book 1113, Page 945, of  
 895        the Public Records of Osceola County, Florida; thence  
 896        along the North boundary of said land described in  
 897        Official Records Book 1113, Page 945, and the Westerly  
 898        extension thereof, S.89°59'32"W., a distance of 683.25  
 899        feet to a point on the East boundary of aforesaid  
 900        Section 14; thence along said East boundary of Section

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14, S.00°05'35"E., a distance of 193.71 feet to a  
point of intersection with said East boundary of  
Section 14 and the North boundary of that certain land  
described in Official Records Book 471, Page 774, of  
the Public Records of Osceola County, Florida; thence  
along said North boundary of land described in  
Official Records Book 471, Page 774, and the Easterly  
extension thereof, S.89°40'24"W., a distance of  
1441.96 feet to the Northwest corner thereof; thence  
along the West boundary of said land described in  
Official Records Book 471, Page 774, S.00°11'28"E., a  
distance of 1553.27 feet to the Southwest corner  
thereof; thence along the South boundary of said land  
described in Official Records Book 471, Page 774, the  
following two (2) courses: 1) N.89°48'46"E., a  
distance of 1438.09 feet; 2) N.89°56'39"E., a distance  
of 170.05 feet to the Southeast corner of said land  
described in Official Records Book 471, Page 774;  
thence along the East boundary of said land described  
in Official Records Book 471, Page 774, N.00°12'57"W.,  
a distance of 1419.44 feet to a point on the South  
boundary of aforesaid land described in Official  
Records Book 1113, Page 945; thence along said South  
boundary of land described in Official Records Book  
1113, Page 945, N.89°58'38"E., a distance of 517.95

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feet to the Southeast corner thereof, also being a  
point on aforesaid West boundary of land described in  
Official Records Book 2333, Page 2868; thence along  
said West boundary of land described in Official  
Records Book 2333, Page 2868, S.00°10'50"E., a  
distance of 329.61 feet to the Southeast corner  
thereof; thence along the South boundary of said land  
described in Official Records Book 2333, Page 2868,  
N.89°51'28"E., a distance of 2118.05 feet to the  
Southeast corner thereof, also being a point on  
aforesaid West right of way line of CANOE CREEK ROAD  
(County Road 523); thence along said West right of way  
line of CANOE CREEK ROAD (County Road 523),  
S.00°20'08"E., a distance of 3320.44 feet to the  
Northeast corner of that certain land described in  
Official Records Book 6146, Page 578, of the Public  
Records of Osceola County, Florida; thence along the  
North boundary of said land described in Official  
Records Book 6146, Page 578, S.89°40'55"W., a distance  
of 1398.36 feet to the Northwest corner thereof, also  
being a point of non-tangent curvature; thence along  
the Westerly boundary of said land described in  
Official Records Book 6146, Page 578, the following  
four (4) courses: 1) Southwesterly, 237.82 feet along  
the arc of a non-tangent curve to the right having a

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951 radius of 806.00 feet and a central angle of 16°54'21"  
952 (chord bearing S.44°12'45"W., 236.96 feet) to a point  
953 of tangency; 2) S.52°39'55"W., a distance of 118.09  
954 feet to a point of curvature; 3) Southwesterly, 642.20  
955 feet along the arc of a tangent curve to the left  
956 having a radius of 700.00 feet and a central angle of  
957 52°33'53" (chord bearing S.26°22'59"W., 619.91 feet)  
958 to a point tangency; 4) S.00°06'02"W., a distance of  
959 175.03 feet to the Southwest corner of aforesaid land  
960 described in Official Records Book 6146, Page 578,  
961 also being a point on the South boundary of aforesaid  
962 Section 13; thence along said South boundary of  
963 Section 13, S.89°50'41"W., a distance of 878.22 feet  
964 to the Southwest corner thereof; thence along the  
965 South boundary of the Southeast 1/4 of aforesaid  
966 Section 14, S.89°59'09"W., a distance of 2640.70 feet  
967 to the South 1/4 corner of said Section 14; thence  
968 along the South boundary of the Southwest 1/4 of said  
969 Section 14, S.89°59'16"W., a distance of 1370.83 feet  
970 to the Easterly limited access right of way line of  
971 FLORIDA'S TURNPIKE, per said Florida State Turnpike  
972 Authority, SUNSHINE STATE PARKWAY (Project No. 2)  
973 Right of Way Map Section 10, Station 3914+00 to  
974 Station 4010+00, Osceola County, Florida; thence along  
975 said Easterly limited access right of way line

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976        FLORIDA'S TURNPIKE, per Florida State Turnpike  
977        Authority, SUNSHINE STATE PARKWAY (Project No. 2)  
978        Right of Way Map Section 10, Station 4177+50.00 to  
979        Station 4283+36.17 and Right of Way Map Section 10,  
980        Station 3914+00 to Station 4010+00, Osceola County,  
981        Florida, the following three (3) courses: 1)  
982        N.18°29'25"W., a distance of 10462.45 feet to a point  
983        of curvature; 2) Northerly, 1068.25 feet along the arc  
984        of a tangent curve to the right having a radius of  
985        5529.58 feet and a central angle of 11°04'08" (chord  
986        bearing N.12°57'21"W., 1066.59 feet) to a point of  
987        tangency; 3) N.07°25'17"W., a distance of 4819.38 feet  
988        to the South right of way line of FRIAR'S COVE ROAD,  
989        per aforesaid Florida State Turnpike Authority,  
990        SUNSHINE STATE PARKWAY (Project No. 2) Right of Way  
991        Map Section 10, Station 4177+50.00 to Station  
992        4283+36.17; thence along said South right of way line  
993        of FRIAR'S COVE ROAD, N.89°53'40"E., a distance of  
994        220.33 feet to the East boundary of the Northeast 1/4  
995        of the Northwest 1/4 of aforesaid Section 3; thence  
996        along said East boundary of the Northeast 1/4 of the  
997        Northwest 1/4 of Section 3, S.00°05'21"E., a distance  
998        of 1226.37 feet to the Southeast corner thereof;  
999        thence along the North boundary of the South 1/2 of  
1000       the Northeast 1/4 of said Section 3, the following two

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1001        (2) courses: 1) N.89°58'59"E., a distance of 1320.30  
 1002        feet to the Southwest corner of the Northeast 1/4 of  
 1003        said Northeast 1/4 of Section 3; 2) N.89°56'40"E., a  
 1004        distance of 1321.15 feet to the POINT OF BEGINNING.  
 1005        Containing 1,843.473 acres, more or less;  
 1006        LESS AND EXCEPT: Green Island Ventures, LLC parcel,  
 1007        according to Official Records Book 3731, Page 1484, of  
 1008        the Public Records of Osceola County, Florida, and  
 1009        being more particularly described as follows:

1010  
 1011        DESCRIPTION: Lot 54, THE SEMINOLE LAND AND INVESTMENT  
 1012        COMPANY'S SUBDIVISION of Section 14, Township 27  
 1013        South, Range 30 East, according to the plat thereof,  
 1014        recorded in Plat Book B, Page 38, of the Public  
 1015        Records of Osceola County, Florida.  
 1016        Containing 4.874 acres, more or less;  
 1017        LESS AND EXCEPT: Mary Beth Henthorne and Phillip John  
 1018        Sammons parcel, according to Official Records Book  
 1019        3918, Page 2357, of the Public Records of Osceola  
 1020        County, Florida, and being more particularly described  
 1021        as follows:

1022        DESCRIPTION: Lot 29, THE SEMINOLE LAND AND INVESTMENT  
 1023        COMPANY'S SUBDIVISION of Section 14, Township 27  
 1024        South, Range 30 East, according to the plat thereof,  
 1025        recorded in Plat Book B, Page 38, of the Public

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1026        Records of Osceola County, Florida.  
 1027        Containing 4.880 acres, more or less;  
 1028        LESS AND EXCEPT: St. Cloud Welding & Fabrication, Inc.  
 1029        parcel, according to Official Records Book 6287, Page  
 1030        1570, of the Public Records of Osceola County,  
 1031        Florida, and being more particularly described as  
 1032        follows:  
 1033        PARCEL A: Lot 54, of The Seminole Land & Investment  
 1034        Company's Subdivision of Section 13, Township 27  
 1035        South, Range 30 East, according to the plat thereof,  
 1036        as recorded in Plat Book B, Page 41, of the Public  
 1037        Records of Osceola County, Florida; LESS AND EXCEPT  
 1038        the South 145 feet of the West 315 feet thereof.  
 1039        And  
 1040        PARCEL B: The South 145 feet of the West 315 feet of  
 1041        Lot 54, of The Seminole Land & Investment Company's  
 1042        Subdivision of Section 13, Township 27 South, Range 30  
 1043        East, according to the plat thereof, as recorded in  
 1044        Plat Book B, Page 41, of the Public Records of Osceola  
 1045        County, Florida.  
 1046        and  
 1047        A parcel of land being a portion of Lot 59, Seminole  
 1048        Land and Investment Company's Subdivision of Section  
 1049        13, Township 27 South, Range 30 East, according to the  
 1050        plat thereof, as recorded in Plat Book "B", Page 41,

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of the Public Records of Osceola County, Florida and  
being more particularly described as follows:

Begin at the Northwest comer of said Lot 59; thence  
run North 89°53'37" East along the North line of said  
Lot 59, a distance of 302.85 feet; thence departing  
said North line of Lot 59, run South 00°06'23" East, a  
distance of 25.00 feet; thence run South 89°53'37"  
West, a distance of 302.80 feet to a point on the West  
line of said Lot 59; thence run North 00°12'27" West  
along the West line of said Lot 59, a distance of  
25.00 feet to the Point of Beginning.

Above Parcel A and Parcel B also being described as  
follows:

DESCRIPTION: Part of THE SEMINOLE LAND AND INVESTMENT  
COMPANY'S SUBDIVISION of Section 13, Township 27  
South, Range 30 East, according to the plat thereof,  
recorded in Plat Book B, Page 41, of the Public  
Records of Osceola County, Florida, and being more  
particularly described as follows:

COMMENCE at the West 1/4 corner of said Section 13,  
run thence along the South boundary of the Northwest  
1/4 of said Section 13, N.89°53'19"E., a distance of  
1362.24 feet to the Southwest corner of the West 1/2  
of said Northwest 1/4 of Section 13; thence along the  
West boundary of said West 1/2 of the Northwest 1/4 of

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1076        Section 13, also being the centerline of a 35-foot  
 1077        wide right of way, per said plat of THE SEMINOLE LAND  
 1078        AND INVESTMENT COMPANY'S SUBDIVISION of Section 13,  
 1079        N.00°28'15"W., a distance of 307.34 feet; thence  
 1080        N.89°55'45"E., a distance of 34.08 feet to the  
 1081        Southwest corner of lands described in Official  
 1082        Records Book 6287, Page 1570, of the Public Records of  
 1083        Osceola County, Florida, also being the POINT OF  
 1084        BEGINNING; thence along the West, North, and East  
 1085        boundary of said lands described in Official Records  
 1086        Book 6287, Page 1570, the following three (3) courses:  
 1087        1) N.00°10'19"W., a distance of 356.64 feet; 2)  
 1088        N.89°57'45"E., a distance of 671.32 feet; 3)  
 1089        S.00°10'10"E., a distance of 331.25 feet; thence along  
 1090        the South boundary of said Lands described in Official  
 1091        Records Book 6287, Page 1570, the following three (3)  
 1092        courses:1) S.89°55'45"W., a distance of 368.45 feet;  
 1093        2) S.00°04'15"E., a distance of 25.00 feet; 3)  
 1094        S.89°55'45"W., a distance of 302.81 feet to the POINT  
 1095        OF BEGINNING.  
 1096        Containing 5.282 acres, more or less;  
 1097        LESS AND EXCEPT:  
 1098        DESCRIPTION: The East 1/2 of a 35-foot wide right of  
 1099        way, per THE SEMINOLE LAND AND INVESTMENT COMPANY'S  
 1100        SUBDIVISION of Section 14, Township 27 South, Range 30

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1101        East, according to the plat thereof, recorded in Plat  
1102        Book B, Page 38, of the Public Records of Osceola  
1103        County, Florida, lying between Lots 54 and 55 of said  
1104        plat.  
1105        Containing 0.133 acres, more or less;  
1106        LESS AND EXCEPT:  
1107        DESCRIPTION: The East 1/2 of a 35-foot wide right of  
1108        way, per THE SEMINOLE LAND AND INVESTMENT COMPANY'S  
1109        SUBDIVISION of Section 14, Township 27 South, Range 30  
1110        East, according to the plat thereof, recorded in Plat  
1111        Book B, Page 38, of the Public Records of Osceola  
1112        County, Florida, lying between Lots 28 and 29 of said  
1113        plat.  
1114        Containing 0.133 acres, more or less;  
1115        LESS AND EXCEPT:  
1116        DESCRIPTION: Part of THE SEMINOLE LAND AND INVESTMENT  
1117        COMPANY'S SUBDIVISION of Section 13, Township 27  
1118        South, Range 30 East, according to the plat thereof,  
1119        recorded in Plat Book B, Page 41, of the Public  
1120        Records of Osceola County, Florida, and being more  
1121        particularly described as follows:  
1122        COMMENCE at the West 1/4 corner of said Section 13,  
1123        run thence along the South boundary of the Northwest  
1124        1/4 of said Section 13, N.89°53'19"E., a distance of  
1125        1362.24 feet to the Southwest corner of the West 1/2

