

1  
2                   A bill to be entitled  
3       An act relating to Osceola County; creating the  
4       Sunbridge Stewardship District; providing a short  
5       title; providing legislative findings and intent;  
6       providing definitions; stating legislative policy  
7       regarding creation of the district; establishing  
8       compliance with minimum requirements in s. 189.031(3),  
9       F.S., for creation of an independent special district;  
10      providing for creation and establishment of the  
11      district; establishing the legal boundaries of the  
12      district; providing for the jurisdiction and charter  
13      of the district; providing for a governing board and  
14      establishing membership criteria and election  
15      procedures; providing for board members' terms of  
16      office; providing for board meetings; providing for  
17      administrative duties of the board; providing a method  
18      for transition of the board from landowner control to  
19      control by the resident electors of the district;  
20      providing for a district manager and district  
21      personnel; providing for a district treasurer,  
22      selection of a public depository, and district budgets  
23      and financial reports; providing for the general  
24      powers of the district; providing for the special  
25      powers of the district to plan, finance, and provide

26 | community infrastructure and services within the  
 27 | district; providing for bonds; providing for  
 28 | borrowing; providing for future ad valorem taxation;  
 29 | providing for special assessments; providing for  
 30 | issuance of certificates of indebtedness; providing  
 31 | for tax liens; providing for competitive procurement;  
 32 | providing for fees and charges; providing for  
 33 | amendment to charter; providing for required notices  
 34 | to purchasers of residential units within the  
 35 | district; defining district public property; providing  
 36 | severability; providing for a referendum; providing an  
 37 | effective date.

38 |

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

40 |

41 | Section 1. This act may be cited as the "Sunbridge  
 42 | Stewardship District Act."

43 | Section 2. Legislative findings and intent; definitions;  
 44 | policy.-

45 | (1) LEGISLATIVE INTENT AND PURPOSE OF THE DISTRICT.-

46 | (a) The extensive lands located wholly within Osceola  
 47 | County and covered by this act contain many opportunities for  
 48 | thoughtful, comprehensive, responsible, and consistent  
 49 | development over a long period.

50        (b) There is a need to use a special and limited purpose  
51 independent special district unit of local government for the  
52 Sunbridge Stewardship District lands located within Osceola  
53 County and covered by this act to provide for a comprehensive  
54 and complete communities development approach, which will  
55 facilitate an integral relationship between transportation, land  
56 use and urban design to provide for a diverse mix of housing and  
57 regional employment and economic development opportunities,  
58 rather than fragmented development with underutilized  
59 infrastructure generally associated with urban sprawl.

60        (c) The establishment of a special and limited purpose  
61 independent special district for the Sunbridge Stewardship  
62 District lands will allow for the responsible management of an  
63 area containing three unique watersheds and the intersection of  
64 the two largest water management districts in the state. The  
65 high value headwaters of the Econlockhatchee, St. Johns, and  
66 Kissimmee Rivers converge on the Sunbridge Stewardship District  
67 lands. The establishment of the district will provide the  
68 ability to tailor the precious water resource solutions to the  
69 needs of each water shed and basin to ensure the protection of  
70 the natural systems and achieve conservation goals.

71        (d) There is a considerably long period of time during  
72 which there is an inordinate burden on the initial landowners of  
73 these Sunbridge Stewardship District lands, such that there is a  
74 need for flexible management, sequencing, timing, and financing

75 of the various systems, facilities, and services to be provided  
76 to these lands, taking into consideration absorption rates,  
77 commercial viability, and related factors.

78 (e) While chapter 190, Florida Statutes, provides an  
79 opportunity for community development services and facilities to  
80 be provided by the establishment of community development  
81 districts in a manner that furthers the public interest, given  
82 the size of the Sunbridge Stewardship District lands and the  
83 duration of development and that the Sunbridge Stewardship  
84 District lands are located within the headwaters of three major  
85 river systems, establishing multiple community development  
86 districts over these lands would result in an inefficient,  
87 duplicative, and needless proliferation of local special purpose  
88 government, contrary to the public interest and the  
89 Legislature's findings in chapter 190, Florida Statutes.  
90 Instead, it is in the public interest that the long-range  
91 provision for, and management, financing, and long-term  
92 maintenance, upkeep, and operation of, services and facilities  
93 to be provided for ultimate development and conservation of the  
94 lands covered by this act be under one coordinated entity. The  
95 creation of a single district will integrate the management of  
96 state resources and allow for greater and more coordinated  
97 stewardship of water, waste, energy, habitat and natural system  
98 resources.

99           (f) Longer involvement of the initial landowner with  
100 regard to the provision of systems, facilities, and services for  
101 the Sunbridge Stewardship District lands, coupled with the  
102 special and limited purpose of the district, is in the public  
103 interest.

104           (g) The existence and use of such a special and limited  
105 purpose local government for the Sunbridge Stewardship District  
106 lands, subject to the Osceola County comprehensive plan, will  
107 provide for a comprehensive and complete communities development  
108 approach to promote a sustainable and efficient land use pattern  
109 for the Sunbridge Stewardship District lands with long-term  
110 planning for conservation, development, and agriculture and  
111 silviculture on a large scale; provide for the adequate  
112 mitigation of impacts and development of infrastructure in an  
113 orderly and timely manner; prevent the overburdening of the  
114 local general purpose government and the taxpayers; and provide  
115 an enhanced tax base and regional employment and economic  
116 development opportunities.

117           (h) The creation and establishment of the special district  
118 will encourage local government financial self-sufficiency in  
119 providing public facilities and in identifying and implementing  
120 physically sound, innovative, and cost-effective techniques to  
121 provide and finance public facilities while encouraging  
122 development, use, and coordination of capital improvement plans

123 by all levels of government, in accordance with the goals of  
124 chapter 187, Florida Statutes.

125 (i) The creation and establishment of the special district  
126 will encourage and enhance cooperation among communities that  
127 have unique assets, irrespective of political boundaries, to  
128 bring the private and public sectors together for establishing  
129 an orderly and economically sound plan for current and future  
130 needs and growth.

131 (j) The creation and establishment of the special district  
132 is a legitimate alternative method available to manage, own,  
133 operate, construct, and finance capital infrastructure systems,  
134 facilities, and services.

135 (k) In order to be responsive to the critical timing  
136 required through the exercise of its special management  
137 functions, an independent special district requires financing of  
138 those functions, including bondable lienable and nonlienable  
139 revenue, with full and continuing public disclosure and  
140 accountability, funded by landowners, both present and future,  
141 and funded also by users of the systems, facilities, and  
142 services provided to the land area by the special district,  
143 without unduly burdening the taxpayers and citizens of the  
144 state, Osceola County, or any municipality therein.

145 (l) The special district created and established by this  
146 act shall not have or exercise any comprehensive planning,  
147 zoning, or development permitting power; the establishment of

148 the special district shall not be considered a development order  
149 within the meaning of chapter 380, Florida Statutes; and all  
150 applicable planning and permitting laws, rules, regulations, and  
151 policies of Osceola County control the development of the land  
152 to be serviced by the special district.

153 (m) The creation by this act of the Sunbridge Stewardship  
154 District is not inconsistent with the Osceola County  
155 comprehensive plan.

156 (n) It is the legislative intent and purpose that no debt  
157 or obligation of the special district constitute a burden on any  
158 local general-purpose government without its consent.

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

160 (a) "Ad valorem bonds" means bonds that are payable from  
161 the proceeds of ad valorem taxes levied on real and tangible  
162 personal property and that are generally referred to as general  
163 obligation bonds.

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

168 (c) "Assessment bonds" means special obligations of the  
169 district which are payable solely from proceeds of the special  
170 assessments or benefit special assessments levied for assessable  
171 improvements, provided that, in lieu of issuing assessment bonds

172 to fund the costs of assessable improvements, the district may  
 173 issue revenue bonds for such purposes payable from assessments.

174 (d) "Assessments" means those nonmillage district  
 175 assessments which include special assessments, benefit special  
 176 assessments, and maintenance special assessments and a  
 177 nonmillage, non-ad valorem maintenance tax if authorized by  
 178 general law.

179 (e) "Sunbridge Stewardship District" means the unit of  
 180 special and limited purpose local government created and  
 181 chartered by this act, and limited to the performance of those  
 182 general and special powers authorized by its charter under this  
 183 act, the boundaries of which are set forth by the act, the  
 184 governing board of which is created and authorized to operate  
 185 with legal existence by this act, and the purpose of which is as  
 186 set forth in this act.

187 (f) "Benefit special assessments" are district assessments  
 188 imposed, levied, and collected pursuant to the provisions of  
 189 section 6(12)(b).

190 (g) "Board of supervisors" or "board" means the governing  
 191 body of the district or, if such board has been abolished, the  
 192 board, body, or commission assuming the principal functions  
 193 thereof or to whom the powers given to the board by this act  
 194 have been given by law.

195 (h) "Bond" includes "certificate," and the provisions that  
 196 are applicable to bonds are equally applicable to certificates.

197 The term also includes any general obligation bond, assessment  
198 bond, refunding bond, revenue bond, bond anticipation note, and  
199 other such obligation in the nature of a bond as is provided for  
200 in this act.

201 (i) "Cost" or "costs," when used with reference to any  
202 project, includes, but is not limited to:

203 1. The expenses of determining the feasibility or  
204 practicability of acquisition, construction, or reconstruction.

205 2. The cost of surveys, estimates, plans, and  
206 specifications.

207 3. The cost of improvements.

208 4. Engineering, architectural, fiscal, and legal expenses  
209 and charges.

210 5. The cost of all labor, materials, machinery, and  
211 equipment.

212 6. The cost of all lands, properties, rights, easements,  
213 and franchises acquired.

214 7. Financing charges.

215 8. The creation of initial reserve and debt service funds.

216 9. Working capital.

217 10. Interest charges incurred or estimated to be incurred  
218 on money borrowed prior to and during construction and  
219 acquisition and for such reasonable period of time after  
220 completion of construction or acquisition as the board may  
221 determine.

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

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

226       13. The discount, if any, on the sale or exchange of  
 227 bonds.

228       14. Administrative expenses.

229       15. Such other expenses as may be necessary or incidental  
 230 to the acquisition, construction, or reconstruction of any  
 231 project, or to the financing thereof, or to the development of  
 232 any lands within the district.

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

236       17. Any other expense or payment permitted by this act or  
 237 allowable by law.

238       (j) "District" means the Sunbridge Stewardship District.

239       (k) "District manager" means the manager of the district.

240       (l) "District roads" means highways, streets, roads,  
 241 alleys, intersection improvements, sidewalks, crossings,  
 242 landscaping, irrigation, signage, signalization, storm drains,  
 243 bridges, multi-use trails, lighting, and thoroughfares of all  
 244 kinds.

245       (m) "General obligation bonds" means bonds which are  
 246 secured by, or provide for their payment by, the pledge of the  
 247 full faith and credit and taxing power of the district.

248       (n) "Governing board member" means any member of the board  
 249 of supervisors.

250       (o) "Land development regulations" means those regulations  
 251 of general purpose local government, adopted under the Florida  
 252 Local Government Comprehensive Planning and Land Development  
 253 Regulation Act, codified as part II of chapter 163, Florida  
 254 Statutes, to which the district is subject and as to which the  
 255 district may not do anything that is inconsistent therewith.  
 256 Land development regulations shall not mean specific management,  
 257 engineering, operations, or capital improvement planning, needed  
 258 in the daily management, implementation, and supplying by the  
 259 district of systems, facilities, services, works, improvements,  
 260 projects, or infrastructure, so long as they remain subject to  
 261 and are not inconsistent with the applicable county codes.

262       (p) "Landowner" means the owner of a freehold estate as it  
 263 appears on the deed record, including a trustee, a private  
 264 corporation, and an owner of a condominium unit. "Landowner"  
 265 does not include a reversioner, remainderman, mortgagee, or any  
 266 governmental entity which shall not be counted and need not be  
 267 notified of proceedings under this act. "Landowner" also means  
 268 the owner of a ground lease from a governmental entity, which

269 leasehold interest has a remaining term, excluding all renewal  
270 options, in excess of 50 years.

271 (q) "General-purpose local government" means a county,  
272 municipality, or consolidated city-county government.

273 (r) "Maintenance special assessments" are assessments  
274 imposed, levied, and collected pursuant to the provisions of  
275 section 6(12)(d).

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

280 (t) "Powers" means powers used and exercised by the board  
281 of supervisors to accomplish the special and limited purpose of  
282 the district, including:

283 1. "General powers," which means those organizational and  
284 administrative powers of the district as provided in its charter  
285 in order to carry out its special and limited purpose as a local  
286 government public corporate body politic.

287 2. "Special powers," which means those powers enumerated  
288 by the district charter to implement its specialized systems,  
289 facilities, services, projects, improvements, and infrastructure  
290 and related functions in order to carry out its special and  
291 limited purposes.

292 3. Any other powers, authority, or functions set forth in  
293 this act.

294 (u) "Project" means any development, improvement,  
295 property, power, utility, facility, enterprise, service, system,  
296 works, or infrastructure now existing or hereafter undertaken or  
297 established under the provisions of this act.

298 (v) "Qualified elector" means any person at least 18 years  
299 of age who is a citizen of the United States and a legal  
300 resident of the state and of the district and who registers to  
301 vote with the Supervisor of Elections in Osceola County and  
302 resides in Osceola County.

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

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

315 (y) "Sewer system" means any plant, system, facility, or  
316 property, and additions, extensions, and improvements thereto at  
317 any future time constructed or acquired as part thereof, useful  
318 or necessary or having the present capacity for future use in

319 connection with the collection, treatment, purification, or  
320 disposal of sewage, including, but not limited to, industrial  
321 wastes resulting from any process of industry, manufacture,  
322 trade, or business or from the development of any natural  
323 resource. The term also includes treatment plants, pumping  
324 stations, lift stations, valves, force mains, intercepting  
325 sewers, laterals, pressure lines, mains, and all necessary  
326 appurtenances and equipment; all sewer mains, laterals, and  
327 other devices for the reception and collection of sewage from  
328 premises connected therewith; and all real and personal property  
329 and any interest therein, and rights, easements, and franchises  
330 of any nature relating to any such system and necessary or  
331 convenient for operation thereof.

332 (z) "Special assessments" shall mean assessments as  
333 imposed, levied, and collected by the district for the costs of  
334 assessable improvements pursuant to the provisions of this act,  
335 chapter 170, Florida Statutes, and the additional authority  
336 under s. 197.3631, Florida Statutes, or other provisions of  
337 general law, now or hereinafter enacted, which provide or  
338 authorize a supplemental means to impose, levy, or collect  
339 special assessments.

340 (aa) "Taxes" or "tax" means those levies and impositions  
341 of the board of supervisors that support and pay for government  
342 and the administration of law and that may be:

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

346 2. If and when authorized by general law, non-ad valorem  
 347 maintenance taxes not based on millage that are used to maintain  
 348 district systems, facilities, and services.

