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1
2 An act relating to the Sunbridge Stewardship District,
3 Osceola County; amending ch. 2017-220, Laws of
4 Florida; expanding the district to include areas of
5 the City of Orlando; revising legislative intent,
6 definitions, legislative policy, creation and
7 establishment, board of supervisors administrative
8 duties, budgets reports and reviews, and district
9 powers to include references to the City of Orlando
10 and Orange County; amending the district's legal
11 boundaries to include areas of the City of Orlando;
12 requiring district governing board election procedures
13 to involve officials from both counties; requiring
14 general obligation bond elections to occur in both
15 counties; authorizing the levy and collection of non-
16 ad valorem maintenance taxes in both counties;
17 providing for required notices to be published in both
18 counties; requiring a referendum; providing an
19 effective date.

20
21 Be It Enacted by the Legislature of the State of Florida:

22
23 Section 1. Paragraphs (a), (b), (g), (k), (l), (m), and
24 (n) of subsection (1), paragraph (v) of subsection (2), and
25 paragraphs (a), (d), (f), and (g) of subsection (3) of section

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26 2, subsections (2) and (4) of section 3, section 4, paragraphs
27 (a) and (d) of subsection (3) and subsection (8) of section 5,
28 paragraphs (c) and (d) of subsection (4), paragraphs (f), (o),
29 and (p) of subsection (6), subsection (7), paragraph (i) of
30 subsection (10), paragraphs (b) and (c) of subsection (12),
31 paragraph (a) of subsection (13), paragraph (a) of subsection
32 (19), paragraphs (a) and (b) of subsection (20), and paragraph
33 (a) of subsection (26) of section 6, and section 7 of chapter
34 2017-220, Laws of Florida, are amended, and paragraph (ee) is
35 added to subsection (2) of section 2 and paragraph (d) is added
36 to subsection (27) of section 6 of that chapter, to read:

37 Section 2. Legislative findings and intent; definitions;
38 policy.—

39 (1) LEGISLATIVE INTENT AND PURPOSE OF THE DISTRICT.—

40 (a) The extensive lands located ~~wholly~~ within Osceola
41 County and the City of Orlando ~~and~~ covered by this act contain
42 many opportunities for thoughtful, comprehensive, responsible,
43 and consistent development over a long period.

44 (b) There is a need to use a special and limited purpose
45 independent special district unit of local government for the
46 Sunbridge Stewardship District lands located within Osceola
47 County and the City of Orlando and covered by this act to
48 provide for a more comprehensive communities development
49 approach, which will facilitate an integral relationship between
50 transportation, land use and urban design to provide for a

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51 diverse mix of housing and regional employment and economic
52 development opportunities, rather than fragmented development
53 with underutilized infrastructure generally associated with
54 urban sprawl.

55 (g) The existence and use of such a special and limited
56 purpose local government for the Sunbridge Stewardship District
57 lands, subject to the respective jurisdiction's ~~Osceola County~~
58 comprehensive plan, will provide for a comprehensive and
59 complete communities development approach to promote a
60 sustainable and efficient land use pattern for the Sunbridge
61 Stewardship District lands with long-term planning for
62 conservation, development, and agriculture and silviculture on a
63 large scale; provide opportunities for the mitigation of impacts
64 and development of infrastructure in an orderly and timely
65 manner; prevent the overburdening of the local general purpose
66 government and the taxpayers; and provide an enhanced tax base
67 and regional employment and economic development opportunities.

68 (k) In order to be responsive to the critical timing
69 required through the exercise of its special management
70 functions, an independent special district requires financing of
71 those functions, including bondable lienable and nonlienable
72 revenue, with full and continuing public disclosure and
73 accountability, funded by landowners, both present and future,
74 and funded also by users of the systems, facilities, and
75 services provided to the land area by the special district,

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76 without unduly burdening the taxpayers, citizens, and ratepayers
77 of the state, Osceola County, Orange County, any municipality
78 therein, the City of Orlando, or the Tohopekaliga Water
79 Authority.

80 (1) The special district created and established by this
81 act shall not have or exercise any comprehensive planning,
82 zoning, or development permitting power; the establishment of
83 the special district shall not be considered a development order
84 within the meaning of chapter 380, Florida Statutes; and all
85 applicable planning and permitting laws, rules, regulations, and
86 policies of Osceola County and the City of Orlando, and Orange
87 County, only as it relates to the Orange County Territorial
88 Agreements, control the development of the land to be serviced
89 by the special district.

90 (m) ~~The creation by This act of the Sunbridge Stewardship~~
91 ~~District~~ is not inconsistent with either the Osceola County or
92 the City of Orlando comprehensive plan.

93 (n) It is the legislative intent and purpose that no debt
94 or obligation of the special district constitute a burden on any
95 local general-purpose local government, the City of Orlando,
96 Orange County, or the Tohopekaliga Water Authority without its
97 consent.

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

99 (v) "Qualified elector" means any person at least 18 years
100 of age who is a citizen of the United States and a legal

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resident of the state and of the district ~~and~~ who registers to vote with the Supervisor of Elections in Osceola County or Orange County and resides in either Osceola County or the City of Orlando.

(ee) "Orange County Territorial Agreements" means the Amended and Restated Orlando Utilities Commission/Orange County Water Service Territorial Agreement between Orlando Utilities Commission and Orange County dated May 4, 1994, as amended on April 19, 2005, and the City of Orlando/Orange County Wastewater Service Territorial Agreement dated May 4, 1994, as amended on May 7, 2003, and March 4, 2004, both as may be further amended from time to time.

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

(a) The district and the district charter, with its general and special powers, as created in this act, are essential and the best alternative for the residential, commercial, office, hotel, industrial, and other community uses, projects, or functions in the included portions ~~portion~~ of Osceola County and the City of Orlando consistent with the effective comprehensive plan, and designed to serve a lawful public purpose. Additionally, the district and the district charter are not in conflict with and shall not be interpreted in a manner that is inconsistent with the Tohopekaliga Water

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126 Authority Act, nor shall such charter amend, supersede, or be
127 interpreted in a manner that is inconsistent with the Orange
128 County Territorial Agreements.

129 (d) The district shall operate and function subject to,
130 and not inconsistent with, the applicable comprehensive plan of
131 either Osceola County or the City of Orlando, and any applicable
132 development orders (e.g. detailed specific area plan development
133 orders), zoning regulations, ~~and~~ other land development
134 regulations, or the Orange County Territorial Agreements.

135 (f) This act may be amended, in whole or in part, only by
136 special act of the Legislature. The board of supervisors of the
137 district shall not ask the Legislature to amend this act without
138 first obtaining a resolution or official statement from Osceola
139 County and the City of Orlando as required by s.

140 189.031(2)(e)4., Florida Statutes, for creation of an
141 independent special district. However, if an amendment alters
142 the district boundaries in only one jurisdiction or affects the
143 district's special powers in only one jurisdiction, it is
144 necessary to secure the resolution or statement from only the
145 affected jurisdiction. The board shall not ask the Legislature
146 to amend this act related to the delivery of potable and
147 nonpotable water and wastewater services in Osceola County or
148 the City of Orlando without first obtaining a resolution
149 approving such amendment from the Tohopekalinga Water Authority
150 or its successors for the property in Osceola County, or Orange

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County or its successors for the property in the City of
Orlando.

(g) Nothing in this act is intended to, or shall be construed to, conflict with the Tohopekaliga Water Authority Act or the Orange County Territorial Agreements. Nothing in this act is intended to, or shall be construed to, limit the power of the Tohopekaliga Water Authority or its successors. Pursuant to the Orange County Territorial Agreements, nothing in this act is intended to, or shall be construed to, limit the power of Orange County or its successors over its water, wastewater, and reclaimed water service area within the district.

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

(2) The Sunbridge Stewardship District is created and incorporated as a public body corporate and politic, an independent special and limited purpose local government, an independent special district, under s. 189.031, Florida Statutes, as amended from time to time, and as defined in this act and in s. 189.012(3), Florida Statutes, as amended from time to time, in and for portions of Osceola County and the City of Orlando. Any amendments to chapter 190, Florida Statutes, after January 1, 2017, granting additional general powers, special powers, authorities, or projects to a community development district by amendment to its uniform charter, ss. 190.006-190.041, Florida Statutes, which are not inconsistent with the

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176 provisions of this act, shall constitute a general power,
177 special power, authority, or function of the Sunbridge
178 Stewardship District. All notices for the enactment by the
179 Legislature of this special act have been provided pursuant to
180 the State Constitution, the Laws of Florida, and the Rules of
181 the Florida House of Representatives and of the Florida Senate.
182 No referendum subsequent to the effective date of this act is
183 required as a condition of establishing the district. Therefore,
184 the district, as created by this act, is established on the
185 property described in this act.

186 (4) The jurisdiction of this district, in the exercise of
187 its general and special powers, and in the carrying out of its
188 special and limited purposes, is both within the external
189 boundaries of the legal description of this district and
190 extraterritorially when limited to, and as authorized expressly
191 elsewhere in, the charter of the district as created in this act
192 or applicable general law. This special and limited purpose
193 district is created as a public body corporate and politic, and
194 local government authority and power is limited by its charter,
195 this act, and subject to the provisions of other general laws,
196 including chapter 189, Florida Statutes, except that an
197 inconsistent provision in this act shall control and the
198 district has jurisdiction to perform such acts and exercise such
199 authorities, functions, and powers as shall be necessary,
200 convenient, incidental, proper, or reasonable for the

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201 implementation of its special and limited purpose regarding the
 202 sound planning, provision, acquisition, development, operation,
 203 maintenance, and related financing of those public systems,
 204 facilities, services, improvements, projects, and infrastructure
 205 works as authorized herein, including those necessary and
 206 incidental thereto; provided, however, that the district shall
 207 not exercise any powers in a manner that is inconsistent with
 208 the Orange County Territorial Agreements. The district shall
 209 exercise any of its powers extraterritorially within Osceola
 210 County or the City of Orlando upon execution of an interlocal
 211 agreement between the district and the respective jurisdiction,
 212 which shall include Orange County as it relates to any services
 213 covered by the Orange County Territorial Agreements, ~~Osceola~~
 214 ~~County~~ consenting to the district's exercise of any of such
 215 powers within Osceola County or the City of Orlando, or an
 216 applicable development order issued by Osceola County or the
 217 City of Orlando. The district shall exercise its power
 218 concerning the acquisition, development, operation, and
 219 management of a water system, reclaimed water system, and sewer
 220 system within the boundaries or the service area of the
 221 Tohopekaliga Water Authority only upon execution of and in a
 222 manner consistent with an interlocal or similar agreement
 223 between the district and the Tohopekaliga Water Authority, ~~or~~ an
 224 investor owned utility regulated by the Florida Public Service
 225 Commission, Orange County as it relates to any Orange County

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226 Territorial Agreements, or any such utility serving lands
227 located within the district.