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1126 of said Northwest 1/4 of Section 13; thence along the  
1127 West boundary of said West 1/2 of the Northwest 1/4 of  
1128 Section 13, also being the centerline of a 35-foot  
1129 wide right of way, per said plat of THE SEMINOLE LAND  
1130 AND INVESTMENT COMPANY'S SUBDIVISION of Section 13,  
1131 the following two (2) courses: 1) N.00°28'15"W., a  
1132 distance of 307.34 feet to the POINT OF BEGINNING; 2)  
1133 continue N.00°28'15"W., a distance of 353.88 feet;  
1134 thence along the North boundary of Lot 54, and the  
1135 Westerly extension thereof, N.89°55'05"E., a distance  
1136 of 35.92 feet to a point on the West boundary of lands  
1137 described in Official Records Book 6287, Page 1570, of  
1138 the Public Records of Osceola County, Florida; thence  
1139 along said West boundary of Official Records Book  
1140 6287, Page 1570, S.00°10'19"E., a distance of 353.88  
1141 feet to the Southwest corner thereof; thence along the  
1142 Westerly extension of the South boundary of said  
1143 Official Records Book 6287, Page 1570, S.89°55'45"W.,  
1144 a distance of 34.08 feet to the POINT OF BEGINNING.  
1145 Containing 0.284 acres, more or less.  
1146 Containing a Net Acreage of 1,827.887 acres, more or  
1147 less. East Side and West Side Combined Contains a Net  
1148 Acreage of 5,960.650 acres, more or less.  
1149 Being subject to any rights-of-way, restrictions and easements  
1150 of record.

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1151           Section 5. Board of supervisors; members and meetings;  
1152 organization; powers; duties; terms of office; related election  
1153 requirements.

1154           (1) The board of the district shall exercise the powers  
1155 granted to the district pursuant to this act. The board shall  
1156 consist of five members, each of whom shall hold office for a  
1157 term of 4 years, as provided in this section, except as  
1158 otherwise provided herein for initial board members, and until a  
1159 successor is chosen and qualified. The members of the board must  
1160 be residents of the state and citizens of the United States.

1161           (2) (a) Within 90 days after the effective date of this  
1162 act, there shall be held a meeting of the landowners of the  
1163 district for the purpose of electing five supervisors for the  
1164 district. Notice of the landowners' meeting shall be published  
1165 once a week for 2 consecutive weeks in a newspaper that is in  
1166 general circulation in the area of the district, the last day of  
1167 such publication to be not fewer than 14 days or more than 28  
1168 days before the date of the election. The landowners, when  
1169 assembled at such meeting, shall organize by electing a chair,  
1170 who shall conduct the meeting. The chair may be any person  
1171 present at the meeting. If the chair is a landowner or proxy  
1172 holder of a landowner, he or she may nominate candidates and  
1173 make and second motions. The landowners present at the meeting,  
1174 in person or by proxy, shall constitute a quorum. At any  
1175 landowners' meeting, 50 percent of the district acreage shall

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1176 not be required to constitute a quorum, and each governing board  
1177 member elected by landowners shall be elected by a majority of  
1178 the acreage represented either by owner or proxy present and  
1179 voting at said meeting.

1180 (b) At such meeting, each landowner shall be entitled to  
1181 cast one vote per acre of land owned by him or her and located  
1182 within the district for each person to be elected. A landowner  
1183 may vote in person or by proxy in writing. Each proxy must be  
1184 signed by one of the legal owners of the property for which the  
1185 vote is cast and must contain the typed or printed name of the  
1186 individual who signed the proxy; the street address, legal  
1187 description of the property, or tax parcel identification  
1188 number; and the number of authorized votes. If the proxy  
1189 authorizes more than one vote, each property must be listed and  
1190 the number of acres of each property must be included. The  
1191 signature on a proxy need not be notarized. A fraction of an  
1192 acre shall be treated as 1 acre, entitling the landowner to one  
1193 vote with respect thereto. The three candidates receiving the  
1194 highest number of votes shall each be elected for terms expiring  
1195 November 28, 2028, and the two candidates receiving the next  
1196 largest number of votes shall each be elected for terms expiring  
1197 November 24, 2026, with the term of office for each successful  
1198 candidate commencing upon election. The members of the first  
1199 board elected by landowners shall serve their respective terms;  
1200 however, the next election of board members shall be held on the

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1201 first Tuesday after the first Monday in November 2026.  
1202 Thereafter, there shall be an election by landowners for the  
1203 district every 2 years on the first Tuesday after the first  
1204 Monday in November, which shall be noticed pursuant to paragraph  
1205 (a). The second and subsequent landowners' election shall be  
1206 announced at a public meeting of the board at least 90 days  
1207 before the date of the landowners' meeting and shall also be  
1208 noticed pursuant to paragraph (a). Instructions on how all  
1209 landowners may participate in the election, along with sample  
1210 proxies, shall be provided during the board meeting that  
1211 announces the landowners' meeting. Each supervisor elected in or  
1212 after November 2026 shall serve a 4-year term.

1213 (3) (a) 1. The board may not exercise the ad valorem taxing  
1214 power authorized by this act until such time as all members of  
1215 the board are qualified electors who are elected by qualified  
1216 electors of the district.

1217 2.a. Regardless of whether the district has proposed to  
1218 levy ad valorem taxes, board members shall begin being elected  
1219 by qualified electors of the district as the district becomes  
1220 populated with qualified electors. The transition shall occur  
1221 such that the composition of the board, after the first general  
1222 election following a trigger of the qualified elector population  
1223 thresholds set forth below, shall be as follows:

1224 (I) Once 6,435 qualified electors reside within the  
1225 district, one governing board member shall be a person who is a

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qualified elector of the district and who was elected by the  
qualified electors, and four governing board members shall be  
persons who were elected by the landowners.

(II) Once 12,870 qualified electors reside within the  
district, two governing board members shall be persons who are  
qualified electors of the district and who were elected by the  
qualified electors, and three governing board members shall be  
persons elected by the landowners.

(III) Once 19,305 qualified electors reside within the  
district, three governing board members shall be persons who are  
qualified electors of the district and who were elected by the  
qualified electors and two governing board members shall be  
persons who were elected by the landowners.

(IV) Once 25,740 qualified electors reside within the  
district, four governing board members shall be persons who are  
qualified electors of the district and who were elected by the  
qualified electors and one governing board member shall be a  
person who was elected by the landowners.

(V) Once 30,000 qualified electors reside within the  
district, all five governing board members shall be persons who  
are qualified electors of the district and who were elected by  
the qualified electors. In the event less than 45,000 qualified  
electors reside within the district, but the development of the  
district has completed the construction of 25,000 residential  
units or more, all five governing board members shall be persons

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1251 who were elected by the qualified electors.

1252 Nothing in this sub-subparagraph is intended to require an  
1253 election prior to the expiration of an existing board member's  
1254 term.

1255 b. On or before June 1 of each election year, the board  
1256 shall determine the number of qualified electors in the district  
1257 as of the immediately preceding April 15. The board shall use  
1258 and rely upon the official records maintained by the supervisor  
1259 of elections and property appraiser or tax collector in Osceola  
1260 County in making this determination. Such determination shall be  
1261 made at a properly noticed meeting of the board and shall become  
1262 a part of the official minutes of the district.

1263 c. All governing board members elected by qualified  
1264 electors shall be elected at large at an election occurring as  
1265 provided in subsection (2) and this subsection.

1266 d. All governing board members elected by qualified  
1267 electors shall reside in the district.

1268 e. Once the district qualifies to have any of its board  
1269 members elected by the qualified electors of the district, the  
1270 initial and all subsequent elections by the qualified electors  
1271 of the district shall be held at the general election in  
1272 November. The board shall adopt a resolution, if necessary, to  
1273 implement this requirement. The transition process described  
1274 herein is intended to be in lieu of the process set forth in s.  
1275 189.041, Florida Statutes.

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1276        (b) Elections of board members by qualified electors held  
1277 pursuant to this subsection shall be nonpartisan and shall be  
1278 conducted in the manner prescribed by law for holding general  
1279 elections. Board members shall assume the office on the second  
1280 Tuesday following their election.

1281        (c) Candidates seeking election to office by qualified  
1282 electors under this subsection shall conduct their campaigns in  
1283 accordance with the provisions of chapter 106, Florida Statutes,  
1284 and shall file qualifying papers and qualify for individual  
1285 seats in accordance with s. 99.061, Florida Statutes.

1286        (d) The supervisor of elections shall appoint the  
1287 inspectors and clerks of elections, prepare and furnish the  
1288 ballots, designate polling places, and canvass the returns of  
1289 the election of board members by qualified electors. The county  
1290 canvassing board shall declare and certify the results of the  
1291 election.

1292        (4) Members of the board, regardless of how elected,  
1293 shall be public officers, shall be known as supervisors, and,  
1294 upon entering into office, shall take and subscribe to the oath  
1295 of office as prescribed by s. 876.05, Florida Statutes. Members  
1296 of the board shall be subject to ethics and conflict of interest  
1297 laws of the state that apply to all local public officers. They  
1298 shall hold office for the terms for which they were elected or  
1299 appointed and until their successors are chosen and qualified.  
1300 If, during the term of office, a vacancy occurs, the remaining

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1301 members of the board shall fill each vacancy by an appointment  
1302 for the remainder of the unexpired term.

1303 (5) Any elected member of the board of supervisors may be  
1304 removed by the Governor for malfeasance, misfeasance,  
1305 dishonesty, incompetency, or failure to perform the duties  
1306 imposed upon him or her by this act, and any vacancies that may  
1307 occur in such office for such reasons shall be filled by the  
1308 Governor as soon as practicable.

1309 (6) A majority of the members of the board constitutes a  
1310 quorum for the purposes of conducting its business and  
1311 exercising its powers and for all other purposes. Action taken  
1312 by the district shall be upon a vote of a majority of the  
1313 members present unless general law or a rule of the district  
1314 requires a greater number.

1315 (7) As soon as practicable after each election or  
1316 appointment, the board shall organize by electing one of its  
1317 members as chair and by electing a secretary, who need not be a  
1318 member of the board, and such other officers as the board may  
1319 deem necessary.

1320 (8) The board shall keep a permanent record book entitled  
1321 "Record of Proceedings of Waterlin Stewardship District," in  
1322 which shall be recorded minutes of all meetings, resolutions,  
1323 proceedings, certificates, bonds given by all employees, and any  
1324 and all corporate acts. The record book and all other district  
1325 records shall at reasonable times be opened to inspection in the

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1326 same manner as state, county, and municipal records pursuant to  
1327 chapter 119, Florida Statutes. The record book shall be kept at  
1328 the office or other regular place of business maintained by the  
1329 board in a designated location in Osceola County.

1330 (9) Each supervisor shall not be entitled to receive  
1331 compensation for his or her services; however, each supervisor  
1332 shall receive travel and per diem expenses as set forth in s.  
1333 112.061, Florida Statutes.

1334 (10) All meetings of the board shall be open to the  
1335 public and governed by the provisions of chapter 286, Florida  
1336 Statutes.

1337 Section 6. Board of supervisors; general duties.

1338 (1) DISTRICT MANAGER AND EMPLOYEES. The board shall  
1339 employ and fix the compensation of a district manager, who shall  
1340 have charge and supervision of the works of the district and  
1341 shall be responsible for preserving and maintaining any  
1342 improvement or facility constructed or erected pursuant to the  
1343 provisions of this act, for maintaining and operating the  
1344 equipment owned by the district, and for performing such other  
1345 duties as may be prescribed by the board. It shall not be a  
1346 conflict of interest under chapter 112, Florida Statutes, for a  
1347 board member or the district manager or another employee of the  
1348 district to be a stockholder, officer, or employee of a  
1349 landowner or of an entity affiliated with a landowner. The  
1350 district manager may hire or otherwise employ and terminate the

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1351 employment of such other persons, including, without limitation,  
1352 professional, supervisory, and clerical employees, as may be  
1353 necessary and authorized by the board. The compensation and  
1354 other conditions of employment of the officers and employees of  
1355 the district shall be as provided by the board.

