

HB 4061

2026

A bill to be entitled  
An act relating to Hillsborough County; creating the Land Reserve Stewardship District; providing a short title, legislative findings and intent, definitions, and policy; establishing compliance with minimum requirements for creation of an independent special district; providing for creation and establishment of the district; establishing the legal boundaries of the district; providing for the jurisdiction and charter of the district; providing for a governing board; providing for membership, election, and terms of office; providing for meetings; providing administrative duties of the board; providing a method for transition of the board from landowner control to control by the resident electors of the district; providing for a district manager and district employees; providing for a district treasurer, selection of a public depository, and district budgets and financial reports; providing for disclosure of public information; providing the general powers of the district; providing the special powers of the district to plan, finance, and provide community infrastructure and services within the district; providing for bonds; providing for borrowing; providing for trust agreements; providing for future

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26 ad valorem taxation; providing for special  
27 assessments; providing for issuance of certificates of  
28 indebtedness; providing for tax liens; providing for  
29 payment of taxes and redemption of tax liens by the  
30 district; providing for sharing in the disbursement of  
31 sales proceeds; providing for foreclosure of liens;  
32 providing for mandatory use of certain district  
33 systems, facilities, and services; providing for  
34 competitive procurement; providing for fees, rentals,  
35 and charges; providing for discontinuance of services  
36 and facilities; providing for enforcement and  
37 penalties; providing for suits against the district;  
38 providing requirements for termination, contraction,  
39 or expansion of the district; authorizing mergers;  
40 providing for required notices to purchasers of  
41 residential units within the district; specifying that  
42 certain district property is public; providing  
43 construction; providing severability; providing for a  
44 referendum; providing effective dates.

45  
46 Be It Enacted by the Legislature of the State of Florida:

47  
48 **Section 1.** This act may be cited as the "Land Reserve  
49 Stewardship District Act."

50 **Section 2.** Legislative findings and intent; definitions;

51 policy.–

52 (1) LEGISLATIVE INTENT; PURPOSE OF THE DISTRICT.–

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

57 (b) There is a need to use a single special and limited  
58 purpose independent special district unit of local government  
59 for the Land Reserve Stewardship District lands located within  
60 Hillsborough County for a more comprehensive community  
61 development approach, which will facilitate an integral  
62 relationship among regional transportation, land use, and urban  
63 design to provide for a diverse mix of housing and regional  
64 employment and economic development opportunities, rather than  
65 fragmented development with underutilized infrastructure which  
66 is generally associated with urban sprawl.

67 (c) There is a considerably long period of time during  
68 which there is a significant burden to provide various systems,  
69 facilities, and services to the initial landowners of the Land  
70 Reserve Stewardship District lands, such that there is a need  
71 for flexible management, sequencing, timing, and financing of  
72 the various systems, facilities, and services to be provided to  
73 these lands, taking into consideration absorption rates,  
74 commercial viability, and related factors. Therefore, extended  
75 control by the initial landowner with regard to the provision of

76 systems, facilities, and services for the Land Reserve  
77 Stewardship District lands, coupled with the special and single  
78 purpose of such district, is in the public interest.

79 (d) While chapter 190, Florida Statutes, provides an  
80 opportunity for previous community development services and  
81 facilities to be provided by the continued use of community  
82 development districts in a manner that furthers the public  
83 interest, given the size of the Land Reserve Stewardship  
84 District lands and the duration of development continuing to  
85 utilize multiple community development districts over these  
86 lands which would result in an inefficient, duplicative, and  
87 needless proliferation of special-purpose local governments,  
88 contrary to the public interest and the Legislature's findings  
89 in chapter 190, Florida Statutes, it is in the public interest  
90 that the long-range provision for, and management, financing,  
91 and long-term maintenance, upkeep, and operation of, services  
92 and facilities to be provided for ultimate development and  
93 conservation of the lands covered by this act be under one  
94 coordinated entity. The creation of an independent special  
95 district will assist in integrating the management of state  
96 resources and allow for greater and more coordinated stewardship  
97 of natural resources.

98 (e) The existence and use of a special and limited  
99 purpose local government for the Land Reserve Stewardship  
100 District lands, subject to the Hillsborough County comprehensive

101 plan, will provide for a comprehensive and complete community  
102 development approach to promote a sustainable and efficient land  
103 use pattern for the Land Reserve Stewardship District lands with  
104 long-term planning for conservation and development, provide  
105 opportunities for the mitigation of impacts and development of  
106 infrastructure in an orderly and timely manner, prevent the  
107 overburdening of the local general purpose government and the  
108 taxpayers, and provide an enhanced tax base and regional  
109 employment and economic development opportunities.

110 (f) The creation and establishment of the special  
111 district will encourage local government financial self-  
112 sufficiency in providing public facilities and in identifying  
113 and implementing fiscally sound, innovative, and cost-effective  
114 techniques to provide and finance public facilities while  
115 encouraging coordinated development of capital improvement plans  
116 by all levels of government, in accordance with the goals of  
117 chapter 187, Florida Statutes.

118 (g) The creation and establishment of a special and  
119 single purpose independent district is a legitimate supplemental  
120 and alternative method available to manage, own, operate,  
121 construct, and finance capital infrastructure systems,  
122 facilities, and services.

123 (h) In order to be responsive to the critical timing  
124 required through the exercise of its special management  
125 functions, an independent special district requires financing of

126 those functions, including bondable lienable and nonlienable  
127 revenue, with full and continuing public disclosure and  
128 accountability, funded by landowners, both present and future,  
129 and funded also by users of the systems, facilities, and  
130 services provided to the land area by the special district,  
131 without unduly burdening the taxpayers, citizens, and ratepayers  
132 of the state or Hillsborough County.

133 (i) The special district created and established by this  
134 act shall not have or exercise any comprehensive planning,  
135 zoning, or development permitting power; the establishment of  
136 the special district is not considered a development order  
137 within the meaning of part I of chapter 380, Florida Statutes;  
138 and all applicable planning and permitting laws, rules,  
139 regulations, and policies of Hillsborough County control the  
140 development of the land to be serviced by the special district.

141 (j) The creation by this act of the Land Reserve  
142 Stewardship District as a vehicle for providing timely, cost-  
143 effective, and efficient public infrastructure, facilities, and  
144 services is not inconsistent with the Hillsborough County  
145 comprehensive plan.

146 (k) It is the legislative intent and purpose that no debt  
147 or obligation of the special district constitute a burden on  
148 Hillsborough County.

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

150 (a) "Ad valorem bonds" means bonds that are payable from

151 the proceeds of ad valorem taxes levied on real and tangible  
152 personal property and that are generally referred to as general  
153 obligation bonds.

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

158 (c) "Assessment bonds" means special obligations of the  
159 district which are payable solely from proceeds of the special  
160 assessments or benefit special assessments levied for assessable  
161 improvements, provided that, in lieu of issuing assessment bonds  
162 to fund the costs of assessable improvements, the district may  
163 issue revenue bonds for such purposes payable from assessments.

164 (d) "Assessments" means nonmillage district assessments  
165 including special assessments, benefit special assessments, and  
166 maintenance special assessments, and a nonmillage, non-ad  
167 valorem maintenance tax if authorized by general law.

168 (e) "Benefit special assessments" means district  
169 assessments imposed, levied, and collected pursuant to section  
170 6.

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

176        (g) "Bond" includes "certificate," and the provisions  
177        that are applicable to bonds are equally applicable to  
178        certificates. The term also includes any general obligation  
179        bond, assessment bond, refunding bond, revenue bond, bond  
180        anticipation note, and other such obligation in the nature of a  
181        bond as is provided for in this act.

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

184        1. The expenses of determining the feasibility or  
185        practicability of acquisition, construction, or reconstruction.

186        2. The cost of surveys, estimates, plans, and  
187        specifications.

188        3. The cost of improvements.

189        4. Engineering, architectural, fiscal, and legal expenses  
190        and charges.

191        5. The cost of all labor, materials, machinery, and  
192        equipment.

193        6. The cost of all lands, properties, rights, easements,  
194        and franchises acquired.

195        7. Financing charges.

196        8. The creation of initial reserve and debt service  
197        funds.

198        9. Working capital.

199        10. Interest charges incurred or estimated to be incurred  
200        on money borrowed before and during construction and acquisition

201 and for such reasonable period of time after completion of  
202 construction or acquisition as the board may determine.

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

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

207 13. The discount, if any, on the sale or exchange of  
208 bonds.

209 14. Administrative expenses.

210 15. Such other expenses as may be necessary or incidental  
211 to the acquisition, construction, or reconstruction of any  
212 project, or to the financing thereof, or to the development of  
213 any lands within the district.

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

217 17. Any other expense or payment permitted by this act or  
218 allowable by general law.

219 (i) "District manager" means the manager of the district.

220 (j) "District roads" means highways, streets, roads,  
221 alleys, intersection improvements, sidewalks, crossings,  
222 landscaping, irrigation, signage, signalization, storm drains,  
223 bridges, multi-use trails, lighting, and thoroughfares of all  
224 kinds.

225 (k) "Land Reserve Stewardship District" or "district"

226 means the special and single-purpose independent special  
227 district unit of local government and political subdivision  
228 created and chartered by this act, and limited to the  
229 performance of those general and special powers authorized by  
230 its charter under this act, the boundaries of which are set  
231 forth in this act, the governing board of which is created and  
232 authorized to operate with legal existence by this act, and the  
233 purpose of which is as set forth in this act.

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

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

239 (n) "Governing board member" means any member of the  
240 board of supervisors.

241 (o) "Land development regulations" means those  
242 regulations of the general-purpose local government, adopted  
243 under the Community Planning Act, codified as part II of chapter  
244 163, Florida Statutes, to which the district is subject and as  
245 to which the district may not do anything that is inconsistent  
246 therewith. Land development regulations are not considered  
247 specific management, engineering, operations, or capital  
248 improvement planning needed in the daily management,  
249 implementation, and supplying by the district of systems,  
250 facilities, services, works, improvements, projects, or

251 infrastructure, so long as they remain subject to and are not  
252 inconsistent with the applicable county codes.

253 (p) "Landowner" means the owner of a freehold estate as  
254 it appears on the deed record, including a trustee, a private  
255 corporation, and an owner of a condominium unit. The term  
256 "landowner" does not include a reversioner, remainderman,  
257 mortgagee, or any governmental entity which is not counted and  
258 does not need to be notified of proceedings under this act. The  
259 term "landowner" also means the owner of a ground lease from a  
260 governmental entity, which leasehold interest has a remaining  
261 term, excluding all renewal options, in excess of 50 years.

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

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

268 (s) "Powers" means powers used and exercised by the board  
269 of supervisors to accomplish the special and limited purpose of  
270 the district, including:

271 1. "General powers," which means those organizational and  
272 administrative powers of the district as provided in its charter  
273 in order to carry out its special and limited purposes as a  
274 local government public corporate body politic.

275 2. "Special powers," which means those powers provided by

276 the district charter to implement its specialized systems,  
277 facilities, services, projects, improvements, and infrastructure  
278 and related functions in order to carry out its special and  
279 limited purposes.

280 3. Any other powers, authority, or functions set forth in  
281 this act.

282 (t) "Project" means any development, improvement,  
283 property, power, utility, facility, enterprise, service, system,  
284 works, or infrastructure now existing or hereafter undertaken or  
285 established under this act.

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

291 (v) "Reclaimed water" means water, including from wells  
292 or stormwater management facilities, that has received at least  
293 secondary treatment and basic disinfection and is reused after  
294 flowing out of a domestic wastewater treatment facility or  
295 otherwise reused as an approved use of surface water or  
296 groundwater by the water management district.

297 (w) "Reclaimed water system" means any plant, well,  
298 system, facility, or property, and any addition, extension, or  
299 improvement thereto at any future time constructed or acquired  
300 as part thereof, useful, necessary, or having the present

301 capacity for future use in connection with the development of  
302 sources, treatment, purification, or distribution of reclaimed  
303 water. The term includes franchises of any nature relating to  
304 any such system and necessary or convenient for the operation  
305 thereof including for the district's own use or resale.

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

312 (y) "Revenue bonds" means obligations of the district  
313 that are payable from revenues, including, but not limited to,  
314 special assessments and benefit special assessments, derived  
315 from sources other than ad valorem taxes on real or tangible  
316 personal property and that do not pledge the property, credit,  
317 or general tax revenue of the district.

318 (z) "Sewer system" means any plant, system, facility, or  
319 property, and additions, extensions, and improvements thereto at  
320 any future time constructed or acquired as part thereof, useful  
321 or necessary or having the present capacity for future use in  
322 connection with the collection, treatment, purification, or  
323 disposal of sewage, including, but not limited to, industrial  
324 wastes resulting from any process of industry, manufacture,  
325 trade, or business or from the development of any natural

326 resource. The term also includes treatment plants, pumping  
327 stations, lift stations, valves, force mains, intercepting  
328 sewers, laterals, pressure lines, mains, and all necessary  
329 appurtenances and equipment; all sewer mains, laterals, and  
330 other devices for the reception and collection of sewage from  
331 premises connected therewith; and all real and personal property  
332 and any interest therein, and rights, easements, and franchises  
333 of any nature relating to any such system and necessary or  
334 convenient for operation thereof.

335 (aa) "Special assessments" means assessments as imposed,  
336 levied, and collected by the district for the costs of  
337 assessable improvements pursuant to this act; chapter 170,  
338 Florida Statutes; and the additional authority under s.  
339 197.3631, Florida Statutes, or any other provision of general  
340 law, now or hereinafter enacted, which provide or authorize a  
341 supplemental means to impose, levy, or collect special  
342 assessments.

343 (bb) "Tax" or "taxes" means those levies and impositions  
344 of the board of supervisors that support and pay for government  
345 and the administration of general law and that may be:

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

349 2. If and when authorized by general law, non-ad valorem  
350 maintenance taxes not based on millage that are used to maintain

351 district systems, facilities, and services.

352 (cc) "Water system" means any plant, system, facility, or  
353 property, and any addition, extension, or improvement thereto at  
354 any future time constructed or acquired as a part thereof,  
355 useful, necessary, or having the present capacity for future use  
356 in connection with the development of sources, treatment,  
357 purification, or distribution of water. The term also includes  
358 dams, reservoirs, storage tanks, mains, lines, valves, pumping  
359 stations, laterals, and pipes for the purpose of carrying water  
360 to the premises connected with such system, and all rights,  
361 easements, and franchises of any nature relating to any such  
362 system and necessary or convenient for the operation thereof.

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

366 (a) The district and the district charter, with its  
367 general and special powers, as created in this act, are  
368 essential and the best alternative for the potential future  
369 residential, commercial, office, hotel, health care, and other  
370 similar community uses, projects, or functions in the included  
371 portion of Hillsborough County consistent with the effective  
372 comprehensive plan, and designed to serve a lawful public  
373 purpose.

374 (b) The district, which is a local government and a  
375 political subdivision, is limited to its special purpose as

376 expressed in this act, with the power to provide, plan,  
377 implement, construct, maintain, and finance as a local  
378 government management entity systems, facilities, services,  
379 improvements, infrastructure, and projects, and possessing  
380 financing powers to fund its management power over the long term  
381 and with sustained levels of high quality.

382 (c) The creation of the Land Reserve Stewardship District  
383 by and pursuant to this act, and its exercise of its management  
384 and related financing powers to implement its limited, single,  
385 and special purpose, is not a development order and does not  
386 trigger or invoke any provision within the meaning of chapter  
387 380, Florida Statutes, and all applicable governmental planning,  
388 environmental, and land development laws, regulations, rules,  
389 policies, and ordinances apply to all development of the land  
390 within the jurisdiction of the district as created by this act.

391 (d) The district shall operate and function subject to,  
392 and not inconsistent with, the applicable comprehensive plan of  
393 Hillsborough County and any applicable development orders (e.g.,  
394 detailed site plan development orders), zoning regulations, and  
395 other land development regulations.

396 (e) The special and single-purpose Land Reserve  
397 Stewardship District does not have the power of a general-  
398 purpose local government to adopt a comprehensive plan or  
399 related land development regulation as those terms are defined  
400 in the Community Planning Act.

401        (f) This act may be amended, in whole or in part, only by  
402 special act of the Legislature.

403        **Section 3. Minimum charter requirements; creation and**  
404 **establishment; jurisdiction; construction; charter.-**

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

409        (a) The purpose of the district is provided in section 2  
410 and this section.

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

417        (c) The methods for establishing the district are  
418 provided in this section.

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

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

423        (f) The maximum compensation of board members is provided  
424 in section 5.

425        (g) The administrative duties of the governing body are

426 provided in sections 5 and 6.

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

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

431 (j) The requirements for elections or referendums and  
432 qualifications of an elector of the district are provided in  
433 section 5.

434 (k) The methods for financing the district are provided  
435 in section 6.

436 (l) Other than taxes levied for the payment of bonds and  
437 taxes levied for periods of up to 2 years when authorized by a  
438 vote of the electors of the district, the authority to levy ad  
439 valorem tax and the authorized millage rate are provided in  
440 section 6.

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

443 (n) The requirements for planning are provided in  
444 sections 2 and 6.

445 (o) The geographic boundary limitations of the district  
446 are provided in sections 4 and 6.

447 (2) The Land Reserve Stewardship District is created and  
448 incorporated as a public body corporate and politic, an  
449 independent special and limited purpose local government, an  
450 independent special district, under s. 189.031, Florida

451 Statutes, and as defined in this act and in s. 189.012(3),  
452 Florida Statutes, in and for portions of Hillsborough County.  
453 Any amendments to chapter 190, Florida Statutes, after January  
454 1, 2026, granting additional general powers, special powers,  
455 authorities, or projects to a community development district by  
456 amendment to its uniform charter contained in ss. 190.006-  
457 190.041, Florida Statutes, which are not inconsistent with this  
458 act, shall constitute a general power, special power, authority,  
459 or function of the Land Reserve Stewardship District. All  
460 notices for the enactment by the Legislature of this special act  
461 have been provided pursuant to the State Constitution, the Laws  
462 of Florida, and the rules of the House of Representatives and of  
463 the Senate. A referendum subsequent to the effective date of  
464 this act is not required as a condition of establishing the  
465 district. Therefore, the district, as created by this act, is  
466 established on the property described in this act.

467 (3) The territorial boundary of the district shall  
468 embrace and include all of that certain real property described  
469 in section 4.

470 (4) The jurisdiction of the district, in the exercise of  
471 its general and special powers, and in the carrying out of its  
472 special and limited purposes, is both within the external  
473 boundaries of the legal description of this district and  
474 extraterritorially when limited to, and as authorized expressly  
475 elsewhere in, the charter of the district as created in this act

476 or applicable general law. This special and limited purpose  
477 district is created as a public body corporate and politic, and  
478 local government authority and power is limited by its charter,  
479 this act, and subject to other general laws, including chapter  
480 189, Florida Statutes, except that an inconsistent provision in  
481 this act shall control and the district has jurisdiction to  
482 perform such acts and exercise such authorities, functions, and  
483 powers as shall be necessary, convenient, incidental, proper, or  
484 reasonable for the implementation of its special and limited  
485 purpose regarding the sound planning, provision, acquisition,  
486 development, operation, maintenance, and related financing of  
487 those public systems, facilities, services, improvements,  
488 projects, and infrastructure works as authorized herein,  
489 including those necessary and incidental thereto. The district  
490 shall only exercise any of its powers extraterritorially within  
491 Hillsborough County after execution of an interlocal agreement  
492 between the district and Hillsborough County consenting to the  
493 district's exercise of any of such powers within Hillsborough  
494 County or an applicable development order or as part of other  
495 land development regulations issued by Hillsborough County.

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

500 **Section 4.** Formation; boundaries.—The Land Reserve

501     Stewardship District, an independent special district, is  
502     created and incorporated in Hillsborough County and shall  
503     embrace and include the territory described as:

504

505     TECO PARCELS:

506

507     PARCEL 1:

509     The South 320 feet of Section 31, Township 32 South, Range  
510     19 East, Hillsborough County, Florida, LESS AND EXCEPT that  
511     part taken for State Road 93A (I-75) as described in the  
512     Order of Taking recorded in Official Records Book 3296,  
513     Page 1932, Public Records of Hillsborough County, Florida.

