



102478

LEGISLATIVE ACTION

Senate

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House

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Senator Stewart moved the following:

**Senate Amendment (with title amendment)**

Delete everything after the enacting clause  
and insert:

Section 1. Chapter 67-764, Laws of Florida, relating to the  
Reedy Creek Improvement District, and the decree in chancery No.  
66-1061 entered by the Circuit Court in and for the Ninth  
Judicial Circuit of the State of Florida on May 13, 1966,  
creating and incorporating the Reedy Creek Drainage District as  
a public corporation of the State of Florida, are reenacted,  
amended, and repealed as provided herein. Furthermore, it is the



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intent of the Legislature to preserve the authority necessary to generate revenue and pay outstanding indebtedness as continued in force by the operation of ss. 2 and 15, Art. XII of the State Constitution. No bond or other instrument of indebtedness previously issued by the district or any district project financed by bonds or other instruments of indebtedness shall be affected by this act. The provisions of this act shall not affect existing contracts that the district entered into prior to the effective date of this act. The provisions of this act shall be liberally construed in favor of avoiding any events of default or breach under outstanding bonds or other instruments of indebtedness or the district's existing and legally valid contracts.

Section 2. The charter for the Reedy Creek Improvement District is reenacted to read:

Section 1. District boundaries defined.—The Reedy Creek Improvement District, as ratified and approved by chapter 67-764, Laws of Florida, is ratified, confirmed, and approved, except that the boundaries of the district shall include all of the lands within the following described boundaries:

(1) In Orange County, Florida:

A parcel of land lying in Sections 1 through 3, 8 through 17, 19 through 28, 33 through 36 Township 24 South, Range 27 East, and Sections 6 through 8, 17 through 22, 27 through 31, Township 24 South, Range 28 East, Orange County, Florida, and being more particularly described as follows:

Begin at the Southwest corner of the Northwest 1/4 of



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41        the Southwest 1/4 of Section 6, Township 24 South,  
42        Range 28 East run N 00°00'22" E, 1327.43 feet along  
43        the West line of Section 6 to the Northwest corner of  
44        the Southwest 1/4 of said Section 6; thence N  
45        89°27'45" E, 1997.50 feet along the North line of the  
46        South half of Section 6, to the Southwest corner of  
47        the East 1/2 of the Southeast 1/4 of the Northwest 1/4  
48        of Section 6, thence N 00°20'35" W, 1154.75 feet along  
49        the West line of the East 1/2 of the Southeast 1/4 of  
50        the Northwest 1/4 of Section 6; thence N 89°38'50" E,  
51        663.64 feet along a line that is 165.00 feet South of  
52        and parallel to the North line of the Southeast 1/4 of  
53        the Northwest 1/4 of Section 6; thence N 89°11'34" E,  
54        148.62 feet +/- along a line parallel to and 165.00  
55        feet South of the North line of the Southwest 1/4 of  
56        the Northeast 1/4 of Section 6 to a point on the  
57        Westerly shore line of Lake Mable; thence meander the  
58        shore line of Lake Mable in a Southerly direction, to  
59        a point on the South line of Section 6 and the North  
60        line of Section 7, Township 24 South, Range 28 East,  
61        said point being S 16°20'10" W, 3981.97 feet more or  
62        less from the previously described point, and also  
63        lying N 89°31'17" E, 1683.05 feet from the Southwest  
64        corner of Section 6; thence continue along the shore  
65        line of Lake Mable in a Southeasterly and  
66        Northeasterly direction across the North 1/4 of  
67        Section 7, to the North line of Section 7 and the  
68        South line of Section 6, Township 24 South, Range 28  
69        East, said point being N 89°31'17" E, along the North



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section line of Section 7, 1381.64 feet from the  
previously described point and lying S 89°31'17" W,  
2304.35 feet from the Northeast corner of Section 7;  
thence continue to meander the shore line of Lake  
Mable in a Northeasterly direction across the  
Southeast 1/4 of Section 6, Township 24 South, Range  
28 East to a point on said shoreline which is  
intersected by the North line of the South half of the  
Southeast 1/4 of Section 6, said point being N  
25°14'10" E, 1475.82 feet from the previously  
described point; thence N 89°29'30" E, along said  
North line of the South half of the Southeast 1/4 of  
Section 6, 1679.89 feet to the East section line  
thereof; thence S 00°12'20" W, 1330.62 feet along the  
East line of Section 6 to the Southeast corner of  
Section 6 and the Northwest corner of Section 8,  
Township 24 South, Range 28 East; thence N 89°21'03" E  
along the North line of Section 8, 191.58 feet more or  
less to a point on the West shore line of South Lake;  
thence meander the shore line of South Lake in a  
Southwesterly, Southeasterly and Northeasterly  
direction to a point where the shore line of South  
Lake intersects the East line of the West half of the  
West half of Section 8; said point being S 25°17'13"  
E, 2679.01 feet more or less from the previously  
described point; thence S 00°13'59" W, 221.07 feet to  
the Northeast corner of the Northwest 1/4 of the  
Southwest 1/4 of Section 8; thence S 00°06'21" E along  
the East line of the West half of the Southwest 1/4 of



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Section 8, 1334.85 feet to the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 8; thence S 88°48'04" W, 1111.09 feet to a point of curvature of a curve concave Southeasterly having a radius of 545.08 feet, and a central angle of 81°15'08"; thence run Southwesterly along the arc of said curve, 772.99 feet; to a point of reverse curvature of a curve concave Northerly having a radius of 80.00 feet, and a central angle of 128°43'50"; thence run Westerly along the arc of said curve, 179.74 feet; thence S 43°40'59" E, 16.92 feet; thence S 34°38'41" E, 8.13 feet; thence S 25°16'40" E, 86.79 feet; thence S 28°57'56" E, 106.03 feet; thence S 58°01'53" E, 87.73 feet; thence N 85°59'29" E, 134.58 feet to a point of curvature of a curve concave Southerly having a radius of 425.00 feet, and a central angle of 23°29'59"; thence run Easterly along the arc of said curve, 174.31 feet; to a point of compound curvature of a curve concave Southwesterly having a radius of 15.00 feet, and a central angle of 46°20'48"; thence run Southeasterly along the arc of said curve, 12.13 feet; to a point of compound curvature of a curve concave Westerly having a radius of 425.00 feet, and a central angle of 16°33'54"; thence run Southerly along the arc of said curve, 122.87 feet; to a point of compound curvature of a curve concave Westerly having a radius of 25.00 feet, and a central angle of 51°32'25"; thence run Southerly along the arc of said curve, 22.49 feet; thence S



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43°56'36" W, 91.06 feet; thence S 64°40'37" W, 105.25  
feet; thence S 40°45'32" W, 117.42 feet; thence S  
13°26'04" W, 97.39 feet; thence S 42°14'20" W, 133.97  
feet; thence S 68°59'11" W, 89.71 feet; thence S  
28°50'44" W, 77.77 feet; thence S 14°52'47" W, 88.32  
feet; thence S 01°59'29" E, 106.28 feet; thence S  
24°42'46" W, 241.59 feet; thence S 36°55'50" W, 126.64  
feet; thence S 24°03'44" W, 71.01 feet to a point of  
curvature of a curve concave Northwesterly having a  
radius of 25.00 feet, and a central angle of  
40°55'45"; thence run Southwesterly along the arc of  
said curve, 17.86 feet; thence S 64°59'30" W, 91.68  
feet to a point of curvature of a curve concave  
Northerly having a radius of 25.00 feet, and a central  
angle of 46°29'32"; thence run Westerly along the arc  
of said curve, 20.29 feet; thence N 68°30'58" W,  
131.37 feet; thence N 34°57'28" W, 145.43 feet; thence  
N 10°44'04" W, 144.09 feet; thence N 10°34'18" E,  
129.55 feet; thence N 44°03'35" E, 129.67 feet; thence  
N 86°35'32" E, 100.03 feet; thence N 62°48'18" E,  
100.08 feet; thence N 58°16'14" E, 95.99 feet; thence  
N 15°01'47" E, 86.03 feet; thence N 14°30'32" W,  
104.94 feet; thence N 03°06'23" W, 111.09 feet; thence  
N 07°32'42" E, 68.01 feet; thence N 15°14'13" W, 80.67  
feet; thence N 87°12'48" W, 40.11 feet; thence S  
77°42'57" W, 84.88 feet; thence S 74°44'47" W, 66.79  
feet; thence S 35°20'27" W, 90.33 feet; thence S  
22°58'13" W, 87.94 feet; thence S 20°05'22" W, 168.18  
feet; thence S 65°39'23" W, 108.46 feet; thence N



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79°02'16" W, 146.86 feet; thence S 44°41'24" W, 85.24  
feet; thence S 66°58'59" W, 80.82 feet; thence N  
89°03'00" W, 96.88 feet; thence S 84°18'13" W, 51.79  
feet; thence S 77°56'53" W, 116.91 feet; thence S  
70°14'00" W, 84.26 feet; thence N 63°52'48" W, 163.26  
feet; thence N 71°49'57" W, 91.32 feet; thence N  
56°38'48" W, 106.72 feet; thence N 37°38'37" W, 96.72  
feet; thence N 69°48'38" W, 85.22 feet; thence N  
85°15'14" W, 95.72 feet; thence N 76°56'11" W, 104.56  
feet; thence S 28°55'14" W, 152.44 feet; thence S  
13°45'44" E, 47.73 feet to a point of curvature of a  
curve concave Westerly having a radius of 75.00 feet,  
and a central angle of 30°06'13"; thence run Southerly  
along the arc of said curve, 39.41 feet; to a point of  
reverse curvature of a curve concave Northeasterly  
having a radius of 45.00 feet, and a central angle of  
99°54'55"; thence run Southeasterly along the arc of  
said curve, 78.47 feet; to a point of reverse  
curvature of a curve concave Southwesterly having a  
radius of 250.00 feet, and a central angle of  
55°31'16"; thence run Southeasterly along the arc of  
said curve, 242.26 feet; thence S 28°03'11" E, 95.35  
feet to a point of curvature of a curve concave  
Westerly having a radius of 125.00 feet, and a central  
angle of 59°41'01"; thence run Southerly along the arc  
of said curve, 130.21 feet; thence S 31°37'50" W,  
165.37 feet; thence S 51°01'41" E, 83.54 feet to a  
point on a non-tangent curve concave Southeasterly  
having a radius of 676.49 feet, and a central angle of



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29°43'07"; thence from a tangent bearing of N  
50°17'44" E run Northeasterly along the arc of said  
curve, 350.89 feet; thence S 35°59'30" E, 246.14 feet;  
thence S 55°37'13" E, 316.45 feet; thence S 68°44'46"  
E, 336.44 feet to a point on a non-tangent curve  
concave Southerly having a radius of 399.38 feet, and  
a central angle of 09°53'41"; thence from a tangent  
bearing of N 79°13'56" E run Easterly along the arc of  
said curve, 68.97 feet; to a point of reverse  
curvature of a curve concave Northerly having a radius  
of 137.63 feet, and a central angle of 14°21'49";  
thence run Easterly along the arc of said curve, 34.50  
feet; thence S 03°57'40" W, 60.74 feet to a point on a  
non-tangent curve concave Southerly having a radius of  
344.38 feet, and a central angle of 04°15'11"; thence  
from a tangent bearing of S 86°02'20" E run Easterly  
along the arc of said curve, 25.56 feet; to a point of  
compound curvature of a curve concave Southerly having  
a radius of 132.00 feet, and a central angle of  
26°04'01"; thence run Easterly along the arc of said  
curve, 60.05 feet; to a point on a non-tangent curve  
concave Southwesterly having a radius of 184.37 feet,  
and a central angle of 31°44'00"; thence from a  
tangent bearing of S 49°44'21" E run Southeasterly  
along the arc of said curve, 102.11 feet; to a point  
of compound curvature of a curve concave Westerly  
having a radius of 679.36 feet, and a central angle of  
08°51'48"; thence run Southerly along the arc of said  
curve, 105.09 feet; to a point of reverse curvature of





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a curve concave Easterly having a radius of 437.18  
feet, and a central angle of 18°37'07"; thence run  
Southerly along the arc of said curve, 142.06 feet; to  
a point of compound curvature of a curve concave  
Northeasterly having a radius of 395.25 feet, and a  
central angle of 18°13'39"; thence run Southeasterly  
along the arc of said curve, 125.74 feet; to a point  
of reverse curvature of a curve concave Southwesterly  
having a radius of 645.09 feet, and a central angle of  
03°21'33"; thence run Southeasterly along the arc of  
said curve, 37.82 feet; thence N 82°18'14" W, 71.09  
feet; thence N 51°44'44" W, 65.78 feet; thence N  
80°24'25" W, 90.39 feet; thence S 48°32'46" W, 80.93  
feet; thence S 22°55'38" W, 113.12 feet; thence S  
27°19'16" E, 55.45 feet; thence S 18°40'56" W, 159.75  
feet; thence S 10°48'30" W, 160.42 feet to a point of  
curvature of a curve concave Easterly having a radius  
of 223.65 feet, and a central angle of 59°02'33";  
thence run Southerly along the arc of said curve,  
230.47 feet; to a point on the Northerly and Easterly  
boundary of Tract R, Golden Oak Phase 1B according to  
the Plat thereof recorded in Plat Book 75, Pages 3  
through 15 of the Public Records of Orange County, a  
non-tangent curve concave Northerly having a radius of  
25.00 feet, and a central angle of 64°33'48"; thence  
from a tangent bearing of S 49°58'05" E run Easterly  
along the arc of said curve, 28.17 feet; thence N  
65°28'07" E, 122.36 feet; thence N 76°27'23" E, 76.59  
feet to a point of curvature of a curve concave



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Northwesterly having a radius of 25.00 feet, and a  
central angle of 25°14'16"; thence run Northeasterly  
along the arc of said curve, 11.01 feet; thence S  
78°11'38" E, 85.68 feet to a point on a non-tangent  
curve concave Easterly having a radius of 1010.00  
feet, and a central angle of 07°58'42"; thence from a  
tangent bearing of S 11°48'22" W run Southerly along  
the arc of said curve, 140.64 feet; to a point on a  
non-tangent curve concave Southwesterly having a  
radius of 25.00 feet, and a central angle of  
87°13'52"; thence from a tangent bearing of N  
03°49'41" E run Northwesterly along the arc of said  
curve, 38.06 feet; thence N 83°24'11" W, 42.54 feet to  
a point of curvature of a curve concave Southerly  
having a radius of 221.37 feet, and a central angle of  
29°07'38"; thence run Westerly along the arc of said  
curve, 112.54 feet; to a point of reverse curvature of  
a curve concave Northerly having a radius of 132.76  
feet, and a central angle of 48°16'12"; thence run  
Westerly along the arc of said curve, 111.85 feet; to  
a point on a non-tangent curve concave Northeasterly  
having a radius of 234.18 feet, and a central angle of  
14°51'36"; thence from a tangent bearing of N  
64°15'37" W run Northwesterly along the arc of said  
curve, 60.74 feet; thence S 24°23'32" E, 34.06 feet;  
thence S 18°04'39" E, 78.70 feet to a point on a non-  
tangent curve concave Northwesterly having a radius of  
25.00 feet, and a central angle of 115°40'49"; thence  
from a tangent bearing of S 17°50'29" E run



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Southwesterly along the arc of said curve, 50.48 feet;  
thence N 82°09'40" W, 26.47 feet; thence S 26°43'01"  
W, 107.99 feet; thence S 13°53'13" W, 84.71 feet;  
thence S 20°06'37" W, 86.21 feet; thence S 22°42'17"  
W, 90.27 feet; thence S 48°33'38" W, 93.96 feet;  
thence S 51°48'05" W, 58.47 feet; thence S 70°41'52"  
W, 98.39 feet; thence S 75°48'30" W, 82.70 feet;  
thence N 82°22'12" W, 18.57 feet; thence S 59°48'12"  
W, 61.99 feet; thence S 23°48'42" W, 31.41 feet;  
thence S 21°34'58" E, 112.96 feet; thence S 25°04'56"  
E, 80.36 feet; thence S 06°58'19" E, 51.79 feet to a  
point of curvature of a curve concave Westerly having  
a radius of 25.00 feet, and a central angle of  
54°17'13"; thence run Southerly along the arc of said  
curve, 23.69 feet; thence S 47°18'54" W, 37.10 feet;  
thence S 03°48'45" E, 24.29 feet to a point of  
curvature of a curve concave Northwesterly having a  
radius of 25.00 feet, and a central angle of  
79°16'52"; thence run Southwesterly along the arc of  
said curve, 34.59 feet; thence S 75°28'07" W, 70.19  
feet to a point of curvature of a curve concave  
Northerly having a radius of 25.00 feet, and a central  
angle of 41°16'24"; thence run Westerly along the arc  
of said curve, 18.01 feet; thence N 63°15'30" W, 63.09  
feet to a point on the Easterly right-of-way of RCID  
canal L-105 as described in Official Records Book  
1896, Page 232 of the Public Records of Orange County  
Florida, and a non-tangent curve concave Easterly  
having a radius of 1505.50 feet, and a central angle



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of 37°08'46"; thence from a tangent bearing of S  
03°51'20" E run Southerly along the arc of said curve  
and right-of-way, 976.05 feet; thence continue along  
said right-of-way S 41°00'06" E, 193.39 feet; thence S  
48°59'54" W, 100.00 feet to a point on the westerly  
right-of-way of said Canal; thence departing said  
Canal run, N 87°15'41" W, 130.57 feet; thence N  
63°21'34" W, 33.90 feet; thence N 81°08'52" W, 154.09  
feet; thence N 39°33'00" W, 38.53 feet; thence N  
28°54'14" W, 86.79 feet; thence N 28°30'43" W, 101.63  
feet; thence N 32°36'46" W, 77.00 feet; thence N  
39°30'36" W, 98.30 feet to a point of curvature of a  
curve concave Easterly having a radius of 25.00 feet,  
and a central angle of 37°14'40"; thence run Northerly  
along the arc of said curve, 16.25 feet; thence N  
02°15'56" W, 56.50 feet; thence N 39°36'59" W, 135.27  
feet; thence N 85°04'00" W, 67.65 feet to a point of  
curvature of a curve concave Northeasterly having a  
radius of 25.00 feet, and a central angle of  
46°40'29"; thence run Northwesterly along the arc of  
said curve, 20.37 feet; thence N 38°23'30" W, 64.62  
feet; thence N 64°16'04" W, 16.33 feet to a point of  
curvature of a curve concave Northeasterly having a  
radius of 25.00 feet, and a central angle of  
58°38'45"; thence run Northwesterly along the arc of  
said curve, 25.59 feet; thence N 05°37'20" W, 20.54  
feet; thence N 44°31'28" W, 62.56 feet; thence S  
23°42'54" W, 95.95 feet to a point of curvature of a  
curve concave Northwesterly having a radius of 25.00



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feet, and a central angle of 84°46'10"; thence run  
Southwesterly along the arc of said curve, 36.99 feet;  
thence N 71°30'56" W, 65.59 feet; thence N 67°45'46"  
W, 71.42 feet; thence N 47°09'12" W, 129.61 feet;  
thence N 28°09'10" W, 67.04 feet to a point of  
curvature of a curve concave Easterly having a radius  
of 25.00 feet, and a central angle of 58°17'03";  
thence run Northerly along the arc of said curve,  
25.43 feet; thence N 30°07'52" E, 66.18 feet; thence N  
41°27'39" E, 82.62 feet; thence N 28°03'16" E, 61.53  
feet; thence N 21°03'09" W, 47.93 feet; thence N  
17°13'11" W, 99.26 feet; thence N 00°32'57" E, 48.45  
feet; thence N 12°21'10" E, 151.79 feet; thence N  
23°46'35" E, 109.94 feet; thence N 39°26'51" E, 91.52  
feet; thence N 17°00'45" E, 45.16 feet; thence N  
34°56'26" W, 27.03 feet; thence N 26°29'23" W, 104.81  
feet; thence S 48°40'54" W, 30.14 feet to a point on a  
non-tangent curve concave Southerly having a radius of  
7.86 feet, and a central angle of 78°20'37"; thence  
from a tangent bearing of N 28°56'03" W run Westerly  
along the arc of said curve, 10.75 feet; to a point of  
compound curvature of a curve concave Southeasterly  
having a radius of 19.64 feet, and a central angle of  
36°52'37"; thence run Southwesterly along the arc of  
said curve, 12.64 feet; to a point of compound  
curvature of a curve concave Easterly having a radius  
of 3.95 feet, and a central angle of 74°25'35"; thence  
run Southerly along the arc of said curve, 5.13 feet;  
thence S 38°34'51" E, 13.88 feet; thence S 51°58'30"



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W, 145.54 feet; thence N 37°57'09" W, 16.70 feet to a  
point on a non-tangent curve concave Northeasterly  
having a radius of 1080.42 feet, and a central angle  
of 20°21'16"; thence from a tangent bearing of N  
48°06'54" W run Northwesterly along the arc of said  
curve, 383.82 feet; thence N 37°56'18" W, 17.87 feet;  
thence N 30°54'21" W, 193.79 feet to a point on a non-  
tangent curve concave Southeasterly having a radius of  
762.70 feet, and a central angle of 08°52'54"; thence  
from a tangent bearing of S 63°58'49" W run  
Southwesterly along the arc of said curve, 118.23  
feet; thence S 55°05'55" W, 58.77 feet to a point of  
curvature of a curve concave Southeasterly having a  
radius of 160.82 feet, and a central angle of  
19°16'01"; thence run Southwesterly along the arc of  
said curve, 54.08 feet; to a point of reverse  
curvature of a curve concave Northwesterly having a  
radius of 159.35 feet, and a central angle of  
36°15'00"; thence run Southwesterly along the arc of  
said curve, 100.82 feet; thence S 72°04'54" W, 26.78  
feet to a point of curvature of a curve concave  
Southeasterly having a radius of 158.03 feet, and a  
central angle of 21°54'44"; thence run Southwesterly  
along the arc of said curve, 60.44 feet; to a point on  
a non-tangent curve concave Northeasterly having a  
radius of 52.89 feet, and a central angle of  
104°26'29"; thence from a tangent bearing of S  
75°27'00" W run Northwesterly along the arc of said  
curve, 96.41 feet; thence N 00°06'31" W, 54.31 feet;



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thence N  $74^{\circ}49'42''$  W, 43.41 feet; thence S  $44^{\circ}47'41''$   
W, 145.43 feet; thence S  $45^{\circ}05'06''$  E, 18.68 feet;  
thence S  $03^{\circ}14'02''$  W, 84.66 feet; thence S  $05^{\circ}12'38''$   
E, 58.35 feet to a point of curvature of a curve  
concave Easterly having a radius of 1125.00 feet, and  
a central angle of  $27^{\circ}57'29''$ ; thence run Southerly  
along the arc of said curve, 548.95 feet; thence S  
 $33^{\circ}10'07''$  E, 163.59 feet to a point of curvature of a  
curve concave Westerly having a radius of 492.00 feet,  
and a central angle of  $26^{\circ}59'13''$ ; thence run Southerly  
along the arc of said curve, 231.74 feet; thence N  
 $86^{\circ}26'26''$  E, 126.87 feet; thence N  $76^{\circ}15'46''$  E, 63.89  
feet; thence S  $64^{\circ}36'17''$  E, 118.17 feet; thence S  
 $52^{\circ}36'40''$  E, 63.05 feet; thence S  $45^{\circ}16'16''$  E, 127.88  
feet to a point of curvature of a curve concave  
Southwesterly having a radius of 25.00 feet, and a  
central angle of  $35^{\circ}13'41''$ ; thence run Southeasterly  
along the arc of said curve, 15.37 feet; thence S  
 $10^{\circ}02'35''$  E, 93.01 feet to a point of curvature of a  
curve concave Westerly having a radius of 25.00 feet,  
and a central angle of  $46^{\circ}18'35''$ ; thence run Southerly  
along the arc of said curve, 20.21 feet; thence S  
 $36^{\circ}16'00''$  W, 28.53 feet; thence S  $20^{\circ}23'46''$  W, 184.90  
feet; thence S  $25^{\circ}05'40''$  W, 31.33 feet to a point on a  
non-tangent curve concave Northwesterly having a  
radius of 25.00 feet, and a central angle of  
 $33^{\circ}58'13''$ ; thence from a tangent bearing of S  
 $21^{\circ}14'14''$  W run Southwesterly along the arc of said  
curve, 14.82 feet; thence S  $55^{\circ}12'27''$  W, 19.76 feet;



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thence S 18°42'59" W, 22.23 feet to a point on a non-tangent curve concave Southwesterly having a radius of 1908.34 feet, and a central angle of 22°05'51"; thence from a tangent bearing of S 75°17'36" E run Southeasterly along the arc of said curve, 736.00 feet; thence S 53°11'44" E, 1498.58 feet to a point of curvature of a curve concave Northeasterly having a radius of 950.92 feet, and a central angle of 14°29'06"; thence run Southeasterly along the arc of said curve, 240.40 feet; to a point of compound curvature of a curve concave Northerly having a radius of 513.39 feet, and a central angle of 13°13'42"; thence run Easterly along the arc of said curve, 118.53 feet; thence S 80°54'32" E, 34.76 feet to a point of curvature of a curve concave Northerly having a radius of 1109.03 feet, and a central angle of 07°17'21"; thence run Easterly along the arc of said curve, 141.09 feet; thence S 88°11'54" E, 77.05 feet; thence S 89°29'03" E, 140.11 feet; thence S 89°29'03" E, 433.68 feet; thence N 89°58'59" E, 1465.17 feet; thence N 00°00'00" E, 131.18 feet; thence N 45°00'00" W, 71.68 feet; thence N 00°00'00" E, 633.08 feet; thence N 89°59'00" W, 445.76 feet; thence N 00°27'46" E, 673.19 feet; thence S 89°58'17" E, 398.81 feet; thence N 00°00'00" E, 753.74 feet; thence N 90°00'00" W, 362.43 feet; thence N 05°16'59" W, 106.23 feet; thence N 26°33'54" W, 135.35 feet; thence N 47°32'44" E, 146.69 feet; thence N 11°28'34" E, 24.04 feet to a point of curvature of a curve concave Westerly having





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a radius of 15.00 feet, and a central angle of  
52°09'22"; thence run Northerly along the arc of said  
curve, 13.65 feet; thence N 40°40'48" W, 82.81 feet;  
thence N 90°00'00" W, 73.87 feet to a point on a non-  
tangent curve concave Westerly having a radius of  
1396.50 feet, and a central angle of 06°53'10"; thence  
from a tangent bearing of N 07°09'56" E run Northerly  
along the arc of said curve, 167.84 feet; thence N  
00°16'44" E, 0.50 feet to the Northwest corner of the  
Northeast 1/4 of the Southwest 1/4 of Section 17  
Township 24 South Range 28 East; thence S 89°56'53" E,  
3992.90 feet along the North line of the South half of  
Section 17, to the East 1/4 corner of Section 17;  
thence S 00°24'52" W, 2682.68 feet along the East  
section line of Section 17 to the Southeast corner of  
Section 17 and the Northeast corner of Section 20,  
Township 24 South, Range 28 East; thence S 00°01'36"  
E, 1333.66 feet along the East section line of Section  
20 to the Southeast corner of the Northeast 1/4 of the  
Northeast 1/4 of Section 20 and the Southwest corner  
of the Northwest 1/4 of the Northwest 1/4 of Section  
21, Township 24 South, Range 28 East; thence N  
89°57'37" E, 670.11 feet to the Northwest corner of  
the Northeast 1/4 of the Southwest 1/4 of the  
Northwest 1/4 of Section 21; thence S 00°08'32" E,  
668.06 feet to the Southwest corner thereof; thence S  
89°55'30" E, 671.45 feet to the Northeast corner of  
the Southeast 1/4 of the Southwest 1/4 of the  
Northwest 1/4 of Section 21; thence S 00°15'27" E,



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669.41 feet to the Northwest corner of the Northeast  
1/4 of the Southwest 1/4 of Section 21; thence S  
00°44'42" E, 656.38 feet to the Northwest corner of  
Lot 85, Munger and Company Subdivision of Section 21,  
according to the Plat recorded in Plat Book E Page 22  
of the Public Records of Orange County Florida; thence  
S 89°51'01" E, 335.66 feet to the Northeast corner of  
said Lot 85; thence S 00°40'49" E, 656.31 feet to the  
Southeast corner of Lot 85; thence S 89°53'15" E,  
1004.75 feet along the North line of the Southeast 1/4  
of the Southwest 1/4 of Section 21 to the Northeast  
corner thereof; thence S 00°29'10" E, 655.63 feet  
along the West line of the Northwest 1/4, Southwest  
1/4 of the Southeast 1/4 of Section 21 to the  
Southwest corner thereof; thence N 89°20'56" E, 666.99  
feet along the South line of the Northwest 1/4,  
Southwest 1/4 of the Southeast 1/4 of Section 21 to  
the Southeast corner thereof; thence N 00°21'22" W,  
652.39 feet along the West line of the Northeast 1/4,  
Southwest 1/4 of the Southeast 1/4 of Section 21 to  
the Northwest corner thereof; thence N 89°37'38" E,  
2005.42 feet along the North line of the South half of  
the Southeast 1/4 of Section 21 to the Northeast  
corner thereof, said point also being the Southwest  
corner of the Northwest 1/4 of the Southwest 1/4 of  
Section 22, Township 24 South, Range 28 East; thence N  
00°02'32" E, 1285.39 feet along the West line of  
Section 22 to the West 1/4 corner of Section 22;  
thence N 89°50'49" E, 714.94 feet along the North line



