

CHAPTER 2025-245

House Bill No. 4059

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

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

Section 1. Paragraphs (a), (b), (g), (k), (l), (m), and (n) of subsection (1), paragraph (v) of subsection (2), and paragraphs (a), (d), (f), and (g) of subsection (3) of section 2, subsections (2) and (4) of section 3, section 4, paragraphs (a) and (d) of subsection (3) and subsection (8) of section 5, paragraphs (c) and (d) of subsection (4), paragraphs (f), (o), and (p) of subsection (6), subsection (7), paragraph (i) of subsection (10), paragraphs (b) and (c) of subsection (12), paragraph (a) of subsection (13), paragraph (a) of subsection (19), paragraphs (a) and (b) of subsection (20), and paragraph (a) of subsection (26) of section 6, and section 7 of chapter 2017-220, Laws of Florida, are amended, and paragraph (ee) is added to subsection (2) of section 2 and paragraph (d) is added to subsection (27) of section 6 of that chapter, to read:

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

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

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

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

opportunities, rather than fragmented development with underutilized infrastructure generally associated with urban sprawl.

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

(k) In order to be responsive to the critical timing required through the exercise of its special management functions, an independent special district requires financing of those functions, including bondable lienable and nonlienable revenue, with full and continuing public disclosure and accountability, funded by landowners, both present and future, and funded also by users of the systems, facilities, and services provided to the land area by the special district, without unduly burdening the taxpayers, citizens, and ratepayers of the state, Osceola County, Orange County, any municipality therein, the City of Orlando, or the Tohopekaliga Water Authority.

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

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

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

(2) DEFINITIONS.—As used in this act:

(v) “Qualified elector” means any person at least 18 years of age who is a citizen of the United States and a legal resident of the state and of the district ~~and who registers to vote with the Supervisor of Elections in Osceola County~~ or Orange County and resides in either Osceola County or the City of Orlando.

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

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

(a) The district and the district charter, with its general and special powers, as created in this act, are essential and the best alternative for the residential, commercial, office, hotel, industrial, and other community uses, projects, or functions in the included portions portion of Osceola County and the City of Orlando consistent with the effective comprehensive plan, and designed to serve a lawful public purpose. Additionally, the district and the district charter are not in conflict with and shall not be interpreted in a manner that is inconsistent with the Tohopekalgia Water Authority Act, nor shall such charter amend, supersede, or be interpreted in a manner that is inconsistent with the Orange County Territorial Agreements.

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

(f) This act may be amended, in whole or in part, only by special act of the Legislature. The board of supervisors of the district shall not ask the Legislature to amend this act without first obtaining a resolution or official statement from Osceola County and the City of Orlando as required by s. 189.031(2)(e)4., Florida Statutes, for creation of an independent special district. However, if an amendment alters the district boundaries in only one jurisdiction or affects the district’s special powers in only one jurisdiction, it is necessary to secure the resolution or statement from only the affected jurisdiction. The board shall not ask the Legislature to amend this act related to the delivery of potable and nonpotable water and wastewater services in Osceola County or the City of Orlando without first obtaining a resolution approving such amendment from the Tohopekalgia Water Authority or its successors for the property in Osceola County, or Orange County or its successors for the property in the City of Orlando.

(g) Nothing in this act is intended to, or shall be construed to, conflict with the Tohopekalgia Water Authority Act or the Orange County Territorial Agreements. Nothing in this act is intended to, or shall be construed to, limit the power of the Tohopekalgia Water Authority or its successors. Pursuant to the Orange County Territorial Agreements, nothing in this act is intended to, or shall be construed to, limit the power of Orange

County or its successors over its water, wastewater, and reclaimed water service area within the district.

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

(2) The Sunbridge Stewardship District is created and incorporated as a public body corporate and politic, an independent special and limited purpose local government, an independent special district, under s. 189.031, Florida Statutes, as amended from time to time, and as defined in this act and in s. 189.012(3), Florida Statutes, as amended from time to time, in and for portions of Osceola County and the City of Orlando. Any amendments to chapter 190, Florida Statutes, after January 1, 2017, granting additional general powers, special powers, authorities, or projects to a community development district by amendment to its uniform charter, ss. 190.006-190.041, Florida Statutes, which are not inconsistent with the provisions of this act, shall constitute a general power, special power, authority, or function of the Sunbridge Stewardship District. All notices for the enactment by the Legislature of this special act have been provided pursuant to the State Constitution, the Laws of Florida, and the Rules of the Florida House of Representatives and of the Florida Senate. No referendum subsequent to the effective date of this act is required as a condition of establishing the district. Therefore, the district, as created by this act, is established on the property described in this act.

(4) The jurisdiction of this district, in the exercise of its general and special powers, and in the carrying out of its special and limited purposes, is both within the external boundaries of the legal description of this district and extraterritorially when limited to, and as authorized expressly elsewhere in, the charter of the district as created in this act or applicable general law. This special and limited purpose district is created as a public body corporate and politic, and local government authority and power is limited by its charter, this act, and subject to the provisions of other general laws, including chapter 189, Florida Statutes, except that an inconsistent provision in this act shall control and the district has jurisdiction to perform such acts and exercise such authorities, functions, and powers as shall be necessary, convenient, incidental, proper, or reasonable for the implementation of its special and limited purpose regarding the sound planning, provision, acquisition, development, operation, maintenance, and related financing of those public systems, facilities, services, improvements, projects, and infrastructure works as authorized herein, including those necessary and incidental thereto; provided, however, that the district shall not exercise any powers in a manner that is inconsistent with the Orange County Territorial Agreements. The district shall exercise any of its powers extraterritorially within Osceola County or the City of Orlando upon execution of an interlocal agreement between the district and the respective jurisdiction, which shall include Orange County as it relates to any services covered by the Orange County Territorial Agreements, ~~Osceola County~~ consenting to the district's exercise of any of such powers within Osceola County or the City of Orlando, or an applicable development order issued by

Osceola County or the City of Orlando. The district shall exercise its power concerning the acquisition, development, operation, and management of a water system, reclaimed water system, and sewer system within the boundaries or the service area of the Tohopekaliga Water Authority only upon execution of and in a manner consistent with an interlocal or similar agreement between the district and the Tohopekaliga Water Authority, ~~or~~ an investor owned utility regulated by the Florida Public Service Commission, Orange County as it relates to any Orange County Territorial Agreements, or any such utility serving lands located within the district.

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

Sections 1, 2, 11, 12, 13, 14, 23 and 24, Township 25 South, Range 31 East, Osceola County, Florida. AND: The Northwest one-quarter (NW $\frac{1}{4}$), The Northeast one-quarter (NE $\frac{1}{4}$) and all unsurveyed properties in the Northeast one-quarter (NE $\frac{1}{4}$) of Section 25, Township 25 South, Range 31 East, Osceola County, Florida. AND: The Northeast one-quarter (NE $\frac{1}{4}$) of Section 27, Township 25 South, Range 31 East, Osceola County, Florida. AND: The West one-half (W $\frac{1}{2}$) of the Northwest one-quarter (NW $\frac{1}{4}$) of Section 26, Township 25 South, Range 31 East, Osceola County, Florida. AND: Sections 5, 6, 7, 8, 16 17, 18, 19, 20, 21, 28, 29, 30, 31, 32 and 33, Township 25 South, Range 32 East, Osceola County, Florida. AND: All lands in Sections 4, 9, 10, 15, 22, 27 and 34, Township 25 South, Range 32 East, Osceola County, Florida, lying West of the Easterly limits of the jurisdictional wetlands comprising the Econlockhatchee River Swamp.

