

CHAPTER 2025-234

Committee Substitute for House Bill No. 4033

An act relating to San Carlos Estates Water Control District, Lee County; providing that the San Carlos Estates Water Control District, an independent special district, shall become a dependent district of the City of Bonita Springs; reenacting, amending, and repealing a certain circuit court decree; providing for transition; providing that members of the city council shall assume the offices of the board of supervisors of said district; providing boundaries; requiring a referendum; providing effective dates.

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

Section 1. San Carlos Estates Water Control District continuation and transfer.—The San Carlos Estates Water Control District, an independent special district created by circuit court decree, shall become a dependent district of the City of Bonita Springs on the effective date of this act.

(1) Decree 69-105 entered by the circuit court in and for the Twelfth Circuit Court of the State of Florida creating and incorporating the San Carlos Estates Water Control District is reenacted, amended, and repealed as provided herein. The provisions of chapter 298, Florida Statutes, so far as not inconsistent with this act, are applicable to the district.

(2) The assets, liabilities, financial allocations, and written contracts of the San Carlos Estates Water Control District, including all rights, obligations, duties, and relationships now existing by law, easement, permit, or agreement, shall be unaffected and remain in full force and effect and shall be those of the district as a dependent district of the City of Bonita Springs. All rights, claims, actions, orders, and all contracts of the special district and all legal or administrative proceedings involving the district shall continue in full force and effect under the jurisdiction of the district as a dependent district of the City of Bonita Springs.

(3) The terms of office of the current members of the Board of Supervisors of the San Carlos Estates Water Control District shall continue until the members of the City Council of the City of Bonita Springs assume the offices of the Board of Supervisors of the San Carlos Estates Water Control District.

(4) The jurisdictional boundaries of the district are as follows:

: In Township 47 South, Range 25 East, Lee County, Florida—Section 14 the North half (N ½); Section 15—all that portion lying East of Atlantic Coast Line Railroad right-of-way, excepting a tract of land described as follows: Beginning at a point on the line common to Sections 15 and 22, which point is westerly along said line for 4,026.5 feet from the

Southeast corner of said Section 15; run westerly to the right-of-way of the Atlantic Coast Line Railroad; thence run northerly along said railroad right-of-way line, 65 feet from the center line to a point 760 feet North of said Section line common to Sections 15 and 22; thence run easterly parallel with said Section line to a point of intersection with a line through the point of beginning parallel with the West line of said Section 15; thence run South along said line parallel with said West line of said Section 15 for 760 feet to the point of beginning; and also including a tract of land being bounded on the North by the easterly extension of the North line of Lot 14 of Block 15, Bonita Terrace Subdivision and on the South by the easterly extension of the South line of Lot 17 of Block 15 of said Bonita Terrace Subdivision, as recorded in the Public Records of Lee County, Florida, in Plat Book 8 at Page 23. Section 16—Lots 14, 15, 16 and 17 of Block 15, Bonita Terrace Subdivision, according to the map or plat thereof on file and recorded in the office of the Clerk of the Circuit Court of Lee County, Florida in Plat book 8 at page 23.

Section 22—A tract or parcel of land lying North and East of U.S. Highway No. 41, more particularly described as follows: From the Southeast Corner of said Section 22 run N. 83° 36' 30" W. along the South line of said Section 22 for 192.31 feet to an intersection with the northeasterly right-of-way line of said U.S. No. 41; thence run N. 45° 27' 40" W. along said right-of-way line (50 feet from the center line) for 880 feet to a concrete monument; thence run N. 44° 32' 20" E. perpendicular to said right-of-way line for 1,130.31 feet to a concrete monument on the East line of said Section 22; thence run N. 1° 01' 00" W. along said Section line for 271.62 feet to a POINT OF BEGINNING; thence run N. 25° 49' 50" W. for 5,746.1 feet to a point on the southeasterly boundary of lands conveyed by and described in a deed recorded in Deed Book 321 at page 493, Public Records of Lee County, Florida, which point is S 44° 32' 20" W., and thence northeasterly along this boundary line 22.12 feet to the concrete monument on the North line of Section 22. thence East to the Northeast corner of said Section; thence South along the East line of said Section to the point of beginning.

(5) To the extent not inconsistent with city ordinances, all resolutions and policies of the San Carlos Estates Water Control District shall remain in effect until amended, revised, or repealed by the board of supervisors.

(6) Additional provisions which are necessary to effect this transition and to provide for the operation of the San Carlos Estates Water Control District as a dependent district of the city shall be adopted by ordinance.

Section 2. Referendum.—

(1) The referendum election called for by this act shall be held:

(a) On or before October 1, 2025, for landowners of the San Carlos Estates Water Control District, who shall vote in the same manner by which the district's governing body is elected.

(b) On August 18, 2026, concurrent with the 2026 primary election, for qualified electors of the City of Bonita Springs.

(2) The ballot title for the referendum question shall be in substantially the following form:

CONVERSION OF SAN CARLOS ESTATES WATER CONTROL DISTRICT TO A DEPENDENT DISTRICT

(3) The referendum question shall be placed on the ballot in substantially the following form:

Shall Chapter 2025-____, Laws of Florida, making the San Carlos Estates Water Control District a dependent district of the City of Bonita Springs and providing that the City Council of the City of Bonita Springs shall serve as the board of the district, become effective?

() YES.

() NO.

(4) In the event this question is answered affirmatively by a majority of landowners of the San Carlos Estates Water Control District and a majority of qualified electors of the City of Bonita Springs, this act shall take effect.

Section 3. This act shall take effect only if a majority of those landowners of the San Carlos Estates Water Control District voting in the same manner by which the district's governing body is elected in a referendum held on or before October 1, 2025, and a majority of qualified electors of the City of Bonita Springs voting in a referendum held on August 18, 2026, approve the referendum question in section 2, except that this section and section 2 shall take effect upon becoming a law.

Approved by the Governor June 6, 2025.

Filed in Office Secretary of State June 6, 2025.