

ENROLLED

HB 1117

2024 Legislature

1  
 2 An act relating to the City of North Port, Sarasota  
 3 County; creating the Star Farms Village at North Port  
 4 Stewardship District; providing a short title;  
 5 providing legislative findings and intent; providing  
 6 definitions; stating legislative policy regarding  
 7 creation of the district; establishing compliance with  
 8 minimum requirements for creation of an independent  
 9 special district; providing for creation and  
 10 establishment of the district; establishing the legal  
 11 boundaries of the district; providing for the  
 12 jurisdiction and charter of the district; providing  
 13 for a board of supervisors; providing for election,  
 14 membership, terms, meetings, and duties of board  
 15 members; providing a method for transition of the  
 16 board from landowner control to control by the  
 17 resident electors of the district; providing for a  
 18 district manager and district personnel; providing for  
 19 a district treasurer, selection of a public  
 20 depository, and district budgets and financial  
 21 reports; providing the general and special powers of  
 22 the district; providing for bonds; providing for  
 23 borrowing; providing for future ad valorem taxation;  
 24 providing for special assessments; providing for  
 25 issuance of certificates of indebtedness; providing

ENROLLED

HB 1117

2024 Legislature

26 | for tax liens; providing for competitive procurement;  
 27 | providing for fees and charges; providing for  
 28 | termination, contraction, expansion, or merger of the  
 29 | district; providing for required notices to purchasers  
 30 | of residential units within the district; specifying  
 31 | district public property; providing severability;  
 32 | providing for a referendum; providing an effective  
 33 | date.

34 |  
 35 | Be It Enacted by the Legislature of the State of Florida:  
 36 |

37 | Section 1. This act may be cited as the "Star Farms  
 38 | Village at North Port Stewardship District Act."

39 | Section 2. Legislative findings and intent; definitions;  
 40 | policy.-

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

42 | (a) The extensive lands located wholly within the City of  
 43 | North Port and covered by this act contain many opportunities  
 44 | for thoughtful, comprehensive, responsible, and consistent  
 45 | development over a long period.

46 | (b) There is a need to use a single special and limited  
 47 | purpose independent special district unit of local government  
 48 | for the Star Farms Village at North Port Stewardship District  
 49 | lands located within the City of North Port and covered by this  
 50 | act to provide for a more comprehensive community development

ENROLLED

HB 1117

2024 Legislature

51 approach, which will facilitate an integral relationship between  
52 regional transportation, land use, and urban design to provide  
53 for a diverse mix of housing and regional employment and  
54 economic development opportunities, rather than fragmented  
55 development with underutilized infrastructure generally  
56 associated with urban sprawl.

57 (c) There is a considerably long period of time during  
58 which there is a significant burden on the initial landowners of  
59 the district lands to provide various systems, facilities, and  
60 services, such that there is a need for flexible management,  
61 sequencing, timing, and financing of the various systems,  
62 facilities, and services to be provided to these lands, taking  
63 into consideration absorption rates, commercial viability, and  
64 related factors.

65 (d) While chapter 190, Florida Statutes, provides an  
66 opportunity for previous community development services and  
67 facilities to be provided by the continued use of community  
68 development districts in a manner that furthers the public  
69 interest, given the size of the Star Farms Village at North Port  
70 Stewardship District lands and the duration of development,  
71 continuing to utilize multiple community development districts  
72 over these lands would result in an inefficient, duplicative,  
73 and needless proliferation of local special purpose governments,  
74 contrary to the public interest and the Legislature's findings  
75 in chapter 190, Florida Statutes. Instead, it is in the public

ENROLLED

HB 1117

2024 Legislature

76 interest that the long-range provision for, and management,  
 77 financing, and long-term maintenance, upkeep, and operation of,  
 78 services and facilities to be provided for ultimate development  
 79 and conservation of the lands covered by this act be under one  
 80 coordinated entity. The creation of a single district will  
 81 assist in integrating the management of state resources and  
 82 allow for greater and more coordinated stewardship of natural  
 83 resources.

84 (e) Longer involvement of the initial landowner with  
 85 regard to the provision of systems, facilities, and services for  
 86 the Star Farms Village at North Port Stewardship District lands,  
 87 coupled with the special and limited purpose of the district, is  
 88 in the public interest.

89 (f) The existence and use of such a special and limited  
 90 purpose local government for the Star Farms Village at North  
 91 Port Stewardship District lands, subject to the City of North  
 92 Port comprehensive plan, will provide for a comprehensive and  
 93 complete community development approach to promote a sustainable  
 94 and efficient land use pattern for the Star Farms Village at  
 95 North Port Stewardship District lands with long-term planning  
 96 for conservation and development; provide opportunities for the  
 97 mitigation of impacts and development of infrastructure in an  
 98 orderly and timely manner; prevent the overburdening of the  
 99 local general purpose government and the taxpayers; and provide  
 100 an enhanced tax base and regional employment and economic

ENROLLED

HB 1117

2024 Legislature

101 development opportunities.

102 (g) The creation and establishment of the special district  
 103 will encourage local government financial self-sufficiency in  
 104 providing public facilities and in identifying and implementing  
 105 physically sound, innovative, and cost-effective techniques to  
 106 provide and finance public facilities while encouraging  
 107 development, use, and coordination of capital improvement plans  
 108 by all levels of government, in accordance with the goals of  
 109 chapter 187, Florida Statutes.

110 (h) The creation and establishment of the special district  
 111 is a legitimate supplemental and alternative method available to  
 112 manage, own, operate, construct, and finance capital  
 113 infrastructure systems, facilities, and services.

114 (i) In order to be responsive to the critical timing  
 115 required through the exercise of its special management  
 116 functions, an independent special district requires financing of  
 117 those functions, including bondable lienable and nonlienable  
 118 revenue, with full and continuing public disclosure and  
 119 accountability, funded by landowners, both present and future,  
 120 and funded also by users of the systems, facilities, and  
 121 services provided to the land area by the special district,  
 122 without unduly burdening the taxpayers, citizens, and ratepayers  
 123 of the state or the City of North Port.

124 (j) The special district created and established by this  
 125 act shall not have or exercise any comprehensive planning,

ENROLLED

HB 1117

2024 Legislature

126 zoning, or development permitting power; the establishment of  
 127 the special district shall not be considered a development order  
 128 within the meaning of chapter 380, Florida Statutes; and all  
 129 applicable planning and permitting laws, rules, regulations, and  
 130 policies of the City of North Port control the development of  
 131 the land to be serviced by the special district.

132 (k) The creation by this act of the Star Farms Village at  
 133 North Port Stewardship District is not inconsistent with the  
 134 City of North Port comprehensive plan.

135 (l) It is the legislative intent and purpose that no debt  
 136 or obligation of the special district constitute a burden on the  
 137 City of North Port.

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

139 (a) "Ad valorem bonds" means bonds that are payable from  
 140 the proceeds of ad valorem taxes levied on real and tangible  
 141 personal property and that are generally referred to as general  
 142 obligation bonds.

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

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

ENROLLED

HB 1117

2024 Legislature

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

153 (d) "Assessments" means those nonmillage district  
 154 assessments which include special assessments, benefit special  
 155 assessments, and maintenance special assessments and a  
 156 nonmillage, non-ad valorem maintenance tax if authorized by  
 157 general law.

158 (e) "Benefit special assessments" means district  
 159 assessments imposed, levied, and collected pursuant to section  
 160 6(12) (b).

161 (f) "Board of supervisors" or "board" means the governing  
 162 body of the district or, if such board has been abolished, the  
 163 board, body, or commission assuming the principal functions  
 164 thereof or to whom the powers given to the board by this act  
 165 have been given by law.

166 (g) "Bond" includes "certificate," and the provisions that  
 167 are applicable to bonds are equally applicable to certificates.  
 168 The term also includes any general obligation bond, assessment  
 169 bond, refunding bond, revenue bond, bond anticipation note, and  
 170 other such obligation in the nature of a bond as is provided for  
 171 in this act.

172 (h) "Cost" or "costs," when used in reference to any  
 173 project, includes, but is not limited to:

174 1. The expenses of determining the feasibility or  
 175 practicability of acquisition, construction, or reconstruction.

ENROLLED

HB 1117

2024 Legislature

- 176        2. The cost of surveys, estimates, plans, and
- 177 specifications.
- 178        3. The cost of improvements.
- 179        4. Engineering, architectural, fiscal, and legal expenses
- 180 and charges.
- 181        5. The cost of all labor, materials, machinery, and
- 182 equipment.
- 183        6. The cost of all lands, properties, rights, easements,
- 184 and franchises acquired.
- 185        7. Financing charges.
- 186        8. The creation of initial reserve and debt service funds.
- 187        9. Working capital.
- 188        10. Interest charges incurred or estimated to be incurred
- 189 on money borrowed prior to and during construction and
- 190 acquisition and for such reasonable period of time after
- 191 completion of construction or acquisition as the board may
- 192 determine.
- 193        11. The cost of issuance of bonds pursuant to this act,
- 194 including advertisements and printing.
- 195        12. The cost of any bond or tax referendum held pursuant
- 196 to this act and all other expenses of issuance of bonds.
- 197        13. The discount, if any, on the sale or exchange of
- 198 bonds.
- 199        14. Administrative expenses.
- 200        15. Such other expenses as may be necessary or incidental

ENROLLED

HB 1117

2024 Legislature

201 to the acquisition, construction, or reconstruction of any  
 202 project, or to the financing thereof, or to the development of  
 203 any lands within the district.

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

207 17. Any other expense or payment permitted by this act or  
 208 allowable by law.

209 (i) "District" means the Star Farms Village at North Port  
 210 Stewardship District.

211 (j) "District manager" means the manager of the district.

212 (k) "District roads" means highways, streets, roads,  
 213 alleys, intersection improvements, sidewalks, crossings,  
 214 landscaping, irrigation, signage, signalization, storm drains,  
 215 bridges, multiuse trails, lighting, and thoroughfares of all  
 216 kinds.

217 (l) "General obligation bonds" means bonds which are  
 218 secured by, or provide for their payment by, the pledge of the  
 219 full faith and credit and taxing power of the district.

220 (m) "General-purpose local government" means a city,  
 221 municipality, or consolidated city-county government.

222 (n) "Governing board member" means any member of the board  
 223 of supervisors.

224 (o) "Land development regulations" means those regulations  
 225 of the general-purpose local government, adopted under the

ENROLLED

HB 1117

2024 Legislature

226 Community Planning Act, codified as part II of chapter 163,  
227 Florida Statutes, to which the district is subject and as to  
228 which the district may not do anything that is inconsistent  
229 therewith. The term "land development regulations" does not  
230 include specific management, engineering, operations, or capital  
231 improvement planning needed in the daily management,  
232 implementation, and supplying by the district of systems,  
233 facilities, services, works, improvements, projects, or  
234 infrastructure, so long as they remain subject to and are not  
235 inconsistent with the applicable city codes.

236 (p) "Landowner" means the owner of a freehold estate as it  
237 appears on the deed record, including a trustee, a private  
238 corporation, and an owner of a condominium unit. The term  
239 "landowner" does not include a reversioner, remainderman,  
240 mortgagee, or any governmental entity which shall not be counted  
241 and need not be notified of proceedings under this act. The term  
242 "landowner" also means the owner of a ground lease from a  
243 governmental entity, which leasehold interest has a remaining  
244 term, excluding all renewal options, in excess of 50 years.

245 (q) "Maintenance special assessments" means assessments  
246 imposed, levied, and collected pursuant to section 6(12)(d).

247 (r) "Non-ad valorem assessment" means only those  
248 assessments which are not based upon millage and which can  
249 become a lien against a homestead as permitted in s. 4, Article  
250 X of the State Constitution.

ENROLLED

HB 1117

2024 Legislature

251 (s) "Powers" means powers used and exercised by the board  
 252 of supervisors to accomplish the special and limited purpose of  
 253 the district, including:

254 1. "General powers," which means those organizational and  
 255 administrative powers of the district as provided in its charter  
 256 in order to carry out its special and limited purposes as a  
 257 local government public corporate body politic.

258 2. "Special powers," which means those powers enumerated  
 259 by the district charter to implement its specialized systems,  
 260 facilities, services, projects, improvements, and infrastructure  
 261 and related functions in order to carry out its special and  
 262 limited purposes.

263 3. Any other powers, authority, or functions set forth in  
 264 this act.

265 (t) "Project" means any development, improvement,  
 266 property, power, utility, facility, enterprise, service, system,  
 267 works, or infrastructure now existing or hereafter undertaken or  
 268 established under this act.

269 (u) "Qualified elector" means any person at least 18 years  
 270 of age who is a citizen of the United States and a legal  
 271 resident of the state and of the district, who registers to vote  
 272 with the Supervisor of Elections of Sarasota County, and who  
 273 resides in the City of North Port.

274 (v) "Reclaimed water" means water, including from wells or  
 275 stormwater management facilities, that has received at least

ENROLLED

HB 1117

2024 Legislature

276 secondary treatment and basic disinfection and is reused after  
277 flowing out of a domestic wastewater treatment facility, or  
278 otherwise as an approved use of surface water or groundwater by  
279 the water management district.

280 (w) "Reclaimed water system" means any plant, well, system,  
281 facility, or property, and any addition, extension, or  
282 improvement thereto at any future time constructed or acquired  
283 as part thereof, useful, necessary, or having the present  
284 capacity for future use in connection with the development of  
285 sources, treatment, purification, or distribution of reclaimed  
286 water. The term includes franchises of any nature relating to  
287 any such system and necessary or convenient for the operation  
288 thereof including for the district's own use or resale.

289 (x) "Refunding bonds" means bonds issued to refinance  
290 outstanding bonds of any type and the interest and redemption  
291 premium thereon. Refunding bonds may be issuable and payable in  
292 the same manner as refinanced bonds, except that no approval by  
293 the electorate shall be required unless required by the State  
294 Constitution.

295 (y) "Revenue bonds" means obligations of the district that  
296 are payable from revenues, including, but not limited to,  
297 special assessments and benefit special assessments, derived  
298 from sources other than ad valorem taxes on real or tangible  
299 personal property and that do not pledge the property, credit,  
300 or general tax revenue of the district.

ENROLLED

HB 1117

2024 Legislature

301       (z) "Sewer system" means any plant, system, facility, or  
 302 property, and additions, extensions, and improvements thereto at  
 303 any future time constructed or acquired as part thereof, useful  
 304 or necessary or having the present capacity for future use in  
 305 connection with the collection, treatment, purification, or  
 306 disposal of sewage, including, but not limited to, industrial  
 307 wastes resulting from any process of industry, manufacture,  
 308 trade, or business or from the development of any natural  
 309 resource. The term also includes treatment plants, pumping  
 310 stations, lift stations, valves, force mains, intercepting  
 311 sewers, laterals, pressure lines, mains, and all necessary  
 312 appurtenances and equipment; all sewer mains, laterals, and  
 313 other devices for the reception and collection of sewage from  
 314 premises connected therewith; all real and personal property and  
 315 any interest therein; and rights, easements, and franchises of  
 316 any nature relating to any such system and necessary or  
 317 convenient for operation thereof.

318       (aa) "Special assessments" means assessments as imposed,  
 319 levied, and collected by the district for the costs of  
 320 assessable improvements pursuant to this act; chapter 170,  
 321 Florida Statutes; and the additional authority under s.  
 322 197.3631, Florida Statutes, or other provisions of general law,  
 323 now or hereinafter enacted, which provide or authorize a  
 324 supplemental means to impose, levy, or collect special  
 325 assessments.

ENROLLED

HB 1117

2024 Legislature

326       (bb) "Star Farms Village at North Port Stewardship  
 327 District" means the unit of special and limited purpose local  
 328 government and political subdivision created and chartered by  
 329 this act, and limited to the performance of those general and  
 330 special powers authorized by its charter under this act, the  
 331 boundaries of which are set forth by the act, the governing  
 332 board of which is created and authorized to operate with legal  
 333 existence by this act, and the purpose of which is as set forth  
 334 in this act.

335       (cc) "Tax" or "taxes" means those levies and impositions  
 336 of the board of supervisors that support and pay for government  
 337 and the administration of law and that may be:

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

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

344       (dd) "Water system" means any plant, system, facility, or  
 345 property, and any addition, extension, or improvement thereto at  
 346 any future time constructed or acquired as a part thereof,  
 347 useful, necessary, or having the present capacity for future use  
 348 in connection with the development of sources, treatment,  
 349 purification, or distribution of water. The term also includes  
 350 dams, reservoirs, storage tanks, mains, lines, valves, pumping

ENROLLED

HB 1117

2024 Legislature

351 stations, laterals, and pipes for the purpose of carrying water  
 352 to the premises connected with such system, and all rights,  
 353 easements, and franchises of any nature relating to any such  
 354 system and necessary or convenient for the operation thereof.

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

358 (a) The district and the district charter, with its  
 359 general and special powers, as created in this act, are  
 360 essential and the best alternative for the residential,  
 361 commercial, industrial, office, hotel, health care, and other  
 362 similar community uses, projects, or functions in the included  
 363 portion of the City of North Port consistent with the effective  
 364 comprehensive plan, and designed to serve a lawful public  
 365 purpose.

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

374 (c) The creation of the Star Farms Village at North Port  
 375 Stewardship District by and pursuant to this act, and its

ENROLLED

HB 1117

2024 Legislature

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

384 (d) The district shall operate and function subject to,  
 385 and not inconsistent with, the applicable comprehensive plan of  
 386 the City of North Port and any applicable development orders  
 387 (e.g., detailed site plan development orders), zoning  
 388 regulations, and other land development regulations.

389 (e) The special and single purpose Star Farms Village at  
 390 North Port Stewardship District shall not have the power of a  
 391 general-purpose local government to adopt a comprehensive plan  
 392 or related land development regulation as those terms are  
 393 defined in the Community Planning Act.

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

ENROLLED

HB 1117

2024 Legislature

401           Section 3. Minimum charter requirements; creation and  
 402 establishment; jurisdiction; construction; charter.-

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

407           (a) The purpose of the district is stated in the act in  
 408 section 2 and subsection (4) of this section.

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

415           (c) The provisions for methods for establishing the  
 416 district are set forth in this section.

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

419           (e) The provisions for the membership and organization of  
 420 the governing body and the establishment of a quorum are set  
 421 forth in section 5.