AND:

The South $\frac{1}{2}$ of Section 36, Township 25 South, Range 31 East, Osceola County, Florida.

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

All of New Eden on the Lakes, Replat of Unit 9, as filed and recorded in Plat Book 1, Page 341 of the Public Records of Osceola County, Florida, together with: Beginning at the Southeast corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 36, T25S, R31E, Osceola County, Florida, run N00°56'29" W, along the East line of the NW $\frac{1}{4}$ of said Section 36, 1196.59 ft. to the South Right of Way line of State Road No. 532; run thence S86°43'09"W, along said South Right of Way line, 100.57 ft. to the Point of Curve of a 13596.54 ft. Radius Curve to the Left; run thence along said Curve, 64.40 ft. (Chord bearing S86°35'01"W, Chord = 64.40 ft.); run thence S03°13'22"E, 1191.61 ft. to the North line of New Eden on the Lakes, Replat of Unit 9, as filed and recorded in Plat Book 1, Page 341 of the Public Records of Osceola County, Florida; run thence N88°35'24"E,

along said North line, 117.40 ft. to the Point of Beginning. Said land also described as Lot 1 of the unrecorded plat of a portion of the N ½ of the NW ¼ of Section 36, T25S, R31E, Osceola County, Florida, done by Johnston's Engineers, Inc. under the date of March 29, 1966.

AND:

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

LESS AND EXCEPT: The West thirty (30) feet of the Northwest quarter of the Southwest quarter (NW ¼ of SW ¼) of said Section Fourteen (14), Township twenty-five (25) South, Range thirty-one (31) East, Osceola County, Florida (Deed Book 95, Page 353).

LESS AND EXCEPT: BEGIN at the Southwest corner of Section 23, Township 25 South, Range 31 East, Osceola County, Florida, thence run North 00°00'10" West along the West line of said Section 23, a distance of 1,150.00 feet to a point; thence departing said West line run North 89°52'31" East, a distance of 465.00 feet to a point; thence run South 00°00'10" East, a distance of 600.00 feet to a point; thence run South 89°52'31" West, a distance of 340.00 feet to a point; thence run South 00°00'10" East, a distance of 550.00 feet to a point on the South line of said Section 23; thence run South 89°52'31" West along said South line, a distance of 125.00 feet to the POINT OF BEGINNING (Official Records Book 945, Page 2911).

LESS AND EXCEPT: A Parcel of Land in that part of Section 1, Township 25 South, Range 31 East, Osceola County, Florida, lying within the right-of-way of Canal 30 as described in Official Records Book 12, Page 143, Osceola County, Florida, public records: said parcel of land being more specifically described as follows: From a 5" x 5" concrete monument marking the Northeast (NE) corner of the South one-half (S ½) of said Section 1, the coordinates of which are X = 448,239.56 and Y = 1,456,639.11, bear South 89°41'18" West, along the North line of the South one-half (S ½) of said Section 1, a distance of 4190.40 feet to the intersection thereof with the Easterly right-of-way line of said Canal 30; Thence, South 0°05'45" East, along said Easterly right-of-way line, a distance of 756.08 feet to the point of beginning; Thence, continue South 0°05'45" East, along said Easterly right-of-way line, a distance of 196.57 feet; Thence, South 89°54'15" West, a distance of 350.00 feet to the intersection thereof with the Westerly right-of-way line of said Canal 30; Thence, North 0°05'45" West, along said Westerly right-of-way line, a distance of 196.57 feet; Thence, North 89°54'15" East, along said Westerly right-of-way line a distance of 350.00 feet to the point of beginning. The bearings and coordinates in the above description refer to the standard plane rectangular coordinate system for the East Zone of Florida (Official Records Book 169, Page 298).

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

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

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

TOGETHER WITH THE FOLLOWING PROPERTY:

PARCEL 1

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

BEGIN at the Northwest corner of said Section 25; thence N89°52'59"E along the North line of the Northwest ¼ of said Section 25 for a distance of 2658.03 feet to the Northwest corner of the Northeast ¼ of said Section 25; thence N89°54'45"E along the North line of said Northeast ¼ for a distance of 2748.33 feet to the Northeast corner of said Section 25; thence N89°49'12"E along the North line of the Northwest ¼ of aforesaid Section 30 for a distance of 299.98 feet to the East Right-of-way line of a 300 feet wide Orlando Utilities Commission Railroad Right-of-way, as described in Official Records Book 3435, Page 2304, of the Public Records of Orange County, Florida; thence departing said North line run S00°04'54"E along said East Right-of-way line, 2657.02 feet; thence S00°01'36"E along said East Right-of-way line, 2407.07 feet to the Northerly limited access Right-of-way line of the Bee Line Expressway (Beach line) State Road 528, pursuant to the Orange County Expressway Authority Right-of-way Map, Section 1.1-1.2, 75002-3501; thence departing said East Right-of-way line run N77°39'14"W along said Northerly limited access Right-of-way line, 303.13 feet; thence S78°27'34"W along said Northerly limited access Right-of-way line, 1324.58 feet; thence N89°33'35"W along said Northerly limited access Right-of-way line, 122.78 feet to the Easterly boundary of lands described in Official Records Document Number 20160212591, of the Public Records of Orange County, Florida; thence departing said Northerly limited access Right-of-way line run the following courses and distances along said Easterly boundary: N81°29'16"W, 161.20 feet to a non-tangent curve concave Northerly having a radius of 1203.24 feet and a chord bearing of N67°31'58"W; thence Westerly along the arc of said curve through a central angle of 27°57'19" for a distance of 587.08 feet to a non-tangent line; N47°33'44"W, 175.07 feet; N49°30'18"W, 257.89 feet to the point of curvature of a curve concave Southerly having a radius of 400.00 feet and a chord bearing of N69°52'43"W; thence Westerly along the arc of said curve through a central angle of 40°44'48" for a distance of 284.47 feet to the point of tangency; S89°44'54"W, 252.36 feet; N50°17'21"W, 24.30 feet; N00°15'06"W, 134.38 feet; S89°44'54"W, 7.30 feet; N06°51'50"W, 138.87 feet; N00°15'14"W, 30.74 feet to the South line of Innovation Way, formerly known as Alafaya Trail Extension, as described in Official