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

233
234 Sections 1, 2, 11, 12, 13, 14, 23 and 24, Township 25
235 South, Range 31 East, Osceola County, Florida. AND:
236 The Northwest one-quarter (NW 1/4), The Northeast one-
237 quarter (NE 1/4) and all unsurveyed properties in the
238 Northeast one-quarter (NE 1/4) of Section 25, Township
239 25 South, Range 31 East, Osceola County, Florida. AND:
240 The Northeast one-quarter (NE 1/4) of Section 27,
241 Township 25 South, Range 31 East, Osceola County,
242 Florida. AND: The West one-half (W 1/2) of the
243 Northwest one-quarter (NW 1/4) of Section 26, Township
244 25 South, Range 31 East, Osceola County, Florida. AND:
245 Sections 5, 6, 7, 8, 16 17, 18, 19, 20, 21, 28, 29,
246 30, 31, 32 and 33, Township 25 South, Range 32 East,
247 Osceola County, Florida. AND: All lands in Sections 4,
248 9, 10, 15, 22, 27 and 34, Township 25 South, Range 32
249 East, Osceola County, Florida, lying West of the

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Easterly limits of the jurisdictional wetlands
comprising the Econlockhatchee River Swamp.

AND:

The South 1/2 of Section 36, Township 25 South, Range
31 East, Osceola County, Florida.

All of New Eden on the Lakes, Unit 8, as filed and
recorded in Plat Book 1, Page 336 of the Public
Records of Osceola County, Florida.

All of New Eden on the Lakes, Replat of Unit 9, as
filed and recorded in Plat Book 1, Page 341 of the
Public Records of Osceola County, Florida, together
with: Beginning at the Southeast corner of the NE 1/4
of the NW 1/4 of Section 36, T25S, R31E, Osceola
County, Florida, run N00°56'29"W, along the East line
of the NW 1/4 of said Section 36, 1196.59 ft. to the
South Right of Way line of State Road No. 532; run
thence S86°43'09"W, along said South Right of Way
line, 100.57 ft. to the Point of Curve of a 13596.54
ft. Radius Curve to the Left; run thence along said
Curve, 64.40 ft. (Chord bearing S86°35'01"W, Chord =
64.40 ft.); run thence S03°13'22"E, 1191.61 ft. to the

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275 North line of New Eden on the Lakes, Replat of Unit 9,
276 as filed and recorded in Plat Book 1, Page 341 of the
277 Public Records of Osceola County, Florida; run thence
278 N88°35'24"E, along said North line, 117.40 ft. to the
279 Point of Beginning. Said land also described as Lot 1
280 of the unrecorded plat of a portion of the N 1/2 of
281 the NW 1/4 of Section 36, T25S, R31E, Osceola County,
282 Florida, done by Johnston's Engineers, Inc. under the
283 date of March 29, 1966.

284
285 AND:

286
287 Lot 1, COUNTRY MEADOW NORTH, according to the plat
288 thereof as recorded in Plat Book 2, Page 233 of the
289 Public Records of Osceola County, Florida.

290
291 LESS AND EXCEPT: The West thirty (30) feet of the
292 Northwest quarter of the Southwest quarter (NW1/4 of
293 SW1/4) of said Section Fourteen (14), Township twenty-
294 five (25) South, Range thirty-one (31) East, Osceola
295 County, Florida (Deed Book 95, Page 353).

296
297 LESS AND EXCEPT: BEGIN at the Southwest corner of
298 Section 23, Township 25 South, Range 31 East, Osceola
299 County, Florida, thence run North 00°00'10" West along

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the West line of said Section 23, a distance of 1,150.00 feet to a point; thence departing said West line run North 89°52'31" East, a distance of 465.00 feet to a point; thence run South 00°00'10" East, a distance of 600.00 feet to a point; thence run South 89°52'31" West, a distance of 340.00 feet to a point; thence run South 00°00'10" East, a distance of 550.00 feet to a point on the South line of said Section 23; thence run South 89°52'31" West along said South line, a distance of 125.00 feet to the POINT OF BEGINNING (Official Records Book 945, Page 2911).

LESS AND EXCEPT: A Parcel of Land in that part of Section 1, Township 25 South, Range 31 East, Osceola County, Florida, lying within the right-of-way of Canal 30 as described in Official Records Book 12, Page 143, Osceola County, Florida, public records: said parcel of land being more specifically described as follows: From a 5" x 5" concrete monument marking the Northeast (NE) corner of the South one-half (S1/2) of said Section 1, the coordinates of which are X = 448,239.56 and Y = 1,456,639.11, bear South 89°41'18" West, along the North line of the South one-half (S1/2) of said Section 1, a distance of 4190.40 feet to the intersection thereof with the Easterly right-

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of-way line of said Canal 30; Thence, South 0°05'45"
East, along said Easterly right-of-way line, a
distance of 756.08 feet to the point of beginning;
Thence, continue South 0°05'45" East, along said
Easterly right-of-way line, a distance of 196.57 feet;
Thence, South 89°54'15" West, a distance of 350.00
feet to the intersection thereof with the Westerly
right-of-way line of said Canal 30; Thence, North
0°05'45" West, along said Westerly right-of-way line,
a distance of 196.57 feet; Thence, North 89°54'15"
East, along said Westerly right-of-way line a distance
of 350.00 feet to the point of beginning. The bearings
and coordinates in the above description refer to the
standard plane rectangular coordinate system for the
East Zone of Florida (Official Records Book 169, Page
298).

LESS AND EXCEPT: Jones Road Right-of-Way as described
in Deed Book 155, Page 318 of the Public Records of
Osceola County, Florida.

LESS AND EXCEPT: County Road 532 (Nova Road) Right-of-
Way as described in Official Records Book 118, Page 4
of the Public Records of Osceola County, Florida.

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

TOGETHER WITH THE FOLLOWING PROPERTY:

PARCEL 1

That part of Section 25, Township 23 South, Range 31 East, and that part of Section 30, Township 23 South, Range 32 East, Orange County, Florida, described as follows:

BEGIN at the Northwest corner of said Section 25; thence N89°52'59"E along the North line of the Northwest 1/4 of said Section 25 for a distance of 2658.03 feet to the Northwest corner of the Northeast 1/4 of said Section 25; thence N89°54'45"E along the North line of said Northeast 1/4 for a distance of 2748.33 feet to the Northeast corner of said Section 25; thence N89°49'12"E along the North line of the Northwest 1/4 of aforesaid Section 30 for a distance of 299.98 feet to the East Right-of-way line of a 300 feet wide Orlando Utilities Commission Railroad Right-of-way, as described in Official Records Book 3435, Page 2304, of the Public Records of Orange County, Florida; thence departing said North line run S00°04'54"E along said East Right-of-way line, 2657.02 feet; thence S00°01'36"E along said East Right-of-way line, 2407.07 feet to the Northerly limited access

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375 Right-of-way line of the Bee Line Expressway (Beach
376 line) State Road 528, pursuant to the Orange County
377 Expressway Authority Right-of-way Map, Section 1.1-
378 1.2, 75002-3501; thence departing said East Right-of-
379 way line run N77°39'14"W along said Northerly limited
380 access Right-of-way line, 303.13 feet; thence
381 S78°27'34"W along said Northerly limited access Right-
382 of-way line, 1324.58 feet; thence N89°33'35"W along
383 said Northerly limited access Right-of-way line,
384 122.78 feet to the Easterly boundary of lands
385 described in Official Records Document Number
386 20160212591, of the Public Records of Orange County,
387 Florida; thence departing said Northerly limited
388 access Right-of-way line run the following courses and
389 distances along said Easterly boundary: N81°29'16"W,
390 161.20 feet to a non-tangent curve concave Northerly
391 having a radius of 1203.24 feet and a chord bearing of
392 N67°31'58"W; thence Westerly along the arc of said
393 curve through a central angle of 27°57'19" for a
394 distance of 587.08 feet to a non-tangent line;
395 N47°33'44"W, 175.07 feet; N49°30'18"W, 257.89 feet to
396 the point of curvature of a curve concave Southerly
397 having a radius of 400.00 feet and a chord bearing of
398 N69°52'43"W; thence Westerly along the arc of said
399 curve through a central angle of 40°44'48" for a

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distance of 284.47 feet to the point of tangency;
S89°44'54"W, 252.36 feet; N50°17'21"W, 24.30 feet;
N00°15'06"W, 134.38 feet; S89°44'54"W, 7.30 feet;
N06°51'50"W, 138.87 feet; N00°15'14"W, 30.74 feet to
the South line of Innovation Way, formerly known as
Alafaya Trail Extension, as described in Official
Records Book 8893, Page 1974, of the Public Records of
Orange County, Florida; thence departing said Easterly
boundary run S89°44'46"W along said South line, 119.99
feet to the West Right-of-way line of said Innovation
Way; thence N00°15'14"W along said West Right-of-way
line, 144.57 feet to the point of curvature of a curve
concave Westerly having a radius of 1146.16 feet and a
chord bearing of N08°13'32"W; thence Northerly along
said West Right-of-way line and the arc of said curve
through a central angle of 15°56'38" for a distance of
318.95 feet to the West boundary of the aforesaid
lands described in Official Records Document Number
20160212591 and a radial line; thence departing said
West Right-of-way line run the following courses and
distances along said West boundary: S73°48'09"W along
said radial line, 12.00 feet to a non-tangent curve
concave Westerly having a radius of 1134.16 feet and a
chord bearing of S08°13'34"E; thence Southerly along
the arc of said curve through a central angle of

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15°56'35" for a distance of 315.59 feet to a non-
tangent curve concave Westerly having a radius of
1498.71 feet and a chord bearing of S02°30'59"W;
thence Southerly along the arc of said curve through a
central angle of 05°32'09" for a distance of 144.81
feet to a non-tangent line; S89°44'54"W, 29.21 feet;
S06°18'17"W, 68.48 feet to a non-tangent curve concave
Northwesterly having a radius of 1461.05 feet and a
chord bearing of S25°10'53"W; thence Southwesterly
along the arc of said curve through a central angle of
22°40'21" for a distance of 578.15 feet to a non-
tangent curve concave Northwesterly having a radius of
1096.02 feet and a chord bearing of S61°05'33"W;
thence Southwesterly along the arc of said curve
through a central angle of 39°01'56" for a distance of
746.65 feet to a non-tangent line and the aforesaid
Northerly limited access Right-of-way line of the Bee
Line Expressway (Beach line) State Road 528, pursuant
to the Orange County Expressway Authority Right-of-way
Map, Section 1.1-1.2, 75002-3501; thence departing
said West boundary run S89°44'55"W along said
Northerly limited access Right-of-way line, 1378.28
feet to the West line of the Southwest 1/4 of
aforesaid Section 25 and a point lying N00°14'19"E,
54.28 feet from the Southwest corner of said Section

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450 25; thence N00°14'19"E along said West line, 2602.08
451 feet to the Southwest corner of the aforesaid
452 Northwest 1/4 of Section 25; thence N00°17'00"E along
453 the West line of said Northwest 1/4 for a distance of
454 2654.61 feet to the POINT OF BEGINNING. Bearings and
455 distances are based on the Florida State Plane
456 Coordinate System East Zone, reciprocal grid factor of
457 1.00005499931, NAD 83 Datum (NSRS 2007).