422           (f) The provisions regarding the administrative duties of  
 423 the governing body are set forth in sections 5 and 6.

424           (g) The provisions applicable to financial disclosure,  
 425 noticing, and reporting requirements generally are set forth in

ENROLLED

HB 1117

2024 Legislature

426 sections 5 and 6.

427 (h) The provisions regarding procedures and requirements  
428 for issuing bonds are set forth in section 6.

429 (i) The provisions regarding elections or referenda and  
430 the qualifications of an elector of the district are set forth  
431 in sections 2 and 5.

432 (j) The provisions regarding methods for financing the  
433 district generally are set forth in section 6.

434 (k) Other than taxes levied for the payment of bonds and  
435 taxes levied for periods not longer than 2 years when authorized  
436 by vote of the electors of the district, the provisions for the  
437 authority to levy ad valorem tax and the authorized millage rate  
438 are set forth in section 6.

439 (l) The provisions for the method or methods of collecting  
440 non-ad valorem assessments, fees, or service charges are set  
441 forth in section 6.

442 (m) The provisions for planning requirements are set forth  
443 in this section and section 6.

444 (n) The provisions for geographic boundary limitations of  
445 the district are set forth in sections 4 and 6.

446 (2) The Star Farms Village at North Port Stewardship  
447 District is created and incorporated as a public body corporate  
448 and politic, an independent special and limited purpose local  
449 government, an independent special district, under s. 189.031,  
450 Florida Statutes, as amended from time to time, and as defined

ENROLLED

HB 1117

2024 Legislature

451 in this act and in s. 189.012(3), Florida Statutes, as amended  
452 from time to time, in and for portions of the City of North  
453 Port. Any amendments to chapter 190, Florida Statutes, after  
454 January 1, 2024, granting additional general powers, special  
455 powers, authorities, or projects to a community development  
456 district by amendment to its uniform charter, ss. 190.006-  
457 190.041, Florida Statutes, which are not inconsistent with this  
458 act, shall constitute a general power, special power, authority,  
459 or function of the Star Farms Village at North Port Stewardship  
460 District. All notices for the enactment by the Legislature of  
461 this special act have been provided pursuant to the State  
462 Constitution, the Laws of Florida, and the Rules of the Florida  
463 House of Representatives and of the Florida Senate. No  
464 referendum subsequent to the effective date of this act is  
465 required as a condition of establishing the district. Therefore,  
466 the district, as created by this act, is established on the  
467 property described in this act.

468 (3) The territorial boundary of the district shall embrace  
469 and include all of that certain real property described in  
470 section 4.

471 (4) The jurisdiction of the district, in the exercise of  
472 its general and special powers, and in the carrying out of its  
473 special and limited purposes, is both within the external  
474 boundaries of the legal description of this district and  
475 extraterritorially when limited to, and as authorized expressly

ENROLLED

HB 1117

2024 Legislature

476 elsewhere in, the charter of the district as created in this act  
 477 or applicable general law. This special and limited purpose  
 478 district is created as a public body corporate and politic, and  
 479 local government authority and power is limited by its charter,  
 480 this act, and subject to other general laws, including chapter  
 481 189, Florida Statutes, except that an inconsistent provision in  
 482 this act shall control and the district has jurisdiction to  
 483 perform such acts and exercise such authorities, functions, and  
 484 powers as shall be necessary, convenient, incidental, proper, or  
 485 reasonable for the implementation of its special and limited  
 486 purpose regarding the sound planning, provision, acquisition,  
 487 development, operation, maintenance, and related financing of  
 488 those public systems, facilities, services, improvements,  
 489 projects, and infrastructure works as authorized herein,  
 490 including those necessary and incidental thereto. The district  
 491 shall only exercise any of its powers extraterritorially within  
 492 the City of North Port after execution of an interlocal  
 493 agreement between the district and the City of North Port  
 494 consenting to the district's exercise of any of such powers  
 495 within the City of North Port or an applicable development order  
 496 or as part of other land development regulations issued by the  
 497 City of North Port.

498 (5) The exclusive charter of the Star Farms Village at  
 499 North Port Stewardship District is this act and, except as  
 500 otherwise provided in subsection (2), may be amended only by

ENROLLED

HB 1117

2024 Legislature

501 special act of the Legislature.

502 Section 4. Legal description of the Star Farms Village at  
 503 North Port Stewardship District.—The metes and bounds legal  
 504 description of the district, within which there are no parcels  
 505 of property owned by those who do not wish their property to be  
 506 included within the district, is as follows:

507  
 508 TRACT 1 (FROM O.R.I. 2002036237)

509  
 510 A PORTION OF THE NORTH HALF OF SECTION 5, TOWNSHIP 39  
 511 SOUTH, RANGE 22 EAST, SARASOTA COUNTY, FLORIDA, BEING  
 512 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

513  
 514 BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST  
 515 QUARTER OF SAID SECTION 5; THENCE N.89°37'34"W., ALONG  
 516 THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE  
 517 OF 2652.93 FEET TO THE SOUTHEAST CORNER OF THE  
 518 NORTHWEST QUARTER OF SAID SECTION 5; THENCE  
 519 N.89°37'34"W., ALONG THE SOUTH LINE OF SAID NORTHWEST  
 520 QUARTER, A DISTANCE OF 2652.93 FEET TO THE SOUTHWEST  
 521 CORNER OF SAID NORTHWEST QUARTER OF SECTION 5; THENCE  
 522 N.00°44'41"E., ALONG THE WEST LINE OF SAID NORTHWEST  
 523 QUARTER, A DISTANCE OF 1761.54 FEET TO A POINT ON THE  
 524 CENTER LINE OF A 100 FOOT WIDE, NON-EXCLUSIVE INGRESS,  
 525 EGRESS AND UTILITY EASEMENT RUNNING THROUGH SECTIONS

ENROLLED

HB 1117

2024 Legislature

526 4, 5 AND 6 AS DESCRIBED IN O.R.I. 2001131259, PUBLIC  
 527 RECORDS OF SARASOTA COUNTY, FLORIDA, AND TO A POINT ON  
 528 A CURVE TO THE RIGHT, HAVING A RADIUS OF 2000.00 FEET,  
 529 A CENTRAL ANGLE OF 00°51'35", A CHORD BEARING OF  
 530 S.80°38'17"E., AND A CHORD LENGTH OF 30.01 FEET;  
 531 THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF  
 532 30.01 FEET TO THE POINT OF TANGENCY OF SAID CURVE;  
 533 THENCE S.80°12'29"E., CONTINUING ALONG SAID CENTER  
 534 LINE, A DISTANCE OF 2116.26 FEET TO THE POINT OF  
 535 CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF  
 536 1000.00 FEET, A CENTRAL ANGLE OF 25°59'19", A CHORD  
 537 BEARING OF N.86°47'52"E. AND A CHORD LENGTH OF 449.71  
 538 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC  
 539 LENGTH OF 453.59 FEET TO THE POINT OF TANGENCY OF SAID  
 540 CURVE; THENCE N.73°48'12"E., ALONG SAID CENTER LINE, A  
 541 DISTANCE OF 348.80 FEET TO THE POINT OF CURVATURE OF A  
 542 CURVE TO THE RIGHT, HAVING A RADIUS OF 1000.00 FEET, A  
 543 CENTRAL ANGLE OF 71°05'17", A CHORD BEARING OF  
 544 S.70°39'09"E., AND A CHORD LENGTH OF 1162.66 FEET;  
 545 THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF  
 546 1240.72 FEET TO THE POINT OF TANGENCY OF SAID CURVE;  
 547 THENCE. S.35°06'31"E., ALONG SAID CENTER LINE, A  
 548 DISTANCE OF 852.30 FEET TO THE POINT OF CURVATURE OF A  
 549 CURVE TO THE LEFT, HAVING A RADIUS OF 900.00 FEET, A  
 550 CENTRAL ANGLE OF 54°12'00", A CHORD BEARING OF

ENROLLED

HB 1117

2024 Legislature

551 S.62°12'31"E. AND A CHORD LENGTH OF 819.98 FEET;  
 552 THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF  
 553 851.37 FEET TO THE POINT OF TANGENCY OF SAID CURVE;  
 554 THENCE S.89°18'31"E., ALONG SAID CENTER LINE, A  
 555 DISTANCE OF 72.56 FEET TO A POINT ON THE EAST LINE OF  
 556 THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE  
 557 S.00°50'30"W., ALONG SAID EAST LINE, A DISTANCE OF  
 558 88.02 FEET TO THE POINT OF BEGINNING.

559  
 560 TOGETHER WITH THE INGRESS/EGRESS AND UTILITY EASEMENT  
 561 GRANTED IN O.R. INSTRUMENT NO. 2002036237 OF THE  
 562 PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

563  
 564 TRACT 2

565  
 566 A PORTION OF SECTIONS 4, 5, 6, 8, 9, 15 AND 16,  
 567 TOWNSHIP 39 SOUTH, RANGE 22 EAST, SARASOTA COUNTY,  
 568 FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 569  
 570 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6,  
 571 TOWNSHIP 39 SOUTH, RANGE 22 EAST, ALSO BEING THE  
 572 NORTHEAST CORNER OF THE SECOND ADDITION TO NORTH PORT  
 573 CHARLOTTE ESTATES, PER PLAT THEREOF RECORDED IN PLAT  
 574 BOOK 19, PAGES 44 AND 44A THROUGH 44-0, PUBLIC RECORDS  
 575 OF SAID SARASOTA COUNTY, FLORIDA; THENCE S.00°30'07"W.

ENROLLED

HB 1117

2024 Legislature

576 (GRID BEARING, FLORIDA TRANSVERSE MERCATOR, WEST  
 577 ZONE), ALONG THE WEST LINE OF SAID SECTION 6, A  
 578 DISTANCE OF 2548.44 FEET TO THE SOUTHWEST CORNER OF  
 579 THE NORTH HALF OF SAID SECTION 6; THENCE  
 580 S.00°30'07"W., CONTINUING ALONG SAID WEST LINE OF  
 581 SECTION 6, A DISTANCE OF 100.02 FEET TO THE POINT OF  
 582 BEGINNING; THENCE S.88°26'46"E., PARALLEL WITH AND  
 583 100.00 FEET SOUTH OF THE SOUTH LINE OF THE NORTH HALF  
 584 OF SAID SECTION 6, A DISTANCE OF 5299.57 FEET TO A  
 585 POINT ON THE WEST LINE OF SECTION 5, BEARING  
 586 S.00°44'41"W., A DISTANCE OF 100.01 FEET FROM THE  
 587 SOUTHWEST CORNER OF THE NORTH HALF OF SAID SECTION 5;  
 588 THENCE S.89°37'34"E., PARALLEL WITH AND 100.00 FEET  
 589 SOUTH OF THE SOUTH LINE OF THE NORTH HALF OF SAID  
 590 SECTION 5, A DISTANCE OF 5305.69 FEET TO A POINT ON  
 591 THE WEST LINE OF SECTION 4, BEARING S.00°50'30"W., A  
 592 DISTANCE OF 100.01 FEET FROM THE SOUTHWEST CORNER OF  
 593 THE NORTH HALF OF SAID SECTION 4; THENCE  
 594 S.89°49'42"E., PARALLEL WITH AND 100.00 FEET SOUTH OF  
 595 THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 4, A  
 596 DISTANCE OF 4877.78 FEET; THENCE S.16°26'43"E., A  
 597 DISTANCE OF 960.52 FEET; THENCE S.00°47'59"W.,  
 598 PARALLEL WITH AND 150.00 FEET WEST OF THE EAST LINE OF  
 599 SAID SECTION 4, A DISTANCE OF 513.02 FEET; THENCE  
 600 S.18°20'50"W., A DISTANCE OF 1189.95 FEET TO A POINT

ENROLLED

HB 1117

2024 Legislature

601 ON THE NORTH LINE OF SECTION 9, BEARING N.89°56'00"W.,  
 602 A DISTANCE OF 508.81 FEET FROM THE NORTHEAST CORNER OF  
 603 SAID SECTION 9; THENCE N.89°56'00"W., ALONG THE NORTH  
 604 LINE OF SAID SECTION 9, A DISTANCE OF 2148.47 FEET TO  
 605 THE NORTHWEST CORNER OF THE EAST HALF OF SAID SECTION  
 606 9; THENCE S.01°01'52"W., ALONG THE WEST LINE OF THE  
 607 EAST HALF OF SAID SECTION 9, A DISTANCE OF 5312.87  
 608 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID  
 609 SECTION 9; THENCE S.89°47'00"E., ALONG THE SOUTH LINE  
 610 OF SECTION 9, ALSO THE NORTH LINE OF SECTION 16, A  
 611 DISTANCE OF 2662.92 FEET TO THE NORTHWEST CORNER OF  
 612 SECTION 15; THENCE S.89°40'03"E., ALONG THE NORTH LINE  
 613 OF SAID SECTION 15, A DISTANCE OF 536.06 FEET TO A  
 614 POINT IN THE ALDERMAN SLOUGH; THENCE FOLLOWING SAID  
 615 ALDERMAN SLOUGH IN A SOUTHERLY DIRECTION, THE  
 616 FOLLOWING COURSES THROUGH SECTION 15: THENCE  
 617 S.12°02'12"E., A DISTANCE OF 127.44 FEET; THENCE  
 618 S.09°19'36"E., A DISTANCE OF 688.88 FEET;. THENCE  
 619 S.04°17'39"E., A DISTANCE OF 145.23 FEET; THENCE  
 620 S.11°04'54"E., A DISTANCE OF 278.80 FEET; THENCE  
 621 S.18°24'37"W., A DISTANCE OF 118.03 FEET; THENCE  
 622 S.27°30'33"W., A DISTANCE OF 170.26 FEET; THENCE  
 623 S.05°11'15"E., A DISTANCE OF 86.33 FEET; THENCE  
 624 S.07°05'59"W., A DISTANCE OF 206.26 FEET; THENCE  
 625 S.03°47'11"E., A DISTANCE OF 108.15 FEET; THENCE

ENROLLED

HB 1117

2024 Legislature

626 S.15°38'29"W., A DISTANCE OF 229.08 FEET; THENCE  
 627 S.11°11'29"W., A DISTANCE OF 651.33 FEET; THENCE  
 628 S.04°17'53"W., A DISTANCE OF 74.25 FEET; THENCE  
 629 S.16°13'07"W., A DISTANCE OF 79.94 FEET; THENCE  
 630 S.06°56'07"W., A DISTANCE OF 292.06 FEET; THENCE  
 631 S.19°33'24"W., A DISTANCE OF 62.42 FEET; THENCE  
 632 S.51°48'15"W., A DISTANCE OF 177.50 FEET; THENCE  
 633 S.35°17'02"W., A DISTANCE OF 182.82 FEET; THENCE  
 634 S.51°44'00"W., A DISTANCE OF 129.18 FEET TO A POINT ON  
 635 THE EAST LINE OF SECTION 16, BEARING N.00°16'13"E., A  
 636 DISTANCE OF 1734.15 FEET FROM THE SOUTHEAST CORNER OF  
 637 SAID SECTION 16; THENCE S.51°44'00'W., THROUGH SECTION  
 638 16, A DISTANCE OF 18.84 FEET; THENCE S.35°17'35"W., A  
 639 DISTANCE OF 203.28 FEET TO A POINT ON THE NORTHERLY  
 640 LIMITED ACCESS RIGHT-OF-WAY LINE FOR INTERSTATE  
 641 HIGHWAY #75; THENCE N.44°57'25"W., ALONG SAID RIGHT-  
 642 OF- WAY LINE, A DISTANCE OF 7168.47 FEET TO THE POINT  
 643 OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS  
 644 OF 5846.49 FEET, A CENTRAL ANGLE OF 44°14'48", A CHORD  
 645 BEARING OF N.67°04'49'W., AND A CHORD LENGTH OF  
 646 4403.59 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN  
 647 ARC LENGTH OF 4514.95 FEET TO THE POINT OF TANGENCY OF  
 648 SAID CURVE; THENCE N.89°12'13"W., ALONG SAID RIGHT-OF-  
 649 WAY LINE, A DISTANCE OF 1309.66 FEET TO A POINT ON THE  
 650 WEST LINE OF SECTION 8; THENCE N.01°04'23"E., ALONG

ENROLLED

HB 1117

2024 Legislature

651 THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2325.50  
 652 FEET TO THE SOUTHEAST CORNER OF SECTION 6; THENCE  
 653 N.87°10'58"W., ALONG THE SOUTH LINE OF SAID SECTION 6,  
 654 ALSO THE NORTH LINE OF SECTION 7, A DISTANCE OF  
 655 5292.12 FEET TO THE SOUTHWEST CORNER OF SAID SECTION  
 656 6; THENCE N.00°30'07"E., ALONG THE WEST LINE OF  
 657 SECTION 6, A DISTANCE OF 2448.42 FEET TO THE POINT OF  
 658 BEGINNING.

659  
 660 LESS AND EXCEPT:

661  
 662 A PORTION OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 39  
 663 SOUTH, RANGE 22 EAST, SARASOTA COUNTY, FLORIDA, MORE  
 664 PARTICULARLY DESCRIBED AS FOLLOWS:

665  
 666 BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 6,  
 667 N.= 1007797.74, E.= 605625.27, FLORIDA STATE PLANE  
 668 COORDINATE SYSTEM, WEST ZONE; THENCE N.00°30'07"E.,  
 669 'GRID BEARING' ALONG THE WEST LINE OF SAID SECTION 6,  
 670 A DISTANCE OF 56.50 FEET; THENCE N.42°23'13"E., A  
 671 DISTANCE OF 2975.77 FEET; THENCE S.88°26'46"E., A  
 672 DISTANCE OF 2676.20 FEET TO A POINT ON THE  
 673 NORTHEASTERLY LINE OF THAT CERTAIN 50 FOOT WIDE WATER  
 674 PIPE LINE EASEMENT AS DESCRIBED IN O.R.I. #  
 675 1999158305, PUBLIC RECORDS OF SAID SARASOTA COUNTY,

ENROLLED

HB 1117

2024 Legislature

676 FLORIDA; THENCE S.44°53'43"E., ALONG SAID  
 677 NORTHEASTERLY LINE, A DISTANCE OF 889.05 FEET TO A  
 678 POINT ON THE EAST LINE OF SAID SECTION 6; THENCE  
 679 S.00°44'41"W., ALONG SAID EAST LINE, A DISTANCE OF  
 680 1812.32 FEET TO THE SOUTHEAST CORNER OF SAID SECTION  
 681 6; THENCE N.87°10'58"W., ALONG THE SOUTH LINE OF SAID  
 682 SECTION 6, A DISTANCE OF 5292.12 FEET TO THE POINT OF  
 683 BEGINNING.

