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HB 1161

2022 Legislature

1
 2 An act relating to Manatee County; creating the
 3 Northlake Stewardship District; providing a short
 4 title, legislative findings and intent, and
 5 definitions; establishing compliance with minimum
 6 requirements in s. 189.031(3), F.S., for creation of
 7 an independent special district; providing for
 8 creation and establishment of the district;
 9 establishing the legal boundaries of the district;
 10 providing for the jurisdiction and charter of the
 11 district; providing for a governing board; providing
 12 for membership, election, and terms of office;
 13 providing for meetings; providing administrative
 14 duties of the board; providing a method for transition
 15 of the board from landowner control to control by the
 16 resident electors of the district; providing for a
 17 district manager and district personnel; providing for
 18 a district treasurer, selection of a public
 19 depository, and district budgets and financial
 20 reports; providing for the general powers of the
 21 district; providing for 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 future ad valorem taxation; providing

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26 for special assessments; providing for issuance of
 27 certificates of indebtedness; providing for tax liens;
 28 providing for competitive procurement; providing for
 29 fees and charges; providing for amending the charter;
 30 providing for required notices to purchasers of
 31 residential units within the district; providing for
 32 merger; providing for construction; providing
 33 severability; providing for a referendum; providing
 34 effective dates.

35

36 Be It Enacted by the Legislature of the State of Florida:

37

38 Section 1. The charter for the Northlake Stewardship
 39 District is created to read:

40 Section 1. This act may be cited as the "Northlake
 41 Stewardship District Act."

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

44 (1) LEGISLATIVE FINDINGS AND INTENT; PURPOSE OF THE
 45 DISTRICT.-

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

50 (b) There is a need to use a special and limited purpose

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51 independent special district unit of local government for the
 52 Northlake Stewardship District lands located within Manatee
 53 County to provide for a more comprehensive community development
 54 approach, which will facilitate an integral relationship among
 55 regional transportation, land use, and urban design to provide
 56 for a diverse mix of housing and regional employment and
 57 economic development opportunities, rather than fragmented
 58 development with underutilized infrastructure which is generally
 59 associated with urban sprawl.

60 (c) There is a considerably long period of time during
 61 which there is a significant burden to provide various systems,
 62 facilities, and services to the initial landowners of the
 63 Northlake Stewardship District lands, such that there is a need
 64 for flexible management, sequencing, timing, and financing of
 65 the various systems, facilities, and services to be provided to
 66 these lands, taking into consideration absorption rates,
 67 commercial viability, and related factors. Therefore, extended
 68 control by the initial landowner with regard to the provision of
 69 systems, facilities, and services for the Northlake Stewardship
 70 District lands, coupled with the special and limited purpose of
 71 such district, is in the public interest.

72 (d) While chapter 190, Florida Statutes, provides an
 73 opportunity for previous community development services and
 74 facilities to be provided by the continued use of community
 75 development districts in a manner that furthers the public

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76 interest, given the size of the Northlake Stewardship District
 77 lands and the duration of development continuing to utilize
 78 multiple community development districts over these lands which
 79 would result in an inefficient, duplicative, and needless
 80 proliferation of local special purpose governments, contrary to
 81 the public interest and the Legislature's findings in chapter
 82 190, Florida Statutes, it is in the public interest that the
 83 long-range provision for, and management, financing, and long-
 84 term maintenance, upkeep, and operation of, services and
 85 facilities to be provided for ultimate development and
 86 conservation of the lands covered by this act be under one
 87 coordinated entity. The creation of an independent special
 88 district will assist in integrating the management of state
 89 resources and allow for greater and more coordinated stewardship
 90 of natural resources.

91 (e) The existence and use of a special and limited purpose
 92 local government for the Northlake Stewardship District lands,
 93 subject to the Manatee County comprehensive plan, will provide
 94 for a comprehensive and complete community development approach
 95 to promote a sustainable and efficient land use pattern for the
 96 Northlake Stewardship District lands with long-term planning for
 97 conservation and development; provide opportunities for the
 98 mitigation of impacts and development of infrastructure in an
 99 orderly and timely manner; prevent the overburdening of the
 100 local general-purpose government and the taxpayers; and provide

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101 an enhanced tax base and regional employment and economic
 102 development opportunities.

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

111 (g) The creation and establishment of a special and
 112 limited purpose independent special district is a legitimate
 113 supplemental and alternative method available to manage, own,
 114 operate, construct, and finance capital infrastructure systems,
 115 facilities, and services.

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

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126 (i) The special district created and established by this
 127 act shall not have or exercise any comprehensive planning,
 128 zoning, or development permitting power; the establishment of
 129 the special district is not considered a development order
 130 within the meaning of part I of chapter 380, Florida Statutes;
 131 and all applicable planning and permitting laws, rules,
 132 regulations, and policies of Manatee County control the
 133 development of the land to be serviced by the special district.

134 (j) The creation by this act of the Northlake Stewardship
 135 District is not inconsistent with the Manatee County
 136 comprehensive plan.

137 (k) It is the legislative intent and purpose that no debt
 138 or obligation of the special district constitute a burden on
 139 Manatee County.

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

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

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

149 (c) "Assessment bonds" means special obligations of the
 150 district which are payable solely from proceeds of the special

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151 assessments or benefit special assessments levied for assessable
 152 improvements, provided that, in lieu of issuing assessment bonds
 153 to fund the costs of assessable improvements, the district may
 154 issue revenue bonds for such purposes payable from assessments.

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

159 (e) "Benefit special assessments" means district
 160 assessments imposed, levied, and collected pursuant to section
 161 6.

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

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

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

175 1. The expenses of determining the feasibility or

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

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

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

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

209 (i) "District" means the Northlake Stewardship District.

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

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

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

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

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

223 (o) "Land development regulations" means those regulations
 224 of the general-purpose local government, adopted under the
 225 Community Planning Act, codified as part II of chapter 163,

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226 Florida Statutes, to which the district is subject and as to
227 which the district may not do anything that is inconsistent
228 therewith. Land development regulations are not considered
229 specific management, engineering, operations, or capital
230 improvement planning needed in the daily management,
231 implementation, and supplying by the district of systems,
232 facilities, services, works, improvements, projects, or
233 infrastructure, so long as they remain subject to and are not
234 inconsistent with the applicable county codes.

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

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

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

250 (s) "Northlake Stewardship District" means the special and

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251 limited purpose independent special district unit of local
 252 government and political subdivision created and chartered by
 253 this act, and limited to the performance of those general and
 254 special powers authorized by its charter under this act, the
 255 boundaries of which are set forth by this act, the governing
 256 board of which is created and authorized to operate with legal
 257 existence by this act, and the purpose of which is as set forth
 258 in this act.

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

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

266 2. "Special powers," which means those powers provided by
 267 the district charter to implement its specialized systems,
 268 facilities, services, projects, improvements, and infrastructure
 269 and related functions in order to carry out its special and
 270 limited purpose.

271 3. Any other powers, authority, or functions set forth in
 272 this act.

273 (u) "Project" means any development, improvement,
 274 property, power, utility, facility, enterprise, service, system,
 275 works, or infrastructure now existing or hereafter undertaken or

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276 established under this act.

277 (v) "Qualified elector" means any person at least 18 years
 278 of age who is a citizen of the United States and a legal
 279 resident of the state and of the district and who registers to
 280 vote with the Supervisor of Elections of Manatee County and
 281 resides in Manatee County.

282 (w) "Reclaimed water" means water, including from wells or
 283 stormwater management facilities, that has received at least
 284 secondary treatment and basic disinfection and is reused after
 285 flowing out of a domestic wastewater treatment facility or
 286 otherwise reused as an approved use of surface water or
 287 groundwater by the water management district.

288 (x) "Reclaimed water system" means any plant, well,
 289 system, facility, or property, and any addition, extension, or
 290 improvement thereto at any future time constructed or acquired
 291 as part thereof, useful, necessary, or having the present
 292 capacity for future use in connection with the development of
 293 sources, treatment, purification, or distribution of reclaimed
 294 water. The term includes franchises of any nature relating to
 295 any such system and necessary or convenient for the operation
 296 thereof including for the district's own use or resale.

297 (y) "Refunding bonds" means bonds issued to refinance
 298 outstanding bonds of any type and the interest and redemption
 299 premium thereon. Refunding bonds may be issuable and payable in
 300 the same manner as refinanced bonds, except that no approval by

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301 the electorate shall be required unless required by the State
 302 Constitution.

303 (z) "Revenue bonds" means obligations of the district that
 304 are payable from revenues, including, but not limited to,
 305 special assessments and benefit special assessments, derived
 306 from sources other than ad valorem taxes on real or tangible
 307 personal property and that do not pledge the property, credit,
 308 or general tax revenue of the district.

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

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326 (bb) "Special assessments" means assessments as imposed,
 327 levied, and collected by the district for the costs of
 328 assessable improvements pursuant to this act, chapter 170,
 329 Florida Statutes, and the additional authority under s.
 330 197.3631, Florida Statutes, or any other provision of general
 331 law, now or hereinafter enacted, which provides or authorizes a
 332 supplemental means to impose, levy, or collect special
 333 assessments.

334 (cc) "Taxes" or "tax" means those levies and impositions
 335 of the board of supervisors that support and pay for government
 336 and the administration of general law and that may be:

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

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

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

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351 to the premises connected with such system, and all rights,
 352 easements, and franchises of any nature relating to any such
 353 system and necessary or convenient for the operation thereof.

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

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

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

372 (c) The creation of the Northlake Stewardship District by
 373 and pursuant to this act, and its exercise of its management and
 374 related financing powers to implement its limited, single, and
 375 special purpose, is not a development order and does not trigger

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376 or invoke any provision within the meaning of chapter 380,
 377 Florida Statutes, and all applicable governmental planning,
 378 environmental, and land development laws, regulations, rules,
 379 policies, and ordinances apply to all development of the land
 380 within the jurisdiction of the district as created by this act.