458
459 LESS AND EXCEPT: H.C. Kelly Road lying in the West
460 300.00 feet of said Section 30, Township 23 South,
461 Range 32 East, Orange County, Florida.

462
463 LESS AND EXCEPT: That portion of Innovation Way
464 (Formerly known as Alafaya Trail Extension), as
465 described in Official Records Book 8893, Page 1974, of
466 the Public Records of Orange County, Florida lying
467 South of the following described line: Begin at the
468 Northwest corner of Monument Parkway Parcel 1001 as
469 described in Official Records Book 10042, Page 7271,
470 of said Public Records, thence run N90°00'00"W for a
471 distance of 119.99 feet to the West Right-of-Way line
472 of said Innovation Way and the Point of Termination.
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474 LESS AND EXCEPT: Monument Parkway, described as Parcel
475 1001 and Parcel 1001A in Official Records Book 10042,
476 Page 7271, of the Public Records of Orange County,
477 Florida, and that portion of Parcel 900, as described
478 in Official Records Book 8893, Page 1974 of said
479 Public Records, lying South of said Parcel 1001 and
480 North of said Parcel 1001A terminating Easterly at a
481 line lying 130.00 feet (ground dimension) South of and
482 parallel with the North line of said Parcel 1001.

483
484 AND:

485
486 PARCEL 2

487 That part of Section 1, Township 24 South, Range 31
488 East and Section 36, Township 23 South, Range 31 East
489 Orange County, Florida, described as follows:
490 Commence at the Northeast corner of said Section 36,
491 said point also being on the West right of way line of
492 a 400.00 feet Orlando Utilities Commission Railroad
493 right of way, as recorded in the Official Records Book
494 3435, Page 2304, of the Public Records of Orange
495 County, Florida; thence the following courses and
496 distances along said West right of way line and the
497 East line of said Section 36, run South 00° 07' 13"
498 East, 533.10 feet to the Point of Beginning; also

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499 being a point on the Southerly right of way line of
500 State Road 528 (Bee Line Expressway) as shown on an
501 Orlando - Orange County Expressway Authority Right of
502 Way Map, Section 1.1 - 1.2, 75002 - 3501; thence
503 continue along said West right of way line and East
504 line, South 00° 07' 13" East, 2123.46 feet to the East
505 1/4 corner of said Section 36; thence continue along
506 said West right of way line and East line, South 00°
507 04' 18" East, 2922.70 feet to the Southeast corner of
508 said Section 36; thence leaving said East line of
509 Section 36 and the West right of way line, run the
510 following courses and distances along the East line of
511 said Section 1 and the West right of way line of a
512 300.00 feet Orlando Utilities Commission Railroad
513 right of way, as recorded in the Official Records Book
514 3590, Page 355, of the Public Records of Orange
515 County, Florida, South 00° 02' 07" West, 343.69 feet
516 to the point of curvature of a curve to the right,
517 having a radius of 1990.00 feet and a central angle of
518 41° 06' 13"; thence leaving said East line of Section
519 1, run along the arc of said curve and West right of
520 way line a distance of 1427.61 feet to the point of
521 tangency; thence South 41° 13' 36" West, 3123.90 feet
522 to the centerline of Wewahootee Road, as recorded in
523 the Official Records Book 5761, Pages 3567-3602, of

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the Public Records of Orange County, Florida; thence
leaving said West right of way line, run the following
courses and distances along said centerline, South 89°
39' 56" West, 21.10 feet to the point of curvature of
a curve to the left, having a radius of 400.00 feet
and a central angle of 44° 01' 33"; thence along the
arc of said curve a distance of 307.36 feet to the
point of tangency; thence South 45° 38' 23" West,
1557.46 feet to the point of curvature of a curve to
the right, having a radius of 400.00 feet, a central
angle of 38° 11' 16"; thence along the arc of said
curve a distance of 266.60 feet to a point on the
South line of said Section 1; thence leaving said
centerline of Wewahootee Road, run North 89° 50' 55"
West along said South line 1199.62 feet to the
Southwest corner of said Section 1; thence leaving
said South line, run North 01° 53' 15" West along the
West line of said Section 1 a distance of 2660.90 feet
to the West 1/4 corner of said Section 1; thence
continue along said West line, North 00° 46' 04" East,
2646.14 feet to the Northwest corner of said Section
1; thence North 88° 06' 44" West along the South line
of said Section 36 a distance of 10.78 feet to the
Southwest corner of said Section 36; thence North 00°
09' 05" East along the West line of said Section 36 a

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distance of 2923.13 feet to the West 1/4 corner of
said Section 36; thence continue along said West line,
North 00° 10' 56" East, 2412.09 feet to said Southerly
right of way line of State Road 528 (Bee Line
Expressway); thence leaving said West line of Section
36, run the following courses and distances along said
Southerly right of way, North 89° 45' 47" East,
2879.03 feet; thence South 89° 33' 17" East, 1261.51
feet; thence South 77° 38' 56" East, 1328.23 feet to
the Point of Beginning.

LESS AND EXCEPT:

Parcel 1 (Official Records Book 11029, Page 6496)
A parcel of land lying in Section 36, Township 23
South, Range 31 East, Orange County, Florida, lying
adjacent to the existing south Limited Access Right-
of-Way line of State Road 528, per Orlando Orange
County Expressway Authority Right-of-Way Maps,
Sections No. 1.1 and No. 1.2, and the International
Corporate Park Interchange Right-of-Way Map, being
more particularly described as follows:
Commence at a 4"x4" concrete monument (no
identification) marking the Northwest Corner of
Section 36, Township 23 South, Range 31 East, Orange
County, Florida; thence run South 00°11'37" West,

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574 along the west line of the Northwest 1/4 of said
575 Section 36, a distance of 245.80 feet to the
576 intersection with said existing south Limited Access
577 Right-of-Way line, for the Point of Beginning; thence
578 run North 89°44'37" East, along said existing south
579 Limited Access Right-of-Way line, a distance of
580 2877.71 feet; thence run South 89°33'03" East,
581 continuing along said existing south Limited Access
582 Right-of-Way line, a distance of 1262.74 feet; thence
583 run South 77°39'01" East, continuing along said
584 existing south Limited Access Right-of-Way line, a
585 distance of 963.76 feet; thence departing said
586 existing south Limited Access Right-of-Way line, run
587 North 89°40'54" West, a distance of 58.96 feet; thence
588 run North 89°37'26" West, a distance of 884.08 feet to
589 a point lying 200.00 feet south of, at perpendicular
590 measure to, said existing south Limited Access Right-
591 of-Way line; thence run North 89°33'03" West, parallel
592 with said existing south Limited Access Right-of-Way
593 line, a distance of 951.27 feet; thence run South 00°
594 00' 00" East, a distance of 13.85 feet; thence run
595 South 64° 14' 46" West, a distance of 660.22 feet;
596 thence run South 03° 12' 40" West, a distance of 30.15
597 feet; thence run South 89° 57' 31" West, a distance of
598 365.62 feet; thence run North 03°51' 51" West, a

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599 distance of 43.00 feet; thence run South 89° 44' 46"
600 West, a distance of 80.38 feet to a point of curvature
601 with a curve concave to the north; thence run westerly
602 along the arc of said curve, having a radius of 827.00
603 feet, a central angle of 11°34' 38", a chord length of
604 166.82 feet bearing North 84°27' 55" West, an arc
605 distance of 167.10 feet to a point of compound
606 curvature of a curve concave to the northeast; thence
607 run northwesterly along the arc of said curve, having
608 a radius of 512.00 feet, a central angle of 17°
609 57'18", a chord length of 159.79 feet bearing North
610 69°41' 57" West, an arc distance of 160.45 feet , to a
611 point of tangency; thence run North 60° 43' 19" West,
612 a distance of 379.83 feet; thence run South
613 89°44'37"West, a distance of 64.32 feet; thence run
614 North 00°15' 23" West, a distance of 27.50 feet, to a
615 point lying 200.00 feet south of, at perpendicular
616 measure to, said existing south Limited Access Right-
617 of-Way line; thence run South 89°44'37" West, parallel
618 with said existing south Limited Access Right-of-Way
619 line, a distance of 1431.38 feet to said west line of
620 the Northwest 1/4 of Section 36; thence run North
621 00°11'37" East, along said west line, a distance of
622 200.01 feet to the intersection with said existing

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623 south Limited Access Right-of-Way line and the Point
624 of Beginning.

625
626 AND:

627
628 Retention/Detention Pond Area (Official Records Book
629 4282, Page 3520)
630 Commence at the Southeast corner of the Northeast 1/4
631 of Section 36, Township 23 South, Range 31 East,
632 Orange County, Florida; thence N00°07'13"W along the
633 East line of said Northeast 1/4, 677.59 feet to the
634 POINT OF BEGINNING; Continue N00°07'13"W, 370.00 feet
635 to a point on the Southerly right-of-way line of the
636 Bee Line Expressway (S.R. 528) access road and being a
637 point on a curve concave Northerly and having a radius
638 of 482.42 feet; thence departing said East line on a
639 chord bearing of N69°04'46"W run Northwesterly along
640 the arc of said curve, through a central angle of
641 16°47'58", 141.45 feet; thence S79°13'57"W, 27.35 feet
642 to a line of limited access and a point on a curve
643 concave Northwesterly having a radius of 846.94 feet;
644 thence on a chord bearing of S41°15'40"W run
645 Southwesterly along the arc of said curve through a
646 central angle of 14°43'36", 217.69 feet to the end of
647 said line of limited access; thence S38°45'10"E,

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648 323.44 feet; thence N89°52'47"E, 100.00 feet to the
649 POINT OF BEGINNING.