684  
 685 AND LESS THE PORTION THEREOF CONVEYED IN O.R.  
 686 INSTRUMENT NO. 2002056489, OF THE PUBLIC RECORDS OF  
 687 SARASOTA COUNTY, FLORIDA

688  
 689 TOGETHER WITH AN EASEMENT FOR INGRESS/EGRESS &  
 690 UTILITIES OVER, ACROSS AND THROUGH SAID LANDS  
 691 DESCRIBED IN O.R. INSTRUMENT NO. 2002056489

692  
 693 TRACT 3 (FROM O.R.I. 2000076817)

694  
 695 A PORTION OF SECTIONS 3, 4, 5, 6, 9 AND 10, TOWNSHIP  
 696 39 SOUTH, RANGE 22 EAST, SARASOTA COUNTY, FLORIDA,  
 697 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

698  
 699 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6,  
 700 TOWNSHIP 39 SOUTH, RANGE 22 EAST, ALSO BEING THE

ENROLLED

HB 1117

2024 Legislature

701 NORTHEAST CORNER OF THE SECOND ADDITION TO NORTH PORT  
 702 CHARLOTTE ESTATES, PER PLAT THEREOF RECORDED IN PLAT  
 703 BOOK 19, PAGES 44 AND 44A THROUGH 44-0, PUBLIC RECORDS  
 704 OF SAID SARASOTA COUNTY, FLORIDA; THENCE S.00°30'07"W.  
 705 (GRID BEARING, FLORIDA TRANSVERSE MERCATOR, WEST  
 706 ZONE), ALONG THE WEST LINE OF SAID SECTION 6, A  
 707 DISTANCE OF 2548.44 FEET TO THE SOUTHWEST CORNER OF  
 708 THE NORTH HALF OF SAID SECTION 6 AND THE POINT OF  
 709 BEGINNING; THENCE S.88°26'46"E., ALONG THE SOUTH LINE  
 710 OF SAID NORTH HALF A DISTANCE OF 5299.99 FEET TO THE  
 711 SOUTHWEST CORNER OF THE NORTH HALF OF SECTION 5;  
 712 THENCE S.89°37'34"E., ALONG THE SOUTH LINE OF SAID  
 713 NORTH HALF, A DISTANCE OF 5305.86 FEET TO THE  
 714 SOUTHWEST CORNER OF THE NORTH HALF OF SECTION 4;  
 715 THENCE S.89°49'42"E., ALONG THE SOUTH LINE OF SAID  
 716 NORTH HALF, A DISTANCE OF 5280.31 FEET TO A POINT IN  
 717 THE ALDERMAN SLOUGH BEARING N.89°49'42"W., A DISTANCE  
 718 OF 32.18 FEET FROM THE SOUTHEAST CORNER OF THE NORTH  
 719 HALF OF SAID SECTION 4; THENCE FOLLOWING SAID ALDERMAN  
 720 SLOUGH IN A SOUTHERLY DIRECTION, THE FOLLOWING  
 721 COURSES: S.19°46'12"W., A DISTANCE OF 384.63 FEET;  
 722 THENCE S.06°17'38"E., A DISTANCE OF 74.84 FEET; THENCE  
 723 S.16°26'43"E., A DISTANCE OF 499.12 FEET TO A POINT ON  
 724 THE WEST LINE OF SECTION 3, BEARING N.00°47'59"E., A  
 725 DISTANCE OF 1748.16 FEET FROM THE SOUTHWEST CORNER OF

ENROLLED

HB 1117

2024 Legislature

726 SAID SECTION 3; THENCE S.16°26'43"E., THROUGH SECTION  
 727 3, A DISTANCE OF 211.62 FEET; THENCE S.03°07'54"W., A  
 728 DISTANCE OF 225.97 FEET; THENCE S.07°53'10"W., A  
 729 DISTANCE OF 216.17 FEET; THENCE S.18°35'25"W., A  
 730 DISTANCE OF 87.96 FEET TO A POINT ON THE EAST LINE OF  
 731 SECTION 4, BEARING N.00°47'59"E., A DISTANCE OF  
 732 1022.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION  
 733 4; THENCE S.18°20'50"W., A DISTANCE OF 1076.23 FEET  
 734 TO A POINT ON THE NORTH LINE OF SECTION 9, BEARING  
 735 N.89°56'00"W., A DISTANCE OF 324.51 FEET FROM THE  
 736 NORTHEAST CORNER OF SAID SECTION 9; THENCE  
 737 S.18°25'53"W., THROUGH SECTION 9, A DISTANCE OF 85.39  
 738 FEET; THENCE S.27°12'16"E., A DISTANCE OF 517.18 FEET;  
 739 THENCE S.57°39'41"E., A DISTANCE OF 124.04 FEET TO A  
 740 POINT ON THE WEST LINE OF SECTION 10, BEARING  
 741 S.00°58'09"W., A DISTANCE OF 607.04 FEET FROM THE  
 742 NORTHWEST CORNER OF SAID SECTION 10; THENCE  
 743 S.57°39'41"E., THROUGH SECTION 10, A DISTANCE OF 63.21  
 744 FEET; THENCE S.10°12'48"E., A DISTANCE OF 555.38 FEET;  
 745 THENCE S.07°21'16"E., A DISTANCE OF 672.34 FEET;  
 746 THENCE S.10°44'03"E., A DISTANCE OF 651.24 FEET;  
 747 THENCE S.10°36'13"W., A DISTANCE OF 530.75 FEET;  
 748 THENCE S.01°14'47"W., A DISTANCE OF 820.24 FEET;  
 749 THENCE S.03°22'21"E., A DISTANCE OF 253.99 FEET;  
 750 THENCE S.08°05'01"E., A DISTANCE OF 925.01 FEET;

ENROLLED

HB 1117

2024 Legislature

751 THENCE S.12°02'12"E., A DISTANCE OF 324.13 FEET TO A  
 752 POINT ON THE SOUTH LINE OF SAID SECTION 10; THENCE  
 753 N.89°40'03"W., ALONG THE SOUTH LINE OF SAID SECTION 10  
 754 AND LEAVING SAID ALDERMAN SLOUGH, A DISTANCE OF 536.06  
 755 FEET TO THE SOUTHEAST CORNER OF SECTION 9; THENCE  
 756 N.89°47'00"W., ALONG THE SOUTH LINE OF SAID SECTION 9,  
 757 A DISTANCE OF 2662.92 FEET TO THE SOUTHWEST CORNER OF  
 758 THE EAST HALF OF SAID SECTION 9; THENCE N.01°01'52"E.,  
 759 ALONG THE WEST LINE OF SAID EAST HALF, A DISTANCE OF  
 760 5312.87 FEET TO THE NORTHWEST CORNER OF THE EAST HALF  
 761 OF SAID SECTION 9; THENCE S89°56'00"E., ALONG THE  
 762 NORTH LINE OF SECTION 9, ALSO THE SOUTH LINE OF  
 763 SECTION 4, A DISTANCE OF 2148.47 FEET TO A POINT  
 764 BEARING N.89°56'00"W., A DISTANCE OF 508.81 FEET FROM  
 765 THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE  
 766 N.18°20'50"E., THROUGH SECTION 4, A DISTANCE OF  
 767 1189.95 FEET; THENCE N.00°47'59"E., PARALLEL WITH AND  
 768 150.00 FEET WEST OF THE EAST LINE OF SAID SECTION 4, A  
 769 DISTANCE OF 513.02 FEET; THENCE N.16°26'43"W., A  
 770 DISTANCE OF 960.52 FEET; THENCE N.89°49'42"W.,  
 771 PARALLEL WITH AND 100.00 FEET SOUTH OF THE SOUTH LINE  
 772 OF THE NORTH HALF OF SAID SECTION 4, A DISTANCE OF  
 773 4877.78 FEET TO A POINT ON THE EAST LINE OF SECTION 5;  
 774 THENCE N.89°37'34"W., PARALLEL WITH AND 100.00 FEET  
 775 SOUTH OF THE SOUTH LINE OF THE NORTH HALF OF SAID

ENROLLED

HB 1117

2024 Legislature

776 SECTION 5, A DISTANCE OF 5305.69 FEET TO A POINT ON  
 777 THE EAST LINE OF SECTION 6; THENCE N.88°26'46"W.,  
 778 PARALLEL WITH AND 100.00 FEET SOUTH OF THE SOUTH LINE  
 779 OF THE NORTH HALF OF SAID SECTION 6, A DISTANCE OF  
 780 5299.57 FEET TO THE WEST LINE OF SAID SECTION 6;  
 781 THENCE N.00°30'07"E., ALONG SAID WEST LINE, A DISTANCE  
 782 OF 100.02 FEET TO THE SOUTHWEST CORNER OF THE NORTH  
 783 HALF OF SAID SECTION 6 AND THE POINT OF BEGINNING.

784  
 785 AND LESS THE PORTION THEREOF CONVEYED IN O.R.  
 786 INSTRUMENT NO. 2002056489, OF THE PUBLIC RECORDS OF  
 787 SARASOTA COUNTY, FLORIDA.

788  
 789 TOGETHER WITH AN EASEMENT FOR INGRESS/EGRESS &  
 790 UTILITIES OVER, ACROSS AND THROUGH SAID LANDS  
 791 DESCRIBED IN O.R. INSTRUMENT NO. 2002056489.

792  
 793 CONTAINING A TOTAL AREA OF 2,086 ACRES, MORE OR LESS.

794  
 795 Being subject to any rights-of-way, restrictions and  
 796 easements of record.

797  
 798 Section 5. Board of supervisors; members and meetings;  
 799 organization; powers; duties; terms of office; related election  
 800 requirements.-

ENROLLED

HB 1117

2024 Legislature

801       (1) The board of the district shall exercise the powers  
802 granted to the district pursuant to this act. The board shall  
803 consist of five members, each of whom shall hold office for a  
804 term of 4 years, as provided in this section, except as  
805 otherwise provided herein for initial board members, and until a  
806 successor is chosen and qualified. The members of the board must  
807 be residents of the state and citizens of the United States.

808       (2)(a) Within 90 days after the effective date of this  
809 act, there shall be held a meeting of the landowners of the  
810 district for the purpose of electing five supervisors for the  
811 district. Notice of the landowners' meeting shall be published  
812 once a week for 2 consecutive weeks in a newspaper that is in  
813 general circulation in the area of the district, the last day of  
814 such publication to be not less than 14 days or more than 28  
815 days before the date of the election. The landowners, when  
816 assembled at such meeting, shall organize by electing a chair,  
817 who shall conduct the meeting. The chair may be any person  
818 present at the meeting. If the chair is a landowner or proxy  
819 holder of a landowner, he or she may nominate candidates and  
820 make and second motions. The landowners present at the meeting,  
821 in person or by proxy, shall constitute a quorum. At any  
822 landowners' meeting, 50 percent of the district acreage shall  
823 not be required to constitute a quorum, and each governing board  
824 member elected by landowners shall be elected by a majority of  
825 the acreage represented either by owner or proxy present and

ENROLLED

HB 1117

2024 Legislature

826 | voting at said meeting.

827 |       (b) At such meeting, each landowner shall be entitled to

828 | cast one vote per acre of land owned by him or her and located

829 | within the district for each person to be elected. A landowner

830 | may vote in person or by proxy in writing. Each proxy must be

831 | signed by one of the legal owners of the property for which the

832 | vote is cast and must contain the typed or printed name of the

833 | individual who signed the proxy; the street address, legal

834 | description of the property, or tax parcel identification

835 | number; and the number of authorized votes. If the proxy

836 | authorizes more than one vote, each property must be listed and

837 | the number of acres of each property must be included. The

838 | signature on a proxy need not be notarized. A fraction of an

839 | acre shall be treated as 1 acre, entitling the landowner to one

840 | vote with respect thereto. The three candidates receiving the

841 | highest number of votes shall each be elected for terms expiring

842 | November 28, 2028, and the two candidates receiving the next

843 | highest number of votes shall each be elected for terms expiring

844 | November 24, 2026, with the term of office for each successful

845 | candidate commencing upon election. The members of the first

846 | board elected by landowners shall serve their respective terms;

847 | however, the next election of board members shall be held on the

848 | first Tuesday after the first Monday in November 2026.

849 | Thereafter, there shall be an election by landowners for the

850 | district every 2 years on the first Tuesday after the first

ENROLLED

HB 1117

2024 Legislature

851 Monday in November, which shall be noticed pursuant to paragraph  
 852 (a). The second and subsequent landowners' election shall be  
 853 announced at a public meeting of the board at least 90 days  
 854 before the date of the landowners' meeting and shall also be  
 855 noticed pursuant to paragraph (a). Instructions on how all  
 856 landowners may participate in the election, along with sample  
 857 proxies, shall be provided during the board meeting that  
 858 announces the landowners' meeting. Each supervisor elected in or  
 859 after November 2026 shall serve a 4-year term.

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

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

871 (I) Once 1,300 qualified electors reside within the  
 872 district, one governing board member shall be a person who is a  
 873 qualified elector of the district and who was elected by the  
 874 qualified electors, and four governing board members shall be  
 875 persons who were elected by the landowners.

ENROLLED

HB 1117

2024 Legislature

876 (II) Once 2,500 qualified electors reside within the  
 877 district, two governing board members shall be persons who are  
 878 qualified electors of the district and who were elected by the  
 879 qualified electors, and three governing board members shall be  
 880 persons who were elected by the landowners.

881 (III) Once 3,700 qualified electors reside within the  
 882 district, three governing board members shall be persons who are  
 883 qualified electors of the district and who were elected by the  
 884 qualified electors, and two governing board members shall be  
 885 persons who were elected by the landowners.

886 (IV) Once 4,900 qualified electors reside within the  
 887 district, four governing board members shall be persons who are  
 888 qualified electors of the district and who were elected by the  
 889 qualified electors, and one governing board member shall be a  
 890 person who was elected by the landowners.

891 (V) Once 6,100 qualified electors reside within the  
 892 district, all five governing board members shall be persons who  
 893 are qualified electors of the district and who were elected by  
 894 the qualified electors.

895  
 896 Nothing in this sub-subparagraph is intended to require an  
 897 election prior to the expiration of an existing board member's  
 898 term.

899 b. On or before June 1 of each election year, the board  
 900 shall determine the number of qualified electors in the district

ENROLLED

HB 1117

2024 Legislature

901 as of the immediately preceding April 15. The board shall use  
 902 and rely upon the official records maintained by the supervisor  
 903 of elections and property appraiser or tax collector in Sarasota  
 904 County in making this determination. Such determination shall be  
 905 made at a properly noticed meeting of the board and shall become  
 906 a part of the official minutes of the district.

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

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

912 e. Once the district qualifies to have any of its board  
 913 members elected by the qualified electors of the district, the  
 914 initial and all subsequent elections by the qualified electors  
 915 of the district shall be held at the general election in  
 916 November. The board shall adopt a resolution, if necessary, to  
 917 implement this requirement. The transition process described  
 918 herein is intended to be in lieu of the process set forth in s.  
 919 189.041, Florida Statutes.

920 (b) Elections of board members by qualified electors held  
 921 pursuant to this subsection shall be nonpartisan and shall be  
 922 conducted in the manner prescribed by law for holding general  
 923 elections. Board members shall assume the office on the second  
 924 Tuesday following their election.

925 (c) Candidates seeking election to office by qualified

ENROLLED

HB 1117

2024 Legislature

926 electors under this subsection shall conduct their campaigns in  
 927 accordance with chapter 106, Florida Statutes, and shall file  
 928 qualifying papers and qualify for individual seats in accordance  
 929 with s. 99.061, Florida Statutes.

930 (d) The supervisor of elections shall appoint the  
 931 inspectors and clerks of elections, prepare and furnish the  
 932 ballots, designate polling places, and canvass the returns of  
 933 the election of board members by qualified electors. The county  
 934 canvassing board shall declare and certify the results of the  
 935 election.

936 (4) Members of the board, regardless of how elected, shall  
 937 be public officers, shall be known as supervisors, and, upon  
 938 entering into office, shall take and subscribe to the oath of  
 939 office as prescribed by s. 876.05, Florida Statutes. Members of  
 940 the board shall be subject to ethics and conflict of interest  
 941 laws of the state that apply to all local public officers. They  
 942 shall hold office for the terms for which they were elected or  
 943 appointed and until their successors are chosen and qualified.  
 944 If, during the term of office, a vacancy occurs, the remaining  
 945 members of the board shall fill each vacancy by an appointment  
 946 for the remainder of the unexpired term.

947 (5) Any elected member of the board of supervisors may be  
 948 removed by the Governor for malfeasance, misfeasance,  
 949 dishonesty, incompetency, or failure to perform the duties  
 950 imposed upon him or her by this act, and any vacancies that may

ENROLLED

HB 1117

2024 Legislature

951 occur in such office for such reasons shall be filled by the  
952 Governor as soon as practicable.

953 (6) A majority of the members of the board constitutes a  
954 quorum for the purposes of conducting its business and  
955 exercising its powers and for all other purposes. Action taken  
956 by the district shall be upon a vote of a majority of the  
957 members present unless general law or a rule of the district  
958 requires a greater number.

959 (7) As soon as practicable after each election or  
960 appointment, the board shall organize by electing one of its  
961 members as chair and by electing a secretary, who need not be a  
962 member of the board, and such other officers as the board may  
963 deem necessary.

964 (8) The board shall keep a permanent record book entitled  
965 "Record of Proceedings of Star Farms Village at North Port  
966 Stewardship District," in which shall be recorded minutes of all  
967 meetings, resolutions, proceedings, certificates, bonds given by  
968 all employees, and any and all corporate acts. The record book  
969 and all other district records shall at reasonable times be  
970 opened to inspection in the same manner as state, county, and  
971 municipal records pursuant to chapter 119, Florida Statutes. The  
972 record book shall be kept at the office or other regular place  
973 of business maintained by the board in a designated location in  
974 Sarasota County.