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

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

363 (a) The district and the district charter, with its  
 364 general and special powers, as created in this act, are  
 365 essential and the best alternative for the residential,  
 366 commercial, office, hotel, industrial, and other community uses,  
 367 projects, or functions in the included portion of Osceola County

368 consistent with the effective comprehensive plan, and designed  
369 to serve a lawful public purpose.

370 (b) The district, which is a local government and a  
371 political subdivision, is limited to its special purpose as  
372 expressed in this act, with the power to provide, plan,  
373 implement, construct, maintain, and finance as a local  
374 government management entity its systems, facilities, services,  
375 improvements, infrastructure, and projects, and possessing  
376 financing powers to fund its management power over the long term  
377 and with sustained levels of high quality.

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

387 (d) The district shall operate and function subject to,  
388 and not inconsistent with, the applicable comprehensive plan of  
389 Osceola County and any applicable development orders (e.g.  
390 detailed specific area plan development orders), zoning  
391 regulations, and other land development regulations.

392 (e) The special and single purpose Sunbridge Stewardship  
393 District shall not have the power of a general-purpose local  
394 government to adopt a comprehensive plan or related land  
395 development regulation as those terms are defined in the  
396 Community Planning Act.

397 (f) This act may be amended, in whole or in part, only by  
398 special act of the Legislature. The board of supervisors of the  
399 district shall not ask the Legislature to amend this act without  
400 first obtaining a resolution or official statement from Osceola  
401 County as required by s. 189.031(2)(e)4., Florida Statutes, for  
402 creation of an independent special district.

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

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

409 (a) The purpose of the district is stated in the act in  
410 subsection (4) and in sections 2 and 3.

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

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

419        (d) The methods for amending the charter of the district  
420 are set forth in section 2.

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

424        (f) The provisions regarding maximum compensation of each  
425 board member are in section 5.

426        (g) The provisions regarding the administrative duties of  
427 the governing body are found in sections 5 and 6.

428        (h) The provisions applicable to financial disclosure,  
429 noticing, and reporting requirements generally are set forth in  
430 sections 5 and 6.

431        (i) The provisions regarding procedures and requirements  
432 for issuing bonds are set forth in section 6.

433        (j) The provisions regarding elections or referenda and  
434 the qualifications of an elector of the district are in sections  
435 2 and 5.

436        (k) The provisions regarding methods for financing the  
437 district are generally in section 6.

438        (l) Other than taxes levied for the payment of bonds and  
439 taxes levied for periods not longer than 2 years when authorized  
440 by vote of the electors of the district, the provisions for the

441 authority to levy ad valorem tax and the authorized millage rate  
442 are in section 6.

443 (m) The provisions for the method or methods of collecting  
444 non-ad valorem assessments, fees, or service charges are in  
445 section 6.

446 (n) The provisions for planning requirements are in this  
447 section and section 6.

448 (o) The provisions for geographic boundary limitations of  
449 the district are set forth in sections 4 and 6.

450 (2) The Sunbridge Stewardship District is created and  
451 incorporated as a public body corporate and politic, an  
452 independent special and limited purpose local government, an  
453 independent special district, under s. 189.031, Florida  
454 Statutes, as amended from time to time, and as defined in this  
455 act and in s. 189.012(3), Florida Statutes, as amended from time  
456 to time, in and for portions of Osceola County. Any amendments  
457 to chapter 190, Florida Statutes, after January 1, 2017,  
458 granting additional general powers, special powers, authorities,  
459 or projects to a community development district by amendment to  
460 its uniform charter, ss. 190.006-190.041, Florida Statutes,  
461 shall constitute a general power, special power, authority, or  
462 function of the Sunbridge Stewardship District. All notices for  
463 the enactment by the Legislature of this special act have been  
464 provided pursuant to the State Constitution, the Laws of  
465 Florida, and the Rules of the Florida House of Representatives

466 and of the Florida Senate. No referendum subsequent to the  
467 effective date of this act is required as a condition of  
468 establishing the district. Therefore, the district, as created  
469 by this act, is established on the property described in this  
470 act.

471 (3) The territorial boundary of the district shall embrace  
472 and include all of that certain real property described in  
473 section 4.

474 (4) The jurisdiction of this district, in the exercise of  
475 its general and special powers, and in the carrying out of its  
476 special and limited purposes, is both within the external  
477 boundaries of the legal description of this district and  
478 extraterritorially when limited to, and as authorized expressly  
479 elsewhere in, the charter of the district as created in this act  
480 or applicable general law. This special and limited purpose  
481 district is created as a public body corporate and politic, and  
482 local government authority and power is limited by its charter,  
483 this act, and subject to the provisions of other general laws,  
484 including chapter 189, Florida Statutes, except that an  
485 inconsistent provision in this act shall control and the  
486 district has jurisdiction to perform such acts and exercise such  
487 authorities, functions, and powers as shall be necessary,  
488 convenient, incidental, proper, or reasonable for the  
489 implementation of its special and limited purpose regarding the  
490 sound planning, provision, acquisition, development, operation,

491 maintenance, and related financing of those public systems,  
492 facilities, services, improvements, projects, and infrastructure  
493 works as authorized herein, including those necessary and  
494 incidental thereto. The district shall exercise any of its  
495 powers extraterritorially within Osceola County upon execution  
496 of an interlocal agreement between the district and Osceola  
497 County consenting to the district's exercise of any of such  
498 powers within Osceola County or an applicable development order  
499 issued by Osceola County.

500 (5) The exclusive charter of the "Sunbridge Stewardship  
501 District" is this act and, except as otherwise provided in  
502 subsection (2), may be amended only by special act of the  
503 Legislature.

504 Section 4. Legal description of the Sunbridge Stewardship  
505 District.—

506 LEGAL DESCRIPTION. The metes and bounds legal description  
507 of the district, within which there are no parcels of property  
508 owned by those who do not wish their property to be included  
509 within the district, is as follows:

510  
511 Sections 1, 2, 11, 12, 13, 14, 23 and 24, Township 25  
512 South, Range 31 East, Osceola County, Florida. AND:  
513 The Northwest one-quarter (NW $\frac{1}{4}$ ), The Northeast one-  
514 quarter (NE $\frac{1}{4}$ ) and all unsurveyed properties in the  
515 Northeast one-quarter (NE $\frac{1}{4}$ ) of Section 25, Township 25

516 South, Range 31 East, Osceola County, Florida. AND:  
 517 The Northeast one-quarter (NE¼) of Section 27,  
 518 Township 25 South, Range 31 East, Osceola County,  
 519 Florida. AND: The West one-half (W½) of the Northwest  
 520 one-quarter (NW¼) of Section 26, Township 25 South,  
 521 Range 31 East, Osceola County, Florida. AND: Sections  
 522 5, 6, 7, 8, 16 17, 18, 19, 20, 21, 28, 29, 30, 31, 32  
 523 and 33, Township 25 South, Range 32 East, Osceola  
 524 County, Florida. AND: All lands in Sections 4, 9, 10,  
 525 15, 22, 27 and 34, Township 25 South, Range 32 East,  
 526 Osceola County, Florida, lying West of the Easterly  
 527 limits of the jurisdictional wetlands comprising the  
 528 Econlockhatchee River Swamp.

529  
 530 AND:

531  
 532 The South 1/2 of Section 36, Township 25 South, Range  
 533 31 East, Osceola County, Florida.

534  
 535 All of New Eden on the Lakes, Unit 8, as filed and  
 536 recorded in Plat Book 1, Page 336 of the Public  
 537 Records of Osceola County, Florida.

538  
 539 All of New Eden on the Lakes, Replat of Unit 9, as  
 540 filed and recorded in Plat Book 1, Page 341 of the

541 Public Records of Osceola County, Florida, together  
542 with: Beginning at the Southeast corner of the NE 1/4  
543 of the NW 1/4 of Section 36, T25S, R31E, Osceola  
544 County, Florida, run N00°56'29"W, along the East line  
545 of the NW 1/4 of said Section 36, 1196.59 ft. to the  
546 South Right of Way line of State Road No. 532; run  
547 thence S86°43'09"W, along said South Right of Way  
548 line, 100.57 ft. to the Point of Curve of a 13596.54  
549 ft. Radius Curve to the Left; run thence along said  
550 Curve, 64.40 ft. (Chord bearing S86°35'01"W, Chord =  
551 64.40 ft.); run thence S03°13'22"E, 1191.61 ft. to the  
552 North line of New Eden on the Lakes, Replat of Unit 9,  
553 as filed and recorded in Plat Book 1, Page 341 of the  
554 Public Records of Osceola County, Florida; run thence  
555 N88°35'24"E, along said North line, 117.40 ft. to the  
556 Point of Beginning. Said land also described as Lot 1  
557 of the unrecorded plat of a portion of the N 1/2 of  
558 the NW 1/4 of Section 36, T25S, R31E, Osceola County,  
559 Florida, done by Johnston's Engineers, Inc. under the  
560 date of March 29, 1966.

561  
562 AND:

563

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

567  
568 LESS AND EXCEPT: The West thirty (30) feet of the  
569 Northwest quarter of the Southwest quarter (NW1/4 of  
570 SW1/4) of said Section Fourteen (14), Township twenty-  
571 five (25) South, Range thirty-one (31) East, Osceola  
572 County, Florida (Deed Book 95, Page 353).

573  
574 LESS AND EXCEPT: BEGIN at the Southwest corner of  
575 Section 23, Township 25 South, Range 31 East, Osceola  
576 County, Florida, thence run North 00°00'10" West along  
577 the West line of said Section 23, a distance of  
578 1,150.00 feet to a point; thence departing said West  
579 line run North 89°52'31" East, a distance of 465.00  
580 feet to a point; thence run South 00°00'10" East, a  
581 distance of 600.00 feet to a point; thence run South  
582 89°52'31" West, a distance of 340.00 feet to a point;  
583 thence run South 00°00'10" East, a distance of 550.00  
584 feet to a point on the South line of said Section 23;  
585 thence run South 89°52'31" West along said South line,  
586 a distance of 125.00 feet to the POINT OF BEGINNING  
587 (Official Records Book 945, Page 2911).  
588

589 LESS AND EXCEPT: A Parcel of Land in that part of  
590 Section 1, Township 25 South, Range 31 East, Osceola  
591 County, Florida, lying within the right-of-way of  
592 Canal 30 as described in Official Records Book 12,  
593 Page 143, Osceola County, Florida, public records:  
594 said parcel of land being more specifically described  
595 as follows: From a 5" x 5" concrete monument marking  
596 the Northeast (NE) corner of the South one-half (S1/2)  
597 of said Section 1, the coordinates of which are X =  
598 448,239.56 and Y = 1,456,639.11, bear South 89°41'18"  
599 West, along the North line of the South one-half  
600 (S1/2) of said Section 1, a distance of 4190.40 feet  
601 to the intersection thereof with the Easterly right-  
602 of-way line of said Canal 30; Thence, South 0°05'45"  
603 East, along said Easterly right-of-way line, a  
604 distance of 756.08 feet to the point of beginning;  
605 Thence, continue South 0°05'45" East, along said  
606 Easterly right-of-way line, a distance of 196.57 feet;  
607 Thence, South 89°54'15" West, a distance of 350.00  
608 feet to the intersection thereof with the Westerly  
609 right-of-way line of said Canal 30; Thence, North  
610 0°05'45" West, along said Westerly right-of-way line,  
611 a distance of 196.57 feet; Thence, North 89°54'15"  
612 East, along said Westerly right-of-way line a distance  
613 of 350.00 feet to the point of beginning. The bearings

614 and coordinates in the above description refer to the  
 615 standard plane rectangular coordinate system for the  
 616 East Zone of Florida (Official Records Book 169, Page  
 617 298).

618  
 619 LESS AND EXCEPT: Jones Road Right-of-Way as described  
 620 in Deed Book 155, Page 318 of the Public Records of  
 621 Osceola County, Florida.

622  
 623 LESS AND EXCEPT: County Road 532 (Nova Road) Right-of-  
 624 Way as described in Official Records Book 118, Page 4  
 625 of the Public Records of Osceola County, Florida.

626  
 627 Being subject to any rights-of-way, restrictions and  
 628 easements of record.

629  
 630 Section 5. Board of supervisors; members and meetings;  
 631 organization; powers; duties; terms of office; related election  
 632 requirements.-

633 (1) The board of the district shall exercise the powers  
 634 granted to the district pursuant to this act. The board shall  
 635 consist of five members, each of whom shall hold office for a  
 636 term of 4 years, as provided in this section, except as  
 637 otherwise provided herein for initial board members, and until a

638 successor is chosen and qualified. The members of the board must  
639 be residents of the state and citizens of the United States.

640 (2) (a) Within 90 days after the effective date of this  
641 act, there shall be held a meeting of the landowners of the  
642 district for the purpose of electing five supervisors for the  
643 district. Notice of the landowners' meeting shall be published  
644 once a week for 2 consecutive weeks in a newspaper that is in  
645 general circulation in the area of the district, the last day of  
646 such publication to be not fewer than 14 days or more than 28  
647 days before the date of the election. The landowners, when  
648 assembled at such meeting, shall organize by electing a chair,  
649 who shall conduct the meeting. The chair may be any person  
650 present at the meeting. If the chair is a landowner or proxy  
651 holder of a landowner, he or she may nominate candidates and  
652 make and second motions. The landowners present at the meeting,  
653 in person or by proxy, shall constitute a quorum. At any  
654 landowners' meeting, 50 percent of the district acreage shall  
655 not be required to constitute a quorum, and each governing board  
656 member elected by landowners shall be elected by a majority of  
657 the acreage represented either by owner or proxy present and  
658 voting at said meeting.

659 (b) At such meeting, each landowner shall be entitled to  
660 cast one vote per acre of land owned by him or her and located  
661 within the district for each person to be elected. A landowner  
662 may vote in person or by proxy in writing. Each proxy must be

663 signed by one of the legal owners of the property for which the  
664 vote is cast and must contain the typed or printed name of the  
665 individual who signed the proxy; the street address, legal  
666 description of the property, or tax parcel identification  
667 number; and the number of authorized votes. If the proxy  
668 authorizes more than one vote, each property must be listed and  
669 the number of acres of each property must be included. The  
670 signature on a proxy need not be notarized. A fraction of an  
671 acre shall be treated as 1 acre, entitling the landowner to one  
672 vote with respect thereto. The three candidates receiving the  
673 highest number of votes shall each be elected for terms expiring  
674 November 17, 2020, and the two candidates receiving the next  
675 largest number of votes shall each be elected for terms expiring  
676 November 20, 2018, with the term of office for each successful  
677 candidate commencing upon election. The members of the first  
678 board elected by landowners shall serve their respective terms;  
679 however, the next election of board members shall be held on the  
680 first Tuesday after the first Monday in November 2018.  
681 Thereafter, there shall be an election by landowners for the  
682 district every 2 years on the first Tuesday after the first  
683 Monday in November, which shall be noticed pursuant to paragraph  
684 (a). The second and subsequent landowners' election shall be  
685 announced at a public meeting of the board at least 90 days  
686 before the date of the landowners' meeting and shall also be  
687 noticed pursuant to paragraph (a). Instructions on how all

688 landowners may participate in the election, along with sample  
689 proxies, shall be provided during the board meeting that  
690 announces the landowners' meeting. Each supervisor elected in or  
691 after November 2018 shall serve a 4-year term.