Records Book 8893, Page 1974, of the Public Records of Orange County, Florida; thence departing said Easterly boundary run S89°44'46"W along said South line, 119.99 feet to the West Right-of-way line of said Innovation Way; thence N00°15'14"W along said West Right-of-way line, 144.57 feet to the point of curvature of a curve concave Westerly having a radius of 1146.16 feet and a chord bearing of N08°13'32"W; thence Northerly along said West Right-of-way line and the arc of said curve through a central angle of 15°56'38" for a distance of 318.95 feet to the West boundary of the aforesaid lands described in Official Records Document Number 20160212591 and a radial line; thence departing said West Right-of-way line run the following courses and distances along said West boundary: S73°48'09"W along said radial line, 12.00 feet to a non-tangent curve concave Westerly having a radius of 1134.16 feet and a chord bearing of S08°13'34"E; thence Southerly along the arc of said curve through a central angle of 15°56'35" for a distance of 315.59 feet to a non-tangent curve concave Westerly having a radius of 1498.71 feet and a chord bearing of S02°30'59"W; thence Southerly along the arc of said curve through a central angle of 05°32'09" for a distance of 144.81 feet to a non-tangent line; S89°44'54"W, 29.21 feet; S06°18'17"W, 68.48 feet to a non-tangent curve concave Northwesterly having a radius of 1461.05 feet and a chord bearing of S25°10'53"W; thence Southwesterly along the arc of said curve through a central angle of 22°40'21" for a distance of 578.15 feet to a non-tangent curve concave Northwesterly having a radius of 1096.02 feet and a chord bearing of S61°05'33"W; thence Southwesterly along the arc of said curve through a central angle of 39°01'56" for a distance of 746.65 feet to a non-tangent line and the aforesaid Northerly limited access Right-of-way line of the Bee Line Expressway (Beach line) State Road 528, pursuant to the Orange County Expressway Authority Right-of-way Map, Section 1.1-1.2, 75002-3501; thence departing said West boundary run S89°44'55"W along said Northerly limited access Right-of-way line, 1378.28 feet to the West line of the Southwest ¼ of aforesaid Section 25 and a point lying N00°14'19"E, 54.28 feet from the Southwest corner of said Section 25; thence N00°14'19"E along said West line, 2602.08 feet to the Southwest corner of the aforesaid Northwest ¼ of Section 25; thence N00°17'00"E along the West line of said Northwest ¼ for a distance of 2654.61 feet to the POINT OF BEGINNING. Bearings and distances are based on the Florida State Plane Coordinate System East Zone, reciprocal grid factor of 1.00005499931, NAD 83 Datum (NSRS 2007).

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

LESS AND EXCEPT: That portion of Innovation Way (Formerly known as Alafaya Trail Extension), as described in Official Records Book 8893, Page 1974, of the Public Records of Orange County, Florida lying South of the following described line: Begin at the Northwest corner of Monument Parkway Parcel 1001 as described in Official Records

Book 10042, Page 7271, of said Public Records, thence run N90°00'00"W for a distance of 119.99 feet to the West Right-of-Way line of said Innovation Way and the Point of Termination.

LESS AND EXCEPT: Monument Parkway, described as Parcel 1001 and Parcel 1001A in Official Records Book 10042, Page 7271, of the Public Records of Orange County, Florida, and that portion of Parcel 900, as described in Official Records Book 8893, Page 1974 of said Public Records, lying South of said Parcel 1001 and North of said Parcel 1001A terminating Easterly at a line lying 130.00 feet (ground dimension) South of and parallel with the North line of said Parcel 1001.

AND:

PARCEL 2

That part of Section 1, Township 24 South, Range 31 East and Section 36, Township 23 South, Range 31 East Orange County, Florida, described as follows:

Commence at the Northeast corner of said Section 36, said point also being on the West right of way line of a 400.00 feet Orlando Utilities Commission Railroad right of way, as recorded in the Official Records Book 3435, Page 2304, of the Public Records of Orange County, Florida; thence the following courses and distances along said West right of way line and the East line of said Section 36, run South 00° 07' 13" East, 533.10 feet to the Point of Beginning; also being a point on the Southerly right of way line of State Road 528 (Bee Line Expressway) as shown on an Orlando - Orange County Expressway Authority Right of Way Map, Section 1.1 - 1.2, 75002 - 3501; thence continue along said West right of way line and East line, South 00° 07' 13" East, 2123.46 feet to the East ¼ corner of said Section 36; thence continue along said West right of way line and East line, South 00° 04' 18" East, 2922.70 feet to the Southeast corner of said Section 36; thence leaving said East line of Section 36 and the West right of way line, run the following courses and distances along the East line of said Section 1 and the West right of way line of a 300.00 feet Orlando Utilities Commission Railroad right of way, as recorded in the Official Records Book 3590, Page 355, of the Public Records of Orange County, Florida, South 00° 02' 07" West, 343.69 feet to the point of curvature of a curve to the right, having a radius of 1990.00 feet and a central angle of 41° 06' 13"; thence leaving said East line of Section 1, run along the arc of said curve and West right of way line a distance of 1427.61 feet to the point of tangency; thence South 41° 13' 36" West, 3123.90 feet to the centerline of Wewahootee Road, as recorded in the Official Records Book 5761, Pages 3567-3602, of the Public Records of Orange County, Florida; thence leaving said West right of way line, run the following courses and distances along said centerline, South 89° 39' 56" West, 21.10 feet to the point of curvature of a curve to the left, having a radius of 400.00 feet and a central angle of 44° 01' 33"; thence along the arc of said curve a distance of 307.36 feet to the point of tangency; thence South 45° 38' 23" West, 1557.46 feet to the point of curvature of a curve to the right, having a radius of 400.00 feet, a central

angle of 38° 11' 16"; thence along the arc of said curve a distance of 266.60 feet to a point on the South line of said Section 1; thence leaving said centerline of Wewahootee Road, run North 89° 50' 55" West along said South line 1199.62 feet to the Southwest corner of said Section 1; thence leaving said South line, run North 01° 53' 15" West along the West line of said Section 1 a distance of 2660.90 feet to the West ¼ corner of said Section 1; thence continue along said West line, North 00° 46' 04" East, 2646.14 feet to the Northwest corner of said Section 1; thence North 88° 06' 44" West along the South line of said Section 36 a distance of 10.78 feet to the Southwest corner of said Section 36; thence North 00° 09' 05" East along the West line of said Section 36 a distance of 2923.13 feet to the West ¼ corner of said Section 36; thence continue along said West line, North 00° 10' 56" East, 2412.09 feet to said Southerly right of way line of State Road 528 (Bee Line Expressway); thence leaving said West line of Section 36, run the following courses and distances along said Southerly right of way, North 89° 45' 47" East, 2879.03 feet; thence South 89° 33' 17" East, 1261.51 feet; thence South 77° 38' 56" East, 1328.23 feet to the Point of Beginning.

LESS AND EXCEPT:

Parcel 1 (Official Records Book 11029, Page 6496)

A parcel of land lying in Section 36, Township 23 South, Range 31 East, Orange County, Florida, lying adjacent to the existing south Limited Access Right-of-Way line of State Road 528, per Orlando Orange County Expressway Authority Right-of-Way Maps, Sections No. 1.1 and No. 1.2, and the International Corporate Park Interchange Right-of-Way Map, being more particularly described as follows:

Commence at a 4"x4" concrete monument (no identification) marking the Northwest Corner of Section 36, Township 23 South, Range 31 East, Orange County, Florida; thence run South 00°11'37" West, along the west line of the Northwest ¼ of said Section 36, a distance of 245.80 feet to the intersection with said existing south Limited Access Right-of-Way line, for the Point of Beginning; thence run North 89°44'37" East, along said existing south Limited Access Right-of-Way line, a distance of 2877.71 feet; thence run South 89°33'03" East, continuing along said existing south Limited Access Right-of-Way line, a distance of 1262.74 feet; thence run South 77°39'01" East, continuing along said existing south Limited Access Right-of-Way line, a distance of 963.76 feet; thence departing said existing south Limited Access Right-of-Way line, run North 89°40'54" West, a distance of 58.96 feet; thence run North 89°37'26" West, a distance of 884.08 feet to a point lying 200.00 feet south of, at perpendicular measure to, said existing south Limited Access Right-of-Way line; thence run North 89°33'03" West, parallel with said existing south Limited Access Right-of-Way line, a distance of 951.27 feet; thence run South 00° 00' 00" East, a distance of 13.85 feet; thence run South 64° 14' 46" West, a distance of 660.22 feet; thence run South 03° 12' 40" West, a distance of 30.15 feet; thence run South 89° 57' 31" West, a distance of 365.62 feet; thence run North 03°51' 51" West, a distance of 43.00 feet; thence run South 89° 44' 46" West, a distance of