975 (9) No supervisor shall be entitled to receive

ENROLLED

HB 1117

2024 Legislature

976 compensation for his or her services in excess of the limits  
 977 established in s. 190.006(8), Florida Statutes, or any successor  
 978 statute thereto; however, each supervisor shall receive travel  
 979 and per diem expenses as set forth in s. 112.061, Florida  
 980 Statutes.

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

983 Section 6. Board of supervisors; general duties.—

984 (1) DISTRICT MANAGER AND EMPLOYEES.—The board shall employ  
 985 and fix the compensation of a district manager, who shall have  
 986 charge and supervision of the works of the district and shall be  
 987 responsible for preserving and maintaining any improvement or  
 988 facility constructed or erected pursuant to this act, for  
 989 maintaining and operating the equipment owned by the district,  
 990 and for performing such other duties as may be prescribed by the  
 991 board. It shall not be a conflict of interest or constitute an  
 992 abuse of public position under chapter 112, Florida Statutes,  
 993 for a board member, the district manager, or another employee of  
 994 the district to be a stockholder, officer, or employee of a  
 995 landowner or an affiliate of a landowner. The district manager  
 996 may hire or otherwise employ and terminate the employment of  
 997 such other persons, including, without limitation, professional,  
 998 supervisory, and clerical employees, as may be necessary and  
 999 authorized by the board. The compensation and other conditions  
 1000 of employment of the officers and employees of the district

ENROLLED

HB 1117

2024 Legislature

1001 shall be as provided by the board.

1002 (2) TREASURER.—The board shall designate a person who is a  
 1003 resident of the state as treasurer of the district, who shall  
 1004 have charge of the funds of the district. Such funds shall be  
 1005 disbursed only upon the order of or pursuant to a resolution of  
 1006 the board by warrant or check countersigned by the treasurer and  
 1007 by such other person as may be authorized by the board. The  
 1008 board may give the treasurer such other or additional powers and  
 1009 duties as the board may deem appropriate and may fix his or her  
 1010 compensation. The board may require the treasurer to give a bond  
 1011 in such amount, on such terms, and with such sureties as may be  
 1012 deemed satisfactory to the board to secure the performance by  
 1013 the treasurer of his or her powers and duties. The financial  
 1014 records of the board shall be audited by an independent  
 1015 certified public accountant in accordance with the requirements  
 1016 of general law.

1017 (3) PUBLIC DEPOSITORY.—The board is authorized to select  
 1018 as a depository for its funds any qualified public depository as  
 1019 defined in s. 280.02, Florida Statutes, which meets all the  
 1020 requirements of chapter 280, Florida Statutes, and has been  
 1021 designated by the treasurer as a qualified public depository  
 1022 upon such terms and conditions as to the payment of interest by  
 1023 such depository upon the funds so deposited as the board may  
 1024 deem just and reasonable.

1025 (4) BUDGET; REPORTS AND REVIEWS.—

ENROLLED

HB 1117

2024 Legislature

1026        (a) The district shall provide financial reports in such  
 1027 form and such manner as prescribed pursuant to this act and  
 1028 chapter 218, Florida Statutes, as amended from time to time.

1029        (b) On or before July 15 of each year, the district  
 1030 manager shall prepare a proposed budget for the ensuing fiscal  
 1031 year to be submitted to the board for board approval. The  
 1032 proposed budget shall include at the direction of the board an  
 1033 estimate of all necessary expenditures of the district for the  
 1034 ensuing fiscal year and an estimate of income to the district  
 1035 from the taxes and assessments provided in this act. The board  
 1036 shall consider the proposed budget item by item and may either  
 1037 approve the budget as proposed by the district manager or modify  
 1038 the same in part or in whole. The board shall indicate its  
 1039 approval of the budget by resolution, which resolution shall  
 1040 provide for a hearing on the budget as approved. Notice of the  
 1041 hearing on the budget shall be published in a newspaper of  
 1042 general circulation in the area of the district once a week for  
 1043 2 consecutive weeks, except that the first publication shall be  
 1044 no less than 15 days prior to the date of the hearing. The  
 1045 notice shall further contain a designation of the day, time, and  
 1046 place of the public hearing. At the time and place designated in  
 1047 the notice, the board shall hear all objections to the budget as  
 1048 proposed and may make such changes as the board deems necessary.  
 1049 At the conclusion of the budget hearing, the board shall, by  
 1050 resolution, adopt the budget as finally approved by the board.

ENROLLED

HB 1117

2024 Legislature

1051 The budget shall be adopted prior to October 1 of each year.

1052 (c) At least 60 days prior to adoption, the board of  
 1053 supervisors of the district shall submit to the City Commission  
 1054 of the City of North Port, for purposes of disclosure and  
 1055 information only, the proposed annual budget for the ensuing  
 1056 fiscal year, and the commission may submit written comments to  
 1057 the board of supervisors solely for the assistance and  
 1058 information of the board of supervisors of the district in  
 1059 adopting its annual district budget.

1060 (d) The board of supervisors of the district shall submit  
 1061 annually a public facilities report to the City Commission of  
 1062 the City of North Port pursuant to Florida Statutes. The  
 1063 commission may use and rely on the district's public facilities  
 1064 report in the preparation or revision of the City of North Port  
 1065 comprehensive plan.

1066 (5) DISCLOSURE OF PUBLIC INFORMATION; WEB-BASED PUBLIC  
 1067 ACCESS.—The district shall take affirmative steps to provide for  
 1068 the full disclosure of information relating to the public  
 1069 financing and maintenance of improvements to real property  
 1070 undertaken by the district. Such information shall be made  
 1071 available to all existing residents and all prospective  
 1072 residents of the district. The district shall furnish each  
 1073 developer of a residential development within the district with  
 1074 sufficient copies of that information to provide each  
 1075 prospective initial purchaser of property in that development

ENROLLED

HB 1117

2024 Legislature

1076 with a copy; and any developer of a residential development  
 1077 within the district, when required by law to provide a public  
 1078 offering statement, shall include a copy of such information  
 1079 relating to the public financing and maintenance of improvements  
 1080 in the public offering statement. The district shall file the  
 1081 disclosure documents required by this subsection and any  
 1082 amendments thereto in the property records of each county in  
 1083 which the district is located. By the end of the first full  
 1084 fiscal year of the district's creation, the district shall  
 1085 maintain an official Internet website in accordance with s.  
 1086 189.069, Florida Statutes.

1087 (6) GENERAL POWERS.—The district shall have, and the board  
 1088 may exercise, the following general powers:

1089 (a) To sue and be sued in the name of the district; to  
 1090 adopt and use a seal and authorize the use of a facsimile  
 1091 thereof; to acquire, by purchase, gift, devise, or otherwise,  
 1092 and to dispose of, real and personal property, or any estate  
 1093 therein; and to make and execute contracts and other instruments  
 1094 necessary or convenient to the exercise of its powers.

1095 (b) To apply for coverage of its employees under the  
 1096 Florida Retirement System in the same manner as if such  
 1097 employees were state employees.

1098 (c) To contract for the services of consultants to perform  
 1099 planning, engineering, legal, or other appropriate services of a  
 1100 professional nature. Such contracts shall be subject to public

ENROLLED

HB 1117

2024 Legislature

1101 bidding or competitive negotiation requirements as set forth in  
 1102 general law applicable to independent special districts.

1103 (d) To borrow money and accept gifts; to apply for and use  
 1104 grants or loans of money or other property from the United  
 1105 States, the state, a unit of local government, or any person for  
 1106 any district purposes and enter into agreements required in  
 1107 connection therewith; and to hold, use, and dispose of such  
 1108 moneys or property for any district purposes in accordance with  
 1109 the terms of the gift, grant, loan, or agreement relating  
 1110 thereto.

1111 (e) To adopt and enforce rules and orders pursuant to  
 1112 chapter 120, Florida Statutes, prescribing the powers, duties,  
 1113 and functions of the officers of the district; the conduct of  
 1114 the business of the district; the maintenance of records; and  
 1115 the form of certificates evidencing tax liens and all other  
 1116 documents and records of the district. The board may also adopt  
 1117 and enforce administrative rules with respect to any of the  
 1118 projects of the district and define the area to be included  
 1119 therein. The board may also adopt resolutions which may be  
 1120 necessary for the conduct of district business.

1121 (f) To maintain an office at such place or places as the  
 1122 board of supervisors designates in Sarasota County and within  
 1123 the district when facilities are available.

1124 (g) To hold, control, and acquire by donation, purchase,  
 1125 or condemnation, or dispose of, any public easements,

ENROLLED

HB 1117

2024 Legislature

1126 dedications to public use, platted reservations for public  
 1127 purposes, or any reservations for those purposes authorized by  
 1128 this act and to make use of such easements, dedications, or  
 1129 reservations for the purposes authorized by this act.

1130 (h) To lease as lessor or lessee to or from any person,  
 1131 firm, corporation, association, or body, public or private, any  
 1132 projects of the type that the district is authorized to  
 1133 undertake and facilities or property of any nature for the use  
 1134 of the district to carry out the purposes authorized by this  
 1135 act.

1136 (i) To borrow money and issue bonds, certificates,  
 1137 warrants, notes, or other evidence of indebtedness as provided  
 1138 herein; to levy such taxes and assessments as may be authorized;  
 1139 and to charge, collect, and enforce fees and other user charges.

1140 (j) To raise, by user charges or fees authorized by  
 1141 resolution of the board, amounts of money which are necessary  
 1142 for the conduct of district activities and services and to  
 1143 enforce their receipt and collection in the manner prescribed by  
 1144 resolution not inconsistent with law.

1145 (k) To exercise all powers of eminent domain now or  
 1146 hereafter conferred on counties in this state, provided,  
 1147 however, that such power of eminent domain may not be exercised  
 1148 outside the territorial limits of the district unless the  
 1149 district receives prior approval by vote of a resolution of the  
 1150 governing body of the county if the taking will occur in an

ENROLLED

HB 1117

2024 Legislature

1151 unincorporated area in that county, or the governing body of the  
 1152 city if the taking will occur in an incorporated area. The  
 1153 district shall not have the power to exercise eminent domain  
 1154 over municipal, county, state, or federal property. The powers  
 1155 hereinabove granted to the district shall be so construed to  
 1156 enable the district to fulfill the objects and purposes of the  
 1157 district as set forth in this act.

1158 (l) To cooperate with, or contract with, other  
 1159 governmental agencies as may be necessary, convenient,  
 1160 incidental, or proper in connection with any of the powers,  
 1161 duties, or purposes authorized by this act.

1162 (m) To assess and to impose upon lands in the district ad  
 1163 valorem taxes as provided by this act.

1164 (n) If and when authorized by general law, to determine,  
 1165 order, levy, impose, collect, and enforce maintenance taxes.

1166 (o) To determine, order, levy, impose, collect, and  
 1167 enforce assessments pursuant to this act and chapter 170,  
 1168 Florida Statutes, as amended from time to time, pursuant to  
 1169 authority granted in s. 197.3631, Florida Statutes, or pursuant  
 1170 to other provisions of general law now or hereinafter enacted  
 1171 which provide or authorize a supplemental means to order, levy,  
 1172 impose, or collect special assessments. Such special  
 1173 assessments, in the discretion of the district, may be collected  
 1174 and enforced pursuant to ss. 197.3632 and 197.3635, Florida  
 1175 Statutes, and chapters 170 and 173, Florida Statutes, as they

ENROLLED

HB 1117

2024 Legislature

1176 may be amended from time to time, or as provided by this act, or  
 1177 by other means authorized by general law now or hereinafter  
 1178 enacted. The district may levy such special assessments for the  
 1179 purposes enumerated in this act and to pay special assessments  
 1180 imposed by the City of North Port on lands within the district.

1181 (p) To exercise such special powers and other express  
 1182 powers as may be authorized and granted by this act in the  
 1183 charter of the district, including powers as provided in any  
 1184 interlocal agreement entered into pursuant to chapter 163,  
 1185 Florida Statutes, or which shall be required or permitted to be  
 1186 undertaken by the district pursuant to any development order,  
 1187 including any detailed specific area plan development order, or  
 1188 any interlocal service agreement with the City of North Port or  
 1189 other unit of government for fair-share capital construction  
 1190 funding for any certain capital facilities or systems required  
 1191 of a developer pursuant to any applicable development order or  
 1192 agreement.

1193 (q) To exercise all of the powers necessary, convenient,  
 1194 incidental, or proper in connection with any other powers or  
 1195 duties or the special and limited purpose of the district  
 1196 authorized by this act.

1197  
 1198 This subsection shall be construed liberally in order to carry  
 1199 out effectively the special and limited purpose of this act.

1200 (7) SPECIAL POWERS.—The district shall have, and the board

ENROLLED

HB 1117

2024 Legislature

1201 may exercise, the following special powers to implement its  
 1202 lawful and special purpose and to provide, pursuant to that  
 1203 purpose, systems, facilities, services, improvements, projects,  
 1204 works, and infrastructure, each of which constitutes a lawful  
 1205 public purpose when exercised pursuant to this charter, subject  
 1206 to, and not inconsistent with, general law regarding utility  
 1207 providers' territorial and service agreements, the regulatory  
 1208 jurisdiction and permitting authority of all other applicable  
 1209 governmental bodies, agencies, and any special districts having  
 1210 authority with respect to any area included therein, and to  
 1211 plan, establish, acquire, construct or reconstruct, enlarge or  
 1212 extend, equip, operate, finance, fund, and maintain  
 1213 improvements, systems, facilities, services, works, projects,  
 1214 and infrastructure. Any or all of the following special powers  
 1215 are granted by this act in order to implement the special and  
 1216 limited purpose of the district but do not constitute  
 1217 obligations to undertake such improvements, systems, facilities,  
 1218 services, works, projects, or infrastructure:

1219 (a) To provide water management and control for the lands  
 1220 within the district, including irrigation systems and  
 1221 facilities, and to connect some or any of such facilities with  
 1222 roads and bridges. In the event that the board assumes the  
 1223 responsibility for providing water management and control for  
 1224 the district which is to be financed by benefit special  
 1225 assessments, the board shall adopt plans and assessments

ENROLLED

HB 1117

2024 Legislature

1226 pursuant to law or may proceed to adopt water management and  
 1227 control plans, assess for benefits, and apportion and levy  
 1228 special assessments, as follows:

1229 1. The board shall cause to be made by the district's  
 1230 engineer, or such other engineer or engineers as the board may  
 1231 employ for that purpose, complete and comprehensive water  
 1232 management and control plans for the lands located within the  
 1233 district that will be improved in any part or in whole by any  
 1234 system of facilities that may be outlined and adopted, and the  
 1235 engineer shall make a report in writing to the board with maps  
 1236 and profiles of said surveys and an estimate of the cost of  
 1237 carrying out and completing the plans.

1238 2. Upon the completion of such plans, the board shall hold  
 1239 a hearing thereon to hear objections thereto, shall give notice  
 1240 of the time and place fixed for such hearing by publication once  
 1241 each week for 2 consecutive weeks in a newspaper of general  
 1242 circulation in the general area of the district, and shall  
 1243 permit the inspection of the plan at the office of the district  
 1244 by all persons interested. All objections to the plan shall be  
 1245 filed at or before the time fixed in the notice for the hearing  
 1246 and shall be in writing.

1247 3. After the hearing, the board shall consider the  
 1248 proposed plan and any objections thereto and may modify, reject,  
 1249 or adopt the plan or continue the hearing until a day certain  
 1250 for further consideration of the proposed plan or modifications

ENROLLED

HB 1117

2024 Legislature

1251 thereof.

1252 4. When the board approves a plan, a resolution shall be  
 1253 adopted and a certified copy thereof shall be filed in the  
 1254 office of the secretary and incorporated by him or her into the  
 1255 records of the district.

1256 5. The water management and control plan may be altered in  
 1257 detail from time to time until the engineer's report pursuant to  
 1258 s. 298.301, Florida Statutes, is filed but not in such manner as  
 1259 to affect materially the conditions of its adoption. After the  
 1260 engineer's report has been filed, no alteration of the plan  
 1261 shall be made, except as provided by this act.

1262 6. Within 20 days after the final adoption of the plan by  
 1263 the board, the board shall proceed pursuant to s. 298.301,  
 1264 Florida Statutes.

1265 (b) To provide water supply, sewer, wastewater, and  
 1266 reclaimed water management, reclamation, and reuse, or any  
 1267 combination thereof, and any irrigation systems, facilities, and  
 1268 services and to construct and operate water systems, sewer  
 1269 systems, irrigation systems, and reclaimed water systems such as  
 1270 connecting intercepting or outlet sewers and sewer mains and  
 1271 pipes and water mains, conduits, or pipelines in, along, and  
 1272 under any street, alley, highway, or other public place or ways,  
 1273 and to dispose of any water, effluent, residue, or other  
 1274 byproducts of such water system, sewer system, irrigation  
 1275 system, or reclaimed water system and to enter into interlocal

ENROLLED

HB 1117

2024 Legislature

1276 agreements and other agreements with public or private entities  
 1277 for the same.

1278 (c) To provide bridges, culverts, wildlife corridors, or  
 1279 road crossings that may be needed across any drain, ditch,  
 1280 canal, floodway, holding basin, excavation, public highway,  
 1281 tract, grade, fill, or cut and roadways over levees and  
 1282 embankments, and to construct any and all of such works and  
 1283 improvements across, through, or over any public right-of-way,  
 1284 highway, grade, fill, or cut.

1285 (d) To provide district or other roads equal to or  
 1286 exceeding the specifications of the county in which such  
 1287 district or other roads are located, and to provide street  
 1288 lights. This special power includes, but is not limited to,  
 1289 roads, parkways, intersections, bridges, landscaping,  
 1290 hardscaping, irrigation, bicycle lanes, sidewalks, jogging  
 1291 paths, multiuse pathways and trails, street lighting, traffic  
 1292 signals, regulatory or informational signage, road striping,  
 1293 underground conduit, underground cable or fiber or wire  
 1294 installed pursuant to an agreement with or tariff of a retail  
 1295 provider of services, and all other customary elements of a  
 1296 functioning modern road system in general or as tied to the  
 1297 conditions of development approval for the area within and  
 1298 without the district, and parking facilities that are  
 1299 freestanding or that may be related to any innovative strategic  
 1300 intermodal system of transportation pursuant to applicable

ENROLLED

HB 1117

2024 Legislature

1301 federal, state, and local law and ordinance.