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

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

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

708 (II) Once 20,000 qualified electors reside within the  
709 district, two governing board members shall be persons who are  
710 qualified electors of the district and who were elected by the  
711 qualified electors, and three governing board members shall be  
712 persons elected by the landowners.

713 (III) Once 30,000 qualified electors reside within the  
714 district, three governing board members shall be persons who are  
715 qualified electors of the district and who were elected by the  
716 qualified electors and two governing board members shall be  
717 persons who were elected by the landowners.

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

723 (V) Once 45,000 qualified electors reside within the  
724 district, all five governing board members shall be persons who  
725 are qualified electors of the district and who were elected by  
726 the qualified electors. In the event less than 45,000 qualified  
727 electors reside within the district, but the development of the  
728 district has completed the construction of 25,000 residential  
729 units or more, all five governing board members shall be persons  
730 who were elected by the qualified electors.

731  
732 Nothing in this sub-subparagraph is intended to require an  
733 election prior to the expiration of an existing board member's  
734 term.

735 b. On or before June 1 of each election year, the board  
736 shall determine the number of qualified electors in the district  
737 as of the immediately preceding April 15. The board shall use

738 and rely upon the official records maintained by the supervisor  
739 of elections and property appraiser or tax collector in Osceola  
740 County in making this determination. Such determination shall be  
741 made at a properly noticed meeting of the board and shall become  
742 a part of the official minutes of the district.

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

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

748 e. Once the district qualifies to have any of its board  
749 members elected by the qualified electors of the district, the  
750 initial and all subsequent elections by the qualified electors  
751 of the district shall be held at the general election in  
752 November. The board shall adopt a resolution, if necessary, to  
753 implement this requirement. The transition process described  
754 herein is intended to be in lieu of the process set forth in s.  
755 189.041, Florida Statutes.

756 (b) Elections of board members by qualified electors held  
757 pursuant to this subsection shall be nonpartisan and shall be  
758 conducted in the manner prescribed by law for holding general  
759 elections. Board members shall assume the office on the second  
760 Tuesday following their election.

761 (c) Candidates seeking election to office by qualified  
762 electors under this subsection shall conduct their campaigns in

763 accordance with the provisions of chapter 106, Florida Statutes,  
764 and shall file qualifying papers and qualify for individual  
765 seats in accordance with s. 99.061, Florida Statutes. Candidates  
766 shall pay a qualifying fee, which shall consist of a filing fee,  
767 an election assessment, and party assessment, if levied, or, as  
768 an alternative, shall file a petition signed by not less than 1  
769 percent of the registered voters of the district, and take the  
770 oath required in s. 99.021, Florida Statutes, with the  
771 Supervisor of Elections of Osceola County. The amount of the  
772 filing fee is 3 percent of \$4,800; however, if the electors have  
773 provided for compensation, the amount of the filing fee is 3  
774 percent of the maximum annual compensation so provided. The  
775 amount of the election assessment is 1 percent of \$4,800;  
776 however, if the electors have provided for compensation, the  
777 amount of the election assessment is 1 percent of the maximum  
778 annual compensation so provided. The filing fee, election  
779 assessment, and party assessment shall be distributed as  
780 provided in s. 105.031(3), Florida Statutes.

781 (d) The supervisor of elections shall appoint the  
782 inspectors and clerks of elections, prepare and furnish the  
783 ballots, designate polling places, and canvass the returns of  
784 the election of board members by qualified electors. The county  
785 canvassing board shall declare and certify the results of the  
786 election.

787        (4) Members of the board, regardless of how elected, shall  
788 be public officers, shall be known as supervisors, and, upon  
789 entering into office, shall take and subscribe to the oath of  
790 office as prescribed by s. 876.05, Florida Statutes. Members of  
791 the board shall be subject to ethics and conflict of interest  
792 laws of the state that apply to all local public officers. They  
793 shall hold office for the terms for which they were elected or  
794 appointed and until their successors are chosen and qualified.  
795 If, during the term of office, a vacancy occurs, the remaining  
796 members of the board shall fill each vacancy by an appointment  
797 for the remainder of the unexpired term.

798        (5) Any elected member of the board of supervisors may be  
799 removed by the Governor for malfeasance, misfeasance,  
800 dishonesty, incompetency, or failure to perform the duties  
801 imposed upon him or her by this act, and any vacancies that may  
802 occur in such office for such reasons shall be filled by the  
803 Governor as soon as practicable.

804        (6) A majority of the members of the board constitutes a  
805 quorum for the purposes of conducting its business and  
806 exercising its powers and for all other purposes. Action taken  
807 by the district shall be upon a vote of a majority of the  
808 members present unless general law or a rule of the district  
809 requires a greater number.

810        (7) As soon as practicable after each election or  
811 appointment, the board shall organize by electing one of its

812 members as chair and by electing a secretary, who need not be a  
813 member of the board, and such other officers as the board may  
814 deem necessary.

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

825 (9) Each supervisor shall be entitled to receive for his  
826 or her services an amount not to exceed \$200 per meeting of the  
827 board of supervisors, not to exceed \$4,800 per year per  
828 supervisor, or an amount established by the electors at  
829 referendum. In addition, each supervisor shall receive travel  
830 and per diem expenses as set forth in s. 112.061, Florida  
831 Statutes.

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

834 Section 6. Board of supervisors; general duties.-

835 (1) DISTRICT MANAGER AND EMPLOYEES.-The board shall employ  
836 and fix the compensation of a district manager, who shall have

837 charge and supervision of the works of the district and shall be  
838 responsible for preserving and maintaining any improvement or  
839 facility constructed or erected pursuant to the provisions of  
840 this act, for maintaining and operating the equipment owned by  
841 the district, and for performing such other duties as may be  
842 prescribed by the board. It shall not be a conflict of interest  
843 under chapter 112, Florida Statutes, for a board member, the  
844 district manager, or another employee of the district to be a  
845 stockholder, officer, or employee of a landowner. The district  
846 manager may hire or otherwise employ and terminate the  
847 employment of such other persons, including, without limitation,  
848 professional, supervisory, and clerical employees, as may be  
849 necessary and authorized by the board. The compensation and  
850 other conditions of employment of the officers and employees of  
851 the district shall be as provided by the board.

852 (2) TREASURER.—The board shall designate a person who is a  
853 resident of the state as treasurer of the district, who shall  
854 have charge of the funds of the district. Such funds shall be  
855 disbursed only upon the order of or pursuant to a resolution of  
856 the board by warrant or check countersigned by the treasurer and  
857 by such other person as may be authorized by the board. The  
858 board may give the treasurer such other or additional powers and  
859 duties as the board may deem appropriate and may fix his or her  
860 compensation. The board may require the treasurer to give a bond  
861 in such amount, on such terms, and with such sureties as may be

862 deemed satisfactory to the board to secure the performance by  
863 the treasurer of his or her powers and duties. The financial  
864 records of the board shall be audited by an independent  
865 certified public accountant at least once a year.

866 (3) PUBLIC DEPOSITORY.—The board is authorized to select  
867 as a depository for its funds any qualified public depository as  
868 defined in s. 280.02, Florida Statutes, which meets all the  
869 requirements of chapter 280, Florida Statutes, and has been  
870 designated by the treasurer as a qualified public depository  
871 upon such terms and conditions as to the payment of interest by  
872 such depository upon the funds so deposited as the board may  
873 deem just and reasonable.

874 (4) BUDGET; REPORTS AND REVIEWS.—

875 (a) The district shall provide financial reports in such  
876 form and such manner as prescribed pursuant to this act and  
877 chapter 218, Florida Statutes, as amended from time to time.

878 (b) On or before July 15 of each year, the district  
879 manager shall prepare a proposed budget for the ensuing fiscal  
880 year to be submitted to the board for board approval. The  
881 proposed budget shall include at the direction of the board an  
882 estimate of all necessary expenditures of the district for the  
883 ensuing fiscal year and an estimate of income to the district  
884 from the taxes and assessments provided in this act. The board  
885 shall consider the proposed budget item by item and may either  
886 approve the budget as proposed by the district manager or modify

887 the same in part or in whole. The board shall indicate its  
888 approval of the budget by resolution, which resolution shall  
889 provide for a hearing on the budget as approved. Notice of the  
890 hearing on the budget shall be published in a newspaper of  
891 general circulation in the area of the district once a week for  
892 two consecutive weeks, except that the first publication shall  
893 be no fewer than 15 days prior to the date of the hearing. The  
894 notice shall further contain a designation of the day, time, and  
895 place of the public hearing. At the time and place designated in  
896 the notice, the board shall hear all objections to the budget as  
897 proposed and may make such changes as the board deems necessary.  
898 At the conclusion of the budget hearing, the board shall, by  
899 resolution, adopt the budget as finally approved by the board.  
900 The budget shall be adopted prior to October 1 of each year.

901 (c) At least 60 days prior to adoption, the board of  
902 supervisors of the district shall submit to the Board of County  
903 Commissioners of Osceola County, for purposes of disclosure and  
904 information only, the proposed annual budget for the ensuing  
905 fiscal year, and the board of county commissioners may submit  
906 written comments to the board of supervisors solely for the  
907 assistance and information of the board of supervisors of the  
908 district in adopting its annual district budget.

909 (d) The board of supervisors of the district shall submit  
910 annually a public facilities report to the Board of County  
911 Commissioners of Osceola County pursuant to Florida Statutes.

912 The board of county commissioners may use and rely on the  
913 district's public facilities report in the preparation or  
914 revision of the Osceola County comprehensive plan.

915 (5) DISCLOSURE OF PUBLIC INFORMATION; WEB-BASED PUBLIC  
916 ACCESS.—The district shall take affirmative steps to provide for  
917 the full disclosure of information relating to the public  
918 financing and maintenance of improvements to real property  
919 undertaken by the district. Such information shall be made  
920 available to all existing residents and all prospective  
921 residents of the district. The district shall furnish each  
922 developer of a residential development within the district with  
923 sufficient copies of that information to provide each  
924 prospective initial purchaser of property in that development  
925 with a copy; and any developer of a residential development  
926 within the district, when required by law to provide a public  
927 offering statement, shall include a copy of such information  
928 relating to the public financing and maintenance of improvements  
929 in the public offering statement. The district shall file the  
930 disclosure documents required by this subsection and any  
931 amendments thereto in the property records of each county in  
932 which the district is located. By the end of the first full  
933 fiscal year of the district's creation, the district shall  
934 maintain an official Internet website in accordance with s.  
935 189.069, Florida Statutes.

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

938 (a) To sue and be sued in the name of the district; to  
939 adopt and use a seal and authorize the use of a facsimile  
940 thereof; to acquire, by purchase, gift, devise, or otherwise,  
941 and to dispose of, real and personal property, or any estate  
942 therein; and to make and execute contracts and other instruments  
943 necessary or convenient to the exercise of its powers.

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

947 (c) To contract for the services of consultants to perform  
948 planning, engineering, legal, or other appropriate services of a  
949 professional nature. Such contracts shall be subject to public  
950 bidding or competitive negotiation requirements as set forth in  
951 general law applicable to independent special districts.

952 (d) To borrow money and accept gifts; to apply for and use  
953 grants or loans of money or other property from the United  
954 States, the state, a unit of local government, or any person for  
955 any district purposes and enter into agreements required in  
956 connection therewith; and to hold, use, and dispose of such  
957 moneys or property for any district purposes in accordance with  
958 the terms of the gift, grant, loan, or agreement relating  
959 thereto.

960        (e) To adopt and enforce rules and orders pursuant to the  
 961 provisions of chapter 120, Florida Statutes, prescribing the  
 962 powers, duties, and functions of the officers of the district;  
 963 the conduct of the business of the district; the maintenance of  
 964 records; and the form of certificates evidencing tax liens and  
 965 all other documents and records of the district. The board may  
 966 also adopt and enforce administrative rules with respect to any  
 967 of the projects of the district and define the area to be  
 968 included therein. The board may also adopt resolutions which may  
 969 be necessary for the conduct of district business.

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

973        (g) To hold, control, and acquire by donation, purchase,  
 974 or condemnation, or dispose of, any public easements,  
 975 dedications to public use, platted reservations for public  
 976 purposes, or any reservations for those purposes authorized by  
 977 this act and to make use of such easements, dedications, or  
 978 reservations for the purposes authorized by this act.

979        (h) To lease as lessor or lessee to or from any person,  
 980 firm, corporation, association, or body, public or private, any  
 981 projects of the type that the district is authorized to  
 982 undertake and facilities or property of any nature for the use  
 983 of the district to carry out the purposes authorized by this  
 984 act.

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

989 (j) To raise, by user charges or fees authorized by  
 990 resolution of the board, amounts of money which are necessary  
 991 for the conduct of district activities and services and to  
 992 enforce their receipt and collection in the manner prescribed by  
 993 resolution not inconsistent with law.

994 (k) To exercise all powers of eminent domain now or  
 995 hereafter conferred on counties in this state provided, however,  
 996 that such power of eminent domain may not be exercised outside  
 997 the territorial limits of the district unless the district  
 998 receives prior approval by vote of a resolution of the governing  
 999 body of the county if the taking will occur in an unincorporated  
 1000 area in that county, or the governing body of the city if the  
 1001 taking will occur in an incorporated area. The district shall  
 1002 not have the power to exercise eminent domain over municipal,  
 1003 county, state, or federal property. The powers hereinabove  
 1004 granted to the district shall be so construed to enable the  
 1005 district to fulfill the objects and purposes of the district as  
 1006 set forth in this act.

1007 (l) To cooperate with, or contract with, other  
 1008 governmental agencies as may be necessary, convenient,

1009 incidental, or proper in connection with any of the powers,  
 1010 duties, or purposes authorized by this act.

1011 (m) To assess and to impose upon lands in the district ad  
 1012 valorem taxes as provided by this act.

1013 (n) If and when authorized by general law, to determine,  
 1014 order, levy, impose, collect, and enforce maintenance taxes.