80.38 feet to a point of curvature with a curve concave to the north; thence run westerly along the arc of said curve, having a radius of 827.00 feet, a central angle of 11°34' 38", a chord length of 166.82 feet bearing North 84°27' 55" West, an arc distance of 167.10 feet to a point of compound curvature of a curve concave to the northeast; thence run northwesterly along the arc of said curve, having a radius of 512.00 feet, a central angle of 17° 57'18", a chord length of 159.79 feet bearing North 69°41' 57" West, an arc distance of 160.45 feet , to a point of tangency; thence run North 60° 43' 19" West, a distance of 379.83 feet; thence run South 89°44'37"West, a distance of 64.32 feet; thence run North 00°15' 23" West, a distance of 27.50 feet, to a point lying 200.00 feet south of, at perpendicular measure to, said existing south Limited Access Right-of-Way line; thence run South 89°44'37" West, parallel with said existing south Limited Access Right-of-Way line, a distance of 1431.38 feet to said west line of the Northwest ¼ of Section 36; thence run North 00°11'37" East, along said west line, a distance of 200.01 feet to the intersection with said existing south Limited Access Right-of-Way line and the Point of Beginning.

AND:

Retention/Detention Pond Area (Official Records Book 4282, Page 3520) Commence at the Southeast corner of the Northeast ¼ of Section 36, Township 23 South, Range 31 East, Orange County, Florida; thence N00°07'13"W along the East line of said Northeast ¼, 677.59 feet to the POINT OF BEGINNING; Continue N00°07'13"W, 370.00 feet to a point on the Southerly right-of-way line of the Bee Line Expressway (S.R. 528) access road and being a point on a curve concave Northerly and having a radius of 482.42 feet; thence departing said East line on a chord bearing of N69°04'46"W run Northwesterly along the arc of said curve, through a central angle of 16°47'58", 141.45 feet; thence S79°13'57"W, 27.35 feet to a line of limited access and a point on a curve concave Northwesterly having a radius of 846.94 feet; thence on a chord bearing of S41°15'40"W run Southwesterly along the arc of said curve through a central angle of 14°43'36", 217.69 feet to the end of said line of limited access; thence S38°45'10"E, 323.44 feet; thence N89°52'47"E, 100.00 feet to the POINT OF BEGINNING.

AND:

PARCEL 3

(CAMINO REAL 110' STRIP PARCEL 2)

A parcel of land within the Southeast ¼ of Section 1, Township 24 South, Range 31 East, Orange County, Florida, lying South of the centerline of Wewahootee Road, and lying Northwesterly of the Northwest right-of-way line of a 300-foot-wide Orlando Utilities Commission Railroad right-of-way, as recorded in Official Records Book 3471, Page 617, of said Public Records, more particularly described as follows: Commence at the South ¼ corner of said Section 1; thence N00°16'08"W along the West line of the Southeast ¼ of said Section 1 for a distance of

1056.39 feet to said Northwest right-of-way line of a 300-foot-wide Orlando Utilities Commission Railroad right-of-way and the POINT OF BEGINNING; thence continue N00°16'08"W along said West line 204.81 feet to the centerline of said Wewahootee Road and a point on a non-tangent curve concave Southeasterly having a radius of 400.00 feet and a chord bearing of N74°23'53"E; thence Northeasterly along said centerline and the arc of said curve through a central angle of 30°43'36" for a distance of 214.51 feet to the point of tangency; thence N89°45'41"E along said centerline 25.70 feet to said Northwesterly right-of-way line; thence S41°08'54"W along said Northwesterly right-of-way line 347.84 feet to the POINT OF BEGINNING.

AND:

PARCEL 4

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

AND:

PARCEL 5

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

AND:

PARCEL 6

(CAMINO REAL 110' STRIP PARCEL 1)

That part of Section 1, Township 24 South, Range 31 East, Orange County, Florida, described as follows:

Commence at the Southeast corner of said Section 1; thence N00°08'02" W along the East line of the Southeast ¼ of said Section 1 for a distance of 1218.30 feet to the POINT OF BEGINNING; thence S89°32'00"W, 2246.81 feet to the Southeasterly right-of-way line of a 300-foot-wide Orlando Utilities Commission Railroad right-of-way, as recorded in Official Records Book 3471, Page 617, of the Public Records of Orange County, Florida; thence N41°08'54"E along said Southeasterly right-of-way line 147.13 feet to the centerline of Wewahootee Road, as recorded in Official Records Book 5761, Page 3567, of said Public Records; thence N89°32'00"E along said centerline 2149.73 feet to the aforesaid East line of the Southeast ¼; thence S00°08'02"E along said East line 110.00 feet to the POINT OF BEGINNING.

AND:

PARCEL 7

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

Commence at the Northwest corner of Section 6, Township 24 South, Range 32 East; thence run North 89 degrees 57 minutes 33 seconds East along the North line of said Section 6, a distance of 300.00 feet to the point of intersection with the East line of an O.U.C. Railroad Right of Way Easement as recorded in Official Records Book 3307, Page 2154 (Official Records Book 3590, Page 355), Public Records of Orange County, Florida; thence run South 00 degrees 02 minutes 17 seconds West along the East line of said O.U.C. Railroad Right of Way Easement a distance of 1203.04 feet to the POINT OF BEGINNING; thence departing said Right of Way Easement line run South 16 degrees 05 minutes 22 seconds East, a distance of 1530.10 feet; thence run South 00 degrees 02 minutes 17 seconds West a distance of 1309.07 feet to the point of intersection with the centerline of Wewahootee Road; thence run South 89 degrees 39 minutes 56 seconds West along said centerline of Wewahootee Road a distance of 2867.66 feet to the point of intersection with the Easterly line of the aforementioned O.U.C. Railroad Right of Way as recorded in Official Records Book 3307, Page 2154 (Official Records Book 3590, Page 355.); thence run North 41 degrees 09 minutes 44 seconds East along the Easterly line of said O.U.C. Railroad Right of Way a distance of 3673.80 feet to the POINT OF BEGINNING.