381 (d) The district shall operate and function subject to,
 382 and not inconsistent with, the applicable comprehensive plan of
 383 Manatee County and any applicable development orders (e.g.,
 384 detailed site plan development orders), zoning regulations, and
 385 other land development regulations.

386 (e) The special and limited purpose Northlake Stewardship
 387 District does not have the power of a general-purpose local
 388 government to adopt a comprehensive plan or related land
 389 development regulation as those terms are defined in the
 390 Community Planning Act.

391 (f) This act may be amended, in whole or in part, only by
 392 special act of the Legislature. The board of supervisors of the
 393 district may not ask the Legislature to amend this act without
 394 first obtaining a resolution or official statement from the
 395 district and Manatee County as provided in s. 189.031(2)(e)4.,
 396 Florida Statutes, for the creation of an independent special
 397 district.

398 Section 3. Minimum charter requirements; creation and
 399 establishment; jurisdiction; construction; charter.-

400 (1) Pursuant to s. 189.031(3), Florida Statutes, the

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401 Legislature sets forth that the minimum requirements in
 402 paragraphs (a) through (o) have been met in the identified
 403 provisions of this act as follows:

404 (a) The purpose of the district is provided in subsection
 405 (4) and this section.

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

412 (c) The methods for establishing the district are provided
 413 in this section.

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

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

418 (f) The maximum compensation of board members is provided
 419 in section 6.

420 (g) The administrative duties of the governing body are
 421 provided in section 6.

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

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

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426 (j) The requirements for elections or referendums and
 427 qualifications of an elector of the district are provided in
 428 this section and section 6.

429 (k) The methods for financing the district are provided in
 430 section 6.

431 (l) Other than taxes levied for the payment of bonds and
 432 taxes levied for periods of up to 2 years when authorized by a
 433 vote of the electors of the district, the authority to levy ad
 434 valorem tax and the authorized millage rate are provided in
 435 section 6.

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

438 (n) The requirements for planning are provided in this
 439 section and section 6.

440 (o) The geographic boundary limitations of the district
 441 are provided in sections 5 and 6.

442 (2) The Northlake Stewardship District is created and
 443 incorporated as a public body corporate and politic, an
 444 independent special and limited purpose local government, an
 445 independent special district, under s. 189.031, Florida
 446 Statutes, and as defined in this act and in s. 189.012(3),
 447 Florida Statutes, in and for portions of Manatee County. Any
 448 amendments to chapter 190, Florida Statutes, after January 1,
 449 2021, granting additional general powers, special powers,
 450 authorities, or projects to a community development district by

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451 amendment to its uniform charter contained in ss. 190.006-
452 190.041, Florida Statutes, which are not inconsistent with this
453 act, shall constitute a general power, special power, authority,
454 or function of the Northlake Stewardship District. All notices
455 for the enactment by the Legislature of this special act have
456 been provided pursuant to the State Constitution, general law,
457 and the rules of the House of Representatives and the Senate. A
458 referendum subsequent to the effective date of this act is not
459 required as a condition of establishing the district. Therefore,
460 the district, as created by this act, is established on the
461 property described in this act.

462 (3) The territorial boundary of the district shall embrace
463 and include all of that certain real property described in
464 section 4.

465 (4) The jurisdiction of the district, in the exercise of
466 its general and special powers, and in the carrying out of its
467 special and limited purpose, is both within the external
468 boundaries of the legal description of this district and
469 extraterritorially when limited to, and as authorized expressly
470 elsewhere in, the charter of the district as created in this act
471 or applicable general law. This special and limited purpose
472 district is created as a public body corporate and politic, and
473 local government authority and power is limited by its charter,
474 this act, and subject to other general laws, including chapter
475 189, Florida Statutes, except that an inconsistent provision in

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476 this act shall control and the district has jurisdiction to
 477 perform such acts and exercise such authorities, functions, and
 478 powers as shall be necessary, convenient, incidental, proper, or
 479 reasonable for the implementation of its special and limited
 480 purpose regarding the sound planning, provision, acquisition,
 481 development, operation, maintenance, and related financing of
 482 those public systems, facilities, services, improvements,
 483 projects, and infrastructure works as authorized herein,
 484 including those necessary and incidental thereto. The district
 485 shall only exercise any of its powers extraterritorially within
 486 Manatee County after execution of an interlocal agreement
 487 between the district and Manatee County consenting to the
 488 district's exercise of any of such powers within Manatee County
 489 or an applicable development order or as part of other land
 490 development regulations issued by Manatee County.

491 (5) The exclusive charter of the Northlake Stewardship
 492 District is this act and, except as otherwise provided in
 493 subsection (2), may be amended only by special act of the
 494 Legislature.

495 Section 4. Formation; boundaries.—The Northlake
 496 Stewardship District, an independent special district, is
 497 created and incorporated in Manatee County and shall embrace and
 498 include the territory described as:

499
 500 BEGINNING AT THE S.W. CORNER OF SECTION 14, TOWNSHIP

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501 35 SOUTH, RANGE 21 EAST; THENCE S 86°56'25" W, A
 502 DISTANCE OF 1800.00 FEET; THENCE NORTH, A DISTANCE OF
 503 13395.92 FEET; THENCE EAST, A DISTANCE OF 1345.83 FEET
 504 TO THE SOUTHERLY RIGHT OF WAY LINE OF S.R. 64; THENCE
 505 S 59°17'50" E, ALONG SAID RIGHT OF WAY LINE, A
 506 DISTANCE OF 1405.88 FEET TO THE P.C. OF A CURVE TO THE
 507 LEFT WHOSE RADIUS POINT LIES W 30°42'10" E, A DISTANCE
 508 OF 5779.58 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF
 509 SAID CURVE, ALSO BEING SAID RIGHT OF WAY LINE, A
 510 DISTANCE OF 3113.84 FEET THROUGH A CENTRAL ANGLE OF
 511 30°52'08" TO THE P.T. OF SAID CURVE; THENCE N
 512 89°50'03" E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE
 513 OF 1677.60 FEET TO THE EAST LINE OF SECTION 2,
 514 TOWNSHIP 35 SOUTH, RANGE 21 EAST; THENCE S 00°41'54"
 515 W, A DISTANCE OF 1237.67 FEET TO THE S.E. CORNER OF
 516 SAID SECTION 2; THENCE S 00°14'01" W, A DISTANCE OF
 517 5314.38 FEET TO THE S.E. CORNER OF SECTION 11,
 518 TOWNSHIP 35 SOUTH, RANGE 21 EAST; THENCE S 00°32'06"
 519 W, A DISTANCE OF 5282.71 FEET TO THE S.E. CORNER OF
 520 SECTION 14, TOWNSHIP 35 SOUTH, RANGE 21 EAST; THENCE S
 521 89°35'10" E, ALONG THE NORTH LINE OF SECTION 24,
 522 TOWNSHIP 35 SOUTH, RANGE 21 EAST; A DISTANCE OF
 523 1329.23 FEET; THENCE SOUTH, A DISTANCE OF 2188.27
 524 FEET; THENCE N 89°31'08" W, A DISTANCE OF 6623.50
 525 FEET; THENCE N 00°34'59" W, A DISTANCE OF 2200.00 FEET

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526 TO THE POINT OF BEGINNING, LYING AND BEING IN SECTIONS
 527 2, 3, 10, 11, 14, 15, 23, AND 24, TOWNSHIP 35 SOUTH,
 528 RANGE 21 EAST, MANATEE COUNTY, FLORIDA.

529
 530 TOGETHER WITH

531
 532 BEGINNING AT THE N.W. CORNER OF SECTION 13, TOWNSHIP
 533 35 SOUTH, RANGE 21 EAST; THENCE S 89°55'53" E, A
 534 DISTANCE OF 2708.08 FEET TO THE SOUTH 1/4 CORNER OF
 535 SECTION 12, TOWNSHIP 35 SOUTH, RANGE 21 EAST; THENCE N
 536 00°10'22" E, A DISTANCE OF 5312.74 FEET TO THE NORTH
 537 1/4 CORNER OF SAID SECTION 12; THENCE N 00°32'09" E,
 538 ALONG THE WEST LINE OF THE S.E. 1/4 OF SECTION 1,
 539 TOWNSHIP 35 SOUTH, RANGE 21 EAST, A DISTANCE OF
 540 1250.32 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF
 541 S.R. 64; THENCE N 89°50'03" E, ALONG SAID RIGHT OF WAY
 542 LINE, A DISTANCE OF 1188.46 FEET; THENCE N 89°46'04"
 543 E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 10.49
 544 FEET; THENCE S 00°22'15" W, A DISTANCE OF 1000.00
 545 FEET; THENCE N 89°46'04" E, A DISTANCE OF 1500.00 FEET
 546 TO THE EAST LINE OF THE S.E. 1/4 OF SAID SECTION 1;
 547 THENCE N 00°22'15" E, ALONG SAID EAST LINE, A DISTANCE
 548 OF 1000.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF
 549 S.R. 64; THENCE N 89°46'04" E, ALONG SAID RIGHT OF WAY
 550 LINE, A DISTANCE OF 1654.03 FEET; THENCE S 00°06'43"

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551 W, A DISTANCE OF 6684.48 FEET; THENCE N 89°55'53" W, A
 552 DISTANCE OF 645.02 FEET; THENCE CONTINUING N
 553 89°55'53"W, A DISTANCE OF 5150.76 FEET; THENCE SOUTH,
 554 A DISTANCE OF 5190.55 FEET TO THE SOUTH LINE OF
 555 SECTION 13, TOWNSHIP 35 SOUTH, RANGE 21 EAST; THENCE W
 556 89°35'10" W, A DISTANCE OF 1329.23 FEET TO THE S.W.
 557 CORNER OF SAID SECTION 13; THENCE N 00°32'06" E, A
 558 DISTANCE OF 5282.71 FEET TO THE POINT OF BEGINNING,
 559 LYING AND BEING IN SECTIONS 1, 12 AND 13, TOWNSHIP 35
 560 SOUTH, RANGE 21 EAST AND SECTIONS 6, 7, AND 18,
 561 TOWNSHIP 35 SOUTH, RANGE 22 EAST, MANATEE COUNTY,
 562 FLORIDA.