1356 (2) TREASURER. The board shall designate a person who is  
1357 a resident of the state as treasurer of the district, who shall  
1358 have charge of the funds of the district. Such funds shall be  
1359 disbursed only upon the order of or pursuant to a resolution of  
1360 the board by warrant or check countersigned by the treasurer and  
1361 by such other person as may be authorized by the board. The  
1362 board may give the treasurer such other or additional powers and  
1363 duties as the board may deem appropriate and may fix his or her  
1364 compensation. The board may require the treasurer to give a bond  
1365 in such amount, on such terms, and with such sureties as may be  
1366 deemed satisfactory to the board to secure the performance by  
1367 the treasurer of his or her powers and duties. The financial  
1368 records of the board shall be audited by an independent  
1369 certified public accountant at least once a year.

1370 (3) PUBLIC DEPOSITORY. The board is authorized to select  
1371 as a depository for its funds any qualified public depository as  
1372 defined in s. 280.02, Florida Statutes, which meets all the  
1373 requirements of chapter 280, Florida Statutes, and has been  
1374 designated by the treasurer as a qualified public depository  
1375 upon such terms and conditions as to the payment of interest by

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1376 such depository upon the funds so deposited as the board may  
1377 deem just and reasonable.

1378 (4) BUDGET; REPORTS AND REVIEWS.

1379 (a) The district shall provide financial reports in such  
1380 form and such manner as prescribed pursuant to this act and  
1381 chapter 218, Florida Statutes, as amended from time to time.

1382 (b) On or before July 15 of each year, the district  
1383 manager shall prepare a proposed budget for the ensuing fiscal  
1384 year to be submitted to the board for board approval. The  
1385 proposed budget shall include at the direction of the board an  
1386 estimate of all necessary expenditures of the district for the  
1387 ensuing fiscal year and an estimate of income to the district  
1388 from the taxes and assessments provided in this act. The board  
1389 shall consider the proposed budget item by item and may either  
1390 approve the budget as proposed by the district manager or modify  
1391 the same in part or in whole. The board shall indicate its  
1392 approval of the budget by resolution, which resolution shall  
1393 provide for a hearing on the budget as approved. Notice of the  
1394 hearing on the budget shall be published in a newspaper of  
1395 general circulation in the area of the district once a week for  
1396 two consecutive weeks, except that the first publication shall  
1397 be no fewer than 15 days prior to the date of the hearing. The  
1398 notice shall further contain a designation of the day, time, and  
1399 place of the public hearing. At the time and place designated in  
1400 the notice, the board shall hear all objections to the budget as

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proposed and may make such changes as the board deems necessary.  
At the conclusion of the budget hearing, the board shall, by  
resolution, adopt the budget as finally approved by the board.  
The budget shall be adopted prior to October 1 of each year.

(c) At least 60 days prior to adoption, the board of  
supervisors of the district shall submit to the Board of County  
Commissioners of Osceola County, for purposes of disclosure and  
information only, the proposed annual budget for the ensuing  
fiscal year, and the board of county commissioners may submit  
written comments to the board of supervisors solely for the  
assistance and information of the board of supervisors of the  
district in adopting its annual district budget.

(d) The board of supervisors of the district shall submit  
annually a public facilities report to the Board of County  
Commissioners of Osceola County pursuant to Florida Statutes.  
The board of county commissioners may use and rely on the  
district's public facilities report in the preparation or  
revision of the Osceola County comprehensive plan.

(5) DISCLOSURE OF PUBLIC INFORMATION; WEB-BASED PUBLIC  
ACCESS. The district shall take affirmative steps to provide for  
the full disclosure of information relating to the public  
financing and maintenance of improvements to real property  
undertaken by the district. Such information shall be made  
available to all existing residents and all prospective  
residents of the district. The district shall furnish each

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1426 developer of a residential development within the district with  
1427 sufficient copies of that information to provide each  
1428 prospective initial purchaser of property in that development  
1429 with a copy; and any developer of a residential development  
1430 within the district, when required by law to provide a public  
1431 offering statement, shall include a copy of such information  
1432 relating to the public financing and maintenance of improvements  
1433 in the public offering statement. The district shall file the  
1434 disclosure documents required by this subsection and any  
1435 amendments thereto in the property records of each county in  
1436 which the district is located. By the end of the first full  
1437 fiscal year of the district's creation, the district shall  
1438 maintain an official Internet website in accordance with s.  
1439 189.069, Florida Statutes.

1440 (6) GENERAL POWERS. The district shall have, and the  
1441 board may exercise, the following general powers:

1442 (a) To sue and be sued in the name of the district; to  
1443 adopt and use a seal and authorize the use of a facsimile  
1444 thereof; to acquire, by purchase, gift, devise, or otherwise,  
1445 and to dispose of, real and personal property, or any estate  
1446 therein; and to make and execute contracts and other instruments  
1447 necessary or convenient to the exercise of its powers.

1448 (b) To apply for coverage of its employees under the  
1449 Florida Retirement System in the same manner as if such  
1450 employees were state employees.

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1451        (c) To contract for the services of consultants to  
1452 perform planning, engineering, legal, or other appropriate  
1453 services of a professional nature. Such contracts shall be  
1454 subject to public bidding or competitive negotiation  
1455 requirements as set forth in general law applicable to  
1456 independent special districts.

1457        (d) To borrow money and accept gifts; to apply for and  
1458 use grants or loans of money or other property from the United  
1459 States, the state, a unit of local government, or any person for  
1460 any district purposes and enter into agreements required in  
1461 connection therewith; and to hold, use, and dispose  
1462 of such moneys or property for any district purposes in  
1463 accordance with the terms of the gift, grant, loan, or agreement  
1464 relating thereto.

1465        (e) To adopt and enforce rules and orders pursuant to the  
1466 provisions of chapter 120, Florida Statutes, prescribing the  
1467 powers, duties, and functions of the officers of the district;  
1468 the conduct of the business of the district; the maintenance of  
1469 records; and the form of certificates evidencing tax liens and  
1470 all other documents and records of the district. The board may  
1471 also adopt and enforce administrative rules with respect to any  
1472 of the projects of the district and define the area to be  
1473 included therein. The board may also adopt resolutions which may  
1474 be necessary for the conduct of district business.

1475        (f) To maintain an office at such place or places as the

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board of supervisors designates in Osceola County, and within the district when facilities are available.

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

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

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

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

(k) To exercise all powers of eminent domain now or hereafter conferred on counties in this state provided, however,

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1501 that such power of eminent domain may not be exercised outside  
1502 the territorial limits of the district unless the district  
1503 receives prior approval by vote of a resolution of the governing  
1504 body of the county if the taking will occur in an unincorporated  
1505 area in that county, or the governing body of the city if the  
1506 taking will occur in an incorporated area. The district shall  
1507 not have the power to exercise eminent domain over municipal,  
1508 county, state, or federal property. The powers hereinabove  
1509 granted to the district shall be so construed to enable the  
1510 district to fulfill the objects and purposes of the district as  
1511 set forth in this act.

1512 (l) To cooperate with, or contract with, other  
1513 governmental agencies as may be necessary, convenient,  
1514 incidental, or proper in connection with any of the powers,  
1515 duties, or purposes authorized by this act.

1516 (m) To assess and to impose upon lands in the district ad  
1517 valorem taxes as provided by this act.

1518 (n) If and when authorized by general law, to determine,  
1519 order, levy, impose, collect, and enforce maintenance taxes.

1520 (o) To determine, order, levy, impose, collect, and  
1521 enforce assessments pursuant to this act and chapter 170,  
1522 Florida Statutes, as amended from time to time, pursuant to  
1523 authority granted in s. 197.3631, Florida Statutes, or pursuant  
1524 to other provisions of general law now or hereinafter enacted  
1525 which provide or authorize a supplemental means to order, levy,

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1526 impose, or collect special assessments. Such special  
1527 assessments, in the discretion of the district, may be collected  
1528 and enforced pursuant to the provisions of ss. 197.3632 and  
1529 197.3635, Florida Statutes, and chapters 170 and 173, Florida  
1530 Statutes, as they may be amended from time to time, or as  
1531 provided by this act, or by other means authorized by general  
1532 law now or hereinafter enacted. The district may levy such  
1533 special assessments for the purposes enumerated in this act and  
1534 to pay special assessments imposed by Osceola County on lands  
1535 within the district.

1536 (p) To exercise such special powers and other express  
1537 powers as may be authorized and granted by this act in the  
1538 charter of the district, including powers as provided in any  
1539 interlocal agreement entered into pursuant to chapter 163,  
1540 Florida Statutes, or which shall be required or permitted to be  
1541 undertaken by the district pursuant to any development order,  
1542 including any detailed specific area plan development order, or  
1543 any interlocal service agreement with Osceola County for fair-  
1544 share capital construction funding for any certain capital  
1545 facilities or systems required of a developer pursuant to any  
1546 applicable development order or agreement.

1547 (q) To exercise all of the powers necessary, convenient,  
1548 incidental, or proper in connection with any other powers or  
1549 duties or the special and limited purpose of the district  
1550 authorized by this act.

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1551 The provisions of this subsection shall be construed liberally  
1552 in order to carry out effectively the special and limited  
1553 purpose of this act.

1554 (7) SPECIAL POWERS. The district shall have, and the  
1555 board may exercise, the following special powers to implement  
1556 its lawful and special purpose and to provide, pursuant to that  
1557 purpose, systems, facilities, services, improvements, projects,  
1558 works, and infrastructure, each of which constitutes a lawful  
1559 public purpose when exercised pursuant to this charter, subject  
1560 to, and not inconsistent with, general law regarding utility  
1561 providers' territorial and service agreements, the regulatory  
1562 jurisdiction and permitting authority of all other applicable  
1563 governmental bodies, agencies, and any special districts having  
1564 authority with respect to any area included therein, and to  
1565 plan, establish, acquire, construct or reconstruct, enlarge or  
1566 extend, equip, operate, finance, fund, and maintain  
1567 improvements, systems, facilities, services, works, projects,  
1568 and infrastructure. Any or all of the following special powers  
1569 are granted by this act in order to implement the special and  
1570 limited purpose of the district:

1571 (a) To provide water management and control for the lands  
1572 within the district and to connect some or any of such  
1573 facilities with roads and bridges. In the event that the board  
1574 assumes the responsibility for providing water management and  
1575 control for the district which is to be financed by benefit

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1576 special assessments, the board shall adopt plans and assessments  
1577 pursuant to law or may proceed to adopt water management and  
1578 control plans, assess for benefits, and apportion and levy  
1579 special assessments, as follows:

1580 1. The board shall cause to be made by the district's  
1581 engineer, or such other engineer or engineers as the board may  
1582 employ for that purpose, complete and comprehensive water  
1583 management and control plans for the lands located within the  
1584 district that will be improved in any part or in whole by any  
1585 system of facilities that may be outlined and adopted, and the  
1586 engineer shall make a report in writing to the board with maps  
1587 and profiles of said surveys and an estimate of the cost of  
1588 carrying out and completing the plans.

1589 2. Upon the completion of such plans, the board shall  
1590 hold a hearing thereon to hear objections thereto, shall give  
1591 notice of the time and place fixed for such hearing by  
1592 publication once each week for 2 consecutive weeks in a  
1593 newspaper of general circulation in the general area of the  
1594 district, and shall permit the inspection of the plan at the  
1595 office of the district by all persons interested. All objections  
1596 to the plan shall be filed at or before the time fixed in the  
1597 notice for the hearing and shall be in writing.

1598 3. After the hearing, the board shall consider the  
1599 proposed plan and any objections thereto and may modify, reject,  
1600 or adopt the plan or continue the hearing until a day certain

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1601 for further consideration of the proposed plan or modifications  
1602 thereof.

1603 4. When the board approves a plan, a resolution shall be  
1604 adopted and a certified copy thereof shall be filed in the  
1605 office of the secretary and incorporated by him or her into the  
1606 records of the district.

1607 5. The water management and control plan may be altered  
1608 in detail from time to time until the engineer's report pursuant  
1609 to s. 298.301, Florida Statutes, is filed but not in such manner  
1610 as to affect materially the conditions of its adoption. After  
1611 the engineer's report has been filed, no alteration of the plan  
1612 shall be made, except as provided by this act.

1613 6. Within 20 days after the final adoption of the plan by  
1614 the board, the board shall proceed pursuant to s. 298.301,  
1615 Florida Statutes.

1616 (b) To provide water supply, sewer, wastewater, and  
1617 reclaimed water management, reclamation, and reuse, or any  
1618 combination thereof, and any irrigation systems, facilities, and  
1619 services and to construct and operate water systems, sewer  
1620 systems, and reclaimed water systems such as connecting  
1621 intercepting or outlet sewers and sewer mains and pipes and  
1622 water mains, conduits, or pipelines in, along, and under any  
1623 street, alley, highway, or other public place or ways, and to  
1624 dispose of any effluent, residue, or other byproducts of such  
1625 water system, sewer system, or reclaimed water system and to

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1626 enter into interlocal agreements and other agreements with  
1627 public or private entities for the same. However, such authority  
1628 shall be subordinate and subject to the existing powers of the  
1629 Tohopekaliga Water Authority to provide water supply, sewer,  
1630 wastewater, and reclaimed water service within the Tohopekaliga  
1631 Water Authority's service area.