514

515     PARCEL 2:

517     The South 320 feet of the Southwest 1/4 of Section 32,  
518     Township 32 South, Range 19 East, Hillsborough County,  
519     Florida.

520

521     FARMLAND PARCELS:

522

523     PARCEL 1:

524

525     PARCEL A:

526  
527 The Southwest 1/4 of the Northwest 1/4, the Southeast 1/4  
528 of the Northwest 1/4, and a portion of the Northeast 1/4 of  
529 the Northwest 1/4 all in Section 25, Township 32 South,  
530 Range 18 East, Hillsborough County, Florida, being more  
531 particularly described as follows:

532  
533 Commence at the Northeast corner of the Northeast 1/4 of  
534 the Northwest 1/4 of said Section 25; thence S 00°10'55" W  
535 along the East line of said Northeast 1/4 of the Northwest  
536 1/4 for 33.00 feet to a point on the South right-of-way  
537 line of Stephens Road (as recorded in Deed Book 2022, Page  
538 578 of the Public Records of Hillsborough County, Florida)  
539 and the POINT OF BEGINNING; thence continue S 00°10'55" W  
540 along said East line for 1304.06 feet; thence S 00°11'19" W  
541 along the East line of the Southeast 1/4 of the Northwest  
542 1/4 of said Section 25 for 1337.48 feet; thence S 89°58'08" W  
543 along the South line of the Southeast 1/4 of the  
544 Northwest 1/4 of Section 25 for 1333.64 feet; thence S  
545 89°59'26" W along the South line of the Southwest 1/4 of  
546 the Northwest 1/4 of said Section 25 for 1333.41 feet;  
547 thence N 00°07'05" E along the West line of the Southwest  
548 1/4 of the Northwest 1/4 of Section 25 for 1338.35 feet;  
549 thence N 89°59'55" E along the North line of the Southwest  
550 1/4 of the Northwest 1/4 of said Section 25 for 1334.25

551       feet; thence N 00°09'15" E along the West line of the  
552       Northeast 1/4 of the Northwest 1/4 of said Section 25 for  
553       461.86 feet; thence N 48°48'19" E for 487.22 feet; thence N  
554       58°21'54" W for 425.36 feet to a point of intersection with  
555       a line 3.00 feet East of and parallel with the West line of  
556       the Northeast 1/4 of the Northwest 1/4 of said Section 25;  
557       thence N 00°09'15" E along said parallel line for 298.84  
558       feet to the South right-of-way of Stephens Road; thence S  
559       89°58'25" E along said South right-of-way line for 1332.08  
560       feet to the POINT OF BEGINNING.

561  
562       LESS AND EXCEPT ANY PORTION THEREOF CONTAINED IN THE  
563       FOLLOWING:

564  
565       SCHOOL SITE:

567       A parcel of land being a portion of the Northwest 1/4 of  
568       Section 26, the Northeast 1/4 of Section 26 and the  
569       Northwest 1/4 of Section 25, Township 32 South, Range 18  
570       East, Hillsborough County, Florida, being more particularly  
571       described as follows:

572       BEGIN at the Northeast corner of said Section 26; thence S  
573       00°07'05" W along the East line of the Northeast 1/4 of  
574       said Section 26 for 1338.35 feet to the Northwest corner of  
575       the Southwest 1/4 of the Northwest 1/4 of said Section 25;

576       thence N 89°59'55" E along the North line of the Southwest  
577       1/4 of the Northwest 1/4 of said Section 25 for 625.70  
578       feet; thence S 00°00'05" E for 361.36 feet; thence S  
579       29°06'53" W for 1118.29 feet to a point on the South line  
580       of the Southwest 1/4 of the Northwest 1/4 of said Section  
581       25; thence S 89°59'26" W along said South line for 84.35  
582       feet to the Southeast corner of the Northeast 1/4 of said  
583       Section 26; thence along the South line of the Northeast  
584       1/4 of said Section 26, S 89°55'06" W for 2688.33 feet to  
585       the Southwest corner of the Northeast 1/4 of said Section  
586       26; thence continue along the South line of the Northwest  
587       1/4 of said Section 26 for 1929.14 feet; thence N 30°45'07"  
588       E for 1316.45 feet; thence N 00°05'08" W for 212.18 feet to  
589       a point on the North line of the Southeast 1/4 of the  
590       Northwest 1/4 of said Section 26; thence N 89°54'52" E  
591       along said North line for 1262.65 feet to the Northeast  
592       corner of the Southeast 1/4 of the Northwest 1/4 of Section  
593       26; thence N 00°16'11" E along the West line of the  
594       Northeast 1/4 of said Section 26 for 1342.67 feet to the  
595       Northwest corner of the Northeast 1/4 of said Section 26;  
596       thence S 89°53'52" E along the North line of the Northeast  
597       1/4 of said Section 26 for 2681.20 feet to the POINT OF  
598       BEGINNING.

599  
600

PARCEL B:

601  
602 The Northwest 1/4 of the Northeast 1/4 of Section 25,  
603 Township 32 South, Range 18 East, Tallahassee Meridian,  
604 lying and being in Hillsborough County, Florida. LESS AND  
605 EXCEPT right-of-way for Stephens Road.

606  
607 PARCEL C:

608  
609 The Southwest 1/4 of the Northeast 1/4 of Section 25,  
610 Township 32 South, Range 18 East, Tallahassee Meridian,  
611 lying and being in Hillsborough County, Florida.

612  
613 PARCEL D:

614  
615 The Northwest 1/4 of the Southeast 1/4 of Section 25,  
616 Township 32 South, Range 18 East, Tallahassee Meridian,  
617 lying and being in Hillsborough County, Florida.

618  
619 PARCEL E:

620  
621 The Southwest 1/4 of Section 25, Township 32 South, Range  
622 18 East, Tallahassee Meridian, lying and being in  
623 Hillsborough County, Florida.

624  
625 PARCEL 2:

626  
627 PARCEL A:

628  
629 THE SOUTH 1/2 OF SECTION 26, TOWNSHIP 32 SOUTH, RANGE 18  
630 EAST, HILLSBOROUGH COUNTY, FLORIDA.

631  
632 PARCEL B:

633  
634 THAT PORTION OF SECTION 27, TOWNSHIP 32 SOUTH, RANGE 18  
635 EAST, HILLSBOROUGH COUNTY, FLORIDA, MORE PARTICULARLY  
636 DESCRIBED AS FOLLOWS:

637  
638 BEGIN AT THE SOUTHEAST CORNER OF STATED SECTION 27 FOR A  
639 POINT OF BEGINNING; THENCE, SOUTH 89°09'25" WEST ALONG THE  
640 SOUTH BOUNDARY OF SECTION 27, A DISTANCE OF 3252.07 FEET;  
641 THENCE NORTH 54°55'27" EAST A DISTANCE OF 3381.55 FEET;  
642 THENCE NORTH 35°04'33" WEST A DISTANCE OF 1125.00 FEET TO A  
643 POINT ON THE SOUTHEAST RIGHT-OF-WAY BOUNDARY OF HIGHWAY  
644 U.S. 41 (STATE ROAD NO. 45); THENCE N 54°55'27" EAST ALONG  
645 STATED RIGHT-OF-WAY BOUNDARY A DISTANCE OF 1381.08 FEET TO  
646 A POINT ON THE EAST BOUNDARY OF SECTION 27; THENCE SOUTH  
647 00°17'04" EAST ALONG THE EAST BOUNDARY OF SECTION 27 A  
648 DISTANCE OF 924.79 FEET TO THE NORTHEAST CORNER OF THE  
649 SOUTHEAST 1/4 OF SECTION 27, THENCE SOUTH 00°05'13" WEST  
650 ALONG THE EAST BOUNDARY OF SECTION 27, A DISTANCE OF

651 2684.95 FEET TO THE SOUTHEAST CORNER OF SECTION 27 AND THE  
652 POINT OF BEGINNING.

653  
654 PARCEL 3:

655  
656 That part of the West 660.0 feet of the Southwest 1/4 of  
657 the Northwest 1/4 of Section 26, Township 32 South, Range  
658 18 East, Hillsborough County, Florida, lying South and East  
659 of U.S. Highway 41, being more particularly described as  
660 follows:

661 BEGIN at the Southwest corner of the Southwest 1/4 of the  
662 Northwest 1/4 of said Section 26; thence N 00°15'11" E  
663 along the West line of said Southwest 1/4 of the Northwest  
664 1/4 for 922.31 feet to a point on the Southeasterly right-  
665 of-way line of U.S. Highway 41 (State Road 45, Section No.  
666 10060-2505); thence N 55°29'22" E along said Southeasterly  
667 right-of-way line for 743.24 feet to a point on the North  
668 line of said Southwest 1/4 of the Northwest 1/4; thence N  
669 89°54'52" E along said North line for 49.42 feet to a point  
670 of intersection with a line 660 feet East of and parallel  
671 with the West line of said Southwest 1/4 of the Northwest  
672 1/4; thence S 00°15'11" W along said parallel line for  
673 1342.53 feet to a point on the South line of said Southwest  
674 1/4 of the Northwest 1/4; thence S 89°55'06" W the said  
675 South line for 660.01 feet to the POINT OF BEGINNING.

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AND

The Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4, the Southwest 1/4 of the Northwest 1/4, and that portion of the Northwest 1/4 of the Northwest 1/4 lying South and East of U.S. Highway 41, all in Section 26, Township 32 South, Range 18 East, in Hillsborough County, Florida, LESS the West 660.00 feet of the Southwest 1/4 of the Northwest 1/4 lying South and East of U.S. Highway 41 in said Section 26, being more particularly described as follows:

BEGIN at the Northeast corner of said Section 26; thence S 00°07'05" W along the East line of the Northeast 1/4 of said Section 26 for 2676.70 feet; thence S 89°55'06" W along the South line of the Northeast 1/4 of said Section 26 for 2688.33 feet; thence continue S 89°55'06" W along the South line of the Northwest 1/4 of said Section 26 for 2017.54 feet to a point of intersection with a line 660.00 feet East of and parallel with the West line of the Southwest 1/4 of the Northwest 1/4 of said Section 26; thence N 00°15'11" E along said parallel line for 1342.53 feet to a point on the North line of the Southwest 1/4 of the Northwest 1/4 of said Section 26; thence S 89°54'52" W

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701       along said North line for 49.42 feet to a point on the  
702       Southeasterly right-of-way line of U.S. Highway 41 (State  
703       Road 45, Section No. 10060-2505); thence Northeasterly  
704       along right-of-way line for the following (2) courses: 1) N  
705       55°29'22" E for 544.02 feet to a point of curvature; 2)  
706       Northeasterly along the arc of a curve concave  
707       Northwesterly, having for its elements a radius of 3951.72  
708       feet, a central angle of 05°08'37", an arc length of 354.76  
709       feet, and a chord bearing and distance of N 52°55'03" E for  
710       354.65 feet to a point of intersection with the West line  
711       of the Northeast 1/4 of the Northwest 1/4 of said Section  
712       26; thence S 00°16'31" W along said West line for 520.98  
713       feet; thence N 89°54'52" E along the South line of the  
714       Northeast 1/4 of the Northwest 1/4 of said Section 26 for  
715       1338.65 feet; thence N 00°16'11" E along the East line of  
716       the Northeast 1/4 of the Northwest 1/4 of said Section 26  
717       for 1342.67 feet; thence S 89°53'52" E along the North line  
718       of the Northeast 1/4 of said Section 26 for 2681.20 feet to  
719       the POINT OF BEGINNING.

720  
721       LESS AND EXCEPT ANY PORTION THEREOF CONTAINED IN THE  
722       FOLLOWING:

723  
724       SCHOOL SITE  
725

726       A parcel of land being a portion of the Northwest 1/4 of  
727       Section 26, the Northeast 1/4 of Section 26 and the  
728       Northwest 1/4 of Section 25, Township 32 South, Range 18  
729       East, Hillsborough County, Florida, being more particularly  
730       described as follows:

731       BEGIN at the Northeast corner of said Section 26; thence S  
732       00°07'05" W along the East line of the Northeast 1/4 of  
733       said Section 26 for 1338.35 feet to the Northwest corner of  
734       the Southwest 1/4 of the Northwest 1/4 of said Section 25;  
735       thence N 89°59'55" E along the North line of the Southwest  
736       1/4 of the Northwest 1/4 of said Section 25 for 625.70  
737       feet; thence S 00°00'05" E for 361.36 feet; thence S  
738       29°06'53" W for 1118.29 feet to a point on the South line  
739       of the Southwest 1/4 of the Northwest 1/4 of said Section  
740       25; thence S 89°59'26" W along said South line for 84.35  
741       feet to the Southeast corner of the Northeast 1/4 of said  
742       Section 26; thence along the South line of the Northeast  
743       1/4 of said Section 26, S 89°55'06" W for 2688.33 feet to  
744       the Southwest corner of the Northeast 1/4 of said Section  
745       26; thence continue along the South line of the Northwest  
746       1/4 of said Section 26 for 1929.14 feet; thence N 30°45'07"  
747       E for 1316.45 feet; thence N 00°05'08" W for 212.18 feet to  
748       a point on the North line of the Southeast 1/4 of the  
749       Northwest 1/4 of said Section 26; thence N 89°54'52" E  
750       along said North line for 1262.65 feet to the Northeast

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751       corner of the Southeast 1/4 of the Northwest 1/4 of Section  
752       26; thence N 00°16'11" E along the West line of the  
753       Northeast 1/4 of said Section 26 for 1342.67 feet to the  
754       Northwest corner of the Northeast 1/4 of said Section 26;  
755       thence S 89°53'52" E along the North line of the Northeast  
756       1/4 of said Section 26 for 2681.20 feet to the POINT OF  
757       BEGINNING.

758  
759       PARCEL 4:

760  
761       The Southwest 1/4 of the Northwest 1/4 of Section 26,  
762       Township 32 South, Range 18 East, of the Tallahassee  
763       Meridian, lying North and West of United States Highway No.  
764       41.

765  
766       AND

767  
768       All that part of Section 27, Township 32 South, Range 18  
769       East of the Tallahassee Meridian, lying between the rights-  
770       of-way of the Atlantic Coast Line Railroad and the United  
771       States Highway No. 41.

772  
773       AND

774  
775       That part of the Northwest 1/4 of the Northwest 1/4 of

776       Section 26, Township 32 South, Range 18 East of the  
777       Tallahassee Meridian lying North and West of U.S. Highway  
778       No. 41, LESS a parcel of land described as follows: Begin  
779       on the North line of said Northwest 1/4 of the Northwest  
780       1/4 at the intersection of said line and the Southerly line  
781       of the railroad right-of-way, thence East along said North  
782       line to the Northeast corner of the Northwest 1/4 of the  
783       Northwest 1/4, thence South to the U.S. Highway No. 41  
784       right-of-way, thence Southwesterly along the highway right  
785       of-way 760.00 feet, thence North 45 degrees West to the  
786       railroad right-of-way, thence Northeasterly to the Point of  
787       Beginning.

788  
789       LESS that part Northwesterly of the railroad right-of-way.

790  
791       The above-described property also being described as  
792       follows:

793  
794       For a point of reference, commence at the Southeast corner  
795       of the Northeast 1/4 of Section 27, Township 32 South,  
796       Range 18 East, Hillsborough County, Florida N 0 deg 08 min  
797       34 Sec East, along the East boundary of the Northeast 1/4  
798       of said Section 27, a distance of 1136.11 feet to a point  
799       on the Northerly right-of-way line of U.S. Highway NO. 41  
800       for the Point of Beginning. Run thence S 55 deg 26'42" W.,

801       along the Northerly right-of-way line of U.S. Highway No.  
802       41, a distanced of 4532.18 feet to the P.C. of a curve to  
803       the left having a radius of 28,697.90 feet; thence along  
804       the Northerly right-of-way line of U.S. Highway No. 41, a  
805       distance of 60.87 feet along the arc of said curve, thru a  
806       central angle of 0 deg 07'17", a chord bearing and distance  
807       of S 55 deg 23'03" W., 60.87 feet to a point on the  
808       Southerly right-of-way line of the Seaboard Coast Line  
809       Railroad; thence N. 53 deg 17'38" E., along the Southerly  
810       right-of-way line said Railroad, a distance of 1408.83 feet  
811       to the P.C. of a curve to the left having a radius of  
812       5729.58 feet and a central angle of 08 deg 30'00"; thence  
813       along the Southerly right-of-way line of said Railroad,  
814       850.00 feet along the arc of said curve, a chord bearing  
815       and distance of N. 49 deg 02'38" E., 849.22 feet to the  
816       P.T. of said curve; thence N. 44 deg 47'38" E, along the  
817       Southerly right-of-way line of said Railroad, a distance of  
818       3314.56 feet; thence S 52 deg 30'43" E., a distance of  
819       750.35 feet to a point on the Northerly right-of-way line  
820       of U.S. Highway No. 41; said point being on a curve to the  
821       right having a radius of 1859.86 feet; thence along the  
822       Northerly right of way line of U.S. Highway No. 41, a  
823       distance of 415.95 feet along the arc of said curve, thru a  
824       central angle of 12 deg 48'51", a chord bearing and  
825       distance of S. 49 deg 02'17" W., 415.09 feet to the P.T. of

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826       said curve; thence S 55 deg 26'42" W., along the Northerly  
827       right-of-way line of U.S. Highway No; 41 a distance of  
828       735.01 feet to the Point of Beginning.

830       All lying and being in Sections 26 and 27, Township 32  
831       South, Range 18 East, Hillsborough County, Florida.

833       PARCEL 5:

835       That part of Section 27, Township 32 South, Range 18 East,  
836       Hillsborough County, Florida, lying North and West of the  
837       Atlantic Coast Line Railroad right-of-way;

839       LESS road right-of-way;

841       ALSO LESS a tract in the SW 1/4 of the said Section 27,  
842       Township 32 South, Range 18 East, described as follows:  
843       From the Southwest corner of said Section 27, run North  
844       1°52.5' East along the West boundary of Section 27 a  
845       distance of 229.0 feet to intersection with the Northern  
846       right of way line of Atlantic Coast Line Railroad for a  
847       Point of Beginning; from said Point of Beginning run North  
848       54°34' East said Atlantic Coast Line Railroad right of way  
849       a distance of 808.25 feet to a point North 35°26' West 65.0  
850       feet from the center of an existing grade crossing of the

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851       Atlantic Coast Line Railroad; run thence North 1°52.5' East  
852       1197.0 feet; run thence North 43°18' West 906.45 feet to a  
853       point on the West boundary of said Section 27; run thence  
854       South 1°52.5' West 2325.87 feet along the West boundary of  
855       said Section 27 to the Point of Beginning;

856

857       ALSO LESS the following:

859       That part lying North and East of the Southwesterly  
860       boundary of road conveyed to Hillsborough County in  
861       Official Record Book 1015 at page 11.

862

863       AND

865       That part of NW 1/4 of NW 1/4 of Section 26, Township 32  
866       South, Range 18 East, lying North and West of railroad, and  
867       South and West of road conveyed to Hillsborough County in  
868       Official Record Book 1015 at page 11.

869

870       PARCEL 6:

872       Tract beginning at the Northeast corner of Section 28,  
873       Township 32 South, Range 18 East, and run South 500 feet;  
874       thence run West 2660 feet to the mean high water mark of  
875       Cockroach Bay; thence run Northeasterly along the mean high

876 water mark of Cockroach Bay to the North Section line of  
877 Section 28, Township 32 South, Range 18 East; thence run  
878 East along the said North Section line of the said Section  
879 28 to the Point of Beginning.

880

881 PARCEL 7:

882

883 That part of Sections 34, 35, and 36, Township 32 South,  
884 Range 18 East, Hillsborough County, Florida, lying North of  
885 the Northerly right of way line of a road designated  
886 "Boulevard", on the plat of LES JARDINS DE FLORIDE  
887 SUBDIVISION, which is a dedicated County road; and that  
888 part of Section 33, Township 32 South, Range 18 East,  
889 Hillsborough County, Florida, lying East of U.S. Highway  
890 No. 41 and North of the above referenced dedicated County  
891 road.