563
 564 TOGETHER WITH

565
 566 COMMENCING AT THE S.E. CORNER OF SECTION 1, TOWNSHIP
 567 35 SOUTH, RANGE 21 EAST; THENCE N 00°22'15" E, ALONG
 568 THE EAST LINE OF THE S.E. 1/4 OF SAID SECTION 1, A
 569 DISTANCE OF 264.72 FEET TO THE POINT OF BEGINNING;
 570 THENCE S 89°46'04" W, A DISTANCE OF 1500.00 FEET;
 571 THENCE N 00°22'15" E, A DISTANCE OF 1000.00 FEET TO
 572 THE SOUTHERLY RIGHT OF WAY LINE OF S.R. 64; THENCE N
 573 89°46'04" E, A DISTANCE OF 1500.00 FEET TO THE EAST
 574 LINE OF SAID S.E. 1/4; THENCE S 00°22'15" W, A
 575 DISTANCE OF 1000.00 FEET TO THE POINT OF BEGINNING,

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576 LYING AND BEING IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE
 577 21 EAST, MANATEE COUNTY, FLORIDA.

578
 579 TOGETHER WITH

580
 581 COMMENCING AT THE N.W. CORNER OF SECTION 18, TOWNSHIP
 582 35 SOUTH, RANGE 22 EAST; THENCE S 88°12'48" E, ALONG
 583 THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF
 584 1660.42 FEET; THENCE S 00°06'43" W, A DISTANCE OF
 585 50.22 FEET TO THE POINT OF BEGINNING; THENCE
 586 CONTINUING S 00°06'43" W, A DISTANCE OF 1407.14 FEET
 587 TO THE NORTHERLY MAINTAINED RIGHT OF WAY LINE OF
 588 TAYLOR ROAD; THENCE N 84°16'22" W, ALONG SAID
 589 MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 648.13
 590 FEET; THENCE N 00°06'43" E, A DISTANCE OF 1343.23
 591 FEET; THENCE S 89°55'53" E, A DISTANCE OF 645.02 FEET
 592 TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION
 593 18, TOWNSHIP 35 SOUTH, RANGE 22 EAST, MANATEE COUNTY,
 594 FLORIDA.

595
 596 TOGETHER WITH

597
 598 A PARCEL OF LAND BEING A PORTION OF THAT PARCEL
 599 DESCRIBED IN OFFICIAL BOOK 1256, PAGE 1003, OF THE
 600 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LOCATED IN

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601 SECTION 2, TOWNSHIP 35 SOUTH, RANGE 21 EAST, MANATEE
 602 COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:
 603
 604 COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 2;
 605 THENCE S 89°13'30" W, ALONG THE NORTH LINE OF SAID
 606 SECTION 2, A DISTANCE OF 3,765.62 FEET; THENCE S
 607 68°40'38" E, ALONG THE EASTERLY BOUNDARY LINE OF
 608 AFORESAID PARCEL, DESCRIBED IN OFFICIAL RECORDS BOOK
 609 1256, PAGE 100, OF THE PUBLIC RECORDS OF MANATEE
 610 COUNTY, FLORIDA, A DISTANCE OF 350.08 FEET TO THE
 611 POINT OF BEGINNING; THENCE CONTINUING ALONG SAID
 612 EASTERLY BOUNDARY LINE, THE FOLLOWING FOUR (4)
 613 COURSES: (1) S 22°42'49" W, A DISTANCE OF 1,615.71
 614 FEET; (2) S 13°21'03" W, A DISTANCE OF 1,236.42 FEET;
 615 (3) S 34°15'01" E, A DISTANCE OF 452.97 FEET; (4) N
 616 90°00'00" W, A DISTANCE OF 154.78 FEET; THENCE N
 617 19°30'17" W, A DISTANCE OF 389.54 FEET; THENCE N
 618 21°56'35" W, A DISTANCE OF 136.06 FEET; THENCE N
 619 06°26'52" W, A DISTANCE OF 99.01 FEET; THENCE N
 620 13°31'50" E, A DISTANCE OF 93.35 FEET; THENCE N
 621 03°37'36" E, A DISTANCE OF 184.42 FEET; THENCE N
 622 09°22'59" E, A DISTANCE OF 606.39 FEET; THENCE N
 623 11°49'54" E, A DISTANCE OF 272.83 FEET; THENCE N
 624 33°18'40" E, A DISTANCE OF 223.58 FEET; THENCE N
 625 21°33'15" E, A DISTANCE OF 437.04 FEET; THENCE N

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626 05°03'54" E, A DISTANCE OF 315.89 FEET; THENCE N
 627 59°03'16" E, A DISTANCE OF 280.45 FEET; THENCE N
 628 42°37'36" E, A DISTANCE OF 385.65 FEET TO THE POINT OF
 629 BEGINNING. CONTAINING 12.54 ACRES, MORE OR LESS.

630
 631 LESS

632
 633 A PARCEL OF LAND BEING A PORTION OF THAT PARCEL
 634 DESCRIBED IN OFFICIAL RECORDS BOOK 2303, PAGE 3337 OF
 635 THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING
 636 IN SECTIONS 2 AND 3, TOWNSHIP 35 SOUTH, RANGE 21 EAST,
 637 MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

638
 639 COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 2;
 640 THENCE S 89°13'30" W, ALONG THE NORTH LINE OF SAID
 641 SECTION 2, A DISTANCE OF 3,765.62 FEET; THENCE ALONG
 642 THE WESTERLY BOUNDARY LINE OF AFORESAID PARCEL,
 643 DESCRIBED IN OFFICIAL RECORDS BOOK 2303, PAGE 3337 OF
 644 THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THE
 645 FOLLOWING FOUR (4) COURSES: (1) S 68°40'38" E, A
 646 DISTANCE OF 350.08 FEET; (2) S 22°42'49" W, A DISTANCE
 647 OF 1,615.71 FEET; (3) S 13°21'03" W, A DISTANCE OF
 648 1,236.42 FEET; (4) S 34°15'01" E, A DISTANCE OF 452.97
 649 FEET; THENCE S 43°40'01" W, A DISTANCE OF 290.46 FEET
 650 TO THE POINT OF BEGINNING; THENCE S 41°05'31" W, A

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651 DISTANCE OF 548.68 FEET; THENCE S 41°40'08" W, A
 652 DISTANCE OF 166.83 FEET TO AN INTERSECTION WITH THE
 653 NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 64
 654 (FLORIDA DEPARTMENT OF TRANSPORTATION SECTION NUMBER
 655 1314-1003); THENCE N 59°17'50" W, ALONG SAID NORTHERLY
 656 RIGHT-OF-WAY LINE, A DISTANCE OF 891.62 FEET; THENCE
 657 ALONG SAID WESTERLY BOUNDARY LINE THE FOLLOWING TWO
 658 COURSES: (1) N 00°00'00" E, A DISTANCE OF 292.99 FEET;
 659 (2) N 90°00'00" E, A DISTANCE OF 1,283.95 FEET; THENCE
 660 S 19°30'17" E, A DISTANCE OF 18.62 FEET; THENCE S
 661 15°06'29" W, A DISTANCE OF 199.45 FEET TO THE POINT OF
 662 BEGINNING. CONTAINING 14.50 ACRES, MORE OR LESS.

663
 664 TOGETHER WITH

665
 666 BEGINNING AT THE S.E. CORNER OF SECTION 35, TOWNSHIP
 667 34 SOUTH, RANGE 21 EAST; THENCE S 09°28'31" E, ALONG
 668 THE WESTERLY MAINTAINED RIGHT OF WAY LINE OF BEAR BAY
 669 ROAD, A DISTANCE OF 531.97 FEET; THENCE S 00°30'21" W,
 670 CONTINUING ALONG SAID MAINTAINED RIGHT OF WAY LINE, A
 671 DISTANCE OF 4317.17 FEET TO THE INTERSECTION WITH THE
 672 NORTHERLY RIGHT OF WAY LINE OF S.R. 64; THENCE
 673 WESTERLY AND NORTHWESTERLY ALONG SAID RIGHT OF WAY
 674 LINE, THE FOLLOWING THREE COURSES, S 89°50'02" W, A
 675 DISTANCE OF 1632.84 FEET TO THE P.C. OF A CURVE TO THE

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676 RIGHT WHOSE RADIUS POINT LIES N 00°09'58" W, A
 677 DISTANCE OF 5679.58 FEET; THENCE NORTHWESTERLY ALONG
 678 THE ARC OF SAID CURVE, A DISTANCE OF 3059.96 FEET
 679 THROUGH A CENTRAL ANGLE OF 30°52'08"; THENCE N
 680 59°17'50" W, A DISTANCE OF 1200.89 FEET; THENCE NORTH,
 681 A DISTANCE OF 292.99 FEET; THENCE EAST, A DISTANCE OF
 682 1438.74 FEET; THENCE N 34°15'01" W, A DISTANCE OF
 683 452.97 FEET; THENCE N 13°21'03" E, A DISTANCE OF
 684 1236.42 FEET; THENCE N 22°42'49" E, A DISTANCE OF
 685 1615.71 FEET; THENCE N 68°40'38" W, A DISTANCE OF
 686 451.66 FEET; THENCE S 76°46'14" W, A DISTANCE OF
 687 700.28 FEET; THENCE N 16°23'01" E, A DISTANCE OF
 688 994.92 FEET; THENCE N 87°17'20" E, A DISTANCE OF
 689 1281.86 FEET; THENCE N 81°40'51" E, A DISTANCE OF
 690 1740.15 FEET; THENCE S 74°26'43" E, A DISTANCE OF
 691 1242.74 FEET TO THE WESTERLY MAINTAINED RIGHT OF WAY
 692 LINE OF BEAR BAY ROAD; THENCE S 01°06'26" E, ALONG
 693 SAID MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF
 694 457.05 FEET; THENCE S 07°24'56" E, CONTINUING ALONG
 695 SAID MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF
 696 407.74 FEET TO THE POINT OF BEGINNING, LYING AND BEING
 697 IN SECTION 35, TOWNSHIP 34 SOUTH, RANGE 21 EAST AND
 698 SECTIONS 2 AND 3, TOWNSHIP 35 SOUTH, RANGE 21 EAST,
 699 MANATEE COUNTY, FLORIDA.