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of the South half of Section 22 to the Easterly right  
of way line of State Road 535 as shown in map section  
75280-2465 and dated 2/22/1993; thence S 10°07'11" E,  
1214.10 feet run along said right-of-way; thence run  
along a deed described in document number 20190036003  
in the Public Records of Orange County Florida the  
flowing four courses; N 89°37'24" E, 749.86 feet; N  
38°29'47" E, 22.59 feet; N 38°29'47" E, 576.34 feet;  
thence S 51°31'36" E, 50.00 feet to a point on the  
Westerly right-of-way of State Road 400 as shown in  
map section 75280-2465 and dated 2/22/1993; ; thence  
run along said right-of-way, S 38°29'47" W, 6175.37  
feet to a point on the Westerly right-of-way line of  
State Road 536 as shown in map section 75000-2520 and  
dated 3/05/1998; thence departing State Road 400 run  
along State Road 536 the following courses; S  
43°35'47" W, 1571.44 feet to a point on a non-tangent  
curve concave Northwesterly having a radius of 1809.88  
feet, and a central angle of 37°23'38"; thence from a  
tangent bearing of S 42°29'48" W run Southwesterly  
along the arc of said curve, 1185.59 feet; thence S  
79°52'51" W, 1492.49 feet to a point on the West line  
of Section 28, and on the East line of Section 29,  
Township 24 South, Range 28 East, said point lying N  
00°00'07" W, 387.61 feet from the Southwest corner of  
Section 28; thence S 79°52'53" W, 95.47 feet to a  
point of curvature of a curve concave Northerly having  
a radius of 2191.83 feet and a central angle of  
32°28'09"; thence run Westerly along the arc of said



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curve, 1242.10 feet; thence N 69°59'50" W, 311.61  
feet; thence run S 23°29'47" W, 304.91 feet to a point  
on a non-tangent curve concave Southwesterly, having a  
radius of 11402.16 feet and a central angle of  
00°29'43"; thence from a tangent bearing of S  
65°33'17" E, run Southeasterly along the arc of said  
curve, 98.56 feet; thence S 58°56'26" E, 509.41 feet  
to a point on a non-tangent curve concave  
Southwesterly, having a radius of 900.00 feet and a  
central angle of 02°31'40"; thence run Southeasterly  
along the arc of said curve 39.70 feet to a point on  
the South line the Southeast 1/4 of Section 29, said  
point lying N 89°50'43" W, 1167.48 feet from the  
Southeast corner of Section 29; thence leaving said  
right-of-way, run N 89°50'43" W along the South line  
of the Southeast 1/4 of Section 29, 1496.10 feet, to  
the South Quarter corner thereof; thence N 89°50'42"  
W, 2152.59 feet along the South line of the Southwest  
1/4 of Section 29 to a point on the right-of-way of  
Chelonia Parkway as shown on the Plat of Bonnet Creek  
Resort recorded in Plat Book 56, Page 41 of the Public  
Records of Orange County Florida; thence run along  
said right-of-way the following courses; due North  
163.29 feet to the point of curvature of a curve  
concave Southeasterly, having a radius of 675.00 feet  
and a central angle of 45°40'47"; thence run  
Northeasterly along the arc of said curve 538.15 feet  
to a point of reverse curvature of a curve concave  
Westerly, having a radius of 825.00 feet and a central



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angle of 98°34'08"; thence run Northeasterly and  
Northwesterly along the arc of said curve 1419.29 feet  
to a point of reverse curvature of a curve concave  
Northeasterly having a radius of 500.84 feet and a  
central angle of 22°53'21"; thence run Northwesterly  
and Northerly along the arc of said curve 200.08 feet;  
thence N 30°00'00" W, 326.45 feet to a point on a Deed  
recorded in Official Records Book 5208, Page 3884 of  
the Public Records of Orange County Florida; thence  
departing said Plat run along said Deed, N 30°00'00"  
W, 245.14 feet, to a point on a Deed described in  
document number 202000359979 of the Public Records of  
Orange County Florida; thence run along said Deed the  
following four courses; N 74°50'28" E, 100.11 feet; N  
87°20'49" W, 74.69 feet; N 27°09'24" W, 47.56 feet; S  
63°22'25" W, 20.69 feet, to a point on a Deed  
described in document number 202000360380 of the  
Public Records of Orange County Florida; thence run  
along said Deed the following courses; S 00°00'00" E,  
20.42 feet; N 90°00'00" W, 30.04 feet to a point on a  
non-tangent curve concave Easterly having a radius of  
48.00 feet, and a central angle of 47°40'00"; from a  
tangent bearing of N 29°07'51" W run Northerly along  
the arc of said curve, 39.93 feet; S 79°56'22" W,  
74.35 feet; N 30°03'16" W, 21.84 feet; S 59°56'44" W,  
12.14 feet; S 30°03'16" E, 17.42 feet; S 79°56'22" W,  
34.35 feet; N 69°28'35" W, 49.22 feet; S 74°41'50" W,  
40.22 feet; thence departing said Deed run along  
aforesaid Deed recorded in Official Records Book 5208,



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Page 3884 the following five courses; S 57°06'40" E, 133.74 feet; S 57°06'40" E, 133.74 feet; S 30°00'00" E, 180.00 feet; S 06°15'02" E, 54.63 feet; S 30°00'00" E, 408.17 feet to a point of curvature of a curve concave Northeasterly, having a radius of 650.84 feet and a central angle of 22°53'21"; run Southeasterly along the arc of said curve 260.00 feet to a point on aforesaid Plat; and a point of reverse curvature of a curve concave Westerly, having a radius of 675.00 feet and a central angle of 98°34'08"; thence run Southeasterly and Southwesterly along the arc of said curve and Plat, 1161.24 feet to a point of reverse curvature of a curve concave Southeasterly, having a radius of 825.00 feet and a central angle of 45°40'47"; thence run Southwesterly along the arc of said curve and Plat, 657.74 feet; thence run along and Plat due South, 162.89 feet to the South line of the Southwest 1/4 of Section 29; thence departing said Plat and the right-of-way line of Chelonia Parkway run N 89°50'42" W along the South line of the Southwest 1/4 of Section 29, 360.99 feet to the Southwest corner of Section 29 and the Northeast corner of Section 31, Township 24 South, Range 28 East; thence S 00°40'50" E, 2749.41 feet along the East line of the Northeast 1/4 of Section 31 to the Southeast corner thereof; thence S 00°27'13" W, 2643.90 feet along the East line of the Southeast 1/4 of Section 31 to the Southeast corner of Section 31; thence N 89°36'01" W, 2646.94 feet along the South line of the Southeast 1/4 of



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Section 31 to the Southwest corner thereof; thence N  
89°56'54" W, 2748.82 feet along the South line of the  
Southwest 1/4 of Section 31 to the Southwest corner  
thereof and the Southeast corner of Section 36,  
Township 24 South Range 27 East; thence S 89°50'04" W,  
2658.48 feet along the South line of the Southeast 1/4  
of Section 36 to the Southwest corner thereof; thence  
S 89°46'36" W, 2656.21 feet along the South line of  
the Southwest 1/4 of Section 36 to the Southwest  
corner thereof and the Southeast corner of Section 35,  
Township 24 South Range 27 East; thence S 89°48'35" W,  
2652.59 feet along the South line of the Southeast 1/4  
of Section 35 to the Southwest corner thereof; thence  
S 89°44'07" W, 2661.05 feet along the South line of  
the Southwest 1/4 of Section 35 to the Southwest  
corner of said Section and the Southeast corner of  
Section 34, Township 24 South Range 27 East; thence S  
89°46'46" W, 3438.73 feet along the South line of  
Section 34 to a point on the boundary of Black Lake  
Village according to the Plat thereof recorded in Plat  
Book 75, Page 149 of the Public Records of Orange  
County Florida; thence leaving the South line of  
Section 34, run along the Easterly and Northerly  
boundary of said Plat following courses; N 00°13'59"  
W, 29.01 feet; N 14°42'28" W, 114.62 feet; N 06°53'49"  
W, 123.97 feet to a point of curvature of a curve  
concave Easterly having a radius of 25.00 feet, and a  
central angle of 16°36'26"; run Northerly along the  
arc of said curve, 7.25 feet; N 09°42'37" E, 104.21



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feet to a point of curvature of a curve concave  
Southeasterly having a radius of 25.00 feet, and a  
central angle of 51°24'11"; run Northeasterly along  
the arc of said curve, 22.43 feet; N 61°06'48" E,  
53.88 feet; N 71°34'02" E, 17.56 feet; N 18°25'51" W,  
18.21 feet to a point on a non-tangent curve concave  
Northeasterly having a radius of 50.00 feet, and a  
central angle of 106°48'50"; from a tangent bearing of  
N 80°45'36" W run Northwesterly along the arc of said  
curve, 93.21 feet; N 31°47'40" W, 44.69 feet to a  
point on a non-tangent curve concave Northwesterly  
having a radius of 436.00 feet, and a central angle of  
15°56'47"; from a tangent bearing of S 58°12'21" W run  
Southwesterly along the arc of said curve, 121.35  
feet; S 74°09'08" W, 308.68 feet to a point of  
curvature of a curve concave Southeasterly having a  
radius of 514.00 feet, and a central angle of  
20°05'00"; run Southwesterly along the arc of said  
curve, 180.17 feet; S 54°04'10" W, 67.69 feet to a  
point of curvature of a curve concave Northerly having  
a radius of 315.00 feet, and a central angle of  
35°55'53"; run Westerly along the arc of said curve,  
197.54 feet; N 89°59'58" W, 83.84 feet to a point of  
curvature of a curve concave Northerly having a radius  
of 381.00 feet, and a central angle of 34°07'58"; run  
Westerly along the arc of said curve, 226.97 feet; to  
a point of reverse curvature of a curve concave  
Southerly having a radius of 384.88 feet, and a  
central angle of 34°00'28"; run Westerly along the arc





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of said curve, 228.44 feet; to a point of reverse  
curvature of a curve concave Northerly having a radius  
of 185.00 feet, and a central angle of 35°39'45"; run  
Westerly along the arc of said curve, 115.15 feet; to  
a point of compound curvature of a curve concave  
Easterly having a radius of 47.00 feet, and a central  
angle of 130°32'06"; run Northerly along the arc of  
said curve, 107.08 feet; N 76°19'21" E, 28.14 feet; S  
89°22'47" E, 9.24 feet; N 75°08'23" E, 42.15 feet; N  
66°44'45" E, 45.92 feet; N 58°10'56" E, 7.13 feet; N  
40°00'00" E, 8.68 feet; N 28°21'12" E, 21.50 feet; N  
19°11'06" E, 7.97 feet; N 05°44'49" E, 22.07 feet; N  
09°37'03" E, 18.85 feet; N 28°18'59" E, 25.32 feet; N  
39°33'24" E, 18.56 feet; N 51°48'12" E, 17.01 feet; N  
53°20'03" E, 12.93 feet; N 67°23'56" E, 18.89 feet; N  
61°31'34" E, 16.11 feet; N 85°31'20" E, 16.65 feet; S  
84°27'04" E, 14.79 feet; S 66°07'30" E, 25.25 feet; S  
70°01'08" E, 21.22 feet; S 76°11'40" E, 28.29 feet; S  
81°04'45" E, 15.99 feet; S 63°15'14" E, 32.58 feet; S  
71°35'23" E, 7.28 feet; S 83°45'15" E, 20.77 feet; N  
86°06'18" E, 21.64 feet; S 75°49'09" E, 17.31 feet; S  
87°55'16" E, 10.48 feet; N 72°43'50" E, 26.75 feet; N  
60°42'21" E, 36.44 feet; N 77°16'53" E, 19.62 feet; N  
68°37'24" E, 7.52 feet; N 57°06'15" E, 21.62 feet; N  
48°30'29" E, 7.40 feet; N 29°59'26" E, 8.68 feet; N  
13°42'55" E, 39.82 feet; N 10°06'24" E, 32.03 feet; N  
01°43'31" W, 29.22 feet; N 05°37'39" W, 26.82 feet; N  
12°01'53" W, 42.36 feet; N 21°06'43" W, 7.72 feet; N  
36°50'10" W, 37.65 feet; N 47°37'33" W, 25.00 feet; N



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56°19'26" W, 44.83 feet; N 49°30'53" W, 55.06 feet; N  
59°47'57" W, 8.89 feet; N 72°21'36" W, 36.00 feet; N  
82°08'10" W, 65.71 feet; S 89°42'01" W, 51.60 feet; N  
80°08'53" W, 56.11 feet; N 89°26'00" W, 8.09 feet; S  
81°14'14" W, 46.34 feet; S 78°42'25" W, 40.49 feet; S  
77°43'02" W, 63.74 feet; S 79°09'43" W, 47.65 feet; S  
72°48'44" W, 44.03 feet; S 63°14'34" W, 42.60 feet; S  
57°48'39" W, 28.70 feet; S 64°21'00" W, 20.44 feet; S  
67°06'48" W, 29.21 feet; S 83°28'20" W, 29.99 feet; S  
83°04'31" W, 27.06 feet; S 84°19'19" W, 42.81 feet to  
a point of curvature of a curve concave Northeasterly  
having a radius of 50.00 feet, and a central angle of  
83°36'01"; run Northwesterly along the arc of said  
curve, 72.95 feet; to a point of compound curvature of  
a curve concave Easterly having a radius of 188.00  
feet, and a central angle of 27°45'45"; run Northerly  
along the arc of said curve, 91.10 feet; S 89°52'10"  
W, 174.16 feet; thence departing said Plat run along  
the West line of the Southwest 1/4 of Section 34, N  
00°00'19" E, 313.89 feet to the Northwest corner of  
the Southwest 1/4 of the Southwest 1/4 of Section 34  
and the Northeast corner of the Southeast 1/4 of the  
Southeast 1/4 of Section 33, Township 24 South, Range  
27 East; thence continue N 00°00'19" E 498.35 feet to  
the Southeast corner of the North 5/8 of the Northeast  
1/4 of the Southeast 1/4 of Section 33; thence run  
along the South line of the North 5/8 of the Northeast  
1/4 of the Southeast 1/4 of Section 33, N 89°47'57" W,  
1326.58 feet to the Southwest corner thereof; thence



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run along the West line of the North 5/8 of the  
Northeast 1/4, of the Southeast 1/4 of Section 33, N  
00°00'31" E, 835.26 feet to the Northwest corner  
thereof; thence run along the West line of the  
Southeast 1/4 of the Northeast 1/4 of Section 33, N  
00°00'25" E, 1321.43 feet to the Northwest corner  
thereof; thence run along the North line of the  
Southeast 1/4 of the Northeast 1/4 of Section 33, S  
89°55'44" E, 1326.40 feet; to the Northeast corner  
thereof; thence run along the West line of the  
Northwest 1/4 of Section 34 Township 24 South Range 27  
East, N 00°00'06" E, 1329.09 feet to the Northwest  
corner thereof; thence N 89°53'53" E, 2679.47 feet  
along the North line of the Northwest 1/4 of Section  
34 to the Northeast corner thereof and the Southwest  
corner of the Southeast 1/4 of Section 27, Township 24  
South, Range 27 East; thence N 00°01'11" W, 3964.69  
feet along the West line of the East 1/2 of Section 27  
to the Southeast corner of the Northeast 1/4 of the  
Northwest 1/4 of Section 27; thence S 89°37'54" W,  
1332.15 feet along the South line of the Northeast 1/4  
of the Northwest 1/4 of Section 27 to the Southwest  
corner thereof; thence N 00°08'12" E, 1330.97 feet  
along the West line of the Northeast 1/4 of the  
Northwest 1/4 of Section 27 to the Northwest corner  
thereof,; thence S 89°46'29" W, 1328.51 feet along the  
North line of the Northwest 1/4 of Section 27 to the  
Northwest corner of Section 27 and the Northeast  
corner of Section 28, Township 24 South, Range 27



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East; thence S 89°48'06" W, 1331.20 feet along the  
North line of the Northeast 1/4 of the Northeast 1/4  
of Section 28, to the Northeast corner of the West 1/2  
of the Northeast 1/4 of Section 28; thence S 00°12'18"  
W, 882.69 feet along the East line of the West 1/2 and  
the Northeast 1/4 of Section 28, Township 24 South,  
Range 27 East to a point on the Westerly right of way  
line of State Road 429 as described in Official  
Records Book 7070, Page 2553 and Book 7106, Page 2802  
of the Public Records of Orange County Florida also  
being a point on Flamingo Crossings East according to  
the Plat thereof and recorded in Plat Book 97, Page 95  
of the Public Records of Orange County Florida and a  
point on a non-tangent curve concave Southwesterly  
having a radius of 2204.09 feet, and a central angle  
of 07°27'37"; thence from a tangent bearing of N  
29°38'58" W run Northwesterly along the arc of said  
curve, right of way line and Plat, 286.99 feet; thence  
continue along said right of way line and Plat the  
following two courses; N 37°06'36" W, 690.17 feet to a  
point on a non-tangent curve concave Northeasterly  
having a radius of 808.57 feet, and a central angle of  
09°35'40"; from a tangent bearing of N 38°37'50" W run  
Northwesterly along the arc of said curve, 135.40  
feet; thence departing said right of way line continue  
along said Plat; N 88°48'31" W, 555.60 feet to a point  
on the right of way line of Hartzog Road as described  
in Official Records Book 9782, page 7172, Book 10170,  
Page 4303, Book 10173, page 8868 and Book 10815, Page



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4619 of the Public Records of Orange County Florida  
and a point on a non-tangent curve concave Westerly  
having a radius of 1010.00 feet, and a central angle  
of 02°00'23"; from a tangent bearing of S 05°42'00" E  
run Southerly along the arc of said curve, Plat and  
right of way line, 35.37 feet; thence run along said  
Plat and right of way line the following courses; S  
00°27'57" W, 105.56 feet to a point of curvature of a  
curve concave Westerly having a radius of 899.35 feet,  
and a central angle of 05°39'43"; run Southerly along  
the arc of said curve, 88.87 feet; S 06°07'41" W,  
311.81 feet to a point of curvature of a curve concave  
Easterly having a radius of 2004.50 feet, and a  
central angle of 06°19'57"; run Southerly along the  
arc of said curve, 221.54 feet; S 00°12'16" E, 702.26  
feet; S 23°02'00" E, 19.33 feet; S 00°12'16" E, 198.27  
feet; S 14°29'10" W, 29.80 feet to a point on a non-  
tangent curve concave Westerly having a radius of  
2162.49 feet, and a central angle of 07°53'08"; from a  
tangent bearing of S 00°12'49" W run Southerly along  
the arc of said curve, 297.62 feet; S 08°05'57" W,  
46.90 feet; N 81°54'04" W, 10.00 feet; S 08°05'57" W,  
154.78 feet; S 81°54'04" E, 5.50 feet to a point on a  
non-tangent curve concave Westerly having a radius of  
1175.00 feet, and a central angle of 07°00'25"; from a  
tangent bearing of S 08°05'57" W run Southerly along  
the arc of said curve, 143.70 feet; S 00°07'03" W,  
13.59 feet; thence departing said Plat continue along  
said right of way line, the following courses; N



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89°54'54" W, 160.89 feet to a point on a non-tangent  
curve concave Westerly having a radius of 1025.00  
feet, and a central angle of 10°07'39"; from a tangent  
bearing of N 18°13'36" E run Northerly along the arc  
of said curve, 181.18 feet; S 81°54'03" E, 5.50 feet;  
N 08°05'57" E, 201.68 feet to a point of curvature of  
a curve concave Westerly having a radius of 2013.49  
feet, and a central angle of 08°18'12"; run Northerly  
along the arc of said curve, 291.80 feet; N 00°12'16"  
W, 931.40 feet to a point of curvature of a curve  
concave Easterly having a radius of 2153.50 feet, and  
a central angle of 06°19'57"; run Northerly along the  
arc of said curve, 238.01 feet; N 06°07'41" E, 291.80  
feet; N 00°07'03" E, 196.68 feet to a point on the  
South line of the Southwest 1/4 of Section 21,  
Township 24 South, Range 27 East; thence departing  
said right of way line, S 89°49'36" W, 453.70 feet  
along the South line of the Southwest 1/4 of Section  
21, Township 24 South, Range 27 East to a point on  
Flamingo Crossings West according to the Plat thereof  
and recorded in Plat Book 100, Page 37 of the Public  
Records of Orange County Florida; thence run along  
said Plat the following three courses; N 40°17'32" W,  
323.52 feet; N 32°21'38" W, 271.63 feet; N 34°30'31"  
W, 120.76 feet; thence N 46°26'37" W, 108.80 feet  
along said Plat and its Northwesterly extension;  
thence S 89°49'14" W, 28.71 feet to a point of  
curvature of a curve concave Southerly having a radius  
of 934.00 feet, and a central angle of 01°05'30";



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thence run Westerly along the arc of said curve, 17.79 feet; thence S 00°10'31" E, 11.26 feet; thence S 89°49'29" W, 28.35 feet; thence S 04°02'58" E, 4.66 feet; thence S 86°05'06" W, 22.85 feet; thence N 03°54'54" W, 6.14 feet; thence S 89°49'29" W, 173.97 feet to a point of curvature of a curve concave Northerly having a radius of 2158.53 feet, and a central angle of 24°05'38"; thence run Westerly along the arc of said curve, 907.70 feet; thence N 66°04'53" W, 548.81 feet to a point on the West line of the Southwest 1/4 of Section 21, Township 24 South, Range 27 East; thence run along said line, S 00°35'44" W, 1052.90 feet to the Southwest corner thereof; thence entering Section 20, Township 24 South, Range 27 East run S 89°18'37" W, 2676.09 feet along the South line of the Southeast 1/4 of said Section 20, to the Southwest corner thereof; thence N 89°32'00" W, 2636.90 feet run along the South line of the Southwest 1/4 of said Section 20, to the Southwest corner thereof; thence N 00°12'29" E, 1187.50 feet along the West line of the Southwest 1/4 of said Section 20; thence entering Section 19, Township 24 South, Range 27 East run, S 89°00'18" W, 988.08 feet along the South line of the North 150.00 feet of the Southeast 1/4 of the Southeast 1/4 of said Section 19, to a point on the Easterly right of way line of Avalon Boulevard as described in Deed Book 402, Page 312, Deed Book 402, Page 353 and Deed Book 357 of the Public Records of Orange County Florida; thence run



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along said right of way line the following two  
courses; N 19°17'43" E, 1348.72 feet to a point on a  
non-tangent curve concave Easterly having a radius of  
2832.01 feet, and a central angle of 04°49'44"; from a  
tangent bearing of N 19°16'05" E run Northerly along  
the arc of said curve, 238.69 feet to a point on the  
North line of the Northeast 1/4 of the Northeast 1/4  
of the Southeast 1/4 of said Section 19; thence N  
88°44'55" E, 459.61 feet along said line to the  
Northeast corner of the Southeast 1/4 of said Section  
19; thence entering Section 20, Township 24 South,  
Range 27 East run N 00°13'41" E, 708.14 feet along the  
West line of the Northwest 1/4 of said Section 20 to a  
point on the aforesaid Avalon Road right of way line  
and a point on a non-tangent curve concave  
Southeasterly having a radius of 2829.41 feet, and a  
central angle of 01°55'19"; thence from a tangent  
bearing of N 41°26'37" E run Northeasterly along the  
arc of said curve and right of way line, 94.91 feet;  
thence N 43°21'56" E, 753.57 feet along said right of  
way line to a point on the North line of the South 1/2  
of the Northwest 1/4 of said Section 20; thence N  
89°50'32" E, 2068.41 feet along said line to the  
Southeast corner of the Northeast 1/4 of the Northwest  
1/4 of said Section 20; thence N 00°21'49" E, 1334.18  
feet along the West line of the Northwest 1/4 of the  
Northeast 1/4 of said Section 20 to the Northwest  
corner of the Northeast 1/4; thence S 89°45'19" E,  
2697.33 feet along the North line of the Northeast 1/4





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of said Section 20 to the Northeast corner of said  
Section 20 and the Southeast corner of Section 17,  
Township 24 South, Range 27 East; thence entering said  
Section 17 N 00°02'13" E, 2669.40 feet along the East  
line of the Southeast 1/4 of Section 17 to the  
Northeast corner thereof; thence S 89°43'49" W,  
1347.90 feet along the South line of the East 1/2 of  
the Northeast 1/4 of Section 17, to the Southwest  
corner thereof; thence N 00°18'18" W, 2652.68 feet  
along the West line of the East 1/2 of the Northeast  
1/4 of Section 17 to the Northwest corner thereof;  
thence S 89°39'31" W, 2661.03 feet along the North  
line of Section 17 to the Northwest corner of the  
Northeast 1/4 of the Northwest 1/4 of Section 17 and  
the Southwest corner of the Southeast 1/4 of the  
Southwest 1/4 of Section 8, Township 24 South, Range  
27 East; thence N 00°24'44" E, 242.11 feet along the  
West line of the Southeast 1/4 of the Southwest 1/4 of  
Section 8 to a point on the Easterly right-of-way line  
of County Road 545 as described in Deed Book 402, Page  
355 of the Public Records of Orange County Florida;  
said point being a point on a non-tangent curve  
concave Westerly, having a radius of 2826.01 feet, and  
a central angle of 19°14'15"; thence from a tangent  
bearing of N 18°34'50" E, run Northerly along the arc  
of said curve and right-of-way, 948.86 feet; thence  
continue along said right-of-way, N 00°39'25" W,  
141.86 feet; thence N 89°41'27" E, 1188.92 feet along  
the North line of the Southeast 1/4 of the Southwest



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1/4 of Section 8 to the Northeast corner thereof;  
thence N 00°15'09" E, 1315.34 feet along the West line  
of the Northwest 1/4 of the Southeast 1/4 of Section 8  
to the Northwest corner thereof; thence N 00°14'57" E,  
50.00 feet along the West line of the Northeast 1/4 of  
Section 8 to a point on the Northerly right-of-way  
line of Hartzog Road as described in Official Records  
Book 9782, Page 7172 of the Public Records of Orange  
County Florida; thence run along said right-of-way  
line the following three courses; N 89°43'25" E,  
671.30 feet; N 23°57'49" E, 158.82 feet to a point on  
a non-tangent curve concave Southwesterly having a  
radius of 2750.09 feet, and a central angle of  
04°43'07"; from a tangent bearing of S 33°16'29" E run  
Southeasterly along the arc of said curve, 226.49  
feet; thence N 89°43'24" E, 1038.21 feet along the  
North line of the Southeast 1/4 of Section 8; to a  
point on Deed recorded in Official Records Book 7121,  
Page 2952 of the Public Records of Orange County  
Florida; and a point on a non-tangent curve concave  
Southerly having a radius of 2894.93 feet, and a  
central angle of 08°15'21"; thence entering Section 9,  
Township 24 South, Range 27 East, from a tangent  
bearing of N 82°01'15" W run Westerly along the arc of  
said curve and Deed, 417.14 feet; thence S 89°43'24"  
W, 258.73 feet along said Deed to a point on the  
Easterly right of way line of State Road 429 as  
recorded in Official Records Book 7106, Page 7802 of  
the Public Records of Orange County Florida; thence



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run along said right of way line the following two courses; N 21°29'36" W, 110.97 feet; N 20°48'24" W, 1048.03 feet; thence N 00°08'24" E, 211.55 feet along the West line of the East 530.00 feet of the Southwest 1/4 of the Northeast 1/4 of said Section 8; thence S 89°41'25" W, 797.83 feet along the South line of the North 1/2 of the Northeast 1/4 of said Section 8; thence S 89°34'56" W, 1230.74 feet along the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 8 to a point on the Easterly right of way line of Avalon Boulevard as described in Deed Book 402, Page 355 of the Public Records of Orange County Florida; thence run along said right of way line the following three courses; N 00°39'25" W, 853.44 feet to a point on a non-tangent curve concave Easterly having a radius of 3241.05 feet, and a central angle of 05°37'30"; from a tangent bearing of N 00°36'59" W run Northerly along the arc of said curve, 318.19 feet; N 05°00'31" E, 152.48 feet; thence N 89°26'29" E, 1220.84 feet along the North line of the Northwest 1/4 of said Section 8 to the Northeast corner thereof; thence N 89°39'25" E, 2650.62 feet along the North line of the Northeast 1/4 of said Section 8 to the Northeast corner thereof; thence entering Section 9, Township 24 South, Range 27 East run, N 89°46'07" E, 1608.33 feet along the North line of the Northwest 1/4 of said Section 9; to a point on Southerly right of way line of Seidel Road as described in Deed Book 789, Page 243 and Deed Book 892, Page 552 of the Public