892

893 LESS the North 660 feet thereof, conveyed to Tampa Electric  
894 Company by that Warranty Deed recorded in Official Record  
895 Book 3184 at Page 1092, of the Public Records of  
896 Hillsborough County, Florida.

897

898 ALSO LESS the parcel conveyed to Tampa Electric Company as  
899 recorded in Official Record Book 4323 at Page 297, of the  
900 Public Records of Hillsborough County, Florida.

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901  
902 ALSO LESS that portion conveyed to Hillsborough County by  
903 that Warranty Deed recorded in Official Records Book 3770,  
904 Page 1105, of the Public Records of Hillsborough County,  
905 Florida.

906 ALSO LESS additional right of way for Valroy Road.

907  
908 All the forgoing lands constitute a part of the LES JARDINS  
909 DE FLORIDE SUBDIVISION, as per plat thereof recorded in  
910 Plat Book 1 at Page 150, of the Public Records of  
911 Hillsborough County, Florida.

912  
913 PARCEL 8:

914  
915 The Southerly portion of Section 34, Township 32 South,  
916 Range 18 East, Hillsborough County, Florida; lying South of  
917 Valroy Road, being a 100-foot right-of-way, and running in  
918 an East-West direction through the approximate middle of  
919 said Section 34;

920  
921 LESS any other road right-of-way;

922  
923 ALSO LESS the South 660.00 feet thereof;

924  
925 ALSO LESS the West 1905.36 feet thereof;

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926  
927 ALSO LESS OUTPARCEL DESCRIBED AS FOLLOWS: That part of the  
928 Southwest 1/4 of Section 34, Township 32 South, Range 18  
929 East, Hillsborough County, Florida, being more particularly  
930 described as follows: Commence at the West 1/4 corner of  
931 Section 34, Township 32 South, Range 18 East, Hillsborough  
932 County, Florida; thence South 89°55'43" East, along the  
933 East/West centerline of said Section 34, for 1906.65 feet;  
934 thence South 00°11'42" West for 50.00 feet, to the Southern  
935 right-of-way of aforesaid Valroy Road and the Point of  
936 Beginning; thence South 89°55'43" East, along said southern  
937 right-of-way, for 123.78 feet; thence South 00°05'21" West  
938 for 135.00 feet; thence North 89°55'43" West for 124.03  
939 feet; thence North 00°11'42" East for 135.00 feet to the  
940 Point of Beginning.

941  
942 PARCEL 9:

943  
944 PARCEL A:

945  
946 Tracts 39 through 45, inclusive, LESS the North 200 feet  
947 thereof; Tracts 48 through 57, inclusive, and that portion  
948 of Tract 46, less the north 200 feet thereof, Tract 47, and  
949 Garden Tracts 29, 32, 33, 34 and 35 lying East and South of  
950 the present location of Bayshore Road (US Highway No. 541

951        (41)) of Les Jardins de Floride, according to the map or  
952        plat thereof, as recorded in Plat Book 1, Page 150, of the  
953        Public Records of Hillsborough County, Florida, all lying  
954        and being a part of Sections 32 and 33, Township 32 South,  
955        Range 18 East, Hillsborough County, Florida.

956

957        Excepting therefrom the South 660 feet of the above  
958        described land.

959

960        PARCEL B: (WELL PARCEL)

961

962        Commence at the Southeast corner of Section 33, Township 32  
963        South, Range 18 East, Hillsborough County, Florida; thence  
964        North 00°10'22" East, along the East line of said Section  
965        33, a distance of 660.46 feet to a TECO Monument found  
966        marking the North line of the South 660 feet of said  
967        Section 33 as monumented; thence South 89°45'19" West,  
968        25.00 feet to a point on the West line of a 50 foot wide  
969        platted right-of-way as shown on the Plat of Les Jardins de  
970        Floride, according to the map or plat thereof, as recorded  
971        in Plat Book 1, Page 150, of the Public Records of  
972        Hillsborough County, Florida; thence continue South  
973        89°45'19" West, 1064.89 feet for a Point of Beginning;  
974        thence continue South 89°45'19" West, 30.00 feet; thence  
975        South 00°14'41" East, 65.00 feet; thence North 89°45'19"

976       East, 30.00 feet; thence North 00°14'41" West, 65.00 feet  
977       to the Point of Beginning.

979       PARCEL C:

981       The Westerly 25 feet of that certain 50 foot wide right-of-  
982       way as shown on the Plat entitled "Les Jardins de Floride"  
983       recorded in Plat Book 1, Page 150, of the Public Records of  
984       Hillsborough County, Florida which lies East of and  
985       adjacent to the East line of Tract 39, Less the North 200  
986       feet thereof, and the East line of Tract 57, Less the South  
987       660 feet thereof, all of said plat.

989       Being more particularly described as follows:

991       Commence at the Southeast corner of Section 33, Township 32  
992       South, Range 18 East, Hillsborough County, Florida; thence  
993       North 00°10'22" East, along the East line of said Section  
994       33, a distance of 660.46 feet to a TECO monument found  
995       marking the North line of the South 660 feet of said  
996       Section 33 as monumented, said point being the Point of  
997       Beginning; thence continue North 00°10'22" East, along the  
998       East line of said section, a distance of 956.20 feet;  
999       thence leaving the East line of said section South  
1000       89°58'38" West, a distance of 25.00 feet to the East line

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1001       of said Tract 39; thence South 00°10'22" West along the  
1002       East line of said Tracts 39 and 57, a distance of 956.29  
1003       feet; thence North 89°45'19" East, a distance of 25.00 feet  
1004       to the Point of Beginning.

1005

1006       SUBURBAN LAND PARCELS:

1007

1008       PARCEL 1:

1009

1010       THE N 660 FT OF THAT PT OF NE 1/4 OF SECTION 33, TOWNSHIP  
1011       32 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA,  
1012       LYING EAST OF R/W OF US HWY 41.

1013

1014       PARCEL 2:

1015

1016       THE N 660 FEET OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 18  
1017       EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS R/W FOR US HWY 41.

1018

1019       PARCEL 3:

1020

1021       THE N 660 FT OF SECTION 35, TOWNSHIP 32 SOUTH, RANGE 18  
1022       EAST, HILLSBOROUGH COUNTY, FLORIDA.

1023

1024       PARCEL 4:

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1026        THE N 660 FT OF SECTION 36, TOWNSHIP 32 SOUTH, RANGE 18  
1027        EAST, HILLSBOROUGH COUNTY, FLORIDA.

1029        PARCEL 5:

1031        The North 100 acres of the South 300 acres of the West 1/2  
1032        of Section 32, Township 32 South, Range 19 East,  
1033        Hillsborough County, Florida; LESS the South 235 feet of  
1034        the North 665 thereof and LESS existing road rights of way  
1035        and LESS right of way for I-75.

1037        ALSO LESS AND EXCEPT any portion thereof contained in  
1038        Special Warranty Deed recorded in Official Records  
1039        Instrument Number 2024282551, Public Records of  
1040        Hillsborough County, Florida.

1042        PARCEL 6:

1044        The South 200 acres of the West 1/2 of Section 32, Township  
1045        32 South, Range 19 East, Hillsborough County, Florida; LESS  
1046        the South 320 feet thereof and LESS existing road rights of  
1047        way.

1049        ALSO LESS AND EXCEPT any portion thereof contained in  
1050        Special Warranty Deed recorded in Official Records

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1051        Instrument Number 2024282551, Public Records of  
1052        Hillsborough County, Florida.

1053  
1054        PARCEL 7:

1055  
1056        That part of the West 1/2 of Section 32, Township 32 South,  
1057        Range 19 East, Hillsborough County, Florida, lying East of  
1058        the Easterly right of way line of I-75, LESS the South 300  
1059        acres thereof.

1060  
1061        ALSO LESS AND EXCEPT any portion thereof contained in  
1062        Special Warranty Deed recorded in Official Records  
1063        Instrument Number 2024282551, Public Records of  
1064        Hillsborough County, Florida.

1065  
1066        PARCEL 8:

1067  
1068        Begin at a point that is the intersection of the West line  
1069        of Section 31, Township 32 South, Range 19 East,  
1070        Hillsborough County, Florida, with the Northwesterly right  
1071        of way line of I-75; thence North along the said West line  
1072        of Section 31, to a point of intersection of said West line  
1073        of Section 31 with the Southerly right of way line of  
1074        Valroy Road; thence Northeasterly along the said Southerly  
1075        right of way line of Valroy Road to a point which is the

1076        intersection of said Southerly right of way line of Valroy  
1077        Road with said Northwesterly right of way line of I-75;  
1078        thence go Southwesterly along the said Northwesterly right  
1079        of way line of I-75 to the Point of Beginning.

1080

1081        PARCEL 9:

1082

1083        Begin at a point that is the intersection of the Northerly  
1084        boundary of Valroy Road and the Westerly boundary of I-75  
1085        in the East 1/2 of Section 31, Township 32 South, Range 19  
1086        East, Hillsborough County, Florida, thence Northeasterly  
1087        along the Westerly boundary of I-75, 700 feet, more or  
1088        less, to the intersection of the Westerly boundary of I-75  
1089        and the South boundary of the 660 foot easement of Tampa  
1090        Electric Company; thence West along the South boundary of  
1091        said Tampa Electric easement a distance of 1750 feet, more  
1092        or less, to a point in an existing fence line; thence South  
1093        along said fence line a distance of 750 feet, more or less,  
1094        to a point of intersection of said fence line and the  
1095        Northerly boundary of Valroy Road; thence Easterly  
1096        following the Northerly boundary of Valroy Road a distance  
1097        of 1435 feet, more or less, to the Point of Beginning;  
1098        TOGETHER with an easement for ingress and egress as  
1099        reserved in instrument recorded in O.R. Book 2723, Page 500  
1100        and easement for ingress and egress as reserved in O.R.

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1101 Book 2723, Page 494, Public Records of Hillsborough County,  
1102 Florida. Together with an easement for ingress and egress  
1103 as reserved in instrument recorded in O.R. Book 2723, Page  
1104 494, AS ASSIGNED IN O.R. BOOK 17859, PAGE 1277, Public  
1105 Records of Hillsborough County, Florida.

1106  
1107 LESS AND EXCEPT those lands contained in Special Warranty  
1108 Deed recorded in Official Records Instrument Number  
1109 2024282552, Public Records of Hillsborough County, Florida.

1110  
1111 PARCEL 10:

1112  
1113 That part of the Northeast 1/4 of Section 31, Township 32  
1114 South, Range 19 East, Hillsborough County, Florida, lying  
1115 East of the Easterly right of way line of I-75 and North of  
1116 the Northerly right of way line of Valroy Road; LESS that  
1117 portion conveyed to Tampa Electric Company by virtue of  
1118 deed recorded in O.R. Book 2723, Page 500, Public Records  
1119 of Hillsborough County, Florida; Together with an easement  
1120 for ingress and egress as reserved in instrument recorded  
1121 in O.R. Book 2723, Page 494, Public Records of Hillsborough  
1122 County, Florida.

1123  
1124 PARCEL 11:

1126        Begin at a point on the East line of Section 31, Township  
1127        32 South, Range 19 East, Hillsborough County, Florida; said  
1128        point being 320 feet North of the Southeast corner of said  
1129        Section 31; thence go West parallel to the South line of  
1130        said Section 31, 1900 feet to a point; thence go North  
1131        parallel to the East line of said Section 31, 900 feet to a  
1132        point; thence go East parallel to the South line of said  
1133        Section 31, 700 feet to a point; thence go Northeasterly  
1134        1700 feet to a point that is 250 feet West of the East line  
1135        of said Section 31, thence go East parallel to the South  
1136        line of said Section 31, East 250 feet, more or less, to  
1137        the East line of said Section 31, thence South along the  
1138        East line of said Section 31, 2200 feet, more or less, to  
1139        the Point of Beginning.

1140

1141        PARCEL 12:

1142

1143        (a) That portion of Section 31, Township 32 South, Range  
1144        19 East, Hillsborough County, Florida, lying Southeasterly  
1145        of I-75 and South of Valroy Road; LESS the South 320 feet  
1146        and LESS Tract beginning at a point on the East line of  
1147        Section 31, Township 32 South, Range 19 East, Hillsborough  
1148        County, Florida; said point being 320 feet North of the  
1149        Southeast corner of said Section 31; thence go West  
1150        parallel to the South line of said Section 31, 1900 feet to

1151       a point; thence go North parallel to the East line of said  
1152       Section 31, 900 feet to a point; thence go East parallel to  
1153       the South line of said Section 31, 700 feet to a point;  
1154       thence go Northeasterly 1700 feet to a point that is 250  
1155       feet West of the East line of said Section 31, thence go  
1156       East parallel to the South line of said Section 31, East  
1157       250 feet, more or less, to the East line of said Section  
1158       31, thence South along the East line of said Section 31,  
1159       2200 feet, more or less, to the Point of Beginning;  
1160       Together with an easement for ingress and egress as  
1161       reserved in instrument recorded in O.R. Book 2723, Page  
1162       494, Public Records of Hillsborough County, Florida.  
1163       Together with an easement for ingress and egress as  
1164       reserved in instrument recorded in O.R. Book 2723, Page  
1165       494, AS ASSIGNED IN O.R. BOOK 17859, PAGE 1277, Public  
1166       Records of Hillsborough County, Florida.

1167

1168       AND

1169

1170       (b) Beginning at the intersection of the Northerly road  
1171       right of way of Valroy Road and the West line of Section  
1172       31, Township 32 South, Range 19 East, Hillsborough County,  
1173       Florida; thence go North along the West line of said  
1174       Section 31 a distance of 1400 feet more or less to the  
1175       South boundary of the lands of Tampa Electric Company,

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1176       thence go Northeasterly 935 feet, more or less, to the  
1177       South boundary of the 660 foot parcel owned by TECO, thence  
1178       go East 2550 feet more or less to the East line of fence on  
1179       Ganey Road, thence go South 760 feet, more or less, to the  
1180       Northerly right of way of Valroy Road, thence Southwesterly  
1181       along the Northerly right of way line of Valroy Road to the  
1182       Point of Beginning; LESS and except therefrom the West 100  
1183       feet of the Northeast 1/4 of said Section 31, lying and  
1184       situated within the boundaries of the just described  
1185       property.

1186       Less and Except that portion thereof having been conveyed  
1187       to Tampa Electric Company by deed recorded in Official  
1188       Records Book 4351, Page 440, Public Records of Hillsborough  
1189       County, Florida.

1190  
1191       AND

1192  
1193       (c) The Southeast 1/4 of Section 30, Township 32 South,  
1194       Range 19 East, Hillsborough County, Florida, lying  
1195       Southerly and Easterly of the Little Manatee River less and  
1196       except the following parcels described in A, B and C:

1197  
1198       (A) A parcel of land lying and being in the Southeast 1/4  
1199       of Section 30, Township 32 South, Range 19 East,  
1200       Hillsborough County, Florida, more particularly described

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1201       as follows:

1202

1203       Begin at the Northwest corner of the Southeast 1/4 of said  
1204       Section 30; thence North 89°46'34" East, along the North  
1205       line of said Southeast 1/4; a distance of 756.08 feet;  
1206       thence South 38°45'41" East, 471.11 feet; thence South  
1207       40°18'11" East, 993.65 feet; thence South 01°26'27" West,  
1208       818.10 feet; thence South 82°12'36" West, 1664.03 feet to a  
1209       point on the West line of said Southeast 1/4; thence North  
1210       00°38'54" West, along said West line, a distance of 2165.72  
1211       feet to the Point of Beginning; LESS the West 100 feet  
1212       thereof.

1213

1214       (B) The West 100 feet of said Southeast 1/4 of Section 30,  
1215       Township 32 South, Range 19 East. Together with an easement  
1216       for ingress and egress as reserved in instrument recorded  
1217       in O.R. Book 2723, Page 494, AS ASSIGNED IN O.R. BOOK  
1218       17859, PAGE 1277, Public Records of Hillsborough County,  
1219       Florida.

1220

1221       (C) Commence at the Northwest corner of the Southeast 1/4  
1222       of Section 30, Township 32 South, Range 19 East,  
1223       Hillsborough County, Florida; thence North 89°46'34" East,  
1224       along the North line of said Southeast 1/4, a distance of  
1225       756.08 feet for a Point of Beginning; thence South

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1226       38°45'41" East, 471.11 feet; thence North 47°29'30" East,  
1227       324.89 feet to the waters of the Little Manatee River;  
1228       thence North 17°27'13" West, along said waters, a distance  
1229       of 156.96 feet to the aforementioned North line of the  
1230       Southeast 1/4; thence South 89°46'34" West, along said  
1231       North line, a distance of 487.38 feet to the Point of  
1232       Beginning.

1233

1234       Also less and except that portion conveyed to Tampa  
1235       Electric Company by virtue of instrument recorded in O.R.  
1236       Book 2723, Page 500.

1237

1238       Together with an easement for ingress and egress as  
1239       reserved in instrument recorded in O.R. Book 2723, Page  
1240       500, and Together with an easement for ingress and egress  
1241       described as follows:

1242       Commence at the Northwest corner of the Southeast 1/4 of  
1243       Section 30, Township 32 South, Range 19 East, Hillsborough  
1244       County, Florida; thence run North 89°46'34" East, along the  
1245       North line of said Southeast 1/4, a distance of 52.96 feet  
1246       for a Point of Beginning; thence continue North 89°46'34"  
1247       East, 703.12 feet; thence South 38°45'41" East, 63.92 feet;  
1248       thence South 89°46'34" West, 741.73 feet; thence North  
1249       01°37'19" West, 50.02 feet to the Point of Beginning.

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1251 PARCEL 13:

1252  
1253 (a) Commence at the Northwest corner of the Southeast 1/4  
1254 of Section 30, Township 32 South, Range 19 East,  
1255 Hillsborough County, Florida; thence North 89°40'34" East,  
1256 along the North line of said Southeast 1/4, a distance of  
1257 756.08 feet for a Point of Beginning; thence South  
1258 38°45'41" East, 471.11 feet; thence North 47°29'30" East,  
1259 324.89 feet to the waters of the Little Manatee River;  
1260 thence North 17°27'13" West, along said waters, a distance  
1261 of 156.96 feet to the aforementioned North line of the  
1262 Southeast 1/4; thence South 89°47'34" West, along said  
1263 North line, a distance of 487.38 feet to the Point of  
1264 Beginning; Together with an easement for ingress and  
1265 egress, being more particularly described as follows:  
1266 Commence at the Northwest corner of the Southeast 1/4 of  
1267 Section 30, Township 32 South, Range 19 East, Hillsborough  
1268 County, Florida; thence North 89°46'34" East, along the  
1269 North line of said Southeast 1/4, a distance of 52.96 feet  
1270 for a Point of Beginning; thence continue North 89°46'34"  
1271 East, 703.12 feet; thence South 38°45'41" East, 63.92 feet;  
1272 thence South 89°40'34" West, 741.73 feet; thence North  
1273 00°37'19" West, 50.02 feet to the Point of Beginning.

1274  
1275 AND

1276  
1277 (b) The West 100-feet of the Southeast 1/4 of Section 30,  
1278 Township 32 South, Range 19 East, Hillsborough County,  
1279 Florida TOGETHER with an easement for ingress and egress as  
1280 reserved in instrument recorded in O.R. Book 2723, Page  
1281 500, both of the Public Records of Hillsborough County,  
1282 Florida.

1283  
1284 AND

1285  
1286 (c) The West 100 feet of the Northeast 1/4 of Section 31,  
1287 Township 32 South, Range 19 East, Hillsborough County,  
1288 Florida, lying North of Valroy Road and South of Tampa  
1289 Electric Company tract described in O.R. Book 2723, Page  
1290 494, Public Records of Hillsborough County, Florida.