700

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701 TOGETHER WITH
 702
 703 BEGINNING AT THE N.E. CORNER OF SECTION 2, TOWNSHIP 35
 704 SOUTH, RANGE 21 EAST; THENCE S 00°41'54" W, ALONG THE
 705 EAST LINE OF SAID SECTION 2, A DISTANCE OF 409.91
 706 FEET; THENCE N 10°38'08" W, ALONG THE EASTERLY
 707 MAINTAINED RIGHT OF WAY LINE OF BEAR BAY ROAD, A
 708 DISTANCE OF 418.17 FEET TO THE NORTH LINE OF SAID
 709 SECTION 2; THENCE S 89°13'30" E, ALONG SAID NORTH
 710 LINE, A DISTANCE OF 82.18 FEET TO THE POINT OF
 711 BEGINNING, LYING AND BEING IN SECTION 2, TOWNSHIP 35
 712 SOUTH, RANGE 21 EAST, MANATEE COUNTY, FLORIDA.

713
 714 TOGETHER WITH
 715
 716 THAT PART OF THE SOUTHWEST 1/4, LYING SOUTH OF STATE
 717 ROAD 64, SECTION 1, TOWNSHIP 35 SOUTH, RANGE 21 EAST,
 718 AND THE WEST 1/2 OF SECTION 12, TOWNSHIP 35 SOUTH,
 719 RANGE 21 EAST LYING AND BEING IN MANATEE COUNTY,
 720 FLORIDA.

721
 722 TOGETHER WITH
 723
 724 FROM THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 35
 725 SOUTH, RANGE 21 EAST RUN N 00°41'54" E ALONG THE WEST

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726 LINE OF SAID SECTION 1, A DISTANCE OF 1337.69 FEET TO
 727 THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE
 728 OF STATE ROAD 64 ALSO BEING THE POINT OF BEGINNING;
 729 THENCE CONTINUING N 00°41'54" E ALONG SAID WEST LINE
 730 OF SECTION 1 ALSO BEING THE EASTERLY MAINTAINED RIGHT
 731 OF WAY LINE OF BEAR BAY ROAD, A DISTANCE OF 1600.00
 732 FEET; THENCE S 89°24'29" E, A DISTANCE OF 2932.24
 733 FEET; THENCE N 86°26'14" E, A DISTANCE OF 395.64 FEET
 734 TO THE CENTERLINE OF A CREEK; THENCE SOUTHERLY ALONG
 735 SAID CENTERLINE THE FOLLOWING SEVEN COURSES:
 736 S 48°08'37" E, A DISTANCE OF 275.53 FEET; THENCE
 737 S 49°58'24" E, A DISTANCE OF 223.72 FEET; THENCE
 738 S 48°59'17" E, A DISTANCE OF 237.52 FEET; THENCE
 739 S 67°21'33" E, A DISTANCE OF 349.94 FEET; THENCE
 740 S 71°18'18" E, A DISTANCE OF 267.44 FEET; THENCE
 741 N 88°51'52" E, A DISTANCE OF 263.53 FEET; THENCE
 742 S 82°53'33" E, A DISTANCE OF 64.12 FEET; THENCE
 743 LEAVING SAID CENTERLINE OF CREEK RUN S 00°22'15" W, A
 744 DISTANCE OF 872.49 FEET TO THE NORTHERLY RIGHT OF WAY
 745 LINE OF STATE ROAD 64; THENCE S 89°46'04" W ALONG SAID
 746 NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 914.06
 747 FEET; THENCE S 89°50'03" W ALONG SAID NORTHERLY RIGHT
 748 OF WAY LINE, A DISTANCE OF 3885.94 FEET TO THE POINT
 749 OF BEGINNING.
 750

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751 LYING AND BEING IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE
 752 21 EAST, MANATEE COUNTY, FLORIDA.

753
 754 TOGETHER WITH

755
 756 A TRACT OF LAND IN SECTIONS 29, 30, 31, AND 32 OF
 757 TOWNSHIP 34 SOUTH, RANGE 21 EAST, MANATEE COUNTY,
 758 FLORIDA, DESCRIBED AS FOLLOWS:

759
 760 COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION
 761 32 AND RUN NORTH 89°46'50" WEST ALONG THE SOUTH LINE
 762 OF SAID SECTION 32 A DISTANCE OF 141.50 FEET FOR A
 763 POINT OF BEGINNING; AND FROM THE POINT OF BEGINNING
 764 RUN NORTH 01°03'37" EAST 8637.28 FEET TO THE NORTHEAST
 765 CORNER OF THE TRACT (BEING IN THE W 1/2 OF SAID
 766 SECTION 29); THENCE SOUTH 87°40'34" WEST 883.50 FEET;
 767 THENCE NORTH 02°19'26" WEST 56.00 FEET; THENCE
 768 SOUTH 87°40'34" WEST 100.00 FEET; THENCE
 769 SOUTH 02°19'26" EAST 56.00 FEET; THENCE
 770 SOUTH 87°40'34" WEST 2866.65 FEET; THENCE
 771 SOUTH 74°25'37" WEST 1324.61 FEET; THENCE
 772 SOUTH 55°09'28" WEST 236.60 FEET; THENCE
 773 SOUTH 71°39'37" WEST 441.76 FEET; THENCE
 774 SOUTH 57°19'28" WEST 134.46 FEET; THENCE
 775 NORTH 89°40'00" WEST 223.27 FEET; THENCE

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776 SOUTH 78°45'24" WEST 439.88 FEET; THENCE
 777 SOUTH 85°48'43" WEST 375.12 FEET; THENCE
 778 NORTH 75°03'04" WEST 402.71 FEET; THENCE
 779 NORTH 78°41'33" WEST 335.86 FEET; THENCE
 780 NORTH 53°13'17" WEST 254.33 FEET; THENCE
 781 SOUTH 75°59'09" WEST 199.47 FEET TO THE WEST LINE OF
 782 SAID SECTION 30; THENCE SOUTH 00°10'06" WEST 7909.07
 783 FEET ALONG THE WEST LINE OF SAID SECTIONS 30 AND 31 TO
 784 THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE
 785 SOUTH 89°46'50" EAST 7857.60 FEET ALONG THE SOUTH LINE
 786 OF SAID SECTIONS 31 AND 32 TO THE POINT OF BEGINNING;
 787
 788 LESS RIGHT-OF-WAY FOR STATE ROAD 64 (ALONG THE SOUTH
 789 SIDE OF SAID SECTIONS 31 AND 32) .
 790
 791 TOGETHER WITH
 792
 793 COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 32,
 794 TOWNSHIP 34 SOUTH, RANGE 21 EAST, MANATEE COUNTY,
 795 FLORIDA; THENCE N 89°46'50" W, ALONG THE SOUTH LINE OF
 796 SAID SECTION 32, A DISTANCE OF 141.50 FEET; THENCE N
 797 01°03'37" E, A DISTANCE OF 40.96 FEET TO THE NORTH
 798 MAINTAINED RIGHT-OF-WAY LINE OF STATE ROAD 64 FOR A
 799 POINT OF BEGINNING; THENCE S 89°46'50" E, ALONG SAID
 800 MAINTAINED RIGHT-OF-WAY LINE, A DISTANCE OF 750.00

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801 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, RUN N
 802 01°04'24" E, A DISTANCE OF 15,001.74 FEET; THENCE N
 803 89°21'47" W, A DISTANCE OF 4614.95 FEET; THENCE N
 804 89°17'28" W, A DISTANCE OF 1400.00 FEET; THENCE N
 805 89°13'51" W, A DISTANCE OF 1400.00 FEET; THENCE N
 806 89°08'47" W, A DISTANCE OF 1400.00 FEET TO THE WEST
 807 LINE OF SECTION 18, TOWNSHIP 34 SOUTH, RANGE 21 EAST,
 808 ALSO BEING THE EAST LINE OF RANGE 20; THENCE SOUTHERLY
 809 ALONG SAID RANGE LINE, THE FOLLOWING COURSES AND
 810 DISTANCES: THENCE S 00°14'45" W, A DISTANCE OF 1232.32
 811 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 18, ALSO
 812 BEING THE NORTHWEST CORNER OF SECTION 19; THENCE S
 813 00°21'44" W, A DISTANCE OF 2658.56 FEET TO THE WEST
 814 1/4 CORNER OF SAID SECTION 19; THENCE S 00°21'22" W, A
 815 DISTANCE OF 2625.37 FEET TO THE SOUTHWEST CORNER OF
 816 SAID SECTION 19, ALSO BEING THE NORTHWEST CORNER OF
 817 SECTION 30; THENCE S 00°18'46" W, A DISTANCE OF 687.79
 818 FEET TO THE NORTH LINE OF LANDS OWNED BY JOHN FALKNER;
 819 THENCE LEAVING SAID RANGE LINE, RUN EASTERLY, ALONG
 820 THE SAID NORTH LINE OF LANDS OWNED BY JOHN FALKNER,
 821 THE FOLLOWING COURSES AND DISTANCES:
 822 THENCE N 75°59'09"E, 189.55 FEET;
 823 THENCE S 53°13'17" E, 254.33 FEET;
 824 THENCE S 78°41'33" E, 335.86 FEET;
 825 THENCE S 75°03'04" E, 402.71 FEET;