1632 (c) To provide bridges, culverts, wildlife corridors, or  
1633 road crossings that may be needed across any drain, ditch,  
1634 canal, floodway, holding basin, excavation, public highway,  
1635 tract, grade, fill, or cut and roadways over levees and  
1636 embankments, and to construct any and all of such works and  
1637 improvements across, through, or over any public right-of way,  
1638 highway, grade, fill, or cut.

1639 (d) To provide district roads equal to or exceeding the  
1640 specifications of the county in which such district roads are  
1641 located, and to provide street lights. This special power  
1642 includes, but is not limited to, roads, parkways, intersections,  
1643 bridges, landscaping, hardscaping, irrigation, bicycle lanes,  
1644 sidewalks, jogging paths, multiuse pathways and trails, street  
1645 lighting, traffic signals, regulatory or informational signage,  
1646 road striping, underground conduit, underground cable or fiber  
1647 or wire installed pursuant to an agreement with or tariff of a  
1648 retail provider of services, and all other customary elements of  
1649 a functioning modern road system in general or as tied to the  
1650 conditions of development approval for the area within the

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1651 district, and parking facilities that are freestanding or that  
1652 may be related to any innovative strategic intermodal system of  
1653 transportation pursuant to applicable federal, state, and local  
1654 law and ordinance.

1655 (e) To provide buses, trolleys, rail access, mass transit  
1656 facilities, transit shelters, ridesharing facilities and  
1657 services, parking improvements, and related signage.

1658 (f) To provide investigation and remediation costs  
1659 associated with the cleanup of actual or perceived environmental  
1660 contamination within the district under the supervision or  
1661 direction of a competent governmental authority unless the  
1662 covered costs benefit any person who is a landowner within the  
1663 district and who caused or contributed to the contamination.

1664 (g) To provide observation areas, mitigation areas,  
1665 wetland creation areas, and wildlife habitat, including the  
1666 maintenance of any plant or animal species, and any related  
1667 interest in real or personal property.

1668 (h) Using its general and special powers as set forth in  
1669 this act, to provide any other project within or without the  
1670 boundaries of the district when the project is the subject of an  
1671 agreement between the district and the Board of County  
1672 Commissioners of Osceola County or with any other applicable  
1673 public or private entity, and is not inconsistent with the  
1674 effective local comprehensive plans.

1675 (i) To provide parks and facilities for indoor and

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1676 outdoor recreational, cultural, and educational uses.

1677 (j) To provide school buildings and related structures,  
1678 which may be leased, sold, or donated to the school district,  
1679 for use in the educational system when authorized by the  
1680 district school board.

1681 (k) To provide security, including electronic intrusion-  
1682 detection systems and patrol cars, when authorized by proper  
1683 governmental agencies, and may contract with the appropriate  
1684 local general-purpose government agencies for an increased level  
1685 of such services within the district boundaries.

1686 (l) To provide control and elimination of mosquitoes and  
1687 other arthropods of public health importance.

1688 (m) To enter into impact fee, mobility fee, or other  
1689 similar credit agreements with Osceola County or a landowner  
1690 developer and to sell or assign such credits, on such terms as  
1691 the district deems appropriate.

1692 (n) To provide buildings and structures for district  
1693 offices, maintenance facilities, meeting facilities, town  
1694 centers, or any other project authorized or granted by this act.

1695 (o) To establish and create, at noticed meetings, such  
1696 departments of the board of supervisors of the district, as well  
1697 as committees, task forces, boards, or commissions, or other  
1698 agencies under the supervision and control of the district, as  
1699 from time to time the members of the board may deem necessary or  
1700 desirable in the performance of the acts or other things

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1701 necessary to exercise the board's general or special powers to  
1702 implement an innovative project to carry out the special and  
1703 limited purpose of the district as provided in this act and to  
1704 delegate the exercise of its powers to such departments, boards,  
1705 task forces, committees, or other agencies, and such  
1706 administrative duties and other powers as the board may deem  
1707 necessary or desirable, but only if there is a set of expressed  
1708 limitations for accountability, notice, and periodic written  
1709 reporting to the board that shall retain the powers of the  
1710 board.

1711 (p) To provide electrical, sustainable, or green  
1712 infrastructure improvements, facilities, and services,  
1713 including, but not limited to, recycling of natural resources,  
1714 reduction of energy demands, development and generation of  
1715 alternative or renewable energy sources and technologies,  
1716 mitigation of urban heat islands, sequestration, capping or  
1717 trading of carbon emissions or carbon emissions credits, LEED or  
1718 Florida Green Building Coalition certification, and development  
1719 of facilities and improvements for low-impact development and to  
1720 enter into joint ventures, public-private partnerships, and  
1721 other agreements and to grant such easements as may be necessary  
1722 to accomplish the foregoing. Nothing herein shall authorize the  
1723 district to provide electric service to retail customers or  
1724 otherwise act to impair electric utility franchise agreements.

1725 (q) To provide for any facilities or improvements that

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1726 may otherwise be provided for by any county or municipality,  
1727 including, but not limited to, libraries, annexes, substations,  
1728 and other buildings to house public officials, staff, and  
1729 employees.

1730 (r) To provide waste collection and disposal.

1731 (s) To provide for the construction and operation of  
1732 communications systems and related infrastructure for the  
1733 carriage and distribution of communications services, and to  
1734 enter into joint ventures, public-private partnerships, and  
1735 other agreements and to grant such easements as may be necessary  
1736 to accomplish the foregoing. Communications systems shall mean  
1737 all facilities, buildings, equipment, items, and methods  
1738 necessary or desirable in order to provide communications  
1739 services, including, without limitation, wires, cables,  
1740 conduits, wireless cell sites, computers, modems, satellite  
1741 antennae sites, transmission facilities, network facilities, and  
1742 appurtenant devices necessary and appropriate to support the  
1743 provision of communications services. Communications services  
1744 includes, without limitation, internet, voice telephone or  
1745 similar services provided by voice over internet protocol, cable  
1746 television, data transmission services, electronic security  
1747 monitoring services, and multi-channel video programming  
1748 distribution services. Communications services provided by the  
1749 district shall carry or include any governmental channel or  
1750 other media content created or produced by Osceola County.

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

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

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

The enumeration of special powers herein shall not be deemed exclusive or restrictive but shall be deemed to incorporate all powers express or implied necessary or incident to carrying out such enumerated special powers, including also the general powers provided by this special act charter to the district to implement its purposes. The district shall not initiate any service during a fiscal year, if such service is then provided by Osceola County and funded by Osceola County from the proceeds of special assessments imposed within the district or from ad valorem taxes levied within a municipal service taxing unit that includes all or any portion of the district, unless notice is provided to Osceola County not later than April 1 of the fiscal year prior to initiating such service identifying such service

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1776 and the geographic area of the district in which such service  
1777 will be provided. Following the provision of such notice, the  
1778 district and Osceola County shall enter into an interlocal  
1779 agreement providing for a service transition that is revenue-  
1780 neutral for Osceola County prior to initiation of any such  
1781 service by the district. Further, the provisions of this  
1782 subsection shall be construed liberally in order to carry out  
1783 effectively the special and limited purpose of this district  
1784 under this act.

1785 (8) ISSUANCE OF BOND ANTICIPATION NOTES. In addition to  
1786 the other powers provided for in this act, and not in limitation  
1787 thereof, the district shall have the power, at any time and from  
1788 time to time after the issuance of any bonds of the district  
1789 shall have been authorized, to borrow money for the purposes for  
1790 which such bonds are to be issued in anticipation of the receipt  
1791 of the proceeds of the sale of such bonds and to issue bond  
1792 anticipation notes in a principal sum not in excess of the  
1793 authorized maximum amount of such bond issue. Such notes shall  
1794 be in such denomination or denominations, bear interest at such  
1795 rate as the board may determine not to exceed the maximum rate  
1796 allowed by general law, mature at such time or times not later  
1797 than 5 years from the date of issuance, and be in such form and  
1798 executed in such manner as the board shall prescribe. Such notes  
1799 may be sold at either public or private sale or, if such notes  
1800 shall be renewal notes, may be exchanged for notes then

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1801 outstanding on such terms as the board shall determine. Such  
1802 notes shall be paid from the proceeds of such bonds when issued.  
1803 The board may, in its discretion, in lieu of retiring the notes  
1804 by means of bonds, retire them by means of current revenues or  
1805 from any taxes or assessments levied for the payment of such  
1806 bonds, but, in such event, a like amount of the bonds authorized  
1807 shall not be issued.

1808 (9) BORROWING. The district at any time may obtain loans,  
1809 in such amount and on such terms and conditions as the board may  
1810 approve, for the purpose of paying any of the expenses of the  
1811 district or any costs incurred or that may be incurred in  
1812 connection with any of the projects of the district, which loans  
1813 shall bear interest as the board determines, not to exceed the  
1814 maximum rate allowed by general law, and may be payable from and  
1815 secured by a pledge of such funds, revenues, taxes, and  
1816 assessments as the board may determine, subject, however, to the  
1817 provisions contained in any proceeding under which bonds were  
1818 theretofore issued and are then outstanding. For the purpose of  
1819 defraying such costs and expenses, the district may issue  
1820 negotiable notes, warrants, or other evidences of debt to be  
1821 payable at such times and to bear such interest as the board may  
1822 determine, not to exceed the maximum rate allowed by general  
1823 law, and to be sold or discounted at such price or prices not  
1824 less than 95 percent of par value and on such terms as the board  
1825 may deem advisable. The board shall have the right to provide

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for the payment thereof by pledging the whole or any part of the funds, revenues, taxes, and assessments of the district or by covenanting to budget and appropriate from such funds. The approval of the electors residing in the district shall not be necessary except when required by the State Constitution.

(10) BONDS.

(a) Sale of bonds. Bonds may be sold in blocks or installments at different times, or an entire issue or series may be sold at one time. Bonds may be sold at public or private sale after such advertisement, if any, as the board may deem advisable, but not in any event at less than 90 percent of the par value thereof, together with accrued interest thereon. Bonds may be sold or exchanged for refunding bonds. Special assessment and revenue bonds may be delivered by the district as payment of the purchase price of any project or part thereof, or a combination of projects or parts thereof, or as the purchase price or exchange for any property, real, personal, or mixed, including franchises or services rendered by any contractor, engineer, or other person, all at one time or in blocks from time to time, in such manner and upon such terms as the board in its discretion shall determine. The price or prices for any bonds sold, exchanged, or delivered may be:

1. The money paid for the bonds.

2. The principal amount, plus accrued interest to the date of redemption or exchange, or outstanding obligations

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1851 exchanged for refunding bonds.

1852 3. In the case of special assessment or revenue bonds,  
1853 the amount of any indebtedness to contractors or other persons  
1854 paid with such bonds, or the fair value of any properties  
1855 exchanged for the bonds, as determined by the board.

1856 (b) Authorization and form of bonds. Any general  
1857 obligation bonds, special assessment bonds, or revenue bonds may  
1858 be authorized by resolution or resolutions of the board which  
1859 shall be adopted by a majority of all the members thereof then  
1860 in office. Such resolution or resolutions may be adopted at the  
1861 same meeting at which they are introduced and need not be  
1862 published or posted. The board may, by resolution, authorize the  
1863 issuance of bonds and fix the aggregate amount of bonds to be  
1864 issued; the purpose or purposes for which the moneys derived  
1865 therefrom shall be expended, including, but not limited to,  
1866 payment of costs as defined in section 2(2)(i); the rate or  
1867 rates of interest, not to exceed the maximum rate allowed by  
1868 general law; the denomination of the bonds; whether or not the  
1869 bonds are to be issued in one or more series; the date or dates  
1870 of maturity, which shall not exceed 40 years from their  
1871 respective dates of issuance; the medium of payment; the place  
1872 or places within or without the state at which payment shall be  
1873 made; registration privileges; redemption terms and privileges,  
1874 whether with or without premium; the manner of execution; the  
1875 form of the bonds, including any interest coupons to be attached

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thereto; the manner of execution of bonds and coupons; and any  
and all other terms, covenants, and conditions thereof and the  
establishment of revenue or other funds. Such authorizing  
resolution or resolutions may further provide for the contracts  
authorized by s. 159.825(1)(f) and (g), Florida Statutes,  
regardless of the tax treatment of such bonds being authorized,  
subject to the finding by the board of a net saving to the  
district resulting by reason thereof. Such authorizing  
resolution may further provide that such bonds may be executed  
in accordance with the Registered Public Obligations Act, except  
that bonds not issued in registered form shall be valid if  
manually countersigned by an officer designated by appropriate  
resolution of the board. The seal of the district may be  
affixed, lithographed, engraved, or otherwise reproduced in  
facsimile on such bonds. In case any officer whose signature  
shall appear on any bonds or coupons shall cease to be such  
officer before the delivery of such bonds, such signature or  
facsimile shall nevertheless be valid and sufficient for all  
purposes the same as if he or she had remained in office until  
such delivery.