1291  
1292 PARCEL 14:

1293  
1294 A parcel of land lying and being in the Southeast 1/4 of  
1295 Section 30, Township 32 South, Range 19 East, Hillsborough  
1296 County, Florida, more particularly described as follows:

1297  
1298 Begin at the Northwest corner of the Southeast 1/4 of said  
1299 Section 30; thence North 89°46'34" East, along the North  
1300 line of said Southeast 1/4; a distance of 756.08 feet;

1301       thence South 38°45'41" East, 471.11 feet; thence South  
1302       40°18'11" East, 993.65 feet; thence South 01°26'27" West,  
1303       818.10 feet; thence South 82°12'36" West, 1664.03 feet to a  
1304       point on the West line of said Southeast 1/4; thence North  
1305       00°38'54" West, along said West line, a distance of 2165.72  
1306       feet to the Point of Beginning; LESS the West 100 feet  
1307       thereof.

1308

1309       PARCEL 15:

1310

1311       The Southwest 1/4 of Section 30, Township 32 South, Range  
1312       19 East, Hillsborough County, Florida; Together with an  
1313       easement for ingress and egress, being more particularly  
1314       described as follows: Begin at the Northeast corner of the  
1315       Southwest 1/4 of Section 30, Township 32 South, Range 19  
1316       East, Hillsborough County, Florida; thence North 89°46'34"  
1317       East along the North line of the Southeast 1/4 a distance  
1318       of 102.96 feet; thence South 00°38'54" East, a distance of  
1319       75 feet; thence South 89°46'34" West, a distance of 102.96  
1320       feet; thence North 00°38'54" West, along the East line of  
1321       the Southwest 1/4, a distance of 75 feet to the Point of  
1322       Beginning; Together with an easement for ingress and egress  
1323       as reserved in instrument recorded in O.R. Book 2723, Page  
1324       494, Public Records of Hillsborough County, Florida.  
1325       Together with an easement for ingress and egress as

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1326 reserved in instrument recorded in O.R. Book 2723, Page  
1327 494, AS ASSIGNED IN O.R. BOOK 17859, PAGE 1277, Public  
1328 Records of Hillsborough County, Florida.

1329

1330 PARCEL 16:

1331

1332 That part of the Southwest 1/4 of Section 29, Township 32  
1333 South, Range 19 East, Hillsborough County, Florida, lying  
1334 East of the Easterly right of way of I-75 and lying South  
1335 of Little Manatee River.

1336

1337 AND

1338

1339 That part of the Southwest 1/4 of Section 29, Township 32  
1340 South, Range 19 East, Hillsborough County, Florida, lying  
1341 West of the Westerly right of way of I-75 and lying South  
1342 of Little Manatee River; LESS that portion conveyed to  
1343 Tampa Electric Company by virtue of instrument recorded in  
1344 O.R. Book 2723, Page 500, Public Records of Hillsborough  
1345 County, Florida.

1346

1347 ALSO LESS AND EXCEPT any portion thereof contained in  
1348 Special Warranty Deed recorded in Official Records  
1349 Instrument Number 2024282551, Public Records of  
1350 Hillsborough County, Florida.

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1351  
1352       PARCEL 17:  
1353  
1354       Parcel "A"  
1355  
1356       That part of:  
1357  
1358       The South 235 feet of the North 665 feet of the Northwest  
1359       1/4 of Section 32, Township 32 South Range 19 East,  
1360       Hillsborough County, Florida, lying East of the East right  
1361       of way line of State Road No. 93A (I75) .  
1362  
1363       LESS AND EXCEPT any portion thereof contained in Special  
1364       Warranty Deed recorded in Official Records Instrument  
1365       Number 2024282551, Public Records of Hillsborough County,  
1366       Florida.  
1367  
1368       AND  
1369  
1370       Parcel "B":  
1371  
1372       A Parcel of land lying within Section 31; Township 32  
1373       South, Range 19 East, Hillsborough County, Florida, being a  
1374       portion of those lands described as Parcel I in O.R. Book  
1375       2723, Page 500 of the Public Records of Hillsborough

1376       County, Florida and being more particularly described as  
1377       follows:

1378  
1379       Commence at the Northeast corner of said Section 31, run  
1380       thence South 00°16'28" East along the East line of said  
1381       Section 31, a distance of 467.58 feet to a point of  
1382       intersection with the Easterly right of way line of State  
1383       Road 93A (I-75), said point being the Point of Beginning;  
1384       thence continue South 00°16'28" East along the East line of  
1385       said Section 31, a distance of 197.43 feet to the Southeast  
1386       corner of the North 665 feet of the Northeast 1/4 of said  
1387       Section 31; run thence North 89°42'13" West, a distance of  
1388       102.37 feet along the South line of said North 665 feet, to  
1389       a point of intersection with the Easterly right of way line  
1390       of State Road 93A (I-75); run thence North 27°15'15" East  
1391       along the Easterly line of State Road 93A (I-75) a distance  
1392       of 221.49 to the Point of Beginning.

1393  
1394       PARCEL 18:

1395  
1396       A parcel of land being a portion of those lands described  
1397       as "Parcel I" in O.R. Book 2723, Page 500, of the Public  
1398       Records of Hillsborough County, Florida, lying within the  
1399       Northwest 1/4 of Section 31, Township 32 South, Range 19  
1400       East, and being more particularly described as follows:

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1401  
1402       Description:  
1403  
1404       Commence at the Northwest corner of Section 31, Township 32  
1405       South, Range 19 East, run thence South 89°42'08" East,  
1406       2617.61 along the North boundary of said Section 31, also  
1407       being the North line of The Tampa Electric Company right of  
1408       way, Parcel I, O.R. Book 2723, Page 500, to a Point of  
1409       Beginning; thence continue along the North line of said  
1410       Section 31, South 89°42'08" East, 100.00 feet; thence  
1411       leaving the North line of said Section 31, South 00°00'00"  
1412       West, 665.05 feet to the intersection with the South line  
1413       of said Parcel I, O.R. Book 2723, Page 500; thence North  
1414       89°42'13" West, 100.00 feet, along said South line; thence  
1415       North 00°00'00" West, 665.05 feet to the Point of  
1416       Beginning.  
1417  
1418       TOTAL AREA OR PROPERTY DESCRIBED HEREIN IS 3,707 ACRES,  
1419       MORE OR LESS.  
1420       **Section 5.**       Board of supervisors; members and meetings;  
1421       organization; powers; duties; terms of office; related election  
1422       requirements.—  
1423        (1)       The board of the district shall exercise the powers  
1424       granted to the district pursuant to this act. The board shall  
1425       consist of five members, each of whom shall hold office for a

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1426 term of 4 years, as provided in this section, except as  
1427 otherwise provided herein for initial board members, and until a  
1428 successor is chosen and qualified. The members of the board must  
1429 be residents of the state and citizens of the United States.

1430 (2) (a) Within 90 days after the effective date of this  
1431 act, there shall be held a meeting of the landowners of the  
1432 district for the purpose of electing five supervisors for the  
1433 district. Notice of the landowners' meeting shall be published  
1434 in a newspaper of general circulation in the general area of the  
1435 district once a week for 2 consecutive weeks, the last day of  
1436 such publication to be not fewer than 14 days nor more than 28  
1437 days before the date of the election. The landowners, when  
1438 assembled at such meeting, shall organize by electing a chair,  
1439 who shall conduct the meeting. The chair may be any person  
1440 present at the meeting. If the chair is a landowner or proxy  
1441 holder of a landowner, he or she may nominate candidates and  
1442 make and second motions. The landowners present at the meeting,  
1443 in person or by proxy, shall constitute a quorum. At any  
1444 landowners' meeting, 50 percent of the district acreage is not  
1445 required to constitute a quorum, and each governing board member  
1446 elected by landowners shall be elected by a majority of the  
1447 acreage represented either by owner or proxy present and voting  
1448 at said meeting.

1449 (b) At such meeting, each landowner shall be entitled to  
1450 cast one vote per acre of land owned by him or her and located

1451    within the district for each person to be elected. A landowner  
1452    may vote in person or by proxy in writing. Each proxy must be  
1453    signed by one of the legal owners of the property for which the  
1454    vote is cast and must contain the typed or printed name of the  
1455    individual who signed the proxy; the street address, legal  
1456    description of the property, or tax parcel identification  
1457    number; and the number of authorized votes. If the proxy  
1458    authorizes more than one vote, each property must be listed and  
1459    the number of acres of each property must be included. The  
1460    signature on a proxy need not be notarized. A fraction of an  
1461    acre shall be treated as 1 acre, entitling the landowner to one  
1462    vote with respect thereto. The three candidates receiving the  
1463    highest number of votes shall each be elected for terms expiring  
1464    November 26, 2030, and the two candidates receiving the next  
1465    largest number of votes shall each be elected for terms expiring  
1466    November 28, 2028, with the term of office for each successful  
1467    candidate commencing upon election. The members of the first  
1468    board elected by landowners shall serve their respective terms;  
1469    however, the next election of board members shall be held on the  
1470    first Tuesday after the first Monday in November 2028.  
1471    Thereafter, there shall be an election by landowners for the  
1472    district every 2 years on the first Tuesday after the first  
1473    Monday in November, which shall be noticed pursuant to paragraph  
1474    (a). The second and subsequent landowners' election shall be  
1475    announced at a public meeting of the board at least 90 days

1476 before the date of the landowners' meeting and shall also be  
1477 noticed pursuant to paragraph (a). Instructions on how all  
1478 landowners may participate in the election, along with sample  
1479 proxies, shall be provided during the board meeting that  
1480 announces the landowners' meeting. Each supervisor elected in or  
1481 after November 2028 shall serve a 4-year term.

1482 (3) (a)1. The board may not exercise the ad valorem taxing  
1483 power authorized by this act until such time as all members of  
1484 the board are qualified electors who are elected by qualified  
1485 electors of the district.

1486 2.a. Regardless of whether the district has proposed to  
1487 levy ad valorem taxes, board members shall be elected by  
1488 qualified electors of the district as the district becomes  
1489 populated with qualified electors. The transition shall occur  
1490 such that the composition of the board, after the first general  
1491 election following a trigger of the qualified elector population  
1492 thresholds set forth below, shall be as follows:

1493 (I) Once 14,000 qualified electors reside within the  
1494 district, one governing board member shall be a person who is a  
1495 qualified elector of the district and who was elected by the  
1496 qualified electors, and four governing board members shall be  
1497 persons who were elected by the landowners.

1498 (II) Once 21,000 qualified electors reside within the  
1499 district, two governing board members shall be persons who are  
1500 qualified electors of the district and who were elected by the

1501 qualified electors, and three governing board members shall be  
1502 persons who were elected by the landowners.

1503 (III) Once 28,000 qualified electors reside within the  
1504 district, three governing board members shall be persons who are  
1505 qualified electors of the district and who were elected by the  
1506 qualified electors, and two governing board members shall be  
1507 persons who were elected by the landowners.

1508 (IV) Once 35,000 qualified electors reside within the  
1509 district, four governing board members shall be persons who are  
1510 qualified electors of the district and who were elected by the  
1511 qualified electors, and one governing board member shall be a  
1512 person who was elected by the landowners.

1513 (V) Once 40,000 qualified electors reside within the  
1514 district, all five governing board members shall be persons who  
1515 are qualified electors of the district and who were elected by  
1516 the qualified electors. Nothing in this sub-subparagraph is  
1517 intended to require an election before the expiration of an  
1518 existing board member's term.

1519 b. On or before June 1 of each election year, the board  
1520 shall determine the number of qualified electors in the district  
1521 as of the immediately preceding April 15. The board shall use  
1522 and rely upon the official records maintained by the supervisor  
1523 of elections and property appraiser or tax collector in  
1524 Hillsborough County in making this determination. Such  
1525 determination shall be made at a properly noticed meeting of the

1526 board and shall become a part of the official minutes of the  
1527 district.

1528 c. All governing board members elected by qualified  
1529 electors shall be elected at large at an election occurring as  
1530 provided in subsection (2) and this subsection.

1531 d. All governing board members elected by qualified  
1532 electors shall reside in the district.

1533 e. Once the district qualifies to have any of its board  
1534 members elected by the qualified electors of the district, the  
1535 initial and all subsequent elections by the qualified electors  
1536 of the district shall be held at the general election in  
1537 November. The board shall adopt a resolution, if necessary, to  
1538 implement this requirement. The transition process described  
1539 herein is intended to be in lieu of the process set forth in s.  
1540 189.041, Florida Statutes.

1541 (b) Elections of board members by qualified electors held  
1542 pursuant to this subsection shall be nonpartisan and shall be  
1543 conducted in the manner prescribed by general law for holding  
1544 general elections. Board members shall assume the office on the  
1545 second Tuesday following their election.

1546 (c) Candidates seeking election to office by qualified  
1547 electors under this subsection shall conduct their campaigns in  
1548 accordance with chapter 106, Florida Statutes, and shall file  
1549 qualifying papers and qualify for individual seats in accordance  
1550 with s. 99.061, Florida Statutes.

1551        (d) The supervisor of elections shall appoint the  
1552        inspectors and clerks of elections, prepare and furnish the  
1553        ballots, designate polling places, and canvass the returns of  
1554        the election of board members by qualified electors. The county  
1555        canvassing board shall declare and certify the results of the  
1556        election.

1557        (4) Members of the board, regardless of how elected,  
1558        shall be public officers, shall be known as supervisors, and,  
1559        upon entering into office, shall take and subscribe to the oath  
1560        of office as prescribed by s. 876.05, Florida Statutes. Members  
1561        of the board shall be subject to ethics and conflict of interest  
1562        laws of the state that apply to all local public officers. They  
1563        shall hold office for the terms for which they were elected or  
1564        appointed and until their successors are chosen and qualified.  
1565        If, during the term of office, a vacancy occurs, the remaining  
1566        members of the board shall fill each vacancy by an appointment  
1567        for the remainder of the unexpired term.

1568        (5) Any elected member of the board of supervisors may be  
1569        removed by the Governor for malfeasance, misfeasance,  
1570        dishonesty, incompetency, or failure to perform the duties  
1571        imposed upon him or her by this act, and any vacancies that may  
1572        occur in such office for such reasons shall be filled by the  
1573        Governor as soon as practicable.

1574        (6) A majority of the members of the board constitutes a  
1575        quorum for the purposes of conducting its business and

1576 exercising its powers and for all other purposes. Action taken  
1577 by the district shall be upon a vote of a majority of the  
1578 members present unless general law or a rule of the district  
1579 requires a greater number.

1580 (7) As soon as practicable after each election or  
1581 appointment, the board shall organize by electing one of its  
1582 members as chair and by electing a secretary, who need not be a  
1583 member of the board, and such other officers as the board may  
1584 deem necessary.

1585 (8) The board shall keep a permanent record book entitled  
1586 "Record of Proceedings of Land Reserve Stewardship District," in  
1587 which shall be recorded minutes of all meetings, resolutions,  
1588 proceedings, certificates, bonds given by all employees, and any  
1589 and all corporate acts. The record book and all other district  
1590 records shall at reasonable times be opened to inspection in the  
1591 same manner as state, county, and municipal records pursuant to  
1592 chapter 119, Florida Statutes. The record book shall be kept at  
1593 the office or other regular place of business maintained by the  
1594 board in a designated location in Hillsborough County.

1595 (9) Each supervisor may not be entitled to receive  
1596 compensation for his or her services in excess of the limits  
1597 established in s. 190.006(8), Florida Statutes, or any other  
1598 provision of general law; however, each supervisor shall receive  
1599 travel and per diem expenses as set forth in s. 112.061, Florida  
1600 Statutes.

1601        (10) All meetings of the board shall be open to the public  
1602        and governed by chapter 286, Florida Statutes.

1603        **Section 6. Board of supervisors; general duties.**

1604        (1) DISTRICT MANAGER AND EMPLOYEES.—The board shall  
1605        employ and fix the compensation of a district manager, who shall  
1606        have charge and supervision of the works of the district and  
1607        shall be responsible for preserving and maintaining any  
1608        improvement or facility constructed or erected pursuant to this  
1609        act, for maintaining and operating the equipment owned by the  
1610        district, and for performing such other duties as may be  
1611        prescribed by the board. It is not a conflict of interest or an  
1612        abuse of public position under chapter 112, Florida Statutes,  
1613        for a board member, the district manager, or another employee of  
1614        the district to be a stockholder, officer, or employee of a  
1615        landowner or an entity affiliated with a landowner. The district  
1616        manager may hire or otherwise employ and terminate the  
1617        employment of such other persons, including, without limitation,  
1618        professional, supervisory, and clerical employees, as may be  
1619        necessary and authorized by the board. The compensation and  
1620        other conditions of employment of the officers and employees of  
1621        the district shall be as provided by the board.

1622        (2) TREASURER.—The board shall designate a person who is  
1623        a resident of the state as treasurer of the district, who shall  
1624        have charge of the funds of the district. Such funds shall be  
1625        disbursed only upon the order of or pursuant to a resolution of

1626 the board by warrant or check countersigned by the treasurer and  
1627 by such other person as may be authorized by the board. The  
1628 board may give the treasurer such other or additional powers and  
1629 duties as the board may deem appropriate and may fix his or her  
1630 compensation. The board may require the treasurer to give a bond  
1631 in such amount, on such terms, and with such sureties as may be  
1632 deemed satisfactory to the board to secure the performance by  
1633 the treasurer of his or her powers and duties. The financial  
1634 records of the board shall be audited by an independent  
1635 certified public accountant in accordance with the requirements  
1636 of general law.

1637 (3) PUBLIC DEPOSITORY.—The board is authorized to select  
1638 as a depository for its funds any qualified public depository as  
1639 defined in s. 280.02, Florida Statutes, which meets all the  
1640 requirements of chapter 280, Florida Statutes, and has been  
1641 designated by the treasurer as a qualified public depository  
1642 upon such terms and conditions as to the payment of interest by  
1643 such depository upon the funds so deposited as the board may  
1644 deem just and reasonable.

1645 (4) BUDGET; REPORTS AND REVIEWS.—  
1646 (a) The district shall provide financial reports in such  
1647 form and such manner as prescribed pursuant to this act and  
1648 chapter 218, Florida Statutes.

1649 (b) On or before July 15 of each year, the district  
1650 manager shall prepare a proposed budget for the ensuing fiscal

1651 year to be submitted to the board for board approval. The  
1652 proposed budget shall include at the direction of the board an  
1653 estimate of all necessary expenditures of the district for the  
1654 ensuing fiscal year and an estimate of income to the district  
1655 from the taxes and assessments provided in this act. The board  
1656 shall consider the proposed budget item by item and may either  
1657 approve the budget as proposed by the district manager or modify  
1658 the same in part or in whole. The board shall indicate its  
1659 approval of the budget by resolution, which resolution shall  
1660 provide for a hearing on the budget as approved. Notice of the  
1661 hearing on the budget shall be published in a newspaper of  
1662 general circulation in the general area of the district once a  
1663 week for 2 consecutive weeks, except that the first publication  
1664 shall be no less than 15 days before the date of the hearing.  
1665 The notice shall further contain a designation of the day, time,  
1666 and place of the public hearing. At the day, time, and place  
1667 designated in the notice, the board shall hear all objections to  
1668 the budget as proposed and may make such changes as the board  
1669 deems necessary. At the conclusion of the budget hearing, the  
1670 board shall, by resolution, adopt the budget as finally approved  
1671 by the board. The budget shall be adopted before October 1 of  
1672 each year.

1673 (c) At least 60 days before adoption, the board of  
1674 supervisors of the district shall submit to the Board of County  
1675 Commissioners of Hillsborough County, for purposes of disclosure

1676 and information only, the proposed annual budget for the ensuing  
1677 fiscal year, and the board of county commissioners may submit  
1678 written comments to the board of supervisors solely for the  
1679 assistance and information of the board of supervisors in  
1680 adopting its annual district budget.

1681 (d) The board of supervisors shall submit annually a  
1682 public facilities report to the Board of County Commissioners of  
1683 Hillsborough County pursuant to s. 189.08, Florida Statutes. The  
1684 board of county commissioners may use and rely on the district's  
1685 public facilities report in the preparation or revision of the  
1686 Hillsborough County comprehensive plan.