AND

PARCEL 8

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

FIRST POINT OF BEGINNING at the Southwest corner of said Section 8; thence run N89°45'58"E, along the East boundary of lands described in Official Records Document Number 20190788664, of the Public Records of Orange County, Florida and the South line of the Southwest ¼ of said Section 8, a distance of 2657.37 feet to the Southeast corner of the Southwest ¼ of said Section 8; thence run N89°46'01"E along said East boundary and the South line of the Southeast ¼ of said Section 8, a distance of 175.56 feet; thence, run N09°15'45"W along said East boundary, 6739.29 feet to the Centerline of Wewahootee Grade; thence departing said East boundary, run the following eight (8) courses along the East boundary of lands described in Official Records Document Number 20190788663, of said Public Records: N42°56'37"E, 1410.92 feet; thence N28°40'16"W, 1796.52 feet; thence N19°50'33"E, 1955.37 feet; thence N01°28'36"E, 1129.58 feet; thence N33°23'35"E, 923.52 feet; thence N79°28'20"E, 1623.09 feet; thence N29°46'06"E, 1397.63 feet;

thence N48°04'07"E, 1596.04 feet to the Northeast corner of said lands described in Official Records Document Number 20190788663; thence run the following six (6) courses along the North Boundary of said lands and the South line of Parcel B as described in Official Records Book 11029, Page 6485 of said Public Records: N89°33'36"W, 249.62 feet; thence N89°33'38"W, 2994.28 feet; thence N89°33'40"W, 953.92 feet to a non-tangent curve concave Northerly having a radius of 17256.17 feet and a chord bearing of N88°36'47"W; thence Westerly along the arc of said curve through a central angle of 01°45'03" for a distance of 527.30 feet to a non-tangent line; thence N87°34'45"W, 297.56 feet; thence N87°24'11"W, 315.77 feet; thence departing said South line, run along the aforesaid North line and the South Right-of-Way line of the Martin Anderson Beachline Expressway (State Road 528) as described in Official Records Book 1533, Page 371, of said Public Records, the following three (3) courses: S78°29'36"W, 291.63 feet; thence S00°28'04"W, 61.26 feet; thence N77°35'21"W, 656.33 feet to the Southeast corner of Parcel A as described in Official Records Book 11029, Page 6485 of said Public Records; thence run N89°33'17"W along the aforesaid North line and the South line of said Parcel A, a distance of 285.48 feet to the Northwest corner of said lands described in Official Records Document Number 20190788663, and the Southwest corner of said Parcel A; thence departing said North line and said South line, run S00°09'33"W, along the West boundary of said lands described in Official Records Document Number 20190788663, and the West line of the Northwest ¼ of the aforesaid Section 32, a distance of 2138.83 feet to the Northwest corner of the Southwest ¼ of said Section 32; thence run S00°00'52"E, along said West boundary and the West line of the Southwest ¼ of said Section 32, for a distance of 2928.65 feet to the Northwest corner of aforesaid Section 5; thence run S00°33'01"E along said West boundary and the West line of the Northwest ¼ of said Section 5, a distance of 2654.86 feet to the Northwest corner of the Southwest ¼ of said Section 5; thence run S00°34'58"E along said West boundary and the West line of the Southwest ¼ of said Section 5, a distance of 1311.37 feet to the Centerline of Wewahootee Grade; thence departing said West boundary, run S89°39'59"W along said Centerline of the Wewahootee Grade, the North boundary of the aforesaid lands described in Official Records Document Number 20190788664 and the North line of Well site "M" as described in Official Records Book 1012, Page 220 of said Public Records, 2669.60 feet to the Northwest corner of said lands, and the Northeast corner of lands described in Official Records Document Number 20160056685, of said Public Records; thence run the following three (3) courses along said Centerline of the Wewahootee Grade, the North boundary of said lands described in Official Records Document Number 20160056685, the North line of Well site "N" as described in Official Records Book 1012, Page 220 of said Public Records, and the North line of Well site "O" as described in Official Records Book 1012, Page 220 of said Public Records: S89°39'59"W, 654.65 feet; thence S89°44'57"W, 1299.92 feet; thence S89°32'00"W, 721.36 feet to the Northwest corner of said Well site "O"; thence departing said

Centerline, said North boundary and said North lines, run S00°08'02"E, along the West line of the Southwest ¼ of the aforesaid Section 6, for a distance of 1328.22 feet to the Southwest corner of said Section 6; thence run S00°05'32"E along the West line of the Northwest ¼ of the aforesaid Section 7, a distance of 2655.55 feet to the Southwest corner of the Northwest ¼ of said Section 7; thence run S00°03'11"E along the West line of the Southwest ¼ of said Section 7, a distance of 2652.01 feet to the Southwest corner of said Section 7; thence run S00°07'29"E, along the West line of the Northwest ¼ of aforesaid Section 18, a distance of 2658.41 feet to the Southwest corner of the Northwest ¼ of said Section 18; thence run S00°00'08"E along the West line of the Southwest ¼ of said Section 18, a distance of 2005.84 feet to the Northerly line of a 30 feet wide Access Easement, as described in Official Records Book 6633, Page 4958, of said Public Records, and Reference Point "A", thence departing said West line run N66°03'03"E along said Northerly line, 124.76 feet; thence N77°16'54"E along said Northerly line, 824.77 feet to Reference Point "B" and the East boundary of lands described in Official Records Document Number 20190788665, of said Public Records; thence departing said Northerly line run N16°46'56"W along said East boundary, 36.79 feet to the Northeast corner of said lands described in Official Records Document Number 20190788665, and the Centerline of the Disston Canal and the South boundary of lands described in Official Records Document Number 20160056686, of said Public Records; thence run N77°28'02"E, along said South boundary of lands described in Official Records Document Number 20160056686, the South boundary of the aforesaid lands described in Official Records Document Number 20190788664 and said Centerline of the Disston Canal, 3884.99 feet to the point of curvature of a curve concave Northwesterly having a radius of 139.99 feet and a chord bearing of N51°12'01"E; thence, run Northeasterly along the East boundary of said lands described in Official Records Document Number 20190788664, the Centerline of the Disston Canal and the arc of said curve through a central angle of 52°32'03" for a distance of 128.36 feet to the point of tangency; thence continue N24°55'59"E, along said East boundary and said Centerline of the Disston Canal, 1234.80 feet to the East line of the Northeast ¼ of the aforesaid Section 18; thence continue N00°04'46"E, along said East boundary and said East line of the Northeast ¼ of said Section 18, a distance of 2373.06 feet to the FIRST POINT OF BEGINNING; thence return to the aforesaid Reference Point "A" and run S00°00'08"E along the aforesaid West line of the Southwest ¼ of Section 18 for a distance of 32.82 feet to the Southerly line of the aforesaid 30 feet wide Access Easement, as described in Official Records Book 6633, Page 4958, and the SECOND POINT OF BEGINNING; thence departing said West line run the following twelve (12) courses along said Southerly line: thence S66°03'03"W, 49.10 feet; thence S61°05'54"W, 424.83 feet; thence S57°48'50"W, 438.39 feet; thence S57°48'03"W, 389.12 feet; thence S58°26'04"W, 647.82 feet; thence S56°43'16"W, 523.15 feet; thence S58°45'23"W, 395.03 feet; thence S61°09'29"W, 275.10 feet; thence S56°58'16"W, 126.10 feet; thence