1302 (e) To provide buses, trolleys, rail access, mass transit  
 1303 facilities, transit shelters, ridesharing facilities and  
 1304 services, parking improvements, and related signage.

1305 (f) To provide investigation and remediation costs  
 1306 associated with the cleanup of actual or perceived environmental  
 1307 contamination within the district under the supervision or  
 1308 direction of a competent governmental authority unless the  
 1309 covered costs benefit any person who is a landowner within the  
 1310 district and who caused or contributed to the contamination.

1311 (g) To provide observation areas, mitigation areas,  
 1312 wetland creation areas, and wildlife habitat, including the  
 1313 maintenance of any plant or animal species, and any related  
 1314 interest in real or personal property.

1315 (h) Using its general and special powers as set forth in  
 1316 this act, to provide any other project within or without the  
 1317 boundaries of the district when the project is the subject of an  
 1318 agreement between the district and the City Commission of the  
 1319 City of North Port or with any other applicable public or  
 1320 private entity and is not inconsistent with the effective local  
 1321 comprehensive plans.

1322 (i) To provide parks and facilities for indoor and outdoor  
 1323 recreational, cultural, and educational uses.

1324 (j) To provide school buildings and related structures,  
 1325 which may be leased, sold, or donated to the school district,

ENROLLED

HB 1117

2024 Legislature

1326 for use in the educational system when authorized by the  
 1327 district school board.

1328 (k) To provide security, including electronic intrusion-  
 1329 detection systems and patrol vehicles, when authorized by proper  
 1330 governmental agencies, and to contract with the appropriate  
 1331 local general-purpose government agencies for an increased level  
 1332 of such services within the district boundaries. However, this  
 1333 paragraph does not prohibit the district from contracting with a  
 1334 towing operator to remove a vehicle or vessel from a district-  
 1335 owned facility or property if the district follows the  
 1336 authorization and notice and procedural requirements in s.  
 1337 715.07, Florida Statutes, for an owner or lessee of private  
 1338 property. The district's selection of a towing operator is not  
 1339 subject to public bidding if the towing operator is included in  
 1340 an approved list of town operators maintained by the local  
 1341 government that has jurisdiction over the district's facility or  
 1342 property.

1343 (l) To provide control and elimination of mosquitoes and  
 1344 other arthropods of public health importance.

1345 (m) To enter into impact fee, mobility fee, or other  
 1346 similar credit agreements with the City of North Port or other  
 1347 governmental bodies or a landowner developer and to sell or  
 1348 assign such credits, on such terms as the district deems  
 1349 appropriate.

1350 (n) To provide buildings and structures for district

ENROLLED

HB 1117

2024 Legislature

1351 offices, maintenance facilities, meeting facilities, town  
 1352 centers, stadiums, or any other project authorized or granted by  
 1353 this act.

1354 (o) To establish and create, at noticed meetings, such  
 1355 departments of the board of supervisors of the district, as well  
 1356 as committees, task forces, boards, or commissions, or other  
 1357 agencies under the supervision and control of the district, as  
 1358 from time to time the members of the board may deem necessary or  
 1359 desirable in the performance of the acts or other things  
 1360 necessary to exercise the board's general or special powers to  
 1361 implement an innovative project to carry out the special and  
 1362 limited purpose of the district as provided in this act and to  
 1363 delegate the exercise of its powers to such departments, boards,  
 1364 task forces, committees, or other agencies, and such  
 1365 administrative duties and other powers as the board may deem  
 1366 necessary or desirable, but only if there is a set of expressed  
 1367 limitations for accountability, notice, and periodic written  
 1368 reporting to the board that shall retain the powers of the  
 1369 board.

1370 (p) To provide electrical, sustainable, or green  
 1371 infrastructure improvements, facilities, and services,  
 1372 including, but not limited to, recycling of natural resources,  
 1373 reduction of energy demands, development and generation of  
 1374 alternative or renewable energy sources and technologies,  
 1375 mitigation of urban heat islands, sequestration, capping or

ENROLLED

HB 1117

2024 Legislature

1376 trading of carbon emissions or carbon emissions credits, LEED or  
 1377 Florida Green Building Coalition certification, and development  
 1378 of facilities and improvements for low-impact development, and  
 1379 to enter into joint ventures, public-private partnerships, and  
 1380 other agreements and to grant such easements as may be necessary  
 1381 to accomplish the foregoing. Nothing herein shall authorize the  
 1382 district to provide electric service to retail customers or  
 1383 otherwise act to impair electric utility franchise agreements.

1384 (q) To provide for any facilities or improvements that may  
 1385 otherwise be provided for by any county or municipality,  
 1386 including, but not limited to, libraries, annexes, substations,  
 1387 and other buildings to house public officials, staff, and  
 1388 employees.

1389 (r) To provide waste collection and disposal.

1390 (s) To provide for the construction and operation of  
 1391 communications systems and related infrastructure for the  
 1392 carriage and distribution of communications services, and to  
 1393 enter into joint ventures, public-private partnerships, and  
 1394 other agreements and to grant such easements as may be necessary  
 1395 to accomplish the foregoing. The term "communications systems"  
 1396 means all facilities, buildings, equipment, items, and methods  
 1397 necessary or desirable in order to provide communications  
 1398 services, including, without limitation, wires, cables,  
 1399 conduits, wireless cell sites, computers, modems, satellite  
 1400 antennae sites, transmission facilities, network facilities, and

ENROLLED

HB 1117

2024 Legislature

1401 appurtenant devices necessary and appropriate to support the  
 1402 provision of communications services. The term "communications  
 1403 services" includes, without limitation, Internet, voice  
 1404 telephone or similar services provided by voice-over-Internet  
 1405 protocol, cable television, data transmission services,  
 1406 electronic security monitoring services, and multichannel video  
 1407 programming distribution services. Nothing herein shall  
 1408 authorize the district to provide communications services to  
 1409 retail customers or otherwise act to impair existing service  
 1410 provider franchise agreements, though the district may contract  
 1411 with such providers for resale purposes.

1412 (t) To provide health care facilities and to enter into  
 1413 public-private partnerships and agreements as may be necessary  
 1414 to accomplish the foregoing.

1415 (u) To coordinate, work with, and, as the board deems  
 1416 appropriate, enter into interlocal agreements with any public or  
 1417 private entity for the provision of an institution or  
 1418 institutions of higher education.

1419 (v) To coordinate, work with, and, as the board deems  
 1420 appropriate, enter into public-private partnerships and  
 1421 agreements as may be necessary or useful to effectuate the  
 1422 purposes of this act.

1423  
 1424 The enumeration of special powers herein shall not be deemed  
 1425 exclusive or restrictive but shall be deemed to incorporate all

ENROLLED

HB 1117

2024 Legislature

1426 powers, express or implied, necessary or incidental to carrying  
 1427 out such enumerated special powers, including also the general  
 1428 powers provided by this special act charter to the district to  
 1429 implement its purposes. Further, this subsection shall be  
 1430 construed liberally in order to carry out effectively the  
 1431 special and limited purpose of this district under this act.

1432 (8) ISSUANCE OF BOND ANTICIPATION NOTES.—In addition to  
 1433 the other powers provided for in this act, and not in limitation  
 1434 thereof, the district shall have the power, at any time and from  
 1435 time to time after the issuance of any bonds of the district  
 1436 shall have been authorized, to borrow money for the purposes for  
 1437 which such bonds are to be issued in anticipation of the receipt  
 1438 of the proceeds of the sale of such bonds and to issue bond  
 1439 anticipation notes in a principal sum not in excess of the  
 1440 authorized maximum amount of such bond issue. Such notes shall  
 1441 be in such denomination or denominations, bear interest at such  
 1442 rate, not to exceed the maximum rate allowed by general law,  
 1443 mature at such time or times not later than 5 years from the  
 1444 date of issuance, and be in such form and executed in such  
 1445 manner as the board shall prescribe. Such notes may be sold at  
 1446 either public or private sale or, if such notes shall be renewal  
 1447 notes, may be exchanged for notes then outstanding on such terms  
 1448 as the board shall determine. Such notes shall be paid from the  
 1449 proceeds of such bonds when issued. The board may, in its  
 1450 discretion, in lieu of retiring the notes by means of bonds,

ENROLLED

HB 1117

2024 Legislature

1451 retire them by means of current revenues or from any taxes or  
1452 assessments levied for the payment of such bonds, but, in such  
1453 event, a like amount of the bonds authorized shall not be  
1454 issued.

1455 (9) BORROWING.—The district at any time may obtain loans,  
1456 in such amount and on such terms and conditions as the board may  
1457 approve, for the purpose of paying any of the expenses of the  
1458 district or any costs incurred or that may be incurred in  
1459 connection with any of the projects of the district, which loans  
1460 shall bear interest as the board determines, not to exceed the  
1461 maximum rate allowed by general law, and may be payable from and  
1462 secured by a pledge of such funds, revenues, taxes, and  
1463 assessments as the board may determine, subject, however, to the  
1464 provisions contained in any proceeding under which bonds were  
1465 theretofore issued and are then outstanding. For the purpose of  
1466 defraying such costs and expenses, the district may issue  
1467 negotiable notes, warrants, or other evidences of debt to be  
1468 payable at such times and to bear such interest as the board may  
1469 determine, not to exceed the maximum rate allowed by general  
1470 law, and to be sold or discounted at such price or prices not  
1471 less than 95 percent of par value and on such terms as the board  
1472 may deem advisable. The board shall have the right to provide  
1473 for the payment thereof by pledging the whole or any part of the  
1474 funds, revenues, taxes, and assessments of the district or by  
1475 covenanting to budget and appropriate from such funds. The

ENROLLED

HB 1117

2024 Legislature

1476 approval of the electors residing in the district shall not be  
 1477 necessary except when required by the State Constitution.

1478 (10) BONDS.—

1479 (a) Sale of bonds.—Bonds may be sold in blocks or  
 1480 installments at different times, or an entire issue or series  
 1481 may be sold at one time. Bonds may be sold at public or private  
 1482 sale after such advertisement, if any, as the board may deem  
 1483 advisable, but not in any event at less than 90 percent of the  
 1484 par value thereof, together with accrued interest thereon. Bonds  
 1485 may be sold or exchanged for refunding bonds. Special assessment  
 1486 and revenue bonds may be delivered by the district as payment of  
 1487 the purchase price of any project or part thereof, or a  
 1488 combination of projects or parts thereof, or as the purchase  
 1489 price or exchange for any property, real, personal, or mixed,  
 1490 including franchises or services rendered by any contractor,  
 1491 engineer, or other person, all at one time or in blocks from  
 1492 time to time, in such manner and upon such terms as the board in  
 1493 its discretion shall determine. The price or prices for any  
 1494 bonds sold, exchanged, or delivered may be:

1495 1. The money paid for the bonds.

1496 2. The principal amount, plus accrued interest to the date  
 1497 of redemption or exchange, or outstanding obligations exchanged  
 1498 for refunding bonds.

1499 3. In the case of special assessment or revenue bonds, the  
 1500 amount of any indebtedness to contractors or other persons paid

ENROLLED

HB 1117

2024 Legislature

1501 with such bonds, or the fair value of any properties exchanged  
 1502 for the bonds, as determined by the board.

1503 (b) Authorization and form of bonds.—Any general  
 1504 obligation bonds, special assessment bonds, or revenue bonds may  
 1505 be authorized by resolution or resolutions of the board which  
 1506 shall be adopted by a majority of all the members thereof then  
 1507 in office. Such resolution or resolutions may be adopted at the  
 1508 same meeting at which they are introduced and need not be  
 1509 published or posted. The board may, by resolution, authorize the  
 1510 issuance of bonds and fix the aggregate amount of bonds to be  
 1511 issued; the purpose or purposes for which the moneys derived  
 1512 therefrom shall be expended, including, but not limited to,  
 1513 payment of costs as defined in section 2(2)(h); the rate or  
 1514 rates of interest, not to exceed the maximum rate allowed by  
 1515 general law; the denomination of the bonds; whether the bonds  
 1516 are to be issued in one or more series; the date or dates of  
 1517 maturity, which shall not exceed 40 years from their respective  
 1518 dates of issuance; the medium of payment; the place or places  
 1519 within or without the state at which payment shall be made;  
 1520 registration privileges; redemption terms and privileges,  
 1521 whether with or without premium; the manner of execution; the  
 1522 form of the bonds, including any interest coupons to be attached  
 1523 thereto; the manner of execution of bonds and coupons; and any  
 1524 and all other terms, covenants, and conditions thereof and the  
 1525 establishment of revenue or other funds. Such authorizing

ENROLLED

HB 1117

2024 Legislature

1526 resolution or resolutions may further provide for the contracts  
1527 authorized by s. 159.825(1) (f) and (g), Florida Statutes,  
1528 regardless of the tax treatment of such bonds being authorized,  
1529 subject to the finding by the board of a net saving to the  
1530 district resulting by reason thereof. Such authorizing  
1531 resolution may further provide that such bonds may be executed  
1532 in accordance with the Registered Public Obligations Act, except  
1533 that bonds not issued in registered form shall be valid if  
1534 manually countersigned by an officer designated by appropriate  
1535 resolution of the board. The seal of the district may be  
1536 affixed, lithographed, engraved, or otherwise reproduced in  
1537 facsimile on such bonds. In case any officer whose signature  
1538 shall appear on any bonds or coupons shall cease to be such  
1539 officer before the delivery of such bonds, such signature or  
1540 facsimile shall nevertheless be valid and sufficient for all  
1541 purposes the same as if he or she had remained in office until  
1542 such delivery.

1543 (c) Interim certificates; replacement certificates.—  
1544 Pending the preparation of definitive bonds, the board may issue  
1545 interim certificates or receipts or temporary bonds, in such  
1546 form and with such provisions as the board may determine,  
1547 exchangeable for definitive bonds when such bonds have been  
1548 executed and are available for delivery. The board may also  
1549 provide for the replacement of any bonds which become mutilated,  
1550 lost, or destroyed.

ENROLLED

HB 1117

2024 Legislature

1551        (d) Negotiability of bonds.—Any bond issued under this act  
 1552 or any temporary bond, in the absence of an express recital on  
 1553 the face thereof that it is nonnegotiable, shall be fully  
 1554 negotiable and shall be and constitute a negotiable instrument  
 1555 within the meaning and for all purposes of the law merchant and  
 1556 the laws of the state.

1557        (e) Defeasance.—The board may make such provision with  
 1558 respect to the defeasance of the right, title, and interest of  
 1559 the holders of any of the bonds and obligations of the district  
 1560 in any revenues, funds, or other properties by which such bonds  
 1561 are secured as the board deems appropriate and, without  
 1562 limitation on the foregoing, may provide that when such bonds or  
 1563 obligations become due and payable or shall have been called for  
 1564 redemption and the whole amount of the principal and interest  
 1565 and premium, if any, due and payable upon the bonds or  
 1566 obligations then outstanding shall be held in trust for such  
 1567 purpose, and provision shall also be made for paying all other  
 1568 sums payable in connection with such bonds or other obligations,  
 1569 then and in such event the right, title, and interest of the  
 1570 holders of the bonds in any revenues, funds, or other properties  
 1571 by which such bonds are secured shall thereupon cease,  
 1572 terminate, and become void; and the board may apply any surplus  
 1573 in any sinking fund established in connection with such bonds or  
 1574 obligations and all balances remaining in all other funds or  
 1575 accounts other than moneys held for the redemption or payment of

ENROLLED

HB 1117

2024 Legislature

1576 the bonds or other obligations to any lawful purpose of the  
1577 district as the board shall determine.

1578 (f) Issuance of additional bonds.—If the proceeds of any  
1579 bonds are less than the cost of completing the project in  
1580 connection with which such bonds were issued, the board may  
1581 authorize the issuance of additional bonds, upon such terms and  
1582 conditions as the board may provide in the resolution  
1583 authorizing the issuance thereof, but only in compliance with  
1584 the resolution or other proceedings authorizing the issuance of  
1585 the original bonds.

1586 (g) Refunding bonds.—The district shall have the power to  
1587 issue bonds to provide for the retirement or refunding of any  
1588 bonds or obligations of the district that at the time of such  
1589 issuance are or subsequent thereto become due and payable, or  
1590 that at the time of issuance have been called or are, or will  
1591 be, subject to call for redemption within 10 years thereafter,  
1592 or the surrender of which can be procured from the holders  
1593 thereof at prices satisfactory to the board. Refunding bonds may  
1594 be issued at any time that in the judgment of the board such  
1595 issuance will be advantageous to the district. No approval of  
1596 the qualified electors residing in the district shall be  
1597 required for the issuance of refunding bonds except in cases in  
1598 which such approval is required by the State Constitution. The  
1599 board may by resolution confer upon the holders of such  
1600 refunding bonds all rights, powers, and remedies to which the

ENROLLED

HB 1117

2024 Legislature

1601 holders would be entitled if they continued to be the owners and  
 1602 had possession of the bonds for the refinancing of which such  
 1603 refunding bonds are issued, including, but not limited to, the  
 1604 preservation of the lien of such bonds on the revenues of any  
 1605 project or on pledged funds, without extinguishment, impairment,  
 1606 or diminution thereof. The provisions of this act pertaining to  
 1607 bonds of the district shall, unless the context otherwise  
 1608 requires, govern the issuance of refunding bonds, the form and  
 1609 other details thereof, the rights of the holders thereof, and  
 1610 the duties of the board with respect thereto.

1611 (h) Revenue bonds.—

1612 1. The district shall have the power to issue revenue  
 1613 bonds from time to time without limitation as to amount. Such  
 1614 revenue bonds may be secured by, or payable from, the gross or  
 1615 net pledge of the revenues to be derived from any project or  
 1616 combination of projects; from the rates, fees, or other charges  
 1617 to be collected from the users of any project or projects; from  
 1618 any revenue-producing undertaking or activity of the district;  
 1619 from special assessments; from benefit special assessments; or  
 1620 from any other source or pledged security. Such bonds shall not  
 1621 constitute an indebtedness of the district, and the approval of  
 1622 the qualified electors shall not be required unless such bonds  
 1623 are additionally secured by the full faith and credit and taxing  
 1624 power of the district.