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998 Records of Orange County Florida and a non-tangent  
999 curve concave Northerly having a radius of 357.62  
1000 feet, and a central angle of 23°38'08"; thence from a  
1001 tangent bearing of S 66°08'04" W run Westerly along  
1002 the arc of said curve and right of way line, 147.53  
1003 feet; thence run along said right of way line the  
1004 following three courses; S 89°46'01" W, 139.26 feet; S  
1005 89°46'07" W, 1325.83 feet; S 89°39'24" W, 554.03 feet;  
1006 thence run along a right of way line described in  
1007 Official Records Book 7070, Page 2553 of the Public  
1008 Records of Orange County Florida the following; S  
1009 00°20'32" E, 20.00 feet; S 89°39'28" W, 363.61 feet; S  
1010 84°38'15" W, 372.03 feet; S 00°20'32" E, 14.94 feet; S  
1011 89°40'22" W, 138.87 feet; S 42°20'36" W, 55.11 feet; S  
1012 00°03'00" W, 857.17 feet to a point of curvature of a  
1013 curve concave Northeasterly having a radius of 250.01  
1014 feet, and a central angle of 90°21'35"; run  
1015 Southeasterly along the arc of said curve, 394.28  
1016 feet; N 89°41'19" E, 364.69 feet; S 00°18'35" E, 80.00  
1017 feet; S 89°41'25" W, 481.37 feet; thence departing  
1018 said right of way line run, S 89°41'25" W, 60.00 feet  
1019 along the South line of the North 1/2 of the Northeast  
1020 1/4 of said Section 8; thence N 00°08'23" E, 27.18  
1021 feet along a line that is 60.00 feet West of and  
1022 parallel with East line of the Northwest 1/4 of the  
1023 Northeast 1/4 of said Section 8; to a point on the  
1024 aforesaid right of way line and a non-tangent curve  
1025 concave Northeasterly having a radius of 350.02 feet,  
1026 and a central angle of 61°30'34"; from a tangent



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1027 bearing of N 60°12'31" W run Northwesterly along the  
1028 arc of said curve and right of way line, 375.76 feet;  
1029 thence departing said right of way line run, S  
1030 89°41'15" W, 483.83 feet along a right of way line  
1031 described in Official Records Book 7106, Page 2802 of  
1032 the Public Records of Orange County Florida to a point  
1033 that is 10.00 feet Easterly of when measure  
1034 perpendicular to the Easterly right of way line of  
1035 aforesaid State Road 429; and a point on a non-tangent  
1036 curve concave Easterly having a radius of 3721.85  
1037 feet, and a central angle of 03°53'37"; thence from a  
1038 tangent bearing of S 16°54'47" E run Southerly along  
1039 the arc of said curve and a line that is 10.00 feet  
1040 Easterly of and parallel with said right of way line,  
1041 252.93 feet; thence S 20°48'24" E, 96.16 feet along  
1042 said parallel to its intersection with a line that is  
1043 10.00 feet North of and parallel with the South line  
1044 of the Northwest 1/4 of the Northeast 1/4 of said  
1045 Section 8; thence N 89°41'25" E, 83.88 feet along said  
1046 line that is 10.00 feet North of and parallel with the  
1047 South line of the Northwest 1/4 of the Northeast 1/4  
1048 of said Section 8, to its intersection with the West  
1049 line of the East 520.00 feet of the Southwest 1/4 of  
1050 the Northeast 1/4 of said Section 8; thence S  
1051 00°08'24" W, 219.78 feet along the West line of the  
1052 East 520.00 feet of the Southwest 1/4 of the Northeast  
1053 1/4 of said Section 8, to its intersection with a line  
1054 that is 10.00 feet East of when measure perpendicular  
1055 to the Easterly right of way line of aforesaid State



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1056      Road 429; thence S 20°48'24" E, 836.45 feet along said  
1057      parallel line to a point on a Deed described in  
1058      Official Records Book 9324, Page 367 of the Public  
1059      Records of Orange County Florida; thence run along  
1060      said Deed the following six courses; S 87°25'27" E,  
1061      291.32 feet; thence N 88°48'53" E, 166.97 feet; N  
1062      86°44'00" E, 142.45 feet; N 06°27'19" W, 91.16 feet; N  
1063      28°52'42" E, 302.51 feet; N 69°30'43" E, 659.82 feet  
1064      to a point on a deed described in Official Records  
1065      Book 10810, Page 147 of the Public Records of Orange  
1066      County Florida; thence run along said Deed the  
1067      following four courses; N 84°17'43" E, 306.52 feet; N  
1068      55°03'52" E, 1274.60 feet; N 33°11'17" E, 877.94 feet;  
1069      N 08°37'23" E, 258.89 feet; thence N 89°46'07" E,  
1070      980.18 feet along the North line of the Northwest 1/4  
1071      of said Section 9 to the Northeast corner thereof;  
1072      thence S 00°03'05" W, 2653.53 feet along the East line  
1073      of the Northwest 1/4 of said Section 9 to the  
1074      Southeast corner thereof; thence S 89°44'05" W,  
1075      1325.36 feet along the South line of the Southeast 1/4  
1076      of the Northwest 1/4 of Section 9 to the Southwest  
1077      corner thereof; thence S 00°08'51" W, 1314.23 feet  
1078      along the East line of the Northwest 1/4 of the  
1079      Southwest 1/4 of Section 9 to the Southeast corner  
1080      thereof; thence N 89°45'10" E, 1327.55 feet along the  
1081      North line of the Southeast 1/4 of the Southwest 1/4  
1082      of Section 9 to the Northeast corner thereof; thence S  
1083      00°03'05" W, 1314.64 feet along the East line of the  
1084      Southeast 1/4 of the Southwest 1/4 of Section 9 to the



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1085     Southeast corner of the Southwest 1/4 of Section 9;  
1086     thence N 89°53'46" E, 2633.36 feet along the South  
1087     line of the Southeast 1/4 of Section 9 to the  
1088     Southeast corner thereof and the Southwest corner of  
1089     Section 10, Township 24 South, Range 27 East; thence N  
1090     00°15'35" E, 5286.81 feet along the West section line  
1091     of Section 10 to the Northwest corner thereof and the  
1092     Southwest corner of Section 3, Township 24 South,  
1093     Range 27 East; thence N 00°11'50" W, 2661.64 feet  
1094     along the West line of the Southwest 1/4, Section 3 to  
1095     the Northwest corner thereof; thence N 89°39'50" E,  
1096     3976.31 feet along the North line of the South half of  
1097     Section 3 to the Northeast corner of the Northwest 1/4  
1098     of the Southeast 1/4 of Section 3; thence S 00°04'39"  
1099     E, 1326.78 feet along the East line of the Northwest  
1100     1/4 of the Southeast 1/4 of Section 3 to the Northwest  
1101     corner of the Southeast 1/4 of the Southeast 1/4 of  
1102     Section 3; thence N 89°37'16" E, 1328.99 feet along  
1103     the North line of the Southeast 1/4 of the Southeast  
1104     1/4 of Section 3 to the Northeast corner thereof and  
1105     the Northwest corner of the Southwest 1/4 of the  
1106     Southwest 1/4 of Section 2, Township 24 South, Range  
1107     27 East; thence N 00°07'50" W, 1325.78 feet along the  
1108     West line of Northwest 1/4, of the Southwest 1/4, of  
1109     Section 2 to the Northwest corner thereof; thence N  
1110     00°07'43" W, 400.13 feet along the West line of the  
1111     Northwest 1/4, of Section 2; thence run along the  
1112     Northerly boundary of a deed recorded in Official  
1113     Records Book 1457, Page 934 of the Public Records of



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1114 Orange County Florida the following three courses; N  
1115 86°46'13" E, 1024.87 feet; N 77°37'23" E, 1103.42  
1116 feet; N 53°18'38" E, 1872.82 feet to a point on the  
1117 Southerly right-of-way line of Reams Road as shown on  
1118 Plat book 3, Page 85 of the Public Records of Orange  
1119 County Florida; thence run along said right-of-way  
1120 line the following three courses; S 43°40'10" E,  
1121 1382.92 feet to the beginning of a curve concave to  
1122 the Northeast, having a radius of 546.86 feet and a  
1123 central angle of 46°21'00"; thence run Southeasterly  
1124 along the arc of said curve 442.39 feet; thence N  
1125 89°58'50" E, 341.61 feet; thence leaving said right-  
1126 of-way, run S 00°19'24" E, 603.75 feet along the East  
1127 line of the Northeast 1/4 of Section 2, to the  
1128 Southeast corner thereof, and the Northwest corner of  
1129 the Northwest 1/4 of the Southwest 1/4 of Section 1,  
1130 Township 24 South, Range 27 East; thence N 89°43'47"  
1131 E, along the North line of the Northwest 1/4 of the  
1132 Southwest 1/4 of Section 1, 1297.19 feet to a point 25  
1133 feet West of the Northeast corner of the Northwest 1/4  
1134 of the Southwest 1/4 of Section 1; thence N 00°12'21"  
1135 W, 598.76 feet along a line that is 25.00 feet West of  
1136 and parallel to the West line of the Southeast 1/4 of  
1137 the Northwest 1/4 of Section 1 to the Southerly right-  
1138 of-way line of aforesaid Reams Road; thence N  
1139 89°56'46" E, 100.00 feet along said Southerly right-  
1140 of-way of Reams Road; thence run along the Easterly  
1141 and Northerly boundary of a deed recorded in Official  
1142 Records Book 1465, Page 307 of the Public Records of





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Orange County Florida the following five courses; S  
02°04'12" E, 523.43 feet; N 89°43'40" E, 52.00 feet; S  
00°12'21" E, 49.00 feet; N 89°43'41" E, 229.00 feet; S  
00°12'25" E, 26.23 feet; thence N 89°43'47" E, 1039.16  
feet along the North line of the South half of Section  
1 to a point 90.00 feet East of the Northeast corner  
of the Southwest 1/4 of Section 1; thence S 05°34'33"  
W, 911.86 feet; thence S 00°05'18" E, 420.00 feet  
along the East line of the Northeast 1/4 of the  
Southwest 1/4 of Section 1 to the Southeast corner  
thereof; thence N 89°44'10" E, 2649.93 feet along the  
North line of the South half of the Southeast 1/4 of  
Section 1 to the Point of Beginning, containing  
18508.530 acres more or less.

Less the following described parcels:

That portion of Lots 110 and 111 of the Munger and  
Company Subdivision of Section 22, Township 24 South,  
Range 28 East according to the Plat recorded in Plat  
Book E Page 22 of the Public Records of Orange County  
Florida, being more particularly described as:

Commence at the Northwest corner of the Southwest 1/4  
of the Southwest 1/4 of Section 22, run S 89°27'13" E,  
464.18 feet along the North line of the Southwest 1/4  
of the Southwest 1/4 of Section 22; thence S 00°32'47"  
W, 15.00 feet to a point on the North line of said Lot  
111 and the Point of Beginning; thence S 89°27'13" E,



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300.00 feet along the North line of Lots 110, and 111 to the West right-of-way of State Road 535 as shown in map section 75280-2465 and dated 2/22/1993; thence S 04°05'32" E, 150.49 feet along the said right-of-way; thence N 89°27'13" W, 312.17 feet along the South line of the North 150.00 feet said Lots 110 and 111; thence N 00°32'47" E, 150.00 feet to the Point of Beginning, containing 1.054 acres more or less.

AND

That part of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 22, Township 24 South, Range 28 East, being more particularly described as:

Commence at the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 22, run along the North line of the South 1/2 of the Southwest 1/4 of Section 22, S 89°27'13" E, 985.26 feet, to the Point of Beginning; thence continue along said line S 89°27'13" E, 642.78 feet; thence run along the Westerly right-of-way line of State Road 400 as shown in map section 75280-2465 and dated 2/22/1993 the following three courses; S 46°05'23" W, 681.12 feet to a point on a non-tangent curve concave Northerly having a radius of 60.00 feet, and a central angle of 118°45'23"; from a tangent bearing of S 46°06'36" W



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run Westerly along the arc of said curve, 124.36 feet;  
N 15°07'40" W, 205.41 feet; thence run along the West  
line of Lot 109 of the Munger and Company Subdivision  
of Section 22, according to the Plat recorded in Plat  
Book E Page 22 of the Public Records of Orange County  
Florida, N 00°14'30" E, 252.64 feet to the Point of  
Beginning, containing 4.225 acres more or less.

AND

A parcel of land lying in Section 21, Township 24  
South, Range 27 East, Orange County, Florida, and  
being more particularly described as follows:

Commence at the Southwest corner of the Southeast 1/4  
of said Section 21, run along the South line of the  
Southeast 1/4 of said Section 21, N 89°48'15" E,  
660.44 feet; thence run along the East line of the  
West 1/2 of the Southwest 1/4 of the Southeast 1/4 of  
said Section 21, N 00°06'58" E, 45.92 feet to a point  
on the right of way line of State Road 429 as  
described in Official Records Book 7106, Page 2802 of  
the Public Records of Orange County Florida and the  
Point of Beginning; thence run along said right of way  
line the following courses; said point being on a non-  
tangent curve concave Easterly having a radius of  
808.57 feet, and a central angle of 12°10'43"; from a  
tangent bearing of N 27°06'04" W run Northerly along  
the arc of said curve, 171.87 feet; to a point on a



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non-tangent curve concave Easterly having a radius of  
813.16 feet, and a central angle of 13°13'43"; from a  
tangent bearing of N 13°24'32" W run Northerly along  
the arc of said curve, 187.75 feet; N 00°10'49" W,  
34.65 feet; N 34°53'25" W, 249.37 feet; thence S  
89°49'15" W, 363.27; thence S 44°56'13" W, 63.78 feet;  
thence N 00°05'30" E, 270.02 feet; thence S 45°02'35"  
E, 63.51 feet; thence N 89°49'15" E, 487.12 feet;  
thence N 00°10'49" W, 63.00 feet to a point on a non-  
tangent curve concave Northerly having a radius of  
230.30 feet, and a central angle of 26°54'59"; thence  
from a tangent bearing of N 89°49'10" E run Easterly  
along the arc of said curve, 108.19 feet; thence S  
00°06'57" W, 854.01 feet along the East line of the  
West 1/2 of the Southwest 1/4 of the Southeast 1/4 of  
said Section 21 to the Point of Beginning, containing  
4.099 Acres, more or less.

AND

A parcel of land lying in Section 8, Township 24  
South, Range 27 East, Orange County, Florida, and  
being more particularly described as follows:  
Commence at the Southwest corner of said Section 8,  
run along the South line of the Southwest 1/4 of said  
Section 8, N 89°50'41" E, 1330.48 feet to the  
Southwest corner of the Southeast 1/4 of the Southwest  
1/4 of said Section and Point of Beginning; thence run  
along the West line of the Southeast 1/4 of the



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Southwest 1/4 of said Section, N 00°34'59" E, 242.55  
feet to a point on the Easterly right of way line of  
County Road 545 as shown on Orange County right of way  
map, Project number 12167.001 dated November 14, 2014  
and a point on a non-tangent curve concave Westerly  
having a radius of 3060.00 feet, and a central angle  
of 18°29'12"; thence from a tangent bearing of N  
18°00'02" E run Northerly along the arc of said curve  
and right of way line, 987.32 feet; thence run along  
said right of way line, N 00°29'10" W, 101.48 feet;  
thence run along the North line of the Southeast 1/4  
of the Southwest 1/4 of said Section, N 89°52'12" E,  
1189.00 feet to the Northeast corner thereof; thence  
run along the West line of the Northwest 1/4 of the  
Southeast 1/4 of said Section, N 00°25'36" E, 1264.73  
feet to a point on the Hartzog Road right of way line  
as described in Official Records Book 9735, Page 8005  
of the Public Records of Orange County Florida; thence  
run along said right of way line the following four  
courses; N 89°53'40" E, 207.17 feet to a point of  
curvature of a curve concave Southwesterly having a  
radius of 802.00 feet, and a central angle of  
65°19'49"; run Southeasterly along the arc of said  
curve, 914.46 feet; S 24°46'31" E, 499.49 feet; thence  
S 23°37'46" E, 1806.70 feet to a point on the South  
line of said Section 8; thence run along said South  
line, S 89°50'41" W, 3220.01 feet to the Point of  
Beginning, containing 114.287 Acres, more or less.



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AND

A parcel of land lying in Section 21, Township 24 South, Range 27 East, Orange County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of the Southeast 1/4 of said Section 21, run along the West line of the Southeast 1/4 of said Section 21, N 00°05'30" E, 2639.67 feet to the Northwest corner thereof; thence S 89°44'35" E, 242.86 feet along the North line of the Southeast 1/4 of said Section 21, to a point on the Westerly right of way line of State Road 429 as described in Official Records Book 7106, Page 2802 of the Public Records of Orange County Florida and the Point of Beginning; thence S 89°44'35" E, 373.80 feet along the North line of the Southeast 1/4 of said Section 21, to a point on the Easterly right of way line of State Road 429; thence run along said Easterly right of way line the following four courses; S 23°48'31" E, 112.11 feet to a point of curvature of a curve concave Northeasterly having a radius of 2776.91 feet, and a central angle of 18°14'12"; run Southeasterly along the arc of said curve, 883.86 feet; S 42°02'46" E, 340.85 feet to a point of curvature of a curve concave Southwesterly having a radius of 1721.96 feet, and a central angle of 09°21'52"; run Southeasterly along the arc of said curve, 281.43 feet; thence departing said Easterly



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right of way line run, N 89°58'14" W, 807.21 feet  
along the South line of the North 1/2 of the Southeast  
1/4 of said Section 21 to a point on the aforesaid  
Westerly right of way line; thence run along said line  
the following courses, N 17°48'35" W, 924.64 feet; S  
72°11'25" W, 37.05 feet; N 20°48'35" W, 481.54 feet to  
the Point of Beginning, containing 15.875 Acres, more  
or less.

Containing in aggregate 18368.992 acres more or less  
in Orange County Florida.

(2) In Osceola County, Florida:

A parcel of land lying in Sections 1, 2, 11 through  
14, 23 through 26, Township 25 South, Range 27 East,  
and Sections 5 through 9, 16 through 20, 30 and 31,  
Township 25 South, Range 28 East, Osceola County,  
Florida, and being more particularly described as  
follows:

Begin at the Northwest corner of said Section 6, run  
along the North line of the Northwest 1/4 of Section  
6, Township 25 South, Range 28 East run, S 89°56'54" E,  
2748.82 feet to the Northeast corner thereof; thence S  
89°36'01" E, 2646.94 feet along the North line of the  
Northeast 1/4 of said Section 6 to the Northeast  
corner thereof; thence entering Section 5, Township 25  
South, Range 28 East run N 89°42'15" E, 2600.72 feet  
along the North line of the Northwest 1/4 of said



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1346        Section 5 to the Northeast corner there of; thence S  
1347        89°17'26" E, 153.63 feet along the North line of the  
1348        Northeast 1/4 of said Section 5 to a point on the  
1349        State Road 400 right of way line shown on Map Section  
1350        92130-2401 and dated August 28, 1969; thence run along  
1351        said right of way line the following three courses; S  
1352        38°30'29" W, 248.14 feet to a point of curvature of a  
1353        curve concave Northwesterly having a radius of  
1354        85794.19 feet, and a central angle of 01°26'58"; run  
1355        Southwesterly along the arc of said curve, 2170.39  
1356        feet; S 39°57'27" W, 2021.20 feet; thence S 01°12'07"  
1357        W, 1838.47 feet along the West line of the Southwest  
1358        1/4 of said Section 5 to the Southwest corner thereof;  
1359        thence entering Section 8, Township 25 South, Range 28  
1360        East run N 89°47'15" E, 2643.05 feet along the North  
1361        line of the Northwest 1/4 of said Section 8 to the  
1362        Northeast corner thereof; thence N 89°44'15" E,  
1363        2642.73 feet along the North line of the Northeast 1/4  
1364        of said Section 8 to the Northeast corner thereof;  
1365        thence entering Section 9, Township 25 South, Range 28  
1366        East run N 89°47'42" E, 1315.60 feet along the North  
1367        line of the West 1/2 of the Northwest 1/4 of said  
1368        Section 9 to the Northeast corner thereof; thence S  
1369        00°04'39" E, 2645.23 feet along the East line of the  
1370        West 1/2 of the Northwest 1/4 of said Section 9;  
1371        thence S 00°03'27" E, 1320.49 feet along the East line  
1372        of the Northwest 1/4 of the Southwest 1/4 of said  
1373        Section 9; thence N 89°46'36" E, 1311.24 feet along  
1374        the North line of the Southeast 1/4 of the Southwest





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1375        1/4 of said Section 9; thence N 89°54'53" E, 1343.01  
1376        feet along the North line of the Southwest 1/4 of the  
1377        Southeast 1/4 of said Section 9; thence S 00°00'12" E,  
1378        1320.26 feet along the East line of the Southwest 1/4  
1379        of the Southeast 1/4 of said Section 9; thence S  
1380        89°58'40" W, 1342.90 feet along the South line of the  
1381        Southwest 1/4 of the Southeast 1/4 of said Section 9;  
1382        thence S 89°42'06" W, 1310.10 feet along the South  
1383        line of the Southeast 1/4 of the Southwest 1/4 of said  
1384        Section 9; thence entering Section 16, Township 25  
1385        South, Range 28 East run S 00°42'14" E, 1335.79 feet  
1386        along the East line of the Northwest 1/4 of the  
1387        Northwest 1/4 of said Section 16; thence S 89°44'25"  
1388        W, 1319.70 feet along the South line of the Northwest  
1389        1/4 of the Northwest 1/4 of said Section 16; thence S  
1390        00°17'31" E, 1334.87 feet along the West line of the  
1391        Southwest 1/4 of the Northwest 1/4 of said Section 16;  
1392        thence N 89°46'42" E, 2658.61 feet along the North  
1393        line of the Southwest 1/4 of said Section 16; thence S  
1394        01°06'54" E, 1338.43 feet along the East line of the  
1395        Northeast 1/4 of the Southwest 1/4 of said Section 16;  
1396        thence S 89°51'04" W, 2677.84 feet along the South  
1397        line of the North 1/2, of the Southwest 1/4 of said  
1398        Section 16; thence S 00°17'31" E, 1334.87 feet West  
1399        line of the Southwest 1/4 of the Southwest 1/4 of said  
1400        Section 16 to the Southwest corner of said Section 16;  
1401        thence entering Section 20, Township 25 South, Range 28  
1402        East run S 00°20'44" E, 5339.36 feet along the East  
1403        line of said Section 20 to the Southeast corner



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1404        thereof; thence S 89°31'09" W, 5313.04 feet along the  
1405        South line of said Section 20 to the Southwest corner  
1406        thereof; thence entering Section 30, Township 25 South,  
1407        Range 28 East run S 00°24'07" W, 5287.28 feet along  
1408        the East line of said Section 30 to the Southeast  
1409        corner thereof; thence entering Section 31, Township 25  
1410        South, Range 28 East run S 00°25'58" W, 2630.53 feet  
1411        along the East line of the Northeast 1/4 of said  
1412        Section 31 to the Southeast corner thereof; thence S  
1413        00°26'32" W, 1339.91 feet along the East line of the  
1414        Northeast 1/4 of the Southeast 1/4 of said Section 31;  
1415        thence S 89°38'07" W, 1325.49 feet along the South  
1416        line of the Northeast 1/4 of the Southeast 1/4 of said  
1417        Section 31; thence N 00°21'55" E, 1337.78 feet along  
1418        the West line of the Northeast 1/4 of the Southeast  
1419        1/4 of said Section 31; thence S 89°32'39" W, 663.66  
1420        feet along the South line of the East 1/2 of the West  
1421        1/2 of the Northeast 1/4 of said Section 31; thence N  
1422        00°19'27" E, 2635.75 feet along the West line of the  
1423        East 1/2 of the West 1/2 of the Northeast 1/4 of said  
1424        Section 31; thence entering Section 30, Township 25  
1425        South, Range 28 East run S 89°41'46" W, 665.30 feet  
1426        along the South line of the Southeast 1/4 of said  
1427        Section 30 to the Southwest corner thereof; thence S  
1428        89°41'31" W, 2661.88 feet along the South line of the  
1429        Southwest 1/4 of said Section 30 to the Southwest  
1430        corner thereof; thence entering Section 25, Township  
1431        25 South, Range 27 East run S 89°54'33" W, 2658.96  
1432        feet run along the South line of the Southeast 1/4 of



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1433 said Section 25 to the Southwest corner thereof;  
1434 thence S 89°52'03" W, 2644.80 feet along the South  
1435 line of the Southwest 1/4 of said Section 25 to the  
1436 Southwest corner thereof; thence entering Section  
1437 26, Township 25 South, Range 27 East run S 89°49'42" W,  
1438 1327.07 feet along the South line of the Southeast 1/4  
1439 of the Southeast 1/4 of said Section 26; thence N  
1440 00°03'44" W, 1330.70 feet along West line of the  
1441 Southeast 1/4 of the Southeast 1/4 of said Section 26;  
1442 thence S 89°52'21" W, 1326.94 feet along South line of  
1443 the Northwest 1/4 of the Southeast 1/4 of said Section  
1444 26; thence N 00°03'24" W, 1331.72 feet along West line  
1445 of the Northwest 1/4 of the Southeast 1/4 of said  
1446 Section 26; thence S 89°55'00" W, 1666.58 feet along  
1447 the South line of the Northwest 1/4 of said Section  
1448 26; thence N 00°00'25" W, 1930.44 feet along the West  
1449 line of the East 5/8 of the Northwest 1/4 of said  
1450 Section 26, to a point on the Easterly right of way  
1451 line of State Road 400 as described in Official  
1452 Records Book 2326, Page 701 of the Public Records of  
1453 Osceola County Florida and a non-tangent curve concave  
1454 Southeasterly having a radius of 3921.00 feet, and a  
1455 central angle of 14°53'09"; thence from a tangent  
1456 bearing of N 25°02'25" E run Northeasterly along the  
1457 arc of said curve and right of way line, 1018.71 feet;  
1458 thence continue along said right of way line the  
1459 following two courses; N 39°57'15" E, 901.93 feet; N  
1460 50°02'45" W, 9.00 feet; thence N 39°57'15" E, 654.77  
1461 feet along the State Road 400 right of way line shown



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1462        on Map Section 92130-2401 and dated August 28, 1969;  
1463        thence N 89°45'55" E, 128.02 feet along the North line  
1464        of the Southeast 1/4 of the Southwest 1/4 Section  
1465        23,Township 25 South, Range 27 East; thence N  
1466        00°05'36" E, 3974.79 feet along the West line of the  
1467        East 1/2 of said Section 23; thence entering Section  
1468        14,Township 25 South, Range 27 East run N 00°01'48" W,  
1469        1338.67 feet along West line of the Southwest 1/4 of  
1470        the Southeast 1/4 of said Section 14; thence S  
1471        89°58'43" W, 431.70 feet along the South line of the  
1472        Northeast 1/4 of the Southwest 1/4 of said Section 14;  
1473        thence N 00°04'30" W, 1337.83 feet along the East line  
1474        of the West 235.00 feet of the East 1/2 of the  
1475        Northeast 1/4 of the Southwest 1/4 of said Section 14;  
1476        thence S 89°52'00" W, 235.00 feet along the South line  
1477        of the Northwest 1/4 of said Section 14; thence N  
1478        00°04'30" W, 1328.24 feet along the West line of East  
1479        1/2 of the Southeast 1/4 of the Northwest 1/4 of said  
1480        Section 14; thence S 89°49'34" W, 334.40 feet along  
1481        the South line of the East 1/2 of the West 1/2 of the  
1482        Northeast 1/4 of the Northwest 1/4 of said Section 14;  
1483        thence N 00°05'51" W, 1328.00 feet along the West line  
1484        of the East 1/2 of the West 1/2 of the Northeast 1/4  
1485        of the Northwest 1/4 of said Section 14; thence  
1486        entering Section 11,Township 25 South, Range 27 East  
1487        run S 89°47'08" W, 1004.74 feet along the Southwest  
1488        1/4 of said Section 11; thence N 00°10'06" E, 666.14  
1489        feet along the West line of the Southeast 1/4 of the  
1490        Southwest 1/4 of the Southwest 1/4 of said Section 11;



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1491 thence S 89°53'39" W, 419.88 feet along the South line  
1492 of the Northwest 1/4 of the Southwest 1/4 of the  
1493 Southwest 1/4 of said Section 11; thence N 00°16'32"  
1494 E, 208.71 feet along a line that is 208.71 feet East  
1495 of and parallel with the East right of way line of  
1496 County Road 545 as shown on Map Section 9257-150 dated  
1497 June 21, 1955; thence S 89°53'43" W, 208.71 feet along  
1498 a line that is 208.71 feet North of and parallel with  
1499 South line of the Southwest 1/4 of said Section 11;  
1500 thence N 00°16'32" E, 458.63 feet along the aforesaid  
1501 East right of way line of County Road 545; thence S  
1502 89°59'41" E, 293.67 feet along the North line of the  
1503 Northwest 1/4 of the Southwest 1/4 of the Southwest  
1504 1/4 of said Section 11; thence N 00°13'21" E, 666.77  
1505 feet along the West line of the East 1/2 of the  
1506 Southwest 1/4 of the Northwest 1/4 of the Southwest  
1507 1/4 of said Section 11; thence S 89°53'03" E, 666.11  
1508 feet along the North line of the South 1/2 of the  
1509 Northwest 1/4 of the Southwest 1/4 of said Section 11;  
1510 thence N 00°06'58" E, 615.49 feet along the West line  
1511 of the East 1/2 of the Northeast 1/4 of the Northwest  
1512 1/4 of the Southwest 1/4 of said Section 11; thence S  
1513 89°46'25" E, 332.34 feet along a line 50.00 feet South  
1514 of and parallel with the North line of the Southwest  
1515 1/4 of said Section 11; thence N 00°13'26" E, 50.00  
1516 feet West line of the Northeast 1/4 of the Southwest  
1517 1/4 of said Section 11; thence S 89°46'24" E, 332.44  
1518 feet along the South line of the West 1/2 of the  
1519 Southwest 1/4 of the Southeast 1/4 of the Northwest



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1520        1/4 of said Section 11; thence N 00°00'19" W, 663.86  
1521        feet along the West line of the East 1/2 of the  
1522        Southwest 1/4 of the Southeast 1/4 of the Northwest  
1523        1/4 of said Section 11; thence S 89°51'37" E, 331.87  
1524        feet along the North line of the East 1/2 of the  
1525        Southwest 1/4 of the Southeast 1/4 of the Northwest  
1526        1/4 of said Section 11; thence N 00°03'15" W, 1328.72  
1527        feet along the West line of the East 1/4 of the  
1528        Northwest 1/4 of said Section 11; thence N 89°57'56"  
1529        E, 661.47 feet along the North line of the Southeast  
1530        1/4 of the Northeast 1/4 of the Northwest 1/4 of  
1531        Section 11; thence N 00°09'07" W, 665.37 feet along  
1532        the West line of the Northeast 1/4 of said Section 11  
1533        to the Northwest corner of the Northeast 1/4 of said  
1534        Section 11; thence entering Section 2, Township 25  
1535        South, Range 27 East run N 00°22'03" E, 5290.72 feet  
1536        along the West line of the East 1/2 of said Section 2;  
1537        thence S 89°44'07" W, 495.03 feet along a line 10.00  
1538        feet South of and parallel with the North line of the  
1539        Northwest 1/4 of said Section 2; thence S 00°22'03" W,  
1540        1390.09 feet along a line 495.00 feet West of and  
1541        parallel with the West line of the East 1/2 of said  
1542        Section 2; thence S 89°44'07" W, 2110.14 feet along a  
1543        line 1400.00 feet South of and parallel with the North  
1544        line of the Northwest 1/4 of said Section 2 to a point  
1545        on the Easterly boundary of de-annexation Resolution  
1546        No. 442 on record at Reedy Creek Improvement District;  
1547        thence run along said boundary the following courses;  
1548        N 02°17'23" E, 40.72 feet; N 18°56'28" E, 11.18 feet;



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N 00°08'32" E, 14.20 feet; N 45°08'32" E, 35.36 feet;  
S 89°51'28" E, 4.49 feet; N 00°08'32" E, 60.00 feet; N  
44°51'28" W, 35.36 feet; N 00°08'32" E, 10.44 feet; N  
44°51'28" W, 4.24 feet; N 00°08'32" E, 346.14 feet; N  
01°09'08" W, 176.69 feet; N 44°51'28" W, 39.61 feet; N  
00°08'32" E, 660.14 feet to a point on the North line  
of the Northwest 1/4 of said Section 2 and being 25.00  
feet East of the Northwest corner of said Section 2;  
thence N 89°44'07" E, 2636.05 feet along the North  
line of the Northwest 1/4 of said Section 2 to the  
Northeast corner thereof; thence N 89°48'35" E,  
2652.59 feet along the North line of the Northeast 1/4  
of said Section 2 to the Northeast corner thereof;  
thence entering Section 1, Township 25 South, Range 27  
East run N 89°46'36" E, 2656.21 feet along the North  
line of the Northwest 1/4 of said Section 1 to the  
Northeast corner thereof; thence N 89°50'04" E,  
2658.48 feet along the North line of the Northeast 1/4  
of said Section 1 to the Northeast corner thereof to  
the Point of Beginning, containing 11063.93, acres  
more or less.