(c) Interim certificates; replacement certificates.  
Pending the preparation of definitive bonds, the board may issue  
interim certificates or receipts or temporary bonds, in such  
form and with such provisions as the board may determine,  
exchangeable for definitive bonds when such bonds have been

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1901 executed and are available for delivery. The board may also  
1902 provide for the replacement of any bonds which become mutilated,  
1903 lost, or destroyed.

1904 (d) Negotiability of bonds. Any bond issued under this  
1905 act or any temporary bond, in the absence of an express recital  
1906 on the face thereof that it is nonnegotiable, shall be fully  
1907 negotiable and shall be and constitute a negotiable instrument  
1908 within the meaning and for all purposes of the law merchant and  
1909 the laws of the state.

1910 (e) Defeasance. The board may make such provision with  
1911 respect to the defeasance of the right, title, and interest of  
1912 the holders of any of the bonds and obligations of the district  
1913 in any revenues, funds, or other properties by which such bonds  
1914 are secured as the board deems appropriate and, without  
1915 limitation on the foregoing, may provide that when such bonds or  
1916 obligations become due and payable or shall have been called for  
1917 redemption and the whole amount of the principal and interest  
1918 and premium, if any, due and payable upon the bonds or  
1919 obligations then outstanding shall be held in trust for such  
1920 purpose, and provision shall also be made for paying all other  
1921 sums payable in connection with such bonds or other obligations,  
1922 then and in such event the right, title, and interest of the  
1923 holders of the bonds in any revenues, funds, or other properties  
1924 by which such bonds are secured shall thereupon cease,  
1925 terminate, and become void; and the board may apply any surplus

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1926 in any sinking fund established in connection with such bonds or  
1927 obligations and all balances remaining in all other funds or  
1928 accounts other than moneys held for the redemption or payment of  
1929 the bonds or other obligations to any lawful purpose of the  
1930 district as the board shall determine.

1931 (f) Issuance of additional bonds. If the proceeds of any  
1932 bonds are less than the cost of completing the project in  
1933 connection with which such bonds were issued, the board may  
1934 authorize the issuance of additional bonds, upon such terms and  
1935 conditions as the board may provide in the resolution  
1936 authorizing the issuance thereof, but only in compliance with  
1937 the resolution or other proceedings authorizing the issuance of  
1938 the original bonds.

1939 (g) Refunding bonds. The district shall have the power to  
1940 issue bonds to provide for the retirement or refunding of any  
1941 bonds or obligations of the district that at the time of such  
1942 issuance are or subsequent thereto become due and payable, or  
1943 that at the time of issuance have been called or are, or will  
1944 be, subject to call for redemption within 10 years thereafter,  
1945 or the surrender of which can be procured from the holders  
1946 thereof at prices satisfactory to the board. Refunding bonds may  
1947 be issued at any time that in the judgment of the board such  
1948 issuance will be advantageous to the district. No approval of  
1949 the qualified electors residing in the district shall be  
1950 required for the issuance of refunding bonds except in cases in

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1951    which such approval is required by the State Constitution. The  
1952    board may by resolution confer upon the holders of such  
1953    refunding bonds all rights, powers, and remedies to which the  
1954    holders would be entitled if they continued to be the owners and  
1955    had possession of the bonds for the refinancing of which such  
1956    refunding bonds are issued, including, but not limited to, the  
1957    preservation of the lien of such bonds on the revenues of any  
1958    project or on pledged funds, without extinguishment, impairment,  
1959    or diminution thereof. The provisions of this act pertaining to  
1960    bonds of the district shall, unless the context otherwise  
1961    requires, govern the issuance of refunding bonds, the form and  
1962    other details thereof, the rights of the holders thereof, and  
1963    the duties of the board with respect to them.

1964        (h)    Revenue bonds.

1965        1.    The district shall have the power to issue revenue  
1966    bonds from time to time without limitation as to amount. Such  
1967    revenue bonds may be secured by, or payable from, the gross or  
1968    net pledge of the revenues to be derived from any project or  
1969    combination of projects; from the rates, fees, or other charges  
1970    to be collected from the users of any project or projects; from  
1971    any revenue-producing undertaking or activity of the district;  
1972    from special assessments; or from benefit special assessments;  
1973    or from any other source or pledged security. Such bonds shall  
1974    not constitute an indebtedness of the district, and the approval  
1975    of the qualified electors shall not be required unless such

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bonds are additionally secured by the full faith and credit and  
taxing power of the district.

2. Any two or more projects may be combined and  
consolidated into a single project and may hereafter be operated  
and maintained as a single project. The revenue bonds authorized  
herein may be issued to finance any one or more of such  
projects, regardless of whether or not such projects have been  
combined and consolidated into a single project. If the board  
deems it advisable, the proceedings authorizing such revenue  
bonds may provide that the district may thereafter combine the  
projects then being financed or theretofore financed with other  
projects to be subsequently financed by the district and that  
revenue bonds to be thereafter issued by the district shall be  
on parity with the revenue bonds then being issued, all on such  
terms, conditions, and limitations as shall have been provided  
in the proceeding which authorized the original bonds.

(i) General obligation bonds.

1. Subject to the limitations of this charter, the  
district shall have the power from time to time to issue general  
obligation bonds to finance or refinance capital projects or to  
refund outstanding bonds in an aggregate principal amount of  
bonds outstanding at any one time not in excess of 35 percent of  
the assessed value of the taxable property within the district  
as shown on the pertinent tax records at the time of the  
authorization of the general obligation bonds for which the full

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faith and credit of the district is pledged. Except for  
refunding bonds, no general obligation bonds shall be issued  
unless the bonds are issued to finance or refinance a capital  
project and the issuance has been approved at an election held  
in accordance with the requirements for such election as  
prescribed by the State Constitution. Such elections shall be  
called to be held in the district by the Board of County  
Commissioners of Osceola County upon the request of the board of  
the district. The expenses of calling and holding an election  
shall be at the expense of the district and the district shall  
reimburse the county for any expenses incurred in calling or  
holding such election.

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

3. If the board determines to issue general obligation  
bonds for more than one capital project, the approval of the  
issuance of the bonds for each and all such projects may be  
submitted to the electors on one and the same ballot. The  
failure of the electors to approve the issuance of bonds for any  
one or more capital projects shall not defeat the approval of

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bonds for any capital project which has been approved by the electors.

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

a. Any assessments levied in an amount sufficient to pay the principal and interest on the general obligation bonds so additionally secured, which assessments have been equalized and confirmed by resolution of the board pursuant to this act or s. 170.08, Florida Statutes.

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

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

(j) Bonds as legal investment or security.

1. Notwithstanding any provisions of any other law to the contrary, all bonds issued under the provisions of this act shall constitute legal investments for savings banks, banks, trust companies, insurance companies, executors, administrators, trustees, guardians, and other fiduciaries and for any board, body, agency, instrumentality, county, municipality, or other political subdivision of the state and shall be and constitute

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2051 security which may be deposited by banks or trust companies as  
2052 security for deposits of state, county, municipal, or other  
2053 public funds or by insurance companies as required or voluntary  
2054 statutory deposits.

2055 2. Any bonds issued by the district shall be  
2056 incontestable in the hands of bona fide purchasers or holders  
2057 for value and shall not be invalid because of any irregularity  
2058 or defect in the proceedings for the issue and sale thereof.

2059 (k) Covenants. Any resolution authorizing the issuance of  
2060 bonds may contain such covenants as the board may deem  
2061 advisable, and all such covenants shall constitute valid and  
2062 legally binding and enforceable contracts between the district  
2063 and the bondholders, regardless of the time of issuance thereof.  
2064 Such covenants may include, without limitation, covenants  
2065 concerning the disposition of the bond proceeds; the use and  
2066 disposition of project revenues; the pledging of revenues,  
2067 taxes, and assessments; the obligations of the district with  
2068 respect to the operation of the project and the maintenance of  
2069 adequate project revenues; the issuance of additional bonds; the  
2070 appointment, powers, and duties of trustees and receivers; the  
2071 acquisition of outstanding bonds and obligations; restrictions  
2072 on the establishing of competing projects or facilities;  
2073 restrictions on the sale or disposal of the assets and property  
2074 of the district; the priority of assessment liens; the priority  
2075 of claims by bondholders on the taxing power of the district;

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2076 the maintenance of deposits to ensure the payment of revenues by  
2077 users of district facilities and services; the discontinuance of  
2078 district services by reason of delinquent payments; acceleration  
2079 upon default; the execution of necessary instruments; the  
2080 procedure for amending or abrogating covenants with the  
2081 bondholders; and such other covenants as may be deemed necessary  
2082 or desirable for the security of the bondholders.

2083 (l) Validation proceedings. The power of the district to  
2084 issue bonds under the provisions of this act may be determined,  
2085 and any of the bonds of the district maturing over a period of  
2086 more than 5 years shall be validated and confirmed, by court  
2087 decree, under the provisions of chapter 75, Florida Statutes,  
2088 and laws amendatory thereof or supplementary thereto.

2089 (m) Tax exemption. To the extent allowed by general law,  
2090 all bonds issued hereunder and interest paid thereon and all  
2091 fees, charges, and other revenues derived by the district from  
2092 the projects provided by this act are exempt from all taxes by  
2093 the state or by any political subdivision, agency, or  
2094 instrumentality thereof; however, any interest, income, or  
2095 profits on debt obligations issued hereunder are not exempt from  
2096 the tax imposed by chapter 220, Florida Statutes. Further, the  
2097 district is not exempt from the provisions of chapter 212,  
2098 Florida Statutes.

2099 (n) Application of s. 189.051, Florida Statutes. Bonds  
2100 issued by the district shall meet the criteria set forth in s.

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2101     189.051, Florida Statutes.

2102             (o) Act furnishes full authority for issuance of bonds.

2103     This act constitutes full and complete authority for the  
 2104     issuance of bonds and the exercise of the powers of the district  
 2105     provided herein. No procedures or proceedings, publications,  
 2106     notices, consents, approvals, orders, acts, or things by the  
 2107     board, or any board, officer, commission, department, agency, or  
 2108     instrumentality of the district, other than those required by  
 2109     this act, shall be required to perform anything under this act,  
 2110     except that the issuance or sale of bonds pursuant to the  
 2111     provisions of this act shall comply with the general law  
 2112     requirements applicable to the issuance or sale of bonds by the  
 2113     district. Nothing in this act shall be construed to authorize  
 2114     the district to utilize bond proceeds to fund the ongoing  
 2115     operations of the district.

2116             (p) Pledge by the state to the bondholders of the  
 2117     district. The state pledges to the holders of any bonds issued  
 2118     under this act that it will not limit or alter the rights of the  
 2119     district to own, acquire, construct, reconstruct, improve,  
 2120     maintain, operate, or furnish the projects or to levy and  
 2121     collect the taxes, assessments, rentals, rates, fees, and other  
 2122     charges provided for herein and to fulfill the terms of any  
 2123     agreement made with the holders of such bonds or other  
 2124     obligations and that it will not in any way impair the rights or  
 2125     remedies of such holders.

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2126        (q) Default. A default on the bonds or obligations of a  
2127 district shall not constitute a debt or obligation of the state  
2128 or any general-purpose local government or the state. In the  
2129 event of a default or dissolution of the district, no local  
2130 general-purpose government shall be required to assume the  
2131 property of the district, the debts of the district, or the  
2132 district's obligations to complete any infrastructure  
2133 improvements or provide any services to the district. The  
2134 provisions of s. 189.076(2), Florida Statutes, shall not apply  
2135 to the district.

2136        (11) TRUST AGREEMENTS. Any issue of bonds shall be  
2137 secured by a trust agreement or resolution by and between the  
2138 district and a corporate trustee or trustees, which may be any  
2139 trust company or bank having the powers of a trust company  
2140 within or without the state. The resolution authorizing the  
2141 issuance of the bonds or such trust agreement may pledge the  
2142 revenues to be received from any projects of the district and  
2143 may contain such provisions for protecting and enforcing the  
2144 rights and remedies of the bondholders as the board may approve,  
2145 including, without limitation, covenants setting forth the  
2146 duties of the district in relation to: the acquisition,  
2147 construction, reconstruction, improvement, maintenance, repair,  
2148 operation, and insurance of any projects; the fixing and  
2149 revising of the rates, fees, and charges; and the custody,  
2150 safeguarding, and application of all moneys and for the

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2151 employment of consulting engineers in connection with such  
2152 acquisition, construction, reconstruction, improvement,  
2153 maintenance, repair, or operation. It shall be lawful for any  
2154 bank or trust company within or without the state which may act  
2155 as a depository of the proceeds of bonds or of revenues to  
2156 furnish such indemnifying bonds or to pledge such securities as  
2157 may be required by the district. Such resolution or trust  
2158 agreement may set forth the rights and remedies of the  
2159 bondholders and of the trustee, if any, and may restrict the  
2160 individual right of action by bondholders. The board may provide  
2161 for the payment of proceeds of the sale of the bonds and the  
2162 revenues of any project to such officer, board, or depository as  
2163 it may designate for the custody thereof and may provide for the  
2164 method of disbursement thereof with such safeguards and  
2165 restrictions as it may determine. All expenses incurred in  
2166 carrying out the provisions of such resolution or trust  
2167 agreement may be treated as part of the cost of operation of the  
2168 project to which such trust agreement pertains.