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826 THENCE N 85°48'43" E, 375.12 FEET;
 827 THENCE N 78°45'24" E, 439.88 FEET;
 828 THENCE S 89°40'00" E, 223.27 FEET;
 829 THENCE N 57°19'28" E, 134.46 FEET;
 830 THENCE N 71°39'37" E, 441.76 FEET;
 831 THENCE N 55°09'28" E, 236.60 FEET;
 832 THENCE N 74°25'37" E, 1324.61 FEET;
 833 THENCE N 87°40'34" E, 2866.65 FEET;
 834 THENCE N 02°19'26" W, 56.00 FEET;
 835 THENCE N 87°40'34" E, 100.00 FEET;
 836 THENCE S 02°19'26" E, 56.00 FEET;
 837 THENCE N 87°40'34" E, 883.50 FEET TO THE NORTHEAST
 838 CORNER OF LANDS OF JOHN FALKNER; THENCE S 01°03'37" W,
 839 ALONG THE EAST LINE OF LANDS OF JOHN FALKNER, A
 840 DISTANCE OF 8,596.32 FEET TO THE POINT OF BEGINNING.
 841
 842 TOGETHER WITH
 843
 844 COMMENCE AT THE SOUTHWEST CORNER OF SECTION 18,
 845 TOWNSHIP 34 SOUTH, RANGE 21 EAST, MANATEE COUNTY,
 846 FLORIDA; THENCE N 00°14'45" E, ALONG THE WEST LINE OF
 847 SAID SECTION 18, ALSO BEING THE EAST LINE OF RANGE 20,
 848 A DISTANCE OF 1232.32 FEET FOR A POINT OF BEGINNING;
 849 THENCE CONTINUE N 00°14'45" E, ALONG SAID RANGE LINE,
 850 A DISTANCE OF 4046.33 FEET TO THE NORTHWEST CORNER OF

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851 SAID SECTION 18, ALSO BEING THE SOUTHWEST CORNER OF
 852 SECTION 7, TOWNSHIP 34 SOUTH, RANGE 21 EAST; THENCE N
 853 00°14'44" E, ALONG THE WEST LINE OF SAID SECTION 7, A
 854 DISTANCE OF 489.34 FEET; THENCE S 87°01'48" E, 3503.01
 855 FEET; THENCE S 86°54'56" E, 2263.55 FEET; THENCE S
 856 87°13'59" E, 2361.25 FEET; THENCE S 86°54'21" E,
 857 412.17 FEET; THENCE S 03°37'22" E, 4212.79 FEET;
 858 THENCE N 89°21'47" W, 4614.95 FEET; THENCE N 89°17'28"
 859 W, 1400.00 FEET; THENCE N 89°13'51" W, 1400.00 FEET;
 860 THENCE N 89°08'47" W, 1400.00 FEET TO THE POINT OF
 861 BEGINNING.

862
 863 TOGETHER WITH

864
 865 THAT PART OF SECTIONS 29 AND 32, TOWNSHIP 34 SOUTH,
 866 RANGE 21 EAST, MANATEE COUNTY, FLORIDA, BEING
 867 DESCRIBED AS FOLLOWS:

868
 869 COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 32,
 870 TOWNSHIP 34 SOUTH, RANGE 21 EAST; THENCE S 89°46'50"
 871 E, ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE
 872 OF 608.49 FEET; THENCE N 01°04'24" E, 40.96 FEET TO A
 873 POINT ON THE NORTH MAINTAINED RIGHT-OF-WAY LINE OF
 874 STATE ROAD 64, SAID POINT BEING THE POINT OF
 875 BEGINNING; THENCE CONTINUE N 01°04'24" E, 4536.88

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876 FEET; THENCE S 88°05'12" E, 1469.91 FEET; THENCE S
 877 03°09'45" W, 4499.94 FEET TO A POINT ON THE
 878 AFOREMENTIONED NORTH MAINTAINED RIGHT-OF-WAY LINE OF
 879 STATE ROAD 64; THENCE N 89°43'59" W, ALONG SAID NORTH
 880 MAINTAINED RIGHT-OF-WAY LINE, A DISTANCE OF 1305.84
 881 FEET TO THE POINT OF BEGINNING.

882
 883 TOGETHER WITH

884
 885 THAT PART OF SECTION 24 AND 36, TOGETHER WITH ALL OF
 886 SECTION 25, SAID SECTIONS LYING AND BEING IN TOWNSHIP
 887 34 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA, MORE
 888 PARTICULARLY DESCRIBED AS FOLLOWS:

889
 890 COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 36;
 891 THENCE N 0°04'09" E, ALONG THE EAST LINE OF SAID
 892 SECTION 36, A DISTANCE OF 2424.12 FEET TO THE
 893 CENTERLINE OF AN EXISTING EAST-WEST DRAINAGE DITCH FOR
 894 A POINT OF BEGINNING; THENCE N 89°51'47" W, ALONG THE
 895 CENTERLINE OF SAID DRAINAGE DITCH AND THE EXTENSION
 896 THEREOF, 5336.09 FEET TO A POINT ON THE WEST LINE OF
 897 SAID SECTION 36; THENCE N 0°28'00" W, ALONG SAID WEST
 898 LINE, 820.44 FEET TO THE NORTHWEST CORNER OF SAID
 899 SECTION 36, ALSO BEING THE SOUTHWEST CORNER OF SAID
 900 SECTION 25; THENCE N 0°19'52" E, ALONG THE WEST LINE

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901 OF SAID SECTION 25, 5344.50 FEET TO THE NORTHWEST
 902 CORNER OF SAID SECTION 25, ALSO BEING THE SOUTHWEST
 903 CORNER OF SAID SECTION 24; THENCE N 0°37'04" E, ALONG
 904 THE WEST LINE OF SAID SECTION 24, 2530.26 FEET; THENCE
 905 N 89°00'28" E, 5324.63 FEET TO A POINT ON THE EAST
 906 LINE OF SAID SECTION 24; THENCE S 0°18'12" W, ALONG
 907 THE EAST LINE OF SAID SECTION 24, 2625.45 FEET TO THE
 908 SOUTHEAST CORNER OF SAID SECTION 24, ALSO BEING THE
 909 NORTHEAST CORNER OF SAID SECTION 25; THENCE S 0°15'36"
 910 W, ALONG THE EAST LINE OF SAID SECTION 25, 5368.00
 911 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 25, ALSO
 912 BEING THE NORTHEAST CORNER OF SAID SECTION 36; THENCE
 913 S 0°04'09" W, ALONG THE EAST LINE OF SAID SECTION 36,
 914 806.55 FEET TO THE SAID POINT OF BEGINNING.

915
 916 TOGETHER WITH
 917
 918 BEGINNING AT THE N.W. CORNER OF SECTION 7, TOWNSHIP 35
 919 SOUTH, RANGE 21 EAST; THENCE S 89°35'49" E, A DISTANCE
 920 OF 1812.67 FEET; THENCE N 01°26'41" E, A DISTANCE OF
 921 2073.59 FEET TO THE 40 FOOT CONTOUR LINE LYING SOUTH
 922 OF THE MANATEE RIVER; THENCE ALONG SAID 40 FOOT
 923 CONTOUR LINE THE FOLLOWING TWENTY-FIVE COURSES:
 924 S 87°06'31" E, A DISTANCE OF 301.60 FEET; THENCE
 925 S 31°55'36" E, A DISTANCE OF 254.14 FEET; THENCE

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926 S 73°53'08" E, A DISTANCE OF 237.31 FEET; THENCE
 927 S 20°25'14" E, A DISTANCE OF 148.37 FEET; THENCE
 928 S 55°35'03" E, A DISTANCE OF 101.68 FEET; THENCE
 929 S 78°21'52" E, A DISTANCE OF 189.80 FEET; THENCE
 930 N 87°57'58" E, A DISTANCE OF 80.65 FEET; THENCE
 931 S 58°27'30" E, A DISTANCE OF 203.29 FEET; THENCE
 932 S 47°32'12" E, A DISTANCE OF 192.05 FEET; THENCE
 933 N 60°04'24" E, A DISTANCE OF 31.07 FEET; THENCE
 934 N 38°39'45" W, A DISTANCE OF 232.36 FEET; THENCE
 935 N 31°50'16" W, A DISTANCE OF 256.14 FEET; THENCE
 936 N 80°38'17" E, A DISTANCE OF 172.88 FEET; THENCE
 937 N 43°13'37" E, A DISTANCE OF 270.25 FEET; THENCE
 938 N 34°11'00" E, A DISTANCE OF 106.46 FEET; THENCE
 939 N 85°14'08" E, A DISTANCE OF 162.90 FEET; THENCE
 940 N 74°27'26" E, A DISTANCE OF 280.25 FEET; THENCE
 941 N 48°14'32" E, A DISTANCE OF 159.97 FEET; THENCE
 942 N 72°18'07" E, A DISTANCE OF 411.20 FEET; THENCE
 943 S 50°33'33" E, A DISTANCE OF 450.75 FEET; THENCE
 944 S 35°25'45" E, A DISTANCE OF 229.91 FEET; THENCE
 945 S 77°24'39" E, A DISTANCE OF 296.93 FEET; THENCE
 946 S 32°41'16" E, A DISTANCE OF 100.87 FEET; THENCE
 947 S 69°55'35" E, A DISTANCE OF 70.36 FEET; THENCE
 948 S 11°10'41" E, A DISTANCE OF 116.99 FEET; THENCE
 949 S 01°26'55" W, A DISTANCE OF 1618.32 FEET TO THE S.W.
 950 CORNER OF SECTION 5, TOWNSHIP 35 SOUTH, RANGE 21 EAST;

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951 THENCE S 88°15'04" E, A DISTANCE OF 2670.86 FEET TO
 952 THE S.E. CORNER OF THE S.W. 1/4 OF SAID SECTION 5;
 953 THENCE SOUTH, A DISTANCE OF 5589.45 FEET; THENCE S
 954 89°32'51" E, A DISTANCE OF 7916.35 FEET; THENCE S
 955 02°57'10" W, A DISTANCE OF 5124.81 FEET; THENCE N
 956 88°59'51" W, A DISTANCE OF 4973.15 FEET; THENCE S
 957 00°17'23" W, A DISTANCE OF 2720.63 FEET; THENCE N
 958 89°37'30" W, A DISTANCE OF 8012.75 FEET; THENCE N
 959 00°11'41" W, A DISTANCE OF 2808.81 FEET; THENCE N
 960 88°59'51" W, A DISTANCE OF 2602.05 FEET TO THE WEST
 961 LINE OF RANGE 21 EAST; THENCE N 00°43'34" E, A
 962 DISTANCE OF 1154.35 FEET TO THE N.E. CORNER OF SECTION
 963 24, TOWNSHIP 35 SOUTH, RANGE 20 EAST; THENCE N
 964 00°17'48" E, CONTINUING ON SAID RANGE LINE, A DISTANCE
 965 OF 9460.92 FEET TO THE POINT OF BEGINNING, LYING AND
 966 BEING IN SECTIONS 6, 7, 8, 16, 17, 18, 19, AND 20,
 967 TOWNSHIP 35 SOUTH, RANGE 21 EAST, MANATEE COUNTY,
 968 FLORIDA.