Less and except the following:

A parcel of land lying in Sections 11 , Township 25  
South, Range 27 East, Osceola County, Florida, and  
being more particularly described as follows:

Commence at the Northwest corner of the Northeast 1/4



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1578        of said Section 11, run along the West line of the  
1579        Northeast 1/4 of said Section 11, S 00°09'07" E,  
1580        132.00 feet; thence N 89°52'08" E, 1175.60 feet along  
1581        a line that is 132.00 feet South of and parallel with  
1582        the North line of the Northeast 1/4 of said Section 11  
1583        to a point on the boundary of de-annexation Resolution  
1584        No. 291 as described in Official Records Book 1235,  
1585        Page 1769 of the Public Records of Osceola County,  
1586        Florida, and the Point of Beginning; thence continue  
1587        along aforesaid parallel line, N 89°52'08" E, 240.18  
1588        feet to a point on a deed recorded in Official Records  
1589        Book 1563, Page 2410 of the Public Records of Osceola  
1590        County Florida; thence run along said line following  
1591        two courses; S 79°55'37" E, 62.09 feet; N 89°52'08" E,  
1592        193.48 feet to a point on a deed recorded in Official  
1593        Records Book 1674, Page 2470 of the Public Records of  
1594        Osceola County Florida; thence run along said deed the  
1595        following five courses; S 00°07'52" E, 207.00 feet; S  
1596        89°52'08" W, 350.00 feet; S 00°07'52" E, 500.00 feet;;  
1597        N 89°52'08" E, 400.00 feet; N 00°07'52" W, 707.00 feet  
1598        to a point on the aforementioned deed recorded in  
1599        Official Records Book 1563, Page 2410; thence run  
1600        along said deed the following courses; N 89°52'09" E,  
1601        2.14 feet; S 45°03'23" E, 42.36 feet; S 00°00'00" E,  
1602        174.79 feet to a point of curvature of a curve concave  
1603        Easterly having a radius of 1597.84 feet, and a  
1604        central angle of 09°05'25"; run Southerly along the  
1605        arc of said curve, 253.51 feet; S 09°05'25" E, 282.87  
1606        feet to a point of curvature of a curve concave





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1607     Westerly having a radius of 1457.85 feet, and a  
1608     central angle of 26°10'31"; run Southerly along the  
1609     arc of said curve, 666.01 feet; S 17°05'06" W, 544.65  
1610     feet to a point of curvature of a curve concave  
1611     Northeasterly having a radius of 1597.85 feet, and a  
1612     central angle of 102°07'51"; run Southeasterly along  
1613     the arc of said curve, 2848.19 feet to a point on a  
1614     deed recorded in Official Records Book 1674, Page 2470  
1615     of the Public Records of Osceola County Florida;  
1616     thence departing deed recorded in Official Records  
1617     Book 1674, Page 2470 following the deed recorded in  
1618     Official Records Book 1674, Page 2470 following  
1619     courses; said point being a point of compound  
1620     curvature of a curve concave Northerly having a radius  
1621     of 1597.89 feet, and a central angle of 07°30'00"; run  
1622     Easterly along the arc of said curve, 209.16 feet; S  
1623     54°40'11" E, 66.55 feet; S 12°49'30" E, 117.68 feet to  
1624     a point on a non-tangent curve concave Easterly having  
1625     a radius of 2009.86 feet, and a central angle of  
1626     24°18'27"; from a tangent bearing of S 10°48'36" W run  
1627     Southerly along the arc of said curve, 852.67 feet; S  
1628     13°29'51" E, 341.79 feet; S 13°29'51" E, 408.71 feet  
1629     to a point of curvature of a curve concave Westerly  
1630     having a radius of 1809.86 feet, and a central angle  
1631     of 11°41'10"; run Southerly along the arc of said  
1632     curve, 369.14 feet; to a point of compound curvature  
1633     of a curve concave Westerly having a radius of 1809.86  
1634     feet, and a central angle of 17°06'44"; thence run  
1635     Southerly along the arc of said curve, 540.54 feet; S



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1636        15°17'58" W, 294.15 feet; thence departing said deed  
1637        run along the Westerly right of way line of State Road  
1638        400 and World Drive Interchange as described in  
1639        Official Records Book 1659, Page 1492 of the Public  
1640        Records of Osceola County Florida the following  
1641        courses; S 15°15'17" W, 300.03 feet; N 74°44'43" W,  
1642        45.00 feet; S 17°31'41" W, 302.54 feet; thence S  
1643        15°15'11" W, 177.35 feet to a point on a non-tangent  
1644        curve concave Easterly having a radius of 4501.37  
1645        feet, and a central angle of 06°46'34"; from a tangent  
1646        bearing of S 15°15'19" W run Southerly along the arc  
1647        of said curve, 532.35 feet; S 08°28'42" W, 421.43  
1648        feet; S 81°31'15" E, 26.00 feet; S 08°28'45" W, 543.00  
1649        feet; N 81°31'15" W, 26.00 feet; S 08°28'44" W,  
1650        1288.75 feet to a point of curvature of a curve  
1651        concave Northwesterly having a radius of 1051.92 feet,  
1652        and a central angle of 30°21'09"; run Southwesterly  
1653        along the arc of said curve, 557.26 feet; S 38°49'53"  
1654        W, 892.32 feet to a point on the aforesaid Reedy Creek  
1655        Improvement District de-annexation Resolution No. 291;  
1656        thence run along said de-annexation boundary the  
1657        following courses; N 34°24'01" W, 342.34 feet; thence  
1658        N 41°10'58" E, 504.10 feet; N 56°53'24" W, 1046.80  
1659        feet; N 00°00'05" W, 182.99 feet; N 00°00'05" W,  
1660        262.45 feet; N 00°00'05" W, 604.56 feet; N 20°22'32"  
1661        E, 1354.78 feet; N 39°36'34" E, 1142.27 feet; N  
1662        89°59'55" E, 550.00 feet; N 00°00'05" W, 1600.00 feet;  
1663        N 53°58'26" W, 680.07 feet; N 11°08'10" W, 1105.17  
1664        feet; N 44°36'19" W, 1268.50 feet; N 61°15'45" W,



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889.74 feet; N 18°33'37" W, 469.54 feet; thence N 00°00'05" W, 391.70 feet; N 89°59'55" E, 48.91 feet; N 06°11'23" E, 746.77 feet; thence N 13°51'33" E, 679.15 feet; N 45°31'55" E, 264.41 feet; N 89°59'55" E, 356.15 feet; thence N 00°00'05" W, 317.21 feet to the Point of Beginning, containing 263.49 acres, more or less.

AND

A parcel of land lying in Sections 11 and 12, Township 25 South, Range 27 East, Osceola County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of the Northeast 1/4 corner of said Section 11, run along the North line of the Northeast 1/4 of said Section 11, S 00°09'07" E, 132.00 feet; thence N 89°52'08" E, 1922.52 feet along a line that is 132.00 feet South of and parallel with the North line of the Northeast 1/4 of said Section 11 to a point on Southerly right of way line of State Road 530 and a point on the boundary of de-annexation Resolution No. 291 as described in Official Records Book 1235, Page 1769 of the Public Records of Osceola County, Florida, and the Point of Beginning; thence run along said boundaries the following five courses; N 89°52'07" E, 728.48 feet; N 89°52'44" E, 1251.91 feet; N 89°50'43" E, 190.56 feet to a point on a non-tangent curve concave Northeasterly having a radius of



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1694        814.00 feet, and a central angle of 20°35'33"; from a  
1695        tangent bearing of S 19°06'55" E run Southeasterly  
1696        along the arc of said curve, 292.56 feet; to a point  
1697        on a non-tangent curve concave Northeasterly having a  
1698        radius of 1073.93 feet, and a central angle of  
1699        17°34'32"; from a tangent bearing of S 36°35'41" E run  
1700        Southeasterly along the arc of said curve, 329.43  
1701        feet; thence departing said right of way line continue  
1702        along the aforesaid de-annexation boundary the  
1703        following courses; S 00°08'00" E, 455.76 feet; N  
1704        89°52'00" E, 20.00 feet; S 00°08'00" E, 488.84 feet to  
1705        a point on a non-tangent curve concave Westerly having  
1706        a radius of 1759.86 feet, and a central angle of  
1707        33°38'13"; from a tangent bearing of S 00°08'08" E run  
1708        Southerly along the arc of said curve, 1033.17 feet; S  
1709        33°30'09" W, 1183.50 feet to a point of curvature of a  
1710        curve concave Southeasterly having a radius of 2059.86  
1711        feet, and a central angle of 14°13'45"; run  
1712        Southwesterly along the arc of said curve, 511.56  
1713        feet; to a point on a non-tangent curve concave  
1714        Northerly having a radius of 1457.89 feet, and a  
1715        central angle of 12°05'33"; from a tangent bearing of  
1716        S 82°51'48" W run Westerly along the arc of said  
1717        curve, 307.69 feet; to a point of compound curvature  
1718        of a curve concave Northerly having a radius of  
1719        1457.79 feet, and a central angle of 29°15'05"; run  
1720        Westerly along the arc of said curve, 744.25 feet; N  
1721        34°12'14" E, 149.99 feet; N 38°16'56" W, 139.49 feet;  
1722        N 20°31'56" W, 110.01 feet; N 70°14'49" W, 129.46



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feet; N 45°48'22" W, 132.54 feet; S 89°14'11" W,  
181.70 feet to a point on a non-tangent curve concave  
Easterly having a radius of 1457.85 feet, and a  
central angle of 47°22'50"; from a tangent bearing of  
N 30°17'44" W run Northerly along the arc of said  
curve, 1205.56 feet; N 17°05'06" E, 386.62 feet; S  
72°54'50" E, 290.44 feet; N 10°23'11" E, 320.40 feet;  
N 04°30'12" E, 320.81 feet; N 87°47'48" W, 244.99 feet  
to a point on a non-tangent curve concave Westerly  
having a radius of 1597.84 feet, and a central angle  
of 11°17'38"; from a tangent bearing of N 02°12'13" E  
run Northerly along the arc of said curve, 314.96  
feet; N 09°05'25" W, 282.87 feet to a point of  
curvature of a curve concave Easterly having a radius  
of 1457.85 feet, and a central angle of 09°05'25"; run  
Northerly along the arc of said curve, 231.30 feet; N  
00°00'00" E, 186.09 feet; N 44°56'12" E, 42.49 feet to  
the Point of Beginning, containing 191.436 Acres, more  
or less.

AND

A parcel of land lying in Sections 12 and 13, Township  
25 South, Range 27 East and Section 7, Township 25  
South, Range 28 East, Osceola County, Florida, and  
being more particularly described as follows:

Commence at the Northwest corner of said Section 7,  
run along the West line of the Northwest 1/4 of said



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1752      Section 7, S 00°16'52" W, 182.00 feet, to a point on  
1753      Southerly right of way line of State Road 530 and a  
1754      point on the boundary of de-annexation Resolution No.  
1755      291 as described in Official Records Book 1235, Page  
1756      1769 of the Public Records of Osceola County, Florida,  
1757      and the Point of Beginning; thence run along said de-  
1758      annexation boundary the following courses; N 89°36'48"  
1759      E, 1370.16 feet to a point on a non-tangent curve  
1760      concave Southerly having a radius of 2774.79 feet, and  
1761      a central angle of 14°35'33"; from a tangent bearing  
1762      of S 87°18'45" E run Easterly along the arc of said  
1763      curve, 706.70 feet; S 72°43'12" E, 120.32 feet; S  
1764      68°43'12" E, 476.40 feet to a point of curvature of a  
1765      curve concave Southwesterly having a radius of 310.00  
1766      feet, and a central angle of 64°11'44"; run  
1767      Southeasterly along the arc of said curve, 347.33  
1768      feet; to a point of compound curvature of a curve  
1769      concave Westerly having a radius of 710.00 feet, and a  
1770      central angle of 43°41'01"; run Southerly along the  
1771      arc of said curve, 541.32 feet; S 39°09'33" W, 593.50  
1772      feet; S 39°49'53" W, 428.75 feet to a point on a non-  
1773      tangent curve concave Northwesterly having a radius of  
1774      17038.73 feet, and a central angle of 00°07'01"; from  
1775      a tangent bearing of S 39°57'15" W run Southwesterly  
1776      along the arc of said curve, 34.76 feet; to a point of  
1777      compound curvature of a curve concave Northwesterly  
1778      having a radius of 17038.73 feet, and a central angle  
1779      of 00°07'00"; run Southwesterly along the arc of said  
1780      curve, 34.73 feet; to a point of compound curvature of



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1781 a curve concave Northwesterly having a radius of  
1782 17038.73 feet, and a central angle of 05°07'15"; run  
1783 Southwesterly along the arc of said curve, 1522.83  
1784 feet; to a point of reverse curvature of a curve  
1785 concave Southeasterly having a radius of 17338.73  
1786 feet, and a central angle of 07°18'35"; run  
1787 Southwesterly along the arc of said curve, 2212.08  
1788 feet; to a point of compound curvature of a curve  
1789 concave Southeasterly having a radius of 17338.73  
1790 feet, and a central angle of 03°23'57"; run  
1791 Southwesterly along the arc of said curve, 1028.62  
1792 feet; to a point of reverse curvature of a curve  
1793 concave Northwesterly having a radius of 17038.73  
1794 feet, and a central angle of 05°03'27"; run  
1795 Southwesterly along the arc of said curve, 1503.98  
1796 feet; S 44°18'34" W, 2356.77 feet to a point on a non-  
1797 tangent curve concave Northerly having a radius of  
1798 451.67 feet, and a central angle of 120°17'51"; from a  
1799 tangent bearing of S 44°19'15" W run Westerly along  
1800 the arc of said curve, 948.32 feet; to a point of  
1801 compound curvature of a curve concave Easterly having  
1802 a radius of 1767.86 feet, and a central angle of  
1803 30°38'14"; run Northerly along the arc of said curve,  
1804 945.31 feet; N 15°15'17" E, 57.43 feet; N 74°44'43" W,  
1805 42.00 feet; N 10°06'45" E, 301.24 feet; N 15°17'20" E,  
1806 293.98 feet to a point on a non-tangent curve concave  
1807 Westerly having a radius of 2009.86 feet, and a  
1808 central angle of 28°47'54"; from a tangent bearing of  
1809 N 15°18'05" E run Northerly along the arc of said



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1810 curve, 1010.21 feet; N 13°29'49" W, 750.50 feet to a  
1811 point of curvature of a curve concave Easterly having  
1812 a radius of 1809.86 feet, and a central angle of  
1813 30°18'27"; run Northerly along the arc of said curve,  
1814 957.35 feet; N 46°27'10" E, 105.97 feet; to a point on  
1815 a non-tangent curve concave Southeasterly having a  
1816 radius of 1759.86 feet, and a central angle of  
1817 13°41'33"; from a tangent bearing of N 19°48'38" E run  
1818 Northeasterly along the arc of said curve, 420.57  
1819 feet; N 33°30'11" E, 1183.50 feet to a point of  
1820 curvature of a curve concave Westerly having a radius  
1821 of 2059.86 feet, and a central angle of 33°23'10"; run  
1822 Northerly along the arc of said curve, 1200.27 feet; N  
1823 05°42'05" E, 369.98 feet to a point of curvature of a  
1824 curve concave Southeasterly having a radius of 426.87  
1825 feet, and a central angle of 56°29'55"; run  
1826 Northeasterly along the arc of said curve, 420.93  
1827 feet; N 62°12'02" E, 1022.85 feet to a point of  
1828 curvature of a curve concave Southerly having a radius  
1829 of 1789.72 feet, and a central angle of 15°19'53"; run  
1830 Easterly along the arc of said curve, 478.90 feet; to  
1831 a point on a non-tangent curve concave Southerly  
1832 having a radius of 1791.86 feet, and a central angle  
1833 of 03°26'13"; from a tangent bearing of N 78°45'37" E  
1834 run Easterly along the arc of said curve, 107.49 feet;  
1835 to a point of compound curvature of a curve concave  
1836 Southerly having a radius of 2181.28 feet, and a  
1837 central angle of 06°37'08"; run Easterly along the arc  
1838 of said curve, 251.98 feet; N 88°49'08" E, 659.02





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feet; N 89°50'46" E, 591.75 feet to the Point of  
Beginning, containing 744.473 acres, more or less.

AND

A parcel of land lying in Sections 12, 13, 23 and 24,  
Township 25 South, Range 27 East Sections 7, 8, 9, 17  
through 20 and 30, Township 25 South, Range 28 East,  
Osceola County, Florida, and being more particularly  
described as follows:

Commence at the Northwest corner of said Section 9,  
run along the West line of the Northwest 1/4 of said  
Section 9, S 00°08'49" E, 132.00 feet, to a point on  
Southerly right of way line of State Road 530 and a  
point on the boundary of de-annexation Resolution No.  
291 as described in Official Records Book 1235, Page  
1769 of the Public Records of Osceola County, Florida,  
and the Point of Beginning; thence run along said de-  
annexation boundary the following courses; N 89°47'42"  
E, 622.99 feet to a point on a non-tangent curve  
concave Northeasterly having a radius of 450.00 feet,  
and a central angle of 59°52'20"; from a tangent  
bearing of S 00°12'18" E run Southeasterly along the  
arc of said curve, 470.24 feet; S 60°04'38" E, 118.30  
feet to a point of curvature of a curve concave  
Southwesterly having a radius of 150.00 feet, and a  
central angle of 60°00'00"; run Southeasterly along  
the arc of said curve, 157.08 feet; N 89°55'21" E,



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1868 40.00 feet; S 00°04'25" E, 2369.91 feet; N 89°56'33"  
1869 E, 50.00 feet; S 00°03'27" E, 512.31 feet; S 00°03'27"  
1870 E, 358.24 feet; S 47°23'03" W, 1794.78 feet; N  
1871 75°57'54" W, 2061.55 feet; S 53°52'46" W, 4747.05  
1872 feet; S 13°19'33" E, 1235.00 feet; S 57°29'14" E,  
1873 837.20 feet; S 26°03'58" E, 3172.66 feet; S 45°00'05"  
1874 E, 707.11 feet; S 09°55'30" W, 2030.39 feet; N  
1875 65°37'30" W, 1163.91 feet; N 44°47'06" W, 1831.04  
1876 feet; S 48°53'12" W, 715.92 feet; N 65°37'30" W,  
1877 341.01 feet; N 26°33'59" W, 2124.26 feet; S 68°44'53"  
1878 W, 965.66 feet; S 16°54'23" E, 5330.34 feet; S  
1879 50°31'34" W, 1101.14 feet; N 41°38'06" W, 4214.56  
1880 feet; N 18°02'08" W, 2261.08 feet; S 89°59'55" W,  
1881 1650.00 feet; S 00°00'05" E, 1224.24 feet; S 35°39'14"  
1882 W, 1200.88 feet; S 89°59'55" W, 1800.00 feet; N  
1883 34°46'45" W, 1157.70 feet; N 27°43'20" W, 492.90 feet;  
1884 N 01°09'30" W, 124.30 feet; N 50°54'37" W, 282.74  
1885 feet; S 59°21'14" W, 36.00 feet; N 38°52'34" W, 156.01  
1886 feet; N 39°57'15" E, 502.67 feet; N 43°58'16" E,  
1887 1918.88 feet to a point of curvature of a curve  
1888 concave Southerly having a radius of 622.20 feet, and  
1889 a central angle of 73°46'51"; run Easterly along the  
1890 arc of said curve, 801.22 feet; to a point of compound  
1891 curvature of a curve concave Southwesterly having a  
1892 radius of 2405.91 feet, and a central angle of  
1893 15°39'49"; run Southeasterly along the arc of said  
1894 curve, 657.74 feet; to a point on a non-tangent curve  
1895 concave Southwesterly having a radius of 3677.60 feet,  
1896 and a central angle of 09°13'43"; from a tangent



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1897 bearing of S 46°35'06" E run Southeasterly along the  
1898 arc of said curve, 592.35 feet; S 37°21'28" E, 61.64  
1899 feet; N 52°38'37" E, 295.00 feet; N 37°21'24" W,  
1900 236.29 feet; N 33°58'59" W, 295.13 feet to a point of  
1901 curvature of a curve concave Easterly having a radius  
1902 of 724.53 feet, and a central angle of 32°07'27"; run  
1903 Northerly along the arc of said curve, 406.22 feet; N  
1904 01°51'30" W, 914.66 feet to a point of curvature of a  
1905 curve concave Easterly having a radius of 1433.91  
1906 feet, and a central angle of 30°54'26"; run Northerly  
1907 along the arc of said curve, 773.50 feet; N 31°08'21"  
1908 E, 714.41 feet; N 32°17'07" E, 68.88 feet to a point  
1909 of curvature of a curve concave Southeasterly having a  
1910 radius of 4489.66 feet, and a central angle of  
1911 06°27'44"; run Northeasterly along the arc of said  
1912 curve, 506.37 feet; N 38°44'50" E, 91.15 feet; N  
1913 51°13'07" W, 15.63 feet; N 39°57'15" E, 399.78 feet to  
1914 a point of curvature of a curve concave Southeasterly  
1915 having a radius of 17028.73 feet, and a central angle  
1916 of 05°21'16"; run Northeasterly along the arc of said  
1917 curve, 1591.38 feet; to a point of reverse curvature  
1918 of a curve concave Northwesterly having a radius of  
1919 17348.73 feet, and a central angle of 00°22'04"; run  
1920 Northeasterly along the arc of said curve, 111.39  
1921 feet; N 45°03'33" W, 10.00 feet to a point on a non-  
1922 tangent curve concave Northwesterly having a radius of  
1923 17341.08 feet, and a central angle of 04°36'46"; from  
1924 a tangent bearing of N 44°56'25" E run Northeasterly  
1925 along the arc of said curve, 1396.13 feet; to a point



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of compound curvature of a curve concave Northwesterly  
having a radius of 17338.73 feet, and a central angle  
of 05°43'39"; run Northeasterly along the arc of said  
curve, 1733.24 feet; to a point of reverse curvature  
of a curve concave Southeasterly having a radius of  
17038.73 feet, and a central angle of 05°21'16"; run  
Northeasterly along the arc of said curve, 1592.32  
feet; N 39°57'15" E, 942.63 feet; N 44°36'59" E,  
348.99 feet to a point on a non-tangent curve concave  
Southeasterly having a radius of 1342.44 feet, and a  
central angle of 24°30'00"; from a tangent bearing of  
N 44°44'08" E run Northeasterly along the arc of said  
curve, 574.04 feet; N 69°14'08" E, 1832.61 feet; S  
47°43'15" E, 1148.63 feet; S 37°11'45" E, 2082.95  
feet; N 52°48'15" E, 150.00 feet; N 37°11'45" W,  
2096.77 feet; N 47°43'15" W, 1086.16 feet; N 69°14'08"  
E, 104.92 feet to a point of curvature of a curve  
concave Southerly having a radius of 1342.40 feet, and  
a central angle of 19°21'25"; run Easterly along the  
arc of said curve, 453.52 feet; N 88°35'33" E, 600.08  
feet; N 83°15'36" E, 300.22 feet; thence N 89°45'45"  
E, 3676.81 feet to the Point of Beginning, containing  
2908.288 acres, more or less.

AND

A parcel of land lying in Sections 23 through 26,  
Township 25 South, Range 27 East and Section 30,  
Township 25 South, Range 28 East, Osceola County,



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Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 26, run along the East line of the Southeast 1/4 of said Section 26, N 00°04'03" W, 120.00 feet, to a point on the boundary of de-annexation Resolution No. 291 as described in Official Records Book 1235, Page 1769 of the Public Records of Osceola County, Florida, and the Point of Beginning; thence run along said de-annexation boundary the following courses; S 89°49'18" W, 678.98 feet; S 89°56'16" W, 41.46 feet; S 89°50'14" W, 486.92 feet; N 00°08'08" W, 333.91 feet; N 00°07'57" W, 177.25 feet; N 00°01'07" W, 178.96 feet; N 00°03'44" W, 631.66 feet; S 89°52'13" W, 494.06 feet; S 89°55'05" W, 828.90 feet; N 90°00'00" W, 5.12 feet; N 00°08'06" W, 251.46 feet; N 00°08'09" W, 394.13 feet; N 00°08'11" W, 655.92 feet; N 00°13'25" W, 23.67 feet; S 89°55'00" W, 128.49 feet; N 89°31'49" W, 397.18 feet; N 89°31'34" W, 122.10 feet; N 89°32'10" W, 47.99 feet; N 89°31'47" W, 361.14 feet; N 89°31'38" W, 68.77 feet; N 89°32'02" W, 98.33 feet; N 89°31'40" W, 203.89 feet; N 09°35'39" W, 23.58 feet; N 34°30'31" E, 3.49 feet; N 89°39'50" W, 46.97 feet; S 89°55'09" W, 105.90 feet; N 00°00'26" W, 1997.80 feet; N 39°37'22" E, 1530.02 feet; N 39°37'22" E, 3105.08 feet; S 25°35'45" E, 1405.42 feet; S 48°02'51" W, 2129.92 feet; S 27°09'04" E, 2191.46 feet; N 89°59'55" E, 429.40 feet; N 42°34'45" E, 61.38 feet; N 77°28'31"



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1984 E, 6.16 feet; S 80°50'28" E, 42.95 feet; S 76°40'19"  
1985 E, 50.95 feet; N 78°08'48" E, 34.33 feet; S 30°04'17"  
1986 E, 4.22 feet; S 76°06'37" E, 130.56 feet; N 89°59'55"  
1987 E, 618.64 feet; N 00°00'05" W, 1750.00 feet; S  
1988 85°45'54" E, 2707.40 feet; S 38°39'40" E, 320.15 feet;  
1989 S 01°48'36" E, 382.26 feet; S 54°54'10" W, 2031.38  
1990 feet; S 34°49'33" E, 1400.89 feet; N 66°34'12" E,  
1991 2012.03 feet; N 89°59'55" E, 1596.15 feet; S 41°29'52"  
1992 E, 1068.10 feet; S 16°30'11" W, 1408.01 feet; S  
1993 60°01'01" W, 808.14 feet; N 44°46'55" W, 709.83 feet;  
1994 N 00°00'05" W, 700.00 feet; S 89°59'55" W, 1100.00  
1995 feet; S 15°22'30" W, 829.70 feet; S 89°59'55" W,  
1996 620.00 feet; S 00°00'05" E, 250.00 feet; N 89°45'12"  
1997 E, 331.16 feet; N 22°25'57" E, 47.85 feet; N 32°49'38"  
1998 W, 99.62 feet; N 06°38'41" W, 20.86 feet; N 67°06'55"  
1999 E, 58.35 feet; N 80°46'35" E, 124.29 feet; N 59°15'21"  
2000 E, 74.38 feet; N 76°39'34" E, 72.66 feet; S 59°47'48"  
2001 E, 57.26 feet; S 54°56'34" E, 123.34 feet; S 58°10'29"  
2002 E, 79.63 feet; S 30°10'31" E, 44.20 feet; S 06°24'36"  
2003 E, 107.82 feet; S 11°28'54" W, 73.24 feet; S 17°38'04"  
2004 W, 10.26 feet; S 67°56'29" E, 225.59 feet; N 45°25'09"  
2005 E, 16.32 feet; S 61°51'19" E, 58.22 feet; S 30°56'12"  
2006 E, 14.64 feet; S 67°56'29" E, 748.10 feet; S 89°54'33"  
2007 W, 2032.92 feet; S 89°51'55" W, 2644.56 feet; S  
2008 00°04'03" E, 79.89 feet to the Point of Beginning,  
2009 containing 829.136 acres, more or less.  
2010  
2011 Containing in aggregate 6127.098 acres more or less in  
2012 Osceola County Florida.