1687 (5) DISCLOSURE OF PUBLIC INFORMATION; WEB-BASED PUBLIC  
1688 ACCESS.—The district shall take affirmative steps to provide for  
1689 the full disclosure of information relating to the public  
1690 financing and maintenance of improvements to real property  
1691 undertaken by the district. Such information shall be made  
1692 available to all existing and prospective residents of the  
1693 district. The district shall furnish each developer of a  
1694 residential development within the district with sufficient  
1695 copies of that information to provide each prospective initial  
1696 purchaser of property in that development with a copy; and any  
1697 developer of a residential development within the district, when  
1698 required by general law to provide a public offering statement,  
1699 shall include a copy of such information relating to the public  
1700 financing and maintenance of improvements in the public offering

1701 statement. The district shall file the disclosure documents  
1702 required by this subsection and any amendments thereto in the  
1703 property records of each county in which the district is  
1704 located. By the end of the first full fiscal year of the  
1705 district's creation, the district shall maintain an official  
1706 Internet website in accordance with s. 189.069, Florida  
1707 Statutes.

1708 (6) GENERAL POWERS.—The district shall have, and the  
1709 board may exercise, the following general powers:

1710 (a) To sue and be sued in the name of the district; to  
1711 adopt and use a seal and authorize the use of a facsimile  
1712 thereof; to acquire, by purchase, gift, devise, or otherwise,  
1713 and to dispose of, real and personal property, or any estate  
1714 therein; and to make and execute contracts and other instruments  
1715 necessary or convenient to the exercise of its powers.

1716 (b) To apply for coverage of its employees under the  
1717 Florida Retirement System in the same manner as if such  
1718 employees were state employees.

1719 (c) To contract for the services of consultants to  
1720 perform planning, engineering, legal, or other appropriate  
1721 services of a professional nature. Such contracts shall be  
1722 subject to public bidding or competitive negotiation  
1723 requirements as set forth in general law applicable to  
1724 independent special districts.

1725 (d) To borrow money and accept gifts; to apply for and

1726 use grants or loans of money or other property from the United  
1727 States, the state, a unit of local government, or any person for  
1728 any district purposes and enter into agreements required in  
1729 connection therewith; and to hold, use, and dispose of such  
1730 moneys or property for any district purposes in accordance with  
1731 the terms of the gift, grant, loan, or agreement relating  
1732 thereto.

1733 (e) To adopt and enforce rules and orders pursuant to  
1734 chapter 120, Florida Statutes, prescribing the powers, duties,  
1735 and functions of the officers of the district; the conduct of  
1736 the business of the district; the maintenance of the records of  
1737 the district; and the form of certificates evidencing tax liens  
1738 of the district and all other documents and records of the  
1739 district. The board may also adopt and enforce administrative  
1740 rules with respect to any of the projects of the district and  
1741 define the area to be included therein. The board may also adopt  
1742 resolutions which may be necessary for the conduct of district  
1743 business.

1744 (f) To maintain an office at such place or places as the  
1745 board of supervisors designates in Hillsborough County and  
1746 within the district when facilities are available.

1747 (g) To hold, control, and acquire by donation, purchase,  
1748 or condemnation, or dispose of, any public easements,  
1749 dedications to public use, platted reservations for public  
1750 purposes, or any reservations for those purposes authorized by

1751 this act and to make use of such easements, dedications, or  
1752 reservations for the purposes authorized by this act.

1753 (h) To lease as lessor or lessee to or from any person,  
1754 firm, corporation, association, or body, public or private, any  
1755 projects of the type that the district is authorized to  
1756 undertake and facilities or property of any nature for the use  
1757 of the district to carry out the purposes authorized by this  
1758 act.

1759 (i) To borrow money and issue bonds, certificates,  
1760 warrants, notes, or other evidence of indebtedness as provided  
1761 herein; to levy such taxes and assessments as may be authorized;  
1762 and to charge, collect, and enforce fees and other user charges.

1763 (j) To raise, by user charges or fees authorized by  
1764 resolution of the board, amounts of money which are necessary  
1765 for the conduct of district activities and services and to  
1766 enforce their receipt and collection in the manner prescribed by  
1767 resolution not inconsistent with general law.

1768 (k) To exercise all powers of eminent domain now or  
1769 hereafter conferred on counties in this state; provided,  
1770 however, that such power of eminent domain may not be exercised  
1771 outside the territorial limits of the district unless the  
1772 district receives prior approval by vote of a resolution of the  
1773 governing body of the county if the taking will occur in an  
1774 unincorporated area in that county, or the governing body of the  
1775 city if the taking will occur in an incorporated area. The

1776 district does not have the power to exercise eminent domain over  
1777 municipal, county, state, or federal property. The powers  
1778 hereinabove granted to the district shall be so construed to  
1779 enable the district to fulfill the objects and purposes of the  
1780 district as set forth in this act.

1781 (l) To cooperate with, or contract with, other  
1782 governmental agencies as may be necessary, convenient,  
1783 incidental, or proper in connection with any of the powers,  
1784 duties, or purposes authorized by this act.

1785 (m) To assess and to impose upon lands in the district ad  
1786 valorem taxes as provided by this act.

1787 (n) If and when authorized by general law, to determine,  
1788 order, levy, impose, collect, and enforce maintenance taxes.

1789 (o) To determine, order, levy, impose, collect, and  
1790 enforce assessments pursuant to this act and chapter 170,  
1791 Florida Statutes, pursuant to authority granted in s. 197.3631,  
1792 Florida Statutes, or pursuant to other provisions of general law  
1793 now or hereinafter enacted which provide or authorize a  
1794 supplemental means to order, levy, impose, or collect special  
1795 assessments. Such special assessments, at the discretion of the  
1796 district, may be collected and enforced pursuant to ss. 197.3632  
1797 and 197.3635, Florida Statutes, and chapters 170 and 173,  
1798 Florida Statutes, as they may be amended from time to time, or  
1799 as provided by this act, or by other means authorized by general  
1800 law now or hereinafter enacted. The district may levy such

1801 special assessments for the purposes provided in this act and to  
1802 pay special assessments imposed by Hillsborough County on lands  
1803 within the district.

1804 (p) To exercise such special powers and other express  
1805 powers as may be authorized and granted by this act in the  
1806 charter of the district, including powers as provided in any  
1807 interlocal agreement entered into pursuant to chapter 163,  
1808 Florida Statutes, or which shall be required or permitted to be  
1809 undertaken by the district pursuant to any development order,  
1810 including any detailed specific area plan development order, or  
1811 any interlocal service agreement with Hillsborough County for  
1812 fair-share capital construction funding for any certain capital  
1813 facilities or systems required of a developer pursuant to any  
1814 applicable development order or agreement.

1815 (q) To exercise all of the powers necessary, convenient,  
1816 incidental, or proper in connection with any other powers or  
1817 duties or the special and limited purpose of the district  
1818 authorized by this act.

1819  
1820 This subsection shall be construed liberally in order to  
1821 effectively carry out the special and limited purpose of this  
1822 act.

1823 (7) SPECIAL POWERS.—The district shall have, and the  
1824 board may exercise, the following special powers to implement  
1825 its lawful and special purpose and to provide, pursuant to that

1826 purpose, systems, facilities, services, improvements, projects,  
1827 works, and infrastructure, each of which constitutes a lawful  
1828 public purpose when exercised pursuant to this charter, subject  
1829 to, and not inconsistent with, general law regarding utility  
1830 providers' territorial and service agreements; the regulatory  
1831 jurisdiction and permitting authority of all other applicable  
1832 governmental bodies, agencies, and any special districts having  
1833 authority with respect to any area included therein; and to  
1834 plan, establish, acquire, construct or reconstruct, enlarge or  
1835 extend, equip, operate, finance, fund, and maintain  
1836 improvements, systems, facilities, services, works, projects,  
1837 and infrastructure within or without the boundaries of the  
1838 district. Any or all of the following special powers are granted  
1839 by this act in order to implement the special and limited  
1840 purpose of the district but do not constitute obligations to  
1841 undertake such improvements, systems, facilities, services,  
1842 works, projects, or infrastructure:

1843 (a) To provide water management and control for the lands  
1844 within the district, including irrigation systems and  
1845 facilities, and to connect some or any of such facilities with  
1846 roads and bridges. In the event that the board assumes the  
1847 responsibility for providing water management and control for  
1848 the district which is to be financed by benefit special  
1849 assessments, the board shall adopt plans and assessments  
1850 pursuant to general law or may proceed to adopt water management

1851 and control plans, assess for benefits, and apportion and levy  
1852 special assessments as follows:

1853 1. The board shall cause to be made by the district's  
1854 engineer, or such other engineer or engineers as the board may  
1855 employ for that purpose, complete and comprehensive water  
1856 management and control plans for the lands located within the  
1857 district that will be improved in any part or in whole by any  
1858 system of facilities that may be outlined and adopted, and the  
1859 engineer shall make a report in writing to the board with maps  
1860 and profiles of said surveys and an estimate of the cost of  
1861 carrying out and completing the plans.

1862 2. Upon the completion of such plans, the board shall  
1863 hold a hearing thereon to hear objections thereto, shall give  
1864 notice of the time and place fixed for such hearing by  
1865 publication in a newspaper of general circulation in the general  
1866 area of the district once a week for 2 consecutive weeks, and  
1867 shall permit the inspection of the plan at the office of the  
1868 district by all persons interested. All objections to the plan  
1869 shall be filed at or before the time fixed in the notice for the  
1870 hearing and shall be in writing.

1871 3. After the hearing, the board shall consider the  
1872 proposed plan and any objections thereto and may modify, reject,  
1873 or adopt the plan or continue the hearing until a day certain  
1874 for further consideration of the proposed plan or modifications  
1875 thereof.

1876        4. When the board approves a plan, a resolution shall be  
1877 adopted and a certified copy thereof shall be filed in the  
1878 office of the secretary and incorporated by him or her into the  
1879 records of the district.

1880        5. The water management and control plan may be altered  
1881 in detail from time to time until the engineer's report pursuant  
1882 to s. 298.301, Florida Statutes, is filed, but not in such  
1883 manner as to materially affect the conditions of its adoption.  
1884 After the engineer's report has been filed, the plan may not be  
1885 altered except as provided by this act.

1886        6. Within 20 days after the final adoption of the plan by  
1887 the board, the board shall proceed pursuant to s. 298.301,  
1888 Florida Statutes.

1889        (b) To provide water supply, sewer, wastewater, and  
1890 reclaimed water management, reclamation, and reuse, or any  
1891 combination thereof, and any irrigation systems, facilities, and  
1892 services and to construct and operate water systems, sewer  
1893 systems, irrigation systems, and reclaimed water systems such as  
1894 connecting intercepting or outlet sewers and sewer mains and  
1895 pipes and water mains, conduits, or pipelines in, along, and  
1896 under any street, alley, highway, or other public place or way,  
1897 and to dispose of any water, effluent, residue, or other  
1898 byproduct of such water system, sewer system, irrigation system,  
1899 or reclaimed water system and to enter into interlocal  
1900 agreements and other agreements with public or private entities

1901 for the same.

1902 (c) To provide any necessary bridges, culverts, wildlife  
1903 corridors, or road crossings across any drain, ditch, canal,  
1904 floodway, holding basin, excavation, public highway, tract,  
1905 grade, fill, or cut and roadways over levees and embankments,  
1906 and to construct any and all of such works and improvements  
1907 across, through, or over any public right-of way, highway,  
1908 grade, fill, or cut.

1909 (d) To provide district roads or other roads equal to or  
1910 exceeding the specifications of the county in which such  
1911 district roads or other roads are located, and to provide street  
1912 lighting. This special power includes, but is not limited to,  
1913 roads, parkways, intersections, bridges, landscaping,  
1914 hardscaping, irrigation, bicycle lanes, sidewalks, jogging  
1915 paths, multiuse pathways and trails, street lighting, traffic  
1916 signals, regulatory or informational signage, road striping,  
1917 underground conduit, underground cable or fiber or wire  
1918 installed pursuant to an agreement with or tariff of a retail  
1919 provider of services, and all other customary elements of a  
1920 functioning modern road system in general or as tied to the  
1921 conditions of development approval for the area within and  
1922 without the district, and parking facilities that are  
1923 freestanding or that may be related to any innovative strategic  
1924 intermodal system of transportation pursuant to applicable  
1925 federal, state, and local laws and ordinances.

1926        (e) To provide buses, trolleys, rail access, mass transit  
1927        facilities, transit shelters, ridesharing facilities and  
1928        services, parking improvements, and related signage.

1929        (f) To provide investigation and remediation costs  
1930        associated with the cleanup of actual or perceived environmental  
1931        contamination within the district under the supervision or  
1932        direction of a competent governmental authority unless the  
1933        covered costs benefit any person who is a landowner within the  
1934        district and who caused or contributed to the contamination.

1935        (g) To provide observation, mitigation, wetland creation,  
1936        and wildlife habitat areas, including the maintenance of any  
1937        plant or animal species, and any related interest in real or  
1938        personal property.

1939        (h) Using its general and special powers as set forth in  
1940        this act, to provide any other project within or without the  
1941        boundaries of the district when the project is the subject of an  
1942        agreement between the district and the Board of County  
1943        Commissioners of Hillsborough County or with any other  
1944        applicable public, governmental, or private entity and is not  
1945        inconsistent with the effective local comprehensive plans.

1946        (i) To provide parks and facilities for indoor and  
1947        outdoor recreational, cultural, and educational uses.

1948        (j) To provide school buildings and related structures,  
1949        which may be leased, sold, or donated to the school district,  
1950        for use in the educational system when authorized by the

1951     district school board.

1952         (k) To provide security, including electronic intrusion-  
1953         detection systems and patrol cars, when authorized by proper  
1954         governmental agencies, and to contract with the appropriate  
1955         local general-purpose government agencies for an increased level  
1956         of such services within the district boundaries.

1957         (l) To provide control and elimination of mosquitoes and  
1958         other arthropods of public health importance.

1959         (m) To enter into impact fee, mobility fee, or other  
1960         similar credit agreements with Hillsborough County or other  
1961         governmental bodies or a landowner developer and to sell or  
1962         assign such credits on such terms as the district deems  
1963         appropriate.

1964         (n) To provide buildings and structures for district  
1965         offices, maintenance facilities, meeting facilities, town  
1966         centers, or any other projects authorized or granted by this  
1967         act.

1968         (o) To establish and create, at noticed meetings, such  
1969         departments of the board of supervisors of the district, as well  
1970         as committees, task forces, boards, or commissions, or other  
1971         agencies under the supervision and control of the district, as  
1972         from time to time the members of the board may deem necessary or  
1973         desirable in the performance of the acts or other things  
1974         necessary to exercise the board's general or special powers to  
1975         implement an innovative project to carry out the special and

1976     limited purpose of the district as provided in this act and to  
1977     delegate the exercise of its powers to such departments, boards,  
1978     task forces, committees, or other agencies, and such  
1979     administrative duties and other powers as the board may deem  
1980     necessary or desirable, but only if there is a set of expressed  
1981     limitations for accountability, notice, and periodic written  
1982     reporting to the board that shall retain the powers of the  
1983     board.

1984         (p) To adopt rules necessary for the district to enforce  
1985     certain deed restrictions pertaining to the use and operation of  
1986     real property within the district. For the purpose of this  
1987     paragraph, the term "deed restrictions" means those covenants,  
1988     conditions, restrictions, compliance mechanisms, and enforcement  
1989     remedies contained in any applicable declarations of covenants  
1990     and restrictions that govern the use and operation of real  
1991     property and for which covenants, conditions, and restrictions  
1992     there is no homeowners' association or property owner's  
1993     association having respective enforcement powers unless, with  
1994     respect to a homeowners' association whose board is under member  
1995     control, the association and the district agree in writing to  
1996     enforcement by the district. The district may adopt by rule all  
1997     or certain portions of the deed restrictions that:

1998             1. Relate to limitations, prohibitions, compliance  
1999     mechanisms, or enforcement remedies that apply only to external  
2000     appearances or uses and are deemed by the district to be

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2001 generally beneficial for the district's landowners and for which  
2002 enforcement by the district is appropriate, as determined by the  
2003 district's board of supervisors; or

2004 2. Are consistent with the requirements of a development  
2005 order or regulatory agency permit.

2006 (q) To provide electrical, sustainable, or green  
2007 infrastructure improvements, facilities, and services,  
2008 including, but not limited to, recycling of natural resources,  
2009 reduction of energy demands, development and generation of  
2010 alternative or renewable energy sources and technologies,  
2011 mitigation of urban heat islands, sequestration, capping or  
2012 trading of carbon emissions or carbon emissions credits, LEED or  
2013 Florida Green Building Coalition certification, and development  
2014 of facilities and improvements for low-impact development; to  
2015 enter into joint ventures, public-private partnerships, and  
2016 other agreements; and to grant such easements as may be  
2017 necessary to accomplish the foregoing. Nothing herein shall  
2018 authorize the district to provide electric service to retail  
2019 customers or otherwise act to impair electric utility franchise  
2020 agreements.

2021 (r) To provide for any facilities or improvements that  
2022 may otherwise be provided for by any county or municipality,  
2023 including, but not limited to, libraries, annexes, substations,  
2024 and other buildings to house public officials, staff, and  
2025 employees.

2026        (s) To provide waste collection and disposal.

2027        (t) To provide for the construction and operation of

2028        communications systems and related infrastructure for the

2029        carriage and distribution of communications services; to enter

2030        into joint ventures, public-private partnerships, and other

2031        agreements; and to grant such easements as may be necessary to

2032        accomplish the foregoing. For purposes of this paragraph, the

2033        term "communications systems" means all facilities, buildings,

2034        equipment, items, and methods necessary or desirable in order to

2035        provide communications services, including, without limitation,

2036        wires, cables, conduits, wireless cell sites, computers, modems,

2037        satellite antennae sites, transmission facilities, network

2038        facilities, and appurtenant devices necessary and appropriate to

2039        support the provision of communications services. The term

2040        "communications services" includes, without limitation,

2041        Internet, voice telephone, or similar services provided by

2042        voice-over-Internet protocol, cable television, data

2043        transmission services, electronic security monitoring services,

2044        and multi-channel video programming distribution services.

2045        Nothing herein shall authorize the district to provide

2046        communications services to retail customers or otherwise act to

2047        impair existing service provider franchise agreements. However,

2048        the district may contract with such providers for resale

2049        purposes.

2050        (u) To provide health care facilities and to enter into

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2051 public-private partnerships and agreements as may be necessary  
2052 to accomplish the foregoing.

2053 (v) To coordinate, work with, and, as the board deems  
2054 appropriate, enter into interlocal agreements with any public or  
2055 private entity for the provision of an institution or  
2056 institutions of higher education.

2057 (w) To coordinate, work with, and, as the board deems  
2058 appropriate, enter into public-private partnerships and  
2059 agreements as may be necessary or useful to effectuate the  
2060 purposes of this act.

2061

2062 The special powers provided in this act may not be deemed  
2063 exclusive or restrictive but shall be deemed to incorporate all  
2064 powers express or implied necessary or incident to carrying out  
2065 such special powers, including the general powers provided by  
2066 this act to the district to implement its purposes. This  
2067 subsection shall be construed liberally in order to effectively  
2068 carry out the special and limited purpose of the district under  
2069 this act.

2070 (8) ISSUANCE OF BOND ANTICIPATION NOTES.—In addition to  
2071 the other powers provided for in this act, and not in limitation  
2072 thereof, the district shall have the power, at any time and from  
2073 time to time after the issuance of any bonds of the district are  
2074 authorized, to borrow money for the purposes for which such  
2075 bonds are to be issued in anticipation of the receipt of the

2076     proceeds of the sale of such bonds and to issue bond  
2077     anticipation notes in a principal sum not in excess of the  
2078     authorized maximum amount of such bond issue. Such notes shall  
2079     be in such denomination or denominations, bear interest at such  
2080     rate, not to exceed the maximum rate allowed by general law,  
2081     mature at such time or times not later than 5 years after the  
2082     date of issuance, and be in such form and executed in such  
2083     manner as the board shall prescribe. Such notes may be sold at  
2084     either public or private sale or, if such notes shall be renewal  
2085     notes, may be exchanged for notes then outstanding on such terms  
2086     as the board shall determine. Such notes shall be paid from the  
2087     proceeds of such bonds when issued. The board may, in its  
2088     discretion, in lieu of retiring the notes by means of bonds,  
2089     retire them by means of current revenues or from any taxes or  
2090     assessments levied for the payment of such bonds, but, in such  
2091     event, a like amount of the bonds authorized may not be issued.