1625 2. Any two or more projects may be combined and

ENROLLED

HB 1117

2024 Legislature

1626 consolidated into a single project and may hereafter be operated  
1627 and maintained as a single project. The revenue bonds authorized  
1628 herein may be issued to finance any one or more of such  
1629 projects, regardless of whether such projects have been combined  
1630 and consolidated into a single project. If the board deems it  
1631 advisable, the proceedings authorizing such revenue bonds may  
1632 provide that the district may thereafter combine the projects  
1633 then being financed or theretofore financed with other projects  
1634 to be subsequently financed by the district and that revenue  
1635 bonds to be thereafter issued by the district shall be on parity  
1636 with the revenue bonds then being issued, all on such terms,  
1637 conditions, and limitations as shall have been provided in the  
1638 proceeding which authorized the original bonds.

1639 (i) General obligation bonds.—

1640 1. Subject to the limitations of this charter, the  
1641 district shall have the power from time to time to issue general  
1642 obligation bonds to finance or refinance capital projects or to  
1643 refund outstanding bonds in an aggregate principal amount of  
1644 bonds outstanding at any one time not in excess of 35 percent of  
1645 the assessed value of the taxable property within the district  
1646 as shown on the pertinent tax records at the time of the  
1647 authorization of the general obligation bonds for which the full  
1648 faith and credit of the district is pledged. Except for  
1649 refunding bonds, no general obligation bonds shall be issued  
1650 unless the bonds are issued to finance or refinance a capital

ENROLLED

HB 1117

2024 Legislature

1651 project and the issuance has been approved at an election held  
1652 in accordance with the requirements for such election as  
1653 prescribed by the State Constitution. Such elections shall be  
1654 called to be held in the district by the Sarasota County  
1655 Supervisor of Elections upon the request of the board of the  
1656 district. The expenses of calling and holding an election shall  
1657 be at the expense of the district, and the district shall  
1658 reimburse the county for any expenses incurred in calling or  
1659 holding such election.

1660 2. The district may pledge its full faith and credit for  
1661 the payment of the principal and interest on such general  
1662 obligation bonds and for any reserve funds provided therefor and  
1663 may unconditionally and irrevocably pledge itself to levy ad  
1664 valorem taxes on all taxable property in the district, to the  
1665 extent necessary for the payment thereof, without limitation as  
1666 to rate or amount.

1667 3. If the board determines to issue general obligation  
1668 bonds for more than one capital project, the approval of the  
1669 issuance of the bonds for each and all such projects may be  
1670 submitted to the electors on one and the same ballot. The  
1671 failure of the electors to approve the issuance of bonds for any  
1672 one or more capital projects shall not defeat the approval of  
1673 bonds for any capital project which has been approved by the  
1674 electors.

1675 4. In arriving at the amount of general obligation bonds

ENROLLED

HB 1117

2024 Legislature

1676 permitted to be outstanding at any one time pursuant to  
 1677 subparagraph 1., there shall not be included any general  
 1678 obligation bonds that are additionally secured by the pledge of:  
 1679 a. Any assessments levied in an amount sufficient to pay  
 1680 the principal and interest on the general obligation bonds so  
 1681 additionally secured, which assessments have been equalized and  
 1682 confirmed by resolution of the board pursuant to this act or s.  
 1683 170.08, Florida Statutes.  
 1684 b. Water revenues, sewer revenues, or water and sewer  
 1685 revenues of the district to be derived from user fees in an  
 1686 amount sufficient to pay the principal and interest on the  
 1687 general obligation bonds so additionally secured.  
 1688 c. Any combination of assessments and revenues described  
 1689 in sub-subparagraphs a. and b.  
 1690 (j) Bonds as legal investment or security.-  
 1691 1. Notwithstanding any provisions of any other law to the  
 1692 contrary, all bonds issued under this act shall constitute legal  
 1693 investments for savings banks, banks, trust companies, insurance  
 1694 companies, executors, administrators, trustees, guardians, and  
 1695 other fiduciaries and for any board, body, agency,  
 1696 instrumentality, county, municipality, or other political  
 1697 subdivision of the state and shall be and constitute security  
 1698 which may be deposited by banks or trust companies as security  
 1699 for deposits of state, county, municipal, or other public funds  
 1700 or by insurance companies as required or voluntary statutory

ENROLLED

HB 1117

2024 Legislature

1701 deposits.  
 1702 2. Any bonds issued by the district shall be incontestable  
 1703 in the hands of bona fide purchasers or holders for value and  
 1704 shall not be invalid because of any irregularity or defect in  
 1705 the proceedings for the issue and sale thereof.  
 1706 (k) Covenants.—Any resolution authorizing the issuance of  
 1707 bonds may contain such covenants as the board may deem  
 1708 advisable, and all such covenants shall constitute valid and  
 1709 legally binding and enforceable contracts between the district  
 1710 and the bondholders, regardless of the time of issuance thereof.  
 1711 Such covenants may include, without limitation, covenants  
 1712 concerning the disposition of the bond proceeds; the use and  
 1713 disposition of project revenues; the pledging of revenues,  
 1714 taxes, and assessments; the obligations of the district with  
 1715 respect to the operation of the project and the maintenance of  
 1716 adequate project revenues; the issuance of additional bonds; the  
 1717 appointment, powers, and duties of trustees and receivers; the  
 1718 acquisition of outstanding bonds and obligations; restrictions  
 1719 on the establishing of competing projects or facilities;  
 1720 restrictions on the sale or disposal of the assets and property  
 1721 of the district; the priority of assessment liens; the priority  
 1722 of claims by bondholders on the taxing power of the district;  
 1723 the maintenance of deposits to ensure the payment of revenues by  
 1724 users of district facilities and services; the discontinuance of  
 1725 district services by reason of delinquent payments; acceleration

ENROLLED

HB 1117

2024 Legislature

1726 upon default; the execution of necessary instruments; the  
 1727 procedure for amending or abrogating covenants with the  
 1728 bondholders; and such other covenants as may be deemed necessary  
 1729 or desirable for the security of the bondholders.

1730 (l) Validation proceedings.—The power of the district to  
 1731 issue bonds under this act may be determined, and any of the  
 1732 bonds of the district maturing over a period of more than 5  
 1733 years shall be validated and confirmed, by court decree, under  
 1734 chapter 75, Florida Statutes, and laws amendatory thereof or  
 1735 supplementary thereto.

1736 (m) Tax exemption.—To the extent allowed by general law,  
 1737 all bonds issued hereunder and interest paid thereon and all  
 1738 fees, charges, and other revenues derived by the district from  
 1739 the projects provided by this act are exempt from all taxes by  
 1740 the state or by any political subdivision, agency, or  
 1741 instrumentality thereof; however, any interest, income, or  
 1742 profits on debt obligations issued hereunder are not exempt from  
 1743 the tax imposed by chapter 220, Florida Statutes. Further, the  
 1744 district is not exempt from chapter 212, Florida Statutes.

1745 (n) Application of s. 189.051, Florida Statutes.—Bonds  
 1746 issued by the district shall meet the criteria set forth in s.  
 1747 189.051, Florida Statutes.

1748 (o) Act furnishes full authority for issuance of bonds.—  
 1749 This act constitutes full and complete authority for the  
 1750 issuance of bonds and the exercise of the powers of the district

ENROLLED

HB 1117

2024 Legislature

1751 provided herein. No procedures or proceedings, publications,  
 1752 notices, consents, approvals, orders, acts, or things by the  
 1753 board, or any board, officer, commission, department, agency, or  
 1754 instrumentality of the district, other than those required by  
 1755 this act, shall be required to perform anything under this act,  
 1756 except that the issuance or sale of bonds pursuant to this act  
 1757 shall comply with the general law requirements applicable to the  
 1758 issuance or sale of bonds by the district. Nothing in this act  
 1759 shall be construed to authorize the district to utilize bond  
 1760 proceeds to fund the ongoing operations of the district.

1761 (p) Pledge by the state to the bondholders of the  
 1762 district.—The state pledges to the holders of any bonds issued  
 1763 under this act that it will not limit or alter the rights of the  
 1764 district to own, acquire, construct, reconstruct, improve,  
 1765 maintain, operate, or furnish the projects or to levy and  
 1766 collect the taxes, assessments, rentals, rates, fees, and other  
 1767 charges provided for herein and to fulfill the terms of any  
 1768 agreement made with the holders of such bonds or other  
 1769 obligations and that it will not in any way impair the rights or  
 1770 remedies of such holders.

1771 (q) Default.—A default on the bonds or obligations of the  
 1772 district shall not constitute a debt or obligation of the state  
 1773 or any general-purpose local government of the state. In the  
 1774 event of a default or dissolution of the district, no general-  
 1775 purpose local government shall be required to assume the

ENROLLED

HB 1117

2024 Legislature

1776 property of the district, the debts of the district, or the  
 1777 district's obligations to complete any infrastructure  
 1778 improvements or provide any services to the district. The  
 1779 provisions of s. 189.076(2), Florida Statutes, shall not apply  
 1780 to the district.

1781 (11) TRUST AGREEMENTS.—Any issue of bonds shall be secured  
 1782 by a trust agreement or resolution by and between the district  
 1783 and a corporate trustee or trustees, which may be any trust  
 1784 company or bank having the powers of a trust company within or  
 1785 without the state. The resolution authorizing the issuance of  
 1786 the bonds or such trust agreement may pledge the revenues to be  
 1787 received from any projects of the district and may contain such  
 1788 provisions for protecting and enforcing the rights and remedies  
 1789 of the bondholders as the board may approve, including, without  
 1790 limitation, covenants setting forth the duties of the district  
 1791 in relation to: the acquisition, construction, reconstruction,  
 1792 improvement, maintenance, repair, operation, and insurance of  
 1793 any projects; the fixing and revising of the rates, fees, and  
 1794 charges; and the custody, safeguarding, and application of all  
 1795 moneys and for the employment of consulting engineers in  
 1796 connection with such acquisition, construction, reconstruction,  
 1797 improvement, maintenance, repair, or operation. It shall be  
 1798 lawful for any bank or trust company within or without the state  
 1799 which may act as a depository of the proceeds of bonds or of  
 1800 revenues to furnish such indemnifying bonds or to pledge such

ENROLLED

HB 1117

2024 Legislature

1801 securities as may be required by the district. Such resolution  
 1802 or trust agreement may set forth the rights and remedies of the  
 1803 bondholders and of the trustee, if any, and may restrict the  
 1804 individual right of action by bondholders. The board may provide  
 1805 for the payment of proceeds of the sale of the bonds and the  
 1806 revenues of any project to such officer, board, or depository as  
 1807 it may designate for the custody thereof and may provide for the  
 1808 method of disbursement thereof with such safeguards and  
 1809 restrictions as it may determine. All expenses incurred in  
 1810 carrying out the provisions of such resolution or trust  
 1811 agreement may be treated as part of the cost of operation of the  
 1812 project to which such resolution or trust agreement pertains.

1813 (12) AD VALOREM TAXES; ASSESSMENTS, BENEFIT SPECIAL  
 1814 ASSESSMENTS, MAINTENANCE SPECIAL ASSESSMENTS, AND SPECIAL  
 1815 ASSESSMENTS; MAINTENANCE TAXES.-

1816 (a) Ad valorem taxes.-At such time as all members of the  
 1817 board are qualified electors who are elected by qualified  
 1818 electors of the district, the board shall have the power to levy  
 1819 and assess an ad valorem tax on all the taxable property in the  
 1820 district to construct, operate, and maintain assessable  
 1821 improvements; to pay the principal of, and interest on, any  
 1822 general obligation bonds of the district; and to provide for any  
 1823 sinking or other funds established in connection with any such  
 1824 bonds. An ad valorem tax levied by the board for operating  
 1825 purposes, exclusive of debt service on bonds, shall not exceed 3

ENROLLED

HB 1117

2024 Legislature

1826 mills. The ad valorem tax provided for herein shall be in  
 1827 addition to county and all other ad valorem taxes provided for  
 1828 by law. Such tax shall be assessed, levied, and collected in the  
 1829 same manner and at the same time as county taxes. The levy of ad  
 1830 valorem taxes must be approved by referendum as required by s.  
 1831 9, Article VII of the State Constitution.

1832 (b) Benefit special assessments.—The board annually shall  
 1833 determine, order, and levy the annual installment of the total  
 1834 benefit special assessments for bonds issued and related  
 1835 expenses to finance assessable improvements. These assessments  
 1836 may be due and collected during each year county taxes are due  
 1837 and collected, in which case such annual installment and levy  
 1838 shall be evidenced to and certified to the property appraiser by  
 1839 the board not later than August 31 of each year. Such assessment  
 1840 shall be entered by the property appraiser on the county tax  
 1841 rolls and shall be collected and enforced by the tax collector  
 1842 in the same manner and at the same time as county taxes, and the  
 1843 proceeds thereof shall be paid to the district. However, this  
 1844 paragraph shall not prohibit the district in its discretion from  
 1845 using the method prescribed in s. 197.3632, Florida Statutes, or  
 1846 chapter 173, Florida Statutes, as each may be amended from time  
 1847 to time, for collecting and enforcing these assessments. Each  
 1848 annual installment of benefit special assessments shall be a  
 1849 lien on the property against which assessed until paid and shall  
 1850 be enforceable in like manner as county taxes. The amount of the

ENROLLED

HB 1117

2024 Legislature

1851 assessment for the exercise of the district's powers under  
 1852 subsections (6) and (7) shall be determined by the board based  
 1853 upon a report of the district's engineer and assessed by the  
 1854 board upon such lands, which may be part or all of the lands  
 1855 within the district benefited by the improvement, apportioned  
 1856 between benefited lands in proportion to the benefits received  
 1857 by each tract of land. The board may, if it determines it is in  
 1858 the best interests of the district, set forth in the proceedings  
 1859 initially levying such benefit special assessments or in  
 1860 subsequent proceedings a formula for the determination of an  
 1861 amount, which, when paid by a taxpayer with respect to any tax  
 1862 parcel, shall constitute a prepayment of all future annual  
 1863 installments of such benefit special assessments and that the  
 1864 payment of which amount with respect to such tax parcel shall  
 1865 relieve and discharge such tax parcel of the lien of such  
 1866 benefit special assessments and any subsequent annual  
 1867 installment thereof. The board may provide further that upon  
 1868 delinquency in the payment of any annual installment of benefit  
 1869 special assessments, the prepayment amount of all future annual  
 1870 installments of benefit special assessments as determined in the  
 1871 preceding sentence shall be and become immediately due and  
 1872 payable together with such delinquent annual installment.

1873 (c) Non-ad valorem maintenance taxes.—If and when  
 1874 authorized by general law, to maintain and to preserve the  
 1875 physical facilities and services constituting the works,

ENROLLED

HB 1117

2024 Legislature

1876 improvements, or infrastructure owned by the district pursuant  
 1877 to this act, to repair and restore any one or more of them, when  
 1878 needed, and to defray the current expenses of the district,  
 1879 including any sum which may be required to pay state and county  
 1880 ad valorem taxes on any lands which may have been purchased and  
 1881 which are held by the district under this act, the board of  
 1882 supervisors may, upon the completion of said systems,  
 1883 facilities, services, works, improvements, or infrastructure, in  
 1884 whole or in part, as may be certified to the board by the  
 1885 engineer of the board, levy annually a non-ad valorem and  
 1886 nonmillage tax upon each tract or parcel of land within the  
 1887 district, to be known as a "maintenance tax." This non-ad  
 1888 valorem maintenance tax shall be apportioned upon the basis of  
 1889 the net assessments of benefits assessed as accruing from the  
 1890 original construction and shall be evidenced to and certified by  
 1891 the board of supervisors of the district not later than June 1  
 1892 of each year to the Sarasota County tax collector and shall be  
 1893 extended on the tax rolls and collected by the tax collector on  
 1894 the merged collection roll of the tax collector in the same  
 1895 manner and at the same time as county ad valorem taxes, and the  
 1896 proceeds therefrom shall be paid to the district. This non-ad  
 1897 valorem maintenance tax shall be a lien until paid on the  
 1898 property against which assessed and enforceable in like manner  
 1899 and of the same dignity as county ad valorem taxes.

1900 (d) Maintenance special assessments.-To maintain and

ENROLLED

HB 1117

2024 Legislature

1901 preserve the facilities and projects of the district, the board  
 1902 may levy a maintenance special assessment. This assessment may  
 1903 be evidenced to and certified to the tax collector by the board  
 1904 of supervisors not later than August 31 of each year and shall  
 1905 be entered by the property appraiser on the county tax rolls and  
 1906 shall be collected and enforced by the tax collector in the same  
 1907 manner and at the same time as county taxes, and the proceeds  
 1908 therefrom shall be paid to the district. However, this paragraph  
 1909 shall not prohibit the district in its discretion from using the  
 1910 method prescribed in s. 197.363, s. 197.3631, or s. 197.3632,  
 1911 Florida Statutes, for collecting and enforcing these  
 1912 assessments. These maintenance special assessments shall be a  
 1913 lien on the property against which assessed until paid and shall  
 1914 be enforceable in like manner as county taxes. The amount of the  
 1915 maintenance special assessment for the exercise of the  
 1916 district's powers under this section shall be determined by the  
 1917 board based upon a report of the district's engineer and  
 1918 assessed by the board upon such lands, which may be all of the  
 1919 lands within the district benefited by the maintenance thereof,  
 1920 apportioned between the benefited lands in proportion to the  
 1921 benefits received by each tract of land.

1922 (e) Special assessments.—The board may levy and impose any  
 1923 special assessments pursuant to this subsection.

1924 (f) Enforcement of taxes.—The collection and enforcement  
 1925 of all taxes levied by the district shall be at the same time

ENROLLED

HB 1117

2024 Legislature

1926 and in like manner as county taxes, and the provisions of the  
 1927 laws of Florida relating to the sale of lands for unpaid and  
 1928 delinquent county taxes; the issuance, sale, and delivery of tax  
 1929 certificates for such unpaid and delinquent county taxes; the  
 1930 redemption thereof; the issuance to individuals of tax deeds  
 1931 based thereon; and all other procedures in connection therewith  
 1932 shall be applicable to the district to the same extent as if  
 1933 such statutory provisions were expressly set forth herein. All  
 1934 taxes shall be subject to the same discounts as county taxes.

1935 (g) When unpaid tax is delinquent; penalty.—All taxes  
 1936 provided for in this act shall become delinquent and bear  
 1937 penalties on the amount of such taxes in the same manner as  
 1938 county taxes.

