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2026 Legislature

1
2 An act relating to Hillsborough County; creating the
3 Land Reserve Stewardship District; providing a short
4 title, legislative findings and intent, definitions,
5 and policy; establishing compliance with minimum
6 requirements for creation of an independent special
7 district; providing for creation and establishment of
8 the district; establishing the legal boundaries of the
9 district; providing for the jurisdiction and charter
10 of the district; providing for a governing board;
11 providing for membership, election, and terms of
12 office; providing for meetings; providing
13 administrative duties of the board; providing a method
14 for transition of the board from landowner control to
15 control by the resident electors of the district;
16 providing for a district manager and district
17 employees; providing for a district treasurer,
18 selection of a public depository, and district budgets
19 and financial reports; providing for disclosure of
20 public information; providing the general powers of
21 the district; providing the special powers of the
22 district to plan, finance, and provide community
23 infrastructure and services within the district;
24 providing for bonds; providing for borrowing;
25 providing for trust agreements; providing for future

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26 ad valorem taxation; providing for special
 27 assessments; providing for issuance of certificates of
 28 indebtedness; providing for tax liens; providing for
 29 payment of taxes and redemption of tax liens by the
 30 district; providing for sharing in the disbursement of
 31 sales proceeds; providing for foreclosure of liens;
 32 providing for mandatory use of certain district
 33 systems, facilities, and services; providing for
 34 competitive procurement; providing for fees, rentals,
 35 and charges; providing for discontinuance of services
 36 and facilities; providing for enforcement and
 37 penalties; providing for suits against the district;
 38 providing requirements for termination, contraction,
 39 or expansion of the district; authorizing mergers;
 40 providing for required notices to purchasers of
 41 residential units within the district; specifying that
 42 certain district property is public; providing
 43 construction; providing severability; providing for a
 44 referendum; providing effective dates.

45
 46 Be It Enacted by the Legislature of the State of Florida:

47
 48 Section 1. This act may be cited as the "Land Reserve
 49 Stewardship District Act."

50 Section 2. Legislative findings and intent; definitions;

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51 policy.-

52 (1) LEGISLATIVE INTENT; PURPOSE OF THE DISTRICT.-

53 (a) The lands located wholly within Hillsborough County
 54 covered by this act contain many opportunities for thoughtful,
 55 comprehensive, responsible, and consistent development over a
 56 long period.

57 (b) There is a need to use a single special and limited
 58 purpose independent special district unit of local government
 59 for the Land Reserve Stewardship District lands located within
 60 Hillsborough County for a more comprehensive community
 61 development approach, which will facilitate an integral
 62 relationship among regional transportation, land use, and urban
 63 design to provide for a diverse mix of housing and regional
 64 employment and economic development opportunities, rather than
 65 fragmented development with underutilized infrastructure which
 66 is generally associated with urban sprawl.

67 (c) There is a considerably long period of time during
 68 which there is a significant burden to provide various systems,
 69 facilities, and services to the initial landowners of the Land
 70 Reserve Stewardship District lands, such that there is a need
 71 for flexible management, sequencing, timing, and financing of
 72 the various systems, facilities, and services to be provided to
 73 these lands, taking into consideration absorption rates,
 74 commercial viability, and related factors. Therefore, extended
 75 control by the initial landowner with regard to the provision of

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76 systems, facilities, and services for the Land Reserve
 77 Stewardship District lands, coupled with the special and single
 78 purpose of such district, is in the public interest.

79 (d) While chapter 190, Florida Statutes, provides an
 80 opportunity for previous community development services and
 81 facilities to be provided by the continued use of community
 82 development districts in a manner that furthers the public
 83 interest, given the size of the Land Reserve Stewardship
 84 District lands and the duration of development continuing to
 85 utilize multiple community development districts over these
 86 lands which would result in an inefficient, duplicative, and
 87 needless proliferation of special-purpose local governments,
 88 contrary to the public interest and the Legislature's findings
 89 in chapter 190, Florida Statutes, it is in the public interest
 90 that the long-range provision for, and management, financing,
 91 and long-term maintenance, upkeep, and operation of, services
 92 and facilities to be provided for ultimate development and
 93 conservation of the lands covered by this act be under one
 94 coordinated entity. The creation of an independent special
 95 district will assist in integrating the management of state
 96 resources and allow for greater and more coordinated stewardship
 97 of natural resources.

98 (e) The existence and use of a special and limited
 99 purpose local government for the Land Reserve Stewardship
 100 District lands, subject to the Hillsborough County comprehensive

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101 plan, will provide for a comprehensive and complete community
 102 development approach to promote a sustainable and efficient land
 103 use pattern for the Land Reserve Stewardship District lands with
 104 long-term planning for conservation and development, provide
 105 opportunities for the mitigation of impacts and development of
 106 infrastructure in an orderly and timely manner, prevent the
 107 overburdening of the local general purpose government and the
 108 taxpayers, and provide an enhanced tax base and regional
 109 employment and economic development opportunities.

110 (f) The creation and establishment of the special
 111 district will encourage local government financial self-
 112 sufficiency in providing public facilities and in identifying
 113 and implementing fiscally sound, innovative, and cost-effective
 114 techniques to provide and finance public facilities while
 115 encouraging coordinated development of capital improvement plans
 116 by all levels of government, in accordance with the goals of
 117 chapter 187, Florida Statutes.

118 (g) The creation and establishment of a special and
 119 single purpose independent district is a legitimate supplemental
 120 and alternative method available to manage, own, operate,
 121 construct, and finance capital infrastructure systems,
 122 facilities, and services.

123 (h) In order to be responsive to the critical timing
 124 required through the exercise of its special management
 125 functions, an independent special district requires financing of

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126 those functions, including bondable lienable and nonlienable
 127 revenue, with full and continuing public disclosure and
 128 accountability, funded by landowners, both present and future,
 129 and funded also by users of the systems, facilities, and
 130 services provided to the land area by the special district,
 131 without unduly burdening the taxpayers, citizens, and ratepayers
 132 of the state or Hillsborough County.

133 (i) The special district created and established by this
 134 act shall not have or exercise any comprehensive planning,
 135 zoning, or development permitting power; the establishment of
 136 the special district is not considered a development order
 137 within the meaning of part I of chapter 380, Florida Statutes;
 138 and all applicable planning and permitting laws, rules,
 139 regulations, and policies of Hillsborough County control the
 140 development of the land to be serviced by the special district.

141 (j) The creation by this act of the Land Reserve
 142 Stewardship District as a vehicle for providing timely, cost-
 143 effective, and efficient public infrastructure, facilities, and
 144 services is not inconsistent with the Hillsborough County
 145 comprehensive plan.

146 (k) It is the legislative intent and purpose that no debt
 147 or obligation of the special district constitute a burden on
 148 Hillsborough County.

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

150 (a) "Ad valorem bonds" means bonds that are payable from

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151 the proceeds of ad valorem taxes levied on real and tangible
 152 personal property and that are generally referred to as general
 153 obligation bonds.

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

158 (c) "Assessment bonds" means special obligations of the
 159 district which are payable solely from proceeds of the special
 160 assessments or benefit special assessments levied for assessable
 161 improvements, provided that, in lieu of issuing assessment bonds
 162 to fund the costs of assessable improvements, the district may
 163 issue revenue bonds for such purposes payable from assessments.

164 (d) "Assessments" means nonmillage district assessments
 165 including special assessments, benefit special assessments, and
 166 maintenance special assessments, and a nonmillage, non-ad
 167 valorem maintenance tax if authorized by general law.

168 (e) "Benefit special assessments" means district
 169 assessments imposed, levied, and collected pursuant to section
 170 6.

171 (f) "Board of supervisors" or "board" means the governing
 172 body of the district or, if such board has been abolished, the
 173 board, body, or commission assuming the principal functions
 174 thereof or to whom the powers given to the board by this act
 175 have been given by general law.

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176 (g) "Bond" includes "certificate," and the provisions
 177 that are applicable to bonds are equally applicable to
 178 certificates. The term also includes any general obligation
 179 bond, assessment bond, refunding bond, revenue bond, bond
 180 anticipation note, and other such obligation in the nature of a
 181 bond as is provided for in this act.

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

184 1. The expenses of determining the feasibility or
 185 practicability of acquisition, construction, or reconstruction.

186 2. The cost of surveys, estimates, plans, and
 187 specifications.

188 3. The cost of improvements.

189 4. Engineering, architectural, fiscal, and legal expenses
 190 and charges.

191 5. The cost of all labor, materials, machinery, and
 192 equipment.

193 6. The cost of all lands, properties, rights, easements,
 194 and franchises acquired.

195 7. Financing charges.

196 8. The creation of initial reserve and debt service
 197 funds.

198 9. Working capital.

199 10. Interest charges incurred or estimated to be incurred
 200 on money borrowed before and during construction and acquisition

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201 and for such reasonable period of time after completion of
 202 construction or acquisition as the board may determine.

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

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

207 13. The discount, if any, on the sale or exchange of
 208 bonds.

209 14. Administrative expenses.

210 15. Such other expenses as may be necessary or incidental
 211 to the acquisition, construction, or reconstruction of any
 212 project, or to the financing thereof, or to the development of
 213 any lands within the district.

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

217 17. Any other expense or payment permitted by this act or
 218 allowable by general law.

219 (i) "District manager" means the manager of the district.

220 (j) "District roads" means highways, streets, roads,
 221 alleys, intersection improvements, sidewalks, crossings,
 222 landscaping, irrigation, signage, signalization, storm drains,
 223 bridges, multi-use trails, lighting, and thoroughfares of all
 224 kinds.

225 (k) "Land Reserve Stewardship District" or "district"

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226 means the special and single-purpose independent special
 227 district unit of local government and political subdivision
 228 created and chartered by this act, and limited to the
 229 performance of those general and special powers authorized by
 230 its charter under this act, the boundaries of which are set
 231 forth in this act, the governing board of which is created and
 232 authorized to operate with legal existence by this act, and the
 233 purpose of which is as set forth in this act.

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

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

239 (n) "Governing board member" means any member of the
 240 board of supervisors.

241 (o) "Land development regulations" means those
 242 regulations of the general-purpose local government, adopted
 243 under the Community Planning Act, codified as part II of chapter
 244 163, Florida Statutes, to which the district is subject and as
 245 to which the district may not do anything that is inconsistent
 246 therewith. Land development regulations are not considered
 247 specific management, engineering, operations, or capital
 248 improvement planning needed in the daily management,
 249 implementation, and supplying by the district of systems,
 250 facilities, services, works, improvements, projects, or

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251 infrastructure, so long as they remain subject to and are not
 252 inconsistent with the applicable county codes.

253 (p) "Landowner" means the owner of a freehold estate as
 254 it appears on the deed record, including a trustee, a private
 255 corporation, and an owner of a condominium unit. The term
 256 "landowner" does not include a reversioner, remainderman,
 257 mortgagee, or any governmental entity which is not counted and
 258 does not need to be notified of proceedings under this act. The
 259 term "landowner" also means the owner of a ground lease from a
 260 governmental entity, which leasehold interest has a remaining
 261 term, excluding all renewal options, in excess of 50 years.

262 (q) "Maintenance special assessments" are assessments
 263 imposed, levied, and collected pursuant to section 6.

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

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

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

275 2. "Special powers," which means those powers provided by

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276 the district charter to implement its specialized systems,
 277 facilities, services, projects, improvements, and infrastructure
 278 and related functions in order to carry out its special and
 279 limited purposes.

280 3. Any other powers, authority, or functions set forth in
 281 this act.

282 (t) "Project" means any development, improvement,
 283 property, power, utility, facility, enterprise, service, system,
 284 works, or infrastructure now existing or hereafter undertaken or
 285 established under this act.

286 (u) "Qualified elector" means any person at least 18
 287 years of age who is a citizen of the United States and a legal
 288 resident of the state and of the district and who registers to
 289 vote with the Supervisor of Elections in Hillsborough County and
 290 resides in Hillsborough County.

291 (v) "Reclaimed water" means water, including from wells
 292 or stormwater management facilities, that has received at least
 293 secondary treatment and basic disinfection and is reused after
 294 flowing out of a domestic wastewater treatment facility or
 295 otherwise reused as an approved use of surface water or
 296 groundwater by the water management district.

297 (w) "Reclaimed water system" means any plant, well,
 298 system, facility, or property, and any addition, extension, or
 299 improvement thereto at any future time constructed or acquired
 300 as part thereof, useful, necessary, or having the present

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301 capacity for future use in connection with the development of
 302 sources, treatment, purification, or distribution of reclaimed
 303 water. The term includes franchises of any nature relating to
 304 any such system and necessary or convenient for the operation
 305 thereof including for the district's own use or resale.

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

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

318 (z) "Sewer system" means any plant, system, facility, or
 319 property, and additions, extensions, and improvements thereto at
 320 any future time constructed or acquired as part thereof, useful
 321 or necessary or having the present capacity for future use in
 322 connection with the collection, treatment, purification, or
 323 disposal of sewage, including, but not limited to, industrial
 324 wastes resulting from any process of industry, manufacture,
 325 trade, or business or from the development of any natural

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326 resource. The term also includes treatment plants, pumping
327 stations, lift stations, valves, force mains, intercepting
328 sewers, laterals, pressure lines, mains, and all necessary
329 appurtenances and equipment; all sewer mains, laterals, and
330 other devices for the reception and collection of sewage from
331 premises connected therewith; and all real and personal property
332 and any interest therein, and rights, easements, and franchises
333 of any nature relating to any such system and necessary or
334 convenient for operation thereof.

335 (aa) "Special assessments" means assessments as imposed,
336 levied, and collected by the district for the costs of
337 assessable improvements pursuant to this act; chapter 170,
338 Florida Statutes; and the additional authority under s.
339 197.3631, Florida Statutes, or any other provision of general
340 law, now or hereinafter enacted, which provide or authorize a
341 supplemental means to impose, levy, or collect special
342 assessments.

343 (bb) "Tax" or "taxes" means those levies and impositions
344 of the board of supervisors that support and pay for government
345 and the administration of general law and that may be:

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

349 2. If and when authorized by general law, non-ad valorem
350 maintenance taxes not based on millage that are used to maintain

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351 district systems, facilities, and services.

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

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

366 (a) The district and the district charter, with its
367 general and special powers, as created in this act, are
368 essential and the best alternative for the potential future
369 residential, commercial, office, hotel, health care, and other
370 similar community uses, projects, or functions in the included
371 portion of Hillsborough County consistent with the effective
372 comprehensive plan, and designed to serve a lawful public
373 purpose.

374 (b) The district, which is a local government and a
375 political subdivision, is limited to its special purpose as

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376 expressed in this act, with the power to provide, plan,
 377 implement, construct, maintain, and finance as a local
 378 government management entity systems, facilities, services,
 379 improvements, infrastructure, and projects, and possessing
 380 financing powers to fund its management power over the long term
 381 and with sustained levels of high quality.

382 (c) The creation of the Land Reserve Stewardship District
 383 by and pursuant to this act, and its exercise of its management
 384 and related financing powers to implement its limited, single,
 385 and special purpose, is not a development order and does not
 386 trigger or invoke any provision within the meaning of chapter
 387 380, Florida Statutes, and all applicable governmental planning,
 388 environmental, and land development laws, regulations, rules,
 389 policies, and ordinances apply to all development of the land
 390 within the jurisdiction of the district as created by this act.

391 (d) The district shall operate and function subject to,
 392 and not inconsistent with, the applicable comprehensive plan of
 393 Hillsborough County and any applicable development orders (e.g.,
 394 detailed site plan development orders), zoning regulations, and
 395 other land development regulations.

396 (e) The special and single-purpose Land Reserve
 397 Stewardship District does not have the power of a general-
 398 purpose local government to adopt a comprehensive plan or
 399 related land development regulation as those terms are defined
 400 in the Community Planning Act.

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401 (f) This act may be amended, in whole or in part, only by
 402 special act of the Legislature.

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

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

409 (a) The purpose of the district is provided in section 2
 410 and this section.

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

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

419 (d) The methods for amending the charter of the district
 420 are provided in this section.

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

423 (f) The maximum compensation of board members is provided
 424 in section 5.

425 (g) The administrative duties of the governing body are

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426 provided in sections 5 and 6.

427 (h) The requirements for financial disclosure, noticing,
 428 and reporting are provided in section 6.

429 (i) The procedures and requirements for issuing bonds are
 430 provided in section 6.

431 (j) The requirements for elections or referendums and
 432 qualifications of an elector of the district are provided in
 433 section 5.

434 (k) The methods for financing the district are provided
 435 in section 6.

436 (l) Other than taxes levied for the payment of bonds and
 437 taxes levied for periods of up to 2 years when authorized by a
 438 vote of the electors of the district, the authority to levy ad
 439 valorem tax and the authorized millage rate are provided in
 440 section 6.

441 (m) The methods for collecting non-ad valorem
 442 assessments, fees, or service charges are provided in section 6.

443 (n) The requirements for planning are provided in
 444 sections 2 and 6.

445 (o) The geographic boundary limitations of the district
 446 are provided in sections 4 and 6.

447 (2) The Land Reserve Stewardship District is created and
 448 incorporated as a public body corporate and politic, an
 449 independent special and limited purpose local government, an
 450 independent special district, under s. 189.031, Florida

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451 Statutes, and as defined in this act and in s. 189.012(3),
452 Florida Statutes, in and for portions of Hillsborough County.
453 Any amendments to chapter 190, Florida Statutes, after January
454 1, 2026, granting additional general powers, special powers,
455 authorities, or projects to a community development district by
456 amendment to its uniform charter contained in 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 Land Reserve Stewardship District. All
460 notices for the enactment by the Legislature of this special act
461 have been provided pursuant to the State Constitution, the Laws
462 of Florida, and the rules of the House of Representatives and of
463 the Senate. A referendum subsequent to the effective date of
464 this act is not required as a condition of establishing the
465 district. Therefore, the district, as created by this act, is
466 established on the property described in this act.

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

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

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

496 (5) The exclusive charter of the Land Reserve Stewardship
 497 District is this act and, except as otherwise provided in
 498 subsection (2), may be amended only by special act of the
 499 Legislature.

500 Section 4. Formation; boundaries.—The Land Reserve

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501 Stewardship District, an independent special district, is
 502 created and incorporated in Hillsborough County and shall
 503 embrace and include the territory described as:

504
 505 TECO PARCELS:

506
 507 PARCEL 1:

508
 509 The South 320 feet of Section 31, Township 32 South, Range
 510 19 East, Hillsborough County, Florida, LESS AND EXCEPT that
 511 part taken for State Road 93A (I-75) as described in the
 512 Order of Taking recorded in Official Records Book 3296,
 513 Page 1932, Public Records of Hillsborough County, Florida.

514
 515 PARCEL 2:

516
 517 The South 320 feet of the Southwest 1/4 of Section 32,
 518 Township 32 South, Range 19 East, Hillsborough County,
 519 Florida.