969
 970 TOGETHER WITH

971
 972 BEGINNING AT THE S.E. CORNER OF SECTION 29, TOWNSHIP
 973 35 SOUTH, RANGE 21 EAST; THENCE S 00°13'07" E, A
 974 DISTANCE OF 2664.98 FEET TO THE S.E. CORNER OF THE
 975 N.E. 1/4 OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 21

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976 EAST; THENCE N 89°35'32" W, A DISTANCE OF 3400.00
 977 FEET; THENCE N 00°07'02" E, A DISTANCE OF 7858.18
 978 FEET; THENCE S 89°37'30" E, A DISTANCE OF 3400.00
 979 FEET; THENCE S 00°17'23" W, A DISTANCE OF 5195.21 FEET
 980 TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION
 981 29 AND 32, TOWNSHIP 35 SOUTH, RANGE 21 EAST, MANATEE
 982 COUNTY, FLORIDA.

983
 984 TOGETHER WITH

985
 986 BEGINNING AT THE S.W. CORNER OF SECTION 28, TOWNSHIP
 987 35 SOUTH, RANGE 21 EAST; THENCE N 00°17'23" E, A
 988 DISTANCE OF 10513.45 FEET; THENCE S 88°59'51" E, A
 989 DISTANCE OF 4973.15 FEET; THENCE N 86°56'25" E, A
 990 DISTANCE OF 5490.18 FEET; THENCE S 00°34'59" E, A
 991 DISTANCE OF 8429.18 FEET; THENCE S 48°52'08" W, A
 992 DISTANCE OF 3492.89 FEET; THENCE N 00°08'41" W, A
 993 DISTANCE OF 2692.80 FEET; THENCE N 89°23'56" W, A
 994 DISTANCE OF 1320.95 FEET; THENCE S 00°00'41" E, A
 995 DISTANCE OF 2705.50 FEET; THENCE N 89°57'00" W, A
 996 DISTANCE OF 6635.69 FEET TO THE POINT OF BEGINNING,
 997 LYING AND BEING IN SECTIONS 21, 22, 27, AND 28,
 998 TOWNSHIP 35 SOUTH, RANGE 21 EAST, MANATEE COUNTY,
 999 FLORIDA.

1000

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1001 TOGETHER WITH
 1002
 1003 COMMENCING AT THE S.E. CORNER OF SECTION 5, TOWNSHIP
 1004 35 SOUTH, RANGE 21 EAST; THENCE S 86°58'03" W, A
 1005 DISTANCE OF 1049.39 FEET TO THE POINT OF BEGINNING;
 1006 THENCE S 06°53'11" E, A DISTANCE OF 4663.59 FEET;
 1007 THENCE S 30°47'47" E, A DISTANCE OF 1235.24 FEET;
 1008 THENCE N 89°32'51" W, A DISTANCE OF 2705.44 FEET;
 1009 THENCE NORTH, A DISTANCE OF 5589.45 FEET TO THE S.E.
 1010 CORNER OF THE S.W. 1/4 OF SAID SECTION 5; THENCE N
 1011 86°58'03" E, A DISTANCE OF 1515.88 FEET TO THE POINT
 1012 OF BEGINNING, LYING AND BEING IN SECTION 8, TOWNSHIP
 1013 35 SOUTH, RANGE 21 EAST, MANATEE COUNTY, FLORIDA.

1014
 1015 TOGETHER WITH
 1016
 1017 COMMENCING AT THE S.E. CORNER OF THE N.E. 1/4 OF
 1018 SECTION 32, TOWNSHIP 35 SOUTH, RANGE 21 EAST; THENCE N
 1019 89°35'32" W, A DISTANCE OF 3400.00 FEET; THENCE N
 1020 00°07'02" E, A DISTANCE OF 4224.72 FEET TO THE POINT
 1021 OF BEGINNING; THENCE N 85°45'34" W, A DISTANCE OF
 1022 979.77 FEET; THENCE N 12°04'21" E, A DISTANCE OF
 1023 925.90 FEET; THENCE S 88°13'39" E, A DISTANCE OF
 1024 785.76 FEET; THENCE S 00°07'02" W, A DISTANCE OF
 1025 953.57 FEET TO THE POINT OF BEGINNING, LYING AND BEING

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1026 IN SECTION 29, TOWNSHIP 35 SOUTH, RANGE 21 EAST,
 1027 MANATEE COUNTY, FLORIDA.
 1028
 1029 TOGETHER WITH
 1030
 1031 COMMENCING AT THE S.E. CORNER OF SECTION 27, TOWNSHIP
 1032 35 SOUTH, RANGE 21 EAST; THENCE N 00°34'59" W, A
 1033 DISTANCE OF 2300.00 FEET TO THE POINT OF BEGINNING;
 1034 THENCE CONTINUING N 00°34'59" W, A DISTANCE OF 3343.99
 1035 FEET; THENCE EAST, A DISTANCE OF 1999.72 FEET TO A
 1036 POINT A; THENCE CONTINUING EAST, A DISTANCE OF 100
 1037 FEET, TO THE CENTERLINE OF COKER CREEK; THENCE
 1038 EASTERLY, NORTHERLY, EASTERLY, SOUTHEASTERLY,
 1039 SOUTHERLY, ALONG THE SINUOSITIES OF COKER CREEK, A
 1040 DISTANCE OF 3700 FEET, MORE OR LESS; THENCE WEST, A
 1041 DISTANCE OF 14 FEET TO A POINT LYING S 47°58'14" E, A
 1042 DISTANCE OF 2210.43 FEET FROM AFORESAID POINT A;
 1043 THENCE CONTINUING WEST, A DISTANCE OF 1473.29 FEET;
 1044 THENCE S 48°52'08" W, A DISTANCE OF 2833.62 FEET TO
 1045 THE POINT OF BEGINNING, LYING AND BEING IN SECTIONS 23
 1046 AND 26, TOWNSHIP 35 SOUTH, RANGE 21 EAST, MANATEE
 1047 COUNTY, FLORIDA.

1048
 1049 TOGETHER WITH
 1050

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1051 LOTS 2, 3, 5 THROUGH 8, AND 25 THROUGH 32, WATERBURY
 1052 GRAPEFRUIT TRACTS, PLAT BOOK 2, PAGE 37, PUBLIC
 1053 RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION
 1054 12, TOWNSHIP 35 SOUTH, RANGE 20 EAST, BEING MORE
 1055 PARTICULARLY DESCRIBED AS FOLLOWS:
 1056
 1057 BEGINNING AT THE S.E. CORNER OF LOT 25; THENCE N
 1058 89°09'26" W, A DISTANCE OF 2997.86 FEET TO THE
 1059 EASTERLY MAINTAINED RIGHT OF WAY LINE OF VERNA-BETHANY
 1060 ROAD; THENCE N 00°30'49" E, ALONG SAID RIGHT OF WAY
 1061 LINE, A DISTANCE OF 1311.23 FEET; THENCE S 89°05'47"
 1062 E, A DISTANCE OF 1477.48 FEET; THENCE N 00°47'41" E, A
 1063 DISTANCE OF 329.73 FEET; THENCE N 89°04'16" W, A
 1064 DISTANCE OF 1478.85 FEET TO THE EASTERLY MAINTAINED
 1065 RIGHT OF WAY LINE; THENCE N 00°33'30" E, A DISTANCE OF
 1066 655.81 FEET; THENCE S 89°12'24" E, A DISTANCE OF
 1067 1483.42 FEET; THENCE N 00°31'29" E, A DISTANCE OF
 1068 315.53 FEET; THENCE S 89°12'24" E, A DISTANCE OF
 1069 1510.50 FEET; THENCE S 00°26'45" W, A DISTANCE OF
 1070 2615.57 FEET TO THE POINT OF BEGINNING, LYING AND
 1071 BEING IN SECTION 12, TOWNSHIP 35 SOUTH, RANGE 20 EAST,
 1072 MANATEE COUNTY, FLORIDA.