1015 (o) To determine, order, levy, impose, collect, and  
 1016 enforce assessments pursuant to this act and chapter 170,  
 1017 Florida Statutes, as amended from time to time, pursuant to  
 1018 authority granted in s. 197.3631, Florida Statutes, or pursuant  
 1019 to other provisions of general law now or hereinafter enacted  
 1020 which provide or authorize a supplemental means to order, levy,  
 1021 impose, or collect special assessments. Such special  
 1022 assessments, in the discretion of the district, may be collected  
 1023 and enforced pursuant to the provisions of ss. 197.3632 and  
 1024 197.3635, Florida Statutes, and chapters 170 and 173, Florida  
 1025 Statutes, as they may be amended from time to time, or as  
 1026 provided by this act, or by other means authorized by general  
 1027 law now or hereinafter enacted. The district may levy such  
 1028 special assessments for the purposes enumerated in this act and  
 1029 to pay special assessments imposed by Osceola County on lands  
 1030 within the district.

1031 (p) To exercise such special powers and other express  
 1032 powers as may be authorized and granted by this act in the  
 1033 charter of the district, including powers as provided in any

1034 interlocal agreement entered into pursuant to chapter 163,  
1035 Florida Statutes, or which shall be required or permitted to be  
1036 undertaken by the district pursuant to any development order,  
1037 including any detailed specific area plan development order, or  
1038 any interlocal service agreement with Osceola County for fair-  
1039 share capital construction funding for any certain capital  
1040 facilities or systems required of a developer pursuant to any  
1041 applicable development order or agreement.

1042 (q) To exercise all of the powers necessary, convenient,  
1043 incidental, or proper in connection with any other powers or  
1044 duties or the special and limited purpose of the district  
1045 authorized by this act.

1046  
1047 The provisions of this subsection shall be construed liberally  
1048 in order to carry out effectively the special and limited  
1049 purpose of this act.

1050 (7) SPECIAL POWERS.—The district shall have, and the board  
1051 may exercise, the following special powers to implement its  
1052 lawful and special purpose and to provide, pursuant to that  
1053 purpose, systems, facilities, services, improvements, projects,  
1054 works, and infrastructure, each of which constitutes a lawful  
1055 public purpose when exercised pursuant to this charter, subject  
1056 to, and not inconsistent with, the regulatory jurisdiction and  
1057 permitting authority of all other applicable governmental  
1058 bodies, agencies, and any special districts having authority

1059 with respect to any area included therein, and to plan,  
1060 establish, acquire, construct or reconstruct, enlarge or extend,  
1061 equip, operate, finance, fund, and maintain improvements,  
1062 systems, facilities, services, works, projects, and  
1063 infrastructure. Any or all of the following special powers are  
1064 granted by this act in order to implement the special and  
1065 limited purpose of the district:

1066 (a) To provide water management and control for the lands  
1067 within the district and to connect some or any of such  
1068 facilities with roads and bridges. In the event that the board  
1069 assumes the responsibility for providing water management and  
1070 control for the district which is to be financed by benefit  
1071 special assessments, the board shall adopt plans and assessments  
1072 pursuant to law or may proceed to adopt water management and  
1073 control plans, assess for benefits, and apportion and levy  
1074 special assessments, as follows:

1075 1. The board shall cause to be made by the district's  
1076 engineer, or such other engineer or engineers as the board may  
1077 employ for that purpose, complete and comprehensive water  
1078 management and control plans for the lands located within the  
1079 district that will be improved in any part or in whole by any  
1080 system of facilities that may be outlined and adopted, and the  
1081 engineer shall make a report in writing to the board with maps  
1082 and profiles of said surveys and an estimate of the cost of  
1083 carrying out and completing the plans.

1084        2. Upon the completion of such plans, the board shall hold  
1085 a hearing thereon to hear objections thereto, shall give notice  
1086 of the time and place fixed for such hearing by publication once  
1087 each week for 2 consecutive weeks in a newspaper of general  
1088 circulation in the general area of the district, and shall  
1089 permit the inspection of the plan at the office of the district  
1090 by all persons interested. All objections to the plan shall be  
1091 filed at or before the time fixed in the notice for the hearing  
1092 and shall be in writing.

1093        3. After the hearing, the board shall consider the  
1094 proposed plan and any objections thereto and may modify, reject,  
1095 or adopt the plan or continue the hearing until a day certain  
1096 for further consideration of the proposed plan or modifications  
1097 thereof.

1098        4. When the board approves a plan, a resolution shall be  
1099 adopted and a certified copy thereof shall be filed in the  
1100 office of the secretary and incorporated by him or her into the  
1101 records of the district.

1102        5. The water management and control plan may be altered in  
1103 detail from time to time until the engineer's report pursuant to  
1104 s. 298.301, Florida Statutes, is filed but not in such manner as  
1105 to affect materially the conditions of its adoption. After the  
1106 engineer's report has been filed, no alteration of the plan  
1107 shall be made, except as provided by this act.

1108 6. Within 20 days after the final adoption of the plan by  
 1109 the board, the board shall proceed pursuant to s. 298.301,  
 1110 Florida Statutes.

1111 (b) To provide water supply, sewer, and wastewater  
 1112 management, reclamation, and reuse, or any combination thereof,  
 1113 and any irrigation systems, facilities, and services and to  
 1114 construct and operate connecting intercepting or outlet sewers  
 1115 and sewer mains and pipes and water mains, conduits, or  
 1116 pipelines in, along, and under any street, alley, highway, or  
 1117 other public place or ways, and to dispose of any effluent,  
 1118 residue, or other byproducts of such system or sewer system.

1119 (c) To provide bridges, culverts, wildlife corridors, or  
 1120 road crossings that may be needed across any drain, ditch,  
 1121 canal, floodway, holding basin, excavation, public highway,  
 1122 tract, grade, fill, or cut and roadways over levees and  
 1123 embankments, and to construct any and all of such works and  
 1124 improvements across, through, or over any public right-of way,  
 1125 highway, grade, fill, or cut.

1126 (d) To provide district roads equal to or exceeding the  
 1127 specifications of the county in which such district roads are  
 1128 located, and to provide street lights. This special power  
 1129 includes, but is not limited to, roads, parkways, intersections,  
 1130 bridges, landscaping, hardscaping, irrigation, bicycle lanes,  
 1131 sidewalks, jogging paths, multiuse pathways and trails, street  
 1132 lighting, traffic signals, regulatory or informational signage,

1133 road striping, underground conduit, underground cable or fiber  
1134 or wire installed pursuant to an agreement with or tariff of a  
1135 retail provider of services, and all other customary elements of  
1136 a functioning modern road system in general or as tied to the  
1137 conditions of development approval for the area within the  
1138 district, and parking facilities that are freestanding or that  
1139 may be related to any innovative strategic intermodal system of  
1140 transportation pursuant to applicable federal, state, and local  
1141 law and ordinance.

1142 (e) To provide buses, trolleys, rail access, mass transit  
1143 facilities, transit shelters, ridesharing facilities and  
1144 services, parking improvements, and related signage.

1145 (f) To provide investigation and remediation costs  
1146 associated with the cleanup of actual or perceived environmental  
1147 contamination within the district under the supervision or  
1148 direction of a competent governmental authority unless the  
1149 covered costs benefit any person who is a landowner within the  
1150 district and who caused or contributed to the contamination.

1151 (g) To provide observation areas, mitigation areas,  
1152 wetland creation areas, and wildlife habitat, including the  
1153 maintenance of any plant or animal species, and any related  
1154 interest in real or personal property.

1155 (h) Using its general and special powers as set forth in  
1156 this act, to provide any other project within or without the  
1157 boundaries of the district when the project is the subject of an

1158 agreement between the district and the Board of County  
1159 Commissioners of Osceola County or with any other applicable  
1160 public or private entity, and is not inconsistent with the  
1161 effective local comprehensive plans.

1162 (i) To provide parks and facilities for indoor and outdoor  
1163 recreational, cultural, and educational uses.

1164 (j) To provide school buildings and related structures,  
1165 which may be leased, sold, or donated to the school district,  
1166 for use in the educational system when authorized by the  
1167 district school board.

1168 (k) To provide security, including electronic intrusion-  
1169 detection systems and patrol cars, when authorized by proper  
1170 governmental agencies, and may contract with the appropriate  
1171 local general-purpose government agencies for an increased level  
1172 of such services within the district boundaries.

1173 (l) To provide control and elimination of mosquitoes and  
1174 other arthropods of public health importance.

1175 (m) To enter into impact fee, mobility fee, or other  
1176 similar credit agreements with Osceola County or a landowner  
1177 developer and to sell or assign such credits, on such terms as  
1178 the district deems appropriate.

1179 (n) To provide buildings and structures for district  
1180 offices, maintenance facilities, meeting facilities, town  
1181 centers, or any other project authorized or granted by this act.

1182       (o) To establish and create, at noticed meetings, such  
1183 departments of the board of supervisors of the district, as well  
1184 as committees, task forces, boards, or commissions, or other  
1185 agencies under the supervision and control of the district, as  
1186 from time to time the members of the board may deem necessary or  
1187 desirable in the performance of the acts or other things  
1188 necessary to exercise the board's general or special powers to  
1189 implement an innovative project to carry out the special and  
1190 limited purpose of the district as provided in this act and to  
1191 delegate the exercise of its powers to such departments, boards,  
1192 task forces, committees, or other agencies, and such  
1193 administrative duties and other powers as the board may deem  
1194 necessary or desirable, but only if there is a set of expressed  
1195 limitations for accountability, notice, and periodic written  
1196 reporting to the board that shall retain the powers of the  
1197 board.

1198       (p) To provide electrical, sustainable, or green  
1199 infrastructure improvements, facilities, and services,  
1200 including, but not limited to, recycling of natural resources,  
1201 reduction of energy demands, development and generation of  
1202 alternative or renewable energy sources and technologies,  
1203 mitigation of urban heat islands, sequestration, capping or  
1204 trading of carbon emissions or carbon emissions credits, LEED or  
1205 Florida Green Building Coalition certification, and development  
1206 of facilities and improvements for low-impact development and to

1207 enter into joint ventures, public-private partnerships, and  
1208 other agreements and to grant such easements as may be necessary  
1209 to accomplish the foregoing. Nothing herein shall authorize the  
1210 district to provide electric service to retail customers or  
1211 otherwise act to impair electric utility franchise agreements.

1212 (q) To provide for any facilities or improvements that may  
1213 otherwise be provided for by any county or municipality,  
1214 including, but not limited to, libraries, annexes, substations,  
1215 and other buildings to house public officials, staff, and  
1216 employees.

1217 (r) To provide waste collection and disposal, beginning  
1218 not earlier than October 1, 2018.

1219 (s) To provide for the construction and operation of  
1220 communications systems and related infrastructure for the  
1221 carriage and distribution of communications services, and to  
1222 enter into joint ventures, public-private partnerships, and  
1223 other agreements and to grant such easements as may be necessary  
1224 to accomplish the foregoing. Communications systems shall mean  
1225 all facilities, buildings, equipment, items, and methods  
1226 necessary or desirable in order to provide communications  
1227 services, including, without limitation, wires, cables,  
1228 conduits, wireless cell sites, computers, modems, satellite  
1229 antennae sites, transmission facilities, network facilities, and  
1230 appurtenant devices necessary and appropriate to support the  
1231 provision of communications services. Communications services

1232 includes, without limitation, internet, voice telephone or  
1233 similar services provided by voice over internet protocol, cable  
1234 television, data transmission services, electronic security  
1235 monitoring services, and multi-channel video programming  
1236 distribution services. Communications services provided by the  
1237 district shall carry or include any governmental channel or  
1238 other media content created or produced by Osceola County.

1239 (t) To provide health care facilities and to enter into  
1240 public-private partnerships and agreements as may be necessary  
1241 to accomplish the foregoing.

1242 (u) To coordinate, work with, and, as the board deems  
1243 appropriate, enter into interlocal agreements with any public or  
1244 private entity for the provision of an institution or  
1245 institutions of higher education.

1246 (v) To coordinate, work with, and as the board deems  
1247 appropriate, enter into public-private partnerships and  
1248 agreements as may be necessary or useful to effectuate the  
1249 purposes of this act.

1250  
1251 The enumeration of special powers herein shall not be deemed  
1252 exclusive or restrictive but shall be deemed to incorporate all  
1253 powers express or implied necessary or incident to carrying out  
1254 such enumerated special powers, including also the general  
1255 powers provided by this special act charter to the district to  
1256 implement its purposes. The district shall not initiate any

1257 service during a fiscal year, if such service is then provided  
1258 by Osceola County and funded by Osceola County from the proceeds  
1259 of special assessments imposed within the district or from ad  
1260 valorem taxes levied within a municipal service taxing unit that  
1261 includes all or any portion of the district, unless notice is  
1262 provided to Osceola County not later than April 1 of the fiscal  
1263 year prior to initiating such service identifying such service  
1264 and the geographic area of the district in which such service  
1265 will be provided. Following the provision of such notice, the  
1266 district and Osceola County shall enter into an interlocal  
1267 agreement providing for a service transition that is revenue-  
1268 neutral for Osceola County prior to initiation of any such  
1269 service by the district. Further, the provisions of this  
1270 subsection shall be construed liberally in order to carry out  
1271 effectively the special and limited purpose of this district  
1272 under this act.

1273 (8) ISSUANCE OF BOND ANTICIPATION NOTES.-In addition to  
1274 the other powers provided for in this act, and not in limitation  
1275 thereof, the district shall have the power, at any time and from  
1276 time to time after the issuance of any bonds of the district  
1277 shall have been authorized, to borrow money for the purposes for  
1278 which such bonds are to be issued in anticipation of the receipt  
1279 of the proceeds of the sale of such bonds and to issue bond  
1280 anticipation notes in a principal sum not in excess of the  
1281 authorized maximum amount of such bond issue. Such notes shall

1282 be in such denomination or denominations, bear interest at such  
1283 rate as the board may determine not to exceed the maximum rate  
1284 allowed by general law, mature at such time or times not later  
1285 than 5 years from the date of issuance, and be in such form and  
1286 executed in such manner as the board shall prescribe. Such notes  
1287 may be sold at either public or private sale or, if such notes  
1288 shall be renewal notes, may be exchanged for notes then  
1289 outstanding on such terms as the board shall determine. Such  
1290 notes shall be paid from the proceeds of such bonds when issued.  
1291 The board may, in its discretion, in lieu of retiring the notes  
1292 by means of bonds, retire them by means of current revenues or  
1293 from any taxes or assessments levied for the payment of such  
1294 bonds, but, in such event, a like amount of the bonds authorized  
1295 shall not be issued.