2092         (9) BORROWING.—The district at any time may obtain loans,  
2093     in such amount and on such terms and conditions as the board may  
2094     approve, for the purpose of paying any of the expenses of the  
2095     district or any costs incurred or that may be incurred in  
2096     connection with any of the projects of the district, which loans  
2097     shall bear such interest as the board determines, not to exceed  
2098     the maximum rate allowed by general law, and may be payable from  
2099     and secured by a pledge of such funds, revenues, taxes, and  
2100     assessments as the board may determine; provided, however, that

2101 the provisions contained in any proceeding under which bonds  
2102 were theretofore issued and are then outstanding. For the  
2103 purpose of defraying such costs and expenses, the district may  
2104 issue negotiable notes, warrants, or other evidences of debt to  
2105 be payable at such time or times and to bear such interest as  
2106 the board may determine, not to exceed the maximum rate allowed  
2107 by general law, and to be sold or discounted at such price or  
2108 prices not less than 95 percent of par value and on such terms  
2109 as the board may deem advisable. The board shall have the right  
2110 to provide for the payment thereof by pledging the whole or any  
2111 part of the funds, revenues, taxes, and assessments of the  
2112 district or by covenanting to budget and appropriate from such  
2113 funds. The approval of the electors residing in the district is  
2114 only necessary when required by the State Constitution.

2115 (10) BONDS.—

2116 (a) Sale of bonds.—Bonds may be sold in blocks or  
2117 installments at different times, or an entire issue or series  
2118 may be sold at one time. Bonds may be sold at public or private  
2119 sale after such advertisement, if any, as the board may deem  
2120 advisable, but not in any event at less than 90 percent of the  
2121 par value thereof, together with accrued interest thereon. Bonds  
2122 may be sold or exchanged for refunding bonds. Special assessment  
2123 and revenue bonds may be delivered by the district as payment of  
2124 the purchase price of any project or part thereof, or a  
2125 combination of projects or parts thereof, or as the purchase

2126 price or exchange for any property, real, personal, or mixed,  
2127 including franchises or services rendered by any contractor,  
2128 engineer, or other person, all at one time or in blocks from  
2129 time to time, in such manner and upon such terms as the board at  
2130 its discretion shall determine. The price or prices for any  
2131 bonds sold, exchanged, or delivered may be:

2132 1. The money paid for the bonds.

2133 2. The principal amount, plus accrued interest to the  
2134 date of redemption or exchange, or outstanding obligations  
2135 exchanged for refunding bonds.

2136 3. In the case of special assessment or revenue bonds,  
2137 the amount of any indebtedness to contractors or other persons  
2138 paid with such bonds, or the fair value of any properties  
2139 exchanged for the bonds, as determined by the board.

2140 (b) Authorization and form of bonds.—Any general  
2141 obligation bonds, special assessment bonds, or revenue bonds may  
2142 be authorized by resolution or resolutions of the board which  
2143 shall be adopted by a majority of all the members thereof then  
2144 in office. Such resolution or resolutions may be adopted at the  
2145 same meeting at which they are introduced and need not be  
2146 published or posted. The board may, by resolution, authorize the  
2147 issuance of bonds and fix the aggregate amount of bonds to be  
2148 issued; the purpose or purposes for which the moneys derived  
2149 therefrom shall be expended, including, but not limited to,  
2150 payment of costs as defined in section 2; the rate or rates of

2151 interest, not to exceed the maximum rate allowed by general law;  
2152 the denomination of the bonds; whether the bonds are to be  
2153 issued in one or multiple series; the date or dates of maturity,  
2154 which may not exceed 40 years after their respective dates of  
2155 issuance; the medium of payment; the place or places within or  
2156 without the state at which payment shall be made; registration  
2157 privileges; redemption terms and privileges, whether with or  
2158 without premium; the manner of execution; the form of the bonds,  
2159 including any interest coupons to be attached thereto; the  
2160 manner of execution of bonds and coupons; and any and all other  
2161 terms, covenants, and conditions thereof and the establishment  
2162 of revenue or other funds. Such authorizing resolution or  
2163 resolutions may further provide for the contracts authorized by  
2164 s. 159.825(1)(f) and (g), Florida Statutes, regardless of the  
2165 tax treatment of such bonds being authorized, subject to the  
2166 finding by the board of a net saving to the district resulting  
2167 by reason thereof. Such authorizing resolution may further  
2168 provide that such bonds may be executed in accordance with the  
2169 Registered Public Obligations Act, except that bonds not issued  
2170 in registered form shall be valid if manually countersigned by  
2171 an officer designated by appropriate resolution of the board.  
2172 The seal of the district may be affixed, lithographed, engraved,  
2173 or otherwise reproduced in facsimile on such bonds. In case any  
2174 officer whose signature shall appear on any bonds or coupons  
2175 shall cease to be such officer before the delivery of such

2176 bonds, such signature or facsimile shall nevertheless be valid  
2177 and sufficient for all purposes as if he or she had remained in  
2178 office until such delivery.

2179 (c) Interim certificates; replacement certificates.—  
2180 Pending the preparation of definitive bonds, the board may issue  
2181 interim certificates or receipts or temporary bonds, in such  
2182 form and with such provisions as the board may determine,  
2183 exchangeable for definitive bonds when such bonds have been  
2184 executed and are available for delivery. The board may also  
2185 provide for the replacement of any bonds which become mutilated,  
2186 lost, or destroyed.

2187 (d) Negotiability of bonds.—Any bond issued under this  
2188 act or any temporary bond, in the absence of an express recital  
2189 on the face thereof that it is nonnegotiable, shall be fully  
2190 negotiable and shall be and constitute a negotiable instrument  
2191 within the meaning and for all purposes of the law merchant and  
2192 general law.

2193 (e) Defeasance.—The board may make such provision with  
2194 respect to the defeasance of the right, title, and interest of  
2195 the holders of any of the bonds and obligations of the district  
2196 in any revenues, funds, or other properties by which such bonds  
2197 are secured as the board deems appropriate and, without  
2198 limitation on the foregoing, may provide that when such bonds or  
2199 obligations become due and payable or shall have been called for  
2200 redemption and the whole amount of the principal and interest

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2201 and premium, if any, due and payable upon the bonds or  
2202 obligations then outstanding shall be held in trust for such  
2203 purpose, and provision shall also be made for paying all other  
2204 sums payable in connection with such bonds or other obligations,  
2205 and in such event the right, title, and interest of the holders  
2206 of the bonds in any revenues, funds, or other properties by  
2207 which such bonds are secured shall thereupon cease, terminate,  
2208 and become void; and the board may apply any surplus in any  
2209 sinking fund established in connection with such bonds or  
2210 obligations and all balances remaining in all other funds or  
2211 accounts other than moneys held for the redemption or payment of  
2212 the bonds or other obligations to any lawful purpose of the  
2213 district as the board shall determine.

2214 (f) Issuance of additional bonds.—If the proceeds of any  
2215 bonds are less than the cost of completing the project in  
2216 connection with which such bonds were issued, the board may  
2217 authorize the issuance of additional bonds, upon such terms and  
2218 conditions as the board may provide in the resolution  
2219 authorizing the issuance thereof, but only in compliance with  
2220 the resolution or other proceedings authorizing the issuance of  
2221 the original bonds.

2222 (g) Refunding bonds.—The district is authorized to issue  
2223 bonds to provide for the retirement or refunding of any bonds or  
2224 obligations of the district that at the time of such issuance  
2225 are or subsequent thereto become due and payable, or that at the

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2226 time of issuance have been called or are, or will be, subject to  
2227 call for redemption within 10 years thereafter, or the surrender  
2228 of which can be procured from the holders thereof at prices  
2229 satisfactory to the board. Refunding bonds may be issued at any  
2230 time that in the judgment of the board such issuance will be  
2231 advantageous to the district. Approval of the qualified electors  
2232 residing in the district is not required for the issuance of  
2233 refunding bonds except in cases in which such approval is  
2234 required by the State Constitution. The board may by resolution  
2235 confer upon the holders of such refunding bonds all rights,  
2236 powers, and remedies to which the holders would be entitled if  
2237 they continued to be the owners and had possession of the bonds  
2238 for the refinancing of which such refunding bonds are issued,  
2239 including, but not limited to, the preservation of the lien of  
2240 such bonds on the revenues of any project or on pledged funds,  
2241 without extinguishment, impairment, or diminution thereof. The  
2242 provisions of this act relating to bonds of the district shall,  
2243 unless the context otherwise requires, govern the issuance of  
2244 refunding bonds, the form and other details thereof, the rights  
2245 of the holders thereof, and the duties of the board with respect  
2246 to such bonds.

2247 (h) Revenue bonds.—

2248 1. The district shall have the power to issue revenue  
2249 bonds from time to time without limitation as to amount. Such  
2250 revenue bonds may be secured by, or payable from, the gross or

2251 net pledge of the revenues to be derived from any project or  
2252 combination of projects; from the rates, fees, or other charges  
2253 to be collected from the users of any project or projects; from  
2254 any revenue-producing undertaking or activity of the district;  
2255 from special assessments; from benefit special assessments; or  
2256 from any other source or pledged security. Such bonds do not  
2257 constitute an indebtedness of the district and the approval of  
2258 the qualified electors is not required unless such bonds are  
2259 additionally secured by the full faith and credit and taxing  
2260 power of the district.

2261 2. Any two or more projects may be combined and  
2262 consolidated into a single project and may hereafter be operated  
2263 and maintained as a single project. The revenue bonds authorized  
2264 herein may be issued to finance any one or more of such  
2265 projects, regardless of whether such projects have been combined  
2266 and consolidated into a single project. If the board deems it  
2267 advisable, the proceedings authorizing such revenue bonds may  
2268 provide that the district may thereafter combine the projects  
2269 then being financed or theretofore financed with other projects  
2270 to be subsequently financed by the district and that revenue  
2271 bonds to be thereafter issued by the district shall be on parity  
2272 with the revenue bonds then being issued, all on such terms,  
2273 conditions, and limitations as shall have been provided in the  
2274 proceeding which authorized the original bonds.

2275 (i) General obligation bonds.—

2276       1. Subject to the limitations of this charter, the  
2277       district shall have the power to issue general obligation bonds  
2278       to finance or refinance capital projects or to refund  
2279       outstanding bonds in an aggregate principal amount of bonds  
2280       outstanding at any one time not in excess of 75 percent of the  
2281       assessed value of the taxable property within the district as  
2282       shown on the pertinent tax records at the time of the  
2283       authorization of the general obligation bonds for which the full  
2284       faith and credit of the district is pledged. Except for  
2285       refunding bonds, general obligation bonds may not be issued  
2286       unless the bonds are issued to finance or refinance a capital  
2287       project and the issuance has been approved at an election held  
2288       in accordance with the requirements for such election as  
2289       prescribed by the State Constitution. Such elections shall be  
2290       called to be held in the district by the Board of County  
2291       Commissioners of Hillsborough County upon the request of the  
2292       board of the district. The expenses of calling and holding an  
2293       election shall be at the expense of the district, and the  
2294       district shall reimburse the county for any expenses incurred in  
2295       calling or holding such election.

2296       2. The district may pledge its full faith and credit for  
2297       the payment of the principal and interest on such general  
2298       obligation bonds and for any reserve funds provided therefor and  
2299       may unconditionally and irrevocably pledge itself to levy ad  
2300       valorem taxes on all taxable property in the district, to the

2301 extent necessary for the payment thereof, without limitation as  
2302 to rate or amount.

2303 3. If the board determines to issue general obligation  
2304 bonds for more than one capital project, the approval of the  
2305 issuance of the bonds for each and all such projects may be  
2306 submitted to the electors on one ballot. The failure of the  
2307 electors to approve the issuance of bonds for any one or more  
2308 capital projects does not defeat the approval of bonds for any  
2309 capital project which has been approved by the electors.

2310 4. In arriving at the amount of general obligation bonds  
2311 permitted to be outstanding at any one time pursuant to  
2312 subparagraph 1., there may not be included any general  
2313 obligation bonds that are additionally secured by the pledge of:

2314 a. Any assessments levied in an amount sufficient to pay  
2315 the principal and interest on the general obligation bonds so  
2316 additionally secured, which assessments have been equalized and  
2317 confirmed by resolution of the board pursuant to this act or s.  
2318 170.08, Florida Statutes.

2319 b. Water revenues, sewer revenues, or water and sewer  
2320 revenues of the district to be derived from user fees in an  
2321 amount sufficient to pay the principal and interest on the  
2322 general obligation bonds so additionally secured.

2323 c. Any combination of assessments and revenues described  
2324 in sub-subparagraphs a. and b.

2325 (j) Bonds as legal investment or security.-

2326       1. Notwithstanding any other provision of law to the  
2327 contrary, all bonds issued under this act shall constitute legal  
2328 investments for savings banks, banks, trust companies, insurance  
2329 companies, executors, administrators, trustees, guardians, and  
2330 other fiduciaries and for any board, body, agency,  
2331 instrumentality, county, municipality, or other political  
2332 subdivision of the state and shall be and constitute security  
2333 which may be deposited by banks or trust companies as security  
2334 for deposits of state, county, municipal, or other public funds  
2335 or by insurance companies as required or voluntary statutory  
2336 deposits.

2337       2. Any bonds issued by the district shall be  
2338 incontestable in the hands of bona fide purchasers or holders  
2339 for value and are not invalid because of any irregularity or  
2340 defect in the proceedings for the issue and sale thereof.

2341       (k) Covenants.—Any resolution authorizing the issuance of  
2342 bonds may contain such covenants as the board may deem  
2343 advisable, and all such covenants shall constitute valid and  
2344 legally binding and enforceable contracts between the district  
2345 and the bondholders, regardless of the time of issuance thereof.  
2346 Such covenants may include, without limitation, covenants  
2347 concerning the disposition of the bond proceeds; the use and  
2348 disposition of project revenues; the pledging of revenues,  
2349 taxes, and assessments; the obligations of the district with  
2350 respect to the operation of the project and the maintenance of

2351 adequate project revenues; the issuance of additional bonds; the  
2352 appointment, powers, and duties of trustees and receivers; the  
2353 acquisition of outstanding bonds and obligations; restrictions  
2354 on the establishment of competing projects or facilities;  
2355 restrictions on the sale or disposal of the assets and property  
2356 of the district; the priority of assessment liens; the priority  
2357 of claims by bondholders on the taxing power of the district;  
2358 the maintenance of deposits to ensure the payment of revenues by  
2359 users of district facilities and services; the discontinuance of  
2360 district services by reason of delinquent payments; acceleration  
2361 upon default; the execution of necessary instruments; the  
2362 procedure for amending or abrogating covenants with the  
2363 bondholders; and such other covenants as may be deemed necessary  
2364 or desirable for the security of the bondholders.

2365 (1) Validation proceedings.—The power of the district to  
2366 issue bonds under this act may be determined, and any of the  
2367 bonds of the district maturing over a period of more than 5  
2368 years shall be validated and confirmed, by court decree, under  
2369 chapter 75, Florida Statutes, and laws amendatory thereof or  
2370 supplementary thereto.

2371 (m) Tax exemption.—To the extent allowed by general law,  
2372 all bonds issued hereunder and interest paid thereon and all  
2373 fees, charges, and other revenues derived by the district from  
2374 the projects provided by this act are exempt from all taxes by  
2375 the state or by any political subdivision, agency, or

2376 instrumentality thereof; however, any interest, income, or  
2377 profits on debt obligations issued hereunder are not exempt from  
2378 the tax imposed by chapter 220, Florida Statutes. Further, the  
2379 district is not exempt from chapter 212, Florida Statutes.

2380 (n) Application of s. 189.051, Florida Statutes.—Bonds  
2381 issued by the district shall meet the criteria set forth in s.  
2382 189.051, Florida Statutes.

2383 (o) Act furnishes full authority for issuance of bonds.—  
2384 This act constitutes full and complete authority for the  
2385 issuance of bonds and the exercise of the powers of the district  
2386 provided herein. Procedures or proceedings, publications,  
2387 notices, consents, approvals, orders, acts, or things by the  
2388 board, or by any board, officer, commission, department, agency,  
2389 or instrumentality of the district, other than those required by  
2390 this act, are not required to perform anything under this act,  
2391 except that the issuance or sale of bonds pursuant to this act  
2392 shall comply with the general law requirements applicable to the  
2393 issuance or sale of bonds by the district. This act does not  
2394 authorize the district to utilize bond proceeds to fund the  
2395 ongoing operations of the district.

2396 (p) Pledge by the state to the bondholders of the  
2397 district.—The state pledges to the holders of any bonds issued  
2398 under this act that it will not limit or alter the rights of the  
2399 district to own, acquire, construct, reconstruct, improve,  
2400 maintain, operate, or furnish the projects or to levy and

2401 collect the taxes, assessments, rentals, rates, fees, and other  
2402 charges provided for herein and to fulfill the terms of any  
2403 agreement made with the holders of such bonds or other  
2404 obligations and that it will not in any way impair the rights or  
2405 remedies of such holders.

2406 (q) Default.—A default on the bonds or obligations of the  
2407 district does not constitute a debt or obligation of the state  
2408 or any general-purpose local government of the state. In the  
2409 event of a default or dissolution of the district, a general-  
2410 purpose local government is not required to assume the property  
2411 of the district, the debts of the district, or the district's  
2412 obligations to complete any infrastructure improvements or  
2413 provide any services to the district. Section 189.076(2),  
2414 Florida Statutes, does not apply to the district.

2415 (11) TRUST AGREEMENTS.—Any issue of bonds shall be  
2416 secured by a trust agreement or resolution by and between the  
2417 district and a corporate trustee or trustees, which may be any  
2418 trust company or bank having the powers of a trust company  
2419 within or without the state. The resolution authorizing the  
2420 issuance of the bonds or such trust agreement may pledge the  
2421 revenues to be received from any projects of the district and  
2422 may contain such provisions for protecting and enforcing the  
2423 rights and remedies of the bondholders as the board may approve,  
2424 including, without limitation, covenants setting forth the  
2425 duties of the district in relation to the acquisition,

2426 construction, reconstruction, improvement, maintenance, repair,  
2427 operation, and insurance of any projects; the fixing and  
2428 revising of the rates, fees, and charges; and the custody,  
2429 safeguarding, and application of all moneys and for the  
2430 employment of consulting engineers in connection with such  
2431 acquisition, construction, reconstruction, improvement,  
2432 maintenance, repair, operation, or insurance. It shall be lawful  
2433 for any bank or trust company within or without the state which  
2434 may act as a depository of the proceeds of bonds or of revenues  
2435 to furnish such indemnifying bonds or to pledge such securities  
2436 as may be required by the district. Such resolution or trust  
2437 agreement may set forth the rights and remedies of the  
2438 bondholders and of the trustee, if any, and may restrict the  
2439 individual right of action by bondholders. The board may provide  
2440 for the payment of proceeds of the sale of the bonds and the  
2441 revenues of any project to such officer, board, or depository as  
2442 it may designate for the custody thereof and may provide for the  
2443 method of disbursement thereof with such safeguards and  
2444 restrictions as it may determine. All expenses incurred in  
2445 carrying out such resolution or trust agreement may be treated  
2446 as part of the cost of operation of the project to which such  
2447 trust agreement pertains.

2448 (12) AD VALOREM TAXES; ASSESSMENTS, BENEFIT SPECIAL  
2449 ASSESSMENTS, MAINTENANCE SPECIAL ASSESSMENTS, AND SPECIAL  
2450 ASSESSMENTS; MAINTENANCE TAXES.—

2451       (a) Ad valorem taxes.—At such time as all members of the  
2452       board are qualified electors who are elected by qualified  
2453       electors of the district, the board shall have the power to levy  
2454       and assess an ad valorem tax on all the taxable property in the  
2455       district to construct, operate, and maintain assessable  
2456       improvements; to pay the principal of, and interest on, any  
2457       general obligation bonds of the district; and to provide for any  
2458       sinking or other funds established in connection with any such  
2459       bonds. An ad valorem tax levied by the board for operating  
2460       purposes, exclusive of debt service on bonds, may not exceed 3  
2461       mills. The ad valorem tax provided for herein shall be in  
2462       addition to county and all other ad valorem taxes provided for  
2463       by general law. Such tax shall be assessed, levied, and  
2464       collected in the same manner and at the same time as county  
2465       taxes. The levy of ad valorem taxes must be approved by  
2466       referendum as required by Section 9, Article VII of the State  
2467       Constitution.