520
 521 FARMLAND PARCELS:

522
 523 PARCEL 1:

524
 525 PARCEL A:

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526
 527 The Southwest 1/4 of the Northwest 1/4, the Southeast 1/4
 528 of the Northwest 1/4, and a portion of the Northeast 1/4 of
 529 the Northwest 1/4 all in Section 25, Township 32 South,
 530 Range 18 East, Hillsborough County, Florida, being more
 531 particularly described as follows:

532
 533 Commence at the Northeast corner of the Northeast 1/4 of
 534 the Northwest 1/4 of said Section 25; thence S 00°10'55" W
 535 along the East line of said Northeast 1/4 of the Northwest
 536 1/4 for 33.00 feet to a point on the South right-of-way
 537 line of Stephens Road (as recorded in Deed Book 2022, Page
 538 578 of the Public Records of Hillsborough County, Florida)
 539 and the POINT OF BEGINNING; thence continue S 00°10'55" W
 540 along said East line for 1304.06 feet; thence S 00°11'19" W
 541 along the East line of the Southeast 1/4 of the Northwest
 542 1/4 of said Section 25 for 1337.48 feet; thence S 89°58'08"
 543 W along the South line of the Southeast 1/4 of the
 544 Northwest 1/4 of Section 25 for 1333.64 feet; thence S
 545 89°59'26" W along the South line of the Southwest 1/4 of
 546 the Northwest 1/4 of said Section 25 for 1333.41 feet;
 547 thence N 00°07'05" E along the West line of the Southwest
 548 1/4 of the Northwest 1/4 of Section 25 for 1338.35 feet;
 549 thence N 89°59'55" E along the North line of the Southwest
 550 1/4 of the Northwest 1/4 of said Section 25 for 1334.25

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551 feet; thence N 00°09'15" E along the West line of the
 552 Northeast 1/4 of the Northwest 1/4 of said Section 25 for
 553 461.86 feet; thence N 48°48'19" E for 487.22 feet; thence N
 554 58°21'54" W for 425.36 feet to a point of intersection with
 555 a line 3.00 feet East of and parallel with the West line of
 556 the Northeast 1/4 of the Northwest 1/4 of said Section 25;
 557 thence N 00°09'15" E along said parallel line for 298.84
 558 feet to the South right-of-way of Stephens Road; thence S
 559 89°58'25" E along said South right-of-way line for 1332.08
 560 feet to the POINT OF BEGINNING.

561
 562 LESS AND EXCEPT ANY PORTION THEREOF CONTAINED IN THE
 563 FOLLOWING:

564
 565 SCHOOL SITE:

566
 567 A parcel of land being a portion of the Northwest 1/4 of
 568 Section 26, the Northeast 1/4 of Section 26 and the
 569 Northwest 1/4 of Section 25, Township 32 South, Range 18
 570 East, Hillsborough County, Florida, being more particularly
 571 described as follows:

572 BEGIN at the Northeast corner of said Section 26; thence S
 573 00°07'05" W along the East line of the Northeast 1/4 of
 574 said Section 26 for 1338.35 feet to the Northwest corner of
 575 the Southwest 1/4 of the Northwest 1/4 of said Section 25;

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576 thence N 89°59'55" E along the North line of the Southwest
 577 1/4 of the Northwest 1/4 of said Section 25 for 625.70
 578 feet; thence S 00°00'05" E for 361.36 feet; thence S
 579 29°06'53" W for 1118.29 feet to a point on the South line
 580 of the Southwest 1/4 of the Northwest 1/4 of said Section
 581 25; thence S 89°59'26" W along said South line for 84.35
 582 feet to the Southeast corner of the Northeast 1/4 of said
 583 Section 26; thence along the South line of the Northeast
 584 1/4 of said Section 26, S 89°55'06" W for 2688.33 feet to
 585 the Southwest corner of the Northeast 1/4 of said Section
 586 26; thence continue along the South line of the Northwest
 587 1/4 of said Section 26 for 1929.14 feet; thence N 30°45'07"
 588 E for 1316.45 feet; thence N 00°05'08" W for 212.18 feet to
 589 a point on the North line of the Southeast 1/4 of the
 590 Northwest 1/4 of said Section 26; thence N 89°54'52" E
 591 along said North line for 1262.65 feet to the Northeast
 592 corner of the Southeast 1/4 of the Northwest 1/4 of Section
 593 26; thence N 00°16'11" E along the West line of the
 594 Northeast 1/4 of said Section 26 for 1342.67 feet to the
 595 Northwest corner of the Northeast 1/4 of said Section 26;
 596 thence S 89°53'52" E along the North line of the Northeast
 597 1/4 of said Section 26 for 2681.20 feet to the POINT OF
 598 BEGINNING.

600 PARCEL B:

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601
 602 The Northwest 1/4 of the Northeast 1/4 of Section 25,
 603 Township 32 South, Range 18 East, Tallahassee Meridian,
 604 lying and being in Hillsborough County, Florida. LESS AND
 605 EXCEPT right-of-way for Stephens Road.

606
 607 PARCEL C:

608
 609 The Southwest 1/4 of the Northeast 1/4 of Section 25,
 610 Township 32 South, Range 18 East, Tallahassee Meridian,
 611 lying and being in Hillsborough County, Florida.

612
 613 PARCEL D:

614
 615 The Northwest 1/4 of the Southeast 1/4 of Section 25,
 616 Township 32 South, Range 18 East, Tallahassee Meridian,
 617 lying and being in Hillsborough County, Florida.

618
 619 PARCEL E:

620
 621 The Southwest 1/4 of Section 25, Township 32 South, Range
 622 18 East, Tallahassee Meridian, lying and being in
 623 Hillsborough County, Florida.

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 625 PARCEL 2:

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PARCEL A:

THE SOUTH 1/2 OF SECTION 26, TOWNSHIP 32 SOUTH, RANGE 18
EAST, HILLSBOROUGH COUNTY, FLORIDA.

PARCEL B:

THAT PORTION OF SECTION 27, TOWNSHIP 32 SOUTH, RANGE 18
EAST, HILLSBOROUGH COUNTY, FLORIDA, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF STATED SECTION 27 FOR A
POINT OF BEGINNING; THENCE, SOUTH 89°09'25" WEST ALONG THE
SOUTH BOUNDARY OF SECTION 27, A DISTANCE OF 3252.07 FEET;
THENCE NORTH 54°55'27" EAST A DISTANCE OF 3381.55 FEET;
THENCE NORTH 35°04'33" WEST A DISTANCE OF 1125.00 FEET TO A
POINT ON THE SOUTHEAST RIGHT-OF-WAY BOUNDARY OF HIGHWAY
U.S. 41 (STATE ROAD NO. 45); THENCE N 54°55'27" EAST ALONG
STATED RIGHT-OF-WAY BOUNDARY A DISTANCE OF 1381.08 FEET TO
A POINT ON THE EAST BOUNDARY OF SECTION 27; THENCE SOUTH
00°17'04" EAST ALONG THE EAST BOUNDARY OF SECTION 27 A
DISTANCE OF 924.79 FEET TO THE NORTHEAST CORNER OF THE
SOUTHEAST 1/4 OF SECTION 27, THENCE SOUTH 00°05'13" WEST
ALONG THE EAST BOUNDARY OF SECTION 27, A DISTANCE OF

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651 2684.95 FEET TO THE SOUTHEAST CORNER OF SECTION 27 AND THE
 652 POINT OF BEGINNING.

653
 654 PARCEL 3:

655
 656 That part of the West 660.0 feet of the Southwest 1/4 of
 657 the Northwest 1/4 of Section 26, Township 32 South, Range
 658 18 East, Hillsborough County, Florida, lying South and East
 659 of U.S. Highway 41, being more particularly described as
 660 follows:

661 BEGIN at the Southwest corner of the Southwest 1/4 of the
 662 Northwest 1/4 of said Section 26; thence N 00°15'11" E
 663 along the West line of said Southwest 1/4 of the Northwest
 664 1/4 for 922.31 feet to a point on the Southeasterly right-
 665 of-way line of U.S. Highway 41 (State Road 45, Section No.
 666 10060-2505); thence N 55°29'22" E along said Southeasterly
 667 right-of-way line for 743.24 feet to a point on the North
 668 line of said Southwest 1/4 of the Northwest 1/4; thence N
 669 89°54'52" E along said North line for 49.42 feet to a point
 670 of intersection with a line 660 feet East of and parallel
 671 with the West line of said Southwest 1/4 of the Northwest
 672 1/4; thence S 00°15'11" W along said parallel line for
 673 1342.53 feet to a point on the South line of said Southwest
 674 1/4 of the Northwest 1/4; thence S 89°55'06" W the said
 675 South line for 660.01 feet to the POINT OF BEGINNING.

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AND

The Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4, the Southwest 1/4 of the Northwest 1/4, and that portion of the Northwest 1/4 of the Northwest 1/4 lying South and East of U.S. Highway 41, all in Section 26, Township 32 South, Range 18 East, in Hillsborough County, Florida, LESS the West 660.00 feet of the Southwest 1/4 of the Northwest 1/4 lying South and East of U.S. Highway 41 in said Section 26, being more particularly described as follows:

BEGIN at the Northeast corner of said Section 26; thence S 00°07'05" W along the East line of the Northeast 1/4 of said Section 26 for 2676.70 feet; thence S 89°55'06" W along the South line of the Northeast 1/4 of said Section 26 for 2688.33 feet; thence continue S 89°55'06" W along the South line of the Northwest 1/4 of said Section 26 for 2017.54 feet to a point of intersection with a line 660.00 feet East of and parallel with the West line of the Southwest 1/4 of the Northwest 1/4 of said Section 26; thence N 00°15'11" E along said parallel line for 1342.53 feet to a point on the North line of the Southwest 1/4 of the Northwest 1/4 of said Section 26; thence S 89°54'52" W

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701 along said North line for 49.42 feet to a point on the
 702 Southeasterly right-of-way line of U.S. Highway 41 (State
 703 Road 45, Section No. 10060-2505); thence Northeasterly
 704 along right-of-way line for the following (2) courses: 1) N
 705 55°29'22" E for 544.02 feet to a point of curvature; 2)
 706 Northeasterly along the arc of a curve concave
 707 Northwesterly, having for its elements a radius of 3951.72
 708 feet, a central angle of 05°08'37", an arc length of 354.76
 709 feet, and a chord bearing and distance of N 52°55'03" E for
 710 354.65 feet to a point of intersection with the West line
 711 of the Northeast 1/4 of the Northwest 1/4 of said Section
 712 26; thence S 00°16'31" W along said West line for 520.98
 713 feet; thence N 89°54'52" E along the South line of the
 714 Northeast 1/4 of the Northwest 1/4 of said Section 26 for
 715 1338.65 feet; thence N 00°16'11" E along the East line of
 716 the Northeast 1/4 of the Northwest 1/4 of said Section 26
 717 for 1342.67 feet; thence S 89°53'52" E along the North line
 718 of the Northeast 1/4 of said Section 26 for 2681.20 feet to
 719 the POINT OF BEGINNING.

720
 721 LESS AND EXCEPT ANY PORTION THEREOF CONTAINED IN THE
 722 FOLLOWING:

723
 724 SCHOOL SITE
 725

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726 A parcel of land being a portion of the Northwest 1/4 of
 727 Section 26, the Northeast 1/4 of Section 26 and the
 728 Northwest 1/4 of Section 25, Township 32 South, Range 18
 729 East, Hillsborough County, Florida, being more particularly
 730 described as follows:
 731 BEGIN at the Northeast corner of said Section 26; thence S
 732 00°07'05" W along the East line of the Northeast 1/4 of
 733 said Section 26 for 1338.35 feet to the Northwest corner of
 734 the Southwest 1/4 of the Northwest 1/4 of said Section 25;
 735 thence N 89°59'55" E along the North line of the Southwest
 736 1/4 of the Northwest 1/4 of said Section 25 for 625.70
 737 feet; thence S 00°00'05" E for 361.36 feet; thence S
 738 29°06'53" W for 1118.29 feet to a point on the South line
 739 of the Southwest 1/4 of the Northwest 1/4 of said Section
 740 25; thence S 89°59'26" W along said South line for 84.35
 741 feet to the Southeast corner of the Northeast 1/4 of said
 742 Section 26; thence along the South line of the Northeast
 743 1/4 of said Section 26, S 89°55'06" W for 2688.33 feet to
 744 the Southwest corner of the Northeast 1/4 of said Section
 745 26; thence continue along the South line of the Northwest
 746 1/4 of said Section 26 for 1929.14 feet; thence N 30°45'07"
 747 E for 1316.45 feet; thence N 00°05'08" W for 212.18 feet to
 748 a point on the North line of the Southeast 1/4 of the
 749 Northwest 1/4 of said Section 26; thence N 89°54'52" E
 750 along said North line for 1262.65 feet to the Northeast

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751 corner of the Southeast 1/4 of the Northwest 1/4 of Section
 752 26; thence N 00°16'11" E along the West line of the
 753 Northeast 1/4 of said Section 26 for 1342.67 feet to the
 754 Northwest corner of the Northeast 1/4 of said Section 26;
 755 thence S 89°53'52" E along the North line of the Northeast
 756 1/4 of said Section 26 for 2681.20 feet to the POINT OF
 757 BEGINNING.

758
 759 PARCEL 4:
 760
 761 The Southwest 1/4 of the Northwest 1/4 of Section 26,
 762 Township 32 South, Range 18 East, of the Tallahassee
 763 Meridian, lying North and West of United States Highway No.
 764 41.

765
 766 AND
 767
 768 All that part of Section 27, Township 32 South, Range 18
 769 East of the Tallahassee Meridian, lying between the rights-
 770 of-way of the Atlantic Coast Line Railroad and the United
 771 States Highway No. 41.

772
 773 AND
 774
 775 That part of the Northwest 1/4 of the Northwest 1/4 of

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776 Section 26, Township 32 South, Range 18 East of the
 777 Tallahassee Meridian lying North and West of U.S. Highway
 778 No. 41, LESS a parcel of land described as follows: Begin
 779 on the North line of said Northwest 1/4 of the Northwest
 780 1/4 at the intersection of said line and the Southerly line
 781 of the railroad right-of-way, thence East along said North
 782 line to the Northeast corner of the Northwest 1/4 of the
 783 Northwest 1/4, thence South to the U.S. Highway No. 41
 784 right-of-way, thence Southwesterly along the highway right
 785 of-way 760.00 feet, thence North 45 degrees West to the
 786 railroad right-of-way, thence Northeasterly to the Point of
 787 Beginning.

788
 789 LESS that part Northwesterly of the railroad right-of-way.

790
 791 The above-described property also being described as
 792 follows:

793
 794 For a point of reference, commence at the Southeast corner
 795 of the Northeast 1/4 of Section 27, Township 32 South,
 796 Range 18 East, Hillsborough County, Florida N 0 deg 08 min
 797 34 Sec East, along the East boundary of the Northeast 1/4
 798 of said Section 27, a distance of 1136.11 feet to a point
 799 on the Northerly right-of-way line of U.S. Highway NO. 41
 800 for the Point of Beginning. Run thence S 55 deg 26'42" W.,

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801 along the Northerly right-of-way line of U.S. Highway No.
 802 41, a distanced of 4532.18 feet to the P.C. of a curve to
 803 the left having a radius of 28,697.90 feet; thence along
 804 the Northerly right-of-way line of U.S. Highway No. 41, a
 805 distance of 60.87 feet along the arc of said curve, thru a
 806 central angle of 0 deg 07'17", a chord bearing and distance
 807 of S 55 deg 23'03" W., 60.87 feet to a point on the
 808 Southerly right-of-way line of the Seaboard Coast Line
 809 Railroad; thence N. 53 deg 17'38" E., along the Southerly
 810 right-of-way line said Railroad, a distance of 1408.83 feet
 811 to the P.C. of a curve to the left having a radius of
 812 5729.58 feet and a central angle of 08 deg 30'00"; thence
 813 along the Southerly right-of-way line of said Railroad,
 814 850.00 feet along the arc of said curve, a chord bearing
 815 and distance of N. 49 deg 02'38" E., 849.22 feet to the
 816 P.T. of said curve; thence N. 44 deg 47'38" E, along the
 817 Southerly right-of-way line of said Railroad, a distance of
 818 3314.56 feet; thence S 52 deg 30'43" E., a distance of
 819 750.35 feet to a point on the Northerly right-of-way line
 820 of U.S. Highway No. 41; said point being on a curve to the
 821 right having a radius of 1859.86 feet; thence along the
 822 Northerly right of way line of U.S. Highway No. 41, a
 823 distance of 415.95 feet along the arc of said curve, thru a
 824 central angle of 12 deg 48'51", a chord bearing and
 825 distance of S. 49 deg 02'17" W., 415.09 feet to the P.T. of

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826 said curve; thence S 55 deg 26'42" W., along the Northerly
 827 right-of-way line of U.S. Highway No; 41 a distance of
 828 735.01 feet to the Point of Beginning.

829
 830 All lying and being in Sections 26 and 27, Township 32
 831 South, Range 18 East, Hillsborough County, Florida.

832
 833 PARCEL 5:

834
 835 That part of Section 27, Township 32 South, Range 18 East,
 836 Hillsborough County, Florida, lying North and West of the
 837 Atlantic Coast Line Railroad right-of-way;

838
 839 LESS road right-of-way;

840
 841 ALSO LESS a tract in the SW 1/4 of the said Section 27,
 842 Township 32 South, Range 18 East, described as follows:
 843 From the Southwest corner of said Section 27, run North
 844 1°52.5' East along the West boundary of Section 27 a
 845 distance of 229.0 feet to intersection with the Northern
 846 right of way line of Atlantic Coast Line Railroad for a
 847 Point of Beginning; from said Point of Beginning run North
 848 54°34' East said Atlantic Coast Line Railroad right of way
 849 a distance of 808.25 feet to a point North 35°26' West 65.0
 850 feet from the center of an existing grade crossing of the

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851 Atlantic Coast Line Railroad; run thence North 1°52.5' East
 852 1197.0 feet; run thence North 43°18' West 906.45 feet to a
 853 point on the West boundary of said Section 27; run thence
 854 South 1°52.5' West 2325.87 feet along the West boundary of
 855 said Section 27 to the Point of Beginning;

856
 857 ALSO LESS the following:

858
 859 That part lying North and East of the Southwesterly
 860 boundary of road conveyed to Hillsborough County in
 861 Official Record Book 1015 at page 11.

862
 863 AND

864
 865 That part of NW 1/4 of NW 1/4 of Section 26, Township 32
 866 South, Range 18 East, lying North and West of railroad, and
 867 South and West of road conveyed to Hillsborough County in
 868 Official Record Book 1015 at page 11.

869
 870 PARCEL 6:

871
 872 Tract beginning at the Northeast corner of Section 28,
 873 Township 32 South, Range 18 East, and run South 500 feet;
 874 thence run West 2660 feet to the mean high water mark of
 875 Cockroach Bay; thence run Northeasterly along the mean high

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876 water mark of Cockroach Bay to the North Section line of
877 Section 28, Township 32 South, Range 18 East; thence run
878 East along the said North Section line of the said Section
879 28 to the Point of Beginning.

880

881 PARCEL 7:

882

883 That part of Sections 34, 35, and 36, Township 32 South,
884 Range 18 East, Hillsborough County, Florida, lying North of
885 the Northerly right of way line of a road designated
886 "Boulevard", on the plat of LES JARDINS DE FLORIDE
887 SUBDIVISION, which is a dedicated County road; and that
888 part of Section 33, Township 32 South, Range 18 East,
889 Hillsborough County, Florida, lying East of U.S. Highway
890 No. 41 and North of the above referenced dedicated County
891 road.

892

893 LESS the North 660 feet thereof, conveyed to Tampa Electric
894 Company by that Warranty Deed recorded in Official Record
895 Book 3184 at Page 1092, of the Public Records of
896 Hillsborough County, Florida.

897

898 ALSO LESS the parcel conveyed to Tampa Electric Company as
899 recorded in Official Record Book 4323 at Page 297, of the
900 Public Records of Hillsborough County, Florida.

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ALSO LESS that portion conveyed to Hillsborough County by that Warranty Deed recorded in Official Records Book 3770, Page 1105, of the Public Records of Hillsborough County, Florida.

ALSO LESS additional right of way for Valroy Road.

All the forgoing lands constitute a part of the LES JARDINS DE FLORIDE SUBDIVISION, as per plat thereof recorded in Plat Book 1 at Page 150, of the Public Records of Hillsborough County, Florida.