650
651 AND:

652
653 PARCEL 3

654 (CAMINO REAL 110' STRIP PARCEL 2)

655 A parcel of land within the Southeast 1/4 of Section
656 1, Township 24 South, Range 31 East, Orange County,
657 Florida, lying South of the centerline of Wewahootee
658 Road, and lying Northwesterly of the Northwest right-
659 of-way line of a 300-foot-wide Orlando Utilities
660 Commission Railroad right-of-way, as recorded in
661 Official Records Book 3471, Page 617, of said Public
662 Records, more particularly described as follows:
663 Commence at the South 1/4 corner of said Section 1;
664 thence N00°16'08"W along the West line of the
665 Southeast 1/4 of said Section 1 for a distance of
666 1056.39 feet to said Northwest right-of-way line of a
667 300-foot-wide Orlando Utilities Commission Railroad
668 right-of-way and the POINT OF BEGINNING; thence
669 continue N00°16'08"W along said West line 204.81 feet
670 to the centerline of said Wewahootee Road and a point
671 on a non-tangent curve concave Southeasterly having a
672 radius of 400.00 feet and a chord bearing of

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N74°23'53"E; thence Northeasterly along said
centerline and the arc of said curve through a central
angle of 30°43'36" for a distance of 214.51 feet to
the point of tangency; thence N89°45'41"E along said
centerline 25.70 feet to said Northwesternly right-of-
way line; thence S41°08'54"W along said Northwesternly
right-of-way line 347.84 feet to the POINT OF
BEGINNING.

AND:

PARCEL 4

That part of the 300' Orlando Utilities Commission
Railroad Right-of-Way as described in Official Records
Book 3307, Page 2154, of the Public Records of Orange
County, Florida and Official Records Book 3590, Page
355, of the Public Records of Orange County, Florida,
lying North of the Centerline of WEWAHOOTEE Road as
described in Official Records book 5761, Page 3567, of
the Public Records of Orange County, Florida.

AND:

PARCEL 5

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697 That part of the 400' Orlando Utilities Commission
698 Railroad Right-of-Way as described in Official Records
699 Book 3435, Page 2304, of the Public Records of Orange
700 County, Florida, lying South of the Bee Line
701 Expressway (BEACH LINE) State Road 528 per Orange
702 County Expressway Authority Right-of-Way Map, Section
703 1,1 - 1.2, 75002-3501.

704
705 AND:

706
707 PARCEL 6

708 (CAMINO REAL 110' STRIP PARCEL 1)

709 That part of Section 1, Township 24 South, Range 31
710 East, Orange County, Florida, described as follows:
711 Commence at the Southeast corner of said Section 1;
712 thence N00°08'02"W along the East line of the
713 Southeast 1/4 of said Section 1 for a distance of
714 1218.30 feet to the POINT OF BEGINNING; thence
715 S89°32'00"W, 2246.81 feet to the Southeasterly right-
716 of-way line of a 300-foot-wide Orlando Utilities
717 Commission Railroad right-of-way, as recorded in
718 Official Records Book 3471, Page 617, of the Public
719 Records of Orange County, Florida; thence N41°08'54"E
720 along said Southeasterly right-of-way line 147.13 feet
721 to the centerline of Wewahootee Road, as recorded in

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Official Records Book 5761, Page 3567, of said Public
Records; thence N89°32'00"E along said centerline
2149.73 feet to the aforesaid East line of the
Southeast 1/4; thence S00°08'02"E along said East line
110.00 feet to the POINT OF BEGINNING.

AND:

PARCEL 7

That portion of Section 1, Township 24 South, Range 31
East, and a portion of Section 6, Township 24 South,
Range 32 East, Orange County, Florida, more
particularly described as follows:

Commence at the Northwest corner of Section 6,
Township 24 South, Range 32 East; thence run North 89
degrees 57 minutes 33 seconds East along the North
line of said Section 6, a distance of 300.00 feet to
the point of intersection with the East line of an
O.U.C. Railroad Right of Way Easement as recorded in
Official Records Book 3307, Page 2154 (Official
Records Book 3590, Page 355), Public Records of
Orange County, Florida; thence run South 00
degrees 02 minutes 17 seconds West along the East line
of said O.U.C. Railroad Right of Way Easement a
distance of 1203.04 feet to the POINT OF BEGINNING;

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747 thence departing said Right of Way Easement line run
748 South 16 degrees 05 minutes 22 seconds East, a
749 distance of 1530.10 feet; thence run South 00 degrees
750 02 minutes 17 seconds West a distance of 1309.07 feet
751 to the point of intersection with the centerline of
752 Wewahootee Road; thence run South 89 degrees 39
753 minutes 56 seconds West along said centerline of
754 Wewahootee Road a distance of 2867.66 feet to the
755 point of intersection with the Easterly line of the
756 aforementioned O.U.C. Railroad Right of Way as
757 recorded in Official Records Book 3307, Page 2154
758 (Official Records Book 3590, Page 355.); thence run
759 North 41 degrees 09 minutes 44 seconds East along the
760 Easterly line of said O.U.C. Railroad Right of Way a
761 distance of 3673.80 feet to the POINT OF BEGINNING.

762
763 AND

764
765 PARCEL 8

766 That part of Sections 32 and 33, Township 23 South,
767 Range 32 East, and that part of Sections 5, 6, 7, 8,
768 18, 19, 29, 30, 31 and 32, Township 24 South, Range 32
769 East, and that part of Sections 13 and 24, Township 24
770 South, Range 31 East, Orange County, Florida,
771 described as follows:

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772 FIRST POINT OF BEGINNING at the Southwest corner of
 773 said Section 8; thence run N89°45'58"E, along the East
 774 boundary of lands described in Official Records
 775 Document Number 20190788664, of the Public Records of
 776 Orange County, Florida and the South line of the
 777 Southwest 1/4 of said Section 8, a distance of 2657.37
 778 feet to the Southeast corner of the Southwest 1/4 of
 779 said Section 8; thence run N89°46'01"E along said East
 780 boundary and the South line of the Southeast 1/4 of
 781 said Section 8, a distance of 175.56 feet; thence, run
 782 N09°15'45"W along said East boundary, 6739.29 feet to
 783 the Centerline of Wewahootee Grade; thence departing
 784 said East boundary, run the following eight (8)
 785 courses along the East boundary of lands described in
 786 Official Records Document Number 20190788663, of said
 787 Public Records: N42°56'37"E, 1410.92 feet; thence
 788 N28°40'16"W, 1796.52 feet; thence N19°50'33"E, 1955.37
 789 feet; thence N01°28'36"E, 1129.58 feet; thence
 790 N33°23'35"E, 923.52 feet; thence N79°28'20"E, 1623.09
 791 feet; thence N29°46'06"E, 1397.63 feet; thence
 792 N48°04'07"E, 1596.04 feet to the Northeast corner of
 793 said lands described in Official Records Document
 794 Number 20190788663; thence run the following six (6)
 795 courses along the North Boundary of said lands and the
 796 South line of Parcel B as described in Official

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797 Records Book 11029, Page 6485 of said Public Records:
798 N89°33'36"W, 249.62 feet; thence N89°33'38"W, 2994.28
799 feet; thence N89°33'40"W, 953.92 feet to a non-tangent
800 curve concave Northerly having a radius of 17256.17
801 feet and a chord bearing of N88°36'47"W; thence
802 Westerly along the arc of said curve through a central
803 angle of 01°45'03" for a distance of 527.30 feet to a
804 non-tangent line; thence N87°34'45"W, 297.56 feet;
805 thence N87°24'11"W, 315.77 feet; thence departing said
806 South line, run along the aforesaid North line and the
807 South Right-of-Way line of the Martin Anderson
808 Beachline Expressway (State Road 528) as described in
809 Official Records Book 1533, Page 371, of said Public
810 Records, the following three (3) courses: S78°29'36"W,
811 291.63 feet; thence S00°28'04"W, 61.26 feet; thence
812 N77°35'21"W, 656.33 feet to the Southeast corner of
813 Parcel A as described in Official Records Book 11029,
814 Page 6485 of said Public Records; thence run
815 N89°33'17"W along the aforesaid North line and the
816 South line of said Parcel A, a distance of 285.48 feet
817 to the Northwest corner of said lands described in
818 Official Records Document Number 20190788663, and the
819 Southwest corner of said Parcel A; thence departing
820 said North line and said South line, run S00°09'33"W,
821 along the West boundary of said lands described in

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Official Records Document Number 20190788663, and the
West line of the Northwest 1/4 of the aforesaid
Section 32, a distance of 2138.83 feet to the
Northwest corner of the Southwest 1/4 of said Section
32; thence run S00°00'52"E, along said West boundary
and the West line of the Southwest 1/4 of said Section
32, for a distance of 2928.65 feet to the Northwest
corner of aforesaid Section 5; thence run S00°33'01"E
along said West boundary and the West line of the
Northwest 1/4 of said Section 5, a distance of 2654.86
feet to the Northwest corner of the Southwest 1/4 of
said Section 5; thence run S00°34'58"E along said West
boundary and the West line of the Southwest 1/4 of
said Section 5, a distance of 1311.37 feet to the
Centerline of Wewahootee Grade; thence departing said
West boundary, run S89°39'59"W along said Centerline
of the Wewahootee Grade, the North boundary of the
aforesaid lands described in Official Records Document
Number 20190788664 and the North line of Well site "M"
as described in Official Records Book 1012, Page 220
of said Public Records, 2669.60 feet to the Northwest
corner of said lands, and the Northeast corner of
lands described in Official Records Document Number
20160056685, of said Public Records; thence run the
following three (3) courses along said Centerline of

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847 the Wewahootee Grade, the North boundary of said lands
848 described in Official Records Document Number
849 20160056685, the North line of Well site "N" as
850 described in Official Records Book 1012, Page 220 of
851 said Public Records, and the North line of Well site
852 "O" as described in Official Records Book 1012, Page
853 220 of said Public Records: S89°39'59"W, 654.65 feet;
854 thence S89°44'57"W, 1299.92 feet; thence S89°32'00"W,
855 721.36 feet to the Northwest corner of said Well site
856 "O"; thence departing said Centerline, said North
857 boundary and said North lines, run S00°08'02"E, along
858 the West line of the Southwest 1/4 of the aforesaid
859 Section 6, for a distance of 1328.22 feet to the
860 Southwest corner of said Section 6; thence run
861 S00°05'32"E along the West line of the Northwest 1/4
862 of the aforesaid Section 7, a distance of 2655.55 feet
863 to the Southwest corner of the Northwest 1/4 of said
864 Section 7; thence run S00°03'11"E along the West line
865 of the Southwest 1/4 of said Section 7, a distance of
866 2652.01 feet to the Southwest corner of said Section
867 7; thence run S00°07'29"E, along the West line of the
868 Northwest 1/4 of aforesaid Section 18, a distance of
869 2658.41 feet to the Southwest corner of the Northwest
870 1/4 of said Section 18; thence run S00°00'08"E along
871 the West line of the Southwest 1/4 of said Section 18,

