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HB 4057

2025 Legislature

1
2 An act relating to the Tohopekaliga Water Authority,
3 Osceola County; amending ch. 2003-368, Laws of
4 Florida; providing that the Central Florida Tourism
5 Oversight District is the successor to the Reedy Creek
6 Improvement District; revising district boundaries;
7 providing that the boundaries may be changed by
8 special act of the Legislature; providing an effective
9 date.

10
11 Be It Enacted by the Legislature of the State of Florida:

12
13 Section 1. Subsection (2) of section 4 of chapter 2003-
14 368, Laws of Florida, as amended by chapter 2018-186, Laws of
15 Florida, is amended to read:

16 Section 4. District Establishment and Creation.

17 (2) The District boundary shall embrace and include:

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

22 (b) All unincorporated areas within Osceola County, less
23 and except any areas included within the Central Florida Tourism
24 Oversight District, formerly the Reedy Creek Improvement
25 District, on June 26, 2003, and less and except the territory

ENROLLED

HB 4057

2025 Legislature

26 | within Osceola County consisting of the incorporated area of the
27 | City of St. Cloud, and including those unincorporated areas
28 | authorized by law to be served or provided with water and
29 | wastewater service by the City of St. Cloud on June 26, 2003.
30 | This act shall not be construed to prohibit or inhibit the City
31 | of St. Cloud from lawfully extending, expanding, or providing
32 | authorized municipal services and facilities as provided for in
33 | section 180.02(3), Florida Statutes. The Authority shall be
34 | estopped in any future proceeding conducted pursuant to section
35 | 180.03 or section 180.04, Florida Statutes, by the City of St.
36 | Cloud, or any action arising therefrom, from asserting or
37 | claiming the willingness and ability to provide potable water or
38 | wastewater service to:

39 | 1. All lands in Osceola County, Florida, lying in Section
40 | 8, Township 25 South, Range 31 East.

41 | 2. All lands in Osceola County, Florida, lying in Section
42 | 5, Township 25 South, Range 31 East lying easterly of the
43 | eastern boundary of Fells Cove Subdivision, according to the
44 | plat recorded in the Public Records of Osceola County, Florida,
45 | (including specifically the Floridian R.V. Park).

46 | 3. All lands in Osceola County, Florida lying within
47 | Florida Turnpike right-of-way in the Northwest quarter (NW 1/4)
48 | Section 36, Township 27 South, Range 30 East (Canoe Creek DOT
49 | facility).

50 | (c) The lands within the boundaries of the District as of

ENROLLED

HB 4057

2025 Legislature

51 July 1, 2024, subject to the terms of the following interlocal
 52 agreements:

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

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

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

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

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

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

ENROLLED

HB 4057

2025 Legislature

76 facilities therein:

77

78 All lands in Polk County, Florida lying within the
 79 East 1/2 of Section 29, Township 26 South, Range 28
 80 East and East 1/2 of Section 32, Township 26 South,
 81 Range 28 East. Together with all of Section 5,
 82 Township 27 South, Range 28 East and all of Section 6,
 83 Township 27 South, Range 28 East and all of Section 7,
 84 Township 27 South, Range 28 East and all of Section 8,
 85 Township 27 South, Range 28 East and all of Section
 86 13, Township 27 South, Range 28 East and all of
 87 Section 14, Township 27 South, Range 28 East and all
 88 of Section 15, Township 27 South, Range 28 East and
 89 all of Section 16, Township 27 South, Range 28 East
 90 and all of Section 17, Township 27 South, Range 28
 91 East and all of Section 18, Township 27 South, Range
 92 28 East and all of Section 19, Township 27 South,
 93 Range 28 East and all of Section 20, Township 27
 94 South, Range 28 East and all of Section 21, Township
 95 27 South, Range 28 East and all of Section 22,
 96 Township 27 South, Range 28 East and all of Section
 97 23, Township 27 South, Range 28 East and all of
 98 Section 24, Township 27 South, Range 28 East and all
 99 of Section 25, Township 27 South, Range 28 East and
 100 all of Section 26, Township 27 South, Range 28 East

ENROLLED

HB 4057

2025 Legislature

101 and all of Section 27, Township 27 South, Range 28
 102 East and all of Section 28, Township 27 South, Range
 103 28 East and all of Section 29, Township 27 South,
 104 Range 28 East, North of Lake Marion and all of Section
 105 30, Township 27 South, Range 28 East, North of Lake
 106 Marion, less the Southwest 1/4 of the Northwest 1/4
 107 and all of Section 32, Township 27 South, Range 28
 108 East, North and East of Lake Marion and all of Section
 109 33, Township 27 South, Range 28 East and all of
 110 Section 34, Township 27 South, Range 28 East and all
 111 of Section 35, Township 27 South, Range 28 East all of
 112 Section 36, Township 27 South, Range 28 East and all
 113 of Section 33, Township 27 South, Range 28 East.
 114 Together with all of Section 1, Township 28 South,
 115 Range 28 East and all of Section 2, Township 28 South,
 116 Range 28 East and all of Section 3, Township 28 South,
 117 Range 28 East and all of Section 4, Township 28 South,
 118 Range 28 East, East of Lake Marion and all of Section
 119 9, Township 28 South, Range 28 East, East of Lake
 120 Marion and all of Section 10, Township 28 South, Range
 121 28 East and all of Section 11, Township 28 South,
 122 Range 28 East and all of Section 12, Township 28
 123 South, Range 28 East and all of Section 13, Township
 124 28 South, Range 28 East and all of Section 14,
 125 Township 28 South, Range 28 East and all of Section

ENROLLED

HB 4057

2025 Legislature

126 15, Township 28 South, Range 28 East and all of
 127 Section 16, Township 28 South, Range 28 East, South of
 128 Lake Marion and all of Section 21, Township 28 South,
 129 Range 28 East, less portion of aforesaid Section 21
 130 lying South of Lake Hatchineha Road (SR 542) and all
 131 of Section 22, Township 28 South, Range 28 East and
 132 all of Section 23, Township 28 South, Range 28 East
 133 and all of Section 24, Township 28 South, Range 28
 134 East. Together with the West 660 feet of Section 4,
 135 Township 28 South, Range 29 East and all of Section 5,
 136 Township 28 South, Range 29 East and all of Section 6,
 137 Township 28 South, Range 29 East and all of Section 7,
 138 Township 28 South, Range 29 East and all of Section 8,
 139 Township 28 South, Range 29 East and the West 660 feet
 140 of Section 9, Township 28 South, Range 29 East and the
 141 Northwest 1/4 of the Northwest 1/4 of the Northwest
 142 1/4 lying Northwest of the canal of Section 16
 143 Township 28 South , Range 29 East and portion of
 144 Section 17, Township 28 South, Range 29 East lying
 145 Northwest of the canal and East of Lake Hatchineha and
 146 all of Section 18, Township 28 South, Range 29 East
 147 lying West of Lake Hatchineha and all of Section 19,
 148 Township 28 South, Range 29 East lying north and west
 149 of the canal.
 150

ENROLLED

HB 4057

2025 Legislature

151
152 The District boundary may be expanded to include any service
153 area within the boundaries of an affected general purpose local
154 government upon special act of the Legislature and the adoption
155 of a resolution by the governing body of the affected general
156 purpose local government authorizing the Authority to provide
157 its service and facilities therein.

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