PARCEL 8:

The Southerly portion of Section 34, Township 32 South, Range 18 East, Hillsborough County, Florida; lying South of Valroy Road, being a 100-foot right-of-way, and running in an East-West direction through the approximate middle of said Section 34;

LESS any other road right-of-way;

ALSO LESS the South 660.00 feet thereof;

ALSO LESS the West 1905.36 feet thereof;

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926
 927 ALSO LESS OUTPARCEL DESCRIBED AS FOLLOWS: That part of the
 928 Southwest 1/4 of Section 34, Township 32 South, Range 18
 929 East, Hillsborough County, Florida, being more particularly
 930 described as follows: Commence at the West 1/4 corner of
 931 Section 34, Township 32 South, Range 18 East, Hillsborough
 932 County, Florida; thence South 89°55'43" East, along the
 933 East/West centerline of said Section 34, for 1906.65 feet;
 934 thence South 00°11'42" West for 50.00 feet, to the Southern
 935 right-of-way of aforesaid Valroy Road and the Point of
 936 Beginning; thence South 89°55'43" East, along said southern
 937 right-of-way, for 123.78 feet; thence South 00°05'21" West
 938 for 135.00 feet; thence North 89°55'43" West for 124.03
 939 feet; thence North 00°11'42" East for 135.00 feet to the
 940 Point of Beginning.

941
 942 PARCEL 9:

943
 944 PARCEL A:

945
 946 Tracts 39 through 45, inclusive, LESS the North 200 feet
 947 thereof; Tracts 48 through 57, inclusive, and that portion
 948 of Tract 46, less the north 200 feet thereof, Tract 47, and
 949 Garden Tracts 29, 32, 33, 34 and 35 lying East and South of
 950 the present location of Bayshore Road (US Highway No. 541

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951 (41)) of Les Jardins de Floride, according to the map or
 952 plat thereof, as recorded in Plat Book 1, Page 150, of the
 953 Public Records of Hillsborough County, Florida, all lying
 954 and being a part of Sections 32 and 33, Township 32 South,
 955 Range 18 East, Hillsborough County, Florida.

956
 957 Excepting therefrom the South 660 feet of the above
 958 described land.

959
 960 PARCEL B: (WELL PARCEL)

961
 962 Commence at the Southeast corner of Section 33, Township 32
 963 South, Range 18 East, Hillsborough County, Florida; thence
 964 North 00°10'22" East, along the East line of said Section
 965 33, a distance of 660.46 feet to a TECO Monument found
 966 marking the North line of the South 660 feet of said
 967 Section 33 as monumented; thence South 89°45'19" West,
 968 25.00 feet to a point on the West line of a 50 foot wide
 969 platted right-of-way as shown on the Plat of Les Jardins de
 970 Floride, according to the map or plat thereof, as recorded
 971 in Plat Book 1, Page 150, of the Public Records of
 972 Hillsborough County, Florida; thence continue South
 973 89°45'19" West, 1064.89 feet for a Point of Beginning;
 974 thence continue South 89°45'19" West, 30.00 feet; thence
 975 South 00°14'41" East, 65.00 feet; thence North 89°45'19"

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976 East, 30.00 feet; thence North 00°14'41" West, 65.00 feet
 977 to the Point of Beginning.

978
 979 PARCEL C:

980
 981 The Westerly 25 feet of that certain 50 foot wide right-of-
 982 way as shown on the Plat entitled "Les Jardins de Floride"
 983 recorded in Plat Book 1, Page 150, of the Public Records of
 984 Hillsborough County, Florida which lies East of and
 985 adjacent to the East line of Tract 39, Less the North 200
 986 feet thereof, and the East line of Tract 57, Less the South
 987 660 feet thereof, all of said plat.

988
 989 Being more particularly described as follows:

990
 991 Commence at the Southeast corner of Section 33, Township 32
 992 South, Range 18 East, Hillsborough County, Florida; thence
 993 North 00°10'22" East, along the East line of said Section
 994 33, a distance of 660.46 feet to a TECO monument found
 995 marking the North line of the South 660 feet of said
 996 Section 33 as monumented, said point being the Point of
 997 Beginning; thence continue North 00°10'22" East, along the
 998 East line of said section, a distance of 956.20 feet;
 999 thence leaving the East line of said section South
 1000 89°58'38" West, a distance of 25.00 feet to the East line

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1001 of said Tract 39; thence South 00°10'22" West along the
 1002 East line of said Tracts 39 and 57, a distance of 956.29
 1003 feet; thence North 89°45'19" East, a distance of 25.00 feet
 1004 to the Point of Beginning.

1005
 1006 SUBURBAN LAND PARCELS:

1007
 1008 PARCEL 1:
 1009
 1010 THE N 660 FT OF THAT PT OF NE 1/4 OF SECTION 33, TOWNSHIP
 1011 32 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA,
 1012 LYING EAST OF R/W OF US HWY 41.

1013
 1014 PARCEL 2:
 1015
 1016 THE N 660 FEET OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 18
 1017 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS R/W FOR US HWY 41.

1018
 1019 PARCEL 3:
 1020
 1021 THE N 660 FT OF SECTION 35, TOWNSHIP 32 SOUTH, RANGE 18
 1022 EAST, HILLSBOROUGH COUNTY, FLORIDA.

1023
 1024 PARCEL 4:
 1025

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1026 THE N 660 FT OF SECTION 36, TOWNSHIP 32 SOUTH, RANGE 18
 1027 EAST, HILLSBOROUGH COUNTY, FLORIDA.

1028
 1029 PARCEL 5:

1030
 1031 The North 100 acres of the South 300 acres of the West 1/2
 1032 of Section 32, Township 32 South, Range 19 East,
 1033 Hillsborough County, Florida; LESS the South 235 feet of
 1034 the North 665 thereof and LESS existing road rights of way
 1035 and LESS right of way for I-75.

1036
 1037 ALSO LESS AND EXCEPT any portion thereof contained in
 1038 Special Warranty Deed recorded in Official Records
 1039 Instrument Number 2024282551, Public Records of
 1040 Hillsborough County, Florida.

1041
 1042 PARCEL 6:

1043
 1044 The South 200 acres of the West 1/2 of Section 32, Township
 1045 32 South, Range 19 East, Hillsborough County, Florida; LESS
 1046 the South 320 feet thereof and LESS existing road rights of
 1047 way.

1048
 1049 ALSO LESS AND EXCEPT any portion thereof contained in
 1050 Special Warranty Deed recorded in Official Records

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1051 Instrument Number 2024282551, Public Records of
 1052 Hillsborough County, Florida.

1053
 1054 PARCEL 7:

1055
 1056 That part of the West 1/2 of Section 32, Township 32 South,
 1057 Range 19 East, Hillsborough County, Florida, lying East of
 1058 the Easterly right of way line of I-75, LESS the South 300
 1059 acres thereof.

1060
 1061 ALSO LESS AND EXCEPT any portion thereof contained in
 1062 Special Warranty Deed recorded in Official Records
 1063 Instrument Number 2024282551, Public Records of
 1064 Hillsborough County, Florida.

1065
 1066 PARCEL 8:

1067
 1068 Begin at a point that is the intersection of the West line
 1069 of Section 31, Township 32 South, Range 19 East,
 1070 Hillsborough County, Florida, with the Northwesterly right
 1071 of way line of I-75; thence North along the said West line
 1072 of Section 31, to a point of intersection of said West line
 1073 of Section 31 with the Southerly right of way line of
 1074 Valroy Road; thence Northeasterly along the said Southerly
 1075 right of way line of Valroy Road to a point which is the

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1076 intersection of said Southerly right of way line of Valroy
 1077 Road with said Northwesterly right of way line of I-75;
 1078 thence go Southwesterly along the said Northwesterly right
 1079 of way line of I-75 to the Point of Beginning.

1080

1081 PARCEL 9:

1082

1083 Begin at a point that is the intersection of the Northerly
 1084 boundary of Valroy Road and the Westerly boundary of I-75
 1085 in the East 1/2 of Section 31, Township 32 South, Range 19
 1086 East, Hillsborough County, Florida, thence Northeasterly
 1087 along the Westerly boundary of I-75, 700 feet, more or
 1088 less, to the intersection of the Westerly boundary of I-75
 1089 and the South boundary of the 660 foot easement of Tampa
 1090 Electric Company; thence West along the South boundary of
 1091 said Tampa Electric easement a distance of 1750 feet, more
 1092 or less, to a point in an existing fence line; thence South
 1093 along said fence line a distance of 750 feet, more or less,
 1094 to a point of intersection of said fence line and the
 1095 Northerly boundary of Valroy Road; thence Easterly
 1096 following the Northerly boundary of Valroy Road a distance
 1097 of 1435 feet, more or less, to the Point of Beginning;
 1098 TOGETHER with an easement for ingress and egress as
 1099 reserved in instrument recorded in O.R. Book 2723, Page 500
 1100 and easement for ingress and egress as reserved in O.R.

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1101 Book 2723, Page 494, Public Records of Hillsborough County,
 1102 Florida. Together with an easement for ingress and egress
 1103 as reserved in instrument recorded in O.R. Book 2723, Page
 1104 494, AS ASSIGNED IN O.R. BOOK 17859, PAGE 1277, Public
 1105 Records of Hillsborough County, Florida.

1106
 1107 LESS AND EXCEPT those lands contained in Special Warranty
 1108 Deed recorded in Official Records Instrument Number
 1109 2024282552, Public Records of Hillsborough County, Florida.

1110
 1111 PARCEL 10:

1112
 1113 That part of the Northeast 1/4 of Section 31, Township 32
 1114 South, Range 19 East, Hillsborough County, Florida, lying
 1115 East of the Easterly right of way line of I-75 and North of
 1116 the Northerly right of way line of Valroy Road; LESS that
 1117 portion conveyed to Tampa Electric Company by virtue of
 1118 deed recorded in O.R. Book 2723, Page 500, Public Records
 1119 of Hillsborough County, Florida; Together with an easement
 1120 for ingress and egress as reserved in instrument recorded
 1121 in O.R. Book 2723, Page 494, Public Records of Hillsborough
 1122 County, Florida.

1123
 1124 PARCEL 11:

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1126 Begin at a point on the East line of Section 31, Township
 1127 32 South, Range 19 East, Hillsborough County, Florida; said
 1128 point being 320 feet North of the Southeast corner of said
 1129 Section 31; thence go West parallel to the South line of
 1130 said Section 31, 1900 feet to a point; thence go North
 1131 parallel to the East line of said Section 31, 900 feet to a
 1132 point; thence go East parallel to the South line of said
 1133 Section 31, 700 feet to a point; thence go Northeasterly
 1134 1700 feet to a point that is 250 feet West of the East line
 1135 of said Section 31, thence go East parallel to the South
 1136 line of said Section 31, East 250 feet, more or less, to
 1137 the East line of said Section 31, thence South along the
 1138 East line of said Section 31, 2200 feet, more or less, to
 1139 the Point of Beginning.

1140
 1141 PARCEL 12:

1142
 1143 (a) That portion of Section 31, Township 32 South, Range
 1144 19 East, Hillsborough County, Florida, lying Southeasterly
 1145 of I-75 and South of Valroy Road; LESS the South 320 feet
 1146 and LESS Tract beginning at a point on the East line of
 1147 Section 31, Township 32 South, Range 19 East, Hillsborough
 1148 County, Florida; said point being 320 feet North of the
 1149 Southeast corner of said Section 31; thence go West
 1150 parallel to the South line of said Section 31, 1900 feet to

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1151 a point; thence go North parallel to the East line of said
 1152 Section 31, 900 feet to a point; thence go East parallel to
 1153 the South line of said Section 31, 700 feet to a point;
 1154 thence go Northeasterly 1700 feet to a point that is 250
 1155 feet West of the East line of said Section 31, thence go
 1156 East parallel to the South line of said Section 31, East
 1157 250 feet, more or less, to the East line of said Section
 1158 31, thence South along the East line of said Section 31,
 1159 2200 feet, more or less, to the Point of Beginning;
 1160 Together with an easement for ingress and egress as
 1161 reserved in instrument recorded in O.R. Book 2723, Page
 1162 494, Public Records of Hillsborough County, Florida.
 1163 Together with an easement for ingress and egress as
 1164 reserved in instrument recorded in O.R. Book 2723, Page
 1165 494, AS ASSIGNED IN O.R. BOOK 17859, PAGE 1277, Public
 1166 Records of Hillsborough County, Florida.

1167
 1168 AND
 1169

1170 (b) Beginning at the intersection of the Northerly road
 1171 right of way of Valroy Road and the West line of Section
 1172 31, Township 32 South, Range 19 East, Hillsborough County,
 1173 Florida; thence go North along the West line of said
 1174 Section 31 a distance of 1400 feet more or less to the
 1175 South boundary of the lands of Tampa Electric Company,

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1176 thence go Northeasterly 935 feet, more or less, to the
 1177 South boundary of the 660 foot parcel owned by TECO, thence
 1178 go East 2550 feet more or less to the East line of fence on
 1179 Ganey Road, thence go South 760 feet, more or less, to the
 1180 Northerly right of way of Valroy Road, thence Southwesterly
 1181 along the Northerly right of way line of Valroy Road to the
 1182 Point of Beginning; LESS and except therefrom the West 100
 1183 feet of the Northeast 1/4 of said Section 31, lying and
 1184 situated within the boundaries of the just described
 1185 property.

1186 Less and Except that portion thereof having been conveyed
 1187 to Tampa Electric Company by deed recorded in Official
 1188 Records Book 4351, Page 440, Public Records of Hillsborough
 1189 County, Florida.

1191 AND

1193 (c) The Southeast 1/4 of Section 30, Township 32 South,
 1194 Range 19 East, Hillsborough County, Florida, lying
 1195 Southerly and Easterly of the Little Manatee River less and
 1196 except the following parcels described in A, B and C:

1198 (A) A parcel of land lying and being in the Southeast 1/4
 1199 of Section 30, Township 32 South, Range 19 East,
 1200 Hillsborough County, Florida, more particularly described

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1201 as follows:

1202
 1203 Begin at the Northwest corner of the Southeast 1/4 of said
 1204 Section 30; thence North 89°46'34" East, along the North
 1205 line of said Southeast 1/4; a distance of 756.08 feet;
 1206 thence South 38°45'41" East, 471.11 feet; thence South
 1207 40°18'11" East, 993.65 feet; thence South 01°26'27" West,
 1208 818.10 feet; thence South 82°12'36" West, 1664.03 feet to a
 1209 point on the West line of said Southeast 1/4; thence North
 1210 00°38'54" West, along said West line, a distance of 2165.72
 1211 feet to the Point of Beginning; LESS the West 100 feet
 1212 thereof.

1213
 1214 (B) The West 100 feet of said Southeast 1/4 of Section 30,
 1215 Township 32 South, Range 19 East. Together with an easement
 1216 for ingress and egress as reserved in instrument recorded
 1217 in O.R. Book 2723, Page 494, AS ASSIGNED IN O.R. BOOK
 1218 17859, PAGE 1277, Public Records of Hillsborough County,
 1219 Florida.

1220
 1221 (C) Commence at the Northwest corner of the Southeast 1/4
 1222 of Section 30, Township 32 South, Range 19 East,
 1223 Hillsborough County, Florida; thence North 89°46'34" East,
 1224 along the North line of said Southeast 1/4, a distance of
 1225 756.08 feet for a Point of Beginning; thence South

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1226 38°45'41" East, 471.11 feet; thence North 47°29'30" East,
 1227 324.89 feet to the waters of the Little Manatee River;
 1228 thence North 17°27'13" West, along said waters, a distance
 1229 of 156.96 feet to the aforementioned North line of the
 1230 Southeast 1/4; thence South 89°46'34" West, along said
 1231 North line, a distance of 487.38 feet to the Point of
 1232 Beginning.

1233
 1234 Also less and except that portion conveyed to Tampa
 1235 Electric Company by virtue of instrument recorded in O.R.
 1236 Book 2723, Page 500.

1237
 1238 Together with an easement for ingress and egress as
 1239 reserved in instrument recorded in O.R. Book 2723, Page
 1240 500, and Together with an easement for ingress and egress
 1241 described as follows:

1242 Commence at the Northwest corner of the Southeast 1/4 of
 1243 Section 30, Township 32 South, Range 19 East, Hillsborough
 1244 County, Florida; thence run North 89°46'34" East, along the
 1245 North line of said Southeast 1/4, a distance of 52.96 feet
 1246 for a Point of Beginning; thence continue North 89°46'34"
 1247 East, 703.12 feet; thence South 38°45'41" East, 63.92 feet;
 1248 thence South 89°46'34" West, 741.73 feet; thence North
 1249 01°37'19" West, 50.02 feet to the Point of Beginning.

1250

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1251 PARCEL 13:
 1252
 1253 (a) Commence at the Northwest corner of the Southeast 1/4
 1254 of Section 30, Township 32 South, Range 19 East,
 1255 Hillsborough County, Florida; thence North 89°40'34" East,
 1256 along the North line of said Southeast 1/4, a distance of
 1257 756.08 feet for a Point of Beginning; thence South
 1258 38°45'41" East, 471.11 feet; thence North 47°29'30" East,
 1259 324.89 feet to the waters of the Little Manatee River;
 1260 thence North 17°27'13" West, along said waters, a distance
 1261 of 156.96 feet to the aforementioned North line of the
 1262 Southeast 1/4; thence South 89°47'34" West, along said
 1263 North line, a distance of 487.38 feet to the Point of
 1264 Beginning; Together with an easement for ingress and
 1265 egress, being more particularly described as follows:
 1266 Commence at the Northwest corner of the Southeast 1/4 of
 1267 Section 30, Township 32 South, Range 19 East, Hillsborough
 1268 County, Florida; thence North 89°46'34" East, along the
 1269 North line of said Southeast 1/4, a distance of 52.96 feet
 1270 for a Point of Beginning; thence continue North 89°46'34"
 1271 East, 703.12 feet; thence South 38°45'41" East, 63.92 feet;
 1272 thence South 89°40'34" West, 741.73 feet; thence North
 1273 00°37'19" West, 50.02 feet to the Point of Beginning.

1274
 1275 AND

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1276
 1277 (b) The West 100-feet of the Southeast 1/4 of Section 30,
 1278 Township 32 South, Range 19 East, Hillsborough County,
 1279 Florida TOGETHER with an easement for ingress and egress as
 1280 reserved in instrument recorded in O.R. Book 2723, Page
 1281 500, both of the Public Records of Hillsborough County,
 1282 Florida.

1283
 1284 AND

1285
 1286 (c) The West 100 feet of the Northeast 1/4 of Section 31,
 1287 Township 32 South, Range 19 East, Hillsborough County,
 1288 Florida, lying North of Valroy Road and South of Tampa
 1289 Electric Company tract described in O.R. Book 2723, Page
 1290 494, Public Records of Hillsborough County, Florida.

1291
 1292 PARCEL 14:

1293
 1294 A parcel of land lying and being in the Southeast 1/4 of
 1295 Section 30, Township 32 South, Range 19 East, Hillsborough
 1296 County, Florida, more particularly described as follows:

1297
 1298 Begin at the Northwest corner of the Southeast 1/4 of said
 1299 Section 30; thence North 89°46'34" East, along the North
 1300 line of said Southeast 1/4; a distance of 756.08 feet;

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1301 thence South 38°45'41" East, 471.11 feet; thence South
 1302 40°18'11" East, 993.65 feet; thence South 01°26'27" West,
 1303 818.10 feet; thence South 82°12'36" West, 1664.03 feet to a
 1304 point on the West line of said Southeast 1/4; thence North
 1305 00°38'54" West, along said West line, a distance of 2165.72
 1306 feet to the Point of Beginning; LESS the West 100 feet
 1307 thereof.