1296 (9) BORROWING.—The district at any time may obtain loans,  
1297 in such amount and on such terms and conditions as the board may  
1298 approve, for the purpose of paying any of the expenses of the  
1299 district or any costs incurred or that may be incurred in  
1300 connection with any of the projects of the district, which loans  
1301 shall bear interest as the board determines, not to exceed the  
1302 maximum rate allowed by general law, and may be payable from and  
1303 secured by a pledge of such funds, revenues, taxes, and  
1304 assessments as the board may determine, subject, however, to the  
1305 provisions contained in any proceeding under which bonds were  
1306 theretofore issued and are then outstanding. For the purpose of

1307 defraying such costs and expenses, the district may issue  
1308 negotiable notes, warrants, or other evidences of debt to be  
1309 payable at such times and to bear such interest as the board may  
1310 determine, not to exceed the maximum rate allowed by general  
1311 law, and to be sold or discounted at such price or prices not  
1312 less than 95 percent of par value and on such terms as the board  
1313 may deem advisable. The board shall have the right to provide  
1314 for the payment thereof by pledging the whole or any part of the  
1315 funds, revenues, taxes, and assessments of the district or by  
1316 covenanting to budget and appropriate from such funds. The  
1317 approval of the electors residing in the district shall not be  
1318 necessary except when required by the State Constitution.

1319 (10) BONDS.—

1320 (a) Sale of bonds.—Bonds may be sold in blocks or  
1321 installments at different times, or an entire issue or series  
1322 may be sold at one time. Bonds may be sold at public or private  
1323 sale after such advertisement, if any, as the board may deem  
1324 advisable, but not in any event at less than 90 percent of the  
1325 par value thereof, together with accrued interest thereon. Bonds  
1326 may be sold or exchanged for refunding bonds. Special assessment  
1327 and revenue bonds may be delivered by the district as payment of  
1328 the purchase price of any project or part thereof, or a  
1329 combination of projects or parts thereof, or as the purchase  
1330 price or exchange for any property, real, personal, or mixed,  
1331 including franchises or services rendered by any contractor,

1332 engineer, or other person, all at one time or in blocks from  
1333 time to time, in such manner and upon such terms as the board in  
1334 its discretion shall determine. The price or prices for any  
1335 bonds sold, exchanged, or delivered may be:

1336 1. The money paid for the bonds.

1337 2. The principal amount, plus accrued interest to the date  
1338 of redemption or exchange, or outstanding obligations exchanged  
1339 for refunding bonds.

1340 3. In the case of special assessment or revenue bonds, the  
1341 amount of any indebtedness to contractors or other persons paid  
1342 with such bonds, or the fair value of any properties exchanged  
1343 for the bonds, as determined by the board.

1344 (b) Authorization and form of bonds.—Any general  
1345 obligation bonds, special assessment bonds, or revenue bonds may  
1346 be authorized by resolution or resolutions of the board which  
1347 shall be adopted by a majority of all the members thereof then  
1348 in office. Such resolution or resolutions may be adopted at the  
1349 same meeting at which they are introduced and need not be  
1350 published or posted. The board may, by resolution, authorize the  
1351 issuance of bonds and fix the aggregate amount of bonds to be  
1352 issued; the purpose or purposes for which the moneys derived  
1353 therefrom shall be expended, including, but not limited to,  
1354 payment of costs as defined in section 2(2)(i); the rate or  
1355 rates of interest, not to exceed the maximum rate allowed by  
1356 general law; the denomination of the bonds; whether or not the

1357 bonds are to be issued in one or more series; the date or dates  
1358 of maturity, which shall not exceed 40 years from their  
1359 respective dates of issuance; the medium of payment; the place  
1360 or places within or without the state at which payment shall be  
1361 made; registration privileges; redemption terms and privileges,  
1362 whether with or without premium; the manner of execution; the  
1363 form of the bonds, including any interest coupons to be attached  
1364 thereto; the manner of execution of bonds and coupons; and any  
1365 and all other terms, covenants, and conditions thereof and the  
1366 establishment of revenue or other funds. Such authorizing  
1367 resolution or resolutions may further provide for the contracts  
1368 authorized by s. 159.825(1)(f) and (g), Florida Statutes,  
1369 regardless of the tax treatment of such bonds being authorized,  
1370 subject to the finding by the board of a net saving to the  
1371 district resulting by reason thereof. Such authorizing  
1372 resolution may further provide that such bonds may be executed  
1373 in accordance with the Registered Public Obligations Act, except  
1374 that bonds not issued in registered form shall be valid if  
1375 manually countersigned by an officer designated by appropriate  
1376 resolution of the board. The seal of the district may be  
1377 affixed, lithographed, engraved, or otherwise reproduced in  
1378 facsimile on such bonds. In case any officer whose signature  
1379 shall appear on any bonds or coupons shall cease to be such  
1380 officer before the delivery of such bonds, such signature or  
1381 facsimile shall nevertheless be valid and sufficient for all

1382 purposes the same as if he or she had remained in office until  
1383 such delivery.

1384 (c) Interim certificates; replacement certificates.—  
1385 Pending the preparation of definitive bonds, the board may issue  
1386 interim certificates or receipts or temporary bonds, in such  
1387 form and with such provisions as the board may determine,  
1388 exchangeable for definitive bonds when such bonds have been  
1389 executed and are available for delivery. The board may also  
1390 provide for the replacement of any bonds which become mutilated,  
1391 lost, or destroyed.

1392 (d) Negotiability of bonds.—Any bond issued under this act  
1393 or any temporary bond, in the absence of an express recital on  
1394 the face thereof that it is nonnegotiable, shall be fully  
1395 negotiable and shall be and constitute a negotiable instrument  
1396 within the meaning and for all purposes of the law merchant and  
1397 the laws of the state.

1398 (e) Defeasance.—The board may make such provision with  
1399 respect to the defeasance of the right, title, and interest of  
1400 the holders of any of the bonds and obligations of the district  
1401 in any revenues, funds, or other properties by which such bonds  
1402 are secured as the board deems appropriate and, without  
1403 limitation on the foregoing, may provide that when such bonds or  
1404 obligations become due and payable or shall have been called for  
1405 redemption and the whole amount of the principal and interest  
1406 and premium, if any, due and payable upon the bonds or

1407 obligations then outstanding shall be held in trust for such  
1408 purpose, and provision shall also be made for paying all other  
1409 sums payable in connection with such bonds or other obligations,  
1410 then and in such event the right, title, and interest of the  
1411 holders of the bonds in any revenues, funds, or other properties  
1412 by which such bonds are secured shall thereupon cease,  
1413 terminate, and become void; and the board may apply any surplus  
1414 in any sinking fund established in connection with such bonds or  
1415 obligations and all balances remaining in all other funds or  
1416 accounts other than moneys held for the redemption or payment of  
1417 the bonds or other obligations to any lawful purpose of the  
1418 district as the board shall determine.

1419 (f) Issuance of additional bonds.—If the proceeds of any  
1420 bonds are less than the cost of completing the project in  
1421 connection with which such bonds were issued, the board may  
1422 authorize the issuance of additional bonds, upon such terms and  
1423 conditions as the board may provide in the resolution  
1424 authorizing the issuance thereof, but only in compliance with  
1425 the resolution or other proceedings authorizing the issuance of  
1426 the original bonds.

1427 (g) Refunding bonds.—The district shall have the power to  
1428 issue bonds to provide for the retirement or refunding of any  
1429 bonds or obligations of the district that at the time of such  
1430 issuance are or subsequent thereto become due and payable, or  
1431 that at the time of issuance have been called or are, or will

1432 be, subject to call for redemption within 10 years thereafter,  
1433 or the surrender of which can be procured from the holders  
1434 thereof at prices satisfactory to the board. Refunding bonds may  
1435 be issued at any time that in the judgment of the board such  
1436 issuance will be advantageous to the district. No approval of  
1437 the qualified electors residing in the district shall be  
1438 required for the issuance of refunding bonds except in cases in  
1439 which such approval is required by the State Constitution. The  
1440 board may by resolution confer upon the holders of such  
1441 refunding bonds all rights, powers, and remedies to which the  
1442 holders would be entitled if they continued to be the owners and  
1443 had possession of the bonds for the refinancing of which such  
1444 refunding bonds are issued, including, but not limited to, the  
1445 preservation of the lien of such bonds on the revenues of any  
1446 project or on pledged funds, without extinguishment, impairment,  
1447 or diminution thereof. The provisions of this act pertaining to  
1448 bonds of the district shall, unless the context otherwise  
1449 requires, govern the issuance of refunding bonds, the form and  
1450 other details thereof, the rights of the holders thereof, and  
1451 the duties of the board with respect to them.

1452 (h) Revenue bonds.—

1453 1. The district shall have the power to issue revenue  
1454 bonds from time to time without limitation as to amount. Such  
1455 revenue bonds may be secured by, or payable from, the gross or  
1456 net pledge of the revenues to be derived from any project or

1457 combination of projects; from the rates, fees, or other charges  
1458 to be collected from the users of any project or projects; from  
1459 any revenue-producing undertaking or activity of the district;  
1460 from special assessments; or from benefit special assessments;  
1461 or from any other source or pledged security. Such bonds shall  
1462 not constitute an indebtedness of the district, and the approval  
1463 of the qualified electors shall not be required unless such  
1464 bonds are additionally secured by the full faith and credit and  
1465 taxing power of the district.

1466 2. Any two or more projects may be combined and  
1467 consolidated into a single project and may hereafter be operated  
1468 and maintained as a single project. The revenue bonds authorized  
1469 herein may be issued to finance any one or more of such  
1470 projects, regardless of whether or not such projects have been  
1471 combined and consolidated into a single project. If the board  
1472 deems it advisable, the proceedings authorizing such revenue  
1473 bonds may provide that the district may thereafter combine the  
1474 projects then being financed or theretofore financed with other  
1475 projects to be subsequently financed by the district and that  
1476 revenue bonds to be thereafter issued by the district shall be  
1477 on parity with the revenue bonds then being issued, all on such  
1478 terms, conditions, and limitations as shall have been provided  
1479 in the proceeding which authorized the original bonds.

1480 (i) General obligation bonds.-

1481       1. Subject to the limitations of this charter, the  
1482 district shall have the power from time to time to issue general  
1483 obligation bonds to finance or refinance capital projects or to  
1484 refund outstanding bonds in an aggregate principal amount of  
1485 bonds outstanding at any one time not in excess of 35 percent of  
1486 the assessed value of the taxable property within the district  
1487 as shown on the pertinent tax records at the time of the  
1488 authorization of the general obligation bonds for which the full  
1489 faith and credit of the district is pledged. Except for  
1490 refunding bonds, no general obligation bonds shall be issued  
1491 unless the bonds are issued to finance or refinance a capital  
1492 project and the issuance has been approved at an election held  
1493 in accordance with the requirements for such election as  
1494 prescribed by the State Constitution. Such elections shall be  
1495 called to be held in the district by the Board of County  
1496 Commissioners of Osceola County upon the request of the board of  
1497 the district. The expenses of calling and holding an election  
1498 shall be at the expense of the district and the district shall  
1499 reimburse the county for any expenses incurred in calling or  
1500 holding such election.

1501       2. The district may pledge its full faith and credit for  
1502 the payment of the principal and interest on such general  
1503 obligation bonds and for any reserve funds provided therefor and  
1504 may unconditionally and irrevocably pledge itself to levy ad  
1505 valorem taxes on all taxable property in the district, to the

1506 extent necessary for the payment thereof, without limitation as  
1507 to rate or amount.

1508 3. If the board determines to issue general obligation  
1509 bonds for more than one capital project, the approval of the  
1510 issuance of the bonds for each and all such projects may be  
1511 submitted to the electors on one and the same ballot. The  
1512 failure of the electors to approve the issuance of bonds for any  
1513 one or more capital projects shall not defeat the approval of  
1514 bonds for any capital project which has been approved by the  
1515 electors.

1516 4. In arriving at the amount of general obligation bonds  
1517 permitted to be outstanding at any one time pursuant to  
1518 subparagraph 1., there shall not be included any general  
1519 obligation bonds that are additionally secured by the pledge of:

1520 a. Any assessments levied in an amount sufficient to pay  
1521 the principal and interest on the general obligation bonds so  
1522 additionally secured, which assessments have been equalized and  
1523 confirmed by resolution of the board pursuant to this act or s.  
1524 170.08, Florida Statutes.

1525 b. Water revenues, sewer revenues, or water and sewer  
1526 revenues of the district to be derived from user fees in an  
1527 amount sufficient to pay the principal and interest on the  
1528 general obligation bonds so additionally secured.

1529 c. Any combination of assessments and revenues described  
1530 in sub-subparagraphs a. and b.

1531 (j) Bonds as legal investment or security.—

1532 1. Notwithstanding any provisions of any other law to the  
1533 contrary, all bonds issued under the provisions of this act  
1534 shall constitute legal investments for savings banks, banks,  
1535 trust companies, insurance companies, executors, administrators,  
1536 trustees, guardians, and other fiduciaries and for any board,  
1537 body, agency, instrumentality, county, municipality, or other  
1538 political subdivision of the state and shall be and constitute  
1539 security which may be deposited by banks or trust companies as  
1540 security for deposits of state, county, municipal, or other  
1541 public funds or by insurance companies as required or voluntary  
1542 statutory deposits.

1543 2. Any bonds issued by the district shall be incontestable  
1544 in the hands of bona fide purchasers or holders for value and  
1545 shall not be invalid because of any irregularity or defect in  
1546 the proceedings for the issue and sale thereof.

1547 (k) Covenants.—Any resolution authorizing the issuance of  
1548 bonds may contain such covenants as the board may deem  
1549 advisable, and all such covenants shall constitute valid and  
1550 legally binding and enforceable contracts between the district  
1551 and the bondholders, regardless of the time of issuance thereof.  
1552 Such covenants may include, without limitation, covenants  
1553 concerning the disposition of the bond proceeds; the use and  
1554 disposition of project revenues; the pledging of revenues,  
1555 taxes, and assessments; the obligations of the district with

1556 respect to the operation of the project and the maintenance of  
1557 adequate project revenues; the issuance of additional bonds; the  
1558 appointment, powers, and duties of trustees and receivers; the  
1559 acquisition of outstanding bonds and obligations; restrictions  
1560 on the establishing of competing projects or facilities;  
1561 restrictions on the sale or disposal of the assets and property  
1562 of the district; the priority of assessment liens; the priority  
1563 of claims by bondholders on the taxing power of the district;  
1564 the maintenance of deposits to ensure the payment of revenues by  
1565 users of district facilities and services; the discontinuance of  
1566 district services by reason of delinquent payments; acceleration  
1567 upon default; the execution of necessary instruments; the  
1568 procedure for amending or abrogating covenants with the  
1569 bondholders; and such other covenants as may be deemed necessary  
1570 or desirable for the security of the bondholders.

1571 (l) Validation proceedings.—The power of the district to  
1572 issue bonds under the provisions of this act may be determined,  
1573 and any of the bonds of the district maturing over a period of  
1574 more than 5 years shall be validated and confirmed, by court  
1575 decree, under the provisions of chapter 75, Florida Statutes,  
1576 and laws amendatory thereof or supplementary thereto.