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Section 2. Applicability of certain provisions of chapter 298, Florida Statutes.—Chapter 298, Florida Statutes, and all amendments thereto, now existing or hereafter enacted, are applicable to the Reedy Creek Improvement District insofar as they are not inconsistent with the provisions of this act or any subsequent special acts relating to the Reedy Creek Improvement District. Except as otherwise provided in this act, the Central Reedy Creek Improvement District shall have all of the powers and authorities provided by chapter 298, Florida Statutes, and acts amendatory thereof. Notwithstanding the foregoing, the provisions of ss. 298.11, 298.12, 298.14, 298.15, 298.17, 298.18, 298.20, 298.23, 298.24, 298.25, 298.41, 298.48, 298.52, 298.56, 298.57, 298.61, 298.70, 298.71, 298.72, 298.73, and 298.74, Florida Statutes, and amendments thereto, do not apply to the Reedy Creek Improvement District.

Section 3. Definitions.—Unless the context indicates otherwise, the following words as used in this act shall have the following meanings:

(1) "Assessable improvements" includes, without limitation, any and all drainage and land reclamation works and facilities, sewer systems, storm sewers and drains, water systems, reclaimed water systems, streets, roads, or other infrastructure projects of the district, or that portion or portions thereof, local in nature and of special benefit to the premises or lands served thereby, and any and all modifications, improvements, and enlargements thereof.

(2) "Board of supervisors" or "board" means the Board of Supervisors of the Reedy Creek Improvement District.



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(3) "Bond" includes "certificate," and provisions applicable to bonds shall be equally applicable to certificates. "Bond" includes general obligation bonds, assessment bonds, refunding bonds, excise tax bonds, revenue bonds, and such other obligations in the nature of bonds as are provided for in this act.

(4) "Cost," when used with reference to any project, includes, but is not limited to, the expenses of determining the feasibility or practicability of acquisition, construction, or reconstruction; the cost of surveys, estimates, plans, and specifications; the cost of acquisition, construction, or reconstruction; the cost of improvements; engineering, fiscal, and legal expenses and charges; the cost of all labor, materials, machinery, and equipment; the cost of all lands, properties, rights, easements, and franchises acquired; federal, state, and local taxes and assessments; financing charges; the creation of initial reserve and debt service funds; working capital; interest charges incurred or estimated to be incurred on money borrowed prior to and during construction and acquisition and for such period of time after completion of construction or acquisition as the board of supervisors may determine; the cost of issuance of bonds pursuant to this act, including advertisements and printing; the cost of any election held pursuant to this act and all other expenses of issuance of bonds; discount, if any, on the sale or exchange of bonds; administrative expenses; such other expenses as may be necessary or incidental to the acquisition, construction, or reconstruction of any project or to the financing thereof, or the development of any lands within the district; and





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reimbursement of any public or private body, person, firm, or corporation for any moneys advanced in connection with any of the foregoing items of cost. Any obligation or expense incurred prior to the issuance of bonds in connection with the acquisition, construction, or reconstruction of any project or improvements thereon, or in connection with any other development of land that the board of supervisors determines to be necessary, or that is otherwise authorized by general law or this act, in carrying out the purposes of this act, may be treated as a part of such cost.

(5) "District" means the Reedy Creek Improvement District.

(6) "Parking facilities" means lots, garages, parking terminals, and other structures (either single-level or multilevel and either at, above, or below the surface) for the off-street parking of motor vehicles, open to public use with or without a fee, including, but without limiting the generality of the foregoing, facilities for trucks and buses, waiting rooms, lockers, and, if deemed necessary by the board of supervisors, or otherwise authorized by general law or this act, space to be leased for such uses as the board deems advisable, and all facilities appurtenant thereto, including on-street parking meters, and all property rights, easements, and interests relating thereto which the board deems necessary, or that are otherwise authorized by general law or this act, for the construction or operation thereof.

(7) "Plat" means a map or drawing depicting the division of lands into lots, blocks, parcels, tracts, sites, or other divisions, however the same may be designated.

(8) "Project" means any development, improvement, property,



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2100 utility, facility, works, road, sidewalk, enterprise, service,  
2101 or convenience, including, without limitation, public  
2102 transportation facilities and devices and telephone and other  
2103 communication facilities and services, now existing or hereafter  
2104 undertaken or established, that under the provisions of this act  
2105 or under chapter 298, Florida Statutes, the district is  
2106 authorized to construct, acquire, undertake, or furnish for its  
2107 own use or for the use of any other person, firm, or  
2108 corporation, owning, leasing, or otherwise using the same, for  
2109 any profit or nonprofit purpose or activity, and shall include,  
2110 without limitation, such repairs, replacements, additions,  
2111 extensions, and betterments of and to any project as may be  
2112 deemed necessary by the board of supervisors to place or to  
2113 maintain such project in proper condition for the safe,  
2114 efficient, and economic operation thereof.

2115 (9) "Sewer system" means any plant, system, facility, or  
2116 property and additions, extensions, and improvements thereto at  
2117 any future time constructed or acquired as part thereof, useful  
2118 or necessary or having the present capacity for future use in  
2119 connection with the collection, treatment, purification, or  
2120 disposal of sewage, including, without limitation, industrial  
2121 wastes resulting from any processes of industry, manufacture,  
2122 trade, or business or from the development of any natural  
2123 resources; and, without limiting the generality of the  
2124 foregoing, shall include treatment plants, pumping stations,  
2125 lift stations, valves, force mains, intercepting sewers,  
2126 laterals, pressure lines, mains, and all necessary appurtenances  
2127 and equipment, all sewer mains, laterals, and other devices for  
2128 the reception and collection of sewage from premises connected



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therewith, and all real and personal property and any interest  
therein, rights, easements, and franchises of any nature  
whatsoever relating to any such system and necessary or  
convenient for the operation thereof.

(10) "Subdivision" means the division of a parcel of land,  
whether improved or unimproved, into two or more lots or parcels  
of land for the purpose, whether immediate or future, of  
transfer of ownership or building development where the  
subdivider advocates, proposes, suggests, or exhibits a proposed  
plan, map, or plat of development of the land or where the  
subdivider proposes to create a street, right-of-way, or  
easement that joins or connects to an existing public street for  
ingress and egress or an existing easement, or to change an  
existing public street or easement.

(11) "Waste collection and disposal system" means all the  
facilities of the district for the collection and disposal of  
garbage and other waste matter, except sewage but including  
liquid waste material from septic tank and grease trap systems,  
together with digested sludge from sewage treatment plants, and  
shall include all such facilities, including incinerators,  
composting plants, or other means of disposal constructed or  
acquired pursuant to the provisions of this act, or hereafter  
constructed or acquired by the district from any other source  
whatsoever.

(12) "Water and flood control facilities" means any canals,  
ditches, or other drainage facilities, reservoirs, lakes, ponds,  
dams, levees, sluiceways, dredging holding basins, floodways,  
pumping stations, or any other works, structures, or facilities  
for the conservation, control, development, utilization, and



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disposal of water, and any purposes appurtenant, necessary, or  
incidental thereto, and includes all real and personal property  
and any interest therein, rights, easements, and franchises of  
any nature relating to any such water and flood control  
facilities or necessary or convenient for the acquisition,  
construction, reconstruction, operation, or maintenance thereof.

(13) "Water system" means any plant, system, facility, or  
property and additions, extensions, and improvements thereto at  
any future time constructed or acquired as part thereof, useful  
or necessary or having the present capacity for future use in  
connection with the development of sources, treatment, or  
purification and distribution of water for domestic or  
industrial use and, without limiting the generality of the  
foregoing, includes dams, reservoirs, lakes, ponds, storage  
tanks, mains, lines, valves, pumping stations, laterals, and  
pipes for the purpose of carrying water to the premises  
connected with such system, and all real and personal property  
and any interests therein, rights, easements, and franchises of  
any nature whatsoever relating to any such system and necessary  
for the operation thereof.

Section 4. Board of supervisors; appointments;  
organization; term of office; quorum; annual meetings, report,  
and minutes.—

(1) The Board of Supervisors of the Reedy Creek Improvement  
District shall be the governing body of the district, shall have  
controlling authority over the district, and shall exercise the  
powers granted to the district under this act and under chapters  
189 and 298, Florida Statutes. The board of supervisors shall  
consist of five members. Two members shall be appointed by the



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Governor and confirmed by the Senate, with one member designated as chair of the board of supervisors and one member designated as vice chair. The three other members shall be representatives from the district. Each member shall hold office for a term of 4 years and until a successor is chosen and qualified, except that for the initial appointments made after the effective date of this act, two members shall be appointed to serve a term of 2 years. Furthermore, each member initially appointed to the board of supervisors must replace the board member who has been serving on the board for the greatest amount of time to date. Members may not serve more than three consecutive terms.

(2) For appointments made pursuant to this act:

(a) All members shall be Florida residents.

(b) Consideration should be given for members from a broad range of fields including, but not limited to, experience in accounting, business management, construction, cybersecurity or data privacy, engineering, environmental sciences, financial management, infrastructure management, land use, permitting, public administration, public safety, transportation, or utility operations and management.

(c) The following persons are ineligible to serve on the board:

1. Any person who, within the past 3 years, has been an officer, owner, director, employee, agent, contractor, or subcontractor of, or has had a contractual relationship with a business entity that owns or operates a theme park or entertainment complex as defined in s. 509.013(9), Florida Statutes, or a parent company, subsidiary, or sibling organization under common ownership or control with a business



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entity that owns or operates a theme park or entertainment complex.

2. Any relative as defined in s. 112.3143, Florida Statutes, of a person ineligible under subparagraph 1.

(3) Following appointment, if a member becomes ineligible to serve on the board under paragraph (2)(c), a vacancy in office shall occur and the Governor shall file an executive order pursuant to s. 114.01, Florida Statutes.

(4) Any vacancy that occurs on the board of supervisors shall be filled in the same manner as the original appointment for the unexpired term of that seat.

(5)(a) All meetings of the board of supervisors shall be open, and reasonable notice shall be provided to the public, as required by law.

(b) The board of supervisors shall meet at least once per month to conduct all necessary business of the district and may conduct additional meetings, including emergency meetings, as necessary.

(c) A majority of the members of the board of supervisors shall constitute a quorum.

(d) The board of supervisors may adopt and enforce reasonable rules governing the conduct of its members provided that no board member may be suspended or removed from office except as provided in s. 112.511, Florida Statutes.

(e) The board of supervisors may adopt and enforce reasonable rules governing the procedures, order of business, and rules of decorum for its meetings.

(6) The board of supervisors shall, by at least three affirmative votes, appoint and may, at any time, remove:



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(a) A clerk of the board. The clerk may be a district employee or an independent contractor. The clerk is responsible for taking and preserving for the public record minutes of all board meetings and performing other duties as may be assigned by the board.

(b) A district administrator. The district administrator must be a district employee but may be an independent contractor on an interim basis. The district administrator is the chief executive officer of the district and is in charge of the day-to-day operations of the district subject to the board of supervisor's direction and policy decisions. The district administrator has such functions, duties, and powers as the board of supervisors may prescribe and performs any other duties as may be assigned by the board.

(c) A general counsel to the district. The general counsel must be a Florida licensed attorney having experience representing government entities. The district may contract with a law firm to provide general counsel services and other legal services to the district.

(7) The board of supervisors shall keep a permanent record book entitled "Record of Governing Board of Reedy Creek Improvement District," in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates, bonds given by all employees, and any and all corporate acts, which book shall be open to public inspection as required by law. Such record book shall be kept at an office or other regular place of business maintained by the board of supervisors in Orange County or Osceola County.

(8) (a) The board of supervisors shall submit an annual



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report to the Department of Financial Services pursuant to s.  
218.32, Florida Statutes, with a copy to the Governor, the  
President of the Senate, and the Speaker of the House of  
Representatives.

(b) Notwithstanding s. 189.08(9), Florida Statutes, the  
board of supervisors shall submit a public facilities report and  
related annual notices required by s. 189.08, Florida Statutes,  
to the Governor, the President of the Senate, and the Speaker of  
the House of Representatives.

(c) The district shall maintain a website with the  
information required by s. 189.069, Florida Statutes.

(d) The board of supervisors shall submit to the Governor,  
the President of the Senate, and the Speaker of the House of  
Representatives, within 1 year after the effective date of this  
act, and every 5 years thereafter, a report that includes a  
review of all remaining powers and authorities included herein  
and any recommendations for consideration of eliminating said  
powers and authorities for potential repeal by the Legislature.

Section 5. Compensation of board.—Each supervisor shall  
serve without compensation but may be reimbursed for per diem  
and travel expenses as provided in s. 112.061, Florida Statutes,  
for attending meetings of the board of supervisors or performing  
official duties pertaining to the district.

Section 6. Treasurer; depositories; fiscal agent.—

(1) The board of supervisors shall designate a person who  
is a resident of the State of Florida, or a bank or trust  
company organized under the laws of the State of Florida, as  
treasurer of the district, who shall have charge of the funds of  
the district. Such funds shall be disbursed only upon the order





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of or pursuant to the resolution of the board of supervisors by  
warrant or check signed by the treasurer, or by such other  
person as may be authorized by the board. The treasurer shall  
perform such other or additional powers and duties and receive  
such compensation as the board of supervisors deems appropriate.  
The board of supervisors may require the treasurer to give a  
bond in such amount, on such terms, and with such sureties as  
may be deemed satisfactory to the board to secure the  
performance by the treasurer of the delegated powers and duties.  
The board of supervisors shall audit or have audited the books  
of the treasurer at least once a year.

(2) The board of supervisors is authorized to select as  
depositories in which the funds of the board and of the district  
shall be deposited any banking corporation organized under the  
laws of the State of Florida or under the national banking act,  
doing business in the State of Florida, upon such terms and  
conditions as to the payment of interest by such depository upon  
the funds so deposited as the board deems just and reasonable.

(3) The State Chief Financial Officer may from time to time  
adopt, revise, and rescind rules and regulations prescribing the  
qualifications of depositories of funds of the district and  
establishing requirements for security to be given by  
depositories with respect to such funds. In the absence of any  
such rules and regulations issued by the State Chief Financial  
Officer, the board of supervisors may prescribe the  
qualifications of depositories and the requirements for security  
to be given by depositories.

(4) The board of supervisors may employ a fiscal agent, who  
shall be either a resident of the State of Florida or a



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corporation organized under the laws of this or any other state  
and authorized by such laws to act as such fiscal agent for  
municipal corporations in the State of Florida and who shall  
assist in the keeping of the books of account, the receiving of  
tax revenues, and the remitting of funds to pay maturing bonds  
and coupons, and perform such other or additional services and  
duties as fiscal agent and receive such compensation as the  
board may determine.

Section 7. Powers and duties of board of supervisors.—  
Except as otherwise provided in this act, all of the powers and  
duties of the district shall be exercised by and through the  
board of supervisors. Without limiting the generality of the  
foregoing, the district, by and through the board of  
supervisors, shall have the power and authority to:

(1) Employ engineers, contractors, consultants, attorneys,  
auditors, agents, employees, and representatives as the board  
may from time to time determine, on such terms and conditions as  
the board may approve, and fix their compensation and duties.  
The board of supervisors may delegate to the district  
administrator employee hiring and termination decisions and  
certain procurement decisions for retaining professional  
services and other consultants and contractors.

(2) Adopt bylaws, rules, resolutions, and orders  
prescribing the powers, duties, and functions of the officers of  
the district, the conduct of the business of the district, the  
maintenance of records, and the form of certificates evidencing  
tax liens and all other documents and records of the district.  
The board of supervisors may adopt administrative rules and  
regulations with respect to any of the projects of the district,



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on proper notice and public hearing. Any resolution authorized  
by this act must be adopted at a public meeting of the board of  
supervisors after reading of the resolution or its title.

Reasonable notice of the public meeting must be provided at  
least 10 days before the public meeting and must indicate the  
board's intent to consider such resolution. Unless the board  
provides otherwise, only one reading at one public meeting for  
adoption is required. Any resolution adopted in accordance with  
the requirements of this act shall be effective for all  
statutory purposes where adoption of a resolution is required.

(3) Maintain an office at such place or places as it may  
designate within the district's boundaries.

(4) Enter or direct the entry upon any lands, premises,  
waters, or other property subject to the requirements of due  
process as to privately owned property.

(5) Execute all contracts and other documents, adopt all  
proceedings, and perform all acts determined by the board to be  
necessary or that are otherwise authorized by general law or  
this act. The board of supervisors may authorize one or more  
members of the board to execute contracts and other documents on  
behalf of the board or the district.

(6) Establish and create such departments, boards,  
committees, or other entities as from time to time the board  
deems necessary, or that are otherwise authorized by general law  
or this act, in the performance of any acts or other things  
necessary to the exercise of the powers provided in this act,  
and to delegate to such departments, boards, committees, or  
other entities such administrative duties and other powers as  
the board deems necessary or that are otherwise authorized by



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general law or this act.

(7) Examine, and authorize any officer or agent of the district to examine, the county tax rolls with respect to the assessed valuation of the real and personal property within the district.

(8) Adopt and enforce policies governing the solicitation and award of contracts entered into by the district.

(9) Adopt and enforce employment and personnel policies governing employees.

(10) Purchase and maintain insurance policies for the protection of the district and the district's projects, properties, officers, employees, and agents performing work on behalf of the district.

(11) Provide for the indemnification and defense of board members and district officers, employees, and agents pursuant to ss. 111.07 and 111.071, Florida Statutes, or otherwise in accordance with law.

Section 8. Powers of district.—In addition to and not in limitation of the powers and authorities of the district under chapter 298, Florida Statutes, and amendments thereto, the district shall have the following powers:

(1) Legal proceedings.—To sue and be sued by its name in any court of law or in equity.

(2) Corporate seal.—To adopt and use a corporate seal and to alter the same at the district's pleasure.

(3) Ownership and disposition of property.—To acquire property, real, personal, or mixed, within its territorial limits, in fee simple or any lesser interest or estate, by purchase, gift, devise, lease, exchange, or otherwise on such



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terms and conditions as the board of supervisors deems necessary  
or that are otherwise authorized by general law or this act, and  
by eminent domain, subject to the limitations of subsection (5),  
all provided that the board determines that the use or ownership  
of such property is necessary in the furtherance of a designated  
lawful purpose authorized under the provisions of this act or  
chapter 298, Florida Statutes, and amendments thereto; to  
acquire mineral rights and leases; to acquire title to submerged  
lands and riparian rights and easements or rights-of-way with or  
without restrictions within the limits of the district; to  
accept the dedication of streets and other rights-of-way,  
easements, and other interests on such terms and conditions as  
the board may approve; to make purchase money mortgages and deed  
trusts and other forms of encumbrance on any property acquired  
by the district and to purchase property subject to purchase  
money mortgages, or other encumbrances; and to mortgage, hold,  
manage, control, convey, lease, sell, grant, or otherwise  
dispose of the same, and of any of the assets and properties of  
the district, with or without consideration.

(4) Lease of facilities.—Whenever deemed necessary by the  
board of supervisors, or as otherwise authorized by general law  
or this act, to lease as lessor or lessee to or from any person,  
firm, corporation, association, or body, public or private, any  
projects of the type that the district is authorized to  
undertake and facilities or property of any nature for the use  
of the district and to carry out any of the purposes of the  
district, subject to the limitations of section 20.

(5) Eminent domain.—To exercise within the territorial  
limits of the district the right and power of eminent domain in



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all cases and under all circumstances provided for in ss. 298.22 and 298.62, Florida Statutes, and amendments thereto. In addition to and not in limitation of the foregoing, the district may also exercise the right and power of eminent domain within the territorial limits of the district for the purpose of condemning any real, personal, or mixed property, public or private, including property owned by the City of Bay Lake or the City of Lake Buena Vista, which the board of supervisors deems necessary for the use, construction, or operation of any of the projects of the district or otherwise to carry out any of the purposes of the district. The power of eminent domain shall be exercised as provided by general law. No county, municipality, school district, or special district shall exercise the power of eminent domain with respect to any of the properties, easements, or rights owned by the district and lying within the district except with the express consent of the board of supervisors.

(6) Reclamation; drainage; irrigation.—To adopt and amend a plan of reclamation, and to own, acquire, construct, reconstruct, equip, operate, maintain, extend, and improve canals, ditches, ponds, lakes, reservoirs, drains, dikes, levees, pumps, plants, and pumping systems and other works for drainage purposes, and irrigation works, machinery, and plants. The district shall publish its plan within 30 days after any adoption or amendment of such plan.

(7) Water and flood control; erosion control; eligibility for state assistance.—To own, acquire, construct, reconstruct, equip, maintain, operate, extend, and improve water and flood control facilities; to regulate the supply and level of water within the district; to divert waters from one area, lake, pond,



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river, stream, basin, or drainage or water flood control facility to any other area, lake, pond, river, stream, basin, or drainage or water flood control facility; to regulate, control, and restrict the development and use of natural or artificial streams or bodies of water, lakes, or ponds; and to take all measures determined by the board of supervisors to be necessary, or that are otherwise authorized by general law or this act, to prevent or alleviate land erosion. Subject to the limitations of section 6 of this act, the powers granted to the district by this subsection shall be exclusive within the area of the district of the exercise of the same or like powers by any other political subdivision of the state, and no other political subdivision of the state shall within the area of the district exercise the same or like powers as are granted to the district under this subsection except upon the concurrence of the board of supervisors. The foregoing does not limit the state and its agencies from exercising state authority over the district. The Legislature finds and declares the district eligible to receive moneys, disbursements, and assistance from the state available to flood control or water management districts and navigation districts or agencies.

(8) Water and sewer systems.—To own, acquire, construct, reconstruct, equip, operate, maintain, extend, and improve water systems, reclaimed water systems, and sewer systems or combined water, reclaimed water, and sewer systems; to regulate the use of sewers and the supply of potable water and nonpotable water within the district; to prohibit or regulate the use and maintenance of outhouses, privies, septic tanks, or other sanitary structures or appliances within the district; to



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prescribe methods of pretreatment of wastes not amenable to treatment with domestic sewage before accepting such wastes for treatment and to refuse to accept such wastes when not sufficiently pretreated as may be prescribed, and to prescribe penalties for the refusal of any person or corporation to so pretreat such wastes; to sell or otherwise dispose of the effluent, sludge, or other byproducts as a result of sewage treatment; and to construct and operate connecting, intercepting, or outlet sewers and sewer mains and pipes and water mains, conduits, or pipelines in, along, through, across, on, or under any street, alley, highway, or other public place or way within the district, when deemed necessary by the board of supervisors or as otherwise authorized by general law or this act.

(9) Waste collection and disposal.—To own, acquire, construct, reconstruct, equip, operate, maintain, extend, and improve a waste collection and disposal system, and to sort, sell, or otherwise dispose of any recyclable materials, effluent, residue, or other byproducts of such system.

(10) Mosquito and pest control; eligibility for state aid.—To establish a program for the control, abatement, and elimination of mosquitos and other noxious arthropods, insects, reptiles, rodents, and other pests throughout the district and to undertake such works and construct such facilities within the district as may be determined by the board of supervisors to be needed to effectuate such program or when necessary for the health, safety, and welfare of the inhabitants, workers, employees, or guests of or visitors to the district. The Legislature finds and declares the district eligible to receive





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state funds, supplies, services, and equipment available or that may in the future become available to mosquito or pest control districts.

(11) Recreation facilities.—To own, acquire, construct, reconstruct, equip, operate, maintain, extend, and improve parks, playgrounds, picnic grounds, camping facilities, docks, boating and fishing facilities, bathing beaches, and other water recreation facilities.

(12) Parking facilities.—To own, acquire, construct, reconstruct, equip, operate, maintain, extend, and improve parking facilities, to install or cause to be installed parking meters at or near the curbs of streets, roads, and other public ways within the district, and to adopt such regulations and impose such charges in connection with any parking facilities and parking meters as the board of supervisors deems necessary or that are otherwise authorized by general law or this act.

(13) Fire protection.—To own, acquire, construct, reconstruct, equip, maintain, operate, extend, and improve fire control facilities for the district, including fire stations, water mains and plugs, fire trucks, and other vehicles and equipment, and to undertake such works and construct such facilities as may be determined necessary by the board of supervisors, or that are otherwise authorized by general law or this act, to carry out a program of fire prevention and fire control within the district.

(14) Transportation.—To own, acquire, construct, reconstruct, equip, operate, maintain, extend, and improve common, private, or contract carriers, buses, vehicles, railroads, monorails, airplanes, helicopters, boats, and other



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transportation systems and facilities as may be determined from time to time by the board of supervisors to be useful or appropriate to meet the transportation requirements of the district and activities conducted within the district. In addition, the district may own, acquire, construct, reconstruct, equip, operate, maintain, extend, and improve helipads and sites for vertical takeoff and landings within the boundaries of the district.

(15) Public utilities.—To own, acquire, construct, reconstruct, equip, operate, maintain, extend, and improve electric power plants, solar energy generating systems, transmission lines and related facilities, gas mains and facilities of any nature for the production, handling, distribution, or sale of natural gas, centrally distributed heating and air conditioning facilities and services, telephone lines, wireless communications systems, internet, and fiber optic cables and lines, facilities, plants, and systems, and other communications systems of any nature, and to purchase and sell electric power, natural gas, and other sources of power for distribution within the district.

(16) Conservation areas and sanctuaries.—To designate, set aside, acquire, own, and maintain lands and areas within the district as conservation areas or bird and wildlife sanctuaries, paths, and corridors; to stock such areas with animal and plant life and to stock water areas with fish and other aquatic life; to adopt and enforce rules and regulations with respect thereto and to protect and preserve the natural beauty thereof; and to do all acts necessary, or that are otherwise authorized by general law or this act, in order to qualify such lands and



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areas as conservation areas, corridors, and sanctuaries under any of the laws of the state or under federal law.

(17) Issuance of bonds.—To issue general obligation bonds, revenue bonds, assessment bonds, or any other bonds or obligations authorized by the provisions of this act or any other applicable law, or any combination of the foregoing, to pay all or part of the cost of the acquisition, construction, reconstruction, extension, repair, improvement, maintenance, or operation of any project or combination of projects, to provide for any facility, service, or other activity of the district, and to provide for the retirement or refunding of any bonds or obligations of the district, or for any combination of the foregoing purposes.

(18) Ancillary powers.—To own, acquire, construct, reconstruct, equip, operate, maintain, extend, and improve such other projects as the board of supervisors may in its discretion find necessary, or that are otherwise authorized by general law or this act, to accomplish the purposes of this act, and to exercise through its board of supervisors all powers necessary, convenient, or proper to carry out the purposes of this act.

Section 9. Authority of district with respect to roads, bridges, street lighting, etc.—

(1) The district shall have the powers, and shall be entitled to the benefits and privileges under law, of special road and special road and bridge districts. The district shall have the right and power to own, acquire, open, extend, close, vacate, abandon, construct, reconstruct, replace, expand, contract, limit, pave, operate, improve, regulate, and maintain highways, streets, roads, bridges, alleys, sidewalks,



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promenades, boardwalks, tunnels, interchanges, underpasses,  
overpasses, causeways, storm drains, and public thoroughfares of  
all kinds and descriptions that are located within and are owned  
and controlled by the district (hereinafter collectively and  
severally referred to as "public roads") and connections to and  
extensions of any and all existing public roads within the  
district deemed necessary or convenient by the board of  
supervisors to provide access to and from and efficient  
development, redevelopment, preservation, protection, or  
enforcement of the real property within the district; to  
regulate and control the use, encroachments in, upon, over, and  
under, and the obstruction thereof; to erect, maintain, and from  
time to time change the location of traffic control devices and  
signs and street signs; and to construct and maintain sidewalks  
and street lights along public roads and access ways and  
elsewhere in the district as may from time to time be deemed  
appropriate by the board of supervisors adequately to service  
the district and its residential, park, recreational,  
commercial, and industrial areas. The district has no authority  
to take by eminent domain or otherwise acquire, or to prohibit  
or regulate, any federal or state roadway or other  
transportation facility without the consent of, respectively,  
the Federal Highway Administration or the State Department of  
Transportation.