1308
 1309 PARCEL 15:

1310
 1311 The Southwest 1/4 of Section 30, Township 32 South, Range
 1312 19 East, Hillsborough County, Florida; Together with an
 1313 easement for ingress and egress, being more particularly
 1314 described as follows: Begin at the Northeast corner of the
 1315 Southwest 1/4 of Section 30, Township 32 South, Range 19
 1316 East, Hillsborough County, Florida; thence North 89°46'34"
 1317 East along the North line of the Southeast 1/4 a distance
 1318 of 102.96 feet; thence South 00°38'54" East, a distance of
 1319 75 feet; thence South 89°46'34" West, a distance of 102.96
 1320 feet; thence North 00°38'54" West, along the East line of
 1321 the Southwest 1/4, a distance of 75 feet to the Point of
 1322 Beginning; Together with an easement for ingress and egress
 1323 as reserved in instrument recorded in O.R. Book 2723, Page
 1324 494, Public Records of Hillsborough County, Florida.
 1325 Together with an easement for ingress and egress as

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1326 reserved in instrument recorded in O.R. Book 2723, Page
 1327 494, AS ASSIGNED IN O.R. BOOK 17859, PAGE 1277, Public
 1328 Records of Hillsborough County, Florida.

1329
 1330 PARCEL 16:

1331
 1332 That part of the Southwest 1/4 of Section 29, Township 32
 1333 South, Range 19 East, Hillsborough County, Florida, lying
 1334 East of the Easterly right of way of I-75 and lying South
 1335 of Little Manatee River.

1336
 1337 AND

1338
 1339 That part of the Southwest 1/4 of Section 29, Township 32
 1340 South, Range 19 East, Hillsborough County, Florida, lying
 1341 West of the Westerly right of way of I-75 and lying South
 1342 of Little Manatee River; LESS that portion conveyed to
 1343 Tampa Electric Company by virtue of instrument recorded in
 1344 O.R. Book 2723, Page 500, Public Records of Hillsborough
 1345 County, Florida.

1346
 1347 ALSO LESS AND EXCEPT any portion thereof contained in
 1348 Special Warranty Deed recorded in Official Records
 1349 Instrument Number 2024282551, Public Records of
 1350 Hillsborough County, Florida.

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PARCEL 17:

Parcel "A"

That part of:

The South 235 feet of the North 665 feet of the Northwest
1/4 of Section 32, Township 32 South Range 19 East,
Hillsborough County, Florida, lying East of the East right
of way line of State Road No. 93A (I75).

LESS AND EXCEPT any portion thereof contained in Special
Warranty Deed recorded in Official Records Instrument
Number 2024282551, Public Records of Hillsborough County,
Florida.

AND

Parcel "B":

A Parcel of land lying within Section 31; Township 32
South, Range 19 East, Hillsborough County, Florida, being a
portion of those lands described as Parcel I in O.R. Book
2723, Page 500 of the Public Records of Hillsborough

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1376 County, Florida and being more particularly described as
 1377 follows:
 1378
 1379 Commence at the Northeast corner of said Section 31, run
 1380 thence South 00°16'28" East along the East line of said
 1381 Section 31, a distance of 467.58 feet to a point of
 1382 intersection with the Easterly right of way line of State
 1383 Road 93A (I-75), said point being the Point of Beginning;
 1384 thence continue South 00°16'28" East along the East line of
 1385 said Section 31, a distance of 197.43 feet to the Southeast
 1386 corner of the North 665 feet of the Northeast 1/4 of said
 1387 Section 31; run thence North 89°42'13" West, a distance of
 1388 102.37 feet along the South line of said North 665 feet, to
 1389 a point of intersection with the Easterly right of way line
 1390 of State Road 93A (I-75); run thence North 27°15'15" East
 1391 along the Easterly line of State Road 93A (I-75) a distance
 1392 of 221.49 to the Point of Beginning.

1393
 1394 PARCEL 18:
 1395

1396 A parcel of land being a portion of those lands described
 1397 as "Parcel I" in O.R. Book 2723, Page 500, of the Public
 1398 Records of Hillsborough County, Florida, lying within the
 1399 Northwest 1/4 of Section 31, Township 32 South, Range 19
 1400 East, and being more particularly described as follows:

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1401
 1402 Description:
 1403
 1404 Commence at the Northwest corner of Section 31, Township 32
 1405 South, Range 19 East, run thence South 89°42'08" East,
 1406 2617.61 along the North boundary of said Section 31, also
 1407 being the North line of The Tampa Electric Company right of
 1408 way, Parcel I, O.R. Book 2723, Page 500, to a Point of
 1409 Beginning; thence continue along the North line of said
 1410 Section 31, South 89°42'08" East, 100.00 feet; thence
 1411 leaving the North line of said Section 31, South 00°00'00"
 1412 West, 665.05 feet to the intersection with the South line
 1413 of said Parcel I, O.R. Book 2723, Page 500; thence North
 1414 89°42'13" West, 100.00 feet, along said South line; thence
 1415 North 00°00'00" West, 665.05 feet to the Point of
 1416 Beginning.

1417
 1418 TOTAL AREA OR PROPERTY DESCRIBED HEREIN IS 3,707 ACRES,
 1419 MORE OR LESS.

1420 Section 5. Board of supervisors; members and meetings;
 1421 organization; powers; duties; terms of office; related election
 1422 requirements.—

1423 (1) The board of the district shall exercise the powers
 1424 granted to the district pursuant to this act. The board shall
 1425 consist of five members, each of whom shall hold office for a

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1426 term of 4 years, as provided in this section, except as
 1427 otherwise provided herein for initial board members, and until a
 1428 successor is chosen and qualified. The members of the board must
 1429 be residents of the state and citizens of the United States.

1430 (2) (a) Within 90 days after the effective date of this
 1431 act, there shall be held a meeting of the landowners of the
 1432 district for the purpose of electing five supervisors for the
 1433 district. Notice of the landowners' meeting shall be published
 1434 in a newspaper of general circulation in the general area of the
 1435 district once a week for 2 consecutive weeks, the last day of
 1436 such publication to be not fewer than 14 days nor more than 28
 1437 days before the date of the election. The landowners, when
 1438 assembled at such meeting, shall organize by electing a chair,
 1439 who shall conduct the meeting. The chair may be any person
 1440 present at the meeting. If the chair is a landowner or proxy
 1441 holder of a landowner, he or she may nominate candidates and
 1442 make and second motions. The landowners present at the meeting,
 1443 in person or by proxy, shall constitute a quorum. At any
 1444 landowners' meeting, 50 percent of the district acreage is not
 1445 required to constitute a quorum, and each governing board member
 1446 elected by landowners shall be elected by a majority of the
 1447 acreage represented either by owner or proxy present and voting
 1448 at said meeting.

1449 (b) At such meeting, each landowner shall be entitled to
 1450 cast one vote per acre of land owned by him or her and located

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1451 within the district for each person to be elected. A landowner
1452 may vote in person or by proxy in writing. Each proxy must be
1453 signed by one of the legal owners of the property for which the
1454 vote is cast and must contain the typed or printed name of the
1455 individual who signed the proxy; the street address, legal
1456 description of the property, or tax parcel identification
1457 number; and the number of authorized votes. If the proxy
1458 authorizes more than one vote, each property must be listed and
1459 the number of acres of each property must be included. The
1460 signature on a proxy need not be notarized. A fraction of an
1461 acre shall be treated as 1 acre, entitling the landowner to one
1462 vote with respect thereto. The three candidates receiving the
1463 highest number of votes shall each be elected for terms expiring
1464 November 26, 2030, and the two candidates receiving the next
1465 largest number of votes shall each be elected for terms expiring
1466 November 28, 2028, with the term of office for each successful
1467 candidate commencing upon election. The members of the first
1468 board elected by landowners shall serve their respective terms;
1469 however, the next election of board members shall be held on the
1470 first Tuesday after the first Monday in November 2028.
1471 Thereafter, there shall be an election by landowners for the
1472 district every 2 years on the first Tuesday after the first
1473 Monday in November, which shall be noticed pursuant to paragraph
1474 (a). The second and subsequent landowners' election shall be
1475 announced at a public meeting of the board at least 90 days

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1476 before the date of the landowners' meeting and shall also be
 1477 noticed pursuant to paragraph (a). Instructions on how all
 1478 landowners may participate in the election, along with sample
 1479 proxies, shall be provided during the board meeting that
 1480 announces the landowners' meeting. Each supervisor elected in or
 1481 after November 2028 shall serve a 4-year term.

1482 (3) (a) 1. The board may not exercise the ad valorem taxing
 1483 power authorized by this act until such time as all members of
 1484 the board are qualified electors who are elected by qualified
 1485 electors of the district.

1486 2.a. Regardless of whether the district has proposed to
 1487 levy ad valorem taxes, board members shall be elected by
 1488 qualified electors of the district as the district becomes
 1489 populated with qualified electors. The transition shall occur
 1490 such that the composition of the board, after the first general
 1491 election following a trigger of the qualified elector population
 1492 thresholds set forth below, shall be as follows:

1493 (I) Once 14,000 qualified electors reside within the
 1494 district, one governing board member shall be a person who is a
 1495 qualified elector of the district and who was elected by the
 1496 qualified electors, and four governing board members shall be
 1497 persons who were elected by the landowners.

1498 (II) Once 21,000 qualified electors reside within the
 1499 district, two governing board members shall be persons who are
 1500 qualified electors of the district and who were elected by the

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1501 qualified electors, and three governing board members shall be
 1502 persons who were elected by the landowners.

1503 (III) Once 28,000 qualified electors reside within the
 1504 district, three governing board members shall be persons who are
 1505 qualified electors of the district and who were elected by the
 1506 qualified electors, and two governing board members shall be
 1507 persons who were elected by the landowners.

1508 (IV) Once 35,000 qualified electors reside within the
 1509 district, four governing board members shall be persons who are
 1510 qualified electors of the district and who were elected by the
 1511 qualified electors, and one governing board member shall be a
 1512 person who was elected by the landowners.

1513 (V) Once 40,000 qualified electors reside within the
 1514 district, all five governing board members shall be persons who
 1515 are qualified electors of the district and who were elected by
 1516 the qualified electors. Nothing in this sub-subparagraph is
 1517 intended to require an election before the expiration of an
 1518 existing board member's term.

1519 b. On or before June 1 of each election year, the board
 1520 shall determine the number of qualified electors in the district
 1521 as of the immediately preceding April 15. The board shall use
 1522 and rely upon the official records maintained by the supervisor
 1523 of elections and property appraiser or tax collector in
 1524 Hillsborough County in making this determination. Such
 1525 determination shall be made at a properly noticed meeting of the

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1526 board and shall become a part of the official minutes of the
 1527 district.

1528 c. All governing board members elected by qualified
 1529 electors shall be elected at large at an election occurring as
 1530 provided in subsection (2) and this subsection.

1531 d. All governing board members elected by qualified
 1532 electors shall reside in the district.

1533 e. Once the district qualifies to have any of its board
 1534 members elected by the qualified electors of the district, the
 1535 initial and all subsequent elections by the qualified electors
 1536 of the district shall be held at the general election in
 1537 November. The board shall adopt a resolution, if necessary, to
 1538 implement this requirement. The transition process described
 1539 herein is intended to be in lieu of the process set forth in s.
 1540 189.041, Florida Statutes.

1541 (b) Elections of board members by qualified electors held
 1542 pursuant to this subsection shall be nonpartisan and shall be
 1543 conducted in the manner prescribed by general law for holding
 1544 general elections. Board members shall assume the office on the
 1545 second Tuesday following their election.

1546 (c) Candidates seeking election to office by qualified
 1547 electors under this subsection shall conduct their campaigns in
 1548 accordance with chapter 106, Florida Statutes, and shall file
 1549 qualifying papers and qualify for individual seats in accordance
 1550 with s. 99.061, Florida Statutes.

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1551 (d) The supervisor of elections shall appoint the
1552 inspectors and clerks of elections, prepare and furnish the
1553 ballots, designate polling places, and canvass the returns of
1554 the election of board members by qualified electors. The county
1555 canvassing board shall declare and certify the results of the
1556 election.

1557 (4) Members of the board, regardless of how elected,
1558 shall be public officers, shall be known as supervisors, and,
1559 upon entering into office, shall take and subscribe to the oath
1560 of office as prescribed by s. 876.05, Florida Statutes. Members
1561 of the board shall be subject to ethics and conflict of interest
1562 laws of the state that apply to all local public officers. They
1563 shall hold office for the terms for which they were elected or
1564 appointed and until their successors are chosen and qualified.
1565 If, during the term of office, a vacancy occurs, the remaining
1566 members of the board shall fill each vacancy by an appointment
1567 for the remainder of the unexpired term.

1568 (5) Any elected member of the board of supervisors may be
1569 removed by the Governor for malfeasance, misfeasance,
1570 dishonesty, incompetency, or failure to perform the duties
1571 imposed upon him or her by this act, and any vacancies that may
1572 occur in such office for such reasons shall be filled by the
1573 Governor as soon as practicable.

1574 (6) A majority of the members of the board constitutes a
1575 quorum for the purposes of conducting its business and

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1576 exercising its powers and for all other purposes. Action taken
 1577 by the district shall be upon a vote of a majority of the
 1578 members present unless general law or a rule of the district
 1579 requires a greater number.

1580 (7) As soon as practicable after each election or
 1581 appointment, the board shall organize by electing one of its
 1582 members as chair and by electing a secretary, who need not be a
 1583 member of the board, and such other officers as the board may
 1584 deem necessary.

1585 (8) The board shall keep a permanent record book entitled
 1586 "Record of Proceedings of Land Reserve Stewardship District," in
 1587 which shall be recorded minutes of all meetings, resolutions,
 1588 proceedings, certificates, bonds given by all employees, and any
 1589 and all corporate acts. The record book and all other district
 1590 records shall at reasonable times be opened to inspection in the
 1591 same manner as state, county, and municipal records pursuant to
 1592 chapter 119, Florida Statutes. The record book shall be kept at
 1593 the office or other regular place of business maintained by the
 1594 board in a designated location in Hillsborough County.

1595 (9) Each supervisor may not be entitled to receive
 1596 compensation for his or her services in excess of the limits
 1597 established in s. 190.006(8), Florida Statutes, or any other
 1598 provision of general law; however, each supervisor shall receive
 1599 travel and per diem expenses as set forth in s. 112.061, Florida
 1600 Statutes.

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1601 (10) All meetings of the board shall be open to the public
 1602 and governed by chapter 286, Florida Statutes.

1603 Section 6. Board of supervisors; general duties.—

1604 (1) DISTRICT MANAGER AND EMPLOYEES.—The board shall
 1605 employ and fix the compensation of a district manager, who shall
 1606 have charge and supervision of the works of the district and
 1607 shall be responsible for preserving and maintaining any
 1608 improvement or facility constructed or erected pursuant to this
 1609 act, for maintaining and operating the equipment owned by the
 1610 district, and for performing such other duties as may be
 1611 prescribed by the board. It is not a conflict of interest or an
 1612 abuse of public position under chapter 112, Florida Statutes,
 1613 for a board member, the district manager, or another employee of
 1614 the district to be a stockholder, officer, or employee of a
 1615 landowner or an entity affiliated with a landowner. The district
 1616 manager may hire or otherwise employ and terminate the
 1617 employment of such other persons, including, without limitation,
 1618 professional, supervisory, and clerical employees, as may be
 1619 necessary and authorized by the board. The compensation and
 1620 other conditions of employment of the officers and employees of
 1621 the district shall be as provided by the board.

1622 (2) TREASURER.—The board shall designate a person who is
 1623 a resident of the state as treasurer of the district, who shall
 1624 have charge of the funds of the district. Such funds shall be
 1625 disbursed only upon the order of or pursuant to a resolution of

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1626 the board by warrant or check countersigned by the treasurer and
1627 by such other person as may be authorized by the board. The
1628 board may give the treasurer such other or additional powers and
1629 duties as the board may deem appropriate and may fix his or her
1630 compensation. The board may require the treasurer to give a bond
1631 in such amount, on such terms, and with such sureties as may be
1632 deemed satisfactory to the board to secure the performance by
1633 the treasurer of his or her powers and duties. The financial
1634 records of the board shall be audited by an independent
1635 certified public accountant in accordance with the requirements
1636 of general law.

1637 (3) PUBLIC DEPOSITORY.—The board is authorized to select
1638 as a depository for its funds any qualified public depository as
1639 defined in s. 280.02, Florida Statutes, which meets all the
1640 requirements of chapter 280, Florida Statutes, and has been
1641 designated by the treasurer as a qualified public depository
1642 upon such terms and conditions as to the payment of interest by
1643 such depository upon the funds so deposited as the board may
1644 deem just and reasonable.

1645 (4) BUDGET; REPORTS AND REVIEWS.—

1646 (a) The district shall provide financial reports in such
1647 form and such manner as prescribed pursuant to this act and
1648 chapter 218, Florida Statutes.

1649 (b) On or before July 15 of each year, the district
1650 manager shall prepare a proposed budget for the ensuing fiscal

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1651 year to be submitted to the board for board approval. The
 1652 proposed budget shall include at the direction of the board an
 1653 estimate of all necessary expenditures of the district for the
 1654 ensuing fiscal year and an estimate of income to the district
 1655 from the taxes and assessments provided in this act. The board
 1656 shall consider the proposed budget item by item and may either
 1657 approve the budget as proposed by the district manager or modify
 1658 the same in part or in whole. The board shall indicate its
 1659 approval of the budget by resolution, which resolution shall
 1660 provide for a hearing on the budget as approved. Notice of the
 1661 hearing on the budget shall be published in a newspaper of
 1662 general circulation in the general area of the district once a
 1663 week for 2 consecutive weeks, except that the first publication
 1664 shall be no less than 15 days before the date of the hearing.
 1665 The notice shall further contain a designation of the day, time,
 1666 and place of the public hearing. At the day, time, and place
 1667 designated in the notice, the board shall hear all objections to
 1668 the budget as proposed and may make such changes as the board
 1669 deems necessary. At the conclusion of the budget hearing, the
 1670 board shall, by resolution, adopt the budget as finally approved
 1671 by the board. The budget shall be adopted before October 1 of
 1672 each year.

1673 (c) At least 60 days before adoption, the board of
 1674 supervisors of the district shall submit to the Board of County
 1675 Commissioners of Hillsborough County, for purposes of disclosure

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1676 and information only, the proposed annual budget for the ensuing
 1677 fiscal year, and the board of county commissioners may submit
 1678 written comments to the board of supervisors solely for the
 1679 assistance and information of the board of supervisors in
 1680 adopting its annual district budget.

1681 (d) The board of supervisors shall submit annually a
 1682 public facilities report to the Board of County Commissioners of
 1683 Hillsborough County pursuant to s. 189.08, Florida Statutes. The
 1684 board of county commissioners may use and rely on the district's
 1685 public facilities report in the preparation or revision of the
 1686 Hillsborough County comprehensive plan.

1687 (5) DISCLOSURE OF PUBLIC INFORMATION; WEB-BASED PUBLIC
 1688 ACCESS.—The district shall take affirmative steps to provide for
 1689 the full disclosure of information relating to the public
 1690 financing and maintenance of improvements to real property
 1691 undertaken by the district. Such information shall be made
 1692 available to all existing and prospective residents of the
 1693 district. The district shall furnish each developer of a
 1694 residential development within the district with sufficient
 1695 copies of that information to provide each prospective initial
 1696 purchaser of property in that development with a copy; and any
 1697 developer of a residential development within the district, when
 1698 required by general law to provide a public offering statement,
 1699 shall include a copy of such information relating to the public
 1700 financing and maintenance of improvements in the public offering

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1701 statement. The district shall file the disclosure documents
 1702 required by this subsection and any amendments thereto in the
 1703 property records of each county in which the district is
 1704 located. By the end of the first full fiscal year of the
 1705 district's creation, the district shall maintain an official
 1706 Internet website in accordance with s. 189.069, Florida
 1707 Statutes.

1708 (6) GENERAL POWERS.—The district shall have, and the
 1709 board may exercise, the following general powers:

1710 (a) To sue and be sued in the name of the district; to
 1711 adopt and use a seal and authorize the use of a facsimile
 1712 thereof; to acquire, by purchase, gift, devise, or otherwise,
 1713 and to dispose of, real and personal property, or any estate
 1714 therein; and to make and execute contracts and other instruments
 1715 necessary or convenient to the exercise of its powers.