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a distance of 2005.84 feet to the Northerly line of a
30 feet wide Access Easement, as described in Official
Records Book 6633, Page 4958, of said Public Records,
and Reference Point "A", thence departing said West
line run N66°03'03"E along said Northerly line, 124.76
feet; thence N77°16'54"E along said Northerly line,
824.77 feet to Reference Point "B" and the East
boundary of lands described in Official Records
Document Number 20190788665, of said Public Records;
thence departing said Northerly line run N16°46'56"W
along said East boundary, 36.79 feet to the Northeast
corner of said lands described in Official Records
Document Number 20190788665, and the Centerline of the
Disston Canal and the South boundary of lands
described in Official Records Document Number
20160056686, of said Public Records; thence run
N77°28'02"E, along said South boundary of lands
described in Official Records Document Number
20160056686, the South boundary of the aforesaid lands
described in Official Records Document Number
20190788664 and said Centerline of the Disston Canal,
3884.99 feet to the point of curvature of a curve
concave Northwesterly having a radius of 139.99 feet
and a chord bearing of N51°12'01"E; thence, run
Northeasterly along the East boundary of said lands

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described in Official Records Document Number
20190788664, the Centerline of the Disston Canal and
the arc of said curve through a central angle of
52°32'03" for a distance of 128.36 feet to the point
of tangency; thence continue N24°55'59"E, along said
East boundary and said Centerline of the Disston
Canal, 1234.80 feet to the East line of the Northeast
1/4 of the aforesaid Section 18; thence continue
N00°04'46"E, along said East boundary and said East
line of the Northeast 1/4 of said Section 18, a
distance of 2373.06 feet to the FIRST POINT OF
BEGINNING; thence return to the aforesaid Reference
Point "A" and run S00°00'08"E along the aforesaid West
line of the Southwest 1/4 of Section 18 for a distance
of 32.82 feet to the Southerly line of the aforesaid
30 feet wide Access Easement, as described in Official
Records Book 6633, Page 4958, and the SECOND POINT OF
BEGINNING; thence departing said West line run the
following twelve (12) courses along said Southerly
line: thence S66°03'03"W, 49.10 feet; thence
S61°05'54"W, 424.83 feet; thence S57°48'50"W, 438.39
feet; thence S57°48'03"W, 389.12 feet; thence
S58°26'04"W, 647.82 feet; thence S56°43'16"W, 523.15
feet; thence S58°45'23"W, 395.03 feet; thence
S61°09'29"W, 275.10 feet; thence S56°58'16"W, 126.10

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922 feet; thence S56°41'00"W, 128.80 feet to the point of
923 curvature of a curve concave Southeasterly having a
924 radius of 465.20 feet and a chord bearing of
925 S42°44'28"W; thence Southwesterly along the arc of
926 said curve through a central angle of 27°53'03" for a
927 distance of 226.40 feet to the point of reverse
928 curvature of a curve concave Northwesterly having a
929 radius of 233.45 feet and a chord bearing of
930 S39°44'47"W; thence Southwesterly along the arc of
931 said curve through a central angle of 21°53'40" for a
932 distance of 89.21 feet to a non-tangent line and the
933 Easterly Right-of-Way line of Lake Mary Jane Road and
934 the West boundary of aforesaid lands described in
935 Official Records Document Number 20190788665; thence
936 departing said Southerly line, run S38°45'16"E along
937 the West boundary of said lands and said Easterly
938 Right-of-Way line, 1096.98 feet; thence departing said
939 Easterly Right-of-Way line, continue along said West
940 boundary the following courses: N59°39'05"E, 733.87
941 feet; thence S38°45'21"E, 599.94 feet; thence
942 S59°39'26"W, 733.92 feet to said Easterly Right-of-Way
943 line and to a non-tangent curve concave Westerly
944 having a radius of 623.66 feet and a chord bearing of
945 S06°40'53"E; thence run Southerly along said Easterly
946 Right-of-Way line and the arc of said curve through a

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central angle of 64°08'00" for a distance of 698.08
feet to the point of tangency; thence run along said
Easterly Right-of-Way line the following courses and
distances: S25°23'07"W, 830.93 feet to the point of
curvature of a curve concave Easterly having a radius
of 1382.62 feet and a chord bearing of S13°25'37"W;
thence Southerly along the arc of said curve through a
central angle of 23°55'00" for a distance of 577.14
feet to the point of tangency; thence S01°28'07"W,
241.36 feet; thence departing said Easterly Right-of-
Way continue along said West boundary the following
courses: S89°57'29"E, 780.20 feet; thence S01°28'07"W,
360.09 feet to the South line of aforesaid Section 24;
thence run S89°57'29"E along said South line, 1697.66
feet to the Southeast corner of said Section 24;
thence run S00°09'15"E, along the West line of the
Northwest 1/4 of the aforesaid Section 30, a distance
of 2657.84 feet to the Southwest corner of the
Northwest 1/4 of said Section 30; thence run
S00°09'17"E, along the West line of the Southwest 1/4
of said Section 30, a distance of 2658.19 feet to the
Northwest corner of the aforesaid Section 31, Township
24 South, Range 32 East; thence run S00°05'59"E, along
the West line of the Northwest 1/4 of said Section 31,
a distance of 2671.42 feet to the Southwest corner of

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the Northwest 1/4 of said Section 31; thence run
S00°12'17"E, along the West line of the Southwest 1/4
of said Section 31, a distance of 2840.74 feet to the
Southwest corner of said Section 31 and the Southwest
corner of said lands described in Official Records
Document Number 20190788665; thence departing the
aforesaid West boundary, run S89°35'05"E, along the
South boundary of said lands, the South boundary of
lands described in Official Records Document Number
20190788666, and the South line of the Southwest 1/4
of said Section 31, a distance of 2654.71 feet to the
Southeast corner of the Southwest 1/4 of said Section
31; thence run the following five (5) courses along
the South and East boundary of said lands described in
Official Records Document Number 20190788666:
S89°34'36"E, along the South line of the Southeast 1/4
of said Section 31, a distance of 2654.68 feet to the
Southeast corner of the Southeast 1/4 of said Section
31; thence run S89°35'12"E, along the South line of
the Southwest 1/4 of aforesaid Section 32, Township 24
South, Range 32 East, a distance of 2654.77 feet to
the Southeast corner of the Southwest 1/4 of said
Section 32; thence run S89°34'04"E, along the South
line of the Southeast 1/4 of said Section 32, a
distance of 2654.69 feet to the Southeast corner said

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997 Section 32; thence run N00°18'09"W, along the East
998 line of the Southeast 1/4 of said Section 32, a
999 distance of 2924.69 feet to the Northeast corner of
1000 the Southeast 1/4 of said Section 32; thence run
1001 N00°18'14"W, along the East line of the Northeast 1/4
1002 of said Section 32, a distance of 2658.80 feet to the
1003 Northeast corner of said Section 32; thence departing
1004 said East boundary, run along the East and North
1005 boundary of lands described in Official Records Book
1006 9979, Page 8982, of said Public Records, the following
1007 courses and distances: N00°08'17"W, along the East
1008 line of the Southeast 1/4 of the aforesaid Section 29,
1009 a distance of 2658.79 feet to the Northeast corner of
1010 the Southeast 1/4 of said Section 29; thence run
1011 N00°08'17"W, along the East line of the Northeast 1/4
1012 of said Section 29, a distance of 2658.79 feet to the
1013 Northeast corner of said Section 29; thence run
1014 N89°57'17"W, along the North line of the Northeast 1/4
1015 of said Section 29, a distance of 2649.01 feet to the
1016 Northwest corner of the Northeast 1/4 of said Section
1017 29; thence run N89°57'05"W, along the North line of
1018 the Northwest 1/4 of said Section 29, a distance of
1019 1982.06 feet to the Northeast corner of the "76 Acre
1020 Site" as described in said Official Records Book 9979,
1021 Page 8982; thence run the following four (4) courses

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1022 along the boundary of said "76 Acre Site":
 1023 S00°02'55"W, 2273.14 feet; thence N89°57'05"W, 666.03
 1024 feet; thence N89°59'27"W, 789.42 feet; thence
 1025 N00°00'33"E, 2273.14 feet to the Northwest corner of
 1026 said "76 Acre Site"; thence N89°59'27"W, along the
 1027 North line of the Northeast 1/4 of the aforesaid
 1028 Section 30, a distance of 1863.53 feet to the
 1029 Northwest corner of the Northeast 1/4 of said Section
 1030 30; thence run N89°59'27"W along the North line of the
 1031 Northwest 1/4 of said Section 30, a distance of 492.27
 1032 feet to the aforesaid East boundary of lands described
 1033 in Official Records Document Number 20190788665;
 1034 thence departing said North boundary of lands
 1035 described in Official Records Book 9979, Page 8982,
 1036 run the following six (6) courses along said East
 1037 boundary: N05°41'49"E, 1169.48 feet; thence
 1038 N14°48'52"W, 929.61 feet; thence N13°45'09"W, 1202.71
 1039 feet; thence N13°41'21"W, 756.38 feet; thence
 1040 N16°46'27"W, 1520.21 feet; thence N16°46'56"W, 741.36
 1041 feet to the aforesaid Southerly line of the 30 feet
 1042 wide Access Easement, as described in Official Records
 1043 Book 6633, Page 4958, and a point lying S16°46'56"E,
 1044 30.07 feet from aforesaid Reference Point "B"; thence
 1045 departing said East boundary run S77°16'54"W along
 1046 said Southerly line, 823.96 feet; thence S66°03'03"W

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along said Southerly line, 135.13 feet to the SECOND
POINT OF BEGINNING. Bearings and distances are based
on the Florida State Plane Coordinate System East
Zone, reciprocal grid factor of 1.00005499931, NAD 83
Datum (NSRS 2007).
Containing 7,310 acres, plus or minus.

CONTAINING AN OVERALL TOTAL AREA OF 26,870, ACRES,
PLUS OR MINUS.

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

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

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

2.a. Regardless of whether the district has proposed to
levy ad valorem taxes, board members shall begin being elected
by qualified electors of the district as the district becomes
populated with qualified electors. The transition shall occur
such that the composition of the board, after the first general

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election following a trigger of the qualified elector population thresholds set forth below, shall be as follows:

(I) Once 12,475 ~~10,000~~ qualified electors reside within the district, one governing board member shall be a person who is a 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 22,475 ~~20,000~~ 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 32,475 ~~30,000~~ 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 42,475 ~~40,000~~ 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 47,000 ~~45,000~~ 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

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1096 by the qualified electors. In the event less than 47,000 ~~45,000~~
1097 qualified electors reside within the district, but the
1098 development of the district has completed the construction of
1099 30,000 ~~25,000~~ residential units or more, all five governing
1100 board members shall be persons who were elected by the qualified
1101 electors.