2468       (b) Benefit special assessments.—The board annually shall  
2469       determine, order, and levy the annual installment of the total  
2470       benefit special assessments for bonds issued and related  
2471       expenses to finance assessable improvements. These assessments  
2472       may be due and collected during each year county taxes are due  
2473       and collected, in which case such annual installment and levy  
2474       shall be evidenced to and certified to the property appraiser by  
2475       the board not later than August 31 of each year. Such assessment

2476 shall be entered by the property appraiser on the county tax  
2477 rolls and shall be collected and enforced by the tax collector  
2478 in the same manner and at the same time as county taxes, and the  
2479 proceeds thereof shall be paid to the district. However, this  
2480 subsection does not prohibit the district in its discretion from  
2481 using the method provided in s. 197.3632, Florida Statutes, or  
2482 chapter 173, Florida Statutes, as each may be amended from time  
2483 to time, for collecting and enforcing these assessments. Each  
2484 annual installment of benefit special assessments shall be a  
2485 lien on the property against which assessed until paid and shall  
2486 be enforceable in like manner as county taxes. The amount of the  
2487 assessment for the exercise of the district's powers under  
2488 subsections (6) and (7) shall be determined by the board based  
2489 upon a report of the district's engineer and assessed by the  
2490 board upon such lands, which may be part or all of the lands  
2491 within the district benefited by the improvement, apportioned  
2492 between benefited lands in proportion to the benefits received  
2493 by each tract of land. The board may, if it determines it is in  
2494 the best interests of the district, set forth in the proceedings  
2495 initially levying such benefit special assessments or in  
2496 subsequent proceedings a formula for the determination of an  
2497 amount which, when paid by a taxpayer with respect to any tax  
2498 parcel, shall constitute a prepayment of all future annual  
2499 installments of such benefit special assessments. The payment of  
2500 such amount with respect to such tax parcel shall relieve and

2501 discharge such tax parcel of the lien of such benefit special  
2502 assessments and any subsequent annual installment thereof. The  
2503 board may provide further that upon delinquency in the payment  
2504 of any annual installment of benefit special assessments, such  
2505 prepayment amount of all future annual installments of benefit  
2506 special assessments shall be and become immediately due and  
2507 payable together with such delinquent annual installment.

2508 (c) Non-ad valorem maintenance taxes.—If and when  
2509 authorized by general law, to maintain and to preserve the  
2510 physical facilities and services constituting the works,  
2511 improvements, or infrastructure owned by the district pursuant  
2512 to this act, to repair and restore any one or more of them, when  
2513 needed, and to defray the current expenses of the district,  
2514 including any sum which may be required to pay state and county  
2515 ad valorem taxes on any lands which may have been purchased and  
2516 which are held by the district under this act, the board of  
2517 supervisors may, upon the completion of said systems,  
2518 facilities, services, works, improvements, or infrastructure, in  
2519 whole or in part, as may be certified to the board by the  
2520 engineer of the board, levy annually a non-ad valorem and  
2521 nonmillage tax upon each tract or parcel of land within the  
2522 district, to be known as a "maintenance tax." A maintenance tax  
2523 shall be apportioned upon the basis of the net assessments of  
2524 benefits assessed as accruing from the original construction and  
2525 shall be evidenced to and certified by the board of supervisors

2526 of the district not later than June 1 of each year to the  
2527 Hillsborough County tax collector and shall be extended on the  
2528 tax rolls and collected by the tax collector on the merged  
2529 collection roll of the tax collector in the same manner and at  
2530 the same time as county ad valorem taxes, and the proceeds  
2531 therefrom shall be paid to the district. The maintenance tax  
2532 shall be a lien until paid on the property against which  
2533 assessed and enforceable in like manner and of the same dignity  
2534 as county ad valorem taxes.

2535 (d) Maintenance special assessments.—To maintain and  
2536 preserve the facilities and projects of the district, the board  
2537 may levy a maintenance special assessment. This assessment may  
2538 be evidenced to and certified to the tax collector by the board  
2539 of supervisors not later than August 31 of each year and shall  
2540 be entered by the property appraiser on the county tax rolls and  
2541 shall be collected and enforced by the tax collector in the same  
2542 manner and at the same time as county taxes, and the proceeds  
2543 therefrom shall be paid to the district. However, this  
2544 subsection does not prohibit the district in its discretion from  
2545 using the method prescribed in s. 197.363, s. 197.3631, or s.  
2546 197.3632, Florida Statutes, for collecting and enforcing these  
2547 assessments. These maintenance special assessments shall be a  
2548 lien on the property against which assessed until paid and shall  
2549 be enforceable in like manner as county taxes. The amount of the  
2550 maintenance special assessment for the exercise of the

2551 district's powers under this section shall be determined by the  
2552 board based upon a report of the district's engineer and  
2553 assessed by the board upon such lands, which may be all of the  
2554 lands within the district benefited by the maintenance thereof,  
2555 apportioned between the benefited lands in proportion to the  
2556 benefits received by each tract of land.

2557 (e) Special assessments.—The board may levy and impose  
2558 any special assessments pursuant to this subsection.

2559 (f) Enforcement of taxes.—The collection and enforcement  
2560 of all taxes levied by the district shall be at the same time  
2561 and in like manner as county taxes and the provisions of general  
2562 law relating to the sale of lands for unpaid and delinquent  
2563 county taxes; the issuance, sale, and delivery of tax  
2564 certificates for such unpaid and delinquent county taxes; the  
2565 redemption thereof; the issuance to individuals of tax deeds  
2566 based thereon; and all other procedures in connection therewith  
2567 shall be applicable to the district to the same extent as if  
2568 such statutory provisions were expressly set forth in this act.  
2569 All taxes shall be subject to the same discounts as county  
2570 taxes.

2571 (g) When unpaid tax is delinquent; penalty.—All taxes  
2572 provided for in this act shall become delinquent and bear  
2573 penalties on the amount of such taxes in the same manner as  
2574 county taxes.

2575 (h) Status of assessments.—Benefit special assessments,

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2576 maintenance special assessments, and special assessments are  
2577 hereby found and determined to be non-ad valorem assessments as  
2578 defined in s. 197.3632(1), Florida Statutes. Maintenance taxes  
2579 are non-ad valorem taxes and are not special assessments.

2580 (i) Assessments constitute liens; collection.—Any and all  
2581 assessments, including special assessments, benefit special  
2582 assessments, and maintenance special assessments authorized and  
2583 granted by this subsection and maintenance taxes if authorized  
2584 by general law, shall constitute a lien on the property against  
2585 which assessed from the date of levy and imposition thereof  
2586 until paid, coequal with the lien of state, county, municipal,  
2587 and school board taxes. These assessments may be collected, at  
2588 the district's discretion, under authority of s. 197.3631,  
2589 Florida Statutes, as amended from time to time, by the tax  
2590 collector pursuant to ss. 197.3632 and 197.3635, Florida  
2591 Statutes, as amended from time to time, or in accordance with  
2592 other collection measures provided by general law. In addition  
2593 to, and not in limitation of, any powers otherwise set forth  
2594 herein or in general law, these assessments may also be enforced  
2595 pursuant to chapter 173, Florida Statutes, as amended from time  
2596 to time.

2597 (j) Land owned by governmental entity.—Except as  
2598 otherwise provided by general law, a levy of ad valorem taxes or  
2599 non-ad valorem assessments under this act or chapter 170 or  
2600 chapter 197, Florida Statutes, or otherwise by the board of the

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2601 district on property of a governmental entity that is subject to  
2602 a ground lease as described in s. 190.003(14), Florida Statutes,  
2603 does not constitute a lien or encumbrance on the underlying fee  
2604 interest of such governmental entity.

2605 (13) SPECIAL ASSESSMENTS.—

2606 (a) As an alternative method to the levy and imposition  
2607 of special assessments pursuant to chapter 170, Florida  
2608 Statutes, pursuant to the authority under s. 197.3631, Florida  
2609 Statutes, or pursuant to other provisions of general law, now or  
2610 hereafter enacted, which provide a supplemental means or  
2611 authority to impose, levy, and collect special assessments as  
2612 otherwise authorized under this act, the board may levy and  
2613 impose special assessments to finance the exercise of any of its  
2614 powers permitted under this act using the following uniform  
2615 procedures:

2616 1. At a noticed meeting, the board of supervisors of the  
2617 district may consider and review an engineer's report on the  
2618 costs of the systems, facilities, and services to be provided; a  
2619 preliminary special assessment methodology; and a preliminary  
2620 roll based on acreage or platted lands, depending upon whether  
2621 platting has occurred.

2622 a. The special assessment methodology shall address and  
2623 discuss and the board shall consider whether the systems,  
2624 facilities, and services being contemplated will result in  
2625 special benefits peculiar to the property, different in kind and

2626 degree than general benefits, as a logical connection between  
2627 the systems, facilities, and services themselves and the  
2628 property, and whether the duty to pay the special assessments by  
2629 the property owners is apportioned in a manner that is fair and  
2630 equitable and not in excess of the special benefit received. It  
2631 shall be fair and equitable to designate a fixed proportion of  
2632 the annual debt service, together with interest thereon, on the  
2633 aggregate principal amount of bonds issued to finance such  
2634 systems, facilities, and services which give rise to unique,  
2635 special, and peculiar benefits to property of the same or  
2636 similar characteristics under the special assessment methodology  
2637 so long as such fixed proportion does not exceed the unique,  
2638 special, and peculiar benefits enjoyed by such property from  
2639 such systems, facilities, and services.

2640       b. The engineer's cost report shall identify the nature  
2641 of the proposed systems, facilities, and services, their  
2642 location, a cost breakdown plus a total estimated cost,  
2643 including cost of construction or reconstruction, labor, and  
2644 materials, lands, property, rights, easements, franchises, or  
2645 systems, facilities, and services to be acquired; cost of plans  
2646 and specifications and surveys of estimates of costs and  
2647 revenues; costs of engineering, legal, and other professional  
2648 consultation services; and other expenses or costs necessary or  
2649 incident to determining the feasibility or practicability of  
2650 such construction, reconstruction, or acquisition,

2651 administrative expenses, relationship to the authority and power  
2652 of the district in its charter, and such other expenses or costs  
2653 as may be necessary or incident to the financing to be  
2654 authorized by the board of supervisors.

2655 c. The preliminary special assessment roll shall be in  
2656 accordance with the assessment methodology as may be adopted by  
2657 the board of supervisors; the special assessment roll shall be  
2658 completed as promptly as possible and shall show the acreage,  
2659 lots, lands, or plats assessed and the amount of the fairly and  
2660 reasonably apportioned assessment based on special and peculiar  
2661 benefit to the property, lot, parcel, or acreage of land; and,  
2662 if the special assessment against such lot, parcel, acreage, or  
2663 portion of land is to be paid in installments, the number of  
2664 annual installments in which the special assessment is divided  
2665 shall be entered into and shown upon the special assessment  
2666 roll.

2667 2. The board of supervisors of the district may determine  
2668 and declare by an initial special assessment resolution to levy  
2669 and assess the special assessments with respect to assessable  
2670 improvements stating the nature of the systems, facilities, and  
2671 services, improvements, projects, or infrastructure constituting  
2672 such assessable improvements, the information in the engineer's  
2673 cost report, the information in the special assessment  
2674 methodology as determined by the board at the noticed meeting  
2675 and referencing and incorporating as part of the resolution the

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2676 engineer's cost report, the preliminary special assessment  
2677 methodology, and the preliminary special assessment roll as  
2678 referenced exhibits to the resolution by reference. If the board  
2679 determines to declare and levy the special assessments by the  
2680 initial special assessment resolution, the board shall also  
2681 adopt and declare a notice resolution which shall provide and  
2682 cause the initial special assessment resolution to be published  
2683 in a newspaper of general circulation in Hillsborough County  
2684 once a week for 2 consecutive weeks, and said board shall by the  
2685 same resolution fix a time and place at which the owner or  
2686 owners of the property to be assessed or any other persons  
2687 interested therein may appear before said board and be heard as  
2688 to the propriety and advisability of making such improvements,  
2689 as to the costs thereof, as to the manner of payment therefor,  
2690 and as to the amount thereof to be assessed against each  
2691 property so improved. Thirty days' notice in writing of such  
2692 time and place shall be given to such property owners. The  
2693 notice shall include the amount of the special assessment and  
2694 shall be served by mailing a copy to each assessed property  
2695 owner at his or her last known address, the names and addresses  
2696 of such property owners to be obtained from the record of the  
2697 property appraiser of the county political subdivision in which  
2698 the land is located or from such other sources as the district  
2699 manager or engineer deems reliable. Proof of such mailing shall  
2700 be made by the affidavit of the manager of the district or by

2701 the engineer, said proof to be filed with the district manager.  
2702 Failure to mail said notice or notices does not invalidate any  
2703 of the proceedings hereunder. It is provided further that the  
2704 last publication shall be at least 1 week before the date of the  
2705 hearing on the final special assessment resolution. Said notice  
2706 shall describe the general areas to be improved and advise all  
2707 persons interested that the description of each property to be  
2708 assessed and the amount to be assessed to each piece, parcel,  
2709 lot, or acre of property may be ascertained at the office of the  
2710 manager of the district. Such service by publication shall be  
2711 verified by the affidavit of the publisher and filed with the  
2712 manager of the district. Moreover, the initial special  
2713 assessment resolution with its attached, referenced, and  
2714 incorporated engineer's cost report, preliminary special  
2715 assessment methodology, and preliminary special assessment roll,  
2716 along with the notice resolution, shall be available for public  
2717 inspection at the office of the manager and the office of the  
2718 engineer or any other office designated by the board of  
2719 supervisors in the notice resolution. Notwithstanding the  
2720 foregoing, the landowners of all of the property which is  
2721 proposed to be assessed may give the district written notice of  
2722 waiver of any notice and publication provided for in this  
2723 subparagraph. However, such notice and publication is not  
2724 required, provided that any meeting of the board of supervisors  
2725 to consider such resolution is a publicly noticed meeting.

2726       3. At the time and place named in the noticed resolution  
2727       as provided for in subparagraph 2., the board of supervisors of  
2728       the district shall meet and hear testimony from affected  
2729       property owners as to the propriety and advisability of making  
2730       the systems, facilities, services, projects, works,  
2731       improvements, or infrastructure and funding them with  
2732       assessments referenced in the initial special assessment  
2733       resolution on the property. Following the testimony and  
2734       questions from the members of the board or any professional  
2735       advisors to the district of the preparers of the engineer's cost  
2736       report, the special assessment methodology, and the special  
2737       assessment roll, the board of supervisors shall make a final  
2738       decision on whether to levy and assess the particular special  
2739       assessments. Thereafter, the board of supervisors shall meet as  
2740       an equalizing board to hear and to consider any and all  
2741       complaints as to the particular special assessments and shall  
2742       adjust and equalize the special assessments to ensure proper  
2743       assessment based on the benefit conferred on the property.

2744       4. When so equalized and approved by resolution or  
2745       ordinance by the board of supervisors, to be called the final  
2746       special assessment resolution, a final special assessment roll  
2747       shall be filed with the clerk of the board, and such special  
2748       assessment shall stand confirmed and remain legal, valid, and  
2749       binding first liens on the property against which such special  
2750       assessments are made until paid, equal in dignity to the first

2751        liens of ad valorem taxation of county and municipal governments  
2752        and school boards. However, upon completion of the systems,  
2753        facilities, services, projects, improvements, works, or  
2754        infrastructure, the district shall credit to each of the  
2755        assessments the difference in the special assessment as  
2756        originally made, approved, levied, assessed, and confirmed and  
2757        the proportionate part of the actual cost of the improvement to  
2758        be paid by the particular special assessments as finally  
2759        determined upon the completion of the improvement; but in no  
2760        event shall the final special assessment exceed the amount of  
2761        the special and peculiar benefits as apportioned fairly and  
2762        reasonably to the property from the system, facility, or service  
2763        being provided as originally assessed. Promptly after such  
2764        confirmation, the special assessment shall be recorded by the  
2765        clerk of the district in the minutes of the proceedings of the  
2766        district, and the record of the lien in this set of minutes  
2767        shall constitute prima facie evidence of its validity. The board  
2768        of supervisors, in its sole discretion, may, by resolution,  
2769        grant a discount equal to all or a part of the payee's  
2770        proportionate share of the cost of the project consisting of  
2771        bond financing cost, such as capitalized interest, funded  
2772        reserves, and bond discounts included in the estimated cost of  
2773        the project, upon payment in full of any special assessments  
2774        during such period before the time such financing costs are  
2775        incurred as may be specified by the board of supervisors in such

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2776 resolution.

2777 5. District special assessments may be made payable in  
2778 installments over no more than 40 years after the date of the  
2779 payment of the first installment thereof and may bear interest  
2780 at fixed or variable rates.

2781 (b) Notwithstanding any provision of this act or chapter  
2782 170, Florida Statutes, that portion of s. 170.09, Florida  
2783 Statutes, which provides that special assessments may be paid  
2784 without interest at any time within 30 days after the  
2785 improvement is completed and a resolution accepting the same has  
2786 been adopted by the governing authority is not applicable to any  
2787 district special assessments, whether imposed, levied, and  
2788 collected pursuant to this act or any other provision of general  
2789 law, including, but not limited to, chapter 170, Florida  
2790 Statutes.

2791 (c) In addition, the district is authorized expressly in  
2792 the exercise of its rulemaking power to adopt rules that provide  
2793 for notice, levy, imposition, equalization, and collection of  
2794 assessments.

2795 (14) ISSUANCE OF CERTIFICATES OF INDEBTEDNESS BASED ON  
2796 ASSESSMENTS FOR ASSESSABLE IMPROVEMENTS; ASSESSMENT BONDS.—

2797 (a) The board may, after any special assessments or  
2798 benefit special assessments for assessable improvements are  
2799 made, determined, and confirmed as provided in this act, issue  
2800 certificates of indebtedness for the amount so assessed against

2801 the abutting property or property otherwise benefited, as the  
2802 case may be, and separate certificates shall be issued against  
2803 each part or parcel of land or property assessed, which  
2804 certificates shall state the general nature of the improvement  
2805 for which the assessment is made. The certificates shall be  
2806 payable in annual installments in accordance with the  
2807 installments of the special assessment for which they are  
2808 issued. The board may determine the interest to be borne by such  
2809 certificates, not to exceed the maximum rate allowed by general  
2810 law, and may sell such certificates at either private or public  
2811 sale and determine the form, manner of execution, and other  
2812 details of such certificates. The certificates shall recite that  
2813 they are payable only from the special assessments levied and  
2814 collected from the part or parcel of land or property against  
2815 which they are issued. The proceeds of such certificates may be  
2816 pledged for the payment of principal of and interest on any  
2817 revenue bonds or general obligation bonds issued to finance in  
2818 whole or in part such assessable improvement or, if not so  
2819 pledged, may be used to pay the cost or part of the cost of such  
2820 assessable improvements.