1716 (b) To apply for coverage of its employees under the
 1717 Florida Retirement System in the same manner as if such
 1718 employees were state employees.

1719 (c) To contract for the services of consultants to
 1720 perform planning, engineering, legal, or other appropriate
 1721 services of a professional nature. Such contracts shall be
 1722 subject to public bidding or competitive negotiation
 1723 requirements as set forth in general law applicable to
 1724 independent special districts.

1725 (d) To borrow money and accept gifts; to apply for and

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1726 use grants or loans of money or other property from the United
 1727 States, the state, a unit of local government, or any person for
 1728 any district purposes and enter into agreements required in
 1729 connection therewith; and to hold, use, and dispose of such
 1730 moneys or property for any district purposes in accordance with
 1731 the terms of the gift, grant, loan, or agreement relating
 1732 thereto.

1733 (e) To adopt and enforce rules and orders pursuant to
 1734 chapter 120, Florida Statutes, prescribing the powers, duties,
 1735 and functions of the officers of the district; the conduct of
 1736 the business of the district; the maintenance of the records of
 1737 the district; and the form of certificates evidencing tax liens
 1738 of the district and all other documents and records of the
 1739 district. The board may also adopt and enforce administrative
 1740 rules with respect to any of the projects of the district and
 1741 define the area to be included therein. The board may also adopt
 1742 resolutions which may be necessary for the conduct of district
 1743 business.

1744 (f) To maintain an office at such place or places as the
 1745 board of supervisors designates in Hillsborough County and
 1746 within the district when facilities are available.

1747 (g) To hold, control, and acquire by donation, purchase,
 1748 or condemnation, or dispose of, any public easements,
 1749 dedications to public use, platted reservations for public
 1750 purposes, or any reservations for those purposes authorized by

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1751 this act and to make use of such easements, dedications, or
 1752 reservations for the purposes authorized by this act.

1753 (h) To lease as lessor or lessee to or from any person,
 1754 firm, corporation, association, or body, public or private, any
 1755 projects of the type that the district is authorized to
 1756 undertake and facilities or property of any nature for the use
 1757 of the district to carry out the purposes authorized by this
 1758 act.

1759 (i) To borrow money and issue bonds, certificates,
 1760 warrants, notes, or other evidence of indebtedness as provided
 1761 herein; to levy such taxes and assessments as may be authorized;
 1762 and to charge, collect, and enforce fees and other user charges.

1763 (j) To raise, by user charges or fees authorized by
 1764 resolution of the board, amounts of money which are necessary
 1765 for the conduct of district activities and services and to
 1766 enforce their receipt and collection in the manner prescribed by
 1767 resolution not inconsistent with general law.

1768 (k) To exercise all powers of eminent domain now or
 1769 hereafter conferred on counties in this state; provided,
 1770 however, that such power of eminent domain may not be exercised
 1771 outside the territorial limits of the district unless the
 1772 district receives prior approval by vote of a resolution of the
 1773 governing body of the county if the taking will occur in an
 1774 unincorporated area in that county, or the governing body of the
 1775 city if the taking will occur in an incorporated area. The

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1776 district does not have the power to exercise eminent domain over
 1777 municipal, county, state, or federal property. The powers
 1778 hereinabove granted to the district shall be so construed to
 1779 enable the district to fulfill the objects and purposes of the
 1780 district as set forth in this act.

1781 (l) To cooperate with, or contract with, other
 1782 governmental agencies as may be necessary, convenient,
 1783 incidental, or proper in connection with any of the powers,
 1784 duties, or purposes authorized by this act.

1785 (m) To assess and to impose upon lands in the district ad
 1786 valorem taxes as provided by this act.

1787 (n) If and when authorized by general law, to determine,
 1788 order, levy, impose, collect, and enforce maintenance taxes.

1789 (o) To determine, order, levy, impose, collect, and
 1790 enforce assessments pursuant to this act and chapter 170,
 1791 Florida Statutes, pursuant to authority granted in s. 197.3631,
 1792 Florida Statutes, or pursuant to other provisions of general law
 1793 now or hereinafter enacted which provide or authorize a
 1794 supplemental means to order, levy, impose, or collect special
 1795 assessments. Such special assessments, at the discretion of the
 1796 district, may be collected and enforced pursuant to ss. 197.3632
 1797 and 197.3635, Florida Statutes, and chapters 170 and 173,
 1798 Florida Statutes, as they may be amended from time to time, or
 1799 as provided by this act, or by other means authorized by general
 1800 law now or hereinafter enacted. The district may levy such

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1801 special assessments for the purposes provided in this act and to
 1802 pay special assessments imposed by Hillsborough County on lands
 1803 within the district.

1804 (p) To exercise such special powers and other express
 1805 powers as may be authorized and granted by this act in the
 1806 charter of the district, including powers as provided in any
 1807 interlocal agreement entered into pursuant to chapter 163,
 1808 Florida Statutes, or which shall be required or permitted to be
 1809 undertaken by the district pursuant to any development order,
 1810 including any detailed specific area plan development order, or
 1811 any interlocal service agreement with Hillsborough County for
 1812 fair-share capital construction funding for any certain capital
 1813 facilities or systems required of a developer pursuant to any
 1814 applicable development order or agreement.

1815 (q) To exercise all of the powers necessary, convenient,
 1816 incidental, or proper in connection with any other powers or
 1817 duties or the special and limited purpose of the district
 1818 authorized by this act.

1819
 1820 This subsection shall be construed liberally in order to
 1821 effectively carry out the special and limited purpose of this
 1822 act.

1823 (7) SPECIAL POWERS.—The district shall have, and the
 1824 board may exercise, the following special powers to implement
 1825 its lawful and special purpose and to provide, pursuant to that

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1826 purpose, systems, facilities, services, improvements, projects,
 1827 works, and infrastructure, each of which constitutes a lawful
 1828 public purpose when exercised pursuant to this charter, subject
 1829 to, and not inconsistent with, general law regarding utility
 1830 providers' territorial and service agreements; the regulatory
 1831 jurisdiction and permitting authority of all other applicable
 1832 governmental bodies, agencies, and any special districts having
 1833 authority with respect to any area included therein; and to
 1834 plan, establish, acquire, construct or reconstruct, enlarge or
 1835 extend, equip, operate, finance, fund, and maintain
 1836 improvements, systems, facilities, services, works, projects,
 1837 and infrastructure within or without the boundaries of the
 1838 district. Any or all of the following special powers are granted
 1839 by this act in order to implement the special and limited
 1840 purpose of the district but do not constitute obligations to
 1841 undertake such improvements, systems, facilities, services,
 1842 works, projects, or infrastructure:

1843 (a) To provide water management and control for the lands
 1844 within the district, including irrigation systems and
 1845 facilities, and to connect some or any of such facilities with
 1846 roads and bridges. In the event that the board assumes the
 1847 responsibility for providing water management and control for
 1848 the district which is to be financed by benefit special
 1849 assessments, the board shall adopt plans and assessments
 1850 pursuant to general law or may proceed to adopt water management

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1851 and control plans, assess for benefits, and apportion and levy
 1852 special assessments as follows:

1853 1. The board shall cause to be made by the district's
 1854 engineer, or such other engineer or engineers as the board may
 1855 employ for that purpose, complete and comprehensive water
 1856 management and control plans for the lands located within the
 1857 district that will be improved in any part or in whole by any
 1858 system of facilities that may be outlined and adopted, and the
 1859 engineer shall make a report in writing to the board with maps
 1860 and profiles of said surveys and an estimate of the cost of
 1861 carrying out and completing the plans.

1862 2. Upon the completion of such plans, the board shall
 1863 hold a hearing thereon to hear objections thereto, shall give
 1864 notice of the time and place fixed for such hearing by
 1865 publication in a newspaper of general circulation in the general
 1866 area of the district once a week for 2 consecutive weeks, and
 1867 shall permit the inspection of the plan at the office of the
 1868 district by all persons interested. All objections to the plan
 1869 shall be filed at or before the time fixed in the notice for the
 1870 hearing and shall be in writing.

1871 3. After the hearing, the board shall consider the
 1872 proposed plan and any objections thereto and may modify, reject,
 1873 or adopt the plan or continue the hearing until a day certain
 1874 for further consideration of the proposed plan or modifications
 1875 thereof.

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1876 4. When the board approves a plan, a resolution shall be
 1877 adopted and a certified copy thereof shall be filed in the
 1878 office of the secretary and incorporated by him or her into the
 1879 records of the district.

1880 5. The water management and control plan may be altered
 1881 in detail from time to time until the engineer's report pursuant
 1882 to s. 298.301, Florida Statutes, is filed, but not in such
 1883 manner as to materially affect the conditions of its adoption.
 1884 After the engineer's report has been filed, the plan may not be
 1885 altered except as provided by this act.

1886 6. Within 20 days after the final adoption of the plan by
 1887 the board, the board shall proceed pursuant to s. 298.301,
 1888 Florida Statutes.

1889 (b) To provide water supply, sewer, wastewater, and
 1890 reclaimed water management, reclamation, and reuse, or any
 1891 combination thereof, and any irrigation systems, facilities, and
 1892 services and to construct and operate water systems, sewer
 1893 systems, irrigation systems, and reclaimed water systems such as
 1894 connecting intercepting or outlet sewers and sewer mains and
 1895 pipes and water mains, conduits, or pipelines in, along, and
 1896 under any street, alley, highway, or other public place or way,
 1897 and to dispose of any water, effluent, residue, or other
 1898 byproduct of such water system, sewer system, irrigation system,
 1899 or reclaimed water system and to enter into interlocal
 1900 agreements and other agreements with public or private entities

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1901 for the same.

1902 (c) To provide any necessary bridges, culverts, wildlife
 1903 corridors, or road crossings across any drain, ditch, canal,
 1904 floodway, holding basin, excavation, public highway, tract,
 1905 grade, fill, or cut and roadways over levees and embankments,
 1906 and to construct any and all of such works and improvements
 1907 across, through, or over any public right-of way, highway,
 1908 grade, fill, or cut.

1909 (d) To provide district roads or other roads equal to or
 1910 exceeding the specifications of the county in which such
 1911 district roads or other roads are located, and to provide street
 1912 lighting. This special power includes, but is not limited to,
 1913 roads, parkways, intersections, bridges, landscaping,
 1914 hardscaping, irrigation, bicycle lanes, sidewalks, jogging
 1915 paths, multiuse pathways and trails, street lighting, traffic
 1916 signals, regulatory or informational signage, road striping,
 1917 underground conduit, underground cable or fiber or wire
 1918 installed pursuant to an agreement with or tariff of a retail
 1919 provider of services, and all other customary elements of a
 1920 functioning modern road system in general or as tied to the
 1921 conditions of development approval for the area within and
 1922 without the district, and parking facilities that are
 1923 freestanding or that may be related to any innovative strategic
 1924 intermodal system of transportation pursuant to applicable
 1925 federal, state, and local laws and ordinances.

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1926 (e) To provide buses, trolleys, rail access, mass transit
 1927 facilities, transit shelters, ridesharing facilities and
 1928 services, parking improvements, and related signage.

1929 (f) To provide investigation and remediation costs
 1930 associated with the cleanup of actual or perceived environmental
 1931 contamination within the district under the supervision or
 1932 direction of a competent governmental authority unless the
 1933 covered costs benefit any person who is a landowner within the
 1934 district and who caused or contributed to the contamination.

1935 (g) To provide observation, mitigation, wetland creation,
 1936 and wildlife habitat areas, including the maintenance of any
 1937 plant or animal species, and any related interest in real or
 1938 personal property.

1939 (h) Using its general and special powers as set forth in
 1940 this act, to provide any other project within or without the
 1941 boundaries of the district when the project is the subject of an
 1942 agreement between the district and the Board of County
 1943 Commissioners of Hillsborough County or with any other
 1944 applicable public, governmental, or private entity and is not
 1945 inconsistent with the effective local comprehensive plans.

1946 (i) To provide parks and facilities for indoor and
 1947 outdoor recreational, cultural, and educational uses.

1948 (j) To provide school buildings and related structures,
 1949 which may be leased, sold, or donated to the school district,
 1950 for use in the educational system when authorized by the

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1951 | district school board.

1952 | (k) To provide security, including electronic intrusion-
 1953 | detection systems and patrol cars, when authorized by proper
 1954 | governmental agencies, and to contract with the appropriate
 1955 | local general-purpose government agencies for an increased level
 1956 | of such services within the district boundaries.

1957 | (l) To provide control and elimination of mosquitoes and
 1958 | other arthropods of public health importance.

1959 | (m) To enter into impact fee, mobility fee, or other
 1960 | similar credit agreements with Hillsborough County or other
 1961 | governmental bodies or a landowner developer and to sell or
 1962 | assign such credits on such terms as the district deems
 1963 | appropriate.

1964 | (n) To provide buildings and structures for district
 1965 | offices, maintenance facilities, meeting facilities, town
 1966 | centers, or any other projects authorized or granted by this
 1967 | act.

1968 | (o) To establish and create, at noticed meetings, such
 1969 | departments of the board of supervisors of the district, as well
 1970 | as committees, task forces, boards, or commissions, or other
 1971 | agencies under the supervision and control of the district, as
 1972 | from time to time the members of the board may deem necessary or
 1973 | desirable in the performance of the acts or other things
 1974 | necessary to exercise the board's general or special powers to
 1975 | implement an innovative project to carry out the special and

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1976 limited purpose of the district as provided in this act and to
 1977 delegate the exercise of its powers to such departments, boards,
 1978 task forces, committees, or other agencies, and such
 1979 administrative duties and other powers as the board may deem
 1980 necessary or desirable, but only if there is a set of expressed
 1981 limitations for accountability, notice, and periodic written
 1982 reporting to the board that shall retain the powers of the
 1983 board.

1984 (p) To adopt rules necessary for the district to enforce
 1985 certain deed restrictions pertaining to the use and operation of
 1986 real property within the district. For the purpose of this
 1987 paragraph, the term "deed restrictions" means those covenants,
 1988 conditions, restrictions, compliance mechanisms, and enforcement
 1989 remedies contained in any applicable declarations of covenants
 1990 and restrictions that govern the use and operation of real
 1991 property and for which covenants, conditions, and restrictions
 1992 there is no homeowners' association or property owner's
 1993 association having respective enforcement powers unless, with
 1994 respect to a homeowners' association whose board is under member
 1995 control, the association and the district agree in writing to
 1996 enforcement by the district. The district may adopt by rule all
 1997 or certain portions of the deed restrictions that:

1998 1. Relate to limitations, prohibitions, compliance
 1999 mechanisms, or enforcement remedies that apply only to external
 2000 appearances or uses and are deemed by the district to be

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2001 generally beneficial for the district's landowners and for which
 2002 enforcement by the district is appropriate, as determined by the
 2003 district's board of supervisors; or

2004 2. Are consistent with the requirements of a development
 2005 order or regulatory agency permit.

2006 (g) To provide electrical, sustainable, or green
 2007 infrastructure improvements, facilities, and services,
 2008 including, but not limited to, recycling of natural resources,
 2009 reduction of energy demands, development and generation of
 2010 alternative or renewable energy sources and technologies,
 2011 mitigation of urban heat islands, sequestration, capping or
 2012 trading of carbon emissions or carbon emissions credits, LEED or
 2013 Florida Green Building Coalition certification, and development
 2014 of facilities and improvements for low-impact development; to
 2015 enter into joint ventures, public-private partnerships, and
 2016 other agreements; and to grant such easements as may be
 2017 necessary to accomplish the foregoing. Nothing herein shall
 2018 authorize the district to provide electric service to retail
 2019 customers or otherwise act to impair electric utility franchise
 2020 agreements.

2021 (r) To provide for any facilities or improvements that
 2022 may otherwise be provided for by any county or municipality,
 2023 including, but not limited to, libraries, annexes, substations,
 2024 and other buildings to house public officials, staff, and
 2025 employees.

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2026 (s) To provide waste collection and disposal.
 2027 (t) To provide for the construction and operation of
 2028 communications systems and related infrastructure for the
 2029 carriage and distribution of communications services; to enter
 2030 into joint ventures, public-private partnerships, and other
 2031 agreements; and to grant such easements as may be necessary to
 2032 accomplish the foregoing. For purposes of this paragraph, the
 2033 term "communications systems" means all facilities, buildings,
 2034 equipment, items, and methods necessary or desirable in order to
 2035 provide communications services, including, without limitation,
 2036 wires, cables, conduits, wireless cell sites, computers, modems,
 2037 satellite antennae sites, transmission facilities, network
 2038 facilities, and appurtenant devices necessary and appropriate to
 2039 support the provision of communications services. The term
 2040 "communications services" includes, without limitation,
 2041 Internet, voice telephone, or similar services provided by
 2042 voice-over-Internet protocol, cable television, data
 2043 transmission services, electronic security monitoring services,
 2044 and multi-channel video programming distribution services.
 2045 Nothing herein shall authorize the district to provide
 2046 communications services to retail customers or otherwise act to
 2047 impair existing service provider franchise agreements. However,
 2048 the district may contract with such providers for resale
 2049 purposes.
 2050 (u) To provide health care facilities and to enter into

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2051 public-private partnerships and agreements as may be necessary
 2052 to accomplish the foregoing.

2053 (v) To coordinate, work with, and, as the board deems
 2054 appropriate, enter into interlocal agreements with any public or
 2055 private entity for the provision of an institution or
 2056 institutions of higher education.

2057 (w) To coordinate, work with, and, as the board deems
 2058 appropriate, enter into public-private partnerships and
 2059 agreements as may be necessary or useful to effectuate the
 2060 purposes of this act.

2061
 2062 The special powers provided in this act may not be deemed
 2063 exclusive or restrictive but shall be deemed to incorporate all
 2064 powers express or implied necessary or incident to carrying out
 2065 such special powers, including the general powers provided by
 2066 this act to the district to implement its purposes. This
 2067 subsection shall be construed liberally in order to effectively
 2068 carry out the special and limited purpose of the district under
 2069 this act.

2070 (8) ISSUANCE OF BOND ANTICIPATION NOTES.-In addition to
 2071 the other powers provided for in this act, and not in limitation
 2072 thereof, the district shall have the power, at any time and from
 2073 time to time after the issuance of any bonds of the district are
 2074 authorized, to borrow money for the purposes for which such
 2075 bonds are to be issued in anticipation of the receipt of the

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2076 proceeds of the sale of such bonds and to issue bond
 2077 anticipation notes in a principal sum not in excess of the
 2078 authorized maximum amount of such bond issue. Such notes shall
 2079 be in such denomination or denominations, bear interest at such
 2080 rate, not to exceed the maximum rate allowed by general law,
 2081 mature at such time or times not later than 5 years after the
 2082 date of issuance, and be in such form and executed in such
 2083 manner as the board shall prescribe. Such notes may be sold at
 2084 either public or private sale or, if such notes shall be renewal
 2085 notes, may be exchanged for notes then outstanding on such terms
 2086 as the board shall determine. Such notes shall be paid from the
 2087 proceeds of such bonds when issued. The board may, in its
 2088 discretion, in lieu of retiring the notes by means of bonds,
 2089 retire them by means of current revenues or from any taxes or
 2090 assessments levied for the payment of such bonds, but, in such
 2091 event, a like amount of the bonds authorized may not be issued.