(2) The district shall have the right and authority to  
contract with and franchise public or private persons to own,  
acquire, open, extend, close, vacate, construct, pave, operate,  
maintain, and improve public roads on such terms with respect to  
construction, maintenance, operation, and restrictions on the



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use of the public roads as the district may determine to be  
appropriate. No private toll road franchised by the district and  
no private road connected to or an extension of any state or any  
other public road within the district shall, by reason of such  
connection with a public road, and when not otherwise dedicated  
to the use of the public, constitute or be deemed a public road.  
Without limiting the district's authority to use ad valorem  
taxes and other unencumbered collected fees and revenues within  
the district, the district may use ad valorem taxes and other  
unencumbered collected fees and revenues to provide funding for  
public road projects, rail projects, and other regional  
transportation projects outside of the district's boundaries  
provided that such projects are within Orange County or Osceola  
County; improve a street, road, highway, interstate, or rail  
system that abuts or crosses into or through the district; serve  
or benefit the property owners in the district as determined by  
the board; and are performed, operated, governed, managed, or  
appropriated by the state or its agencies, Orange County, or  
Osceola County. Ad valorem taxes and other fees and revenues  
directed to projects under this subsection may not exceed 5  
mills per annum on the assessed value of the taxable property  
within the district. For purposes of this subsection, the  
reference to 5 mills is a limitation on annual spending  
authority under this subsection and is not to be construed as  
authority to impose ad valorem taxes in excess of the total  
limit on ad valorem taxes under section 24.

(3) The board of supervisors shall have the right and  
authority to sell or lease any public road to the State  
Department of Transportation, enter lease-purchase agreements



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with respect thereto with the State Department of Transportation, and contract with the same for the construction, maintenance, regulation, or operation of any public road, on such terms and conditions as the board and the State Department of Transportation may agree. The State Department of Transportation is authorized and empowered to purchase or lease any public road from the district, enter lease-purchase agreements with respect to the same, and construct or maintain any road within the district pursuant to such agreement with the board of supervisors. The cost of any road acquired, leased, or constructed by the State Department of Transportation may be defrayed in whole or in part out of the gasoline tax funds accruing to the State Department of Transportation for use in Orange and Osceola Counties, as the case may be, under the provisions of s. 16, Art. IX of the State Constitution (1885), as incorporated by s. 9(c), Art. XII of the State Constitution (1968), ss. 206.41 and 206.60, Florida Statutes, and any other laws of the state with respect to the application of taxes levied upon gasoline, special fuels, or other like products.

Section 10. State regulations.—The district shall be subject to state agency permitting, regulation, and oversight in accordance with general law except to the extent specifically stated otherwise in this act, including, without limitation, the Florida Commission on Ethics, Department of Economic Opportunity, Department of Revenue, Department of Financial Services, Florida Fish and Wildlife Conservation Commission, and Department of Environmental Protection. Any permit or governmental approval in good standing as of the effective date of this act shall continue in full force and effect until



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completed, expired, revised, or revoked as provided by general law or this act.

Section 11. Ethics and open government.—The district and its public officers and employees are subject to part III of chapter 112, Florida Statutes, the Code of Ethics for Public Officers and Employees; however, the board of supervisors may enact and enforce an ethics code that is more stringent than general law. The district is subject to and shall comply with chapter 119, Florida Statutes, the Public Records Act. The district is subject to and shall comply with s. 189.015, Florida Statutes, and chapter 286, Florida Statutes.

Section 12. Preemption.—The district shall not have authority to adopt and enforce any resolution, code, or regulation on a subject that is expressly preempted to the state by general law unless otherwise expressly stated in this act.

Section 13. Exercise by district of powers within counties, municipalities, and political subdivisions.—The district shall have the power to exercise any of its rights, powers, privileges, and authorities in any and all portions of the district lying within the boundaries of Orange County, Osceola County, the City of Bay Lake, the City of Lake Buena Vista, and any other municipal corporation or other political subdivision, heretofore or hereafter created or organized, the boundaries of which lie wholly or partly within the geographic limits of the district, to the same extent and in the same manner as in areas of the district not incorporated as part of a county, municipality, or other political subdivision. With respect to any county, municipal corporation, or other political subdivision the boundaries of which lie partly within and partly



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outside the geographic limits of the district, the district shall have the power to exercise its rights, powers, privileges, and authorities only within the portion of such county, municipal corporation, or other political subdivision lying within the boundaries of the district, except as otherwise provided in section 14. In the event of a conflict between the provisions of this act and the powers of the district herein provided for and the provisions of any charter or law, now or hereafter enacted or adopted, establishing or pertaining to any county, municipal corporation, or other political subdivision the boundaries of which lie wholly or partly within the district, the provisions of this act shall control in the portion of such county, municipal corporation, or other political subdivision which lie within the geographic limits of the district, unless such other enactment of state law specifically limits, repeals, supersedes, or amends this act. To the extent any code, ordinance, rule, policy, or regulation of such county, municipal incorporation, or other political subdivision conflicts with or is inconsistent with this act, this act controls.

Section 14. Furnishing facilities and services within district territory.—

(1) The district shall have the power to construct, maintain, and operate its projects within the geographic limits of the district, including any portions of the district located inside the boundaries of any county, incorporated municipality, or other political subdivision, and to offer, supply, and furnish the facilities and services provided for in this act to, and to collect fees, rentals, and other charges from, persons,





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firms, corporations, counties, municipalities, political subdivisions, and other public or private agencies or bodies within the geographic limits of the district, and for the use of the district itself.

(2) (a) For any project that the district is currently constructing as of, or has constructed prior to, the effective date of this act, outside the geographic limits of the district, the district may continue to complete, operate, and maintain such projects and charge and collect fees, rents, charges, or other revenues on such projects subject to any terms and conditions of applicable agreements that may exist.

(b) On or after the effective date of this act:

1. The district shall not construct any project outside of the geographic limits of the district, except upon the consent, approval, or certification of any regulatory agency, the state, or the governing body of any county, municipality, or other political subdivision thereof in which the project is located.

2. The district may offer, furnish, or supply facilities and services outside of the geographic limits of the district; however, if consent, approval, or certification of any regulatory agency, the state, or the governing body of any county, municipality, or other political subdivision thereof is required by law such consent, approval, or certification must be obtained.

Subject to such approval, the district may charge and collect fees, rents, charges, or other revenues on such projects.

Section 15. Mandatory use of certain district facilities and services.-The district may require all lands, buildings, and



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premises, and all persons, firms, and corporations, within the  
district or within any zone or area within the district created  
for such purpose, to use the drainage and reclamation  
facilities, flood control facilities, water and sewer systems,  
and waste collection and disposal systems of the district.  
Subject to such exceptions as may be provided by the  
resolutions, rules, or bylaws of the board of supervisors, and  
subject to the terms and provisions of any resolution  
authorizing any bonds and agreements with bondholders, no  
drainage and reclamation facilities, flood control facilities,  
water and sewer systems, or waste collection and disposal  
systems shall be constructed or operated within the district  
unless the board gives its consent thereto and approves the  
plans and specifications therefor.

Section 16. Maintenance of projects across rights-of-way.—  
The district shall have the power to construct and operate its  
projects in, on, along, across, through, or under any streets,  
alleys, highways, or other public places or ways, and across any  
drain, ditch, canal, floodway, holding basin, excavation,  
railroad right-of-way, track, grade, fill, or cut. However, just  
compensation shall be paid by the district for any private  
property taken or damaged by the exercise of such power to the  
extent required by law. For properties owned by the state or the  
Federal Government, the consent of the state or the Federal  
Government, as applicable, shall be required for the district to  
construct and operate the district project or projects within  
the state-owned or federally owned properties and facilities.

Section 17. Fees, rentals, fares, and charges; procedure  
for adoption and modification; minimum revenue requirements.—



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(1) The district shall have the power to prescribe, fix, establish, and collect rates, fees, rentals, fares, or other charges (hereinafter sometimes referred to as "revenues"), and to revise the same from time to time, for the facilities and services furnished or to be furnished by the district, including, but not limited to, drainage facilities, water and sewer systems, waste collection and disposal systems, and other public utilities, and to recover the costs of making connection with any district facility or system.

(2) No such rates, fees, rentals, fares, or other charges for any of the facilities or services of the district, other than parking facilities and parking meters, shall be fixed until after a public hearing at which all the users of the proposed facility or services or owners, tenants, or occupants served or to be served thereby and all other interested persons have an opportunity to be heard concerning the proposed rates, fees, rentals, fares, or other charges. Notice of such public hearing setting forth the proposed schedule or schedules of rates, fees, rentals, fares, and other charges shall be published as provided in chapter 50, Florida Statutes, at least 10 days prior to such public hearing, which may be adjourned from time to time. After such hearing, such schedule or schedules, either as initially proposed or as modified or amended, may be finally adopted. A copy of the schedule or schedules of such rates, fees, rentals, fares, or other charges as finally adopted shall be kept on file in an office designated by the board of supervisors and shall be open at all reasonable times to public inspection. The rates, fees, rentals, fares, or other charges so fixed for any class of users or property served shall be extended to cover any



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additional users or properties thereafter served which fall in  
the same class, without the necessity of any notice or hearing.  
Any change or revision of rates, fees, rentals, fares, or other  
charges may be made in the same manner as the same were  
originally established, as hereinabove provided, except that if  
such changes or revisions are made substantially pro rata as to  
all classes of the type of service involved, no notice or  
hearing shall be required.

(3) Such rates, fees, rentals, fares, and other charges  
shall be just, equitable, and uniform for users of the same  
class and, where appropriate, may be based or computed either  
upon the amount of service furnished or upon the number or  
average number of persons residing or working or otherwise  
occupying the premises served, or upon any other factor  
affecting the use of the facilities furnished, or upon any  
combination of the foregoing factors, as may be determined by  
the board of supervisors on an equitable basis.

(4) The rates, fees, rentals, fares, or other charges  
prescribed shall be such as will produce revenues, together with  
any other assessments, taxes, revenues, or funds available or  
pledged for such purpose, at least sufficient to provide for the  
following items, but not necessarily in the order stated:

(a) To provide for all expenses of operation and  
maintenance of such facility or service, including reserves for  
such purpose;

(b) To pay, when due, all bonds and interest thereon for  
the payment of which such revenues are or have been pledged or  
encumbered, including reserves for such purpose; and

(c) To provide for any other funds that may be required



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under the resolution or resolutions authorizing the issuance of bonds pursuant to this act.

(5) The board of supervisors shall have the power to enter into contracts for the use of the projects of the district and with respect to the services and facilities furnished or to be furnished by the district, including, but not limited to, service agreements with landowners and others within the district providing for the furnishing of any of the services and facilities of the district, for such consideration and on such other terms and conditions as the board may approve.

Furthermore, the board of supervisors shall have the power to enter into contracts or service agreements with landowners and others within or outside of the district providing for the drainage of land by the district. Such contracts and agreements shall not be subject to the provisions and limitations of subsections (2), (3), and (4) but:

(a) Shall be subject to the limitations of section 14.

(b) Shall not be entered into for a period longer than 40 years from the effective date thereof.

(c) Shall be fair and reasonable in relation to the rates, fees, rentals, fares, or other charges to be paid by other users of the facilities and services concerned.

Such contracts or agreements, and revenues or service charges received or to be received by the district thereunder, may be pledged as security for any of the bonds of the district.

Section 18. Recovery of delinquent charges.—In the event that any of the rates, fees, rentals, charges, or delinquent penalties are not paid as and when due and are in default for 30



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days or more, the unpaid balance thereof and all interest accrued thereon, together with attorney fees and costs, may be recovered by the district in a civil action.

Section 19. Discontinuance of service.—In the event that the fees, rentals, or other charges for the services and facilities of any project are not paid when due, the board of supervisors shall have the power to discontinue and shut off the same until such fees, rentals, or other charges, including interest, penalties, and charges for the shutting off and discontinuance and the restoration of such services and facilities, are fully paid, and for such purposes may enter on any lands, waters, and premises of any person, firm, corporation, or other body, public or private, within the district limits. Such delinquent fees, rentals, or other charges, together with interest, penalties, and charges for the shutting off and discontinuance and the restoration of such services and facilities, and reasonable attorney fees and other expenses, may be recovered by the district by suit in any court of competent jurisdiction. The district may also enforce payment of such delinquent fees, rentals, or other charges by any other lawful method of enforcement.

Section 20. Agreements with private parties concerning the furnishing of facilities and services.—The district shall have the power to enter into agreements with any person, firm, or corporation for the furnishing by such person, firm, or corporation of any facilities and services of the type provided for in this act to the district, and for or on behalf of the district, to persons, firms, corporations, and other public or private bodies and agencies to whom the district is empowered



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under this act to furnish facilities and services, and the district may by agreement join with any public or privately owned utility plant or system in furnishing any of the facilities or services of the district. However, any telecommunications company, as defined in s. 364.02, Florida Statutes, and amendments thereto, and any privately owned or operated electric power company, so contracting with the district shall be subject to the provisions and requirements of general law pertaining to certification and regulation of telecommunications and electric power companies, and the district shall not enter into any franchise or other agreement with any person, firm, or corporation to provide either independently, jointly with, or as agent of the district or otherwise, telecommunications service in any area of the district as to which area such person, firm, or corporation does not hold a certificate of convenience and necessity from the Florida Public Service Commission.

Section 21. Interlocal agreements.—The district shall have the authority to enter into mutual aid agreements and interlocal agreements with counties, municipalities, law enforcement agencies, and other public agencies, including, without limitation, as authorized by s. 163.01, Florida Statutes.

Section 22. Within act is full authority for the  
establishment of district projects.—The board of supervisors shall have exclusive jurisdiction and control over all of the projects of the district, including, but not limited to, all drainage and reclamation facilities, water and flood control facilities, water and sewer systems, public utilities, and transportation facilities, and over the budget and finances of



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2970 the district, including, without limitation, expenditures and  
2971 appropriations, except to the extent otherwise provided in this  
2972 act and except to the extent that the board may by agreement  
2973 with any other public or private body authorize the same to  
2974 exercise jurisdiction or control over any of the projects of the  
2975 district. Subject to the limitations of and as may be otherwise  
2976 required in this section and in section 14, it shall not be  
2977 necessary for the district to obtain any certificate of  
2978 convenience or necessity, franchise, license, permit, or other  
2979 authorization from any bureau, board, commission, or like  
2980 instrumentality of the state or any political subdivision  
2981 thereof in order to construct, reconstruct, acquire, extend,  
2982 repair, improve, maintain, or operate any project, and the  
2983 rates, fees, rentals, fares, or other charges to be fixed and  
2984 collected with respect to the facilities and services of the  
2985 district shall not be subject to the supervision, regulation, or  
2986 rate-setting power of any bureau, board, commission, or other  
2987 agency of the state or any political subdivision thereof.  
2988 Nothing in this section or any other section of this act shall  
2989 be deemed to exempt any privately owned or operated  
2990 telecommunications company, as defined in s. 364.02, Florida  
2991 Statutes, and amendments thereto, or any privately owned or  
2992 operated electric power company, or any person, firm, or  
2993 corporation other than the district acting either independently,  
2994 jointly with, or as agent of the district or otherwise, from the  
2995 provisions or requirements of any other law pertaining to the  
2996 certification or regulation of telecommunications or electric  
2997 power companies, persons, firms, or corporations, or from the  
2998 jurisdiction of the Florida Public Service Commission or other





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regulatory agencies.

Section 23. Planning; building codes; safety regulations; platting and subdivisions; zoning.—

(1) EXEMPTION FROM COUNTY ZONING AND REGULATION; LIMITATION OF MUNICIPAL ORDINANCES AND REGULATIONS.— Chapters 59-1646, 59-1673, 63-1716, 65-975, 65-1999, 65-2015, 83-480, and 83-481, Laws of Florida, and any other laws of the state now or hereafter enacted to the contrary notwithstanding, the jurisdiction and powers of the board of supervisors with respect to the matters provided for in this section shall be exclusive of any and all codes, ordinances, requirements, plans, or other regulations of the respective Boards of County Commissioners of Orange and Osceola Counties or of any other agency or authority of Orange County or Osceola County with respect to comprehensive plans; zoning; building and construction; planning with respect to the subdividing, uses, development, and redevelopment of land; regulation of building safety; regulation of escalators, elevators, and other lifting or transportation devices; regulation of amusement and recreation parks and facilities; regulation of plumbing and electrical installations and other safety or sanitary codes; regulation of water supply wells and drainage well drilling; the approval and vacating of plats and subdivisions; and the regulation of subdivisions. The district, and all land, properties, uses, development, redevelopment, and activities within the district, are exempt from any and all such codes, ordinances, requirements, plans, and regulations, and any and all requirements for building and construction permits and licenses pertaining to the same, now or hereafter adopted by the respective Boards of County Commissioners of Orange County and



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Osceola County. However, nothing herein shall exempt any general contractor, electrical contractor, builder, owner-builder, or specialty contractor from the provisions and requirements of any other laws of the state with respect to examination and licensing, or from any of the fees and bonds required of such contractors or builders by law. The board of supervisors may provide that the district or such areas or parts thereof as the board may designate shall remain or become subject to such county comprehensive plan, zoning, building, and safety codes and regulations, and regulations and controls with respect to subdivisions and plats and the vacating thereof, and the uses, development, and redevelopment thereof. The board of supervisors may, except as otherwise required by this section, exercise the powers granted to it in this section within the municipal limits of any municipality now or hereafter organized or existing within the district. If the governing body of a municipality that exists within the district has under the terms of its charter or under law like powers as provided for herein, the authority of such municipal governing body is limited to adopting and enforcing ordinances and regulations that are the same as or more restrictive than and not in conflict with those adopted by the district on such matters.

(2) CONFLICTS BETWEEN REGULATIONS OF DISTRICT AND MUNICIPALITIES.—The district must exercise its authority set forth in this act to adopt, amend, and enforce a comprehensive plan in accordance with the Community Planning Act, ss. 163.3161-163.3253, Florida Statutes, and adopt and enforce zoning regulations, land development regulations, environmental protection regulations, building and safety codes and



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regulations, platting and subdivision regulations, and fire prevention regulations governing the entire district, including within the city limits of any municipality within the district. The district's comprehensive plan, zoning regulations, and development regulations, environmental protection regulations, building and safety codes and regulations, platting and subdivision regulations, and fire prevention regulations shall control within the city limits of any municipality within the district to the extent of any conflict between the district's resolutions and regulations on such matters.

(3) REVIEW AND EVALUATION OF EXISTING RESOLUTIONS, CODES, AND REGULATIONS.—On or before July 1, 2026, the district must undertake a comprehensive review and evaluation of its comprehensive plan, zoning regulations, land development regulations, environmental protection regulations, building and safety codes and regulations, platting and subdivision regulations, and fire prevention regulations and adopt revisions to such as the district determines are necessary for health, safety, and welfare and for consistency with this act.

(4) COMPREHENSIVE PLANNING; BUILDING AND SAFETY CODES.—The board of supervisors shall have the power to:

(a) Adopt, review, amend, supplement, or repeal a comprehensive plan for the physical development of the area within the district in accordance with the Community Planning Act, ss. 163.3161-163.3253, Florida Statutes, and the objectives and purposes of this act.

(b) Adopt, review, amend, supplement, or repeal codes regulating building safety, elevators, escalators, and similar devices, the prevention of fire hazards, plumbing and electrical



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installations, the operation of amusement and recreation parks and facilities, water supply wells and drainage wells, and such other safety or sanitary codes as the board of supervisors may determine to be necessary. The jurisdiction and power of the board provided for herein shall be exclusive of the Florida Building Code and the Florida Fire Prevention Code, provided that any such codes adopted by the district are at least equivalent to the minimum standards in the Florida Building Code and the Florida Fire Prevention Code as required by subsection (10). With respect to buildings and structures existing, under construction, or permitted prior to the effective date of this act, the board of supervisors may determine whether retrofit improvements will be necessary to conform with, in whole or in part, current code standards, and the board of supervisors may grant waivers to current code standards concerning such buildings and structures.

(c) Prohibit the construction, alteration, repair, removal, or demolition, or the commencement of the construction, alteration, repair (excepting emergency repairs), removal, or demolition, of any building or structure, including, but not limited to, public utility poles, lines, pipes, and facilities, without first obtaining a permit from the board of supervisors or such other officer or agency as the board may designate, and to prescribe the procedure with respect to the obtaining of such permit.

(d) Provide for the manner in which such comprehensive general plans, codes, regulations, and restrictions shall be determined, established, and enforced, and amended, supplemented, changed, or repealed, as the board of supervisors



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may determine, with notice and public hearing as required by law.

(e) Review, process, and comment on and approve, approve with conditions, or reject applications for development orders and building permits pertaining to properties within the district. Appeals or challenges to development orders and building permits shall be in the same manner as provided by law.

(5) RECORDING OF PLATS.—

(a) Whenever land in the district is platted into lots, blocks, parcels, tracts, or other portions, however designated, a plat thereof shall be recorded in the public records of Orange County or Osceola County, as the case may be. No such plat shall be recorded either as an independent instrument or by attachment to another instrument entitled to record unless and until it is first approved by the board of supervisors. Plats approved by the board of supervisors and recorded in the public records of Orange County or Osceola County must meet the minimum requirements of and be consistent with part I of chapter 177, Florida Statutes. Any plat recorded in violation of this section shall be invalid and subject to expungement.

(b) The board of supervisors shall be authorized and empowered to prescribe, as prerequisites to the approval for record of any plat or plats of lands within the district, the width and location of roads, streets, alleys, thoroughfares, and ditches and setback therefrom; to adopt and prescribe rules and regulations to effectuate the provisions and purposes of this act; to prescribe specifications and requirements for regulations relating to the construction of roads, streets, alleys, and drainage facilities, minimum lot sizes, maximum



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block sizes, building lines, names of streets and roads, bridge construction, water supply, sewage disposal, and other related matters involving lands to be platted; to prescribe information to be shown on plats, including, without limitation, parks, recreation areas, and open spaces; and to require the furnishing to the board of supervisors of a good and sufficient bond conditioned upon the completion of the drainage, sewage, streets, roads and alleys, and other improvements shown on the plat within such time or times as may be required by the board, and such bond shall be approved by the board.

(c) The board of supervisors is further granted the authority and discretion to waive the platting and recording of land into lots, roads, blocks, parcels, tracts, or other portions, however designated, in any instance in which the board determines that the dividing or subdividing of the land without a recorded plat is not injurious to the public health, safety, comfort, convenience, and welfare of the inhabitants of the district.

(6) VACATING OF PLATS.—

(a) Plats or integrated portions or parcels of land heretofore or hereafter platted within the district may be vacated upon the resolution of the board of supervisors upon such terms and conditions as the board may prescribe by regulation. Such regulation may require, inter alia, the payment of all taxes and assessments and the redemption from all outstanding tax sales, and the dedication to the public of all roads, streets, alleys, and other thoroughfares, however designated.

(b) Upon approval by the board of supervisors of the



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recording of a plat or the vacating of a plat or portions thereof, the approval or consent to such recording or vacating shall not be required of any other body, authority, or agency of Orange County or Osceola County or any political subdivision thereof.

(7) SUBDIVISION OF LANDS.—

(a) In addition to and not in limitation of any of the other powers of the board of supervisors under this act, whenever land in the district is to be subdivided, the proposed plan for subdivision and use of the land shall be presented to the board for its approval in accordance with the standards and provisions of this act and in accordance with any rules and regulations that may be adopted by the board. The board of supervisors shall have the power to adopt subdivision regulations providing:

1. Requirements for general information concerning existing conditions and proposed developments as a prerequisite to the approval of subdivision plans or plats. This information may include, without limitation, data on existing covenants, land characteristics, community facilities, and utilities and information describing the subdivision proposal, including maps and reports presenting the number of residential lots, typical lot width and depth, price range, business areas, playgrounds, park areas and other open areas, proposed protective covenants, and proposed utilities, drainage, and street improvements.

2. For proper density of population and intensity of use and the lengths, widths, and shapes of blocks and lots.

3. That streets in proposed subdivisions, including streets bordering on proposed subdivisions, shall be of specified widths



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and grades and so located as to accommodate prospective traffic to serve proposed subdivisions adequately, afford adequate light and air, facilitate fire protection, and provide access for firefighting equipment to buildings.

4. That such streets be properly arranged, coordinated, and integrated with existing or planned streets, roads, or highways.

5. That adequate easements or rights-of-way shall be provided for drainage and all utilities.

6. That the layout and design of proposed subdivisions shall conform to a comprehensive plan adopted by the board of supervisors for the area and to measures adopted to implement the comprehensive plan.

7. The dedication or reservation of land for streets.

8. The extent to which grounds which are to be used for public purposes other than streets shall be dedicated or reserved as a condition precedent to approval of any subdivision or plat.

9. That such parks, playgrounds, sites for public building, or other areas designated for public use shall be of suitable size and location for their designated uses.

10. The conditions prerequisite to subdivision and development of lands subject to seasonal or periodic flooding.

11. The manner in which and the extent to which streets, sidewalks, water, sewer, and other utility connections or mains, piping, and any other necessary physical improvements shall be installed, and the specifications therefor, as conditions precedent to final approval of the subdivision plan.

12. The requirements of covenants as a prerequisite to subdivision plan approval.





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13. That sufficient and suitable monuments shall be placed to enable the survey of the subdivision or any part thereof to be retraced.

14. The numbering and naming of streets and the providing of street signs.

(b) Subdivision regulations may further provide that the board shall not approve any subdivision plan or plat unless it finds after full consideration of all pertinent data that the subdivision can be served adequately and economically with such normal public facilities and services as are suitable in the circumstances of the particular case.

(c) Subdivision regulations may further require as a prerequisite to the approval of a subdivision plan that:

1. All required improvements shall be installed in accord with the provisions of the subdivision regulations or amendments thereto; or

2. A surety bond be executed by a company authorized to do business in the state which is satisfactory to the board of supervisors, payable to the district in sufficient amount to ensure the completion of all required improvements, and provides for and secures to the public the actual construction and installation of such improvements within a period required by the board and expressed in the bond. The board is hereby granted the power to enforce such bonds by resort to legal and equitable remedies. As an alternative to the provision of a surety bond, such regulations may also provide for the deposit of cash in an escrow account whereby the board or its agent is put in an assured position to provide the required improvements.

(8) VARIANCES AND WAIVERS.—



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(a) Where the board of supervisors finds that extraordinary hardships may result from strict compliance with its regulations concerning subdivision and platting, it may vary the regulations so that substantial justice may be done and the public interest secured, provided that such variation will not have the effect of nullifying the intent and purpose of the comprehensive general plan or the regulations of the board.

(b) The regulations of the board of supervisors may further provide that the standards and requirements set out in the regulations may be modified by the board in the case of a plan and program for a new town which comes under the provisions of this act, a complete community, or a neighborhood unit, which, in the judgment of the board, provides adequate public spaces and improvements for the circulation, recreation, light, air, and service needs of the tract when fully developed and populated, and which also provides such covenants or other legal provisions as will ensure conformity with and achievement of the comprehensive plan of the board. In granting any such modifications, the board of supervisors may require such reasonable conditions and safeguards as will secure substantially the objectives of the standards or requirements so modified.

(c) The board of supervisors may waive any or all of the requirements of this section and the rules and regulations adopted thereunder if it is determined upon the plans and data submitted by the subdivider that compliance with this section is not required because said plan or plat does not conflict with or nullify the intent and purpose of this act. If a waiver is granted, compliance with this section shall not be required as



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long as the plan, plat, and use of the land upon which the  
waiver is granted is not altered, changed, or modified by the  
subdivider or subsequent owner. In granting variances and  
modifications, the board of supervisors may require such  
conditions as will in its judgment secure substantially the  
objectives of the standards or requirements so varied or  
modified.

(9) ZONING; PLANNING AND ZONING COMMISSION; ZONING BOARD OF  
ADJUSTMENT.—In addition to and not in limitation of the  
foregoing, the board of supervisors shall have the power to:

(a) Regulate, restrict, and determine the location, height,  
number of stories, size, cubic contents, area, and design, and  
the erection, construction, reconstruction, alteration, and  
repair, of buildings and other structures for trade, industry,  
residence, and other purposes, and the materials used in the  
construction thereof; the number, location, height, size,  
appearance, and use of billboards and all other advertising  
signs, banners, handbills, and devices; the percentage and  
portion of lots and land that may be occupied or built on;  
setback lines; the size of yards, courts, and other open spaces;  
the density of population; the use of buildings, structures,  
land, and water for trade, industries, residences, apartment  
houses, and any and all other purposes; the location, size, and  
plan of parks and recreational areas, schools, school sites,  
churches, cemeteries, burial places, commercial and industrial  
facilities, public and private utilities, traffic, parking  
facilities, and drainage and water control facilities; and to  
appoint inspectors.

(b) Adopt regulations to prohibit or control the pollution



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of air and water, and require electrical power,  
telecommunications, and other utility lines, cables, pipes, and  
ducts to be placed underground.

(c) Divide the district into zones or districts of such  
number, shape, and area as the board of supervisors deems best  
suited to carry out the purposes of this section, and within and  
for each such district make regulations and restrictions as  
provided for in paragraphs (a) and (b). All such regulations  
shall be uniform throughout each district, but the regulations  
in one district may differ from those in another district.

(d) Provide for the manner in which zoning regulations and  
restrictions and the boundaries of zones and districts shall be  
determined, established, and enforced and from time to time  
amended, supplemented, or repealed.

(e) In appropriate cases, and subject to such principles,  
standards, rules, conditions, and safeguards as may be provided  
by regulation, make special exceptions to the terms of the  
zoning regulations and restrictions in harmony with their  
general purpose and intent, and authorize variances from the  
strict application of the regulations and restrictions in such  
situations and subject to such limitations as may be provided by  
regulation.