S56°41'00"W, 128.80 feet to the point of curvature of a curve concave Southeasterly having a radius of 465.20 feet and a chord bearing of S42°44'28"W; thence Southwesterly along the arc of said curve through a central angle of 27°53'03" for a distance of 226.40 feet to the point of reverse curvature of a curve concave Northwesterly having a radius of 233.45 feet and a chord bearing of S39°44'47"W; thence Southwesterly along the arc of said curve through a central angle of 21°53'40" for a distance of 89.21 feet to a non-tangent line and the Easterly Right-of-Way line of Lake Mary Jane Road and the West boundary of aforesaid lands described in Official Records Document Number 20190788665; thence departing said Southerly line, run S38°45'16"E along the West boundary of said lands and said Easterly Right-of-Way line, 1096.98 feet; thence departing said Easterly Right-of-Way line, continue along said West boundary the following courses: N59°39'05"E, 733.87 feet; thence S38°45'21"E, 599.94 feet; thence S59°39'26"W, 733.92 feet to said Easterly Right-of-Way line and to a non-tangent curve concave Westerly having a radius of 623.66 feet and a chord bearing of S06°40'53"E; thence run Southerly along said Easterly Right-of-Way line and the arc of said curve through a central angle of 64°08'00" for a distance of 698.08 feet to the point of tangency; thence run along said Easterly Right-of-Way line the following courses and distances: S25°23'07"W, 830.93 feet to the point of curvature of a curve concave Easterly having a radius of 1382.62 feet and a chord bearing of S13°25'37"W; thence Southerly along the arc of said curve through a central angle of 23°55'00" for a distance of 577.14 feet to the point of tangency; thence S01°28'07"W, 241.36 feet; thence departing said Easterly Right-of-Way continue along said West boundary the following courses: S89°57'29"E, 780.20 feet; thence S01°28'07"W, 360.09 feet to the South line of aforesaid Section 24; thence run S89°57'29"E along said South line, 1697.66 feet to the Southeast corner of said Section 24; thence run S00°09'15"E, along the West line of the Northwest ¼ of the aforesaid Section 30, a distance of 2657.84 feet to the Southwest corner of the Northwest ¼ of said Section 30; thence run S00°09'17"E, along the West line of the Southwest ¼ of said Section 30, a distance of 2658.19 feet to the Northwest corner of the aforesaid Section 31, Township 24 South, Range 32 East; thence run S00°05'59"E, along the West line of the Northwest ¼ of said Section 31, a distance of 2671.42 feet to the Southwest corner of the Northwest ¼ of said Section 31; thence run S00°12'17"E, along the West line of the Southwest ¼ of said Section 31, a distance of 2840.74 feet to the Southwest corner of said Section 31 and the Southwest corner of said lands described in Official Records Document Number 20190788665; thence departing the aforesaid West boundary, run S89°35'05"E, along the South boundary of said lands, the South boundary of lands described in Official Records Document Number 20190788666, and the South line of the Southwest ¼ of said Section 31, a distance of 2654.71 feet to the Southeast corner of the Southwest ¼ of said Section 31; thence run the following five (5) courses along the South and East boundary of said lands described in Official Records Document Number 20190788666: S89°34'36"E, along

the South line of the Southeast $\frac{1}{4}$ of said Section 31, a distance of 2654.68 feet to the Southeast corner of the Southeast $\frac{1}{4}$ of said Section 31; thence run S89°35'12"E, along the South line of the Southwest $\frac{1}{4}$ of aforesaid Section 32, Township 24 South, Range 32 East, a distance of 2654.77 feet to the Southeast corner of the Southwest $\frac{1}{4}$ of said Section 32; thence run S89°34'04"E, along the South line of the Southeast $\frac{1}{4}$ of said Section 32, a distance of 2654.69 feet to the Southeast corner said Section 32; thence run N00°18'09"W, along the East line of the Southeast $\frac{1}{4}$ of said Section 32, a distance of 2924.69 feet to the Northeast corner of the Southeast $\frac{1}{4}$ of said Section 32; thence run N00°18'14"W, along the East line of the Northeast $\frac{1}{4}$ of said Section 32, a distance of 2658.80 feet to the Northeast corner of said Section 32; thence departing said East boundary, run along the East and North boundary of lands described in Official Records Book 9979, Page 8982, of said Public Records, the following courses and distances: N00°08'17"W, along the East line of the Southeast $\frac{1}{4}$ of the aforesaid Section 29, a distance of 2658.79 feet to the Northeast corner of the Southeast $\frac{1}{4}$ of said Section 29; thence run N00°08'17"W, along the East line of the Northeast $\frac{1}{4}$ of said Section 29, a distance of 2658.79 feet to the Northeast corner of said Section 29; thence run N89°57'17"W, along the North line of the Northeast $\frac{1}{4}$ of said Section 29, a distance of 2649.01 feet to the Northwest corner of the Northeast $\frac{1}{4}$ of said Section 29; thence run N89°57'05"W, along the North line of the Northwest $\frac{1}{4}$ of said Section 29, a distance of 1982.06 feet to the Northeast corner of the "76 Acre Site" as described in said Official Records Book 9979, Page 8982; thence run the following four (4) courses along the boundary of said "76 Acre Site": S00°02'55"W, 2273.14 feet; thence N89°57'05"W, 666.03 feet; thence N89°59'27"W, 789.42 feet; thence N00°00'33"E, 2273.14 feet to the Northwest corner of said "76 Acre Site"; thence N89°59'27"W, along the North line of the Northeast $\frac{1}{4}$ of the aforesaid Section 30, a distance of 1863.53 feet to the Northwest corner of the Northeast $\frac{1}{4}$ of said Section 30; thence run N89°59'27"W along the North line of the Northwest $\frac{1}{4}$ of said Section 30, a distance of 492.27 feet to the aforesaid East boundary of lands described in Official Records Document Number 20190788665; thence departing said North boundary of lands described in Official Records Book 9979, Page 8982, run the following six (6) courses along said East boundary: N05°41'49"E, 1169.48 feet; thence N14°48'52"W, 929.61 feet; thence N13°45'09"W, 1202.71 feet; thence N13°41'21"W, 756.38 feet; thence N16°46'27"W, 1520.21 feet; thence N16°46'56"W, 741.36 feet to the aforesaid Southerly line of the 30 feet wide Access Easement, as described in Official Records Book 6633, Page 4958, and a point lying S16°46'56"E, 30.07 feet from aforesaid Reference Point "B"; thence departing said East boundary run S77°16'54"W along said Southerly line, 823.96 feet; thence S66°03'03"W along said Southerly line, 135.13 feet to the SECOND POINT OF BEGINNING. Bearings and distances are based on the Florida State Plane Coordinate System East Zone, reciprocal grid factor of 1.00005499931, NAD 83 Datum (NSRS 2007). Containing 7,310 acres, plus or minus.

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

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

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

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

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

(I) Once 12,475 ~~10,000~~ qualified electors reside within the district, one governing board member shall be a person who is a qualified elector of the district and who was elected by the qualified electors, and four governing board members shall be persons who were elected by the landowners.

(II) Once 22,475 ~~20,000~~ qualified electors reside within the district, two governing board members shall be persons who are qualified electors of the district and who were elected by the qualified electors, and three governing board members shall be persons elected by the landowners.

(III) Once 32,475 ~~30,000~~ qualified electors reside within the district, three governing board members shall be persons who are qualified electors of the district and who were elected by the qualified electors and two governing board members shall be persons who were elected by the landowners.

(IV) Once 42,475 ~~40,000~~ qualified electors reside within the district, four governing board members shall be persons who are qualified electors of the district and who were elected by the qualified electors and one governing board member shall be a person who was elected by the landowners.

(V) Once 47,000 ~~45,000~~ qualified electors reside within the district, all five governing board members shall be persons who are qualified electors of the district and who were elected by the qualified electors. In the event less than 47,000 ~~45,000~~ qualified electors reside within the district, but the development of the district has completed the construction of 30,000 ~~25,000~~ residential units or more, all five governing board members shall be persons who were elected by the qualified electors.