2092 (9) BORROWING.—The district at any time may obtain loans,
 2093 in such amount and on such terms and conditions as the board may
 2094 approve, for the purpose of paying any of the expenses of the
 2095 district or any costs incurred or that may be incurred in
 2096 connection with any of the projects of the district, which loans
 2097 shall bear such interest as the board determines, not to exceed
 2098 the maximum rate allowed by general law, and may be payable from
 2099 and secured by a pledge of such funds, revenues, taxes, and
 2100 assessments as the board may determine; provided, however, that

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2101 the provisions contained in any proceeding under which bonds
 2102 were theretofore issued and are then outstanding. For the
 2103 purpose of defraying such costs and expenses, the district may
 2104 issue negotiable notes, warrants, or other evidences of debt to
 2105 be payable at such time or times and to bear such interest as
 2106 the board may determine, not to exceed the maximum rate allowed
 2107 by general law, and to be sold or discounted at such price or
 2108 prices not less than 95 percent of par value and on such terms
 2109 as the board may deem advisable. The board shall have the right
 2110 to provide for the payment thereof by pledging the whole or any
 2111 part of the funds, revenues, taxes, and assessments of the
 2112 district or by covenanting to budget and appropriate from such
 2113 funds. The approval of the electors residing in the district is
 2114 only necessary when required by the State Constitution.

2115 (10) BONDS.—

2116 (a) Sale of bonds.—Bonds may be sold in blocks or
 2117 installments at different times, or an entire issue or series
 2118 may be sold at one time. Bonds may be sold at public or private
 2119 sale after such advertisement, if any, as the board may deem
 2120 advisable, but not in any event at less than 90 percent of the
 2121 par value thereof, together with accrued interest thereon. Bonds
 2122 may be sold or exchanged for refunding bonds. Special assessment
 2123 and revenue bonds may be delivered by the district as payment of
 2124 the purchase price of any project or part thereof, or a
 2125 combination of projects or parts thereof, or as the purchase

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2126 price or exchange for any property, real, personal, or mixed,
 2127 including franchises or services rendered by any contractor,
 2128 engineer, or other person, all at one time or in blocks from
 2129 time to time, in such manner and upon such terms as the board at
 2130 its discretion shall determine. The price or prices for any
 2131 bonds sold, exchanged, or delivered may be:

2132 1. The money paid for the bonds.

2133 2. The principal amount, plus accrued interest to the
 2134 date of redemption or exchange, or outstanding obligations
 2135 exchanged for refunding bonds.

2136 3. In the case of special assessment or revenue bonds,
 2137 the amount of any indebtedness to contractors or other persons
 2138 paid with such bonds, or the fair value of any properties
 2139 exchanged for the bonds, as determined by the board.

2140 (b) Authorization and form of bonds.—Any general
 2141 obligation bonds, special assessment bonds, or revenue bonds may
 2142 be authorized by resolution or resolutions of the board which
 2143 shall be adopted by a majority of all the members thereof then
 2144 in office. Such resolution or resolutions may be adopted at the
 2145 same meeting at which they are introduced and need not be
 2146 published or posted. The board may, by resolution, authorize the
 2147 issuance of bonds and fix the aggregate amount of bonds to be
 2148 issued; the purpose or purposes for which the moneys derived
 2149 therefrom shall be expended, including, but not limited to,
 2150 payment of costs as defined in section 2; the rate or rates of

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2151 interest, not to exceed the maximum rate allowed by general law;
 2152 the denomination of the bonds; whether the bonds are to be
 2153 issued in one or multiple series; the date or dates of maturity,
 2154 which may not exceed 40 years after their respective dates of
 2155 issuance; the medium of payment; the place or places within or
 2156 without the state at which payment shall be made; registration
 2157 privileges; redemption terms and privileges, whether with or
 2158 without premium; the manner of execution; the form of the bonds,
 2159 including any interest coupons to be attached thereto; the
 2160 manner of execution of bonds and coupons; and any and all other
 2161 terms, covenants, and conditions thereof and the establishment
 2162 of revenue or other funds. Such authorizing resolution or
 2163 resolutions may further provide for the contracts authorized by
 2164 s. 159.825(1) (f) and (g), Florida Statutes, regardless of the
 2165 tax treatment of such bonds being authorized, subject to the
 2166 finding by the board of a net saving to the district resulting
 2167 by reason thereof. Such authorizing resolution may further
 2168 provide that such bonds may be executed in accordance with the
 2169 Registered Public Obligations Act, except that bonds not issued
 2170 in registered form shall be valid if manually countersigned by
 2171 an officer designated by appropriate resolution of the board.
 2172 The seal of the district may be affixed, lithographed, engraved,
 2173 or otherwise reproduced in facsimile on such bonds. In case any
 2174 officer whose signature shall appear on any bonds or coupons
 2175 shall cease to be such officer before the delivery of such

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2176 bonds, such signature or facsimile shall nevertheless be valid
 2177 and sufficient for all purposes as if he or she had remained in
 2178 office until such delivery.

2179 (c) Interim certificates; replacement certificates.—
 2180 Pending the preparation of definitive bonds, the board may issue
 2181 interim certificates or receipts or temporary bonds, in such
 2182 form and with such provisions as the board may determine,
 2183 exchangeable for definitive bonds when such bonds have been
 2184 executed and are available for delivery. The board may also
 2185 provide for the replacement of any bonds which become mutilated,
 2186 lost, or destroyed.

2187 (d) Negotiability of bonds.—Any bond issued under this
 2188 act or any temporary bond, in the absence of an express recital
 2189 on the face thereof that it is nonnegotiable, shall be fully
 2190 negotiable and shall be and constitute a negotiable instrument
 2191 within the meaning and for all purposes of the law merchant and
 2192 general law.

2193 (e) Defeasance.—The board may make such provision with
 2194 respect to the defeasance of the right, title, and interest of
 2195 the holders of any of the bonds and obligations of the district
 2196 in any revenues, funds, or other properties by which such bonds
 2197 are secured as the board deems appropriate and, without
 2198 limitation on the foregoing, may provide that when such bonds or
 2199 obligations become due and payable or shall have been called for
 2200 redemption and the whole amount of the principal and interest

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2201 and premium, if any, due and payable upon the bonds or
 2202 obligations then outstanding shall be held in trust for such
 2203 purpose, and provision shall also be made for paying all other
 2204 sums payable in connection with such bonds or other obligations,
 2205 and in such event the right, title, and interest of the holders
 2206 of the bonds in any revenues, funds, or other properties by
 2207 which such bonds are secured shall thereupon cease, terminate,
 2208 and become void; and the board may apply any surplus in any
 2209 sinking fund established in connection with such bonds or
 2210 obligations and all balances remaining in all other funds or
 2211 accounts other than moneys held for the redemption or payment of
 2212 the bonds or other obligations to any lawful purpose of the
 2213 district as the board shall determine.

2214 (f) Issuance of additional bonds.—If the proceeds of any
 2215 bonds are less than the cost of completing the project in
 2216 connection with which such bonds were issued, the board may
 2217 authorize the issuance of additional bonds, upon such terms and
 2218 conditions as the board may provide in the resolution
 2219 authorizing the issuance thereof, but only in compliance with
 2220 the resolution or other proceedings authorizing the issuance of
 2221 the original bonds.

2222 (g) Refunding bonds.—The district is authorized to issue
 2223 bonds to provide for the retirement or refunding of any bonds or
 2224 obligations of the district that at the time of such issuance
 2225 are or subsequent thereto become due and payable, or that at the

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2226 time of issuance have been called or are, or will be, subject to
 2227 call for redemption within 10 years thereafter, or the surrender
 2228 of which can be procured from the holders thereof at prices
 2229 satisfactory to the board. Refunding bonds may be issued at any
 2230 time that in the judgment of the board such issuance will be
 2231 advantageous to the district. Approval of the qualified electors
 2232 residing in the district is not required for the issuance of
 2233 refunding bonds except in cases in which such approval is
 2234 required by the State Constitution. The board may by resolution
 2235 confer upon the holders of such refunding bonds all rights,
 2236 powers, and remedies to which the holders would be entitled if
 2237 they continued to be the owners and had possession of the bonds
 2238 for the refinancing of which such refunding bonds are issued,
 2239 including, but not limited to, the preservation of the lien of
 2240 such bonds on the revenues of any project or on pledged funds,
 2241 without extinguishment, impairment, or diminution thereof. The
 2242 provisions of this act relating to bonds of the district shall,
 2243 unless the context otherwise requires, govern the issuance of
 2244 refunding bonds, the form and other details thereof, the rights
 2245 of the holders thereof, and the duties of the board with respect
 2246 to such bonds.

2247 (h) Revenue bonds.—

2248 1. The district shall have the power to issue revenue
 2249 bonds from time to time without limitation as to amount. Such
 2250 revenue bonds may be secured by, or payable from, the gross or

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2251 net pledge of the revenues to be derived from any project or
 2252 combination of projects; from the rates, fees, or other charges
 2253 to be collected from the users of any project or projects; from
 2254 any revenue-producing undertaking or activity of the district;
 2255 from special assessments; from benefit special assessments; or
 2256 from any other source or pledged security. Such bonds do not
 2257 constitute an indebtedness of the district and the approval of
 2258 the qualified electors is not required unless such bonds are
 2259 additionally secured by the full faith and credit and taxing
 2260 power of the district.

2261 2. Any two or more projects may be combined and
 2262 consolidated into a single project and may hereafter be operated
 2263 and maintained as a single project. The revenue bonds authorized
 2264 herein may be issued to finance any one or more of such
 2265 projects, regardless of whether such projects have been combined
 2266 and consolidated into a single project. If the board deems it
 2267 advisable, the proceedings authorizing such revenue bonds may
 2268 provide that the district may thereafter combine the projects
 2269 then being financed or theretofore financed with other projects
 2270 to be subsequently financed by the district and that revenue
 2271 bonds to be thereafter issued by the district shall be on parity
 2272 with the revenue bonds then being issued, all on such terms,
 2273 conditions, and limitations as shall have been provided in the
 2274 proceeding which authorized the original bonds.

2275 (i) General obligation bonds.-

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2276 1. Subject to the limitations of this charter, the
 2277 district shall have the power to issue general obligation bonds
 2278 to finance or refinance capital projects or to refund
 2279 outstanding bonds in an aggregate principal amount of bonds
 2280 outstanding at any one time not in excess of 75 percent of the
 2281 assessed value of the taxable property within the district as
 2282 shown on the pertinent tax records at the time of the
 2283 authorization of the general obligation bonds for which the full
 2284 faith and credit of the district is pledged. Except for
 2285 refunding bonds, general obligation bonds may not be issued
 2286 unless the bonds are issued to finance or refinance a capital
 2287 project and the issuance has been approved at an election held
 2288 in accordance with the requirements for such election as
 2289 prescribed by the State Constitution. Such elections shall be
 2290 called to be held in the district by the Board of County
 2291 Commissioners of Hillsborough County upon the request of the
 2292 board of the district. The expenses of calling and holding an
 2293 election shall be at the expense of the district, and the
 2294 district shall reimburse the county for any expenses incurred in
 2295 calling or holding such election.

2296 2. The district may pledge its full faith and credit for
 2297 the payment of the principal and interest on such general
 2298 obligation bonds and for any reserve funds provided therefor and
 2299 may unconditionally and irrevocably pledge itself to levy ad
 2300 valorem taxes on all taxable property in the district, to the

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2301 extent necessary for the payment thereof, without limitation as
 2302 to rate or amount.

2303 3. If the board determines to issue general obligation
 2304 bonds for more than one capital project, the approval of the
 2305 issuance of the bonds for each and all such projects may be
 2306 submitted to the electors on one ballot. The failure of the
 2307 electors to approve the issuance of bonds for any one or more
 2308 capital projects does not defeat the approval of bonds for any
 2309 capital project which has been approved by the electors.

2310 4. In arriving at the amount of general obligation bonds
 2311 permitted to be outstanding at any one time pursuant to
 2312 subparagraph 1., there may not be included any general
 2313 obligation bonds that are additionally secured by the pledge of:

2314 a. Any assessments levied in an amount sufficient to pay
 2315 the principal and interest on the general obligation bonds so
 2316 additionally secured, which assessments have been equalized and
 2317 confirmed by resolution of the board pursuant to this act or s.
 2318 170.08, Florida Statutes.

2319 b. Water revenues, sewer revenues, or water and sewer
 2320 revenues of the district to be derived from user fees in an
 2321 amount sufficient to pay the principal and interest on the
 2322 general obligation bonds so additionally secured.

2323 c. Any combination of assessments and revenues described
 2324 in sub-subparagraphs a. and b.

2325 (j) Bonds as legal investment or security.-

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2326 1. Notwithstanding any other provision of law to the
 2327 contrary, all bonds issued under this act shall constitute legal
 2328 investments for savings banks, banks, trust companies, insurance
 2329 companies, executors, administrators, trustees, guardians, and
 2330 other fiduciaries and for any board, body, agency,
 2331 instrumentality, county, municipality, or other political
 2332 subdivision of the state and shall be and constitute security
 2333 which may be deposited by banks or trust companies as security
 2334 for deposits of state, county, municipal, or other public funds
 2335 or by insurance companies as required or voluntary statutory
 2336 deposits.

2337 2. Any bonds issued by the district shall be
 2338 incontestable in the hands of bona fide purchasers or holders
 2339 for value and are not invalid because of any irregularity or
 2340 defect in the proceedings for the issue and sale thereof.

2341 (k) Covenants.—Any resolution authorizing the issuance of
 2342 bonds may contain such covenants as the board may deem
 2343 advisable, and all such covenants shall constitute valid and
 2344 legally binding and enforceable contracts between the district
 2345 and the bondholders, regardless of the time of issuance thereof.
 2346 Such covenants may include, without limitation, covenants
 2347 concerning the disposition of the bond proceeds; the use and
 2348 disposition of project revenues; the pledging of revenues,
 2349 taxes, and assessments; the obligations of the district with
 2350 respect to the operation of the project and the maintenance of

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2351 adequate project revenues; the issuance of additional bonds; the
 2352 appointment, powers, and duties of trustees and receivers; the
 2353 acquisition of outstanding bonds and obligations; restrictions
 2354 on the establishment of competing projects or facilities;
 2355 restrictions on the sale or disposal of the assets and property
 2356 of the district; the priority of assessment liens; the priority
 2357 of claims by bondholders on the taxing power of the district;
 2358 the maintenance of deposits to ensure the payment of revenues by
 2359 users of district facilities and services; the discontinuance of
 2360 district services by reason of delinquent payments; acceleration
 2361 upon default; the execution of necessary instruments; the
 2362 procedure for amending or abrogating covenants with the
 2363 bondholders; and such other covenants as may be deemed necessary
 2364 or desirable for the security of the bondholders.

2365 (l) Validation proceedings.—The power of the district to
 2366 issue bonds under this act may be determined, and any of the
 2367 bonds of the district maturing over a period of more than 5
 2368 years shall be validated and confirmed, by court decree, under
 2369 chapter 75, Florida Statutes, and laws amendatory thereof or
 2370 supplementary thereto.

2371 (m) Tax exemption.—To the extent allowed by general law,
 2372 all bonds issued hereunder and interest paid thereon and all
 2373 fees, charges, and other revenues derived by the district from
 2374 the projects provided by this act are exempt from all taxes by
 2375 the state or by any political subdivision, agency, or

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2376 instrumentality thereof; however, any interest, income, or
 2377 profits on debt obligations issued hereunder are not exempt from
 2378 the tax imposed by chapter 220, Florida Statutes. Further, the
 2379 district is not exempt from chapter 212, Florida Statutes.

2380 (n) Application of s. 189.051, Florida Statutes.—Bonds
 2381 issued by the district shall meet the criteria set forth in s.
 2382 189.051, Florida Statutes.

2383 (o) Act furnishes full authority for issuance of bonds.—
 2384 This act constitutes full and complete authority for the
 2385 issuance of bonds and the exercise of the powers of the district
 2386 provided herein. Procedures or proceedings, publications,
 2387 notices, consents, approvals, orders, acts, or things by the
 2388 board, or by any board, officer, commission, department, agency,
 2389 or instrumentality of the district, other than those required by
 2390 this act, are not required to perform anything under this act,
 2391 except that the issuance or sale of bonds pursuant to this act
 2392 shall comply with the general law requirements applicable to the
 2393 issuance or sale of bonds by the district. This act does not
 2394 authorize the district to utilize bond proceeds to fund the
 2395 ongoing operations of the district.

2396 (p) Pledge by the state to the bondholders of the
 2397 district.—The state pledges to the holders of any bonds issued
 2398 under this act that it will not limit or alter the rights of the
 2399 district to own, acquire, construct, reconstruct, improve,
 2400 maintain, operate, or furnish the projects or to levy and

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2401 collect the taxes, assessments, rentals, rates, fees, and other
 2402 charges provided for herein and to fulfill the terms of any
 2403 agreement made with the holders of such bonds or other
 2404 obligations and that it will not in any way impair the rights or
 2405 remedies of such holders.

2406 (g) Default.—A default on the bonds or obligations of the
 2407 district does not constitute a debt or obligation of the state
 2408 or any general-purpose local government of the state. In the
 2409 event of a default or dissolution of the district, a general-
 2410 purpose local government is not required to assume the property
 2411 of the district, the debts of the district, or the district's
 2412 obligations to complete any infrastructure improvements or
 2413 provide any services to the district. Section 189.076(2),
 2414 Florida Statutes, does not apply to the district.

2415 (11) TRUST AGREEMENTS.—Any issue of bonds shall be
 2416 secured by a trust agreement or resolution by and between the
 2417 district and a corporate trustee or trustees, which may be any
 2418 trust company or bank having the powers of a trust company
 2419 within or without the state. The resolution authorizing the
 2420 issuance of the bonds or such trust agreement may pledge the
 2421 revenues to be received from any projects of the district and
 2422 may contain such provisions for protecting and enforcing the
 2423 rights and remedies of the bondholders as the board may approve,
 2424 including, without limitation, covenants setting forth the
 2425 duties of the district in relation to the acquisition,

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2426 construction, reconstruction, improvement, maintenance, repair,
 2427 operation, and insurance of any projects; the fixing and
 2428 revising of the rates, fees, and charges; and the custody,
 2429 safeguarding, and application of all moneys and for the
 2430 employment of consulting engineers in connection with such
 2431 acquisition, construction, reconstruction, improvement,
 2432 maintenance, repair, operation, or insurance. It shall be lawful
 2433 for any bank or trust company within or without the state which
 2434 may act as a depository of the proceeds of bonds or of revenues
 2435 to furnish such indemnifying bonds or to pledge such securities
 2436 as may be required by the district. Such resolution or trust
 2437 agreement may set forth the rights and remedies of the
 2438 bondholders and of the trustee, if any, and may restrict the
 2439 individual right of action by bondholders. The board may provide
 2440 for the payment of proceeds of the sale of the bonds and the
 2441 revenues of any project to such officer, board, or depository as
 2442 it may designate for the custody thereof and may provide for the
 2443 method of disbursement thereof with such safeguards and
 2444 restrictions as it may determine. All expenses incurred in
 2445 carrying out such resolution or trust agreement may be treated
 2446 as part of the cost of operation of the project to which such
 2447 trust agreement pertains.

2448 (12) AD VALOREM TAXES; ASSESSMENTS, BENEFIT SPECIAL
 2449 ASSESSMENTS, MAINTENANCE SPECIAL ASSESSMENTS, AND SPECIAL
 2450 ASSESSMENTS; MAINTENANCE TAXES.—

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2451 (a) Ad valorem taxes.—At such time as all members of the
 2452 board are qualified electors who are elected by qualified
 2453 electors of the district, the board shall have the power to levy
 2454 and assess an ad valorem tax on all the taxable property in the
 2455 district to construct, operate, and maintain assessable
 2456 improvements; to pay the principal of, and interest on, any
 2457 general obligation bonds of the district; and to provide for any
 2458 sinking or other funds established in connection with any such
 2459 bonds. An ad valorem tax levied by the board for operating
 2460 purposes, exclusive of debt service on bonds, may not exceed 3
 2461 mills. The ad valorem tax provided for herein shall be in
 2462 addition to county and all other ad valorem taxes provided for
 2463 by general law. Such tax shall be assessed, levied, and
 2464 collected in the same manner and at the same time as county
 2465 taxes. The levy of ad valorem taxes must be approved by
 2466 referendum as required by Section 9, Article VII of the State
 2467 Constitution and held at a general election.