1102
1103 Nothing in this sub-subparagraph is intended to require an
1104 election prior to the expiration of an existing board member's
1105 term.

1106 b. On or before June 1 of each election year, the board
1107 shall determine the number of qualified electors in the district
1108 as of the immediately preceding April 15. The board shall use
1109 and rely upon the official records maintained by the supervisor
1110 of elections and property appraiser or tax collector in each
1111 ~~Osceola~~ county in making this determination. Such determination
1112 shall be made at a properly noticed meeting of the board and
1113 shall become a part of the official minutes of the district.

1114 c. All governing board members elected by qualified
1115 electors shall be elected at large at an election occurring as
1116 provided in subsection (2) and this subsection.

1117 d. All governing board members elected by qualified
1118 electors shall reside in the district.

1119 e. Once the district qualifies to have any of its board
1120 members elected by the qualified electors of the district, the

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1121 initial and all subsequent elections by the qualified electors
1122 of the district shall be held at the general election in
1123 November. The board shall adopt a resolution, if necessary, to
1124 implement this requirement. The transition process described
1125 herein is intended to be in lieu of the process set forth in s.
1126 189.041, Florida Statutes.

1127 (d) The supervisors ~~supervisor~~ of elections shall appoint
1128 the inspectors and clerks of elections, prepare and furnish the
1129 ballots, designate polling places, and canvass the returns of
1130 the election of board members by qualified electors. The county
1131 canvassing boards ~~board~~ shall declare and certify the results of
1132 the election.

1133 (8) The board shall keep a permanent record book entitled
1134 "Record of Proceedings of Sunbridge Stewardship District," in
1135 which shall be recorded minutes of all meetings, resolutions,
1136 proceedings, certificates, bonds given by all employees, and any
1137 and all corporate acts. The record book and all other district
1138 records shall at reasonable times be opened to inspection in the
1139 same manner as state, county, and municipal records pursuant to
1140 chapter 119, Florida Statutes. The record book shall be kept at
1141 the office or other regular place of business maintained by the
1142 board in a designated location in either Osceola County or
1143 Orange County.

1144 Section 6. Board of supervisors; general duties.—

1145 (4) BUDGET; REPORTS AND REVIEWS.—

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1146 (c) At least 60 days prior to adoption, the board of
1147 supervisors of the district shall submit to the Board of County
1148 Commissioners of Osceola County and the City Council of the City
1149 of Orlando, for purposes of disclosure and information only,
1150 each ~~the~~ proposed annual budget for the ensuing fiscal year, and
1151 the Osceola County Board of County Commissioners or the City
1152 Council of the City of Orlando may submit written comments to
1153 the board of supervisors solely for the assistance and
1154 information of the board of supervisors of the district in
1155 adopting its annual district budget.

1156 (d) The board of supervisors of the district shall submit
1157 annually a public facilities report to the Board of County
1158 Commissioners of Osceola County and the City Council of the City
1159 of Orlando pursuant to Florida Statutes. Each jurisdiction ~~The~~
1160 ~~board of county commissioners~~ may use and rely on the district's
1161 public facilities report in the preparation or revision of its
1162 ~~the Osceola County~~ comprehensive plan.

1163 (6) GENERAL POWERS.—The district shall have, and the board
1164 may exercise, the following general powers:

1165 (f) To maintain an office at such place or places as the
1166 board of supervisors designates in either Osceola County or
1167 Orange County, and within the district when facilities are
1168 available.

1169 (o) To determine, order, levy, impose, collect, and
1170 enforce assessments pursuant to this act and chapter 170,

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Florida Statutes, as amended from time to time, pursuant to authority granted in s. 197.3631, Florida Statutes, or pursuant to other provisions of general law now or hereinafter enacted which provide or authorize a supplemental means to order, levy, impose, or collect special assessments. Such special assessments, in the discretion of the district, may be collected and enforced pursuant to the provisions of ss. 197.3632 and 197.3635, Florida Statutes, and chapters 170 and 173, Florida Statutes, as they may be amended from time to time, or as provided by this act, or by other means authorized by general law now or hereinafter enacted. The district may levy such special assessments for the purposes enumerated in this act and to pay special assessments imposed by Osceola County, Orange County, or the City of Orlando on lands within the district.

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

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development order or agreement.

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

(a) To provide water management and control for the lands within the district and to connect some or any of such facilities with roads and bridges. In the event that the board assumes the responsibility for providing water management and control for the district which is to be financed by benefit special assessments, the board shall adopt plans and assessments pursuant to law or may proceed to adopt water management and

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control plans, assess for benefits, and apportion and levy special assessments, as follows:

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

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

3. After the hearing, the board shall consider the proposed plan and any objections thereto and may modify, reject, or adopt the plan or continue the hearing until a day certain for further consideration of the proposed plan or modifications thereof.

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1246 4. When the board approves a plan, a resolution shall be
1247 adopted and a certified copy thereof shall be filed in the
1248 office of the secretary and incorporated by him or her into the
1249 records of the district.

1250 5. The water management and control plan may be altered in
1251 detail from time to time until the engineer's report pursuant to
1252 s. 298.301, Florida Statutes, is filed but not in such manner as
1253 to affect materially the conditions of its adoption. After the
1254 engineer's report has been filed, no alteration of the plan
1255 shall be made, except as provided by this act.

1256 6. Within 20 days after the final adoption of the plan by
1257 the board, the board shall proceed pursuant to s. 298.301,
1258 Florida Statutes.

1259 (b) To provide water supply, sewer, wastewater, and
1260 reclaimed water management, reclamation, and reuse, or any
1261 combination thereof, and any irrigation systems, facilities, and
1262 services and to construct and operate water systems, sewer
1263 systems, and reclaimed water systems such as connecting
1264 intercepting or outlet sewers and sewer mains and pipes and
1265 water mains, conduits, or pipelines in, along, and under any
1266 street, alley, highway, or other public place or ways, and to
1267 dispose of any effluent, residue, or other byproducts of such
1268 water system, sewer system, or reclaimed water system and to
1269 enter into interlocal agreements and other agreements with
1270 public or private entities for the same. However, such authority

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1271 shall be subordinate and subject to the existing powers of the
1272 Tohopekaliga Water Authority to provide water supply, sewer,
1273 wastewater, and reclaimed water service within the Tohopekaliga
1274 Water Authority's service area; and such authority shall be
1275 subordinate and subject to the existing powers of East Central
1276 Florida Services, Inc., to provide water supply service within
1277 its service area as set forth in its certificate from the
1278 Florida Public Service Commission; and the existing powers of
1279 Orange County to provide water supply, wastewater, and reclaimed
1280 water service within Orange County's territorial service area,
1281 as set forth in the Orange County Territorial Agreements.

1282 (c) To provide bridges, culverts, wildlife corridors, or
1283 road crossings that may be needed across any drain, ditch,
1284 canal, floodway, holding basin, excavation, public highway,
1285 tract, grade, fill, or cut and roadways over levees and
1286 embankments, and to construct any and all of such works and
1287 improvements across, through, or over any public right-of way,
1288 highway, grade, fill, or cut.

1289 (d) To provide district roads equal to or exceeding the
1290 specifications of the county in which such district roads are
1291 located, and to provide street lights. This special power
1292 includes, but is not limited to, roads, parkways, intersections,
1293 bridges, landscaping, hardscaping, irrigation, bicycle lanes,
1294 sidewalks, jogging paths, multiuse pathways and trails, street
1295 lighting, traffic signals, regulatory or informational signage,

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1296 road striping, underground conduit, underground cable or fiber
1297 or wire installed pursuant to an agreement with or tariff of a
1298 retail provider of services, and all other customary elements of
1299 a functioning modern road system in general or as tied to the
1300 conditions of development approval for the area within the
1301 district, and parking facilities that are freestanding or that
1302 may be related to any innovative strategic intermodal system of
1303 transportation pursuant to applicable federal, state, and local
1304 law and ordinance.

1305 (e) To provide buses, trolleys, rail access, mass transit
1306 facilities, transit shelters, ridesharing facilities and
1307 services, parking improvements, and related signage.

1308 (f) To provide investigation and remediation costs
1309 associated with the cleanup of actual or perceived environmental
1310 contamination within the district under the supervision or
1311 direction of a competent governmental authority unless the
1312 covered costs benefit any person who is a landowner within the
1313 district and who caused or contributed to the contamination.

1314 (g) To provide observation areas, mitigation areas,
1315 wetland creation areas, and wildlife habitat, including the
1316 maintenance of any plant or animal species, and any related
1317 interest in real or personal property.

1318 (h) Using its general and special powers as set forth in
1319 this act, to provide any other project within or without the
1320 boundaries of the district when the project is the subject of an

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agreement between the district and the Board of County Commissioners of Osceola County or the City Council of the City of Orlando or with any other applicable public or private entity, and is not inconsistent with the effective local comprehensive plans, or, in the case of Orange County, with the Orange County Territorial Agreements.

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

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

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

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

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

(n) To provide buildings and structures for district offices, maintenance facilities, meeting facilities, town

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centers, or any other project authorized or granted by this act.

(o) To establish and create, at noticed meetings, such departments of the board of supervisors of the district, as well as committees, task forces, boards, or commissions, or other agencies under the supervision and control of the district, as from time to time the members of the board may deem necessary or desirable in the performance of the acts or other things necessary to exercise the board's general or special powers to implement an innovative project to carry out the special and limited purpose of the district as provided in this act and to delegate the exercise of its powers to such departments, boards, task forces, committees, or other agencies, and such administrative duties and other powers as the board may deem necessary or desirable, but only if there is a set of expressed limitations for accountability, notice, and periodic written reporting to the board that shall retain the powers of the board.

(p) To provide electrical, sustainable, or green infrastructure improvements, facilities, and services, including, but not limited to, recycling of natural resources, reduction of energy demands, development and generation of alternative or renewable energy sources and technologies, mitigation of urban heat islands, sequestration, capping or trading of carbon emissions or carbon emissions credits, LEED or Florida Green Building Coalition certification, and development

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1371 of facilities and improvements for low-impact development and to
1372 enter into joint ventures, public-private partnerships, and
1373 other agreements and to grant such easements as may be necessary
1374 to accomplish the foregoing. Nothing herein shall authorize the
1375 district to provide electric service to retail customers or
1376 otherwise act to impair electric utility franchise agreements.

1377 (q) To provide for any facilities or improvements that may
1378 otherwise be provided for by any county or municipality,
1379 including, but not limited to, libraries, annexes, substations,
1380 and other buildings to house public officials, staff, and
1381 employees.

1382 (r) To provide waste collection and disposal, beginning
1383 not earlier than October 1, 2018.