(f) Establish a Planning and Zoning Commission; prescribe  
the powers, duties, and functions of such Planning and Zoning  
Commission, the requirements for membership on the commission,  
the term or terms of office of members of the commission, and  
the rules and procedure to be followed in proceedings before or  
involving the commission and as to all other matters affecting  
the organization and functioning of the commission; and appoint



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the members thereof. The board of supervisors may by regulation authorize the Planning and Zoning Commission to discharge such of the administrative duties, powers, and functions of the board with respect to zoning as may be provided in such regulation.

(g) Hear and decide appeals from any order, requirement, decision, or determination of the Planning and Zoning Commission or by any administrative official in connection with any zoning matter, hear and decide requests for special exceptions from the terms and provisions of any planning or zoning regulation or restriction, and grant variances from the terms of any planning or zoning regulation or restriction in appropriate cases. The board of supervisors may by regulation provide for a Zoning Board of Adjustment to discharge any or all of the foregoing administrative functions and duties, prescribe the requirements for membership on the Zoning Board of Adjustment, the term or terms of office, the rules and regulations for all proceedings before or involving such Zoning Board of Adjustment and as to all other matters affecting the organization and functioning of the Zoning Board of Adjustment, and appoint the members thereof.

(10) EQUIVALENT STANDARDS.—Any regulations adopted pursuant to the provisions of this section relating to safety, health, sanitation, or building safety shall prescribe standards at least equivalent to the minimum standards in applicable statewide regulations protecting the general safety and welfare of the public.

Section 24. Ad valorem taxes.—The board of supervisors shall have the power to levy and assess an ad valorem tax on all the taxable real and tangible personal property in the district to pay the principal of and interest on any general obligation



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bonds of the district, to provide for any sinking or other funds established in connection with any such bonds, and to finance and defray the cost of any of the projects or activities of the district authorized by the provisions of this act or under law, provided that the district's ad valorem taxing authority shall be limited to serving or benefitting the property owners of the district. The total amount of such ad valorem taxes levied in any year shall not be in excess of 30 mills on the dollar per annum on the assessed value of the taxable property within the district. The ad valorem tax provided for herein shall be in addition to county and municipal ad valorem taxes provided for by law.

Section 25. Maintenance taxes.—In addition to the ad valorem taxes authorized by section 24, the board of supervisors is authorized to levy and assess a maintenance tax as provided for in s. 298.54, Florida Statutes, and amendments thereto, in an amount not to exceed the maximum rate therein provided, and in addition thereto, a special ad valorem maintenance tax on all of the taxable real and tangible personal property in the district, at a rate not exceeding 10 mills on the dollar per annum, for the purpose of defraying any of the costs and expenses of the district, including, but not limited to, maintenance, repair, and operation of the projects of the district, costs incurred in connection with the financing of district projects, and costs of administration.

Section 26. Determining property values for ad valorem tax purposes.—Ad valorem taxes of the district shall be based on the county assessed valuation of the real and personal property subject to such district ad valorem taxes.



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Section 27. Utility tax.—

(1) The district shall have the right, power, and authority by resolution of the board of supervisors to impose, levy, and collect on each and every purchase of electricity, metered or bottled gas (natural, liquified, petroleum gas or manufactured), water service, or telecommunications service in its geographic limits a tax (straight percentage, sliding scale, graduated, or other basis) in an amount not to exceed 10 percent of the payments received by the seller of such utility service from the purchaser for the purchase of such utility service. However, the sale of natural gas to a public or private utility, including municipal corporations and rural electric cooperative associations, either for resale or for use as fuel in the generation of electricity or other forms of power, shall not be deemed to be a utility service, and purchases thereof under such circumstances shall not be taxable hereunder. In every case, the tax shall be collected from the purchaser of such utility service and paid by such purchaser for the use of the district to the seller of such utility service at the time of the purchaser paying the charges therefor to the seller.

(2) It shall be the duty of every seller of such utility service, in acting as a tax collection medium or agency for the district, to collect from the purchaser, for the use of the district, any tax imposed and levied by resolution of the board of supervisors pursuant to this section, and to report and pay over to the board, or such other body or officer as the board may designate, all such taxes imposed, levied, and collected in accordance with the accounting and other provisions of the resolution of the board. Any such resolution may provide that



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federal, state, county, and municipal governments and their commissions and agencies, other tax-supported bodies, public corporations, authorities, boards and commissions, and churches and other charitable organizations shall be exempt from the payment of the taxes imposed and levied thereby. In the event any such resolution imposes such a tax on the purchase of one of the utility services described herein and a competitive utility service or services are purchased in the district, then such resolution shall impose a tax in like amount on the purchase of the competitive utility service or services whether privately or publicly owned or distributed. However, telecommunications service or other forms of communication shall not be required to be considered competitive services.

(3) Any tax levied pursuant to this section shall be separate and in addition to all other taxes, whether levied in the form of excise, license, or privilege taxes.

(4) Any person, firm, or corporation furnishing such utility service and required to collect any such tax which refuses to collect the tax or any portion thereof shall be liable for and pay the tax.

(5) Each person, firm, or corporation furnishing such utility service to users in the district may be required by resolution of the board of supervisors to keep accurate records of the number of such users, the amount of tax collected, and such other information as the board may require, and to submit periodic reports of the same to the district or its agent for collection, together with remittance of the tax. The board of supervisors may prescribe the form of report and fix a date upon which the report and tax shall be due.





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(6) For the purpose of compensating the person, firm, or corporation furnishing utility services hereunder for the keeping of records prescribed and proper accounting and remission, the board of supervisors is authorized to allow a credit in an amount set by the board to be deducted from the amount of the tax submitted.

Section 28. Determining annual installments of drainage taxes.—The board of supervisors shall determine, order, and levy the amount of the annual installments of the total taxes levied under s. 298.36, Florida Statutes, and amendments thereto, which shall become due and be collected during each year.

Section 29. Collection of ad valorem taxes; tax discounts.—

(1) The levy by the board of supervisors of the taxes authorized by or referred to in sections 24 and 25 shall be by resolution of the board entered upon the minutes of the board. Certified copies of such resolution executed in the name of the board by its chair, or such other officer as the board may designate, under its corporate seal, shall be made and delivered to the respective Boards of County Commissioners of Orange and Osceola Counties not later than June 15 of each year in which said taxes are levied. It shall be the duty of the respective County Commissioners of Orange and Osceola Counties to order and require the respective county property appraisers of said counties to assess, and the respective county tax collectors of said counties to collect, the amount of taxes so assessed or levied by the board of supervisors upon the taxable property within the district not exempt by law, at the rate of taxation adopted by the board of supervisors for such year, and to include in the warrant of the property appraisers and attach to



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or show the same on the assessment roll of taxes for such year.  
The tax collectors shall collect such taxes so levied by the  
board of supervisors in the same manner as other taxes are  
collected and shall pay the same to the board of supervisors  
within the time and in the manner prescribed by law for the  
payment by the tax collector of county taxes to the county  
depository. The respective county tax collectors shall include  
and state separately on the official county tax bill and receipt  
each year the amount of district taxes. For their services  
rendered hereunder, the respective county property appraisers  
and tax collectors shall be compensated by the district as  
prescribed by s. 298.401, Florida Statutes, and amendments  
thereto.

(2) The ad valorem taxes referred to and provided for in  
section 24 and the maintenance and special ad valorem  
maintenance taxes referred to and provided for in section 25  
shall be subject to the same discounts as county taxes. None of  
the other taxes referred to or provided for in this act or  
chapter 298, Florida Statutes, shall be subject to discounts for  
early payment unless the board of supervisors so provides by  
resolution adopted at the time of the levying or assessment  
thereof. Except as otherwise provided in this act, all taxes  
remaining unpaid after April 1 of the year following that for  
which said taxes are levied shall be and become delinquent and  
bear a penalty of 2 percent a month on the amount of said taxes  
from the date of delinquency until paid. In computing said  
penalty, each fractional part of a month shall be counted as a  
full month.

Section 30. Tax liens; service charge liens.—



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(1) All taxes of the district provided for in this act or chapter 298, Florida Statutes, together with all penalties for default in the payment of the same and all costs in collecting the same, including reasonable attorney fees fixed by the court and taxed as costs in the action brought to enforce payment, shall, from January 1 for each year the property is liable to assessment and until paid, constitute a lien of equal dignity with the liens for state and county taxes and other taxes of equal dignity with state and county taxes upon all the real and personal property against which such taxes shall be levied. A sale of any of the real property within the district for state and county or other taxes shall not operate to relieve or release the property so sold from the lien for subsequent district taxes, or installments of district taxes, which lien may be enforced against such property as though no such sale thereof had been made.

(2) Charges and fees due or to become due under any service agreements entered into by the district pursuant to subsection (5) of section 17 shall constitute a lien of equal dignity with district taxes, as provided for in subsection (1), upon all the real and personal property to which such service agreements relate or by which the same are secured, and the provisions of subsection (1) shall be applicable to such charges and fees.

Section 31. Foreclosure of liens.—

(1) Any lien in favor of the district arising under chapter 298, Florida Statutes, or under this act may be foreclosed by the district by bringing foreclosure proceedings in the name of the district in the Circuit Court for the Ninth Circuit in like manner as is provided in chapter 173, Florida Statutes, and



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amendments thereto, and the provisions of said chapter shall be  
applicable to such proceedings with the same force and effect as  
if said provisions were expressly set forth in this act. Any act  
required or authorized to be done by or on behalf of a  
municipality in foreclosure proceedings under chapter 173,  
Florida Statutes, may be performed by such officer or agent of  
the district as the board of supervisors may designate. Such  
foreclosure proceedings may be brought at any time after the  
expiration of 1 year from the date any tax, or installment  
thereof, becomes delinquent.

(2) In any foreclosure action filed by the district  
pursuant to this section, the district may join as a party  
defendant Orange County or Osceola County, as the case may be,  
for the purpose of determining the amount of their respective  
tax liens. When a county is so joined in such a foreclosure  
action, the judicial sale held in such action shall operate to  
satisfy all county tax liens to the date of such sale, and the  
net proceeds of such sale shall be applied first against  
delinquent state and county taxes and thereafter against  
delinquent district taxes on the property affected. The decree  
of the court in any such foreclosure action shall operate to  
quiet title to the property that is the subject of the action.

Section 32. Payment of taxes and redemption of tax liens by  
district; sharing in proceeds of tax sale under s. 197.542,  
Florida Statutes.—

(1) The district has the right to:

(a) Pay any delinquent state, county, district, municipal,  
or other tax or assessment upon lands located wholly or  
partially within the boundaries of the district; and



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(b) Redeem or purchase any tax sales certificate issued or sold on account of any state, county, district, municipal, or other taxes or assessments upon lands located wholly or partially within the boundaries of the district.

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

(3) In any sale of land pursuant to s. 197.542, Florida Statutes, and amendments thereto, the district may certify to the clerk of the circuit court of the county holding such sale the amount of taxes due to the district upon the lands sought to be sold, and the district shall share in the disbursement of the sales proceeds in accordance with the provisions of this act and under law.

Section 33. General obligation bonds.—

(1) The district shall have the power from time to time to issue general obligation bonds in an aggregate principal amount of bonds outstanding at any one time not in excess of 50 percent of the assessed value of the taxable property within the district as shown on the pertinent tax records at the time of the authorization of the general obligation bonds for which the full faith and credit of the district is pledged. Except for refunding bonds, no general obligation bonds shall be issued



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unless the issuance thereof is approved by the qualified electors of the district in accordance with the requirements for such election as prescribed by the State Constitution, such election to be called and held in the manner provided in the State Constitution and Florida Statutes for such elections. Such elections shall be called to be held in the district by the respective Boards of County Commissioners of Orange and Osceola Counties upon the request of the board of supervisors. The expenses of calling and holding such referendum elections shall be borne by the district, and the district shall reimburse the Boards of County Commissioners of Orange and Osceola Counties, as the case may be, for any expenses incurred by said boards in calling or holding such elections. In the alternative, at its option, the board of supervisors may make such other provision for the registration of such qualified electors and the calling and holding of such elections as the board from time to time deems appropriate.

(2) The district may pledge its full faith and credit for the payment of the principal and interest on such general obligation bonds, and for any reserve or other funds provided therefor, and may unconditionally and irrevocably pledge itself to levy ad valorem taxes on all taxable property in the district, to the extent necessary for the payment thereof, subject, however, to the limitations on the total amount of ad valorem taxes that may be levied in any one year as specified in section 24.

(3) If the board of supervisors determines to issue general obligation bonds for more than one different purpose, the approval of the issuance of the bonds for each and all such



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purposes may be submitted to the qualified electors on one and the same ballot. The failure of the qualified electors to approve the issuance of bonds for any one or more purposes shall not defeat the approval of bonds for any purpose which shall be approved by the qualified electors.

Section 34. Revenue bonds.—

(1) The district shall have the power to issue revenue bonds from time to time without limitation as to amount. Such revenue bonds may be secured by or payable from the gross or net pledge of the revenues to be derived from any project or combination of projects, from the rates, fees, fares, or other charges to be collected from the users of any project or projects, from any revenue-producing undertaking or activity of the district, or from any other source or pledged security. Such bonds shall not constitute an indebtedness of the district, and the approval of the qualified electors shall not be required unless such bonds are additionally secured by the full faith and credit and taxing power of the district.

(2) Any two or more projects may be combined and consolidated into a single project and may thereafter be operated and maintained as a single project. The revenue bonds authorized herein may be issued to finance any one or more such projects separately, or to finance two or more such projects, regardless of whether such projects have been combined and consolidated into a single project. If the board of supervisors deems it advisable, the proceedings authorizing such revenue bonds may provide that the district may thereafter combine the projects then being financed or theretofore financed with other projects to be subsequently financed by the district, and that



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revenue bonds to be thereafter issued by the district shall be on parity with the revenue bonds then being issued, all on such terms, conditions, and limitations as shall be provided, and may further provide that the revenues to be derived from the subsequent projects shall at the time of the issuance of such parity revenue bonds be also pledged to the holders of any revenue bonds theretofore issued to finance the revenue undertakings which are later combined with such subsequent projects. The district may pledge for the security of the revenue bonds a fixed amount, without regard to any fixed proportion of the gross revenues of any project.

Section 35. Utility service tax bonds.—The district shall have the power to issue from time to time, without limitation as to amount, bonds payable from the proceeds of any utility service taxes or funds of the district, or any combination thereof. Such bonds shall not constitute an indebtedness of the district and the approval of the qualified electors shall not be required unless such bonds are additionally secured by the full faith and credit and taxing power of the district.

Section 36. Issuance of additional bonds.—If the proceeds of any bonds are less than the cost of completing the project in connection with which such bonds are issued, the board of supervisors may authorize the issuance of additional bonds, upon such terms and conditions as the board may provide in the resolution authorizing the issuance thereof, but only in compliance with the resolution or other proceedings authorizing the issuance of the original bonds.

Section 37. Refunding bonds.—The district shall have the power to issue bonds to provide for the retirement or refunding





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of any bonds or obligations of the district that at the time of  
such issuance are or subsequently thereto become due and  
payable, or that at the time of issuance have been called or are  
or will be subject to call for redemption within 10 years  
thereafter, or the surrender of which can be procured from the  
holders thereof at prices satisfactory to the board of  
supervisors. Refunding bonds may be issued at any time when, in  
the judgment of the board of supervisors, such issuance will be  
advantageous to the district. No approval of the qualified  
electors residing in the district shall be required for the  
issuance of refunding bonds except in cases where such approval  
is required by the State Constitution. The board of supervisors  
may by resolution confer upon the holders of such refunding  
bonds all rights, powers, and remedies to which the holders  
would be entitled if they continued to be the owners and had  
possession of the bonds for the refinancing of which said  
refunding bonds are issued, including, but not limited to, the  
preservation of the lien of such bonds on the revenues of any  
project or on pledged funds, without extinguishment, impairment,  
or diminution thereof. The provisions of this act pertaining to  
bonds of the district shall, unless the context otherwise  
requires, govern the issuance of refunding bonds, the form and  
other details thereof, the rights of the holders thereof, and  
the duties of the board of supervisors with respect thereto.

Section 38. Pledging ad valorem taxes, assessments, and  
other revenues and properties as additional security on bonds.—  
The district may pledge as additional security for the payment  
of any of the bonds of the district its full faith and credit  
and ad valorem taxing power, and provide that such bonds shall



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be payable as to both principal and interest, and as to any reserve or other funds provided therefor, from ad valorem taxes levied on the taxable real and tangible personal property in the district, to the full extent that any revenues as defined in section 17, taxes, assessments, or other funds, or any combination thereof, pledged therefor are insufficient for the full payment of the same, but subject to the limitations on the total amount of ad valorem taxes that may be levied in any one year specified in section 24, and provided further that no bonds shall be issued to the payment of which the full faith and credit and taxing power of the district is pledged unless approved at an election in the manner provided by law. The district, by resolution of the board of supervisors, may also pledge as additional security for any bonds the revenues from any project of the district, utility service taxes, assessments, and any other sources of revenues or funds, or any combination of the foregoing, and may pledge or mortgage any of the properties, rights, interests, or other assets of the district, and such pledge shall not require the submission to or approval by the qualified electors of the district unless required by the State Constitution. The board of supervisors may also provide with respect to any bonds of the district that such bonds shall be payable, in whole or in part, as to principal amount or interest, or both, out of rates, fees, fares, service charges, or other charges collected with respect to any of the projects of the district.

Section 39. Lien of pledges.—All pledges of revenues, taxes, and assessments made pursuant to the provisions of this act shall be valid and binding from the time when such pledges



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are made. All such revenues, taxes, and assessments so pledged and thereafter collected shall immediately be subject to the lien of such pledges without any physical delivery thereof or further action, and the lien of such pledges shall be valid and binding as against all parties having claims of any kind in tort, contract, or otherwise against the district, irrespective of whether such parties have notice thereof.

Section 40. Assessable improvements; levy and payment of special assessments; assessment bonds and certificates.—The district may provide for the construction or reconstruction of assessable improvements, and for the levying of special assessments upon benefited property for the payment thereof, under the provisions of this section.

(1) The initial proceeding under this section shall be the passage by the board of supervisors of a resolution ordering the construction or reconstruction of such assessable improvements, indicating the location by terminal points, routes, or otherwise, and either giving a description of the improvements by their material, nature, character, and size or giving two or more descriptions with the directions that the material, nature, character, and size shall be subsequently determined in conformity with one of such descriptions. Assessable improvements need not be continuous and may be in more than one locality or street. The resolution ordering any such improvement may give any short and convenient designation to each improvement ordered thereby, and the property against which assessments are to be made for the cost of such improvement may be designated as an assessment district, followed by a letter or number or name to distinguish it from other assessment



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districts, after which it shall be sufficient to refer to such improvement and property by such designation in all proceedings and assessments, except in the notices required by this section.

(2) As soon as possible after the passage of such resolution, the engineer for the district shall prepare, in duplicate, plans and specifications for each improvement ordered thereby and an estimate of the cost thereof. Such cost shall include, in addition to the items of cost as defined in this act, the cost of relaying streets, sidewalks, and other public facilities or conveniences necessarily torn up or damaged and the following items of incidental expenses:

(a) Printing and publishing notices and proceedings;

(b) Costs of abstracts of title; and

(c) Any other expense necessary or proper in conducting the proceedings and work provided for in this section, including the estimated amount of discount, if any, upon the sale of assessment bonds or any other obligations issued hereunder for which such special assessments are to be pledged.

If the resolution provides alternative descriptions of material, nature, character, and size, such estimate shall include an estimate of the cost of the improvement of each such description. The engineer shall also prepare, in duplicate, a tentative apportionment of the estimated total cost of the improvement as between the district and each lot or parcel of land subject to special assessment under the resolution, such apportionment to be made in accordance with the provisions of the resolution and in relation to apportionment of cost provided herein for the preliminary assessment roll. Such tentative



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apportionment of total estimated cost shall not be held to limit or restrict the duties of the engineer in the preparation of such preliminary assessment roll. One of the duplicates of such plans, specifications, and estimates and such tentative apportionment shall be filed with the board of supervisors, and the other duplicate shall be retained by the engineer in his or her files, all thereof to remain open to public inspection.

(3) The board of supervisors, upon the filing with it of such plans, specifications, estimates, and tentative apportionment of cost, shall publish a notice stating that, at a meeting of the board of supervisors on a certain day and hour not earlier than 15 days after such publication, the board of supervisors will hear objections of all interested persons to the confirmation of such resolution, which notice shall state in brief and general terms a description of the proposed assessable improvements with the location thereof, and shall also state that plans, specifications, estimates, and tentative apportionment of cost thereof are on file with the board of supervisors. Such notice shall be published as provided in chapter 50, Florida Statutes. The board of supervisors shall keep a record in which shall be inscribed, at the request of any person, firm, or corporation having or claiming to have any interest in any lot or parcel of land or property, the name and post office address of such person, firm, or corporation, together with a brief description or designation of such lot or parcel, and it shall be the duty of the board of supervisors to mail a copy of such notice to such person, firm, or corporation at such address at least 10 days before the time for the hearing as stated in such notice. However, the failure of the board of



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supervisors to keep such record or to inscribe any name or address or to mail any such notice shall not constitute a valid objection to holding the hearing as provided in this section or to any other action taken under the authority of this section.

(4) At the time named in such notice, or to which an adjournment may be taken by the board of supervisors, the board shall receive any objections of interested persons and may then or thereafter repeal or confirm such resolution with such amendments, if any, as may be desired by the board and which do not cause any additional property to be specially assessed.

(5) All objections to any such resolution on the ground that it contains items which cannot be properly assessed against property, or that it is, for any default or defect in the passage or character of the resolution or the plans or specifications or estimates, void or voidable in whole or in part, or that it exceeds the power of the board of supervisors, shall be made in writing in person or by attorney and filed with the board at or before the time or adjourned time of such hearing. Any objections against the making of any assessable improvements not so made shall be considered as waived, and if any objection is made and overruled or not sustained, the confirmation of the resolution shall be the final adjudication of the issues presented unless an action is filed in the Circuit Court for the Ninth Circuit to secure relief within 30 days after the board's adoption of the resolution or its later confirmation.

(6) Whenever any resolution providing for the construction or reconstruction of assessable improvements and for the levying of special assessments upon benefited property for the payment



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3869 thereof is confirmed, as hereinabove provided, or at any time  
3870 thereafter, the board of supervisors may issue assessment bonds  
3871 payable out of such assessments when collected. Said bonds shall  
3872 mature not later than 2 years after the last installment in  
3873 which said special assessments may be paid, as provided in  
3874 subsection (10), and shall bear interest not exceeding 6 percent  
3875 per annum. Such assessment bonds shall be executed, shall have  
3876 such provisions for redemption prior to maturity, and shall be  
3877 sold in the manner and be subject to all of the applicable  
3878 provisions contained in this act for revenue bonds, except as  
3879 the same are inconsistent with the provisions of this section.  
3880 The amount of such assessment bonds for any assessable  
3881 improvement, after the confirmation of the initial resolution,  
3882 shall not exceed 70 percent of the estimated amount of the cost  
3883 of such assessable improvements which are to be specially  
3884 assessed against the land or property to be specially benefited  
3885 thereby, as shown in the estimates of the engineer for the  
3886 district referred to in subsection (2). The amount of such  
3887 assessment bonds for any assessable improvement to be issued,  
3888 after the confirmation of the preliminary assessment roll  
3889 provided for in subsection (9), including any assessment bonds  
3890 theretofore issued, shall not exceed the amount of special  
3891 assessments actually confirmed and levied by the board of  
3892 supervisors as provided in subsection (9). Such assessment bonds  
3893 shall be payable from the proceeds of the special assessments  
3894 levied for the assessable improvement for which such assessment  
3895 bonds are issued. However, the district may pledge the full  
3896 faith and credit of the district for the payment of the  
3897 principal of and interest on such assessment bonds if the



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issuance of such assessment bonds is approved in the manner provided by law.

(7) After the passage of the resolution authorizing the construction or reconstruction of assessable improvements has been confirmed as provided in subsection (4), the district may proceed with the construction or reconstruction work. Promptly after the completion of the work, the engineer for the district, who is hereby designated as the official of the district to make preliminary assessment of benefits from assessable improvements, shall prepare a preliminary assessment roll and file the same with the board of supervisors, which roll shall contain the following:

(a) A description of the lots and parcels of land or property within the district which will benefit from such assessable improvements and the amount of such benefits to each such lot or parcel of land or property, and the preliminary assessment. Such lots and parcels shall include the property of the county or counties, municipality or municipalities, and any school district or other political subdivision within the district. There shall also be given the name of the owner of record of each lot or parcel, where practicable, and a statement of the method of assessment used by such engineer.

(b) The total cost of the improvement and the amount of incidental expense. In making such preliminary assessments, the engineer may use any method of determining the amount of special benefits accruing to each lot or parcel of land or property from such assessable improvements as are approved by the board of supervisors. Such special benefits may be based on an acreage assessment where benefits from such assessable improvements are





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equal or nearly equal for lands or property in a particular area, front footage, or any other factors which the board of supervisors deems fair and equitable as between the different lots or parcels of land or property benefited, whether improved or unimproved. It shall be the duty of the engineer, in making such preliminary assessment roll, to view all lots or parcels of land or property to be assessed and to determine, for the preliminary assessment roll, the amount of benefit which each lot or parcel of land or property will receive from such assessable improvements, under the method or methods prescribed by the board of supervisors, or any combination thereof.

(8) The preliminary roll shall be advisory only and shall be subject to the action of the board of supervisors as hereinafter provided. Upon the filing with the board of supervisors of the preliminary assessment roll, the board shall publish a notice stating that, at a meeting of the board of supervisors to be held on a certain day and hour not less than 15 days after the date of such publication, which meeting may be a regular, adjourned, or special meeting, all interested persons may appear and file written objections to the confirmation of such roll. Such notice shall be published as provided in chapter 50, Florida Statutes, and shall state the class of the assessable improvements and the location thereof by terminal points, route, or otherwise. The board of supervisors shall also mail a copy of such notice to the persons, firms, or corporations referred to in subsection (3) at least 10 days before the time of the meeting as stated in such notice. However, the failure of the board to mail any such notice shall not constitute a valid objection to holding such meeting or to



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any other action taken under the authority of this section.

(9) At the time and place stated in such notice, the board of supervisors shall meet and receive the objections in writing of all interested persons as stated in such notice. The board of supervisors may adjourn the hearing from time to time. After the completion thereof, the board of supervisors shall either annul, sustain, or modify, in whole or in part, the preliminary assessment as indicated on such roll, either by confirming the preliminary assessment against any or all lots or parcels described therein or by cancelling, increasing, or reducing the same, according to the special benefits which the board decides each such lot or parcel has received or will receive on account of such improvement. If any property chargeable under this section is omitted from the preliminary roll, or if the preliminary assessment is not made against it, the board of supervisors may place on such roll an apportionment to such property. The board of supervisors shall not confirm any assessment in excess of the special benefits to the property assessed, and the assessments so confirmed shall be in proportion to the special benefits. The assessment so made shall be final and conclusive as to each lot or parcel assessed unless, within 30 days, an action is filed in the Circuit Court for the Ninth Circuit to secure relief. If the assessment against any property is sustained, reduced, or abated by the court, the board of supervisors shall note that fact on the assessment roll opposite the description of the property affected thereby. The amount of the special assessment against any lot or parcel which may be reduced or abated by the court, unless the assessment upon the entire district is reduced or



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abated, or the amount by which such assessment is so reduced or  
abated, may by resolution of the board of supervisors be made  
chargeable against the district at large; or, at the discretion  
of the board, a new assessment roll may be prepared and  
confirmed in the manner hereinabove provided for the preparation  
and confirmation of the original assessment roll.

(10) Any assessment may be paid at the office of the board  
of supervisors within 60 days after the confirmation thereof,  
without interest. Thereafter, all assessments shall be payable  
at such times, over such period of years not exceeding 20 years,  
and in such annual or other installments, with interest at such  
rate not exceeding 8 percent per annum on the principal amount  
of such assessments from the expiration of said 60 days, as the  
board of supervisors determines by resolution. The board of  
supervisors may provide that any assessment may be paid at any  
time before due, together with interest accrued thereon to the  
date of prepayment, if such prior payment is permitted by the  
proceedings authorizing any assessment bonds or other  
obligations for the payment of which such special assessments  
have been pledged.

(11) All such special assessments shall be collected by the  
respective tax collectors for Orange and Osceola Counties, as  
the case may be, in which event the last sentence of subsection  
(1) of section 29 shall be applicable, or by such other officer  
or agent as the board of supervisors may designate, at such time  
or times as the board shall specify in the proceedings  
authorizing or confirming the special assessments, and if no  
other time is specified, then at the same time as general county  
taxes are collected in Orange and Osceola Counties.