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

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

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

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

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

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

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

Section 6. Board of supervisors; general duties.—

(4) BUDGET; REPORTS AND REVIEWS.—

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

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

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

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

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

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

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

facilities, services, works, projects, and infrastructure. Any or all of the following special powers are granted by this act in order to implement the special and limited purpose of the district:

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

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

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

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

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

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

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

(b) To provide water supply, sewer, wastewater, and reclaimed water management, reclamation, and reuse, or any combination thereof, and any irrigation systems, facilities, and services and to construct and operate

water systems, sewer systems, and reclaimed water systems such as connecting intercepting or outlet sewers and sewer mains and pipes and water mains, conduits, or pipelines in, along, and under any street, alley, highway, or other public place or ways, and to dispose of any effluent, residue, or other byproducts of such water system, sewer system, or reclaimed water system and to enter into interlocal agreements and other agreements with public or private entities for the same. However, such authority shall be subordinate and subject to the existing powers of the Tohopekalgiga Water Authority to provide water supply, sewer, wastewater, and reclaimed water service within the Tohopekalgiga Water Authority's service area; and such authority shall be subordinate and subject to the existing powers of East Central Florida Services, Inc., to provide water supply service within its service area as set forth in its certificate from the Florida Public Service Commission; and the existing powers of Orange County to provide water supply, wastewater, and reclaimed water service within Orange County's territorial service area, as set forth in the Orange County Territorial Agreements.

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

(d) To provide district roads equal to or exceeding the specifications of the county in which such district roads are located, and to provide street lights. This special power includes, but is not limited to, roads, parkways, intersections, bridges, landscaping, hardscaping, irrigation, bicycle lanes, sidewalks, jogging paths, multiuse pathways and trails, street lighting, traffic signals, regulatory or informational signage, road striping, underground conduit, underground cable or fiber or wire installed pursuant to an agreement with or tariff of a retail provider of services, and all other customary elements of a functioning modern road system in general or as tied to the conditions of development approval for the area within the district, and parking facilities that are freestanding or that may be related to any innovative strategic intermodal system of transportation pursuant to applicable federal, state, and local law and ordinance.

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

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

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

(h) Using its general and special powers as set forth in this act, to provide any other project within or without the boundaries of the district when the project is the subject of an agreement between the district and the Board of County Commissioners of Osceola County or the City Council of the City of Orlando or with any other applicable public or private entity, and is not inconsistent with the effective local comprehensive plans, or, in the case of Orange County, with the Orange County Territorial Agreements.

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

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

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

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

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

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

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

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

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

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

(s) To provide for the construction and operation of communications systems and related infrastructure for the carriage and distribution of communications services, and to enter into joint ventures, public-private partnerships, and other agreements and to grant such easements as may be necessary to accomplish the foregoing. Communications systems shall mean all facilities, buildings, equipment, items, and methods necessary or desirable in order to provide communications services, including, without limitation, wires, cables, conduits, wireless cell sites, computers, modems, satellite antennae sites, transmission facilities, network facilities, and appurtenant devices necessary and appropriate to support the provision of communications services. Communications services includes, without limitation, internet, voice telephone or similar services provided by voice over internet protocol, cable television, data transmission services, electronic security monitoring services, and multi-channel video programming distribution services. Communications services provided by the district shall carry or include any governmental channel or other media content created or produced by Osceola County or the City of Orlando.

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

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

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

The enumeration of special powers herein shall not be deemed exclusive or restrictive but shall be deemed to incorporate all powers express or implied necessary or incident to carrying out such enumerated special powers, including also the general powers provided by this special act charter to the district to implement its purposes. The district shall not initiate any service during a fiscal year, if such service is then provided by Osceola County, Orange County, or the City of Orlando and funded by Osceola County, Orange County, or the City of Orlando from the proceeds of special assessments imposed within the district or from ad valorem taxes levied within a municipal service taxing unit that includes all or any portion of the district, unless notice is provided to Osceola County, Orange County, or the City of Orlando not later than April 1 of the fiscal year prior to initiating such service identifying such service and the geographic area of the district in which such service will be provided. Following the provision of such notice, the district and Osceola County, Orange County, or the City of Orlando shall enter into an interlocal agreement providing for a service transition that is revenue-neutral for Osceola County, Orange County, or the City of Orlando prior to initiation of any such service by the district. Further, the provisions of this subsection shall be construed liberally in order to carry out effectively the special and limited purpose of this district under this act.

(10) BONDS.—

(i) General obligation bonds.—

1. Subject to the limitations of this charter, the district shall have the power from time to time to issue general obligation bonds to finance or refinance capital projects or to refund outstanding bonds in an aggregate principal amount of bonds outstanding at any one time not in excess of 35 percent of the assessed value of the taxable property within the district as shown on the pertinent tax records at the time of the authorization of the general obligation bonds for which the full faith and credit of the district is pledged. Except for refunding bonds, no general obligation bonds shall be issued unless the bonds are issued to finance or refinance a capital project and the issuance has been approved at an election held in accordance with the requirements for such election as prescribed by the State Constitution. Such elections shall be called to be held in the district by the Supervisors of Elections Board of County Commissioners of Osceola and Orange Counties ~~County~~ upon the request of the board of the district. The expenses of calling and holding an election shall be at the expense of the district and the district shall reimburse each ~~the~~ county for any expenses incurred in calling or holding such election.

2. The district may pledge its full faith and credit for the payment of the principal and interest on such general obligation bonds and for any reserve funds provided therefor and may unconditionally and irrevocably pledge itself to levy ad valorem taxes on all taxable property in the district, to the extent necessary for the payment thereof, without limitation as to rate or amount.

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

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

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

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

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

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

(b) Benefit special assessments.—The board annually shall determine, order, and levy the annual installment of the total benefit special assessments for bonds issued and related expenses to finance assessable improvements. These assessments may be due and collected during each year county taxes are due and collected, in which case such annual installment and levy shall be evidenced to and certified to the respective property appraisers ~~appraiser~~ by the board not later than August 31 of each year. Such assessment shall be entered by the property appraiser on the county tax rolls and shall be collected and enforced by the tax collectors ~~collector~~ in the same manner and at the same time as county taxes, and the proceeds thereof shall be paid to the district. However, this subsection shall not prohibit the district in its discretion from using the method prescribed in either s. 197.3632 or chapter 173, Florida Statutes, as each may be amended from time to time, for collecting and enforcing these assessments. Each annual installment of benefit special assessments shall be a lien on the property against which assessed until paid and shall be enforceable in like manner as county taxes. The amount of the assessment for the exercise of the district's powers under subsections (6) and (7) shall be determined by the board based upon a report of the district's engineer and assessed by the board upon such lands, which may be part or all of the lands within the district benefited by the improvement, apportioned between benefited lands

in proportion to the benefits received by each tract of land. The board may, if it determines it is in the best interests of the district, set forth in the proceedings initially levying such benefit special assessments or in subsequent proceedings a formula for the determination of an amount, which when paid by a taxpayer with respect to any tax parcel, shall constitute a prepayment of all future annual installments of such benefit special assessments and that the payment of which amount with respect to such tax parcel shall relieve and discharge such tax parcel of the lien of such benefit special assessments and any subsequent annual installment thereof. The board may provide further that upon delinquency in the payment of any annual installment of benefit special assessments, the prepayment amount of all future annual installments of benefit special assessments as determined in the preceding sentence shall be and become immediately due and payable together with such delinquent annual installment.

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

(13) SPECIAL ASSESSMENTS.—

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

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

a. The special assessment methodology shall address and discuss and the board shall consider whether the systems, facilities, and services being contemplated will result in special benefits peculiar to the property, different in kind and degree than general benefits, as a logical connection between the systems, facilities, and services themselves and the property, and whether the duty to pay the special assessments by the property owners is apportioned in a manner that is fair and equitable and not in excess of the special benefit received. It shall be fair and equitable to designate a fixed proportion of the annual debt service, together with interest thereon, on the aggregate principal amount of bonds issued to finance such systems, facilities, and services which give rise to unique, special, and peculiar benefits to property of the same or similar characteristics under the special assessment methodology so long as such fixed proportion does not exceed the unique, special, and peculiar benefits enjoyed by such property from such systems, facilities, and services.