1939 (h) Status of assessments.—Benefit special assessments,  
 1940 maintenance special assessments, and special assessments are  
 1941 hereby found and determined to be non-ad valorem assessments as  
 1942 defined by s. 197.3632, Florida Statutes. Maintenance taxes are  
 1943 non-ad valorem taxes and are not special assessments.

1944 (i) Assessments constitute liens; collection.—Any and all  
 1945 assessments, including special assessments, benefit special  
 1946 assessments, and maintenance special assessments authorized by  
 1947 this section, and including special assessments as defined by  
 1948 section 2(2)(aa) and granted and authorized by this subsection,  
 1949 and including maintenance taxes if authorized by general law,  
 1950 shall constitute a lien on the property against which assessed

ENROLLED

HB 1117

2024 Legislature

1951 from the date of levy and imposition thereof until paid, coequal  
 1952 with the lien of state, county, municipal, and school board  
 1953 taxes. These assessments may be collected, at the district's  
 1954 discretion, under authority of s. 197.3631, Florida Statutes, as  
 1955 amended from time to time, by the tax collector pursuant to ss.  
 1956 197.3632 and 197.3635, Florida Statutes, as amended from time to  
 1957 time, or in accordance with other collection measures provided  
 1958 by law. In addition to, and not in limitation of, any powers  
 1959 otherwise set forth herein or in general law, these assessments  
 1960 may also be enforced pursuant to chapter 173, Florida Statutes,  
 1961 as amended from time to time.

1962 (j) Land owned by governmental entity.—Except as otherwise  
 1963 provided by law, no levy of ad valorem taxes or non-ad valorem  
 1964 assessments under this act or chapter 170 or chapter 197,  
 1965 Florida Statutes, as each may be amended from time to time, or  
 1966 otherwise, by a board of the district, on property of a  
 1967 governmental entity that is subject to a ground lease as  
 1968 described in s. 190.003(14), Florida Statutes, shall constitute  
 1969 a lien or encumbrance on the underlying fee interest of such  
 1970 governmental entity.

1971 (13) SPECIAL ASSESSMENTS.—

1972 (a) As an alternative method to the levy and imposition of  
 1973 special assessments pursuant to chapter 170, Florida Statutes,  
 1974 pursuant to the authority of s. 197.3631, Florida Statutes, or  
 1975 pursuant to other provisions of general law, now or hereafter

ENROLLED

HB 1117

2024 Legislature

1976 enacted, which provide a supplemental means or authority to  
 1977 impose, levy, and collect special assessments as otherwise  
 1978 authorized under this act, the board may levy and impose special  
 1979 assessments to finance the exercise of any of its powers  
 1980 permitted under this act using the following uniform procedures:  
 1981 1. At a noticed meeting, the board of supervisors of the  
 1982 district may consider and review an engineer's report on the  
 1983 costs of the systems, facilities, and services to be provided, a  
 1984 preliminary special assessment methodology, and a preliminary  
 1985 roll based on acreage or platted lands, depending upon whether  
 1986 platting has occurred.  
 1987 a. The special assessment methodology shall address and  
 1988 discuss, and the board shall consider, whether the systems,  
 1989 facilities, and services being contemplated will result in  
 1990 special benefits peculiar to the property, different in kind and  
 1991 degree than general benefits, as a logical connection between  
 1992 the systems, facilities, and services themselves and the  
 1993 property, and whether the duty to pay the special assessments by  
 1994 the property owners is apportioned in a manner that is fair and  
 1995 equitable and not in excess of the special benefit received. It  
 1996 shall be fair and equitable to designate a fixed proportion of  
 1997 the annual debt service, together with interest thereon, on the  
 1998 aggregate principal amount of bonds issued to finance such  
 1999 systems, facilities, and services which give rise to unique,  
 2000 special, and peculiar benefits to property of the same or

ENROLLED

HB 1117

2024 Legislature

2001 similar characteristics under the special assessment methodology  
 2002 so long as such fixed proportion does not exceed the unique,  
 2003 special, and peculiar benefits enjoyed by such property from  
 2004 such systems, facilities, and services.

2005 b. The engineer's cost report shall identify the nature of  
 2006 the proposed systems, facilities, and services, their location,  
 2007 a cost breakdown plus a total estimated cost, including cost of  
 2008 construction or reconstruction, labor, and materials, lands,  
 2009 property, rights, easements, franchises, or systems, facilities,  
 2010 and services to be acquired, cost of plans and specifications,  
 2011 surveys of estimates of costs and revenues, costs of  
 2012 engineering, legal, and other professional consultation  
 2013 services, and other expenses or costs necessary or incidental to  
 2014 determining the feasibility or practicability of such  
 2015 construction, reconstruction, or acquisition, administrative  
 2016 expenses, relationship to the authority and power of the  
 2017 district in its charter, and such other expenses or costs as may  
 2018 be necessary or incidental to the financing to be authorized by  
 2019 the board of supervisors.

2020 c. The preliminary special assessment roll will be in  
 2021 accordance with the assessment methodology as may be adopted by  
 2022 the board of supervisors; the special assessment roll shall be  
 2023 completed as promptly as possible and shall show the acreage,  
 2024 lots, lands, or plats assessed and the amount of the fairly and  
 2025 reasonably apportioned assessment based on special and peculiar

ENROLLED

HB 1117

2024 Legislature

2026 benefit to the property, lot, parcel, or acreage of land; and,  
 2027 if the special assessment against such lot, parcel, acreage, or  
 2028 portion of land is to be paid in installments, the number of  
 2029 annual installments in which the special assessment is divided  
 2030 shall be entered into and shown upon the special assessment  
 2031 roll.

2032 2. The board of supervisors of the district may determine  
 2033 and declare by an initial special assessment resolution to levy  
 2034 and assess the special assessments with respect to assessable  
 2035 improvements stating the nature of the systems, facilities, and  
 2036 services, improvements, projects, or infrastructure constituting  
 2037 such assessable improvements, the information in the engineer's  
 2038 cost report, the information in the special assessment  
 2039 methodology as determined by the board at the noticed meeting  
 2040 and referencing and incorporating as part of the resolution the  
 2041 engineer's cost report, the preliminary special assessment  
 2042 methodology, and the preliminary special assessment roll as  
 2043 referenced exhibits to the resolution by reference. If the board  
 2044 determines to declare and levy the special assessments by the  
 2045 initial special assessment resolution, the board shall also  
 2046 adopt and declare a notice resolution which shall provide and  
 2047 cause the initial special assessment resolution to be published  
 2048 once a week for a period of 2 weeks in newspapers of general  
 2049 circulation published in the City of North Port, and said board  
 2050 shall by the same resolution fix a time and place at which the

ENROLLED

HB 1117

2024 Legislature

2051 owner or owners of the property to be assessed or any other  
 2052 persons interested therein may appear before said board and be  
 2053 heard as to the propriety and advisability of making such  
 2054 improvements, as to the costs thereof, as to the manner of  
 2055 payment therefor, and as to the amount thereof to be assessed  
 2056 against each property so improved. Thirty days' notice in  
 2057 writing of such time and place shall be given to such property  
 2058 owners. The notice shall include the amount of the special  
 2059 assessment and shall be served by mailing a copy to each  
 2060 assessed property owner at his or her last known address, the  
 2061 names and addresses of such property owners to be obtained from  
 2062 the record of the property appraiser of the county political  
 2063 subdivision in which the land is located or from such other  
 2064 sources as the district manager or engineer deems reliable, and  
 2065 proof of such mailing shall be made by the affidavit of the  
 2066 district manager or by the engineer, said proof to be filed with  
 2067 the district manager, provided that failure to mail said notice  
 2068 or notices shall not invalidate any of the proceedings  
 2069 hereunder. It is provided further that the last publication  
 2070 shall be at least 1 week prior to the date of the hearing on the  
 2071 final special assessment resolution. Said notice shall describe  
 2072 the general areas to be improved and advise all persons  
 2073 interested that the description of each property to be assessed  
 2074 and the amount to be assessed to each piece, parcel, lot, or  
 2075 acre of property may be ascertained at the office of the

ENROLLED

HB 1117

2024 Legislature

2076 district manager. Such service by publication shall be verified  
2077 by the affidavit of the publisher and filed with the district  
2078 manager. Moreover, the initial special assessment resolution  
2079 with its attached, referenced, and incorporated engineer's cost  
2080 report, preliminary special assessment methodology, and  
2081 preliminary special assessment roll, along with the notice  
2082 resolution, shall be available for public inspection at the  
2083 office of the district manager and the office of the engineer or  
2084 any other office designated by the board of supervisors in the  
2085 notice resolution. Notwithstanding the foregoing, the landowners  
2086 of all of the property which is proposed to be assessed may give  
2087 the district written notice of waiver of any notice and  
2088 publication provided for in this subparagraph, and such notice  
2089 and publication shall not be required, provided, however, that  
2090 any meeting of the board of supervisors to consider such  
2091 resolution shall be a publicly noticed meeting.

2092 3. At the time and place named in the noticed resolution  
2093 as provided for in subparagraph 2., the board of supervisors of  
2094 the district shall meet and hear testimony from affected  
2095 property owners as to the propriety and advisability of making  
2096 the systems, facilities, services, projects, works,  
2097 improvements, or infrastructure and funding them with  
2098 assessments referenced in the initial special assessment  
2099 resolution on the property. Following the testimony and  
2100 questions from the members of the board or any professional

ENROLLED

HB 1117

2024 Legislature

2101 advisors to the district of the preparers of the engineer's cost  
 2102 report, the special assessment methodology, and the special  
 2103 assessment roll, the board of supervisors shall make a final  
 2104 decision on whether to levy and assess the particular special  
 2105 assessments. Thereafter, the board of supervisors shall meet as  
 2106 an equalizing board to hear and to consider any and all  
 2107 complaints as to the particular special assessments and shall  
 2108 adjust and equalize the special assessments to ensure proper  
 2109 assessment based on the benefit conferred on the property.

2110 4. When so equalized and approved by resolution or  
 2111 ordinance by the board of supervisors, to be called the final  
 2112 special assessment resolution, a final special assessment roll  
 2113 shall be filed with the clerk of the board and such special  
 2114 assessment shall stand confirmed and remain legal, valid, and  
 2115 binding first liens on the property against which such special  
 2116 assessments are made until paid, equal in dignity to the first  
 2117 liens of ad valorem taxation of county and municipal governments  
 2118 and school boards. However, upon completion of the systems,  
 2119 facilities, services, projects, improvements, works, or  
 2120 infrastructure, the district shall credit to each of the  
 2121 assessments the difference in the special assessment as  
 2122 originally made, approved, levied, assessed, and confirmed and  
 2123 the proportionate part of the actual cost of the improvement to  
 2124 be paid by the particular special assessments as finally  
 2125 determined upon the completion of the improvement; but in no

ENROLLED

HB 1117

2024 Legislature

2126 event shall the final special assessment exceed the amount of  
 2127 the special and peculiar benefits as apportioned fairly and  
 2128 reasonably to the property from the system, facility, or service  
 2129 being provided as originally assessed. Promptly after such  
 2130 confirmation, the special assessment shall be recorded by the  
 2131 clerk of the district in the minutes of the proceedings of the  
 2132 district, and the record of the lien in this set of minutes  
 2133 shall constitute prima facie evidence of its validity. The board  
 2134 of supervisors, in its sole discretion, may by resolution grant  
 2135 a discount equal to all or a part of the payee's proportionate  
 2136 share of the cost of the project consisting of bond financing  
 2137 cost, such as capitalized interest, funded reserves, and bond  
 2138 discounts included in the estimated cost of the project, upon  
 2139 payment in full of any special assessments during such period  
 2140 prior to the time such financing costs are incurred as may be  
 2141 specified by the board of supervisors in such resolution.

2142 5. District special assessments may be made payable in  
 2143 installments over no more than 40 years from the date of the  
 2144 payment of the first installment thereof and may bear interest  
 2145 at fixed or variable rates.

2146 (b) Notwithstanding any provision of this act or chapter  
 2147 170, Florida Statutes, that portion of s. 170.09, Florida  
 2148 Statutes, that provides that special assessments may be paid  
 2149 without interest at any time within 30 days after the  
 2150 improvement is completed and a resolution accepting the same has

ENROLLED

HB 1117

2024 Legislature

2151 been adopted by the governing authority shall not be applicable  
 2152 to any district special assessments, whether imposed, levied,  
 2153 and collected pursuant to this act or other provisions of  
 2154 Florida law, including, but not limited to, chapter 170, Florida  
 2155 Statutes.

2156 (c) In addition, the district is authorized expressly in  
 2157 the exercise of its rulemaking power to adopt a rule or rules  
 2158 which provide for notice, levy, imposition, equalization, and  
 2159 collection of assessments.

2160 (14) ISSUANCE OF CERTIFICATES OF INDEBTEDNESS BASED ON  
 2161 ASSESSMENTS FOR ASSESSABLE IMPROVEMENTS; ASSESSMENT BONDS.—

2162 (a) The board may, after any special assessments or  
 2163 benefit special assessments for assessable improvements are  
 2164 made, determined, and confirmed as provided in this act, issue  
 2165 certificates of indebtedness for the amount so assessed against  
 2166 the abutting property or property otherwise benefited, as the  
 2167 case may be, and separate certificates shall be issued against  
 2168 each part or parcel of land or property assessed, which  
 2169 certificates shall state the general nature of the improvement  
 2170 for which the assessment is made. The certificates shall be  
 2171 payable in annual installments in accordance with the  
 2172 installments of the special assessment for which they are  
 2173 issued. The board may determine the interest to be borne by such  
 2174 certificates, not to exceed the maximum rate allowed by general  
 2175 law, and may sell such certificates at either private or public

ENROLLED

HB 1117

2024 Legislature

2176 sale and determine the form, manner of execution, and other  
 2177 details of such certificates. The certificates shall recite that  
 2178 they are payable only from the special assessments levied and  
 2179 collected from the part or parcel of land or property against  
 2180 which they are issued. The proceeds of such certificates may be  
 2181 pledged for the payment of principal of and interest on any  
 2182 revenue bonds or general obligation bonds issued to finance in  
 2183 whole or in part such assessable improvement, or, if not so  
 2184 pledged, may be used to pay the cost or part of the cost of such  
 2185 assessable improvements.

2186 (b) The district may also issue assessment bonds, revenue  
 2187 bonds, or other obligations payable from a special fund into  
 2188 which such certificates of indebtedness referred to in paragraph  
 2189 (a) may be deposited, or, if such certificates of indebtedness  
 2190 have not been issued, the district may assign to such special  
 2191 fund for the benefit of the holders of such assessment bonds or  
 2192 other obligations, or to a trustee for such bondholders, the  
 2193 assessment liens provided for in this act unless such  
 2194 certificates of indebtedness or assessment liens have been  
 2195 theretofore pledged for any bonds or other obligations  
 2196 authorized hereunder. In the event of the creation of such  
 2197 special fund and the issuance of such assessment bonds or other  
 2198 obligations, the proceeds of such certificates of indebtedness  
 2199 or assessment liens deposited therein shall be used only for the  
 2200 payment of the assessment bonds or other obligations issued as

ENROLLED

HB 1117

2024 Legislature

2201 provided in this section. The district is authorized to covenant  
 2202 with the holders of such assessment bonds, revenue bonds, or  
 2203 other obligations that it will diligently and faithfully enforce  
 2204 and collect all the special assessments, and interest and  
 2205 penalties thereon, for which such certificates of indebtedness  
 2206 or assessment liens have been deposited in or assigned to such  
 2207 fund; to foreclose such assessment liens so assigned to such  
 2208 special fund or represented by the certificates of indebtedness  
 2209 deposited in the special fund, after such assessment liens have  
 2210 become delinquent, and deposit the proceeds derived from such  
 2211 foreclosure, including interest and penalties, in such special  
 2212 fund; and to make any other covenants deemed necessary or  
 2213 advisable in order to properly secure the holders of such  
 2214 assessment bonds or other obligations.

2215 (c) The assessment bonds, revenue bonds, or other  
 2216 obligations issued pursuant to this section shall have such  
 2217 dates of issue and maturity as shall be deemed advisable by the  
 2218 board; however, the maturities of such assessment bonds or other  
 2219 obligations shall not be more than 2 years after the due date of  
 2220 the last installment which will be payable on any of the special  
 2221 assessments for which such assessment liens, or the certificates  
 2222 of indebtedness representing such assessment liens, are assigned  
 2223 to or deposited in such special fund.

2224 (d) Such assessment bonds, revenue bonds, or other  
 2225 obligations issued under this section shall bear such interest

ENROLLED

HB 1117

2024 Legislature

2226 as the board may determine, not to exceed the maximum rate  
 2227 allowed by general law, and shall be executed, shall have such  
 2228 provisions for redemption prior to maturity, shall be sold in  
 2229 the manner, and shall be subject to all of the applicable  
 2230 provisions contained in this act for revenue bonds, except as  
 2231 the same may be inconsistent with this section.

2232 (e) All assessment bonds, revenue bonds, or other  
 2233 obligations issued under this section shall be, shall  
 2234 constitute, and shall have all the qualities and incidents of  
 2235 negotiable instruments under the law merchant and the laws of  
 2236 the state.

2237 (15) TAX LIENS.—All taxes of the district provided for in  
 2238 this act, together with all penalties for default in the payment  
 2239 of the same and all costs in collecting the same, including a  
 2240 reasonable attorney fee fixed by the court and taxed as a cost  
 2241 in the action brought to enforce payment, shall, from January 1  
 2242 for each year the property is liable to assessment and until  
 2243 paid, constitute a lien of equal dignity with the liens for  
 2244 state and county taxes and other taxes of equal dignity with  
 2245 state and county taxes upon all the lands against which such  
 2246 taxes shall be levied. A sale of any of the real property within  
 2247 the district for state and county or other taxes shall not  
 2248 operate to relieve or release the property so sold from the lien  
 2249 for subsequent district taxes or installments of district taxes,  
 2250 which lien may be enforced against such property as though no

ENROLLED

HB 1117

2024 Legislature

2251 such sale thereof had been made. In addition to, and not in  
 2252 limitation of, the preceding sentence, for purposes of s.  
 2253 197.552, Florida Statutes, the lien of all special assessments  
 2254 levied by the district shall constitute a lien of record held by  
 2255 a municipal or county governmental unit. The provisions of ss.  
 2256 194.171, 197.122, 197.333, and 197.432, Florida Statutes, shall  
 2257 be applicable to district taxes with the same force and effect  
 2258 as if such provisions were expressly set forth in this act.