2821 (b) The district may also issue assessment bonds, revenue  
2822 bonds, or other obligations payable from a special fund into  
2823 which such certificates of indebtedness referred to in paragraph  
2824 (a) may be deposited or, if such certificates of indebtedness  
2825 have not been issued, may assign to such special fund for the

2826 benefit of the holders of such assessment bonds or other  
2827 obligations, or to a trustee for such bondholders, the  
2828 assessment liens provided for in this act unless such  
2829 certificates of indebtedness or assessment liens have been  
2830 theretofore pledged for any bonds or other obligations  
2831 authorized hereunder. In the event of the creation of such  
2832 special fund and the issuance of such assessment bonds or other  
2833 obligations, the proceeds of such certificates of indebtedness  
2834 or assessment liens deposited therein shall be used only for the  
2835 payment of the assessment bonds or other obligations issued as  
2836 provided in this section. The district is authorized to covenant  
2837 with the holders of such assessment bonds, revenue bonds, or  
2838 other obligations that it will diligently and faithfully enforce  
2839 and collect all the special assessments, and interest and  
2840 penalties thereon, for which such certificates of indebtedness  
2841 or assessment liens have been deposited in or assigned to such  
2842 fund; to foreclose such assessment liens so assigned to such  
2843 special fund or represented by the certificates of indebtedness  
2844 deposited in the special fund, after such assessment liens have  
2845 become delinquent, and deposit the proceeds derived from such  
2846 foreclosure, including interest and penalties, in such special  
2847 fund; and to make any other covenants deemed necessary or  
2848 advisable in order to properly secure the holders of such  
2849 assessment bonds or other obligations.

2850 (c) The assessment bonds, revenue bonds, or other

2851 obligations issued pursuant to this subsection shall have such  
2852 dates of issuance and maturity as deemed advisable by the board;  
2853 however, the maturities of such assessment bonds or other  
2854 obligations may not be more than 2 years after the due date of  
2855 the last installment that will be payable on any of the special  
2856 assessments for which such assessment liens, or the certificates  
2857 of indebtedness representing such assessment liens, are assigned  
2858 to or deposited in such special fund.

2859 (d) Such assessment bonds, revenue bonds, or other  
2860 obligations issued under this subsection shall bear such  
2861 interest as the board may determine, not to exceed the maximum  
2862 rate allowed by general law, and shall be executed, shall have  
2863 such provisions for redemption before maturity, shall be sold in  
2864 such manner, and shall be subject to all of the applicable  
2865 provisions contained in this act for revenue bonds, except as  
2866 the same may be inconsistent with this subsection.

2867 (e) All assessment bonds, revenue bonds, or other  
2868 obligations issued under this subsection shall be, shall  
2869 constitute, and shall have all the qualities and incidents of  
2870 negotiable instruments under the law merchant and general laws.

2871 (15) TAX LIENS.—All taxes of the district provided for in  
2872 this act, together with all penalties for default in the payment  
2873 of the same and all costs in collecting the same, including a  
2874 reasonable attorney fee fixed by the court and taxed as a cost  
2875 in the action brought to enforce payment, shall, from January 1

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2876 of each year the property is liable to assessment and until  
2877 paid, constitute a lien of equal dignity with the liens for  
2878 state and county taxes and other taxes of equal dignity with  
2879 state and county taxes upon all the lands against which such  
2880 taxes shall be levied. A sale of any of the real property within  
2881 the district for state and county or other taxes may not operate  
2882 to relieve or release the property so sold from the lien for  
2883 subsequent district taxes or installments of district taxes,  
2884 which lien may be enforced against such property as though no  
2885 such sale thereof had been made. In addition, for purposes of s.  
2886 197.552, Florida Statutes, the lien of all special assessments  
2887 levied by the district shall constitute a lien of record held by  
2888 a municipal or county governmental unit. Sections 194.171,  
2889 197.122, 197.333, and 197.432, Florida Statutes, are applicable  
2890 to district taxes with the same force and effect as if such  
2891 sections were expressly provided in this act.

2892 (16) PAYMENT OF TAXES AND REDEMPTION OF TAX LIENS BY THE  
2893 DISTRICT; SHARING IN PROCEEDS OF TAX SALE.-

2894 (a) The district shall have the power and right to:

2895 1. Pay any delinquent state, county, district, municipal,  
2896 or other tax or assessment upon lands located wholly or  
2897 partially within the boundaries of the district.

2898 2. Redeem or purchase any tax sales certificates issued  
2899 or sold on account of any state, county, district, municipal, or  
2900 other taxes or assessments upon lands located wholly or

2901 partially within the boundaries of the district.

2902 (b) Delinquent taxes paid, or tax sales certificates  
2903 redeemed or purchased, by the district, together with all  
2904 penalties for the default in payment of the same and all costs  
2905 in collecting the same and a reasonable attorney fee, shall  
2906 constitute a lien in favor of the district of equal dignity with  
2907 the liens of state and county taxes and other taxes of equal  
2908 dignity with state and county taxes upon all the real property  
2909 against which the taxes were levied. The lien of the district  
2910 may be foreclosed in the manner provided in this act.

2911 (c) In any sale of land pursuant to s. 197.542, Florida  
2912 Statutes, as may be amended from time to time, the district may  
2913 certify to the clerk of the circuit court of the county holding  
2914 such sale the amount of taxes due to the district upon the lands  
2915 sought to be sold, and the district shall share in the  
2916 disbursement of the sales proceeds in accordance with this act  
2917 and under general law.

2918 (17) FORECLOSURE OF LIENS.—Any lien in favor of the  
2919 district arising under this act may be foreclosed by the  
2920 district by foreclosure proceedings in the name of the district  
2921 in a court of competent jurisdiction as provided by general law  
2922 in like manner as is provided in chapter 170 or chapter 173,  
2923 Florida Statutes, and any amendments thereto, and those chapters  
2924 shall be applicable to such proceedings with the same force and  
2925 effect as if those chapters were expressly provided in this act.

2926 Any act required or authorized to be done by or on behalf of a  
2927 municipality in foreclosure proceedings under chapter 170 or  
2928 chapter 173, Florida Statutes, may be performed by such officer  
2929 or agent of the district as the board of supervisors may  
2930 designate. Such foreclosure proceedings may be brought at any  
2931 time after the expiration of 1 year from the date any tax, or  
2932 installment thereof, becomes delinquent; however, no lien shall  
2933 be foreclosed against any political subdivision or agency of the  
2934 state. Other legal remedies shall remain available.

2935 (18) MANDATORY USE OF CERTAIN DISTRICT SYSTEMS,  
2936 FACILITIES, AND SERVICES.—To the full extent permitted by  
2937 general law, the district shall require all lands, buildings,  
2938 premises, persons, firms, and corporations within the district  
2939 to use the facilities of the district.

2940 (19) COMPETITIVE PROCUREMENT; BIDS; NEGOTIATIONS; RELATED  
2941 PROVISIONS REQUIRED.—

2942 (a) A contract may not be let by the board for any goods,  
2943 supplies, or materials to be purchased when the amount thereof  
2944 to be paid by the district shall exceed the amount provided in  
2945 s. 287.017, Florida Statutes, for category four, unless notice  
2946 of bids shall be published in a newspaper of general circulation  
2947 in Hillsborough County at least once. Any board seeking to  
2948 construct or improve a public building, structure, or other  
2949 public works shall comply with the bidding procedures of s.  
2950 255.20, Florida Statutes, as amended from time to time, and

2951 other applicable general law. In each case, the bid of the  
2952 lowest responsive and responsible bidder shall be accepted  
2953 unless all bids are rejected because the bids are too high or  
2954 the board determines it is in the best interests of the district  
2955 to reject all bids. The board may require the bidders to furnish  
2956 bond with a responsible surety to be approved by the board.  
2957 Nothing in this subsection shall prevent the board from  
2958 undertaking and performing the construction, operation, and  
2959 maintenance of any project or facility authorized by this act by  
2960 the employment of labor, material, and machinery.

2961 (b) The Consultants' Competitive Negotiation Act, s.  
2962 287.055, Florida Statutes, applies to contracts for engineering,  
2963 architecture, landscape architecture, or registered surveying  
2964 and mapping services let by the board.

2965 (c) Contracts for maintenance services for any district  
2966 facility or project shall be subject to competitive bidding  
2967 requirements when the amount thereof to be paid by the district  
2968 exceeds the amount provided in s. 287.017, Florida Statutes, as  
2969 amended from time to time, for category four. The district shall  
2970 adopt rules, policies, or procedures establishing competitive  
2971 bidding procedures for maintenance services. Contracts for other  
2972 services may not be subject to competitive bidding unless the  
2973 district adopts a rule, policy, or procedure applying  
2974 competitive bidding procedures to said contracts. Nothing herein  
2975 shall preclude the use of requests for proposal instead of

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2976 invitations to bid as determined by the district to be in its  
2977 best interest.

2978 (20) FEES, RENTALS, AND CHARGES; PROCEDURE FOR ADOPTION  
2979 AND MODIFICATIONS; MINIMUM REVENUE REQUIREMENTS.-

2980 (a) The district is authorized to prescribe, fix,  
2981 establish, and collect rates, fees, rentals, or other charges,  
2982 hereinafter sometimes referred to as "revenues," and to revise  
2983 the same from time to time, for the systems, facilities, and  
2984 services furnished by the district, including, but not limited  
2985 to, recreational facilities, water management and control  
2986 facilities, and water and sewer systems; to recover the costs of  
2987 making connection with any district service, facility, or  
2988 system; and to provide for reasonable penalties against any user  
2989 or property for any such rates, fees, rentals, or other charges  
2990 that are delinquent.

2991 (b) No such rates, fees, rentals, or other charges for  
2992 any of the facilities or services of the district shall be fixed  
2993 until after a public hearing at which all the users of the  
2994 proposed facility or services or owners, tenants, or occupants  
2995 served or to be served thereby and all other interested persons  
2996 shall have an opportunity to be heard concerning the proposed  
2997 rates, fees, rentals, or other charges. Rates, fees, rentals,  
2998 and other charges shall be adopted under the administrative  
2999 rulemaking authority of the district but do not apply to  
3000 district leases. Notice of such public hearing setting forth the

3001 proposed schedule or schedules of rates, fees, rentals, and  
3002 other charges shall have been published in a newspaper of  
3003 general circulation in Hillsborough County at least once and at  
3004 least 10 days before such public hearing. The rulemaking hearing  
3005 may be adjourned from time to time. After such hearing, such  
3006 schedule or schedules, either as initially proposed or as  
3007 modified or amended, may be finally adopted. A copy of the  
3008 schedule or schedules of such rates, fees, rentals, or charges  
3009 as finally adopted shall be kept on file in an office designated  
3010 by the board and shall be open at all reasonable times to public  
3011 inspection. The rates, fees, rentals, or charges so fixed for  
3012 any class of users or property served shall be extended to cover  
3013 any additional users or properties thereafter served which shall  
3014 fall in the same class, without the necessity of any notice or  
3015 hearing.

3016 (c) Such rates, fees, rentals, and charges shall be just  
3017 and equitable and uniform for users of the same class and, when  
3018 appropriate, may be based or computed either upon the amount of  
3019 service furnished, upon the average number of persons residing  
3020 or working in or otherwise occupying the premises served, or  
3021 upon any other factor affecting the use of the facilities  
3022 furnished, or upon any combination of the foregoing factors, as  
3023 may be determined by the board on an equitable basis.

3024 (d) The rates, fees, rentals, or other charges prescribed  
3025 shall be such as will produce revenues, together with any other

3026 assessments, taxes, revenues, or funds available or pledged for  
3027 such purpose, at least sufficient to provide for the following  
3028 items, but not necessarily in the order stated:

3029 1. To provide for all expenses of operation and  
3030 maintenance of such facility or service.

3031 2. To pay when due all bonds and interest thereon for the  
3032 payment of which such revenues are, or shall have been, pledged  
3033 or encumbered, including reserves for such purpose.

3034 3. To provide for any other funds which may be required  
3035 under the resolution or resolutions authorizing the issuance of  
3036 bonds pursuant to this act.

3037 (e) The board shall have the power to enter into  
3038 contracts for the use of the projects of the district and with  
3039 respect to the services, systems, and facilities furnished or to  
3040 be furnished by the district.

3041 (21) RECOVERY OF DELINQUENT CHARGES.—In the event that  
3042 any rates, fees, rentals, charges, or delinquent penalties are  
3043 not paid as and when due and are in default for 60 days or more,  
3044 the unpaid balance thereof and all interest accrued thereon,  
3045 together with reasonable attorney fees and costs, may be  
3046 recovered by the district in a civil action.

3047 (22) DISCONTINUANCE OF SERVICES OR FACILITIES.—In the  
3048 event the fees, rentals, or other charges for district services  
3049 or facilities are not paid when due, the board shall have the  
3050 power, under such reasonable rules and regulations as the board

3051 may adopt, to discontinue and shut off such services or  
3052 facilities until such fees, rentals, or other charges, including  
3053 interest, penalties, and charges for the shutting off and  
3054 discontinuance and the restoration of such services or  
3055 facilities, are fully paid; and, for such purposes, the board  
3056 may enter on any lands, waters, or premises of any person, firm,  
3057 corporation, or body, public or private, within the district  
3058 limits. Such delinquent fees, rentals, or other charges,  
3059 together with interest, penalties, and charges for the shutting  
3060 off and discontinuance and the restoration of such services or  
3061 facilities and reasonable attorney fees and other expenses, may  
3062 be recovered by the district, which may also enforce payment of  
3063 such delinquent fees, rentals, or other charges by any other  
3064 lawful method of enforcement.

3065 (23) ENFORCEMENT AND PENALTIES.—The board or any  
3066 aggrieved person may have recourse to such remedies in general  
3067 law and at equity as may be necessary to ensure compliance with  
3068 this act, including injunctive relief to enjoin or restrain any  
3069 person violating this act or any bylaws, resolutions,  
3070 regulations, rules, codes, or orders adopted under this act. In  
3071 case any building or structure is erected, constructed,  
3072 reconstructed, altered, repaired, converted, or maintained, or  
3073 any building, structure, land, or water is used, in violation of  
3074 this act or of any code, order, resolution, or other regulation  
3075 made under authority conferred by this act or under general law,

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3076 the board or any citizen residing in the district may institute  
3077 any appropriate action or proceeding to prevent such unlawful  
3078 erection, construction, reconstruction, alteration, repair,  
3079 conversion, maintenance, or use; to restrain, correct, or avoid  
3080 such violation; to prevent the occupancy of such building,  
3081 structure, land, or water; and to prevent any illegal act,  
3082 conduct, business, or use in or about such premises, land, or  
3083 water.

3084 (24) SUITS AGAINST THE DISTRICT.—Any suit or action  
3085 brought or maintained against the district for damages arising  
3086 out of tort, including, without limitation, any claim arising  
3087 upon account of an act causing an injury or loss of property,  
3088 personal injury, or death, shall be subject to the limitations  
3089 provided in s. 768.28, Florida Statutes.

3090 (25) EXEMPTION OF DISTRICT PROPERTY FROM EXECUTION.—All  
3091 district property shall be exempt from levy and sale by virtue  
3092 of an execution, and no execution or other judicial process  
3093 shall issue against such property, nor shall any judgment  
3094 against the district be a charge or lien on its property or  
3095 revenues; however, nothing contained herein shall apply to or  
3096 limit the rights of bondholders to pursue any remedy for the  
3097 enforcement of any lien or pledge given by the district in  
3098 connection with any of the bonds or obligations of the district.

3099 (26) TERMINATION, CONTRACTION, OR EXPANSION OF DISTRICT.—  
3100 (a) The board of supervisors of the district may not ask

3101 the Legislature to repeal or amend this act to expand or to  
3102 contract the boundaries of the district or otherwise cause the  
3103 merger or termination of the district without first obtaining a  
3104 resolution or official statement from Hillsborough County as  
3105 required by s. 189.031(2)(e)4., Florida Statutes, for creation  
3106 of an independent special district. The district's consent may  
3107 be evidenced by a resolution or other official written statement  
3108 of the district.

3109 (b) The district shall remain in existence until:

3110 1. The district is terminated and dissolved pursuant to  
3111 amendment to this act by the Legislature.

3112 2. The district has become inactive pursuant to s.

3113 189.062, Florida Statutes.

3114 (27) MERGER WITH COMMUNITY DEVELOPMENT DISTRICTS.—The

3115 district may merge with one or more community development  
3116 districts situated wholly within its boundaries. The district

3117 shall be the surviving entity of the merger. Any mergers shall  
3118 commence upon each such community development district filing a

3119 written request for merger with the district. A copy of the  
3120 written request shall also be filed with Hillsborough County.

3121 The district, subject to the direction of its board of

3122 supervisors, shall enter into a merger agreement which shall  
3123 provide for the proper allocation of debt, the manner in which

3124 such debt shall be retired, the transition of the community  
3125 development district board, and the transfer of all financial

3126 obligations and operating and maintenance responsibilities to  
3127 the district. The execution of the merger agreement by the  
3128 district and each community development district constitutes  
3129 consent of the landowners within each district. The district and  
3130 each community development district requesting merger shall hold  
3131 a public hearing within its boundaries to provide information  
3132 about and take public comment on the proposed merger in the  
3133 merger agreement. The public hearing shall be held within 45  
3134 days after the execution of the merger agreement by all parties  
3135 thereto. Notice of the public hearing shall be published in a  
3136 newspaper of general circulation in Hillsborough County at least  
3137 14 days before the hearing. At the conclusion of the public  
3138 hearing, each district shall consider a resolution approving or  
3139 disapproving the proposed merger. If the district and each  
3140 community development district which is a party to the merger  
3141 agreement adopt a resolution approving the proposed merger, the  
3142 resolutions and the merger agreement shall be filed with  
3143 Hillsborough County. Upon receipt of the resolutions approving  
3144 the merger and the merger agreement, Hillsborough County shall  
3145 adopt a nonemergency ordinance dissolving each community  
3146 development district pursuant to s. 190.046(10), Florida  
3147 Statutes.

3148 (28) INCLUSION OF TERRITORY.—The inclusion of any or all  
3149 territory of the district within a municipality does not change,  
3150 alter, or affect the boundary, territory, existence, or

3151 jurisdiction of the district.

3152 (29) SALE OF REAL ESTATE WITHIN THE DISTRICT; REQUIRED  
3153 DISCLOSURE TO PURCHASER.—Subsequent to the creation of this  
3154 district under this act, each contract for the initial sale of a  
3155 parcel of real property and each contract for the initial sale  
3156 of a residential unit within the district shall include,  
3157 immediately before the space reserved in the contract for the  
3158 signature of the purchaser, the following disclosure statement  
3159 in boldfaced and conspicuous type which is larger than the type  
3160 in the remaining text of the contract: "THE LAND RESERVE  
3161 STEWARDSHIP DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS,  
3162 OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND  
3163 ASSESSMENTS PAY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE  
3164 COSTS OF CERTAIN PUBLIC SYSTEMS, FACILITIES, AND SERVICES OF THE  
3165 DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE  
3166 DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY  
3167 AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER  
3168 TAXES AND ASSESSMENTS PROVIDED FOR BY GENERAL LAW."

3169 (30) NOTICE OF CREATION AND ESTABLISHMENT.—Within 30 days  
3170 after the election of the first board of supervisors creating  
3171 the district, the district shall cause to be recorded in the  
3172 grantor-grantee index of the property records in Hillsborough  
3173 County a "Notice of Creation and Establishment of the Land  
3174 Reserve Stewardship District." The notice shall, at a minimum,  
3175 include the legal description of the territory described in this

3176 act.

3177 (31) DISTRICT PROPERTY PUBLIC; FEES.—Any system, facility,  
3178 service, works, improvement, project, or other infrastructure  
3179 owned by the district, or funded by federal tax-exempt bonding  
3180 issued by the district, is public; and the district by rule may  
3181 regulate, and may impose reasonable charges or fees for, the use  
3182 thereof, but not to the extent that such regulation or  
3183 imposition of such charges or fees constitutes denial of  
3184 reasonable access.

3185 **Section 7.** If any provision of this act or its application  
3186 to any person or circumstance is held invalid, the invalidity  
3187 does not affect the remaining provisions or applications of the  
3188 act which can be given effect without the invalid provision or  
3189 application, and to this end the provisions of this act are  
3190 severable.

3191 **Section 8.** This act shall take effect upon becoming a law,  
3192 except that the provisions of this act which authorize the levy  
3193 of ad valorem taxation shall take effect only upon express  
3194 approval by a majority vote of those qualified electors of the  
3195 Land Reserve Stewardship District, as required by Section 9,  
3196 Article VII of the State Constitution, voting in a referendum  
3197 election held during a general election at such time as all  
3198 members of the board are qualified electors who are elected by  
3199 qualified electors of the district as provided in this act.