2169 (12) AD VALOREM TAXES; ASSESSMENTS, BENEFIT SPECIAL  
2170 ASSESSMENTS, MAINTENANCE SPECIAL ASSESSMENTS, AND SPECIAL  
2171 ASSESSMENTS; MAINTENANCE TAXES.

2172 (a) Ad valorem taxes. At such time as all members of the  
2173 board are qualified electors who are elected by qualified  
2174 electors of the district, the board shall have the power to levy  
2175 and assess an ad valorem tax on all the taxable property in the

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district to construct, operate, and maintain assessable  
improvements; to pay the principal of, and interest on, any  
general obligation bonds of the district; and to provide for any  
sinking or other funds established in connection with any such  
bonds. An ad valorem tax levied by the board for operating  
purposes, exclusive of debt service on bonds, shall not exceed 3  
mills. The ad valorem tax provided for herein shall be in  
addition to county and all other ad valorem taxes provided for  
by law. Such tax shall be assessed, levied, and collected in the  
same manner and at the same time as county taxes. The levy of ad  
valorem taxes must be approved by referendum as required by  
Section 9 of Article VII of the State Constitution and held at a  
general election.

(b) Benefit special assessments. The board annually shall  
determine, order, and levy the annual installment of the total  
benefit special assessments for bonds issued and related  
expenses to finance assessable improvements. These assessments  
may be due and collected during each year county taxes are due  
and collected, in which case such annual installment and levy  
shall be evidenced to and certified to the property appraiser by  
the board not later than August 31 of each year. Such assessment  
shall be entered by the property appraiser on the county tax  
rolls and shall be collected and enforced by the tax collector  
in the same manner and at the same time as county taxes, and the  
proceeds thereof shall be paid to the district. However, this

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2201 subsection shall not prohibit the district in its discretion  
2202 from using the method prescribed in either s. 197.3632 or  
2203 chapter 173, Florida Statutes, as each may be amended from time  
2204 to time, for collecting and enforcing these assessments. Each  
2205 annual installment of benefit special assessments shall be a  
2206 lien on the property against which assessed until paid and shall  
2207 be enforceable in like manner as county taxes. The amount of the  
2208 assessment for the exercise of the district's powers under  
2209 subsections (6) and (7) shall be determined by the board based  
2210 upon a report of the district's engineer and assessed by the  
2211 board upon such lands, which may be part or all of the lands  
2212 within the district benefited by the improvement, apportioned  
2213 between benefited lands in proportion to the benefits received  
2214 by each tract of land. The board may, if it determines it is in  
2215 the best interests of the district, set forth in the proceedings  
2216 initially levying such benefit special assessments or in  
2217 subsequent proceedings a formula for the determination of an  
2218 amount, which when paid by a taxpayer with respect to any tax  
2219 parcel, shall constitute a prepayment of all future annual  
2220 installments of such benefit special assessments and that the  
2221 payment of which amount with respect to such tax parcel shall  
2222 relieve and discharge such tax parcel of the lien of such  
2223 benefit special assessments and any subsequent annual  
2224 installment thereof. The board may provide further that upon  
2225 delinquency in the payment of any annual installment of benefit

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2226 special assessments, the prepayment amount of all future annual  
2227 installments of benefit special assessments as determined in the  
2228 preceding sentence shall be and become immediately due and  
2229 payable together with such delinquent annual installment.

2230 (c) Non-ad valorem maintenance taxes. If and when  
2231 authorized by general law, to maintain and to preserve the  
2232 physical facilities and services constituting the works,  
2233 improvements, or infrastructure owned by the district pursuant  
2234 to this act, to repair and restore any one or more of them, when  
2235 needed, and to defray the current expenses of the district,  
2236 including any sum which may be required to pay state and county  
2237 ad valorem taxes on any lands which may have been purchased and  
2238 which are held by the district under the provisions of this act,  
2239 the board of supervisors may, upon the completion of said  
2240 systems, facilities, services, works, improvements, or  
2241 infrastructure, in whole or in part, as may be certified to the  
2242 board by the engineer of the board, levy annually a non-ad  
2243 valorem and nonmillage tax upon each tract or parcel of land  
2244 within the district, to be known as a "maintenance tax." This  
2245 non-ad valorem maintenance tax shall be apportioned upon the  
2246 basis of the net assessments of benefits assessed as accruing  
2247 from the original construction and shall be evidenced to and  
2248 certified by the board of supervisors of the district not later  
2249 than June 1 of each year to the Osceola County tax collector and  
2250 shall be extended on the tax rolls and collected by the tax

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2251 collector on the merged collection roll of the tax collector in  
2252 the same manner and at the same time as county ad valorem taxes,  
2253 and the proceeds therefrom shall be paid to the district. This  
2254 non-ad valorem maintenance tax shall be a lien until paid on the  
2255 property against which assessed and enforceable in like manner  
2256 and of the same dignity as county ad valorem taxes.

2257 (d) Maintenance special assessments. To maintain and  
2258 preserve the facilities and projects of the district, the board  
2259 may levy a maintenance special assessment. This assessment may  
2260 be evidenced to and certified to the tax collector by the board  
2261 of supervisors not later than August 31 of each year and shall  
2262 be entered by the property appraiser on the county tax rolls and  
2263 shall be collected and enforced by the tax collector in the same  
2264 manner and at the same time as county taxes, and the proceeds  
2265 therefrom shall be paid to the district. However, this  
2266 subsection shall not prohibit the district in its discretion  
2267 from using the method prescribed in s. 197.363, s. 197.3631, or  
2268 s. 197.3632, Florida Statutes, for collecting and enforcing  
2269 these assessments. These maintenance special assessments shall  
2270 be a lien on the property against which assessed until paid and  
2271 shall be enforceable in like manner as county taxes. The amount  
2272 of the maintenance special assessment for the exercise of the  
2273 district's powers under this section shall be determined by the  
2274 board based upon a report of the district's engineer and  
2275 assessed by the board upon such lands, which may be all of the

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lands within the district benefited by the maintenance thereof,  
apportioned between the benefited lands in proportion to the  
benefits received by each tract of land.

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

(f) Enforcement of taxes. The collection and enforcement  
of all taxes levied by the district shall be at the same time  
and in like manner as county taxes, and the provisions of the  
laws of Florida relating to the sale of lands for unpaid and  
delinquent county taxes; the issuance, sale, and delivery of tax  
certificates for such unpaid and delinquent county taxes; the  
redemption thereof; the issuance to individuals of tax deeds  
based thereon; and all other procedures in connection therewith  
shall be applicable to the district to the same extent as if  
such statutory provisions were expressly set forth herein. All  
taxes shall be subject to the same discounts as county taxes.

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

(h) Status of assessments. Benefit special assessments,  
maintenance special assessments, and special assessments are  
hereby found and determined to be non-ad valorem assessments as  
defined by s. 197.3632, Florida Statutes. Maintenance taxes are  
non-ad valorem taxes and are not special assessments.

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2301        (i) Assessments constitute liens; collection. Any and all  
2302 assessments, including special assessments, benefit special  
2303 assessments, and maintenance special assessments authorized by  
2304 this section, and including special assessments as defined by  
2305 section 2(2)(z) and granted and authorized by this subsection,  
2306 and including maintenance taxes if authorized by general law,  
2307 shall constitute a lien on the property against which assessed  
2308 from the date of levy and imposition thereof until paid, coequal  
2309 with the lien of state, county, municipal, and school board  
2310 taxes. These assessments may be collected, at the district's  
2311 discretion, under authority of s. 197.3631, Florida Statutes, as  
2312 amended from time to time, by the tax collector pursuant to the  
2313 provisions of ss. 197.3632 and 197.3635, Florida Statutes, as  
2314 amended from time to time, or in accordance with other  
2315 collection measures provided by law. In addition to, and not in  
2316 limitation of, any powers otherwise set forth herein or in  
2317 general law, these assessments may also be enforced pursuant to  
2318 the provisions of chapter 173, Florida Statutes, as amended from  
2319 time to time.

2320        (j) Land owned by governmental entity. Except as  
2321 otherwise provided by law, no levy of ad valorem taxes or non-ad  
2322 valorem assessments under this act or chapter 170 or chapter  
2323 197, Florida Statutes, as each may be amended from time to time,  
2324 or otherwise, by a board of the district, on property of a  
2325 governmental entity that is subject to a ground lease as

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described in s. 190.003(14), Florida Statutes, shall constitute a lien or encumbrance on the underlying fee interest of such governmental entity.

(13) SPECIAL ASSESSMENTS.

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

1. At a noticed meeting, the board of supervisors of the district may consider and review an engineer's report on the costs of the systems, facilities, and services to be provided, a preliminary special assessment methodology, and a preliminary roll based on acreage or platted lands, depending upon whether platting has occurred.

a. The special assessment methodology shall address and discuss and the board shall consider whether the systems, facilities, and services being contemplated will result in special benefits peculiar to the property, different in kind and degree than general benefits, as a logical connection between

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2351 the systems, facilities, and services themselves and the  
2352 property, and whether the duty to pay the special assessments by  
2353 the property owners is apportioned in a manner that is fair and  
2354 equitable and not in excess of the special benefit received. It  
2355 shall be fair and equitable to designate a fixed proportion of  
2356 the annual debt service, together with interest thereon, on the  
2357 aggregate principal amount of bonds issued to finance such  
2358 systems, facilities, and services which give rise to unique,  
2359 special, and peculiar benefits to property of the same or  
2360 similar characteristics under the special assessment methodology  
2361 so long as such fixed proportion does not exceed the unique,  
2362 special, and peculiar benefits enjoyed by such property from  
2363 such systems, facilities, and services.

2364 b. The engineer's cost report shall identify the nature  
2365 of the proposed systems, facilities, and services, their  
2366 location, a cost breakdown plus a total estimated cost,  
2367 including cost of construction or reconstruction, labor, and  
2368 materials, lands, property, rights, easements, franchises, or  
2369 systems, facilities, and services to be acquired, cost of plans  
2370 and specifications, surveys of estimates of costs and revenues,  
2371 costs of engineering, legal, and other professional consultation  
2372 services, and other expenses or costs necessary or incident to  
2373 determining the feasibility or practicability of such  
2374 construction, reconstruction, or acquisition, administrative  
2375 expenses, relationship to the authority and power of the

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2376 district in its charter, and such other expenses or costs as may  
2377 be necessary or incident to the financing to be authorized by  
2378 the board of supervisors.

2379 c. The preliminary special assessment roll will be in  
2380 accordance with the assessment methodology as may be adopted by  
2381 the board of supervisors; the special assessment roll shall be  
2382 completed as promptly as possible and shall show the acreage,  
2383 lots, lands, or plats assessed and the amount of the fairly and  
2384 reasonably apportioned assessment based on special and peculiar  
2385 benefit to the property, lot, parcel, or acreage of land; and,  
2386 if the special assessment against such lot, parcel, acreage, or  
2387 portion of land is to be paid in installments, the number of  
2388 annual installments in which the special assessment is divided  
2389 shall be entered into and shown upon the special assessment  
2390 roll.