1577 (m) Tax exemption.—To the extent allowed by general law,  
1578 all bonds issued hereunder and interest paid thereon and all  
1579 fees, charges, and other revenues derived by the district from  
1580 the projects provided by this act are exempt from all taxes by

1581 the state or by any political subdivision, agency, or  
1582 instrumentality thereof; however, any interest, income, or  
1583 profits on debt obligations issued hereunder are not exempt from  
1584 the tax imposed by chapter 220, Florida Statutes. Further, the  
1585 district is not exempt from the provisions of chapter 212,  
1586 Florida Statutes.

1587 (n) Application of s. 189.051, Florida Statutes.—Bonds  
1588 issued by the district shall meet the criteria set forth in s.  
1589 189.051, Florida Statutes.

1590 (o) Act furnishes full authority for issuance of bonds.—  
1591 This act constitutes full and complete authority for the  
1592 issuance of bonds and the exercise of the powers of the district  
1593 provided herein. No procedures or proceedings, publications,  
1594 notices, consents, approvals, orders, acts, or things by the  
1595 board, or any board, officer, commission, department, agency, or  
1596 instrumentality of the district, other than those required by  
1597 this act, shall be required to perform anything under this act,  
1598 except that the issuance or sale of bonds pursuant to the  
1599 provisions of this act shall comply with the general law  
1600 requirements applicable to the issuance or sale of bonds by the  
1601 district. Nothing in this act shall be construed to authorize  
1602 the district to utilize bond proceeds to fund the ongoing  
1603 operations of the district.

1604 (p) Pledge by the state to the bondholders of the  
1605 district.—The state pledges to the holders of any bonds issued

1606 under this act that it will not limit or alter the rights of the  
1607 district to own, acquire, construct, reconstruct, improve,  
1608 maintain, operate, or furnish the projects or to levy and  
1609 collect the taxes, assessments, rentals, rates, fees, and other  
1610 charges provided for herein and to fulfill the terms of any  
1611 agreement made with the holders of such bonds or other  
1612 obligations and that it will not in any way impair the rights or  
1613 remedies of such holders.

1614 (g) Default.—A default on the bonds or obligations of a  
1615 district shall not constitute a debt or obligation of the state  
1616 or any general-purpose local government or the state. In the  
1617 event of a default or dissolution of the district, no local  
1618 general-purpose government shall be required to assume the  
1619 property of the district, the debts of the district, or the  
1620 district's obligations to complete any infrastructure  
1621 improvements or provide any services to the district. The  
1622 provisions of s. 189.076(2), Florida Statutes, shall not apply  
1623 to the district.

1624 (11) TRUST AGREEMENTS.—Any issue of bonds shall be secured  
1625 by a trust agreement or resolution by and between the district  
1626 and a corporate trustee or trustees, which may be any trust  
1627 company or bank having the powers of a trust company within or  
1628 without the state. The resolution authorizing the issuance of  
1629 the bonds or such trust agreement may pledge the revenues to be  
1630 received from any projects of the district and may contain such

1631 provisions for protecting and enforcing the rights and remedies  
1632 of the bondholders as the board may approve, including, without  
1633 limitation, covenants setting forth the duties of the district  
1634 in relation to: the acquisition, construction, reconstruction,  
1635 improvement, maintenance, repair, operation, and insurance of  
1636 any projects; the fixing and revising of the rates, fees, and  
1637 charges; and the custody, safeguarding, and application of all  
1638 moneys and for the employment of consulting engineers in  
1639 connection with such acquisition, construction, reconstruction,  
1640 improvement, maintenance, repair, or operation. It shall be  
1641 lawful for any bank or trust company within or without the state  
1642 which may act as a depository of the proceeds of bonds or of  
1643 revenues to furnish such indemnifying bonds or to pledge such  
1644 securities as may be required by the district. Such resolution  
1645 or trust agreement may set forth the rights and remedies of the  
1646 bondholders and of the trustee, if any, and may restrict the  
1647 individual right of action by bondholders. The board may provide  
1648 for the payment of proceeds of the sale of the bonds and the  
1649 revenues of any project to such officer, board, or depository as  
1650 it may designate for the custody thereof and may provide for the  
1651 method of disbursement thereof with such safeguards and  
1652 restrictions as it may determine. All expenses incurred in  
1653 carrying out the provisions of such resolution or trust  
1654 agreement may be treated as part of the cost of operation of the  
1655 project to which such trust agreement pertains.

1656           (12) AD VALOREM TAXES; ASSESSMENTS, BENEFIT SPECIAL  
1657 ASSESSMENTS, MAINTENANCE SPECIAL ASSESSMENTS, AND SPECIAL  
1658 ASSESSMENTS; MAINTENANCE TAXES.-

1659           (a) Ad valorem taxes.-At such time as all members of the  
1660 board are qualified electors who are elected by qualified  
1661 electors of the district, the board shall have the power to levy  
1662 and assess an ad valorem tax on all the taxable property in the  
1663 district to construct, operate, and maintain assessable  
1664 improvements; to pay the principal of, and interest on, any  
1665 general obligation bonds of the district; and to provide for any  
1666 sinking or other funds established in connection with any such  
1667 bonds. An ad valorem tax levied by the board for operating  
1668 purposes, exclusive of debt service on bonds, shall not exceed 3  
1669 mills. The ad valorem tax provided for herein shall be in  
1670 addition to county and all other ad valorem taxes provided for  
1671 by law. Such tax shall be assessed, levied, and collected in the  
1672 same manner and at the same time as county taxes. The levy of ad  
1673 valorem taxes must be approved by referendum as required by  
1674 Section 9 of Article VII of the State Constitution.

1675           (b) Benefit special assessments.-The board annually shall  
1676 determine, order, and levy the annual installment of the total  
1677 benefit special assessments for bonds issued and related  
1678 expenses to finance assessable improvements. These assessments  
1679 may be due and collected during each year county taxes are due  
1680 and collected, in which case such annual installment and levy

1681 shall be evidenced to and certified to the property appraiser by  
1682 the board not later than August 31 of each year. Such assessment  
1683 shall be entered by the property appraiser on the county tax  
1684 rolls and shall be collected and enforced by the tax collector  
1685 in the same manner and at the same time as county taxes, and the  
1686 proceeds thereof shall be paid to the district. However, this  
1687 subsection shall not prohibit the district in its discretion  
1688 from using the method prescribed in either s. 197.3632 or  
1689 chapter 173, Florida Statutes, as each may be amended from time  
1690 to time, for collecting and enforcing these assessments. Each  
1691 annual installment of benefit special assessments shall be a  
1692 lien on the property against which assessed until paid and shall  
1693 be enforceable in like manner as county taxes. The amount of the  
1694 assessment for the exercise of the district's powers under  
1695 subsections (6) and (7) shall be determined by the board based  
1696 upon a report of the district's engineer and assessed by the  
1697 board upon such lands, which may be part or all of the lands  
1698 within the district benefited by the improvement, apportioned  
1699 between benefited lands in proportion to the benefits received  
1700 by each tract of land. The board may, if it determines it is in  
1701 the best interests of the district, set forth in the proceedings  
1702 initially levying such benefit special assessments or in  
1703 subsequent proceedings a formula for the determination of an  
1704 amount, which when paid by a taxpayer with respect to any tax  
1705 parcel, shall constitute a prepayment of all future annual

1706 installments of such benefit special assessments and that the  
1707 payment of which amount with respect to such tax parcel shall  
1708 relieve and discharge such tax parcel of the lien of such  
1709 benefit special assessments and any subsequent annual  
1710 installment thereof. The board may provide further that upon  
1711 delinquency in the payment of any annual installment of benefit  
1712 special assessments, the prepayment amount of all future annual  
1713 installments of benefit special assessments as determined in the  
1714 preceding sentence shall be and become immediately due and  
1715 payable together with such delinquent annual installment.

1716 (c) Non-ad valorem maintenance taxes.—If and when  
1717 authorized by general law, to maintain and to preserve the  
1718 physical facilities and services constituting the works,  
1719 improvements, or infrastructure owned by the district pursuant  
1720 to this act, to repair and restore any one or more of them, when  
1721 needed, and to defray the current expenses of the district,  
1722 including any sum which may be required to pay state and county  
1723 ad valorem taxes on any lands which may have been purchased and  
1724 which are held by the district under the provisions of this act,  
1725 the board of supervisors may, upon the completion of said  
1726 systems, facilities, services, works, improvements, or  
1727 infrastructure, in whole or in part, as may be certified to the  
1728 board by the engineer of the board, levy annually a non-ad  
1729 valorem and nonmillage tax upon each tract or parcel of land  
1730 within the district, to be known as a "maintenance tax." This

1731 non-ad valorem maintenance tax shall be apportioned upon the  
1732 basis of the net assessments of benefits assessed as accruing  
1733 from the original construction and shall be evidenced to and  
1734 certified by the board of supervisors of the district not later  
1735 than June 1 of each year to the Osceola County tax collector and  
1736 shall be extended on the tax rolls and collected by the tax  
1737 collector on the merged collection roll of the tax collector in  
1738 the same manner and at the same time as county ad valorem taxes,  
1739 and the proceeds therefrom shall be paid to the district. This  
1740 non-ad valorem maintenance tax shall be a lien until paid on the  
1741 property against which assessed and enforceable in like manner  
1742 and of the same dignity as county ad valorem taxes.

1743 (d) Maintenance special assessments.—To maintain and  
1744 preserve the facilities and projects of the district, the board  
1745 may levy a maintenance special assessment. This assessment may  
1746 be evidenced to and certified to the tax collector by the board  
1747 of supervisors not later than August 31 of each year and shall  
1748 be entered by the tax collector on the county tax rolls and  
1749 shall be collected and enforced by the tax collector in the same  
1750 manner and at the same time as county taxes, and the proceeds  
1751 therefrom shall be paid to the district. However, this  
1752 subsection shall not prohibit the district in its discretion  
1753 from using the method prescribed in s. 197.363, s. 197.3631, or  
1754 s. 197.3632, Florida Statutes, for collecting and enforcing  
1755 these assessments. These maintenance special assessments shall

1756 be a lien on the property against which assessed until paid and  
1757 shall be enforceable in like manner as county taxes. The amount  
1758 of the maintenance special assessment for the exercise of the  
1759 district's powers under this section shall be determined by the  
1760 board based upon a report of the district's engineer and  
1761 assessed by the board upon such lands, which may be all of the  
1762 lands within the district benefited by the maintenance thereof,  
1763 apportioned between the benefited lands in proportion to the  
1764 benefits received by each tract of land.

1765 (e) Special assessments.—The board may levy and impose any  
1766 special assessments pursuant to this subsection.

1767 (f) Enforcement of taxes.—The collection and enforcement  
1768 of all taxes levied by the district shall be at the same time  
1769 and in like manner as county taxes, and the provisions of the  
1770 laws of Florida relating to the sale of lands for unpaid and  
1771 delinquent county taxes; the issuance, sale, and delivery of tax  
1772 certificates for such unpaid and delinquent county taxes; the  
1773 redemption thereof; the issuance to individuals of tax deeds  
1774 based thereon; and all other procedures in connection therewith  
1775 shall be applicable to the district to the same extent as if  
1776 such statutory provisions were expressly set forth herein. All  
1777 taxes shall be subject to the same discounts as county taxes.

1778 (g) When unpaid tax is delinquent; penalty.—All taxes  
1779 provided for in this act shall become delinquent and bear

1780 penalties on the amount of such taxes in the same manner as  
1781 county taxes.

1782 (h) Status of assessments.—Benefit special assessments,  
1783 maintenance special assessments, and special assessments are  
1784 hereby found and determined to be non-ad valorem assessments as  
1785 defined by s. 197.3632, Florida Statutes. Maintenance taxes are  
1786 non-ad valorem taxes and are not special assessments.

1787 (i) Assessments constitute liens; collection.—Any and all  
1788 assessments, including special assessments, benefit special  
1789 assessments, and maintenance special assessments authorized by  
1790 this section, and including special assessments as defined by  
1791 section 2(2)(z) and granted and authorized by this subsection,  
1792 and including maintenance taxes if authorized by general law,  
1793 shall constitute a lien on the property against which assessed  
1794 from the date of levy and imposition thereof until paid, coequal  
1795 with the lien of state, county, municipal, and school board  
1796 taxes. These assessments may be collected, at the district's  
1797 discretion, under authority of s. 197.3631, Florida Statutes, as  
1798 amended from time to time, by the tax collector pursuant to the  
1799 provisions of ss. 197.3632 and 197.3635, Florida Statutes, as  
1800 amended from time to time, or in accordance with other  
1801 collection measures provided by law. In addition to, and not in  
1802 limitation of, any powers otherwise set forth herein or in  
1803 general law, these assessments may also be enforced pursuant to

1804 the provisions of chapter 173, Florida Statutes, as amended from  
 1805 time to time.

1806 (j) Land owned by governmental entity.—Except as otherwise  
 1807 provided by law, no levy of ad valorem taxes or non-ad valorem  
 1808 assessments under this act or chapter 170 or chapter 197,  
 1809 Florida Statutes, as each may be amended from time to time, or  
 1810 otherwise, by a board of the district, on property of a  
 1811 governmental entity that is subject to a ground lease as  
 1812 described in s. 190.003(14), Florida Statutes, shall constitute  
 1813 a lien or encumbrance on the underlying fee interest of such  
 1814 governmental entity.

1815 (13) SPECIAL ASSESSMENTS.—

1816 (a) As an alternative method to the levy and imposition of  
 1817 special assessments pursuant to chapter 170, Florida Statutes,  
 1818 pursuant to the authority of s. 197.3631, Florida Statutes, or  
 1819 pursuant to other provisions of general law, now or hereafter  
 1820 enacted, which provide a supplemental means or authority to  
 1821 impose, levy, and collect special assessments as otherwise  
 1822 authorized under this act, the board may levy and impose special  
 1823 assessments to finance the exercise of any of its powers  
 1824 permitted under this act using the following uniform procedures:

1825 1. At a noticed meeting, the board of supervisors of the  
 1826 district may consider and review an engineer's report on the  
 1827 costs of the systems, facilities, and services to be provided, a  
 1828 preliminary special assessment methodology, and a preliminary

1829 roll based on acreage or platted lands, depending upon whether  
1830 platting has occurred.

