

## CHAPTER 2025-244

### House Bill No. 4057

An act relating to the Tohopekaliga Water Authority, Osceola County; amending ch. 2003-368, Laws of Florida; providing that the Central Florida Tourism Oversight District is the successor to the Reedy Creek Improvement District; revising district boundaries; providing that the boundaries may be changed by special act of the Legislature; providing an effective date.

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

Section 1. Subsection (2) of section 4 of chapter 2003-368, Laws of Florida, as amended by chapter 2018-186, Laws of Florida, is amended to read:

#### Section 4. District Establishment and Creation.

(2) The District boundary shall embrace and include:

(a) The territory within Osceola County consisting of the incorporated area of the City of Kissimmee and including those areas served or provided with water and wastewater service by the City of Kissimmee on June 26, 2003.

(b) All unincorporated areas within Osceola County, less and except any areas included within the Central Florida Tourism Oversight District, formerly the Reedy Creek Improvement District, on June 26, 2003, and less and except the territory within Osceola County consisting of the incorporated area of the City of St. Cloud, and including those unincorporated areas authorized by law to be served or provided with water and wastewater service by the City of St. Cloud on June 26, 2003. This act shall not be construed to prohibit or inhibit the City of St. Cloud from lawfully extending, expanding, or providing authorized municipal services and facilities as provided for in section 180.02(3), Florida Statutes. The Authority shall be estopped in any future proceeding conducted pursuant to section 180.03 or section 180.04, Florida Statutes, by the City of St. Cloud, or any action arising therefrom, from asserting or claiming the willingness and ability to provide potable water or wastewater service to:

1. All lands in Osceola County, Florida, lying in Section 8, Township 25 South, Range 31 East.

2. All lands in Osceola County, Florida, lying in Section 5, Township 25 South, Range 31 East lying easterly of the eastern boundary of Fells Cove Subdivision, according to the plat recorded in the Public Records of Osceola County, Florida, (including specifically the Floridian R.V. Park).

3. All lands in Osceola County, Florida lying within Florida Turnpike right-of-way in the Northwest quarter (NW ¼) Section 36, Township 27 South, Range 30 East (Canoe Creek DOT facility).

(c) The lands within the boundaries of the District as of July 1, 2024, subject to the terms of the following interlocal agreements:

(1) Water Authority/Orange County Water And Wastewater Service Territorial Agreement, entered on September 27, 1994, as amended by First Amendment entered on May 2, 1995, Second Amendment entered on September 9, 2003, Third Amendment entered on December 16, 2008, and Fourth Amendment on April 21, 2020;

2. Interlocal Agreement by and between The City of St. Cloud, Florida and Tohopekaliga Water Authority, adopted as of February 10, 2022;

3. Poinciana System Transition Interlocal Agreement by and Between Polk County, Florida and the Tohopekaliga Water Authority, entered October 1, 2006;

4. Interlocal Agreement Between Polk County, Florida and Tohopekaliga Water Authority Amending Water Utility Service Areas entered on June 18, 2024; and

5. Water and Wastewater Territorial Agreement by and between Reedy Creek Improvement District and the City of Kissimmee, Florida entered on June 20, 1995, as amended by First Amendment entered on May 30, 1996, and Second Amendment entered on May 6, 1997.

(d) The boundaries of the District shall hereby be amended to include the following subject to adoption of a resolution by the governing body of the affected general purpose local government authorizing the Authority to provide its service and facilities therein:

All lands in Polk County, Florida lying within the East ½ of Section 29, Township 26 South, Range 28 East and East ½ of Section 32, Township 26 South, Range 28 East. Together with all of Section 5, Township 27 South, Range 28 East and all of Section 6, Township 27 South, Range 28 East and all of Section 7, Township 27 South, Range 28 East and all of Section 8, Township 27 South, Range 28 East and all of Section 13, Township 27 South, Range 28 East and all of Section 14, Township 27 South, Range 28 East and all of Section 15, Township 27 South, Range 28 East and all of Section 16, Township 27 South, Range 28 East and all of Section 17, Township 27 South, Range 28 East and all of Section 18, Township 27 South, Range 28 East and all of Section 19, Township 27 South, Range 28 East and all of Section 20, Township 27 South, Range 28 East and all of Section 21, Township 27 South, Range 28 East and all of Section 22, Township 27 South, Range 28 East and all of Section 23, Township 27 South, Range 28 East and all of Section 24, Township 27 South, Range 28 East and all of Section 25, Township 27 South, Range

28 East and all of Section 26, Township 27 South, Range 28 East and all of Section 27, Township 27 South, Range 28 East and all of Section 28, Township 27 South, Range 28 East and all of Section 29, Township 27 South, Range 28 East, North of Lake Marion and all of Section 30, Township 27 South, Range 28 East, North of Lake Marion, less the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and all of Section 32, Township 27 South, Range 28 East, North and East of Lake Marion and all of Section 33, Township 27 South, Range 28 East and all of Section 34, Township 27 South, Range 28 East and all of Section 35, Township 27 South, Range 28 East all of Section 36, Township 27 South, Range 28 East and all of Section 33, Township 27 South, Range 28 East. Together with all of Section 1, Township 28 South, Range 28 East and all of Section 2, Township 28 South, Range 28 East and all of Section 3, Township 28 South, Range 28 East and all of Section 4, Township 28 South, Range 28 East, East of Lake Marion and all of Section 9, Township 28 South, Range 28 East, East of Lake Marion and all of Section 10, Township 28 South, Range 28 East and all of Section 11, Township 28 South, Range 28 East and all of Section 12, Township 28 South, Range 28 East and all of Section 13, Township 28 South, Range 28 East and all of Section 14, Township 28 South, Range 28 East and all of Section 15, Township 28 South, Range 28 East and all of Section 16, Township 28 South, Range 28 East, South of Lake Marion and all of Section 21, Township 28 South, Range 28 East, less portion of aforesaid Section 21 lying South of Lake Hatchineha Road (SR 542) and all of Section 22, Township 28 South, Range 28 East and all of Section 23, Township 28 South, Range 28 East and all of Section 24, Township 28 South, Range 28 East. Together with the West 660 feet of Section 4, Township 28 South, Range 29 East and all of Section 5, Township 28 South, Range 29 East and all of Section 6, Township 28 South, Range 29 East and all of Section 7, Township 28 South, Range 29 East and all of Section 8, Township 28 South, Range 29 East and the West 660 feet of Section 9, Township 28 South, Range 29 East and the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  lying Northwest of the canal of Section 16 Township 28 South, Range 29 East and portion of Section 17, Township 28 South, Range 29 East lying Northwest of the canal and East of Lake Hatchineha and all of Section 18, Township 28 South, Range 29 East lying West of Lake Hatchineha and all of Section 19, Township 28 South, Range 29 East lying north and west of the canal.

The District boundary may be expanded to include any service area within the boundaries of an affected general purpose local government upon special act of the Legislature and the adoption of a resolution by the governing body of the affected general purpose local government authorizing the Authority to provide its service and facilities therein.

Section 2. This act shall take effect upon becoming a law.

Approved by the Governor June 6, 2025.

Filed in Office Secretary of State June 6, 2025.