2468 (b) Benefit special assessments.—The board annually shall
 2469 determine, order, and levy the annual installment of the total
 2470 benefit special assessments for bonds issued and related
 2471 expenses to finance assessable improvements. These assessments
 2472 may be due and collected during each year county taxes are due
 2473 and collected, in which case such annual installment and levy
 2474 shall be evidenced to and certified to the property appraiser by
 2475 the board not later than August 31 of each year. Such assessment

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2476 shall be entered by the property appraiser on the county tax
 2477 rolls and shall be collected and enforced by the tax collector
 2478 in the same manner and at the same time as county taxes, and the
 2479 proceeds thereof shall be paid to the district. However, this
 2480 subsection does not prohibit the district in its discretion from
 2481 using the method provided in s. 197.3632, Florida Statutes, or
 2482 chapter 173, Florida Statutes, as each may be amended from time
 2483 to time, for collecting and enforcing these assessments. Each
 2484 annual installment of benefit special assessments shall be a
 2485 lien on the property against which assessed until paid and shall
 2486 be enforceable in like manner as county taxes. The amount of the
 2487 assessment for the exercise of the district's powers under
 2488 subsections (6) and (7) shall be determined by the board based
 2489 upon a report of the district's engineer and assessed by the
 2490 board upon such lands, which may be part or all of the lands
 2491 within the district benefited by the improvement, apportioned
 2492 between benefited lands in proportion to the benefits received
 2493 by each tract of land. The board may, if it determines it is in
 2494 the best interests of the district, set forth in the proceedings
 2495 initially levying such benefit special assessments or in
 2496 subsequent proceedings a formula for the determination of an
 2497 amount which, when paid by a taxpayer with respect to any tax
 2498 parcel, shall constitute a prepayment of all future annual
 2499 installments of such benefit special assessments. The payment of
 2500 such amount with respect to such tax parcel shall relieve and

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2501 discharge such tax parcel of the lien of such benefit special
 2502 assessments and any subsequent annual installment thereof. The
 2503 board may provide further that upon delinquency in the payment
 2504 of any annual installment of benefit special assessments, such
 2505 prepayment amount of all future annual installments of benefit
 2506 special assessments shall be and become immediately due and
 2507 payable together with such delinquent annual installment.

2508 (c) Non-ad valorem maintenance taxes.—If and when
 2509 authorized by general law, to maintain and to preserve the
 2510 physical facilities and services constituting the works,
 2511 improvements, or infrastructure owned by the district pursuant
 2512 to this act, to repair and restore any one or more of them, when
 2513 needed, and to defray the current expenses of the district,
 2514 including any sum which may be required to pay state and county
 2515 ad valorem taxes on any lands which may have been purchased and
 2516 which are held by the district under this act, the board of
 2517 supervisors may, upon the completion of said systems,
 2518 facilities, services, works, improvements, or infrastructure, in
 2519 whole or in part, as may be certified to the board by the
 2520 engineer of the board, levy annually a non-ad valorem and
 2521 nonmillage tax upon each tract or parcel of land within the
 2522 district, to be known as a "maintenance tax." A maintenance tax
 2523 shall be apportioned upon the basis of the net assessments of
 2524 benefits assessed as accruing from the original construction and
 2525 shall be evidenced to and certified by the board of supervisors

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2526 of the district not later than June 1 of each year to the
 2527 Hillsborough County tax collector and shall be extended on the
 2528 tax rolls and collected by the tax collector on the merged
 2529 collection roll of the tax collector in the same manner and at
 2530 the same time as county ad valorem taxes, and the proceeds
 2531 therefrom shall be paid to the district. The maintenance tax
 2532 shall be a lien until paid on the property against which
 2533 assessed and enforceable in like manner and of the same dignity
 2534 as county ad valorem taxes.

2535 (d) Maintenance special assessments.—To maintain and
 2536 preserve the facilities and projects of the district, the board
 2537 may levy a maintenance special assessment. This assessment may
 2538 be evidenced to and certified to the tax collector by the board
 2539 of supervisors not later than August 31 of each year and shall
 2540 be entered by the property appraiser on the county tax rolls and
 2541 shall be collected and enforced by the tax collector in the same
 2542 manner and at the same time as county taxes, and the proceeds
 2543 therefrom shall be paid to the district. However, this
 2544 subsection does not prohibit the district in its discretion from
 2545 using the method prescribed in s. 197.363, s. 197.3631, or s.
 2546 197.3632, Florida Statutes, for collecting and enforcing these
 2547 assessments. These maintenance special assessments shall be a
 2548 lien on the property against which assessed until paid and shall
 2549 be enforceable in like manner as county taxes. The amount of the
 2550 maintenance special assessment for the exercise of the

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2551 district's powers under this section shall be determined by the
 2552 board based upon a report of the district's engineer and
 2553 assessed by the board upon such lands, which may be all of the
 2554 lands within the district benefited by the maintenance thereof,
 2555 apportioned between the benefited lands in proportion to the
 2556 benefits received by each tract of land.

2557 (e) Special assessments.—The board may levy and impose
 2558 any special assessments pursuant to this subsection.

2559 (f) Enforcement of taxes.—The collection and enforcement
 2560 of all taxes levied by the district shall be at the same time
 2561 and in like manner as county taxes and the provisions of general
 2562 law relating to the sale of lands for unpaid and delinquent
 2563 county taxes; the issuance, sale, and delivery of tax
 2564 certificates for such unpaid and delinquent county taxes; the
 2565 redemption thereof; the issuance to individuals of tax deeds
 2566 based thereon; and all other procedures in connection therewith
 2567 shall be applicable to the district to the same extent as if
 2568 such statutory provisions were expressly set forth in this act.
 2569 All taxes shall be subject to the same discounts as county
 2570 taxes.

2571 (g) When unpaid tax is delinquent; penalty.—All taxes
 2572 provided for in this act shall become delinquent and bear
 2573 penalties on the amount of such taxes in the same manner as
 2574 county taxes.

2575 (h) Status of assessments.—Benefit special assessments,

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2576 maintenance special assessments, and special assessments are
 2577 hereby found and determined to be non-ad valorem assessments as
 2578 defined in s. 197.3632(1), Florida Statutes. Maintenance taxes
 2579 are non-ad valorem taxes and are not special assessments.

2580 (i) Assessments constitute liens; collection.—Any and all
 2581 assessments, including special assessments, benefit special
 2582 assessments, and maintenance special assessments authorized and
 2583 granted by this subsection and maintenance taxes if authorized
 2584 by general law, shall constitute a lien on the property against
 2585 which assessed from the date of levy and imposition thereof
 2586 until paid, coequal with the lien of state, county, municipal,
 2587 and school board taxes. These assessments may be collected, at
 2588 the district's discretion, under authority of s. 197.3631,
 2589 Florida Statutes, as amended from time to time, by the tax
 2590 collector pursuant to ss. 197.3632 and 197.3635, Florida
 2591 Statutes, as amended from time to time, or in accordance with
 2592 other collection measures provided by general law. In addition
 2593 to, and not in limitation of, any powers otherwise set forth
 2594 herein or in general law, these assessments may also be enforced
 2595 pursuant to chapter 173, Florida Statutes, as amended from time
 2596 to time.

2597 (j) Land owned by governmental entity.—Except as
 2598 otherwise provided by general law, a levy of ad valorem taxes or
 2599 non-ad valorem assessments under this act or chapter 170 or
 2600 chapter 197, Florida Statutes, or otherwise by the board of the

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2601 district on property of a governmental entity that is subject to
2602 a ground lease as described in s. 190.003(14), Florida Statutes,
2603 does not constitute a lien or encumbrance on the underlying fee
2604 interest of such governmental entity.

2605 (13) SPECIAL ASSESSMENTS.—

2606 (a) As an alternative method to the levy and imposition
2607 of special assessments pursuant to chapter 170, Florida
2608 Statutes, pursuant to the authority under s. 197.3631, Florida
2609 Statutes, or pursuant to other provisions of general law, now or
2610 hereafter enacted, which provide a supplemental means or
2611 authority to impose, levy, and collect special assessments as
2612 otherwise authorized under this act, the board may levy and
2613 impose special assessments to finance the exercise of any of its
2614 powers permitted under this act using the following uniform
2615 procedures:

2616 1. At a noticed meeting, the board of supervisors of the
2617 district may consider and review an engineer's report on the
2618 costs of the systems, facilities, and services to be provided; a
2619 preliminary special assessment methodology; and a preliminary
2620 roll based on acreage or platted lands, depending upon whether
2621 platting has occurred.

2622 a. The special assessment methodology shall address and
2623 discuss and the board shall consider whether the systems,
2624 facilities, and services being contemplated will result in
2625 special benefits peculiar to the property, different in kind and

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2626 degree than general benefits, as a logical connection between
 2627 the systems, facilities, and services themselves and the
 2628 property, and whether the duty to pay the special assessments by
 2629 the property owners is apportioned in a manner that is fair and
 2630 equitable and not in excess of the special benefit received. It
 2631 shall be fair and equitable to designate a fixed proportion of
 2632 the annual debt service, together with interest thereon, on the
 2633 aggregate principal amount of bonds issued to finance such
 2634 systems, facilities, and services which give rise to unique,
 2635 special, and peculiar benefits to property of the same or
 2636 similar characteristics under the special assessment methodology
 2637 so long as such fixed proportion does not exceed the unique,
 2638 special, and peculiar benefits enjoyed by such property from
 2639 such systems, facilities, and services.

2640 b. The engineer's cost report shall identify the nature
 2641 of the proposed systems, facilities, and services, their
 2642 location, a cost breakdown plus a total estimated cost,
 2643 including cost of construction or reconstruction, labor, and
 2644 materials, lands, property, rights, easements, franchises, or
 2645 systems, facilities, and services to be acquired; cost of plans
 2646 and specifications and surveys of estimates of costs and
 2647 revenues; costs of engineering, legal, and other professional
 2648 consultation services; and other expenses or costs necessary or
 2649 incident to determining the feasibility or practicability of
 2650 such construction, reconstruction, or acquisition,

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2651 administrative expenses, relationship to the authority and power
2652 of the district in its charter, and such other expenses or costs
2653 as may be necessary or incident to the financing to be
2654 authorized by the board of supervisors.

2655 c. The preliminary special assessment roll shall be in
2656 accordance with the assessment methodology as may be adopted by
2657 the board of supervisors; the special assessment roll shall be
2658 completed as promptly as possible and shall show the acreage,
2659 lots, lands, or plats assessed and the amount of the fairly and
2660 reasonably apportioned assessment based on special and peculiar
2661 benefit to the property, lot, parcel, or acreage of land; and,
2662 if the special assessment against such lot, parcel, acreage, or
2663 portion of land is to be paid in installments, the number of
2664 annual installments in which the special assessment is divided
2665 shall be entered into and shown upon the special assessment
2666 roll.

2667 2. The board of supervisors of the district may determine
2668 and declare by an initial special assessment resolution to levy
2669 and assess the special assessments with respect to assessable
2670 improvements stating the nature of the systems, facilities, and
2671 services, improvements, projects, or infrastructure constituting
2672 such assessable improvements, the information in the engineer's
2673 cost report, the information in the special assessment
2674 methodology as determined by the board at the noticed meeting
2675 and referencing and incorporating as part of the resolution the

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2676 engineer's cost report, the preliminary special assessment
2677 methodology, and the preliminary special assessment roll as
2678 referenced exhibits to the resolution by reference. If the board
2679 determines to declare and levy the special assessments by the
2680 initial special assessment resolution, the board shall also
2681 adopt and declare a notice resolution which shall provide and
2682 cause the initial special assessment resolution to be published
2683 in a newspaper of general circulation in Hillsborough County
2684 once a week for 2 consecutive weeks, and said board shall by the
2685 same resolution fix a time and place at which the owner or
2686 owners of the property to be assessed or any other persons
2687 interested therein may appear before said board and be heard as
2688 to the propriety and advisability of making such improvements,
2689 as to the costs thereof, as to the manner of payment therefor,
2690 and as to the amount thereof to be assessed against each
2691 property so improved. Thirty days' notice in writing of such
2692 time and place shall be given to such property owners. The
2693 notice shall include the amount of the special assessment and
2694 shall be served by mailing a copy to each assessed property
2695 owner at his or her last known address, the names and addresses
2696 of such property owners to be obtained from the record of the
2697 property appraiser of the county political subdivision in which
2698 the land is located or from such other sources as the district
2699 manager or engineer deems reliable. Proof of such mailing shall
2700 be made by the affidavit of the manager of the district or by

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2701 the engineer, said proof to be filed with the district manager.
2702 Failure to mail said notice or notices does not invalidate any
2703 of the proceedings hereunder. It is provided further that the
2704 last publication shall be at least 1 week before the date of the
2705 hearing on the final special assessment resolution. Said notice
2706 shall describe the general areas to be improved and advise all
2707 persons interested that the description of each property to be
2708 assessed and the amount to be assessed to each piece, parcel,
2709 lot, or acre of property may be ascertained at the office of the
2710 manager of the district. Such service by publication shall be
2711 verified by the affidavit of the publisher and filed with the
2712 manager of the district. Moreover, the initial special
2713 assessment resolution with its attached, referenced, and
2714 incorporated engineer's cost report, preliminary special
2715 assessment methodology, and preliminary special assessment roll,
2716 along with the notice resolution, shall be available for public
2717 inspection at the office of the manager and the office of the
2718 engineer or any other office designated by the board of
2719 supervisors in the notice resolution. Notwithstanding the
2720 foregoing, the landowners of all of the property which is
2721 proposed to be assessed may give the district written notice of
2722 waiver of any notice and publication provided for in this
2723 subparagraph. However, such notice and publication is not
2724 required, provided that any meeting of the board of supervisors
2725 to consider such resolution is a publicly noticed meeting.

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2726 3. At the time and place named in the noticed resolution
 2727 as provided for in subparagraph 2., the board of supervisors of
 2728 the district shall meet and hear testimony from affected
 2729 property owners as to the propriety and advisability of making
 2730 the systems, facilities, services, projects, works,
 2731 improvements, or infrastructure and funding them with
 2732 assessments referenced in the initial special assessment
 2733 resolution on the property. Following the testimony and
 2734 questions from the members of the board or any professional
 2735 advisors to the district of the preparers of the engineer's cost
 2736 report, the special assessment methodology, and the special
 2737 assessment roll, the board of supervisors shall make a final
 2738 decision on whether to levy and assess the particular special
 2739 assessments. Thereafter, the board of supervisors shall meet as
 2740 an equalizing board to hear and to consider any and all
 2741 complaints as to the particular special assessments and shall
 2742 adjust and equalize the special assessments to ensure proper
 2743 assessment based on the benefit conferred on the property.

2744 4. When so equalized and approved by resolution or
 2745 ordinance by the board of supervisors, to be called the final
 2746 special assessment resolution, a final special assessment roll
 2747 shall be filed with the clerk of the board, and such special
 2748 assessment shall stand confirmed and remain legal, valid, and
 2749 binding first liens on the property against which such special
 2750 assessments are made until paid, equal in dignity to the first

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2751 liens of ad valorem taxation of county and municipal governments
2752 and school boards. However, upon completion of the systems,
2753 facilities, services, projects, improvements, works, or
2754 infrastructure, the district shall credit to each of the
2755 assessments the difference in the special assessment as
2756 originally made, approved, levied, assessed, and confirmed and
2757 the proportionate part of the actual cost of the improvement to
2758 be paid by the particular special assessments as finally
2759 determined upon the completion of the improvement; but in no
2760 event shall the final special assessment exceed the amount of
2761 the special and peculiar benefits as apportioned fairly and
2762 reasonably to the property from the system, facility, or service
2763 being provided as originally assessed. Promptly after such
2764 confirmation, the special assessment shall be recorded by the
2765 clerk of the district in the minutes of the proceedings of the
2766 district, and the record of the lien in this set of minutes
2767 shall constitute prima facie evidence of its validity. The board
2768 of supervisors, in its sole discretion, may, by resolution,
2769 grant a discount equal to all or a part of the payee's
2770 proportionate share of the cost of the project consisting of
2771 bond financing cost, such as capitalized interest, funded
2772 reserves, and bond discounts included in the estimated cost of
2773 the project, upon payment in full of any special assessments
2774 during such period before the time such financing costs are
2775 incurred as may be specified by the board of supervisors in such

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2776 resolution.

2777 5. District special assessments may be made payable in
 2778 installments over no more than 40 years after the date of the
 2779 payment of the first installment thereof and may bear interest
 2780 at fixed or variable rates.

2781 (b) Notwithstanding any provision of this act or chapter
 2782 170, Florida Statutes, that portion of s. 170.09, Florida
 2783 Statutes, which provides that special assessments may be paid
 2784 without interest at any time within 30 days after the
 2785 improvement is completed and a resolution accepting the same has
 2786 been adopted by the governing authority is not applicable to any
 2787 district special assessments, whether imposed, levied, and
 2788 collected pursuant to this act or any other provision of general
 2789 law, including, but not limited to, chapter 170, Florida
 2790 Statutes.

2791 (c) In addition, the district is authorized expressly in
 2792 the exercise of its rulemaking power to adopt rules that provide
 2793 for notice, levy, imposition, equalization, and collection of
 2794 assessments.

2795 (14) ISSUANCE OF CERTIFICATES OF INDEBTEDNESS BASED ON
 2796 ASSESSMENTS FOR ASSESSABLE IMPROVEMENTS; ASSESSMENT BONDS.—

2797 (a) The board may, after any special assessments or
 2798 benefit special assessments for assessable improvements are
 2799 made, determined, and confirmed as provided in this act, issue
 2800 certificates of indebtedness for the amount so assessed against

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2801 the abutting property or property otherwise benefited, as the
 2802 case may be, and separate certificates shall be issued against
 2803 each part or parcel of land or property assessed, which
 2804 certificates shall state the general nature of the improvement
 2805 for which the assessment is made. The certificates shall be
 2806 payable in annual installments in accordance with the
 2807 installments of the special assessment for which they are
 2808 issued. The board may determine the interest to be borne by such
 2809 certificates, not to exceed the maximum rate allowed by general
 2810 law, and may sell such certificates at either private or public
 2811 sale and determine the form, manner of execution, and other
 2812 details of such certificates. The certificates shall recite that
 2813 they are payable only from the special assessments levied and
 2814 collected from the part or parcel of land or property against
 2815 which they are issued. The proceeds of such certificates may be
 2816 pledged for the payment of principal of and interest on any
 2817 revenue bonds or general obligation bonds issued to finance in
 2818 whole or in part such assessable improvement or, if not so
 2819 pledged, may be used to pay the cost or part of the cost of such
 2820 assessable improvements.

2821 (b) The district may also issue assessment bonds, revenue
 2822 bonds, or other obligations payable from a special fund into
 2823 which such certificates of indebtedness referred to in paragraph
 2824 (a) may be deposited or, if such certificates of indebtedness
 2825 have not been issued, may assign to such special fund for the

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2826 benefit of the holders of such assessment bonds or other
 2827 obligations, or to a trustee for such bondholders, the
 2828 assessment liens provided for in this act unless such
 2829 certificates of indebtedness or assessment liens have been
 2830 theretofore pledged for any bonds or other obligations
 2831 authorized hereunder. In the event of the creation of such
 2832 special fund and the issuance of such assessment bonds or other
 2833 obligations, the proceeds of such certificates of indebtedness
 2834 or assessment liens deposited therein shall be used only for the
 2835 payment of the assessment bonds or other obligations issued as
 2836 provided in this section. The district is authorized to covenant
 2837 with the holders of such assessment bonds, revenue bonds, or
 2838 other obligations that it will diligently and faithfully enforce
 2839 and collect all the special assessments, and interest and
 2840 penalties thereon, for which such certificates of indebtedness
 2841 or assessment liens have been deposited in or assigned to such
 2842 fund; to foreclose such assessment liens so assigned to such
 2843 special fund or represented by the certificates of indebtedness
 2844 deposited in the special fund, after such assessment liens have
 2845 become delinquent, and deposit the proceeds derived from such
 2846 foreclosure, including interest and penalties, in such special
 2847 fund; and to make any other covenants deemed necessary or
 2848 advisable in order to properly secure the holders of such
 2849 assessment bonds or other obligations.