1384 (s) To provide for the construction and operation of
1385 communications systems and related infrastructure for the
1386 carriage and distribution of communications services, and to
1387 enter into joint ventures, public-private partnerships, and
1388 other agreements and to grant such easements as may be necessary
1389 to accomplish the foregoing. Communications systems shall mean
1390 all facilities, buildings, equipment, items, and methods
1391 necessary or desirable in order to provide communications
1392 services, including, without limitation, wires, cables,
1393 conduits, wireless cell sites, computers, modems, satellite
1394 antennae sites, transmission facilities, network facilities, and
1395 appurtenant devices necessary and appropriate to support the

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1396 provision of communications services. Communications services
1397 includes, without limitation, internet, voice telephone or
1398 similar services provided by voice over internet protocol, cable
1399 television, data transmission services, electronic security
1400 monitoring services, and multi-channel video programming
1401 distribution services. Communications services provided by the
1402 district shall carry or include any governmental channel or
1403 other media content created or produced by Osceola County or the
1404 City of Orlando.

1405 (t) To provide health care facilities and to enter into
1406 public-private partnerships and agreements as may be necessary
1407 to accomplish the foregoing.

1408 (u) To coordinate, work with, and, as the board deems
1409 appropriate, enter into interlocal agreements with any public or
1410 private entity for the provision of an institution or
1411 institutions of higher education.

1412 (v) To coordinate, work with, and as the board deems
1413 appropriate, enter into public-private partnerships and
1414 agreements as may be necessary or useful to effectuate the
1415 purposes of this act.

1416
1417 The enumeration of special powers herein shall not be deemed
1418 exclusive or restrictive but shall be deemed to incorporate all
1419 powers express or implied necessary or incident to carrying out
1420 such enumerated special powers, including also the general

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1421 powers provided by this special act charter to the district to
1422 implement its purposes. The district shall not initiate any
1423 service during a fiscal year, if such service is then provided
1424 by Osceola County, Orange County, or the City of Orlando and
1425 funded by Osceola County, Orange County, or the City of Orlando
1426 from the proceeds of special assessments imposed within the
1427 district or from ad valorem taxes levied within a municipal
1428 service taxing unit that includes all or any portion of the
1429 district, unless notice is provided to Osceola County, Orange
1430 County, or the City of Orlando not later than April 1 of the
1431 fiscal year prior to initiating such service identifying such
1432 service and the geographic area of the district in which such
1433 service will be provided. Following the provision of such
1434 notice, the district and Osceola County, Orange County, or the
1435 City of Orlando shall enter into an interlocal agreement
1436 providing for a service transition that is revenue-neutral for
1437 Osceola County, Orange County, or the City of Orlando prior to
1438 initiation of any such service by the district. Further, the
1439 provisions of this subsection shall be construed liberally in
1440 order to carry out effectively the special and limited purpose
1441 of this district under this act.

1442 (10) BONDS.—

1443 (i) General obligation bonds.—

1444 1. Subject to the limitations of this charter, the
1445 district shall have the power from time to time to issue general

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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 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 Supervisors of Elections ~~Board of County Commissioners~~ of Osceola and Orange Counties ~~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 each ~~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

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1470 extent necessary for the payment thereof, without limitation as
1471 to rate or amount.

1472 3. If the board determines to issue general obligation
1473 bonds for more than one capital project, the approval of the
1474 issuance of the bonds for each and all such projects may be
1475 submitted to the electors on one and the same ballot. The
1476 failure of the electors to approve the issuance of bonds for any
1477 one or more capital projects shall not defeat the approval of
1478 bonds for any capital project which has been approved by the
1479 electors.

1480 4. In arriving at the amount of general obligation bonds
1481 permitted to be outstanding at any one time pursuant to
1482 subparagraph 1., there shall not be included any general
1483 obligation bonds that are additionally secured by the pledge of:

1484 a. Any assessments levied in an amount sufficient to pay
1485 the principal and interest on the general obligation bonds so
1486 additionally secured, which assessments have been equalized and
1487 confirmed by resolution of the board pursuant to this act or s.
1488 170.08, Florida Statutes.

1489 b. Water revenues, sewer revenues, or water and sewer
1490 revenues of the district to be derived from user fees in an
1491 amount sufficient to pay the principal and interest on the
1492 general obligation bonds so additionally secured.

1493 c. Any combination of assessments and revenues described
1494 in sub-subparagraphs a. and b.

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

(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 respective property appraisers ~~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 collectors ~~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 subsection shall not prohibit the district in its discretion from using the method prescribed in either s. 197.3632 or chapter 173, Florida Statutes, as each may be amended from time to time, for collecting and enforcing these assessments. Each annual installment of benefit special assessments shall be a lien on the property against which assessed until paid and shall be enforceable in like manner as county taxes. The amount of the assessment for the exercise of the district's powers under subsections (6) and (7) shall be determined by the board based

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1520 upon a report of the district's engineer and assessed by the
1521 board upon such lands, which may be part or all of the lands
1522 within the district benefited by the improvement, apportioned
1523 between benefited lands in proportion to the benefits received
1524 by each tract of land. The board may, if it determines it is in
1525 the best interests of the district, set forth in the proceedings
1526 initially levying such benefit special assessments or in
1527 subsequent proceedings a formula for the determination of an
1528 amount, which when paid by a taxpayer with respect to any tax
1529 parcel, shall constitute a prepayment of all future annual
1530 installments of such benefit special assessments and that the
1531 payment of which amount with respect to such tax parcel shall
1532 relieve and discharge such tax parcel of the lien of such
1533 benefit special assessments and any subsequent annual
1534 installment thereof. The board may provide further that upon
1535 delinquency in the payment of any annual installment of benefit
1536 special assessments, the prepayment amount of all future annual
1537 installments of benefit special assessments as determined in the
1538 preceding sentence shall be and become immediately due and
1539 payable together with such delinquent annual installment.

1540 (c) Non-ad valorem maintenance taxes.—If and when
1541 authorized by general law, to maintain and to preserve the
1542 physical facilities and services constituting the works,
1543 improvements, or infrastructure owned by the district pursuant
1544 to this act, to repair and restore any one or more of them, when

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needed, and to defray the current expenses of the district, including any sum which may be required to pay state and county ad valorem taxes on any lands which may have been purchased and which are held by the district under the provisions of this act, the board of supervisors may, upon the completion of said systems, facilities, services, works, improvements, or infrastructure, in whole or in part, as may be certified to the board by the engineer of the board, levy annually a non-ad valorem and nonmillage tax upon each tract or parcel of land within the district, to be known as a "maintenance tax." This non-ad valorem maintenance tax shall be apportioned upon the basis of the net assessments of benefits assessed as accruing from the original construction and shall be evidenced to and certified by the board of supervisors of the district not later than June 1 of each year to the Osceola County and Orange County tax collectors ~~collector~~ and shall be extended on the tax rolls and collected by the tax collectors ~~collector~~ on the merged collection roll of the tax collector in the same manner and at the same time as county ad valorem taxes, and the proceeds therefrom shall be paid to the district. This non-ad valorem maintenance tax shall be a lien until paid on the property against which assessed and enforceable in like manner and of the same dignity as county ad valorem taxes.

(13) SPECIAL ASSESSMENTS.—

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1569 (a) As an alternative method to the levy and imposition of
1570 special assessments pursuant to chapter 170, Florida Statutes,
1571 pursuant to the authority of s. 197.3631, Florida Statutes, or
1572 pursuant to other provisions of general law, now or hereafter
1573 enacted, which provide a supplemental means or authority to
1574 impose, levy, and collect special assessments as otherwise
1575 authorized under this act, the board may levy and impose special
1576 assessments to finance the exercise of any of its powers
1577 permitted under this act using the following uniform procedures:

1578 1. At a noticed meeting, the board of supervisors of the
1579 district may consider and review an engineer's report on the
1580 costs of the systems, facilities, and services to be provided, a
1581 preliminary special assessment methodology, and a preliminary
1582 roll based on acreage or platted lands, depending upon whether
1583 platting has occurred.

1584 a. The special assessment methodology shall address and
1585 discuss and the board shall consider whether the systems,
1586 facilities, and services being contemplated will result in
1587 special benefits peculiar to the property, different in kind and
1588 degree than general benefits, as a logical connection between
1589 the systems, facilities, and services themselves and the
1590 property, and whether the duty to pay the special assessments by
1591 the property owners is apportioned in a manner that is fair and
1592 equitable and not in excess of the special benefit received. It
1593 shall be fair and equitable to designate a fixed proportion of

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1594 the annual debt service, together with interest thereon, on the
1595 aggregate principal amount of bonds issued to finance such
1596 systems, facilities, and services which give rise to unique,
1597 special, and peculiar benefits to property of the same or
1598 similar characteristics under the special assessment methodology
1599 so long as such fixed proportion does not exceed the unique,
1600 special, and peculiar benefits enjoyed by such property from
1601 such systems, facilities, and services.

1602 b. The district engineer's cost report shall identify the
1603 nature of the proposed systems, facilities, and services, their
1604 location, a cost breakdown plus a total estimated cost,
1605 including cost of construction or reconstruction, labor, and
1606 materials, lands, property, rights, easements, franchises, or
1607 systems, facilities, and services to be acquired, cost of plans
1608 and specifications, surveys of estimates of costs and revenues,
1609 costs of engineering, legal, and other professional consultation
1610 services, and other expenses or costs necessary or incident to
1611 determining the feasibility or practicability of such
1612 construction, reconstruction, or acquisition, administrative
1613 expenses, relationship to the authority and power of the
1614 district in its charter, and such other expenses or costs as may
1615 be necessary or incident to the financing to be authorized by
1616 the board of supervisors.

1617 c. The preliminary special assessment roll will be in
1618 accordance with the assessment methodology as may be adopted by

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1619 the board of supervisors; the special assessment roll shall be
1620 completed as promptly as possible and shall show the acreage,
1621 lots, lands, or plats assessed and the amount of the fairly and
1622 reasonably apportioned assessment based on special and peculiar
1623 benefit to the property, lot, parcel, or acreage of land; and,
1624 if the special assessment against such lot, parcel, acreage, or
1625 portion of land is to be paid in installments, the number of
1626 annual installments in which the special assessment is divided
1627 shall be entered into and shown upon the special assessment
1628 roll.