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

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

2. The board of supervisors of the district may determine and declare by an initial special assessment resolution to levy and assess the special assessments with respect to assessable improvements stating the nature of the systems, facilities, and services, improvements, projects, or

infrastructure constituting such assessable improvements, the information in the district engineer's cost report, the information in the special assessment methodology as determined by the board at the noticed meeting and referencing and incorporating as part of the resolution the district engineer's cost report, the preliminary special assessment methodology, and the preliminary special assessment roll as referenced exhibits to the resolution by reference. If the board determines to declare and levy the special assessments by the initial special assessment resolution, the board shall also adopt and declare a notice resolution which shall provide and cause the initial special assessment resolution to be published once a week for a period of 2 weeks in newspapers of general circulation published in Osceola and Orange Counties County and said board shall by the same resolution fix a time and place at which the owner or owners of the property to be assessed or any other persons interested therein may appear before said board and be heard as to the propriety and advisability of making such improvements, as to the costs thereof, as to the manner of payment therefor, and as to the amount thereof to be assessed against each property so improved. Thirty days' notice in writing of such time and place shall be given to such property owners. The notice shall include the amount of the special assessment and shall be served by mailing a copy to each assessed property owner at his or her last known address, the names and addresses of such property owners to be obtained from the record of the property appraiser of the county political subdivision in which the land is located or from such other sources as the district manager or engineer deems reliable, and proof of such mailing shall be made by the affidavit of the manager of the district or by the engineer, said proof to be filed with the district manager, provided that failure to mail said notice or notices shall not invalidate any of the proceedings hereunder. It is provided further that the last publication shall be at least 1 week prior to the date of the hearing on the final special assessment resolution. Said notice shall describe the general areas to be improved and advise all persons interested that the description of each property to be assessed and the amount to be assessed to each piece, parcel, lot, or acre of property may be ascertained at the office of the manager of the district. Such service by publication shall be verified by the affidavit of the publisher and filed with the manager of the district. Moreover, the initial special assessment resolution with its attached, referenced, and incorporated engineer's cost report, preliminary special assessment methodology, and preliminary special assessment roll, along with the notice resolution, shall be available for public inspection at the office of the manager and the office of the district engineer or any other office designated by the board of supervisors in the notice resolution. Notwithstanding the foregoing, the landowners of all of the property which is proposed to be assessed may give the district written notice of waiver of any notice and publication provided for in this subparagraph and such notice and publication shall not be required, provided, however, that any meeting of the board of supervisors to consider such resolution shall be a publicly noticed meeting.

3. At the time and place named in the noticed resolution as provided for in subparagraph 2., the board of supervisors of the district shall meet and

hear testimony from affected property owners as to the propriety and advisability of making the systems, facilities, services, projects, works, improvements, or infrastructure and funding them with assessments referenced in the initial special assessment resolution on the property. Following the testimony and questions from the members of the board or any professional advisors to the district of the preparers of the engineer's cost report, the special assessment methodology, and the special assessment roll, the board of supervisors shall make a final decision on whether to levy and assess the particular special assessments. Thereafter, the board of supervisors shall meet as an equalizing board to hear and to consider any and all complaints as to the particular special assessments and shall adjust and equalize the special assessments to ensure proper assessment based on the benefit conferred on the property.

4. When so equalized and approved by resolution or ordinance by the board of supervisors, to be called the final special assessment resolution, a final special assessment roll shall be filed with the clerk of the board of the district and such special assessment shall stand confirmed and remain legal, valid, and binding first liens on the property against which such special assessments are made until paid, equal in dignity to the first liens of ad valorem taxation of county and municipal governments and school boards. However, upon completion of the systems, facilities, service, project, improvement, works, or infrastructure, the district shall credit to each of the assessments the difference in the special assessment as originally made, approved, levied, assessed, and confirmed and the proportionate part of the actual cost of the improvement to be paid by the particular special assessments as finally determined upon the completion of the improvement; but in no event shall the final special assessment exceed the amount of the special and peculiar benefits as apportioned fairly and reasonably to the property from the system, facility, or service being provided as originally assessed. Promptly after such confirmation, the special assessment shall be recorded by the clerk of the district in the minutes of the proceedings of the district, and the record of the lien in this set of minutes shall constitute prima facie evidence of its validity. The board of supervisors, in its sole discretion, may, by resolution grant a discount equal to all or a part of the payee's proportionate share of the cost of the project consisting of bond financing cost, such as capitalized interest, funded reserves, and bond discounts included in the estimated cost of the project, upon payment in full of any special assessments during such period prior to the time such financing costs are incurred as may be specified by the board of supervisors in such resolution.

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

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

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

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

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

(b) No such district rates, fees, rentals, or other charges for any of the facilities or services of the district shall be fixed until after a public hearing at which all the users of the proposed facility or services or owners, tenants, or occupants served or to be served thereby and all other interested persons shall have an opportunity to be heard concerning the proposed rates, fees, rentals, or other charges. Rates, fees, rentals, and other charges shall be adopted under the administrative rulemaking authority of the district, but shall not apply to district leases or those areas within Orange County subject to the Orange County Territorial Agreements for water, wastewater, and reclaimed water services. Notice of such public hearing setting forth the proposed schedule or schedules of rates, fees, rentals, and other charges shall have been published in newspapers ~~a newspaper~~ of general circulation in Osceola and Orange Counties ~~County~~ at least once and at least 10 days

prior to such public hearing. The rulemaking hearing may be adjourned from time to time. After such hearing, such schedule or schedules, either as initially proposed or as modified or amended, may be finally adopted. A copy of the schedule or schedules of such rates, fees, rentals, or charges as finally adopted shall be kept on file in an office designated by the board and shall be open at all reasonable times to public inspection. The rates, fees, rentals, or charges so fixed for any class of users or property served shall be extended to cover any additional users or properties thereafter served which shall fall in the same class, without the necessity of any notice or hearing.

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

(a) The board of supervisors of the district shall not ask the Legislature to repeal or amend this act to expand or to contract the boundaries of the district or otherwise cause the merger or termination of the district without first obtaining a resolution or official statement from the Tohopekaliga Water Authority, and Osceola County, Orange County for the sole purpose of the Orange County Territorial Agreements that exist at the time, and the City of Orlando, as required by s. 189.031(2)(e)4., Florida Statutes, for creation of an independent special district. However, if an amendment alters the district boundaries in only one jurisdiction or affects the district's special powers in only one jurisdiction, it is necessary to secure the resolution or statement from only the affected jurisdiction.

(27) INCLUSION OF TERRITORY.—

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

Section 7. This act being for the purpose of developing and promoting the public good and welfare of Osceola County, the City of Orlando, and Orange County, the territory included in the district, and the service areas ~~area~~ authorized to be served by the Tohopekaliga Water Authority and Orange County, and the citizens, inhabitants, ratepayers, and taxpayers residing therein, shall be liberally construed to effect the purposes of the act as consistent with, cumulative, and supplemental to the powers of Osceola County, Orange County, the City of Orlando, the county and the Tohopekaliga Water Authority.

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

Approved by the Governor June 24, 2025.

Filed in Office Secretary of State June 24, 2025.