2850 (c) The assessment bonds, revenue bonds, or other

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2851 obligations issued pursuant to this subsection shall have such
 2852 dates of issuance and maturity as deemed advisable by the board;
 2853 however, the maturities of such assessment bonds or other
 2854 obligations may not be more than 2 years after the due date of
 2855 the last installment that will be payable on any of the special
 2856 assessments for which such assessment liens, or the certificates
 2857 of indebtedness representing such assessment liens, are assigned
 2858 to or deposited in such special fund.

2859 (d) Such assessment bonds, revenue bonds, or other
 2860 obligations issued under this subsection shall bear such
 2861 interest as the board may determine, not to exceed the maximum
 2862 rate allowed by general law, and shall be executed, shall have
 2863 such provisions for redemption before maturity, shall be sold in
 2864 such manner, and shall be subject to all of the applicable
 2865 provisions contained in this act for revenue bonds, except as
 2866 the same may be inconsistent with this subsection.

2867 (e) All assessment bonds, revenue bonds, or other
 2868 obligations issued under this subsection shall be, shall
 2869 constitute, and shall have all the qualities and incidents of
 2870 negotiable instruments under the law merchant and general laws.

2871 (15) TAX LIENS.—All taxes of the district provided for in
 2872 this act, together with all penalties for default in the payment
 2873 of the same and all costs in collecting the same, including a
 2874 reasonable attorney fee fixed by the court and taxed as a cost
 2875 in the action brought to enforce payment, shall, from January 1

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2876 of each year the property is liable to assessment and until
 2877 paid, constitute a lien of equal dignity with the liens for
 2878 state and county taxes and other taxes of equal dignity with
 2879 state and county taxes upon all the lands against which such
 2880 taxes shall be levied. A sale of any of the real property within
 2881 the district for state and county or other taxes may not operate
 2882 to relieve or release the property so sold from the lien for
 2883 subsequent district taxes or installments of district taxes,
 2884 which lien may be enforced against such property as though no
 2885 such sale thereof had been made. In addition, for purposes of s.
 2886 197.552, Florida Statutes, the lien of all special assessments
 2887 levied by the district shall constitute a lien of record held by
 2888 a municipal or county governmental unit. Sections 194.171,
 2889 197.122, 197.333, and 197.432, Florida Statutes, are applicable
 2890 to district taxes with the same force and effect as if such
 2891 sections were expressly provided in this act.

2892 (16) PAYMENT OF TAXES AND REDEMPTION OF TAX LIENS BY THE
 2893 DISTRICT; SHARING IN PROCEEDS OF TAX SALE.-

2894 (a) The district shall have the power and right to:

2895 1. Pay any delinquent state, county, district, municipal,
 2896 or other tax or assessment upon lands located wholly or
 2897 partially within the boundaries of the district.

2898 2. Redeem or purchase any tax sales certificates issued
 2899 or sold on account of any state, county, district, municipal, or
 2900 other taxes or assessments upon lands located wholly or

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2901 partially within the boundaries of the district.

2902 (b) Delinquent taxes paid, or tax sales certificates
 2903 redeemed or purchased, by the district, together with all
 2904 penalties for the default in payment of the same and all costs
 2905 in collecting the same and a reasonable attorney fee, shall
 2906 constitute a lien in favor of the district of equal dignity with
 2907 the liens of state and county taxes and other taxes of equal
 2908 dignity with state and county taxes upon all the real property
 2909 against which the taxes were levied. The lien of the district
 2910 may be foreclosed in the manner provided in this act.

2911 (c) In any sale of land pursuant to s. 197.542, Florida
 2912 Statutes, as may be amended from time to time, the district may
 2913 certify to the clerk of the circuit court of the county holding
 2914 such sale the amount of taxes due to the district upon the lands
 2915 sought to be sold, and the district shall share in the
 2916 disbursement of the sales proceeds in accordance with this act
 2917 and under general law.

2918 (17) FORECLOSURE OF LIENS.—Any lien in favor of the
 2919 district arising under this act may be foreclosed by the
 2920 district by foreclosure proceedings in the name of the district
 2921 in a court of competent jurisdiction as provided by general law
 2922 in like manner as is provided in chapter 170 or chapter 173,
 2923 Florida Statutes, and any amendments thereto, and those chapters
 2924 shall be applicable to such proceedings with the same force and
 2925 effect as if those chapters were expressly provided in this act.

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2926 Any act required or authorized to be done by or on behalf of a
 2927 municipality in foreclosure proceedings under chapter 170 or
 2928 chapter 173, Florida Statutes, may be performed by such officer
 2929 or agent of the district as the board of supervisors may
 2930 designate. Such foreclosure proceedings may be brought at any
 2931 time after the expiration of 1 year from the date any tax, or
 2932 installment thereof, becomes delinquent; however, no lien shall
 2933 be foreclosed against any political subdivision or agency of the
 2934 state. Other legal remedies shall remain available.

2935 (18) MANDATORY USE OF CERTAIN DISTRICT SYSTEMS,
 2936 FACILITIES, AND SERVICES.—To the full extent permitted by
 2937 general law, the district shall require all lands, buildings,
 2938 premises, persons, firms, and corporations within the district
 2939 to use the facilities of the district.

2940 (19) COMPETITIVE PROCUREMENT; BIDS; NEGOTIATIONS; RELATED
 2941 PROVISIONS REQUIRED.—

2942 (a) A contract may not be let by the board for any goods,
 2943 supplies, or materials to be purchased when the amount thereof
 2944 to be paid by the district shall exceed the amount provided in
 2945 s. 287.017, Florida Statutes, for category four, unless notice
 2946 of bids shall be published in a newspaper of general circulation
 2947 in Hillsborough County at least once. Any board seeking to
 2948 construct or improve a public building, structure, or other
 2949 public works shall comply with the bidding procedures of s.
 2950 255.20, Florida Statutes, as amended from time to time, and

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2951 other applicable general law. In each case, the bid of the
2952 lowest responsive and responsible bidder shall be accepted
2953 unless all bids are rejected because the bids are too high or
2954 the board determines it is in the best interests of the district
2955 to reject all bids. The board may require the bidders to furnish
2956 bond with a responsible surety to be approved by the board.
2957 Nothing in this subsection shall prevent the board from
2958 undertaking and performing the construction, operation, and
2959 maintenance of any project or facility authorized by this act by
2960 the employment of labor, material, and machinery.

2961 (b) The Consultants' Competitive Negotiation Act, s.
2962 287.055, Florida Statutes, applies to contracts for engineering,
2963 architecture, landscape architecture, or registered surveying
2964 and mapping services let by the board.

2965 (c) Contracts for maintenance services for any district
2966 facility or project shall be subject to competitive bidding
2967 requirements when the amount thereof to be paid by the district
2968 exceeds the amount provided in s. 287.017, Florida Statutes, as
2969 amended from time to time, for category four. The district shall
2970 adopt rules, policies, or procedures establishing competitive
2971 bidding procedures for maintenance services. Contracts for other
2972 services may not be subject to competitive bidding unless the
2973 district adopts a rule, policy, or procedure applying
2974 competitive bidding procedures to said contracts. Nothing herein
2975 shall preclude the use of requests for proposal instead of

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2976 invitations to bid as determined by the district to be in its
 2977 best interest.

2978 (20) FEES, RENTALS, AND CHARGES; PROCEDURE FOR ADOPTION
 2979 AND MODIFICATIONS; MINIMUM REVENUE REQUIREMENTS.—

2980 (a) The district is authorized to prescribe, fix,
 2981 establish, and collect rates, fees, rentals, or other charges,
 2982 hereinafter sometimes referred to as "revenues," and to revise
 2983 the same from time to time, for the systems, facilities, and
 2984 services furnished by the district, including, but not limited
 2985 to, recreational facilities, water management and control
 2986 facilities, and water and sewer systems; to recover the costs of
 2987 making connection with any district service, facility, or
 2988 system; and to provide for reasonable penalties against any user
 2989 or property for any such rates, fees, rentals, or other charges
 2990 that are delinquent.

2991 (b) No such rates, fees, rentals, or other charges for
 2992 any of the facilities or services of the district shall be fixed
 2993 until after a public hearing at which all the users of the
 2994 proposed facility or services or owners, tenants, or occupants
 2995 served or to be served thereby and all other interested persons
 2996 shall have an opportunity to be heard concerning the proposed
 2997 rates, fees, rentals, or other charges. Rates, fees, rentals,
 2998 and other charges shall be adopted under the administrative
 2999 rulemaking authority of the district but do not apply to
 3000 district leases. Notice of such public hearing setting forth the

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3001 proposed schedule or schedules of rates, fees, rentals, and
 3002 other charges shall have been published in a newspaper of
 3003 general circulation in Hillsborough County at least once and at
 3004 least 10 days before such public hearing. The rulemaking hearing
 3005 may be adjourned from time to time. After such hearing, such
 3006 schedule or schedules, either as initially proposed or as
 3007 modified or amended, may be finally adopted. A copy of the
 3008 schedule or schedules of such rates, fees, rentals, or charges
 3009 as finally adopted shall be kept on file in an office designated
 3010 by the board and shall be open at all reasonable times to public
 3011 inspection. The rates, fees, rentals, or charges so fixed for
 3012 any class of users or property served shall be extended to cover
 3013 any additional users or properties thereafter served which shall
 3014 fall in the same class, without the necessity of any notice or
 3015 hearing.

3016 (c) Such rates, fees, rentals, and charges shall be just
 3017 and equitable and uniform for users of the same class and, when
 3018 appropriate, may be based or computed either upon the amount of
 3019 service furnished, upon the average number of persons residing
 3020 or working in or otherwise occupying the premises served, or
 3021 upon any other factor affecting the use of the facilities
 3022 furnished, or upon any combination of the foregoing factors, as
 3023 may be determined by the board on an equitable basis.

3024 (d) The rates, fees, rentals, or other charges prescribed
 3025 shall be such as will produce revenues, together with any other

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3026 assessments, taxes, revenues, or funds available or pledged for
 3027 such purpose, at least sufficient to provide for the following
 3028 items, but not necessarily in the order stated:

3029 1. To provide for all expenses of operation and
 3030 maintenance of such facility or service.

3031 2. To pay when due all bonds and interest thereon for the
 3032 payment of which such revenues are, or shall have been, pledged
 3033 or encumbered, including reserves for such purpose.

3034 3. To provide for any other funds which may be required
 3035 under the resolution or resolutions authorizing the issuance of
 3036 bonds pursuant to this act.

3037 (e) The board shall have the power to enter into
 3038 contracts for the use of the projects of the district and with
 3039 respect to the services, systems, and facilities furnished or to
 3040 be furnished by the district.

3041 (21) RECOVERY OF DELINQUENT CHARGES.—In the event that
 3042 any rates, fees, rentals, charges, or delinquent penalties are
 3043 not paid as and when due and are in default for 60 days or more,
 3044 the unpaid balance thereof and all interest accrued thereon,
 3045 together with reasonable attorney fees and costs, may be
 3046 recovered by the district in a civil action.

3047 (22) DISCONTINUANCE OF SERVICES OR FACILITIES.—In the
 3048 event the fees, rentals, or other charges for district services
 3049 or facilities are not paid when due, the board shall have the
 3050 power, under such reasonable rules and regulations as the board

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3051 may adopt, to discontinue and shut off such services or
 3052 facilities until such fees, rentals, or other charges, including
 3053 interest, penalties, and charges for the shutting off and
 3054 discontinuance and the restoration of such services or
 3055 facilities, are fully paid; and, for such purposes, the board
 3056 may enter on any lands, waters, or premises of any person, firm,
 3057 corporation, or body, public or private, within the district
 3058 limits. Such delinquent fees, rentals, or other charges,
 3059 together with interest, penalties, and charges for the shutting
 3060 off and discontinuance and the restoration of such services or
 3061 facilities and reasonable attorney fees and other expenses, may
 3062 be recovered by the district, which may also enforce payment of
 3063 such delinquent fees, rentals, or other charges by any other
 3064 lawful method of enforcement.

3065 (23) ENFORCEMENT AND PENALTIES.—The board or any
 3066 aggrieved person may have recourse to such remedies in general
 3067 law and at equity as may be necessary to ensure compliance with
 3068 this act, including injunctive relief to enjoin or restrain any
 3069 person violating this act or any bylaws, resolutions,
 3070 regulations, rules, codes, or orders adopted under this act. In
 3071 case any building or structure is erected, constructed,
 3072 reconstructed, altered, repaired, converted, or maintained, or
 3073 any building, structure, land, or water is used, in violation of
 3074 this act or of any code, order, resolution, or other regulation
 3075 made under authority conferred by this act or under general law,

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3076 the board or any citizen residing in the district may institute
 3077 any appropriate action or proceeding to prevent such unlawful
 3078 erection, construction, reconstruction, alteration, repair,
 3079 conversion, maintenance, or use; to restrain, correct, or avoid
 3080 such violation; to prevent the occupancy of such building,
 3081 structure, land, or water; and to prevent any illegal act,
 3082 conduct, business, or use in or about such premises, land, or
 3083 water.

3084 (24) SUITS AGAINST THE DISTRICT.—Any suit or action
 3085 brought or maintained against the district for damages arising
 3086 out of tort, including, without limitation, any claim arising
 3087 upon account of an act causing an injury or loss of property,
 3088 personal injury, or death, shall be subject to the limitations
 3089 provided in s. 768.28, Florida Statutes.

3090 (25) EXEMPTION OF DISTRICT PROPERTY FROM EXECUTION.—All
 3091 district property shall be exempt from levy and sale by virtue
 3092 of an execution, and no execution or other judicial process
 3093 shall issue against such property, nor shall any judgment
 3094 against the district be a charge or lien on its property or
 3095 revenues; however, nothing contained herein shall apply to or
 3096 limit the rights of bondholders to pursue any remedy for the
 3097 enforcement of any lien or pledge given by the district in
 3098 connection with any of the bonds or obligations of the district.

3099 (26) TERMINATION, CONTRACTION, OR EXPANSION OF DISTRICT.—
 3100 (a) The board of supervisors of the district may not ask

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3101 the Legislature to repeal or amend this act to expand or to
 3102 contract the boundaries of the district or otherwise cause the
 3103 merger or termination of the district without first obtaining a
 3104 resolution or official statement from Hillsborough County as
 3105 required by s. 189.031(2)(e)4., Florida Statutes, for creation
 3106 of an independent special district. The district's consent may
 3107 be evidenced by a resolution or other official written statement
 3108 of the district.

3109 (b) The district shall remain in existence until:

3110 1. The district is terminated and dissolved pursuant to
 3111 amendment to this act by the Legislature.

3112 2. The district has become inactive pursuant to s.
 3113 189.062, Florida Statutes.

3114 (27) MERGER WITH COMMUNITY DEVELOPMENT DISTRICTS.—The
 3115 district may merge with one or more community development
 3116 districts situated wholly within its boundaries. The district
 3117 shall be the surviving entity of the merger. Any mergers shall
 3118 commence upon each such community development district filing a
 3119 written request for merger with the district. A copy of the
 3120 written request shall also be filed with Hillsborough County.
 3121 The district, subject to the direction of its board of
 3122 supervisors, shall enter into a merger agreement which shall
 3123 provide for the proper allocation of debt, the manner in which
 3124 such debt shall be retired, the transition of the community
 3125 development district board, and the transfer of all financial

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3126 obligations and operating and maintenance responsibilities to
 3127 the district. The execution of the merger agreement by the
 3128 district and each community development district constitutes
 3129 consent of the landowners within each district. The district and
 3130 each community development district requesting merger shall hold
 3131 a public hearing within its boundaries to provide information
 3132 about and take public comment on the proposed merger in the
 3133 merger agreement. The public hearing shall be held within 45
 3134 days after the execution of the merger agreement by all parties
 3135 thereto. Notice of the public hearing shall be published in a
 3136 newspaper of general circulation in Hillsborough County at least
 3137 14 days before the hearing. At the conclusion of the public
 3138 hearing, each district shall consider a resolution approving or
 3139 disapproving the proposed merger. If the district and each
 3140 community development district which is a party to the merger
 3141 agreement adopt a resolution approving the proposed merger, the
 3142 resolutions and the merger agreement shall be filed with
 3143 Hillsborough County. Upon receipt of the resolutions approving
 3144 the merger and the merger agreement, Hillsborough County shall
 3145 adopt a nonemergency ordinance dissolving each community
 3146 development district pursuant to s. 190.046(10), Florida
 3147 Statutes.

3148 (28) INCLUSION OF TERRITORY.—The inclusion of any or all
 3149 territory of the district within a municipality does not change,
 3150 alter, or affect the boundary, territory, existence, or

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3151 jurisdiction of the district.

3152 (29) SALE OF REAL ESTATE WITHIN THE DISTRICT; REQUIRED
 3153 DISCLOSURE TO PURCHASER.—Subsequent to the creation of this
 3154 district under this act, each contract for the initial sale of a
 3155 parcel of real property and each contract for the initial sale
 3156 of a residential unit within the district shall include,
 3157 immediately before the space reserved in the contract for the
 3158 signature of the purchaser, the following disclosure statement
 3159 in boldfaced and conspicuous type which is larger than the type
 3160 in the remaining text of the contract: "THE LAND RESERVE
 3161 STEWARDSHIP DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS,
 3162 OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND
 3163 ASSESSMENTS PAY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE
 3164 COSTS OF CERTAIN PUBLIC SYSTEMS, FACILITIES, AND SERVICES OF THE
 3165 DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE
 3166 DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY
 3167 AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER
 3168 TAXES AND ASSESSMENTS PROVIDED FOR BY GENERAL LAW."

3169 (30) NOTICE OF CREATION AND ESTABLISHMENT.—Within 30 days
 3170 after the election of the first board of supervisors creating
 3171 the district, the district shall cause to be recorded in the
 3172 grantor-grantee index of the property records in Hillsborough
 3173 County a "Notice of Creation and Establishment of the Land
 3174 Reserve Stewardship District." The notice shall, at a minimum,
 3175 include the legal description of the territory described in this

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3176 act.

3177 (31) DISTRICT PROPERTY PUBLIC; FEES.—Any system, facility,
 3178 service, works, improvement, project, or other infrastructure
 3179 owned by the district, or funded by federal tax-exempt bonding
 3180 issued by the district, is public; and the district by rule may
 3181 regulate, and may impose reasonable charges or fees for, the use
 3182 thereof, but not to the extent that such regulation or
 3183 imposition of such charges or fees constitutes denial of
 3184 reasonable access.

3185 Section 7. If any provision of this act or its application
 3186 to any person or circumstance is held invalid, the invalidity
 3187 does not affect the remaining provisions or applications of the
 3188 act which can be given effect without the invalid provision or
 3189 application, and to this end the provisions of this act are
 3190 severable.

3191 Section 8. This act shall take effect upon becoming a law,
 3192 except that the provisions of this act which authorize the levy
 3193 of ad valorem taxation shall take effect only upon express
 3194 approval by a majority vote of those qualified electors of the
 3195 Land Reserve Stewardship District, as required by Section 9,
 3196 Article VII of the State Constitution, voting in a referendum
 3197 election held during a general election at such time as all
 3198 members of the board are qualified electors who are elected by
 3199 qualified electors of the district as provided in this act.