1629 2. The board of supervisors of the district may determine
1630 and declare by an initial special assessment resolution to levy
1631 and assess the special assessments with respect to assessable
1632 improvements stating the nature of the systems, facilities, and
1633 services, improvements, projects, or infrastructure constituting
1634 such assessable improvements, the information in the district
1635 engineer's cost report, the information in the special
1636 assessment methodology as determined by the board at the noticed
1637 meeting and referencing and incorporating as part of the
1638 resolution the district engineer's cost report, the preliminary
1639 special assessment methodology, and the preliminary special
1640 assessment roll as referenced exhibits to the resolution by
1641 reference. If the board determines to declare and levy the
1642 special assessments by the initial special assessment
1643 resolution, the board shall also adopt and declare a notice

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1644 resolution which shall provide and cause the initial special
1645 assessment resolution to be published once a week for a period
1646 of 2 weeks in newspapers of general circulation published in
1647 Osceola and Orange Counties ~~County~~ and said board shall by the
1648 same resolution fix a time and place at which the owner or
1649 owners of the property to be assessed or any other persons
1650 interested therein may appear before said board and be heard as
1651 to the propriety and advisability of making such improvements,
1652 as to the costs thereof, as to the manner of payment therefor,
1653 and as to the amount thereof to be assessed against each
1654 property so improved. Thirty days' notice in writing of such
1655 time and place shall be given to such property owners. The
1656 notice shall include the amount of the special assessment and
1657 shall be served by mailing a copy to each assessed property
1658 owner at his or her last known address, the names and addresses
1659 of such property owners to be obtained from the record of the
1660 property appraiser of the county political subdivision in which
1661 the land is located or from such other sources as the district
1662 manager or engineer deems reliable, and proof of such mailing
1663 shall be made by the affidavit of the manager of the district or
1664 by the engineer, said proof to be filed with the district
1665 manager, provided that failure to mail said notice or notices
1666 shall not invalidate any of the proceedings hereunder. It is
1667 provided further that the last publication shall be at least 1
1668 week prior to the date of the hearing on the final special

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assessment resolution. Said notice shall describe the general areas to be improved and advise all persons interested that the description of each property to be assessed and the amount to be assessed to each piece, parcel, lot, or acre of property may be ascertained at the office of the manager of the district. Such service by publication shall be verified by the affidavit of the publisher and filed with the manager of the district. Moreover, the initial special assessment resolution with its attached, referenced, and incorporated engineer's cost report, preliminary special assessment methodology, and preliminary special assessment roll, along with the notice resolution, shall be available for public inspection at the office of the manager and the office of the district engineer or any other office designated by the board of supervisors in the notice resolution. Notwithstanding the foregoing, the landowners of all of the property which is proposed to be assessed may give the district written notice of waiver of any notice and publication provided for in this subparagraph and such notice and publication shall not be required, provided, however, that any meeting of the board of supervisors to consider such resolution shall be a publicly noticed meeting.

3. At the time and place named in the noticed resolution as provided for in subparagraph 2., the board of supervisors of the district shall meet and hear testimony from affected property owners as to the propriety and advisability of making

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1694 the systems, facilities, services, projects, works,
1695 improvements, or infrastructure and funding them with
1696 assessments referenced in the initial special assessment
1697 resolution on the property. Following the testimony and
1698 questions from the members of the board or any professional
1699 advisors to the district of the preparers of the engineer's cost
1700 report, the special assessment methodology, and the special
1701 assessment roll, the board of supervisors shall make a final
1702 decision on whether to levy and assess the particular special
1703 assessments. Thereafter, the board of supervisors shall meet as
1704 an equalizing board to hear and to consider any and all
1705 complaints as to the particular special assessments and shall
1706 adjust and equalize the special assessments to ensure proper
1707 assessment based on the benefit conferred on the property.

1708 4. When so equalized and approved by resolution or
1709 ordinance by the board of supervisors, to be called the final
1710 special assessment resolution, a final special assessment roll
1711 shall be filed with the clerk of the board of the district and
1712 such special assessment shall stand confirmed and remain legal,
1713 valid, and binding first liens on the property against which
1714 such special assessments are made until paid, equal in dignity
1715 to the first liens of ad valorem taxation of county and
1716 municipal governments and school boards. However, upon
1717 completion of the systems, facilities, service, project,
1718 improvement, works, or infrastructure, the district shall credit

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1719 to each of the assessments the difference in the special
1720 assessment as originally made, approved, levied, assessed, and
1721 confirmed and the proportionate part of the actual cost of the
1722 improvement to be paid by the particular special assessments as
1723 finally determined upon the completion of the improvement; but
1724 in no event shall the final special assessment exceed the amount
1725 of the special and peculiar benefits as apportioned fairly and
1726 reasonably to the property from the system, facility, or service
1727 being provided as originally assessed. Promptly after such
1728 confirmation, the special assessment shall be recorded by the
1729 clerk of the district in the minutes of the proceedings of the
1730 district, and the record of the lien in this set of minutes
1731 shall constitute prima facie evidence of its validity. The board
1732 of supervisors, in its sole discretion, may, by resolution grant
1733 a discount equal to all or a part of the payee's proportionate
1734 share of the cost of the project consisting of bond financing
1735 cost, such as capitalized interest, funded reserves, and bond
1736 discounts included in the estimated cost of the project, upon
1737 payment in full of any special assessments during such period
1738 prior to the time such financing costs are incurred as may be
1739 specified by the board of supervisors in such resolution.

1740 5. District special assessments may be made payable in
1741 installments over no more than 40 years after ~~from~~ the date of
1742 the payment of the first installment thereof and may bear
1743 interest at fixed or variable rates.

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1744 (19) COMPETITIVE PROCUREMENT; BIDS; NEGOTIATIONS; RELATED
1745 PROVISIONS REQUIRED.—

1746 (a) No contract shall be let by the board for any goods,
1747 supplies, or materials to be purchased when the amount thereof
1748 to be paid by the district shall exceed the amount provided in
1749 s. 287.017, Florida Statutes, as amended from time to time, for
1750 category four, unless notice of bids shall be advertised once in
1751 newspapers ~~a newspaper~~ in general circulation in Osceola and
1752 Orange Counties ~~County~~. Any board seeking to construct or
1753 improve a public building, structure, or other public works
1754 shall comply with the bidding procedures of s. 255.20, Florida
1755 Statutes, as amended from time to time, and other applicable
1756 general law. In each case, the bid of the lowest responsive and
1757 responsible bidder shall be accepted unless all bids are
1758 rejected because the bids are too high or the board determines
1759 it is in the best interests of the district to reject all bids.
1760 The board may require the bidders to furnish bond with a
1761 responsible surety to be approved by the board. Nothing in this
1762 subsection shall prevent the board from undertaking and
1763 performing the construction, operation, and maintenance of any
1764 project or facility authorized by this act by the employment of
1765 labor, material, and machinery.

1766 (20) FEES, RENTALS, AND CHARGES; PROCEDURE FOR ADOPTION
1767 AND MODIFICATIONS; MINIMUM REVENUE REQUIREMENTS.—

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1768 (a) The district is authorized to prescribe, fix,
1769 establish, and collect rates, fees, rentals, or other charges,
1770 hereinafter sometimes referred to as "revenues," and to revise
1771 the same from time to time, for the systems, facilities, and
1772 services furnished by the district, within the limits of the
1773 district, including, but not limited to, recreational
1774 facilities, water management and control facilities, ~~and~~ water
1775 and sewer systems, systems, facilities, and programs related to
1776 wildlife and plant habitat, sustainability, conservation and
1777 other special powers as provided in Section 6(7) of the Act; to
1778 recover the costs of making connection with any district
1779 service, facility, or system; and to provide for reasonable
1780 penalties against any user or property for any such rates, fees,
1781 rentals, or other charges that are delinquent. For that portion
1782 of the district within Orange County and subject to the Orange
1783 County Territorial Agreements, the ability to set rates and the
1784 authority to collect revenues associated with water, wastewater,
1785 and reclaimed water services will remain the sole right of
1786 Orange County.

1787 (b) No such district rates, fees, rentals, or other
1788 charges for any of the facilities or services of the district
1789 shall be fixed until after a public hearing at which all the
1790 users of the proposed facility or services or owners, tenants,
1791 or occupants served or to be served thereby and all other
1792 interested persons shall have an opportunity to be heard

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concerning the proposed rates, fees, rentals, or other charges. Rates, fees, rentals, and other charges shall be adopted under the administrative rulemaking authority of the district, but shall not apply to district leases or those areas within Orange County subject to the Orange County Territorial Agreements for water, wastewater, and reclaimed water services. Notice of such public hearing setting forth the proposed schedule or schedules of rates, fees, rentals, and other charges shall have been published in newspapers ~~a newspaper~~ of general circulation in Osceola and Orange Counties ~~County~~ at least once and at least 10 days prior to such public hearing. The rulemaking hearing may be adjourned from time to time. After such hearing, such schedule or schedules, either as initially proposed or as modified or amended, may be finally adopted. A copy of the schedule or schedules of such rates, fees, rentals, or charges as finally adopted shall be kept on file in an office designated by the board and shall be open at all reasonable times to public inspection. The rates, fees, rentals, or charges so fixed for any class of users or property served shall be extended to cover any additional users or properties thereafter served which shall fall in the same class, without the necessity of any notice or hearing.

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

(a) The board of supervisors of the district shall not ask the Legislature to repeal or amend this act to expand or to

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contract the boundaries of the district or otherwise cause the merger or termination of the district without first obtaining a resolution or official statement from the Tohopekaliga Water Authority, ~~and~~ Osceola County, Orange County for the sole purpose of the Orange County Territorial Agreements that exist at the time, and the City of Orlando, as required by s. 189.031(2)(e)4., Florida Statutes, for creation of an independent special district. However, if an amendment alters the district boundaries in only one jurisdiction or affects the district's special powers in only one jurisdiction, it is necessary to secure the resolution or statement from only the affected jurisdiction.

(27) INCLUSION OF TERRITORY.—

(d) The creation and establishment of the district shall not impair or alter the authority, power, obligations, or purpose of Orange County or its successors in providing water, wastewater, or reclaimed water services and facilities within its territorial jurisdiction, as set forth in the Orange County Territorial Agreements.

Section 7. This act being for the purpose of developing and promoting the public good and welfare of Osceola County, the City of Orlando, and Orange County, the territory included in the district, and the service areas ~~area~~ authorized to be served by the Tohopekaliga Water Authority and Orange County, and the citizens, inhabitants, ratepayers, and taxpayers residing

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1843 therein, shall be liberally construed to effect the purposes of
1844 the act as consistent with, cumulative, and supplemental to the
1845 powers of Osceola County, Orange County, the City of Orlando,
1846 ~~the county~~ and the Tohopekaliga Water Authority.

1847 Section 2. This act shall take effect upon becoming a law,
1848 except that the provisions of this act which authorize the levy
1849 of ad valorem taxation shall take effect only upon express
1850 approval of a majority vote of those qualified electors of the
1851 Sunbridge Stewardship District, as required by Section 9 of
1852 Article VII of the State Constitution, voting in a referendum
1853 election held at such time as all members of the board are
1854 qualified electors who are elected by qualified electors of the
1855 district as provided in this act.