1831 a. The special assessment methodology shall address and  
1832 discuss and the board shall consider whether the systems,  
1833 facilities, and services being contemplated will result in  
1834 special benefits peculiar to the property, different in kind and  
1835 degree than general benefits, as a logical connection between  
1836 the systems, facilities, and services themselves and the  
1837 property, and whether the duty to pay the special assessments by  
1838 the property owners is apportioned in a manner that is fair and  
1839 equitable and not in excess of the special benefit received. It  
1840 shall be fair and equitable to designate a fixed proportion of  
1841 the annual debt service, together with interest thereon, on the  
1842 aggregate principal amount of bonds issued to finance such  
1843 systems, facilities, and services which give rise to unique,  
1844 special, and peculiar benefits to property of the same or  
1845 similar characteristics under the special assessment methodology  
1846 so long as such fixed proportion does not exceed the unique,  
1847 special, and peculiar benefits enjoyed by such property from  
1848 such systems, facilities, and services.

1849 b. The engineer's cost report shall identify the nature of  
1850 the proposed systems, facilities, and services, their location,  
1851 a cost breakdown plus a total estimated cost, including cost of  
1852 construction or reconstruction, labor, and materials, lands,  
1853 property, rights, easements, franchises, or systems, facilities,

1854 and services to be acquired, cost of plans and specifications,  
1855 surveys of estimates of costs and revenues, costs of  
1856 engineering, legal, and other professional consultation  
1857 services, and other expenses or costs necessary or incident to  
1858 determining the feasibility or practicability of such  
1859 construction, reconstruction, or acquisition, administrative  
1860 expenses, relationship to the authority and power of the  
1861 district in its charter, and such other expenses or costs as may  
1862 be necessary or incident to the financing to be authorized by  
1863 the board of supervisors.

1864 c. The preliminary special assessment roll will be in  
1865 accordance with the assessment methodology as may be adopted by  
1866 the board of supervisors; the special assessment roll shall be  
1867 completed as promptly as possible and shall show the acreage,  
1868 lots, lands, or plats assessed and the amount of the fairly and  
1869 reasonably apportioned assessment based on special and peculiar  
1870 benefit to the property, lot, parcel, or acreage of land; and,  
1871 if the special assessment against such lot, parcel, acreage, or  
1872 portion of land is to be paid in installments, the number of  
1873 annual installments in which the special assessment is divided  
1874 shall be entered into and shown upon the special assessment  
1875 roll.

1876 2. The board of supervisors of the district may determine  
1877 and declare by an initial special assessment resolution to levy  
1878 and assess the special assessments with respect to assessable

1879 improvements stating the nature of the systems, facilities, and  
1880 services, improvements, projects, or infrastructure constituting  
1881 such assessable improvements, the information in the engineer's  
1882 cost report, the information in the special assessment  
1883 methodology as determined by the board at the noticed meeting  
1884 and referencing and incorporating as part of the resolution the  
1885 engineer's cost report, the preliminary special assessment  
1886 methodology, and the preliminary special assessment roll as  
1887 referenced exhibits to the resolution by reference. If the board  
1888 determines to declare and levy the special assessments by the  
1889 initial special assessment resolution, the board shall also  
1890 adopt and declare a notice resolution which shall provide and  
1891 cause the initial special assessment resolution to be published  
1892 once a week for a period of 2 weeks in newspapers of general  
1893 circulation published in Osceola County and said board shall by  
1894 the same resolution fix a time and place at which the owner or  
1895 owners of the property to be assessed or any other persons  
1896 interested therein may appear before said board and be heard as  
1897 to the propriety and advisability of making such improvements,  
1898 as to the costs thereof, as to the manner of payment therefor,  
1899 and as to the amount thereof to be assessed against each  
1900 property so improved. Thirty days' notice in writing of such  
1901 time and place shall be given to such property owners. The  
1902 notice shall include the amount of the special assessment and  
1903 shall be served by mailing a copy to each assessed property

1904 owner at his or her last known address, the names and addresses  
1905 of such property owners to be obtained from the record of the  
1906 property appraiser of the county political subdivision in which  
1907 the land is located or from such other sources as the district  
1908 manager or engineer deems reliable, and proof of such mailing  
1909 shall be made by the affidavit of the manager of the district or  
1910 by the engineer, said proof to be filed with the district  
1911 manager, provided that failure to mail said notice or notices  
1912 shall not invalidate any of the proceedings hereunder. It is  
1913 provided further that the last publication shall be at least 1  
1914 week prior to the date of the hearing on the final special  
1915 assessment resolution. Said notice shall describe the general  
1916 areas to be improved and advise all persons interested that the  
1917 description of each property to be assessed and the amount to be  
1918 assessed to each piece, parcel, lot, or acre of property may be  
1919 ascertained at the office of the manager of the district. Such  
1920 service by publication shall be verified by the affidavit of the  
1921 publisher and filed with the manager of the district. Moreover,  
1922 the initial special assessment resolution with its attached,  
1923 referenced, and incorporated engineer's cost report, preliminary  
1924 special assessment methodology, and preliminary special  
1925 assessment roll, along with the notice resolution, shall be  
1926 available for public inspection at the office of the manager and  
1927 the office of the engineer or any other office designated by the  
1928 board of supervisors in the notice resolution. Notwithstanding

1929 the foregoing, the landowners of all of the property which is  
1930 proposed to be assessed may give the district written notice of  
1931 waiver of any notice and publication provided for in this  
1932 subparagraph and such notice and publication shall not be  
1933 required, provided, however, that any meeting of the board of  
1934 supervisors to consider such resolution shall be a publicly  
1935 noticed meeting.

1936 3. At the time and place named in the noticed resolution  
1937 as provided for in subparagraph 2., the board of supervisors of  
1938 the district shall meet and hear testimony from affected  
1939 property owners as to the propriety and advisability of making  
1940 the systems, facilities, services, projects, works,  
1941 improvements, or infrastructure and funding them with  
1942 assessments referenced in the initial special assessment  
1943 resolution on the property. Following the testimony and  
1944 questions from the members of the board or any professional  
1945 advisors to the district of the preparers of the engineer's cost  
1946 report, the special assessment methodology, and the special  
1947 assessment roll, the board of supervisors shall make a final  
1948 decision on whether to levy and assess the particular special  
1949 assessments. Thereafter, the board of supervisors shall meet as  
1950 an equalizing board to hear and to consider any and all  
1951 complaints as to the particular special assessments and shall  
1952 adjust and equalize the special assessments to ensure proper  
1953 assessment based on the benefit conferred on the property.

1954           4. When so equalized and approved by resolution or  
1955 ordinance by the board of supervisors, to be called the final  
1956 special assessment resolution, a final special assessment roll  
1957 shall be filed with the clerk of the board and such special  
1958 assessment shall stand confirmed and remain legal, valid, and  
1959 binding first liens on the property against which such special  
1960 assessments are made until paid, equal in dignity to the first  
1961 liens of ad valorem taxation of county and municipal governments  
1962 and school boards. However, upon completion of the systems,  
1963 facilities, service, project, improvement, works, or  
1964 infrastructure, the district shall credit to each of the  
1965 assessments the difference in the special assessment as  
1966 originally made, approved, levied, assessed, and confirmed and  
1967 the proportionate part of the actual cost of the improvement to  
1968 be paid by the particular special assessments as finally  
1969 determined upon the completion of the improvement; but in no  
1970 event shall the final special assessment exceed the amount of  
1971 the special and peculiar benefits as apportioned fairly and  
1972 reasonably to the property from the system, facility, or service  
1973 being provided as originally assessed. Promptly after such  
1974 confirmation, the special assessment shall be recorded by the  
1975 clerk of the district in the minutes of the proceedings of the  
1976 district, and the record of the lien in this set of minutes  
1977 shall constitute prima facie evidence of its validity. The board  
1978 of supervisors, in its sole discretion, may, by resolution grant

1979 a discount equal to all or a part of the payee's proportionate  
1980 share of the cost of the project consisting of bond financing  
1981 cost, such as capitalized interest, funded reserves, and bond  
1982 discounts included in the estimated cost of the project, upon  
1983 payment in full of any special assessments during such period  
1984 prior to the time such financing costs are incurred as may be  
1985 specified by the board of supervisors in such resolution.

1986 5. District special assessments may be made payable in  
1987 installments over no more than 40 years from the date of the  
1988 payment of the first installment thereof and may bear interest  
1989 at fixed or variable rates.

1990 (b) Notwithstanding any provision of this act or chapter  
1991 170, Florida Statutes, that portion of s. 170.09, Florida  
1992 Statutes, that provides that special assessments may be paid  
1993 without interest at any time within 30 days after the  
1994 improvement is completed and a resolution accepting the same has  
1995 been adopted by the governing authority shall not be applicable  
1996 to any district special assessments, whether imposed, levied,  
1997 and collected pursuant to the provisions of this act or other  
1998 provisions of Florida law, including, but not limited to,  
1999 chapter 170, Florida Statutes.

2000 (c) In addition, the district is authorized expressly in  
2001 the exercise of its rulemaking power to adopt a rule or rules  
2002 which provides or provide for notice, levy, imposition,  
2003 equalization, and collection of assessments.

2004           (14) ISSUANCE OF CERTIFICATES OF INDEBTEDNESS BASED ON  
 2005 ASSESSMENTS FOR ASSESSABLE IMPROVEMENTS; ASSESSMENT BONDS.—  
 2006           (a) The board may, after any special assessments or  
 2007 benefit special assessments for assessable improvements are  
 2008 made, determined, and confirmed as provided in this act, issue  
 2009 certificates of indebtedness for the amount so assessed against  
 2010 the abutting property or property otherwise benefited, as the  
 2011 case may be, and separate certificates shall be issued against  
 2012 each part or parcel of land or property assessed, which  
 2013 certificates shall state the general nature of the improvement  
 2014 for which the assessment is made. The certificates shall be  
 2015 payable in annual installments in accordance with the  
 2016 installments of the special assessment for which they are  
 2017 issued. The board may determine the interest to be borne by such  
 2018 certificates, not to exceed the maximum rate allowed by general  
 2019 law, and may sell such certificates at either private or public  
 2020 sale and determine the form, manner of execution, and other  
 2021 details of such certificates. The certificates shall recite that  
 2022 they are payable only from the special assessments levied and  
 2023 collected from the part or parcel of land or property against  
 2024 which they are issued. The proceeds of such certificates may be  
 2025 pledged for the payment of principal of and interest on any  
 2026 revenue bonds or general obligation bonds issued to finance in  
 2027 whole or in part such assessable improvement, or, if not so

2028 pledged, may be used to pay the cost or part of the cost of such  
2029 assessable improvements.

2030 (b) The district may also issue assessment bonds, revenue  
2031 bonds, or other obligations payable from a special fund into  
2032 which such certificates of indebtedness referred to in paragraph  
2033 (a) may be deposited or, if such certificates of indebtedness  
2034 have not been issued, the district may assign to such special  
2035 fund for the benefit of the holders of such assessment bonds or  
2036 other obligations, or to a trustee for such bondholders, the  
2037 assessment liens provided for in this act unless such  
2038 certificates of indebtedness or assessment liens have been  
2039 theretofore pledged for any bonds or other obligations  
2040 authorized hereunder. In the event of the creation of such  
2041 special fund and the issuance of such assessment bonds or other  
2042 obligations, the proceeds of such certificates of indebtedness  
2043 or assessment liens deposited therein shall be used only for the  
2044 payment of the assessment bonds or other obligations issued as  
2045 provided in this section. The district is authorized to covenant  
2046 with the holders of such assessment bonds, revenue bonds, or  
2047 other obligations that it will diligently and faithfully enforce  
2048 and collect all the special assessments, and interest and  
2049 penalties thereon, for which such certificates of indebtedness  
2050 or assessment liens have been deposited in or assigned to such  
2051 fund; to foreclose such assessment liens so assigned to such  
2052 special fund or represented by the certificates of indebtedness

2053 deposited in the special fund, after such assessment liens have  
2054 become delinquent, and deposit the proceeds derived from such  
2055 foreclosure, including interest and penalties, in such special  
2056 fund; and to make any other covenants deemed necessary or  
2057 advisable in order to properly secure the holders of such  
2058 assessment bonds or other obligations.

2059 (c) The assessment bonds, revenue bonds, or other  
2060 obligations issued pursuant to this section shall have such  
2061 dates of issue and maturity as shall be deemed advisable by the  
2062 board; however, the maturities of such assessment bonds or other  
2063 obligations shall not be more than 2 years after the due date of  
2064 the last installment which will be payable on any of the special  
2065 assessments for which such assessment liens, or the certificates  
2066 of indebtedness representing such assessment liens, are assigned  
2067 to or deposited in such special fund.

2068 (d) Such assessment bonds, revenue bonds, or other  
2069 obligations issued under this section shall bear such interest  
2070 as the board may determine, not to exceed the maximum rate  
2071 allowed by general law, and shall be executed, shall have such  
2072 provisions for redemption prior to maturity, shall be sold in  
2073 the manner, and shall be subject to all of the applicable  
2074 provisions contained in this act for revenue bonds, except as  
2075 the same may be inconsistent with the provisions of this  
2076 section.

2077 (e) All assessment bonds, revenue bonds, or other  
 2078 obligations issued under the provisions of this section shall  
 2079 be, shall constitute, and shall have all the qualities and  
 2080 incidents of negotiable instruments under the law merchant and  
 2081 the laws of the state.

2082 (15) TAX LIENS.—All taxes of the district provided for in  
 2083 this act, together with all penalties for default in the payment  
 2084 of the same and all costs in collecting the same, including a  
 2085 reasonable attorney fee fixed by the court and taxed as a cost  
 2086 in the action brought to enforce payment, shall, from January 1  
 2087 for each year the property is liable to assessment and until  
 2088 paid, constitute a lien of equal dignity with the liens for  
 2089 state and county taxes and other taxes of equal dignity with  
 2090 state and county taxes upon all the lands against which such  
 2091 taxes shall be levied. A sale of any of the real property within  
 2092 the district for state and county or other taxes shall not  
 2093 operate to relieve or release the property so sold from the lien  
 2094 for subsequent district taxes or installments of district taxes,  
 2095 which lien may be enforced against such property as though no  
 2096 such sale thereof had been made. In addition to, and not in  
 2097 limitation of, the preceding sentence, for purposes of s.  
 2098 197.552, Florida Statutes, the lien of all special assessments  
 2099 levied by the district shall constitute a lien of record held by  
 2100 a municipal or county governmental unit. The provisions of ss.  
 2101 194.171, 197.122, 197.333, and 197.432, Florida Statutes, shall

2102 be applicable to district taxes with the same force and effect  
 2103 as if such provisions were expressly set forth in this act.

2104 (16) PAYMENT OF TAXES AND REDEMPTION OF TAX LIENS BY THE  
 2105 DISTRICT; SHARING IN PROCEEDS OF TAX SALE.-

2106 (a) The district shall have the power and right to:

2107 1. Pay any delinquent state, county, district, municipal,  
 2108 or other tax or assessment upon lands located wholly or  
 2109 partially within the boundaries of the district.

2110 2. Redeem or purchase any tax sales certificates issued or  
 2111 sold on account of any state, county, district, municipal, or  
 2112 other taxes or assessments upon lands located wholly or  
 2113 partially within the boundaries of the district.