2259 (16) PAYMENT OF TAXES AND REDEMPTION OF TAX LIENS BY THE  
 2260 DISTRICT; SHARING IN PROCEEDS OF TAX SALE.—

2261 (a) The district shall have the power and right to:

2262 1. Pay any delinquent state, county, district, municipal,  
 2263 or other tax or assessment upon lands located wholly or  
 2264 partially within the boundaries of the district.

2265 2. Redeem or purchase any tax sales certificates issued or  
 2266 sold on account of any state, county, district, municipal, or  
 2267 other taxes or assessments upon lands located wholly or  
 2268 partially within the boundaries of the district.

2269 (b) Delinquent taxes paid, or tax sales certificates  
 2270 redeemed or purchased, by the district, together with all  
 2271 penalties for the default in payment of the same and all costs  
 2272 in collecting the same and a reasonable attorney fee, shall  
 2273 constitute a lien in favor of the district of equal dignity with  
 2274 the liens of state and county taxes and other taxes of equal  
 2275 dignity with state and county taxes upon all the real property

ENROLLED

HB 1117

2024 Legislature

2276 against which the taxes were levied. The lien of the district  
 2277 may be foreclosed in the manner provided in this act.

2278 (c) In any sale of land pursuant to s. 197.542, Florida  
 2279 Statutes, as may be amended from time to time, the district may  
 2280 certify to the clerk of the circuit court of the county holding  
 2281 such sale the amount of taxes due to the district upon the lands  
 2282 sought to be sold, and the district shall share in the  
 2283 disbursement of the sales proceeds in accordance with this act  
 2284 and under the laws of the state.

2285 (17) FORECLOSURE OF LIENS.—Any lien in favor of the  
 2286 district arising under this act may be foreclosed by the  
 2287 district by foreclosure proceedings in the name of the district  
 2288 in a court of competent jurisdiction as provided by general law  
 2289 in like manner as is provided in chapter 170 or chapter 173,  
 2290 Florida Statutes, and amendments thereto and the provisions of  
 2291 those chapters shall be applicable to such proceedings with the  
 2292 same force and effect as if those provisions were expressly set  
 2293 forth in this act. Any act required or authorized to be done by  
 2294 or on behalf of a municipality in foreclosure proceedings under  
 2295 chapter 170 or chapter 173, Florida Statutes, may be performed  
 2296 by such officer or agent of the district as the board of  
 2297 supervisors may designate. Such foreclosure proceedings may be  
 2298 brought at any time after the expiration of 1 year from the date  
 2299 any tax, or installment thereof, becomes delinquent; however, no  
 2300 lien shall be foreclosed against any political subdivision or

ENROLLED

HB 1117

2024 Legislature

2301 agency of the state. Other legal remedies shall remain  
 2302 available.

2303 (18) MANDATORY USE OF CERTAIN DISTRICT FACILITIES.—To the  
 2304 full extent permitted by law, the district shall require all  
 2305 lands, buildings, premises, persons, firms, and corporations  
 2306 within the district to use the facilities of the district.

2307 (19) COMPETITIVE PROCUREMENT; BIDS; NEGOTIATIONS; RELATED  
 2308 PROVISIONS REQUIRED.—

2309 (a) No contract shall be let by the board for any goods,  
 2310 supplies, or materials to be purchased when the amount thereof  
 2311 to be paid by the district shall exceed the amount provided in  
 2312 s. 287.017, Florida Statutes, as amended from time to time, for  
 2313 category four, unless notice of bids shall be advertised once in  
 2314 a newspaper in general circulation in the City of North Port.  
 2315 Any board seeking to construct or improve a public building,  
 2316 structure, or other public works shall comply with the bidding  
 2317 procedures of s. 255.20, Florida Statutes, as amended from time  
 2318 to time, and other applicable general law. In each case, the bid  
 2319 of the lowest responsive and responsible bidder shall be  
 2320 accepted unless all bids are rejected because the bids are too  
 2321 high or the board determines it is in the best interests of the  
 2322 district to reject all bids. The board may require the bidders  
 2323 to furnish bond with a responsible surety to be approved by the  
 2324 board. Nothing in this subsection shall prevent the board from  
 2325 undertaking and performing the construction, operation, and

ENROLLED

HB 1117

2024 Legislature

2326 maintenance of any project or facility authorized by this act by  
 2327 the employment of labor, material, and machinery.

2328 (b) The provisions of the Consultants' Competitive  
 2329 Negotiation Act, s. 287.055, Florida Statutes, apply to  
 2330 contracts for engineering, architecture, landscape architecture,  
 2331 or registered surveying and mapping services let by the board.

2332 (c) Contracts for maintenance services for any district  
 2333 facility or project shall be subject to competitive bidding  
 2334 requirements when the amount thereof to be paid by the district  
 2335 exceeds the amount provided in s. 287.017, Florida Statutes, as  
 2336 amended from time to time, for category four. The district shall  
 2337 adopt rules, policies, or procedures establishing competitive  
 2338 bidding procedures for maintenance services. Contracts for other  
 2339 services shall not be subject to competitive bidding unless the  
 2340 district adopts a rule, policy, or procedure applying  
 2341 competitive bidding procedures to said contracts. Nothing herein  
 2342 shall preclude the use of requests for proposal instead of  
 2343 invitations to bid as determined by the district to be in its  
 2344 best interest.

2345 (20) RATES, FEES, RENTALS, AND CHARGES; PROCEDURE FOR  
 2346 ADOPTION AND MODIFICATIONS; MINIMUM REVENUE REQUIREMENTS.-

2347 (a) The district is authorized to prescribe, fix,  
 2348 establish, and collect rates, fees, rentals, or other charges,  
 2349 hereinafter sometimes referred to as "revenues," and to revise  
 2350 the same from time to time, for the systems, facilities, and

ENROLLED

HB 1117

2024 Legislature

2351 services furnished by the district, including, but not limited  
 2352 to, recreational facilities, water management and control  
 2353 facilities, and water and sewer systems; to recover the costs of  
 2354 making connection with any district service, facility, or  
 2355 system; and to provide for reasonable penalties against any user  
 2356 or property for any such rates, fees, rentals, or other charges  
 2357 that are delinquent.

2358 (b) No such rates, fees, rentals, or other charges for any  
 2359 of the facilities or services of the district shall be fixed  
 2360 until after a public hearing at which all the users of the  
 2361 proposed facility or services or owners, tenants, or occupants  
 2362 served or to be served thereby and all other interested persons  
 2363 shall have an opportunity to be heard concerning the proposed  
 2364 rates, fees, rentals, or other charges. Rates, fees, rentals,  
 2365 and other charges shall be adopted under the administrative  
 2366 rulemaking authority of the district, but shall not apply to  
 2367 district leases. Notice of such public hearing setting forth the  
 2368 proposed schedule or schedules of rates, fees, rentals, and  
 2369 other charges shall have been published in a newspaper of  
 2370 general circulation in the City of North Port at least once and  
 2371 at least 10 days prior to such public hearing. The rulemaking  
 2372 hearing may be adjourned from time to time. After such hearing,  
 2373 such schedule or schedules, either as initially proposed or as  
 2374 modified or amended, may be finally adopted. A copy of the  
 2375 schedule or schedules of such rates, fees, rentals, or other

ENROLLED

HB 1117

2024 Legislature

2376 charges as finally adopted shall be kept on file in an office  
 2377 designated by the board and shall be open at all reasonable  
 2378 times to public inspection. The rates, fees, rentals, or other  
 2379 charges so fixed for any class of users or property served shall  
 2380 be extended to cover any additional users or properties  
 2381 thereafter served which shall fall in the same class, without  
 2382 the necessity of any notice or hearing.

2383 (c) Such rates, fees, rentals, and other charges shall be  
 2384 just and equitable and uniform for users of the same class, and,  
 2385 when appropriate, may be based or computed either upon the  
 2386 amount of service furnished, upon the average number of persons  
 2387 residing or working in or otherwise occupying the premises  
 2388 served, or upon any other factor affecting the use of the  
 2389 facilities furnished, or upon any combination of the foregoing  
 2390 factors, as may be determined by the board on an equitable  
 2391 basis.

2392 (d) The rates, fees, rentals, or other charges prescribed  
 2393 shall be such as will produce revenues, together with any other  
 2394 assessments, taxes, revenues, or funds available or pledged for  
 2395 such purpose, at least sufficient to provide for the items  
 2396 hereinafter listed, but not necessarily in the order stated:

2397 1. To provide for all expenses of operation and  
 2398 maintenance of such facility or service.

2399 2. To pay when due all bonds and interest thereon for the  
 2400 payment of which such revenues are, or shall have been, pledged

ENROLLED

HB 1117

2024 Legislature

2401 or encumbered, including reserves for such purpose.

2402 3. To provide for any other funds which may be required  
 2403 under the resolution or resolutions authorizing the issuance of  
 2404 bonds pursuant to this act.

2405 (e) The board shall have the power to enter into contracts  
 2406 for the use of the projects of the district and with respect to  
 2407 the services, systems, and facilities furnished or to be  
 2408 furnished by the district.

2409 (21) RECOVERY OF DELINQUENT CHARGES.—In the event that any  
 2410 rates, fees, rentals, charges, or delinquent penalties are not  
 2411 paid when due and are in default for 60 days or more, the unpaid  
 2412 balance thereof and all interest accrued thereon, together with  
 2413 reasonable attorney fees and costs, may be recovered by the  
 2414 district in a civil action.

2415 (22) DISCONTINUANCE OF SERVICE.—In the event the fees,  
 2416 rentals, or other charges for district services or facilities  
 2417 are not paid when due, the board shall have the power, under  
 2418 such reasonable rules and regulations as the board may adopt, to  
 2419 discontinue and shut off such services until such fees, rentals,  
 2420 or other charges, including interest, penalties, and charges for  
 2421 the shutting off and discontinuance and the restoration of such  
 2422 services, are fully paid; and, for such purposes, the board may  
 2423 enter on any lands, waters, or premises of any person, firm,  
 2424 corporation, or body, public or private, within the district  
 2425 limits. Such delinquent fees, rentals, or other charges,

ENROLLED

HB 1117

2024 Legislature

2426 together with interest, penalties, and charges for the shutting  
 2427 off and discontinuance and the restoration of such services and  
 2428 facilities and reasonable attorney fees and other expenses, may  
 2429 be recovered by the district, which may also enforce payment of  
 2430 such delinquent fees, rentals, or other charges by any other  
 2431 lawful method of enforcement.

2432 (23) ENFORCEMENT AND PENALTIES.—The board or any aggrieved  
 2433 person may have recourse to such remedies in law and at equity  
 2434 as may be necessary to ensure compliance with this act,  
 2435 including injunctive relief to enjoin or restrain any person  
 2436 violating this act or any bylaws, resolutions, regulations,  
 2437 rules, codes, or orders adopted under this act. In case any  
 2438 building or structure is erected, constructed, reconstructed,  
 2439 altered, repaired, converted, or maintained, or any building,  
 2440 structure, land, or water is used, in violation of this act or  
 2441 of any code, order, resolution, or other regulation made under  
 2442 authority conferred by this act or under law, the board or any  
 2443 citizen residing in the district may institute any appropriate  
 2444 action or proceeding to prevent such unlawful erection,  
 2445 construction, reconstruction, alteration, repair, conversion,  
 2446 maintenance, or use; to restrain, correct, or avoid such  
 2447 violation; to prevent the occupancy of such building, structure,  
 2448 land, or water; and to prevent any illegal act, conduct,  
 2449 business, or use in or about such premises, land, or water.

2450 (24) SUITS AGAINST THE DISTRICT.—Any suit or action

ENROLLED

HB 1117

2024 Legislature

2451 brought or maintained against the district for damages arising  
 2452 out of tort, including, without limitation, any claim arising  
 2453 upon account of an act causing an injury or loss of property,  
 2454 personal injury, or death, shall be subject to the limitations  
 2455 provided in s. 768.28, Florida Statutes.

2456 (25) EXEMPTION OF DISTRICT PROPERTY FROM EXECUTION.—All  
 2457 district property shall be exempt from levy and sale by virtue  
 2458 of an execution, and no execution or other judicial process  
 2459 shall issue against such property, nor shall any judgment  
 2460 against the district be a charge or lien on its property or  
 2461 revenues; however, nothing contained herein shall apply to or  
 2462 limit the rights of bondholders to pursue any remedy for the  
 2463 enforcement of any lien or pledge given by the district in  
 2464 connection with any of the bonds or obligations of the district.

2465 (26) TERMINATION, CONTRACTION, OR EXPANSION OF DISTRICT.—

2466 (a) The board of supervisors of the district shall not ask  
 2467 the Legislature to repeal or amend this act to expand or to  
 2468 contract the boundaries of the district or otherwise cause the  
 2469 merger or termination of the district without first obtaining a  
 2470 resolution or official statement from the City of North Port as  
 2471 required by s. 189.031(2)(e)4., Florida Statutes, for creation  
 2472 of an independent special district. The district's consent may  
 2473 be evidenced by a resolution or other official written statement  
 2474 of the district.

2475 (b) The district shall remain in existence until:

ENROLLED

HB 1117

2024 Legislature

2476           1. The district is terminated and dissolved pursuant to  
 2477 amendment to this act by the Legislature.

2478           2. The district has become inactive pursuant to s.  
 2479 189.062, Florida Statutes.

2480           (27) MERGER WITH COMMUNITY DEVELOPMENT DISTRICTS.—The  
 2481 district may merge with one or more community development  
 2482 districts situated wholly within its boundaries. The district  
 2483 shall be the surviving entity of the merger. Any mergers shall  
 2484 commence upon each such community development district filing a  
 2485 written request for merger with the district. A copy of the  
 2486 written request shall also be filed with the City of North Port.  
 2487 The district, subject to the direction of its board of  
 2488 supervisors, shall enter into a merger agreement which shall  
 2489 provide for the proper allocation of debt, the manner in which  
 2490 such debt shall be retired, the transition of the community  
 2491 development district board, and the transfer of all financial  
 2492 obligations and operating and maintenance responsibilities to  
 2493 the district. The execution of the merger agreement by the  
 2494 district and each community development district constitutes  
 2495 consent of the landowners within each district. The district and  
 2496 each community development district requesting merger shall hold  
 2497 a public hearing within its boundaries to provide information  
 2498 about and take public comment on the proposed merger in the  
 2499 merger agreement. The public hearing shall be held within 45  
 2500 days before the execution of the merger agreement by all parties

ENROLLED

HB 1117

2024 Legislature

2501 thereto. Notice of the public hearing shall be published at  
 2502 least 14 days before the hearing in a newspaper of general  
 2503 circulation in the City of North Port. At the conclusion of the  
 2504 public hearing, each district shall consider a resolution either  
 2505 approving or disapproving the proposed merger. If the district  
 2506 and each community development district which is a party to the  
 2507 merger agreement adopt a resolution approving the proposed  
 2508 merger, the resolutions and the merger agreement shall be filed  
 2509 with the City of North Port. Upon receipt of the resolutions  
 2510 approving the merger and the merger agreement, the City of North  
 2511 Port shall adopt a nonemergency ordinance dissolving each  
 2512 community development district pursuant to s. 190.046(10),  
 2513 Florida Statutes.

2514 (28) INCLUSION OF TERRITORY.—The inclusion of any or all  
 2515 territory of the district within a municipality does not change,  
 2516 alter, or affect the boundary, territory, existence, or  
 2517 jurisdiction of the district.

2518 (29) SALE OF REAL ESTATE WITHIN THE DISTRICT; REQUIRED  
 2519 DISCLOSURE TO PURCHASER.—Subsequent to the creation of this  
 2520 district under this act, each contract for the initial sale of a  
 2521 parcel of real property and each contract for the initial sale  
 2522 of a residential unit within the district shall include,  
 2523 immediately prior to the space reserved in the contract for the  
 2524 signature of the purchaser, the following disclosure statement  
 2525 in boldfaced and conspicuous type which is larger than the type

ENROLLED

HB 1117

2024 Legislature

2526 in the remaining text of the contract: "THE STAR FARMS VILLAGE  
 2527 AT NORTH PORT STEWARDSHIP DISTRICT MAY IMPOSE AND LEVY TAXES OR  
 2528 ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY.  
 2529 THESE TAXES AND ASSESSMENTS PAY FOR THE CONSTRUCTION, OPERATION,  
 2530 AND MAINTENANCE COSTS OF CERTAIN PUBLIC SYSTEMS, FACILITIES, AND  
 2531 SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING  
 2532 BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN  
 2533 ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND  
 2534 ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY  
 2535 LAW."

2536 (30) NOTICE OF CREATION AND ESTABLISHMENT.—Within 30 days  
 2537 after the election of the first board of supervisors creating  
 2538 this district, the district shall cause to be recorded in the  
 2539 grantor-grantee index of the property records in Sarasota County  
 2540 a "Notice of Creation and Establishment of the Star Farms  
 2541 Village at North Port Stewardship District." The notice shall,  
 2542 at a minimum, include the legal description of the property  
 2543 covered by this act.

2544 (31) DISTRICT PROPERTY PUBLIC; FEES.—Any system, facility,  
 2545 service, works, improvement, project, or other infrastructure  
 2546 owned by the district, or funded by federal tax exempt bonding  
 2547 issued by the district, is public, and the district by rule may  
 2548 regulate, and may impose reasonable charges or fees for, the use  
 2549 thereof, but not to the extent that such regulation or  
 2550 imposition of such charges or fees constitutes denial of

ENROLLED

HB 1117

2024 Legislature

2551 | reasonable access.

2552 |       Section 7. If any provision of this act is determined  
2553 | unconstitutional or otherwise determined invalid by a court of  
2554 | law, all the rest and remainder of the act shall remain in full  
2555 | force and effect as the law of this state.

2556 |       Section 8. This act shall take effect upon becoming a law,  
2557 | except that the provisions of this act which authorize the levy  
2558 | of ad valorem taxation shall take effect only upon express  
2559 | approval by a majority vote of those qualified electors of the  
2560 | Star Farms Village at North Port Stewardship District, as  
2561 | required by Section 9 of Article VII of the State Constitution,  
2562 | voting in a referendum election held at such time as all members  
2563 | of the board are qualified electors who are elected by qualified  
2564 | electors of the district as provided in this act.