2391 2. The board of supervisors of the district may determine  
2392 and declare by an initial special assessment resolution to levy  
2393 and assess the special assessments with respect to assessable  
2394 improvements stating the nature of the systems, facilities, and  
2395 services, improvements, projects, or infrastructure constituting  
2396 such assessable improvements, the information in the engineer's  
2397 cost report, the information in the special assessment  
2398 methodology as determined by the board at the noticed meeting  
2399 and referencing and incorporating as part of the resolution the  
2400 engineer's cost report, the preliminary special assessment

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2401 methodology, and the preliminary special assessment roll as  
2402 referenced exhibits to the resolution by reference. If the board  
2403 determines to declare and levy the special assessments by the  
2404 initial special assessment resolution, the board shall also  
2405 adopt and declare a notice resolution which shall provide and  
2406 cause the initial special assessment resolution to be published  
2407 once a week for a period of 2 weeks in newspapers of general  
2408 circulation published in Osceola County and said board shall by  
2409 the same resolution fix a time and place at which the owner or  
2410 owners of the property to be assessed or any other persons  
2411 interested therein may appear before said board and be heard as  
2412 to the propriety and advisability of making such improvements,  
2413 as to the costs thereof, as to the manner of payment therefor,  
2414 and as to the amount thereof to be assessed against each  
2415 property so improved. Thirty days' notice in writing of such  
2416 time and place shall be given to such property owners. The  
2417 notice shall include the amount of the special assessment and  
2418 shall be served by mailing a copy to each assessed property  
2419 owner at his or her last known address, the names and addresses  
2420 of such property owners to be obtained from the record of the  
2421 property appraiser of the county political subdivision in which  
2422 the land is located or from such other sources as the district  
2423 manager or engineer deems reliable, and proof of such mailing  
2424 shall be made by the affidavit of the manager of the district or  
2425 by the engineer, said proof to be filed with the district

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2426 manager, provided that failure to mail said notice or notices  
 2427 shall not invalidate any of the proceedings hereunder. It is  
 2428 provided further that the last publication shall be at least 1  
 2429 week prior to the date of the hearing on the final special  
 2430 assessment resolution. Said notice shall describe the general  
 2431 areas to be improved and advise all persons interested that the  
 2432 description of each property to be assessed and the amount to be  
 2433 assessed to each piece, parcel, lot, or acre of property may be  
 2434 ascertained at the office of the manager of the district. Such  
 2435 service by publication shall be verified by the affidavit of the  
 2436 publisher and filed with the manager of the district. Moreover,  
 2437 the initial special assessment resolution with its attached,  
 2438 referenced, and incorporated engineer's cost report, preliminary  
 2439 special assessment methodology, and preliminary special  
 2440 assessment roll, along with the notice resolution, shall be  
 2441 available for public inspection at the office of the manager and  
 2442 the office of the engineer or any other office designated by the  
 2443 board of supervisors in the notice resolution. Notwithstanding  
 2444 the foregoing, the landowners of all of the property which is  
 2445 proposed to be assessed may give the district written notice of  
 2446 waiver of any notice and publication provided for in this  
 2447 subparagraph and such notice and publication shall not be  
 2448 required, provided, however, that any meeting of the board of  
 2449 supervisors to consider such resolution shall be a publicly  
 2450 noticed meeting.

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2451        3. At the time and place named in the noticed resolution  
2452 as provided for in subparagraph 2., the board of supervisors of  
2453 the district shall meet and hear testimony from affected  
2454 property owners as to the propriety and advisability of making  
2455 the systems, facilities, services, projects, works,  
2456 improvements, or infrastructure and funding them with  
2457 assessments referenced in the initial special assessment  
2458 resolution on the property. Following the testimony and  
2459 questions from the members of the board or any professional  
2460 advisors to the district of the preparers of the engineer's cost  
2461 report, the special assessment methodology, and the special  
2462 assessment roll, the board of supervisors shall make a final  
2463 decision on whether to levy and assess the particular special  
2464 assessments. Thereafter, the board of supervisors shall meet as  
2465 an equalizing board to hear and to consider any and all  
2466 complaints as to the particular special assessments and shall  
2467 adjust and equalize the special assessments to ensure proper  
2468 assessment based on the benefit conferred on the property.

2469        4. When so equalized and approved by resolution or  
2470 ordinance by the board of supervisors, to be called the final  
2471 special assessment resolution, a final special assessment roll  
2472 shall be filed with the clerk of the board and such special  
2473 assessment shall stand confirmed and remain legal, valid, and  
2474 binding first liens on the property against which such special  
2475 assessments are made until paid, equal in dignity to the first

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2476 liens of ad valorem taxation of county and municipal governments  
2477 and school boards. However, upon completion of the systems,  
2478 facilities, service, project, improvement, works, or  
2479 infrastructure, the district shall credit to each of the  
2480 assessments the difference in the special assessment as  
2481 originally made, approved, levied, assessed, and confirmed and  
2482 the proportionate part of the actual cost of the  
2483 improvement to be paid by the particular special assessments as  
2484 finally determined upon the completion of the improvement; but  
2485 in no event shall the final special assessment exceed the amount  
2486 of the special and peculiar benefits as apportioned fairly and  
2487 reasonably to the property from the system, facility, or service  
2488 being provided as originally assessed. Promptly after such  
2489 confirmation, the special assessment shall be recorded by the  
2490 clerk of the district in the minutes of the proceedings of the  
2491 district, and the record of the lien in this set of minutes  
2492 shall constitute prima facie evidence of its validity. The board  
2493 of supervisors, in its sole discretion, may, by resolution grant  
2494 a discount equal to all or a part of the payee's proportionate  
2495 share of the cost of the project consisting of bond financing  
2496 cost, such as capitalized interest, funded reserves, and bond  
2497 discounts included in the estimated cost of the project, upon  
2498 payment in full of any special assessments during such period  
2499 prior to the time such financing costs are incurred as may be  
2500 specified by the board of supervisors in such resolution.

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2501        5. District special assessments may be made payable in  
2502 installments over no more than 40 years from the date of the  
2503 payment of the first installment thereof and may bear interest  
2504 at fixed or variable rates.

2505        (b) Notwithstanding any provision of this act or chapter  
2506 170, Florida Statutes, that portion of s. 170.09, Florida  
2507 Statutes, that provides that special assessments may be paid  
2508 without interest at any time within 30 days after the  
2509 improvement is completed and a resolution accepting the same has  
2510 been adopted by the governing authority shall not be applicable  
2511 to any district special assessments, whether imposed, levied,  
2512 and collected pursuant to the provisions of this act or other  
2513 provisions of Florida law, including, but not limited to,  
2514 chapter 170, Florida Statutes.

2515        (c) In addition, the district is authorized expressly in  
2516 the exercise of its rulemaking power to adopt a rule or rules  
2517 which provides or provide for notice, levy, imposition,  
2518 equalization, and collection of assessments.

2519        (14) ISSUANCE OF CERTIFICATES OF INDEBTEDNESS BASED ON  
2520 ASSESSMENTS FOR ASSESSABLE IMPROVEMENTS; ASSESSMENT BONDS.

2521        (a) The board may, after any special assessments or  
2522 benefit special assessments for assessable improvements are  
2523 made, determined, and confirmed as provided in this act, issue  
2524 certificates of indebtedness for the amount so assessed against  
2525 the abutting property or property otherwise benefited, as the

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2526 case may be, and separate certificates shall be issued against  
2527 each part or parcel of land or property assessed, which  
2528 certificates shall state the general nature of the improvement  
2529 for which the assessment is made. The certificates shall be  
2530 payable in annual installments in accordance with the  
2531 installments of the special assessment for which they are  
2532 issued. The board may determine the interest to be borne by such  
2533 certificates, not to exceed the maximum rate allowed by general  
2534 law, and may sell such certificates at either private or public  
2535 sale and determine the form, manner of execution, and other  
2536 details of such certificates. The certificates shall recite that  
2537 they are payable only from the special assessments levied and  
2538 collected from the part or parcel of land or property against  
2539 which they are issued. The proceeds of such certificates may be  
2540 pledged for the payment of principal of and interest on any  
2541 revenue bonds or general obligation bonds issued to finance in  
2542 whole or in part such assessable improvement, or, if not so  
2543 pledged, may be used to pay the cost or part of the cost of such  
2544 assessable improvements.

2545 (b) The district may also issue assessment bonds, revenue  
2546 bonds, or other obligations payable from a special fund into  
2547 which such certificates of indebtedness referred to in paragraph  
2548 (a) may be deposited or, if such certificates of indebtedness  
2549 have not been issued, the district may assign to such special  
2550 fund for the benefit of the holders of such assessment bonds or

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2551 other obligations, or to a trustee for such bondholders, the  
2552 assessment liens provided for in this act unless such  
2553 certificates of indebtedness or assessment liens have been  
2554 theretofore pledged for any bonds or other obligations  
2555 authorized hereunder. In the event of the creation of such  
2556 special fund and the issuance of such assessment bonds or other  
2557 obligations, the proceeds of such certificates of indebtedness  
2558 or assessment liens deposited therein shall be used only for the  
2559 payment of the assessment bonds or other obligations issued as  
2560 provided in this section. The district is authorized to covenant  
2561 with the holders of such assessment bonds, revenue bonds, or  
2562 other obligations that it will diligently and faithfully enforce  
2563 and collect all the special assessments, and interest and  
2564 penalties thereon, for which such certificates of indebtedness  
2565 or assessment liens have been deposited in or assigned to such  
2566 fund; to foreclose such assessment liens so assigned to such  
2567 special fund or represented by the certificates of indebtedness  
2568 deposited in the special fund, after such assessment liens have  
2569 become delinquent, and deposit the proceeds derived from such  
2570 foreclosure, including interest and penalties, in such special  
2571 fund; and to make any other covenants deemed necessary or  
2572 advisable in order to properly secure the holders of such  
2573 assessment bonds or other obligations.

2574 (c) The assessment bonds, revenue bonds, or other  
2575 obligations issued pursuant to this section shall have such

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2576 dates of issue and maturity as shall be deemed advisable by the  
2577 board; however, the maturities of such assessment bonds or other  
2578 obligations shall not be more than 2 years after the due date of  
2579 the last installment which will be payable on any of the special  
2580 assessments for which such assessment liens, or the certificates  
2581 of indebtedness representing such assessment liens, are assigned  
2582 to or deposited in such special fund.

2583 (d) Such assessment bonds, revenue bonds, or other  
2584 obligations issued under this section shall bear such interest  
2585 as the board may determine, not to exceed the maximum rate  
2586 allowed by general law, and shall be executed, shall have such  
2587 provisions for redemption prior to maturity, shall be sold in  
2588 the manner, and shall be subject to all of the applicable  
2589 provisions contained in this act for revenue bonds, except as  
2590 the same may be inconsistent with the provisions of this  
2591 section.

2592 (e) All assessment bonds, revenue bonds, or other  
2593 obligations issued under the provisions of this section shall  
2594 be, shall constitute, and shall have all the qualities and  
2595 incidents of negotiable instruments under the law merchant and  
2596 the laws of the state.

2597 (15) TAX LIENS. All taxes of the district provided for in  
2598 this act, together with all penalties for default in the payment  
2599 of the same and all costs in collecting the same, including a  
2600 reasonable attorney fee fixed by the court and taxed as a cost

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2601 in the action brought to enforce payment, shall, from January 1  
2602 for each year the property is liable to assessment and until  
2603 paid, constitute a lien of equal dignity with the liens for  
2604 state and county taxes and other taxes of equal dignity with  
2605 state and county taxes upon all the lands against which such  
2606 taxes shall be levied. A sale of any of the real property within  
2607 the district for state and county or other taxes shall not  
2608 operate to relieve or release the property so sold from the lien  
2609 for subsequent district taxes or installments of district taxes,  
2610 which lien may be enforced against such property as though no  
2611 such sale thereof had been made. In addition to, and not in  
2612 limitation of, the preceding sentence, for purposes of s.  
2613 197.552, Florida Statutes, the lien of all special assessments  
2614 levied by the district shall constitute a lien of record held by  
2615 a municipal or county governmental unit. The provisions of ss.  
2616 194.171, 197.122, 197.333, and 197.432, Florida Statutes, shall  
2617 be applicable to district taxes with the same force and effect  
2618 as if such provisions were expressly set forth in this act.

2619 (16) PAYMENT OF TAXES AND REDEMPTION OF TAX LIENS BY THE  
2620 DISTRICT; SHARING IN PROCEEDS OF TAX SALE.

2621 (a) The district shall have the power and right to:  
2622 1. Pay any delinquent state, county, district, municipal,  
2623 or other tax or assessment upon lands located wholly or  
2624 partially within the boundaries of the district.  
2625 2. Redeem or purchase any tax sales certificates issued

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2626 or sold on account of any state, county, district, municipal, or  
2627 other taxes or assessments upon lands located wholly or  
2628 partially within the boundaries of the district.

2629 (b) Delinquent taxes paid, or tax sales certificates  
2630 redeemed or purchased, by the district, together with all  
2631 penalties for the default in payment of the same and all costs  
2632 in collecting the same and a reasonable attorney fee, shall  
2633 constitute a lien in favor of the district of equal dignity with  
2634 the liens of state and county taxes and other taxes of equal  
2635 dignity with state and county taxes upon all the real property  
2636 against which the taxes were levied. The lien of the district  
2637 may be foreclosed in the manner provided in this act.

2638 (c) In any sale of land pursuant to s. 197.542, Florida  
2639 Statutes, as may be amended from time to time, the district may  
2640 certify to the clerk of the circuit court of the county holding  
2641 such sale the amount of taxes due to the district upon the lands  
2642 sought to be sold, and the district shall share in the  
2643 disbursement of the sales proceeds in accordance with the  
2644 provisions of this act and under the laws of the state.