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(12) All assessments shall constitute a lien upon the property so assessed from the date of confirmation of the resolution ordering the improvement, of the same nature and to the same extent as the lien for general county taxes falling due in the same year or years in which such assessments or installments thereof fall due, and any assessment or installment not paid when due shall be collectible with such interest and with reasonable attorney fees and costs, but without penalties, by the district by proceedings in the Circuit Court for the Ninth Circuit to foreclose the lien of assessments as a lien for mortgages is or may be foreclosed under the laws of the state; provided that any such proceedings to foreclose shall embrace all installments of principal remaining unpaid with accrued interest thereon, which installments shall, by virtue of the institution of such proceedings, immediately become due and payable. Nevertheless, if, prior to any sale of the property under decree of foreclosure in such proceedings, payment is made of the installment or installments which are shown to be due under the provisions of the resolution passed pursuant to subsection (9) and by subsection (10), and all costs including interest and attorney fees, such payment shall have the effect of restoring the remaining installments to their original maturities, and the proceedings shall be dismissed. It shall be the duty of the district to enforce the prompt collection of assessments by the means herein provided, and such duty may be enforced at the suit of any holder of bonds issued under this act in the Circuit Court for the Ninth Circuit by mandamus or other appropriate proceedings or action. Not later than 30 days after any installments are due and payable, it shall be the duty



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of the board of supervisors to direct the attorney or attorneys  
whom the board shall then designate to institute action within 2  
months after such direction to enforce the collection of all  
special assessments for assessable improvements made under this  
section and remaining due and unpaid at the time of such  
direction. Such action shall be prosecuted in a manner and under  
the conditions in and under which mortgages are foreclosed under  
the laws of the state. It shall be lawful to join in one action  
the collection of assessments against any or all property  
assessed by virtue of the same assessment roll unless the court  
deems such joinder prejudicial to the interests of any  
defendant. The court shall allow reasonable attorney fees for  
the attorney or attorneys of the district, and the same shall be  
collectible as a part of or in addition to the costs of the  
action. At the sale pursuant to decree in any such action, the  
district may be a purchaser to the same extent as an individual  
person or corporation, except that the part of the purchase  
price represented by the assessments sued upon and the interest  
thereon need not be paid in cash. Property so acquired by the  
district may be sold or otherwise disposed of, the proceeds of  
such disposition to be placed in the fund provided by subsection  
(13). However, no sale or other disposition thereof shall be  
made unless the notice calling for bids therefor to be received  
at a stated time and place is published at least once as  
provided in chapter 50, Florida Statutes.

(13) All assessments and charges made under the provisions  
of this section for the payment of all or any part of the cost  
of any assessable improvements for which assessment bonds are  
issued under the provisions of this law, or which have been



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pledged as additional security for any other bonds or obligations issued under this act, shall be maintained in a special fund or funds and be used only for the payment of principal of or interest on such assessment bonds or other bonds or obligations.

(14) Orange and Osceola Counties, the municipalities, each school district, and any other political subdivision wholly or partly within the district shall possess the same power and be subject to the same duties and liabilities in respect of the special assessments under this section affecting the real estate of such county, municipality, school district, or other political subdivision which private owners of real estate possess or are subject to hereunder, and such real estate of any such county, municipality, school district, or political subdivision shall be subject to liens for said assessments in all cases where the same property would be subject to such liens had it, at the time the lien attached, been owned by a private owner.

(15) Subject to the terms of any bonds or other obligations payable from or secured by the assessments provided for herein, the board of supervisors may at any time and from time to time modify, in whole or in part, or revoke any plan or specification for any assessable improvement. In connection with the revision of any such plan or specification, benefits may be reassessed or additional assessments made in accordance with the provisions and procedures of this section. The board of supervisors may at any time approve and make effective technical changes and modifications of any plan for any improvement not affecting the determination of assessed benefits or the security of bond



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owners.

Section 41. Issuance of certificates of indebtedness based on assessments for assessable improvements; assessment bonds.—

(1) The board of supervisors may, after any assessments for assessable improvements are made, determined, and confirmed as provided in section 40, issue certificates of indebtedness for the amount so assessed against the abutting property or property otherwise benefited, as the case may be, and separate certificates shall be issued against each part or parcel of land or property assessed, which certificates shall state the general nature of the improvement for which the said assessment is made. Said certificates shall be payable in annual installments or otherwise in accordance with the installments of the special assessments for which they are issued. The board of supervisors may determine the interest to be borne by such certificates at a rate no greater than 6 percent per annum and may sell such certificates at either private or public sale and determine the form, manner of execution, and other details of such certificates. Such certificates shall recite that they are payable only from the special assessments levied and collected from the part or parcel of land or property against which they are issued. The proceeds of such certificates may be pledged for the payment of principal of and interest on any revenue bonds or general obligation bonds issued to finance in whole or in part such assessable improvement, or, if not so pledged, may be used to pay the cost or part of the cost of such assessable improvements.

(2) The district may also issue assessment bonds or other obligations payable from a special fund into which such



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certificates of indebtedness referred to in subsection (1) may  
be deposited; or, if such certificates of indebtedness have not  
been issued, the district may assign to such special fund for  
the benefit of the holders of such assessment bonds or other  
obligations, or to a trustee for such bondholders, the  
assessment liens provided for in section 40, unless such  
certificates of indebtedness or assessment liens have been  
theretofore pledged for any bonds or other obligations  
authorized hereunder. In the event of the creation of such  
special fund and the issuance of such assessment bonds or other  
obligations, the proceeds of such certificates of indebtedness  
or assessment liens deposited therein shall be used only for the  
payment of the assessment bonds or other obligations issued as  
provided in this section. The district is authorized to covenant  
with the holders of such assessment bonds or other obligations  
that it will diligently and faithfully enforce and collect all  
the special assessments and interest and penalties thereon for  
which such certificates of indebtedness or assessment liens have  
been deposited in or assigned to such fund, and to foreclose  
such assessment liens so assigned to such special fund or  
represented by the certificates of indebtedness deposited in  
said special fund, after such assessment liens have become  
delinquent, and deposit the proceeds derived from such  
foreclosure, including interest and penalties, in such special  
fund, and to make any other covenants deemed necessary or  
advisable in order to properly secure the holders of such  
assessment bonds or other obligations.

(3) The assessment bonds or other obligations issued  
pursuant to this section shall have such dates of issue and





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maturity as are deemed advisable by the board of supervisors.  
However, the maturities of such assessment bonds or other obligations shall not be more than 2 years after the due date of the last installment which will be payable on any of the special assessments for which such assessment liens, or the certificates of indebtedness representing such assessment liens, are assigned to or deposited in such special fund.

(4) Such assessment bonds or other obligations issued under this section shall bear interest at a rate not exceeding 6 percent per annum and shall be executed, shall have such provisions for redemption prior to maturity, shall be sold in the manner, and shall be subject to all of the applicable provisions contained in this act for revenue bonds, except as the same may be inconsistent with the provisions of this section.

(5) All assessment bonds or other obligations issued under the provisions of this act, except certificates of indebtedness issued against separate lots or parcels of land or property as provided in this section, shall be and constitute and have all the qualities and incidents of negotiable instruments under the law merchant and the laws of the state.

Section 42. Issuance of bond anticipation notes.—In addition to the other powers provided for in this act and not in limitation thereof, the district shall have the power, at any time and from time to time after the issuance of any bonds of the district is authorized, to borrow money for the purposes for which such bonds are to be issued in anticipation of the receipt of the proceeds of the sale of such bonds and to issue bond anticipation notes in a principal amount not in excess of the



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authorized maximum amount of such bond issue. Such notes shall be in such denomination or denominations, bear interest at such rate or rates not in excess of 6 percent per annum, mature at such time or times not later than 5 years after the date of issuance, be renewable for an additional term or terms in the aggregate not in excess of 5 years after the date of first renewal, and be in such form and executed in such manner as the board of supervisors shall prescribe. Such notes may be sold at either public or private sale or, if such notes are renewal notes, may be exchanged for notes then outstanding on such terms as the board of supervisors shall determine. Such notes shall be paid from the proceeds of such bonds when issued. The board of supervisors may in its discretion, in lieu of retiring the notes by means of bonds, retire them by means of current revenues or from any taxes or assessments levied for the payment of such bonds, but in such event a like amount of the bonds authorized shall not be issued.

Section 43. Short-term borrowings.—The district at any time may obtain loans, in such amount and on such terms and conditions as the board of supervisors may approve, for the purpose of paying any of the expenses of the district or any costs incurred or that may be incurred in connection with any of the projects of the district, which loans shall have a term not exceeding 2 years from the date of issuance thereof, and may be renewable for a like term or terms, shall bear interest in any amount not in excess of 6 percent per annum, and may be payable from and secured by a pledge of such funds, revenues, taxes, and assessments as the board of supervisors may determine. For the purpose of defraying such costs and expenses, the district may



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issue negotiable notes, warrants, or other evidences of debt  
signed on behalf of the district by any member of the board of  
supervisors duly authorized by the board, such notes or other  
evidences of indebtedness to be payable at such times, to bear  
interest at a rate not exceeding 6 percent per annum, and to be  
sold or discounted at such price or prices and on such terms as  
the board may deem advisable. The board of supervisors shall  
have the right to provide for the payment thereof by pledging  
the whole or any part of the funds, revenues, taxes, and  
assessments of the district. The approval of the qualified  
electors residing in the district shall not be necessary except  
where required by the State Constitution.

Section 44. Trust agreements.—In the discretion of the  
board of supervisors, any issue of bonds may be secured by a  
trust agreement by and between the district and a corporate  
trustee or trustees, which may be any trust company or bank  
having the powers of a trust company within or outside the  
state. The resolution authorizing the issuance of the bonds or  
such trust agreement may pledge the revenues to be received from  
any projects of the district and may contain such provisions for  
protecting and enforcing the rights and remedies of the  
bondholders as the board of supervisors may approve, including,  
without limitation, covenants setting forth the duties of the  
district in relation to the acquisition, construction,  
reconstruction, improvement, maintenance, repair, operation, and  
insurance of any projects, the fixing and revising of the rates,  
fees, fares, and charges, and the custody, safeguarding, and  
application of all moneys, and for the employment of counselling  
engineers in connection with such acquisition, construction,



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reconstruction, improvement, maintenance, repair, or operation.  
It shall be lawful for any bank or trust company incorporated  
under the laws of the state which may act as a depository of the  
proceeds of bonds or of revenues to furnish such indemnifying  
bonds or to pledge such securities as may be required by the  
district. Such resolution or trust agreement may set forth the  
rights and remedies of the bondholders and of the trustee, if  
any, and may restrict the individual right of action by  
bondholders. The board of supervisors may provide for the  
payment of the proceeds of the sale of the bonds and the  
revenues of any project to such officer, board, or depository as  
it may designate for the custody thereof, and for the method of  
disbursement thereof with such safeguards and restrictions as it  
may determine. All expenses incurred in carrying out the  
provisions of such resolution or trust agreement may be treated  
as part of the cost of operation of the project to which such  
trust agreement pertains.

Section 45. Sale of bonds.—Bonds may be sold in blocks or  
installments at different times, or an entire issue or series  
may be sold at one time. Bonds may be sold at public or private  
sale after such advertisement, if any, as the board of  
supervisors deems advisable but not in any event at less than 95  
percent of the par value thereof, together with accrued interest  
thereon. Bonds may be sold or exchanged for refunding bonds.  
Special assessment and revenue bonds may be delivered as payment  
by the district of the purchase price or lease of any project or  
part thereof, or a combination of projects or parts thereof, or  
as the purchase price or exchanged for any property, real,  
personal, or mixed, including franchises, or services rendered



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

(1) The money paid for the bonds;

(2) The principal amount, plus accrued interest to the date of redemption or exchange, of outstanding obligations exchanged for refunding bonds;

(3) In the case of special assessment or revenue bonds, the amount of any indebtedness to contractors or other persons paid with such bonds; or

(4) The fair value of any properties exchanged for the bonds, as determined by the board of supervisors.

Section 46. Authorization and form of bonds.—Bonds may be authorized by resolution or resolutions of the board of supervisors which shall be adopted by a majority of all of the members thereof then in office. Such resolution or resolutions may be adopted at the same meeting at which they are introduced and need not be published or posted. The board of supervisors may by resolution authorize the issuance of bonds and fix the aggregate amount of bonds to be issued, the purpose or purposes for which the moneys derived therefrom shall be expended, the rate or rates of interest, which shall not exceed 6 percent per annum, the denomination of the bonds, regardless of whether the bonds are to be issued in one or more series, the date or dates thereof, the date or dates of maturity, which shall not exceed 40 years from their respective dates of issuance, the medium of payment, the place or places within or outside the state where



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payment shall be made, registration privileges, redemption terms and privileges (whether with or without premium), the manner of execution, the form of the bonds, including any interest coupons to be attached thereto, the manner of execution of bonds and coupons, and any and all other terms, covenants, and conditions thereof, and the establishment of reserve or other funds. Such authorizing resolution may further provide that such bonds may be executed manually or by engraved, lithographed, or facsimile signature, provided that where signatures are engraved, lithographed, or facsimile, no bond shall be valid unless countersigned by a registrar or other officer designated by appropriate resolution of the board of supervisors. The seal of the district may be affixed, lithographed, engraved, or otherwise reproduced in facsimile on such bonds. In case any officer whose signature or a facsimile of whose signature appears on any bonds or coupons ceases to be such officer before the delivery of such bonds, such signature or facsimile shall nevertheless be valid and sufficient for all purposes the same as if he or she had remained in office until such delivery.

Section 47. Increase in maximum allowable interest on district bonds.—Anything in this act or the laws of the state to the contrary notwithstanding, if at any time and from time to time the general laws of the state permit the counties, municipalities, or political subdivisions of the state, or any of them, to issue general obligation, revenue, assessment, or other bonds bearing interest in an amount or at a rate in excess of 6 percent per annum, then the maximum allowable interest on any bonds of the district that may be issued during the effective period of such general law shall be the maximum amount



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or rate permitted under such general law.

Section 48. Interim certificates; replacement certificates.—Pending the preparation of definitive bonds, the board of supervisors may issue interim certificates or receipts or temporary bonds, in such form and with such provisions as the board may determine, exchangeable for definitive bonds when such bonds have been executed and are available for delivery. The board of supervisors may also provide for the replacement of any bonds that become mutilated or are lost or destroyed.

Section 49. Negotiability of bonds.—Any bond issued under this act and any interim certificate, receipt, or temporary bond shall, in the absence of an express recital on the face thereof that it is nonnegotiable, be fully negotiable and shall be and constitute negotiable instruments within the meaning and for all purposes of the law merchant and the laws of the state.

Section 50. Defeasance.—The board of supervisors may make such provision with respect to the defeasance of the right, title, and interest of the holders of any of the bonds and obligations of the district in any revenues, funds, or other properties by which such bonds are secured as the board deems appropriate and, without limitation on the foregoing, may provide that when such bonds or obligations become due and payable or shall have been called for redemption, and the whole amount of the principal and the interest and premium, if any, due and payable upon the bonds or obligations then outstanding shall be paid, or sufficient moneys or direct obligations of the United States Government the principal of and the interest on which when due will provide sufficient moneys, shall be held or deposited in trust for such purpose, and provision shall also be



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made for paying all other sums payable in connection with such bonds or other obligations, then and in such event the right, title, and interest of the holders of the bonds in any revenues, funds, or other properties by which such bonds are secured shall thereupon cease, determine, and become void, and the board of supervisors may apply any surplus in any sinking fund established in connection with such bonds or obligations and all balances remaining in all other funds or accounts other than money held for the redemption or payment of the bonds or other obligations to any lawful purpose of the district as the board shall determine.

Section 51. Bonds as legal investment or security.—  
Notwithstanding any provisions of any other law to the contrary, all bonds issued under the provisions of this act shall constitute legal investments for savings banks, banks, trust companies, insurance companies, executors, administrators, trustees, guardians, and other fiduciaries, and for any board, body, agency, instrumentality, county, municipality, or other political subdivision of the state, and shall be and constitute securities which may be deposited by banks or trust companies as security for deposits of state, county, municipal, or other public funds, or by insurance companies as required or voluntary statutory deposits.

Section 52. Agreements with Division of Bond Finance and others.—The board of supervisors shall have the power to retain and enter into agreements with fiscal agents, financial advisers, the Division of Bond Finance of the State Board of Administration, engineers, and other consultants or advisers with respect to the issuance and sale of any bonds, and the cost





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and expense thereof may be treated as part of the cost and expense of such project. The board of supervisors shall engage the Division of Bond Finance in connection with the structure, management, and execution of debt issuances including, but not limited to, direct placements, bank loans, private placements, and limited or public offerings of debt.

Section 53. Covenants.—Any resolution authorizing the issuance of bonds may contain such covenants as the board of supervisors may deem advisable, and all such covenants shall constitute valid and legally binding and enforceable contracts between the district and the bondholders, regardless of the time of issuance thereof. Such covenants may include, without limitation, covenants concerning the disposition of the bond proceeds, the use and disposition of project revenues, the pledging of revenues, taxes, and assessments, the obligations of the district with respect to the operation of the project and the maintenance of adequate project revenues, the issuance of additional bonds, the appointment, powers, and duties of trustees and receivers, the acquisition of outstanding bonds and obligations, restrictions on the establishing of competing projects or facilities, restrictions on the sale or disposal of the assets and property of the district, the priority of assessment liens, the priority of claims by bondholders on the taxing power of the district, the maintenance of deposits to ensure the payment of revenues by users of district facilities and services, the discontinuance of district services by reason of delinquent payments, acceleration upon default, the execution of necessary instruments, the procedure for amending or abrogating covenants with the bondholders, and such other



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covenants as may be deemed necessary for the security of the  
bondholders.

Section 54. Validity of bonds; validation proceedings.—

(1) Any bonds issued by the district shall be incontestable  
in the hands of bona fide purchasers or holders for value and  
shall not be invalid because of any irregularity or defects in  
the proceedings for the issue and sale thereof. Prior to the  
issuance of any bonds, the district may, but is not required to,  
publish a notice as provided in chapter 50, Florida Statutes,  
stating the date of adoption of the resolution authorizing such  
obligations, the amount, maximum rate of interest, and maturity  
of such obligations, and the purpose in general terms for which  
such obligations are to be issued, and further stating that any  
action or proceeding questioning the validity of such  
obligations or of the proceedings authorizing the issuance  
thereof, or of any covenants made therein, must be instituted  
within 30 days after the first publication of such notice, or  
the validity of such obligations, proceedings, and covenants  
shall not be thereafter questioned in any court whatsoever. If  
no such action or proceeding is so instituted within such 30-day  
period, then the validity of such obligations, proceedings, and  
covenants shall be conclusive, and all persons or parties  
whatsoever shall be forever barred from questioning the validity  
of such obligations, proceedings, or covenants in any court  
whatsoever.

(2) The power of the district to issue bonds under the  
provisions of this act may be determined, and any of the bonds  
of the district may be validated and confirmed, by circuit court  
decree, under the provisions of chapter 75, Florida Statutes,



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and laws amendatory thereof or supplementary thereto.

Section 55. Act furnishes full authority for issuance of bonds.—This act constitutes full and complete authority for the issuance of bonds and the exercise of the powers of the district provided herein. The powers conferred by this act on the district with respect to the issuance and sale of bonds shall be in addition and supplemental to the powers conferred by any other law.

Section 56. Tax exemption.—As the exercise of the powers conferred by this act to effect the purposes of this act constitute the performance of essential public functions, and as the projects of the district will constitute public property used for public purposes, all assets and properties of the district, and all bonds issued hereunder and interest paid thereon, and all fees, charges, and other revenues derived by the district from the projects provided for by this act shall be exempt from all taxes by the state or by any political subdivision, agency, or instrumentality thereof, provided, however, that nothing in this act shall be deemed to exempt from taxation any property, project, facility, business activity, or enterprise that cannot validly be undertaken as a public function by special taxing districts or other public bodies under the laws and Constitution of the State of Florida, and provided further that nothing in this act shall be deemed to exempt any property, project, facility, business activity, or enterprise of the district, or revenues derived therefrom, which would be subject to taxation under the general laws of the State of Florida if such property, project, or facility were owned or undertaken by a municipal corporation.



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Section 57. Pledge by State of Florida to bondholders of district and to Federal Government.—

(1) For all bonds and other obligations issued before the effective date of this act, the State of Florida pledges to the holders of any bonds issued under this act that it will not limit or alter the rights of the district to own, acquire, construct, reconstruct, improve, maintain, operate, or furnish the projects or to levy and collect the taxes, assessments, rentals, rates, fees, fares, and other charges provided for herein and to fulfill the terms of any agreement made with the holders of such bonds or other obligations, that it will not in any way impair the rights or remedies of the holders, and that it will not modify in any way the exemption from taxation provided in this act, until all such bonds, together with interest thereon, and all costs and expenses in connection with any action or proceeding by or on behalf of such holders, are fully met and discharged. The State of Florida pledges to and agrees with the Federal Government that in the event the Federal Government or any agency or authority thereof shall construct or contribute any funds, materials, or property for the construction, acquisition, extension, improvement, enlargement, maintenance, operation, or furnishing of any of the projects of the district, or any part thereof, the state will not alter or limit the rights and powers of the district in any manner which would be inconsistent with the continued maintenance and operation of such project, or any part thereof, or the improvement thereof, or which would be inconsistent with the due performance of any agreements between the district and the Federal Government, and the district shall continue to have and



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may exercise all powers herein granted so long as the board of supervisors deems the same necessary or desirable for the carrying out of the purposes of this act and the purposes of the Federal Government in the construction, acquisition, extension, improvement, enlargement, maintenance, operation, or furnishing of any of the projects of the district, or any part thereof.

(2) For all bonds and other obligations issued on or after the effective date of this act, the State of Florida pledges to the holders of any bonds issued under this act that it will not limit or alter the rights of the district to own, acquire, construct, reconstruct, improve, maintain, operate, or furnish the projects or to levy and collect the taxes, assessments, rentals, rates, fees, fares, and other charges provided for herein and to fulfill the terms of any agreement made with the holders of such bonds or other obligations, that it will not in any way impair the rights or remedies of the holders, and that it will not modify in any way the exemption from taxation provided in this act, until all such bonds, together with interest thereon, and all costs and expenses in connection with any action or proceeding by or on behalf of such holders, are fully met and discharged.

Section 58. Cooperative agreements with certain municipalities.-

(1) The board of supervisors may undertake and finance any of the projects of the district, in whole or in part, with any municipality now existing or hereafter created within the district or in any other manner combine the projects of the district with the projects of such municipality or municipalities on such terms and conditions as the board of



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supervisors shall approve, and the provisions of this act, including, without limitation, the provisions for the financing of district projects through bond issues, shall be applicable to such projects.

(2) Any agreement of the type authorized by this section may be made and entered into pursuant to this act for such time or times, not exceeding 40 years, as shall be agreed by the parties thereto or for such longer time as any bonds of any of the contracting parties, including refunding bonds, remain outstanding and unpaid, and may contain such details, terms, provisions, and conditions as shall be agreed upon by the parties thereto. Any such agreement may be made and entered into for the benefit of the holders of any bonds of the district as well as the parties thereto and in such event shall be enforceable in any court of competent jurisdiction by the holders of any such bonds or of the coupons appertaining thereto.

Section 59. Contracts, grants, and contributions.—The district shall have the power to make and enter all contracts and agreements necessary or incidental to the performance of the functions of the district and the execution of its powers, and to contract with, and to accept and receive grants or loans of money, material, or property from, any person, private or public corporation, the state or any agency or instrumentality thereof, any county, municipality, or other political subdivision, or any agency, instrumentality, or corporation of or created by the United States of America, or the United States of America, as the board of supervisors shall determine to be necessary, or as otherwise authorized by general law or this act, to carry out



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the purposes of this act, and in connection with any such contract, grant, or loan to stipulate and agree to such covenants, terms, and conditions as the board deems appropriate.

Section 60. Effect of annexation of lands to and exclusion of lands from district.—

(1) Land, including property situated thereon, added to the district shall from the time of its inclusion within the district be subject to all of the taxes and assessments thereafter levied and assessed on other land or property of the district similarly situated. Land or property excluded from the district shall from the date of such exclusion be exempt from taxes or assessments thereafter imposed by the district but shall not be exempt from any taxes or assessments theretofore levied and due with respect to such land or property, or from subsequent installments of taxes or assessments theretofore levied or assessed with respect thereto, and such taxes or assessments may be enforced and collected by or on behalf of the district in the same manner as if such land or property continued to be within the territorial limits of the district.

(2) Nothing in this section shall permit the annexation or exclusion of lands contrary to the terms, covenants, or conditions of any of the bonds or obligations of the district, or in any manner that would impair the security of the holders of any bonds or other obligations of the district.

Section 61. Construction of district projects.—The Legislature finds and declares that in order to accomplish the purposes of this act, it is essential that the board of supervisors have discretion and authority with respect to the manner in which the construction of the projects of the



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district, including, but not limited to, projects financed by  
district bonds, taxes, or assessments, shall be undertaken. The  
board of supervisors shall have power and authority to acquire,  
construct, reconstruct, extend, repair, improve, maintain, and  
operate any of the projects of the district, and to that end to  
employ contractors, to purchase machinery, to employ machinery  
operators, and directly to have charge of and construct the  
projects of the district in such manner as the board may  
determine. The district may undertake any construction work with  
its own resources, without public advertisement for bids.  
However, if the district does not use its own resources to  
undertake any construction work, the board of supervisors must  
let contracts for the projects of the district, either as a  
whole or in sections, with public advertising and the receiving  
of bids, all on such terms and conditions as the board may deem  
appropriate. The board of supervisors shall let the contract to  
the lowest responsible and responsive bidder. However, the board  
may in its discretion reject any and all bids.

Section 62. Enforcement and penalties.—

(1) The board of supervisors or any aggrieved person may  
have recourse to such civil remedies as may be necessary to  
ensure compliance with the provisions of this act, including  
injunctive relief to enjoin or restrain any person violating the  
provisions of this act, and any bylaws, resolutions,  
regulations, rules, codes, and orders adopted under this act,  
and the court shall, upon proof of such violation, have the duty  
to issue forthwith such temporary and permanent injunctions as  
are necessary to prevent such further violation thereof. In case  
any building or structure is erected, constructed,





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reconstructed, altered, repaired, converted, or maintained, or  
any building, structure, land, or water is used, in violation of  
this act, or of any code, order, resolution, or other regulation  
made under authority conferred by this act or under law, the  
board of supervisors and any person residing in the district may  
institute any appropriate action or proceeding to prevent such  
unlawful erection, construction, reconstruction, alteration,  
repair, conversion, maintenance, or use, to restrain, correct or  
avoid such violation, to prevent the occupancy of such building,  
structure, land, or water, and to prevent any illegal act,  
conduct, business, or use in or about such premises, land, or  
water.

(2) The district shall have the standing and authority to  
challenge, by an action in a court of proper jurisdiction, any  
action, contract, resolution, ordinance, code, or regulation of  
the City of Bay Lake or the City of Lake Buena Vista that  
violates this act.

Section 63. Investment of funds.—The board of supervisors  
may in its discretion invest funds of the district as provided  
in s. 218.415, Florida Statutes.

Section 64. Severability of provisions.—If any section,  
clause, sentence, or provision of this act, or the application  
of such section, clause, sentence, or provision to any persons  
or bodies or under any circumstances, is held to be inoperative,  
invalid, or unconstitutional, the invalidity of such section,  
clause, sentence, or provision shall not be deemed, held, or  
taken to affect the validity or constitutionality of any of the  
remaining parts of this act, or the application of any of the  
provisions of this act to persons or bodies or in circumstances



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other than those as to which it or any part thereof is held inoperative, invalid, or unconstitutional, and it is intended that this act shall be construed and applied as if any section, clause, sentence, or provision held inoperative, invalid, or unconstitutional had not been included in this act.

Section 3. The offices and terms of all members of the Board of Supervisors of the Reedy Creek Improvement District existing as of the effective date of this act shall end as of the effective date of this act, but such members may continue to serve until a successor in office is appointed and qualified. Until successors are appointed and qualified to replace all of the members of the board of supervisors existing as of the effective date of this act, board members, officers, and employees of the district may not sell, dispose of, encumber, transfer, or expend the assets of the district as such assets existed on the effective date of this act, other than in the ordinary course of business.

Section 4. The provisions of this act shall be liberally construed to effect its purposes and shall be deemed cumulative, supplemental, and alternative authority for the exercise of the powers provided herein.

Section 5. Chapter 67-764, Laws of Florida, and the decree in chancery No. 66-1061 entered by the Circuit Court in and for the Ninth Judicial Circuit of the State of Florida on May 13, 1966, creating and incorporating the Reedy Creek Drainage District as a public corporation of the State of Florida, are repealed.

Section 6. Notwithstanding the repeal of the decree and chancery No. 66-1061, the stipulation dated September 29, 1966,



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by and between the Reedy Creek Drainage District and Orange County, filed and entered in the proceeding then pending in the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida, being Case No. Chancery 66-1061, shall continue to be effective and binding on the Reedy Creek Improvement District and Orange County and applicable to any plan of reclamation now or hereafter adopted by the Reedy Creek Improvement District unless and until revised or terminated by agreement of the parties thereto.

Section 7. This act shall take effect upon becoming a law.

===== T I T L E   A M E N D M E N T =====  
And the title is amended as follows:

Delete everything before the enacting clause  
and insert:

A bill to be entitled

An act relating to the Reedy Creek Improvement District, Orange and Osceola Counties; reenacting, amending, and repealing chapter 67-764, Laws of Florida, and the decree in chancery No. 66-1061 entered by the Circuit Court in and for the Ninth Judicial Circuit of the State of Florida on May 13, 1966, relating to the district; providing legislative intent; providing for continuation of authority for revenue collection and powers to meet outstanding obligations; renaming the district; providing the boundaries for the district; revising the manner of selection of the board of supervisors; providing term limits; revising board member compensation; providing



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4710 a process for selecting certain staff; revising the  
4711 powers of the board; revising the powers of the  
4712 district; providing severability; providing for  
4713 transition; providing construction; providing for  
4714 continued effect of stipulation between the district  
4715 and Orange County; providing an exception to general  
4716 law; providing an effective date.