1073
 1074 TOGETHER WITH
 1075

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1076 LOTS 9, 11 THROUGH 16, AND 17 THROUGH 24, WATERBURY
 1077 GRAPEFRUIT TRACTS, PLAT BOOK 2, PAGE 37, PUBLIC
 1078 RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION
 1079 12, TOWNSHIP 35 SOUTH, RANGE 20 EAST, BEING MORE
 1080 PARTICULARLY DESCRIBED AS FOLLOWS:
 1081
 1082 BEGINNING AT THE N.E. CORNER OF SAID LOT 24; THENCE S
 1083 00°26'45" W, A DISTANCE OF 2615.57 FEET; THENCE N
 1084 89°06'28" W, A DISTANCE OF 3008.28 FEET TO THE
 1085 EASTERLY MAINTAINED RIGHT OF WAY LINE OF VERNA-BETHANY
 1086 ROAD; THENCE N 00°41'39" E, A DISTANCE OF 1975.31 FEET
 1087 ALONG SAID MAINTAINED RIGHT OF WAY LINE; THENCE S
 1088 89°27'45" E, A DISTANCE OF 1484.05 FEET; THENCE N
 1089 00°39'19" E, A DISTANCE OF 329.84 FEET; THENCE N
 1090 89°27'45" W, A DISTANCE OF 1483.81 FEET TO THE SAID
 1091 MAINTAINED RIGHT OF WAY LINE; THENCE N 00°30'49" E, A
 1092 DISTANCE OF 307.77 FEET; THENCE S 89°09'26" E, A
 1093 DISTANCE OF 2997.89 FEET TO THE POINT OF BEGINNING,
 1094 LYING AND BEING IN SECTION 12, TOWNSHIP 35 SOUTH,
 1095 RANGE 20 EAST, MANATEE COUNTY, FLORIDA.
 1096
 1097 TOGETHER WITH
 1098
 1099 WEST 1/2 OF LOTS 33 AND 34, LOTS 35 THROUGH 40, LOTS
 1100 57 THROUGH 59, AND PART OF LOT 60, WATERBURY

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1101 GRAPEFRUIT TRACTS, PLAT BOOK 2, PAGE 37, PUBLIC
 1102 RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION
 1103 12, TOWNSHIP 35 SOUTH, RANGE 20 EAST, MORE
 1104 PARTICULARLY DESCRIBED AS FOLLOWS:
 1105
 1106 BEGINNING AT THE S.W. CORNER OF LOT 40; THENCE N
 1107 00°26'45" E, A DISTANCE OF 2615.59 FEET; THENCE S
 1108 89°12'24" E, A DISTANCE OF 755.24 FEET; THENCE S
 1109 00°24'23" W, A DISTANCE OF 646.56 FEET; THENCE S
 1110 89°11'40" E, A DISTANCE OF 755.69 FEET; THENCE S
 1111 00°22'02" W, A DISTANCE OF 716.93 FEET; THENCE S
 1112 89°09'26" E, A DISTANCE OF 1512.93 FEET; THENCE S
 1113 00°17'48" W, A DISTANCE OF 1253.27 FEET; THENCE N
 1114 89°09'27" W, A DISTANCE OF 3028.56 FEET TO THE POINT
 1115 OF BEGINNING, LYING AND BEING IN SECTION 12, TOWNSHIP
 1116 35 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA.

1117
 1118 TOGETHER WITH

1119
 1120 LOTS 41 THROUGH 48 AND 49 THROUGH 56, WATERBURY
 1121 GRAPEFRUIT TRACTS, PLAT BOOK 2, PAGE 37, PUBLIC
 1122 RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION
 1123 12, TOWNSHIP 35 SOUTH, RANGE 20 EAST, BEING MORE
 1124 PARTICULARLY DESCRIBED AS FOLLOWS:
 1125

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1126 BEGINNING AT THE N.W. CORNER OF SAID LOT 41; THENCE S
 1127 89°09'27" E, A DISTANCE OF 3028.64 FEET; THENCE S
 1128 00°17'48" W, A DISTANCE OF 2618.27 FEET; THENCE N
 1129 89°06'28" W, A DISTANCE OF 3035.52 FEET; THENCE N
 1130 00°26'45" E, A DISTANCE OF 2615.59 FEET TO THE POINT
 1131 OF BEGINNING, LYING AND BEING IN SECTION 12, TOWNSHIP
 1132 35 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA.

1133
 1134 TOGETHER WITH

1135
 1136 LOTS 1 THROUGH 8 AND 25 THROUGH 32, WATERBURY
 1137 GRAPEFRUIT TRACTS, PLAT BOOK 2, PAGE 37, PUBLIC
 1138 RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION
 1139 13, TOWNSHIP 35 SOUTH, RANGE 20 EAST, MORE
 1140 PARTICULARLY DESCRIBED AS FOLLOWS:

1141
 1142 BEGINNING AT THE S.E. CORNER OF SAID LOT 25; THENCE N
 1143 88°58'48" W, A DISTANCE OF 3017.83 FEET TO THE
 1144 EASTERLY MAINTAINED RIGHT OF WAY LINE OF VERNA-BETHANY
 1145 ROAD; THENCE N 00°41'39" E, ALONG SAID MAINTAINED
 1146 RIGHT OF WAY LINE, A DISTANCE OF 2604.52 FEET; THENCE
 1147 S 89°06'28" E, A DISTANCE OF 3008.39 FEET; THENCE S
 1148 00°29'17" W, A DISTANCE OF 2611.30 FEET TO THE POINT
 1149 OF BEGINNING, LYING AND BEING IN SECTION 13, TOWNSHIP
 1150 35 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA.

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1151
 1152 TOGETHER WITH
 1153
 1154 LOTS 9 THROUGH 16 AND 17 THROUGH 24, WATERBURY
 1155 GRAPEFRUIT TRACTS, PLAT BOOK 2, PAGE 37, PUBLIC
 1156 RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION
 1157 13, TOWNSHIP 35 SOUTH, RANGE 20 EAST, BEING MORE
 1158 PARTICULARLY DESCRIBED AS FOLLOWS:
 1159
 1160 BEGINNING AT THE N.E. CORNER OF SAID LOT 24; THENCE S
 1161 00°29'17" W, A DISTANCE OF 2611.30 FEET; THENCE N
 1162 88°51'11" W, A DISTANCE OF 3027.38 FEET TO THE
 1163 MAINTAINED EAST RIGHT OF WAY LINE OF VERNA-BETHANY
 1164 ROAD; THENCE N 00°41'39" E, ALONG SAID MAINTAINED
 1165 RIGHT OF WAY LINE, A DISTANCE OF 2604.52 FEET; THENCE
 1166 S 88°58'48" E, A DISTANCE OF 3017.93 FEET TO THE POINT
 1167 OF BEGINNING, LYING AND BEING IN SECTION 13, TOWNSHIP
 1168 35 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA.
 1169
 1170 TOGETHER WITH
 1171
 1172 LOTS 49 THROUGH 56 AND 73 THROUGH 80, WATERBURY
 1173 GRAPEFRUIT TRACTS, PLAT BOOK 2, PAGE 37, PUBLIC
 1174 RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION
 1175 13, TOWNSHIP 35 SOUTH, RANGE 20 EAST, BEING MORE

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1176 PARTICULARLY DESCRIBED AS FOLLOWS:
 1177
 1178 BEGINNING AT THE S.W. CORNER OF SAID LOT 56, RUN N
 1179 00°29'17" E, A DISTANCE OF 2611.37 FEET; THENCE S
 1180 89°06'28" E, A DISTANCE OF 3035.53 FEET; THENCE S
 1181 00°17'48" W, A DISTANCE OF 2618.24 FEET; THENCE N
 1182 88°58'48" W, A DISTANCE OF 3044.33 FEET TO THE POINT
 1183 OF BEGINNING, LYING AND BEING IN SECTION 13, TOWNSHIP
 1184 35 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA.

1185
 1186 TOGETHER WITH
 1187
 1188 LOTS 57 THROUGH 64 AND 65 THROUGH 72, WATERBURY
 1189 GRAPEFRUIT TRACTS, PLAT BOOK 2, PAGE 37, PUBLIC
 1190 RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION
 1191 13, TOWNSHIP 35 SOUTH, RANGE 20 EAST, BEING MORE
 1192 PARTICULARLY DESCRIBED AS FOLLOWS:

1193
 1194 BEGINNING AT THE N.W. CORNER OF SAID LOT 57, RUN S
 1195 88°58'46" E, A DISTANCE OF 3044.43 FEET; THENCE S
 1196 00°17'48" W, A DISTANCE OF 2618.20 FEET; THENCE N
 1197 88°51'11" W, A DISTANCE OF 3053.25 FEET; THENCE N
 1198 00°29'17" E, A DISTANCE OF 2611.37 FEET TO THE POINT
 1199 OF BEGINNING, LYING AND BEING IN SECTION 13, TOWNSHIP
 1200 35 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA.

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1201
 1202 TOGETHER WITH
 1203
 1204 LOTS 33 THROUGH 40 AND 57 THROUGH 64, WATERBURY
 1205 GRAPEFRUIT TRACTS, PLAT BOOK 2, PAGE 37, PUBLIC
 1206 RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION
 1207 14, TOWNSHIP 35 SOUTH, RANGE 20 EAST, BEING MORE
 1208 PARTICULARLY DESCRIBED AS FOLLOWS:
 1209
 1210 BEGINNING AT THE S.W. CORNER OF SAID LOT 40; THENCE N
 1211 00°45'56" E, A DISTANCE OF 2618.66 FEET; THENCE S
 1212 88°46'32" E, A DISTANCE OF 2609.53 FEET TO THE
 1213 WESTERLY MAINTAINED RIGHT OF WAY LINE OF VERNA-BETHANY
 1214 ROAD; THENCE S 00°39'53" W, A DISTANCE OF 2604.66 FEET
 1215 ALONG SAID MAINTAINED RIGHT OF WAY LINE; THENCE N
 1216 89°04'59" W, A DISTANCE OF 2614.03 FEET TO THE POINT
 1217 OF BEGINNING, LYING AND BEING IN SECTION 14, TOWNSHIP
 1218 35 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA.
 1219
 1220 TOGETHER WITH
 1221
 1222 LOTS 1 AND 2 AND 29 THROUGH 32, WATERBURY GRAPEFRUIT
 1223 TRACTS, PLAT BOOK 2, PAGE 37, PUBLIC RECORDS OF
 1224 MANATEE COUNTY, FLORIDA, LYING IN SECTION 14, TOWNSHIP
 1225 35 SOUTH, RANGE 20 EAST, BEING MORE PARTICULARLY

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1226 DESCRIBED AS FOLLOWS:
 1227
 1228 BEGINNING AT THE N.E. CORNER OF SAID LOT 32; THENCE S
 1229 00°45'59" W, A DISTANCE OF 1309.20 FEET; THENCE N
 1230 89°15'08" W, A DISTANCE OF 1312.43 FEET; THENCE N
 1231 00°48'30" E, A DISTANCE OF 660.20 FEET; THENCE N
 1232 89°20'12" W, A DISTANCE OF 1311.94 FEET; THENCE N
 1233 00°51'03" E, A DISTANCE OF 643.18 FEET; THENCE S
 1234 89°25'17" E, A DISTANCE OF 2622.95 FEET TO THE POINT
 1235 OF BEGINNING, LYING AND BEING IN SECTION 14, TOWNSHIP
 1236 35 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA.