2645 (17) FORECLOSURE OF LIENS. Any lien in favor of the  
2646 district arising under this act may be foreclosed by the  
2647 district by foreclosure proceedings in the name of the district  
2648 in a court of competent jurisdiction as provided by general law  
2649 in like manner as is provided in chapter 170 or chapter 173,  
2650 Florida Statutes, and amendments thereto and the provisions of

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those chapters shall be applicable to such proceedings with the same force and effect as if those provisions were expressly set forth in this act. Any act required or authorized to be done by or on behalf of a municipality in foreclosure proceedings under chapter 170 or chapter 173, Florida Statutes, may be performed by such officer or agent of the district as the board of supervisors may designate. Such foreclosure proceedings may be brought at any time after the expiration of 1 year from the date any tax, or installment thereof, becomes delinquent; however, no lien shall be foreclosed against any political subdivision or agency of the state. Other legal remedies shall remain available.

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

(19) COMPETITIVE PROCUREMENT; BIDS; NEGOTIATIONS; RELATED PROVISIONS REQUIRED.

(a) No contract shall be let by the board for any goods, supplies, or materials to be purchased when the amount thereof to be paid by the district shall exceed the amount provided in s. 287.017, Florida Statutes, as amended from time to time, for category four, unless notice of bids shall be advertised once in a newspaper in general circulation in Osceola County. Any board

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2676 seeking to construct or improve a public building, structure, or  
2677 other public works shall comply with the bidding procedures of  
2678 s. 255.20, Florida Statutes, as amended from time to time, and  
2679 other applicable general law. In each case, the bid of the  
2680 lowest responsive and responsible bidder shall be accepted  
2681 unless all bids are rejected because the bids are too high or  
2682 the board determines it is in the best interests of the district  
2683 to reject all bids. The board may require the bidders to furnish  
2684 bond with a responsible surety to be approved by the board.  
2685 Nothing in this subsection shall prevent the board from  
2686 undertaking and performing the construction, operation, and  
2687 maintenance of any project or facility authorized by this act by  
2688 the employment of labor, material, and machinery.

2689 (b) The provisions of the Consultants' Competitive  
2690 Negotiation Act, s. 287.055, Florida Statutes, apply to  
2691 contracts for engineering, architecture, landscape architecture,  
2692 or registered surveying and mapping services let by the board.

2693 (c) Contracts for maintenance services for any district  
2694 facility or project shall be subject to competitive bidding  
2695 requirements when the amount thereof to be paid by the district  
2696 exceeds the amount provided in s. 287.017, Florida Statutes, as  
2697 amended from time to time, for category four. The district shall  
2698 adopt rules, policies, or procedures establishing competitive  
2699 bidding procedures for maintenance services. Contracts for other  
2700 services shall not be subject to competitive bidding unless the

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2701 district adopts a rule, policy, or procedure applying  
2702 competitive bidding procedures to said contracts. Nothing herein  
2703 shall preclude the use of requests for proposal instead of  
2704 invitations to bid as determined by the district to be in its  
2705 best interest.

2706 (20) FEES, RENTALS, AND CHARGES; PROCEDURE FOR ADOPTION  
2707 AND MODIFICATIONS; MINIMUM REVENUE REQUIREMENTS.

2708 (a) The district is authorized to prescribe, fix,  
2709 establish, and collect rates, fees, rentals, or other charges,  
2710 hereinafter sometimes referred to as "revenues," and to revise  
2711 the same from time to time, for the systems, facilities, and  
2712 services furnished by the district including, but not limited  
2713 to, recreational facilities, water management and control  
2714 facilities, and water and sewer systems; to recover the costs of  
2715 making connection with any district service, facility, or  
2716 system; and to provide for reasonable penalties against any user  
2717 or property for any such rates, fees, rentals, or other charges  
2718 that are delinquent.

2719 (b) No such rates, fees, rentals, or other charges for  
2720 any of the facilities or services of the district shall be fixed  
2721 until after a public hearing at which all the users of the  
2722 proposed facility or services or owners, tenants, or occupants  
2723 served or to be served thereby and all other interested persons  
2724 shall have an opportunity to be heard concerning the proposed  
2725 rates, fees, rentals, or other charges. Rates, fees, rentals,

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2726 and other charges shall be adopted under the administrative  
2727 rulemaking authority of the district, but shall not apply to  
2728 district leases. Notice of such public hearing setting forth the  
2729 proposed schedule or schedules of rates, fees, rentals, and  
2730 other charges shall have been published in a newspaper of  
2731 general circulation in Osceola County at least once and at least  
2732 10 days prior to such public hearing. The rulemaking hearing may  
2733 be adjourned from time to time. After such hearing, such  
2734 schedule or schedules, either as initially proposed or as  
2735 modified or amended, may be finally adopted. A copy of the  
2736 schedule or schedules of such rates, fees, rentals, or charges  
2737 as finally adopted shall be kept on file in an office designated  
2738 by the board and shall be open at all reasonable times to public  
2739 inspection. The rates, fees, rentals, or charges so fixed for  
2740 any class of users or property served shall be extended to cover  
2741 any additional users or properties thereafter served which shall  
2742 fall in the same class, without the necessity of any notice or  
2743 hearing.

2744 (c) Such rates, fees, rentals, and charges shall be just  
2745 and equitable and uniform for users of the same class, and when  
2746 appropriate may be based or computed either upon the amount of  
2747 service furnished, upon the average number of persons residing  
2748 or working in or otherwise occupying the  
2749 premises served, or upon any other factor affecting the use of  
2750 the facilities furnished, or upon any combination of the

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foregoing factors, as may be determined by the board on an equitable basis.

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

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

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

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

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

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

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2776           (22) DISCONTINUANCE OF SERVICE. In the event the fees,  
2777 rentals, or other charges for district services or facilities  
2778 are not paid when due, the board shall have the power, under  
2779 such reasonable rules and regulations as the board may adopt, to  
2780 discontinue and shut off such services until such fees, rentals,  
2781 or other charges, including interest, penalties, and charges for  
2782 the shutting off and discontinuance and the restoration of such  
2783 services, are fully paid; and, for such purposes, the board may  
2784 enter on any lands, waters, or premises of any person, firm,  
2785 corporation, or body, public or private, within the district  
2786 limits. Such delinquent fees, rentals, or other charges,  
2787 together with interest, penalties, and charges for the shutting  
2788 off and discontinuance and the restoration of such services and  
2789 facilities and reasonable attorney fees and other expenses, may  
2790 be recovered by the district, which may also enforce payment of  
2791 such delinquent fees, rentals, or other charges by any other  
2792 lawful method of enforcement.

2793           (23) ENFORCEMENT AND PENALTIES. The board or any  
2794 aggrieved person may have recourse to such remedies in law and  
2795 at equity as may be necessary to ensure compliance with the  
2796 provisions of this act, including injunctive relief to enjoin or  
2797 restrain any person violating the provisions of this act or any  
2798 bylaws, resolutions, regulations, rules, codes, or orders  
2799 adopted under this act. In case any building or structure is  
2800 erected, constructed, reconstructed, altered, repaired,

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converted, or maintained, or any building, structure, land, or water is used, in violation of this act or of any code, order, resolution, or other regulation made under authority conferred by this act or under law, the board or any citizen residing in the district may institute any appropriate action or proceeding to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance, or use; to restrain, correct, or avoid such violation; to prevent the occupancy of such building, structure, land, or water; and to prevent any illegal act, conduct, business, or use in or about such premises, land, or water.

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

(25) EXEMPTION OF DISTRICT PROPERTY FROM EXECUTION. All district property shall be exempt from levy and sale by virtue of an execution, and no execution or other judicial process shall issue against such property, nor shall any judgment against the district be a charge or lien on its property or revenues; however, nothing contained herein shall apply to or limit the rights of bondholders to pursue any remedy for the enforcement of any lien or pledge given by the district in

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2826 connection with any of the bonds or obligations of the district.

2827 (26) TERMINATION, CONTRACTION, OR EXPANSION OF DISTRICT.

2828 (a) The board of supervisors of the district shall not  
2829 ask the Legislature to repeal or amend this act to expand or to  
2830 contract the boundaries of the district or otherwise cause the  
2831 merger or termination of the district without first obtaining a  
2832 resolution or official statement from the Tohopekaliga Water  
2833 Authority and Osceola County as required by s. 189.031(2)(e)4.,  
2834 Florida Statutes, for creation of an independent special  
2835 district.

2836 (b) The district shall remain in existence until:

2837 1. The district is terminated and dissolved pursuant to  
2838 amendment to this act by the Legislature.

2839 2. The district has become inactive pursuant to s.  
2840 189.062, Florida Statutes.

2841 (27) MERGER WITH COMMUNITY DEVELOPMENT DISTRICTS. The  
2842 district may merge with one or more community development  
2843 districts situated wholly within its boundaries. The district  
2844 shall be the surviving entity of the merger. Any mergers shall  
2845 commence upon each such community development district filing a  
2846 written request for merger with the district. A copy of the  
2847 written request shall also be filed with Osceola County. The  
2848 district, subject to the direction of its board of supervisors,  
2849 shall enter into a merger agreement which shall provide for the  
2850 proper allocation of debt, the manner in which such debt shall

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2851 be retired, the transition of the community development district  
2852 board, and the transfer of all financial obligations and  
2853 operating and maintenance responsibilities to the district. The  
2854 execution of the merger agreement by the district and each  
2855 community development district constitutes consent of the  
2856 landowners within each district. The district and each community  
2857 development district requesting merger shall hold a public  
2858 hearing within its boundaries to provide information about and  
2859 take public comment on the proposed merger in the merger  
2860 agreement. The public hearing shall be held within 45 days after  
2861 the execution of the merger agreement by all parties thereto.  
2862 Notice of the public hearing shall be published in a newspaper  
2863 of general circulation in Osceola County at least 14 days before  
2864 the hearing. At the conclusion of the public hearing, each  
2865 district shall consider a resolution approving or disapproving  
2866 the proposed merger. If the district and each community  
2867 development district which is a party to the merger agreement  
2868 adopt a resolution approving the proposed merger, the  
2869 resolutions and the merger agreement shall be filed with Osceola  
2870 County. Upon receipt of the resolutions approving the merger and  
2871 the merger agreement, Osceola County shall adopt a nonemergency  
2872 ordinance dissolving each community development district  
2873 pursuant to s. 190.046(10), Florida Statutes.

2874 (28) INCLUSION OF TERRITORY.

2875 (a) The inclusion of any or all territory of the district

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within a municipality does not change, alter, or affect the  
boundary, territory, existence, or jurisdiction of the district.

(b) The creation and establishment of the district shall  
not impair or alter the authority, power, obligations, or  
purpose of the Tohopekaliga Water Authority or its successors in  
providing water or wastewater services and facilities under the  
Tohopekaliga Water Authority Act.

(29) SALE OF REAL ESTATE WITHIN THE DISTRICT; REQUIRED  
DISCLOSURE TO PURCHASER. Subsequent to the creation of this  
district under this act, each contract for the initial sale of a  
parcel of real property and each contract for the initial sale  
of a residential unit within the district shall include,  
immediately prior to the space reserved in the contract for the  
signature of the purchaser, the following disclosure statement  
in boldfaced and conspicuous type which is larger than the type  
in the remaining text of the contract: "THE WATERLIN STEWARDSHIP  
DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES  
AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS  
PAY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF  
CERTAIN PUBLIC SYSTEMS, FACILITIES, AND SERVICES OF THE DISTRICT  
AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT.  
THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER  
LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND  
ASSESSMENTS PROVIDED FOR BY LAW."

(30) NOTICE OF CREATION AND ESTABLISHMENT. Within 30 days

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after the election of the first board of supervisors creating this district, the district shall cause to be recorded in the grantor-grantee index of the property records in Osceola County a "Notice of Creation and Establishment of the Waterlin Stewardship District." The notice shall, at a minimum, include the legal description of the property covered by this act.

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

Section 7. This act being for the purpose of developing and promoting the public good and welfare of Osceola County, the territory included in the district, and the service area authorized to be served by the Tohopekaliga Water Authority, and the citizens, inhabitants, ratepayers, and taxpayers residing therein, shall be liberally construed to effect the purposes of the act as consistent with, cumulative, and supplemental to the powers of the county and the Tohopekaliga Water Authority.

Section 8. If any provision of this act is determined unconstitutional or otherwise determined invalid by a court of law, all the rest and remainder of the act shall remain in full

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force and effect as the law of this state.

Section 9. This act shall take effect upon becoming a law, except that the provisions of this act which authorize the levy of ad valorem taxation shall take effect only upon express approval by a majority vote of those qualified electors of the Waterlin Stewardship District, as required by Section 9 of Article VII of the State Constitution, voting in a referendum election held during a general election at such time as all members of the board are qualified electors who are elected by qualified electors of the district as provided in this act.