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1                                   A bill to be entitled  
2           An act relating to Hillsborough County; creating the  
3           Land Reserve Stewardship District; providing a short  
4           title, legislative findings and intent, definitions,  
5           and policy; establishing compliance with minimum  
6           requirements for creation of an independent special  
7           district; providing for creation and establishment of  
8           the district; establishing the legal boundaries of the  
9           district; providing for the jurisdiction and charter  
10          of the district; providing for a governing board;  
11          providing for membership, election, and terms of  
12          office; providing for meetings; providing  
13          administrative duties of the board; providing a method  
14          for transition of the board from landowner control to  
15          control by the resident electors of the district;  
16          providing for a district manager and district  
17          employees; providing for a district treasurer,  
18          selection of a public depository, and district budgets  
19          and financial reports; providing for disclosure of  
20          public information; providing the general powers of  
21          the district; providing the special powers of the  
22          district to plan, finance, and provide community  
23          infrastructure and services within the district;  
24          providing for bonds; providing for borrowing;  
25          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;

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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

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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

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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

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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

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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.

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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

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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"

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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

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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

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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

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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

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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

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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

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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.

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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

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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

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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

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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

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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:

508  
 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:

516  
 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:

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 523 PARCEL 1:

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 525 PARCEL A:

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

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

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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:

566  
 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;

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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.

600 PARCEL B:

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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:

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PARCEL A:

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

PARCEL B:

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

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

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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

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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

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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.,

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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.

829  
 830 All lying and being in Sections 26 and 27, Township 32  
 831 South, Range 18 East, Hillsborough County, Florida.

832  
 833 PARCEL 5:

834  
 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;

838  
 839 LESS road right-of-way;

840  
 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:

858  
 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

864  
 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:

871  
 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

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

ALSO LESS additional right of way for Valroy Road.

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

PARCEL 8:

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

LESS any other road right-of-way;

ALSO LESS the South 660.00 feet thereof;

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

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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"

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

978  
 979 PARCEL C:

980  
 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.

988  
 989 Being more particularly described as follows:

990  
 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:  
 1025

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

1028  
 1029 PARCEL 5:

1030  
 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.

1036  
 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.

1041  
 1042 PARCEL 6:

1043  
 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.

1048  
 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

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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:  
 1125

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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

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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.

1191 AND

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:

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.

1250

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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

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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;

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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.

1330 PARCEL 16:

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.

1337 AND

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.

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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PARCEL 17:

Parcel "A"

That part of:

The South 235 feet of the North 665 feet of the Northwest  
1/4 of Section 32, Township 32 South Range 19 East,  
Hillsborough County, Florida, lying East of the East right  
of way line of State Road No. 93A (I75).

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

AND

Parcel "B":

A Parcel of land lying within Section 31; Township 32  
South, Range 19 East, Hillsborough County, Florida, being a  
portion of those lands described as Parcel I in O.R. Book  
2723, Page 500 of the Public Records of Hillsborough

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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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Description:

Commence at the Northwest corner of Section 31, Township 32 South, Range 19 East, run thence South 89°42'08" East, 2617.61 along the North boundary of said Section 31, also being the North line of The Tampa Electric Company right of way, Parcel I, O.R. Book 2723, Page 500, to a Point of Beginning; thence continue along the North line of said Section 31, South 89°42'08" East, 100.00 feet; thence leaving the North line of said Section 31, South 00°00'00" West, 665.05 feet to the intersection with the South line of said Parcel I, O.R. Book 2723, Page 500; thence North 89°42'13" West, 100.00 feet, along said South line; thence North 00°00'00" West, 665.05 feet to the Point of Beginning.

TOTAL AREA OR PROPERTY DESCRIBED HEREIN IS 3,707 ACRES, MORE OR LESS.

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

(1) The board of the district shall exercise the powers granted to the district pursuant to this act. The board shall 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

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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

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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

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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

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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.

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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

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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.

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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.

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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

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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.

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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

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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

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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 (g) 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.

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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

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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

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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

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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

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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

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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

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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.-

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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

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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.—

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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

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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 (l) 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

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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

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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 (g) 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,

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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.—

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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

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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

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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

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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

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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

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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,

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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

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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.

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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

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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

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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

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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

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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

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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.

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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

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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

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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

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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

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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

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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

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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

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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

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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.