2114 (b) Delinquent taxes paid, or tax sales certificates  
 2115 redeemed or purchased, by the district, together with all  
 2116 penalties for the default in payment of the same and all costs  
 2117 in collecting the same and a reasonable attorney fee, shall  
 2118 constitute a lien in favor of the district of equal dignity with  
 2119 the liens of state and county taxes and other taxes of equal  
 2120 dignity with state and county taxes upon all the real property  
 2121 against which the taxes were levied. The lien of the district  
 2122 may be foreclosed in the manner provided in this act.

2123 (c) In any sale of land pursuant to s. 197.542, Florida  
 2124 Statutes, as may be amended from time to time, the district may  
 2125 certify to the clerk of the circuit court of the county holding  
 2126 such sale the amount of taxes due to the district upon the lands

2127 sought to be sold, and the district shall share in the  
2128 disbursement of the sales proceeds in accordance with the  
2129 provisions of this act and under the laws of the state.

2130 (17) FORECLOSURE OF LIENS.—Any lien in favor of the  
2131 district arising under this act may be foreclosed by the  
2132 district by foreclosure proceedings in the name of the district  
2133 in a court of competent jurisdiction as provided by general law  
2134 in like manner as is provided in chapter 170 or chapter 173,  
2135 Florida Statutes, and amendments thereto and the provisions of  
2136 those chapters shall be applicable to such proceedings with the  
2137 same force and effect as if those provisions were expressly set  
2138 forth in this act. Any act required or authorized to be done by  
2139 or on behalf of a municipality in foreclosure proceedings under  
2140 chapter 170 or chapter 173, Florida Statutes, may be performed  
2141 by such officer or agent of the district as the board of  
2142 supervisors may designate. Such foreclosure proceedings may be  
2143 brought at any time after the expiration of 1 year from the date  
2144 any tax, or installment thereof, becomes delinquent; however, no  
2145 lien shall be foreclosed against any political subdivision or  
2146 agency of the state. Other legal remedies shall remain  
2147 available.

2148 (18) MANDATORY USE OF CERTAIN DISTRICT SYSTEMS,  
2149 FACILITIES, AND SERVICES.—To the full extent permitted by law,  
2150 the district shall require all lands, buildings, premises,

2151 persons, firms, and corporations within the district to use the  
2152 facilities of the district.

2153 (19) COMPETITIVE PROCUREMENT; BIDS; NEGOTIATIONS; RELATED  
2154 PROVISIONS REQUIRED.—

2155 (a) No contract shall be let by the board for any goods,  
2156 supplies, or materials to be purchased when the amount thereof  
2157 to be paid by the district shall exceed the amount provided in  
2158 s. 287.017, Florida Statutes, as amended from time to time, for  
2159 category four, unless notice of bids shall be advertised once in  
2160 a newspaper in general circulation in Osceola County. Any board  
2161 seeking to construct or improve a public building, structure, or  
2162 other public works shall comply with the bidding procedures of  
2163 s. 255.20, Florida Statutes, as amended from time to time, and  
2164 other applicable general law. In each case, the bid of the  
2165 lowest responsive and responsible bidder shall be accepted  
2166 unless all bids are rejected because the bids are too high or  
2167 the board determines it is in the best interests of the district  
2168 to reject all bids. The board may require the bidders to furnish  
2169 bond with a responsible surety to be approved by the board.

2170 Nothing in this subsection shall prevent the board from  
2171 undertaking and performing the construction, operation, and  
2172 maintenance of any project or facility authorized by this act by  
2173 the employment of labor, material, and machinery.

2174 (b) The provisions of the Consultants' Competitive  
2175 Negotiation Act, s. 287.055, Florida Statutes, apply to

2176 contracts for engineering, architecture, landscape architecture,  
 2177 or registered surveying and mapping services let by the board.

2178 (c) Contracts for maintenance services for any district  
 2179 facility or project shall be subject to competitive bidding  
 2180 requirements when the amount thereof to be paid by the district  
 2181 exceeds the amount provided in s. 287.017, Florida Statutes, as  
 2182 amended from time to time, for category four. The district shall  
 2183 adopt rules, policies, or procedures establishing competitive  
 2184 bidding procedures for maintenance services. Contracts for other  
 2185 services shall not be subject to competitive bidding unless the  
 2186 district adopts a rule, policy, or procedure applying  
 2187 competitive bidding procedures to said contracts. Nothing herein  
 2188 shall preclude the use of requests for proposal instead of  
 2189 invitations to bid as determined by the district to be in its  
 2190 best interest.

2191 (20) FEES, RENTALS, AND CHARGES; PROCEDURE FOR ADOPTION  
 2192 AND MODIFICATIONS; MINIMUM REVENUE REQUIREMENTS.—

2193 (a) The district is authorized to prescribe, fix,  
 2194 establish, and collect rates, fees, rentals, or other charges,  
 2195 hereinafter sometimes referred to as "revenues," and to revise  
 2196 the same from time to time, for the systems, facilities, and  
 2197 services furnished by the district, within the limits of the  
 2198 district, including, but not limited to, recreational  
 2199 facilities, water management and control facilities, and water  
 2200 and sewer systems; to recover the costs of making connection

2201 with any district service, facility, or system; and to provide  
2202 for reasonable penalties against any user or property for any  
2203 such rates, fees, rentals, or other charges that are delinquent.

2204 (b) No such rates, fees, rentals, or other charges for any  
2205 of the facilities or services of the district shall be fixed  
2206 until after a public hearing at which all the users of the  
2207 proposed facility or services or owners, tenants, or occupants  
2208 served or to be served thereby and all other interested persons  
2209 shall have an opportunity to be heard concerning the proposed  
2210 rates, fees, rentals, or other charges. Rates, fees, rentals,  
2211 and other charges shall be adopted under the administrative  
2212 rulemaking authority of the district, but shall not apply to  
2213 district leases. Notice of such public hearing setting forth the  
2214 proposed schedule or schedules of rates, fees, rentals, and  
2215 other charges shall have been published in a newspaper of  
2216 general circulation in Osceola County at least once and at least  
2217 10 days prior to such public hearing. The rulemaking hearing may  
2218 be adjourned from time to time. After such hearing, such  
2219 schedule or schedules, either as initially proposed or as  
2220 modified or amended, may be finally adopted. A copy of the  
2221 schedule or schedules of such rates, fees, rentals, or charges  
2222 as finally adopted shall be kept on file in an office designated  
2223 by the board and shall be open at all reasonable times to public  
2224 inspection. The rates, fees, rentals, or charges so fixed for  
2225 any class of users or property served shall be extended to cover

2226 any additional users or properties thereafter served which shall  
 2227 fall in the same class, without the necessity of any notice or  
 2228 hearing.

2229 (c) Such rates, fees, rentals, and charges shall be just  
 2230 and equitable and uniform for users of the same class, and when  
 2231 appropriate may be based or computed either upon the amount of  
 2232 service furnished, upon the average number of persons residing  
 2233 or working in or otherwise occupying the premises served, or  
 2234 upon any other factor affecting the use of the facilities  
 2235 furnished, or upon any combination of the foregoing factors, as  
 2236 may be determined by the board on an equitable basis.

2237 (d) The rates, fees, rentals, or other charges prescribed  
 2238 shall be such as will produce revenues, together with any other  
 2239 assessments, taxes, revenues, or funds available or pledged for  
 2240 such purpose, at least sufficient to provide for the items  
 2241 hereinafter listed, but not necessarily in the order stated:

2242 1. To provide for all expenses of operation and  
 2243 maintenance of such facility or service.

2244 2. To pay when due all bonds and interest thereon for the  
 2245 payment of which such revenues are, or shall have been, pledged  
 2246 or encumbered, including reserves for such purpose.

2247 3. To provide for any other funds which may be required  
 2248 under the resolution or resolutions authorizing the issuance of  
 2249 bonds pursuant to this act.

2250        (e) The board shall have the power to enter into contracts  
2251 for the use of the projects of the district and with respect to  
2252 the services, systems, and facilities furnished or to be  
2253 furnished by the district.

2254        (21) RECOVERY OF DELINQUENT CHARGES.-In the event that any  
2255 rates, fees, rentals, charges, or delinquent penalties shall not  
2256 be paid as and when due and shall be in default for 60 days or  
2257 more, the unpaid balance thereof and all interest accrued  
2258 thereon, together with reasonable attorney fees and costs, may  
2259 be recovered by the district in a civil action.

2260        (22) DISCONTINUANCE OF SERVICE.-In the event the fees,  
2261 rentals, or other charges for district services or facilities  
2262 are not paid when due, the board shall have the power, under  
2263 such reasonable rules and regulations as the board may adopt, to  
2264 discontinue and shut off such services until such fees, rentals,  
2265 or other charges, including interest, penalties, and charges for  
2266 the shutting off and discontinuance and the restoration of such  
2267 services, are fully paid; and, for such purposes, the board may  
2268 enter on any lands, waters, or premises of any person, firm,  
2269 corporation, or body, public or private, within the district  
2270 limits. Such delinquent fees, rentals, or other charges,  
2271 together with interest, penalties, and charges for the shutting  
2272 off and discontinuance and the restoration of such services and  
2273 facilities and reasonable attorney fees and other expenses, may  
2274 be recovered by the district, which may also enforce payment of

2275 such delinquent fees, rentals, or other charges by any other  
 2276 lawful method of enforcement.

2277 (23) ENFORCEMENT AND PENALTIES.—The board or any aggrieved  
 2278 person may have recourse to such remedies in law and at equity  
 2279 as may be necessary to ensure compliance with the provisions of  
 2280 this act, including injunctive relief to enjoin or restrain any  
 2281 person violating the provisions of this act or any bylaws,  
 2282 resolutions, regulations, rules, codes, or orders adopted under  
 2283 this act. In case any building or structure is erected,  
 2284 constructed, reconstructed, altered, repaired, converted, or  
 2285 maintained, or any building, structure, land, or water is used,  
 2286 in violation of this act or of any code, order, resolution, or  
 2287 other regulation made under authority conferred by this act or  
 2288 under law, the board or any citizen residing in the district may  
 2289 institute any appropriate action or proceeding to prevent such  
 2290 unlawful erection, construction, reconstruction, alteration,  
 2291 repair, conversion, maintenance, or use; to restrain, correct,  
 2292 or avoid such violation; to prevent the occupancy of such  
 2293 building, structure, land, or water; and to prevent any illegal  
 2294 act, conduct, business, or use in or about such premises, land,  
 2295 or water.

2296 (24) SUITS AGAINST THE DISTRICT.—Any suit or action  
 2297 brought or maintained against the district for damages arising  
 2298 out of tort, including, without limitation, any claim arising  
 2299 upon account of an act causing an injury or loss of property,

2300 personal injury, or death, shall be subject to the limitations  
 2301 provided in s. 768.28, Florida Statutes.

2302 (25) EXEMPTION OF DISTRICT PROPERTY FROM EXECUTION.—All  
 2303 district property shall be exempt from levy and sale by virtue  
 2304 of an execution, and no execution or other judicial process  
 2305 shall issue against such property, nor shall any judgment  
 2306 against the district be a charge or lien on its property or  
 2307 revenues; however, nothing contained herein shall apply to or  
 2308 limit the rights of bondholders to pursue any remedy for the  
 2309 enforcement of any lien or pledge given by the district in  
 2310 connection with any of the bonds or obligations of the district.

2311 (26) TERMINATION, CONTRACTION, OR EXPANSION OF DISTRICT.—

2312 (a) The board of supervisors of the district shall not ask  
 2313 the Legislature to amend this act to expand or to contract the  
 2314 boundaries of the district without first obtaining a resolution  
 2315 or official statement from Osceola County as required by s.  
 2316 189.031(2)(e)4., Florida Statutes, for creation of an  
 2317 independent special district.

2318 (b) The district shall remain in existence until:

2319 1. The district is terminated and dissolved pursuant to  
 2320 amendment to this act by the Legislature.

2321 2. The district has become inactive pursuant to s.  
 2322 189.062, Florida Statutes.

2323 (27) INCLUSION OF TERRITORY.—The inclusion of any or all  
 2324 territory of the district within a municipality does not change,

2325 alter, or affect the boundary, territory, existence, or  
 2326 jurisdiction of the district.

2327 (28) SALE OF REAL ESTATE WITHIN THE DISTRICT; REQUIRED  
 2328 DISCLOSURE TO PURCHASER.—Subsequent to the creation of this  
 2329 district under this act, each contract for the initial sale of a  
 2330 parcel of real property and each contract for the initial sale  
 2331 of a residential unit within the district shall include,  
 2332 immediately prior to the space reserved in the contract for the  
 2333 signature of the purchaser, the following disclosure statement  
 2334 in boldfaced and conspicuous type which is larger than the type  
 2335 in the remaining text of the contract: "THE SUNBRIDGE  
 2336 STEWARDSHIP DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS,  
 2337 OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND  
 2338 ASSESSMENTS PAY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE  
 2339 COSTS OF CERTAIN PUBLIC SYSTEMS, FACILITIES, AND SERVICES OF THE  
 2340 DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE  
 2341 DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY  
 2342 AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER  
 2343 TAXES AND ASSESSMENTS PROVIDED FOR BY LAW."

2344 (29) NOTICE OF CREATION AND ESTABLISHMENT.—Within 30 days  
 2345 after the election of the first board of supervisors creating  
 2346 this district, the district shall cause to be recorded in the  
 2347 grantor-grantee index of the property records in Osceola County  
 2348 a "Notice of Creation and Establishment of the Sunbridge

2349 Stewardship District." The notice shall, at a minimum, include  
2350 the legal description of the property covered by this act.

2351 (30) DISTRICT PROPERTY PUBLIC; FEES.—Any system, facility,  
2352 service, works, improvement, project, or other infrastructure  
2353 owned by the district, or funded by federal tax exempt bonding  
2354 issued by the district, is public; and the district by rule may  
2355 regulate, and may impose reasonable charges or fees for, the use  
2356 thereof, but not to the extent that such regulation or  
2357 imposition of such charges or fees constitutes denial of  
2358 reasonable access.

2359 Section 7. If any provision of this act is determined  
2360 unconstitutional or otherwise determined invalid by a court of  
2361 law, all the rest and remainder of the act shall remain in full  
2362 force and effect as the law of this state.

2363 Section 8. This act shall take effect upon becoming a law  
2364 except that the provisions of this act which authorize the levy  
2365 of ad valorem taxation shall take effect only upon express  
2366 approval by a majority vote of those qualified electors of the  
2367 Sunbridge Stewardship District, as required by Section 9 of  
2368 Article VII of the State Constitution, voting in a referendum  
2369 election held at such time as all members of the board are  
2370 qualified electors who are elected by qualified electors of the  
2371 district as provided in this act.