1237
 1238 TOGETHER WITH

1239
 1240 LOTS 5 THROUGH 8 AND LOTS 25 THROUGH 27, WATERBURY
 1241 GRAPEFRUIT TRACTS, PLAT BOOK 2, PAGE 37, PUBLIC
 1242 RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION
 1243 14, TOWNSHIP 35 SOUTH, RANGE 20 EAST, BEING MORE
 1244 PARTICULARLY DESCRIBED AS FOLLOWS:

1245
 1246 BEGINNING AT THE S.E. CORNER OF SAID LOT 25; THENCE N
 1247 89°04'59" W, A DISTANCE OF 2626.83 FEET; THENCE N
 1248 00°51'03" E, A DISTANCE OF 1301.53 FEET; S 89°15'08"
 1249 E, A DISTANCE OF 1312.42 FEET; THENCE S 00°48'30" W, A
 1250 DISTANCE OF 330.10 FEET; THENCE S 89°12'36" E, A

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1251 DISTANCE OF 1312.70 FEET; THENCE S 00°45'56" W, A
 1252 DISTANCE OF 978.21 FEET TO THE POINT OF BEGINNING,
 1253 LYING AND BEING IN SECTION 14, TOWNSHIP 35 SOUTH,
 1254 RANGE 20 EAST, MANATEE COUNTY, FLORIDA.

1255
 1256 TOGETHER WITH

1257
 1258 LOTS 9 THROUGH 16 AND LOTS 17 THROUGH 24, WATERBURY
 1259 GRAPEFRUIT TRACTS, PLAT BOOK 2, PAGE 37, PUBLIC
 1260 RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION
 1261 14, TOWNSHIP 35 SOUTH, RANGE 20 EAST, BEING MORE
 1262 PARTICULARLY DESCRIBED AS FOLLOWS:

1263
 1264 BEGINNING AT THE N.E. CORNER OF SAID LOT 24; THENCE S
 1265 00°45'56" W, A DISTANCE OF 2603.70 FEET; THENCE N
 1266 89°04'04" W, A DISTANCE OF 2630.76 FEET; THENCE N
 1267 00°51'03" E, A DISTANCE OF 2602.98 FEET; THENCE S
 1268 89°04'59" E, A DISTANCE OF 2626.87 FEET TO THE POINT
 1269 OF BEGINNING, LYING AND BEING IN SECTION 14, TOWNSHIP
 1270 35 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA.

1271
 1272 TOGETHER WITH

1273
 1274 LOTS 41 THROUGH 48 AND LOTS 50 THROUGH 56, WATERBURY
 1275 GRAPEFRUIT TRACTS, PLAT BOOK 2, PAGE 37, PUBLIC

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1276 RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION
 1277 14, TOWNSHIP 35 SOUTH, RANGE 20 EAST, BEING MORE
 1278 PARTICULARLY DESCRIBED AS FOLLOWS:
 1279
 1280 BEGINNING AT THE N.W. CORNER OF SAID LOT 41; THENCE S
 1281 89°04'59" E, A DISTANCE OF 2614.08 FEET TO THE
 1282 WESTERLY MAINTAINED RIGHT OF WAY LINE OF VERNA-BETHANY
 1283 ROAD; THENCE S 00°39'53" W, ALONG SAID RIGHT OF WAY
 1284 LINE, A DISTANCE OF 2290.07 FEET; THENCE N 89°04'51"
 1285 W, A DISTANCE OF 1303.21 FEET; THENCE S 00°37'22" W, A
 1286 DISTANCE OF 314.20 FEET; THENCE N 89°03'43" W, A
 1287 DISTANCE OF 1315.68 FEET; THENCE N 00°45'56" E, A
 1288 DISTANCE OF 2603.71 FEET TO THE POINT OF BEGINNING,
 1289 LYING AND BEING IN SECTION 14, TOWNSHIP 35 SOUTH,
 1290 RANGE 20 EAST, MANATEE COUNTY, FLORIDA.
 1291
 1292 LESS LOT 51, WATERBURY GRAPEFRUIT TRACTS, AS PER PLAT
 1293 THEREOF, RECORDED IN PLAT BOOK 2, PAGE 37, OF THE
 1294 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN
 1295 SECTION 14, TOWNSHIP 35 SOUTH, RANGE 20 EAST, MANATEE
 1296 COUNTY, FLORIDA.
 1297
 1298 TOGETHER WITH
 1299
 1300 BEGINNING AT THE N.W. CORNER OF SECTION 33, TOWNSHIP

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1301 35 SOUTH, RANGE 21 EAST; THENCE S 89°57'00" E, A
 1302 DISTANCE OF 1980.00 FEET; THENCE S 00°13'07" E, A
 1303 DISTANCE OF 1320.00 FEET; THENCE N 89°57'00" W, A
 1304 DISTANCE OF 1980.00 FEET TO THE WEST LINE OF SAID
 1305 SECTION 33; THENCE N 00°13'07" W, A DISTANCE OF
 1306 1320.00 FEET TO THE POINT OF BEGINNING, LYING AND
 1307 BEING IN SECTION 33, TOWNSHIP 35 SOUTH, RANGE 21 EAST,
 1308 MANATEE COUNTY, FLORIDA.

1309
 1310 TOGETHER WITH

1311
 1312 BEGINNING AT THE NW CORNER OF SECTION 33, TOWNSHIP 35
 1313 SOUTH, RANGE 21 EAST; THENCE S 89°57'00" E, A DISTANCE
 1314 OF 1980.00 FEET; THENCE S 00°13'07" E, A DISTANCE OF
 1315 1320 FEET; THENCE N 89°57'00" W, A DISTANCE OF 1980.00
 1316 FEET TO THE WEST LINE OF SAID SECTION 33; THENCE N
 1317 00°13'07" W, A DISTANCE OF 1320 FEET TO THE POINT OF
 1318 BEGINNING, LYING AND BEING IN SECTION 33, TOWNSHIP 35
 1319 SOUTH, RANGE 21 EAST, MANATEE COUNTY, FLORIDA.

1320
 1321 TOGETHER WITH

1322
 1323 TRACT 4, SECTION 12, TOWNSHIP 35 SOUTH, RANGE 20 EAST,
 1324 WATERBURY GRAPEFRUIT TRACT, MANATEE COUNTY, FLORIDA,
 1325 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT

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1326 BOOK 2, PAGE 37, PUBLIC RECORDS OF MANATEE COUNTY,
 1327 FLORIDA.
 1328
 1329 TOGETHER WITH
 1330
 1331 THAT PORTION OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE
 1332 20 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS
 1333 FOLLOWS:
 1334
 1335 LOTS 9 THROUGH 14 INCLUSIVE, LOTS 17 THROUGH 24
 1336 INCLUSIVE, AND LOTS 38 THROUGH 58 INCLUSIVE, WATERBURY
 1337 GRAPEFRUIT TRACTS, ACCORDING TO THE PLAT THEREOF
 1338 RECORDED IN PLAT BOOK 2, PAGE 37, PUBLIC RECORDS OF
 1339 MANATEE COUNTY, FLORIDA.
 1340
 1341 TOGETHER WITH
 1342
 1343 COMMENCE AT THE NORTHWEST CORNER OF SECTION 15,
 1344 TOWNSHIP 35 SOUTH, RANGE 20 EAST, MANATEE COUNTY,
 1345 FLORIDA; THENCE S 89°50'36" E, 50.00 FEET; THENCE S
 1346 00°21'09" E, 15.00 FEET TO THE INTERSECTION OF THE
 1347 EAST RIGHT-OF-WAY LINE OF STATE ROAD #675 AND THE
 1348 SOUTH RIGHT-OF-WAY OF A 30.00 FOOT PLATTED RIGHT-OF-
 1349 WAY (BY PLAT OF WATERBURY GRAPEFRUIT TRACTS, PLAT BOOK
 1350 2, PAGE 37) FOR A POINT OF BEGINNING; THENCE S

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1351 00°21'09" E, ALONG SAID EAST RIGHT-OF-WAY LINE, A
 1352 DISTANCE OF 791.68 FEET; THENCE S 89°50'36" E, 100.00
 1353 FEET TO THE EAST LINE EXTENDED AND THE EAST LINE OF
 1354 BLOCKS 85, 102, AND 117, BRADENVIEW SUBDIVISION, AS
 1355 RECORDED IN PLAT BOOK 6, PAGE 42, OF THE PUBLIC
 1356 RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 00°21'09"
 1357 E, ALONG SAID EAST LINE, A DISTANCE OF 1811.63 FEET TO
 1358 THE NORTH RIGHT-OF-WAY OF A 30.00 FOOT PLATTED ROAD
 1359 (BY SAID PLAT OF WATERBURY GRAPEFRUIT TRACTS); THENCE
 1360 S 89°50'27" E, ALONG SAID NORTH RIGHT-OF-WAY LINE, A
 1361 DISTANCE OF 2499.50 FEET TO THE WEST RIGHT-OF-WAY LINE
 1362 OF A 30.00 FOOT PLATTED ROAD (BY SAID PLAT OF
 1363 WATERBURY GRAPEFRUIT TRACTS); THENCE N 00°17'10" W,
 1364 ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF
 1365 972.52 FEET; THENCE N 89°50'36" W, 833.45 FEET; THENCE
 1366 N 00°18'47" W 398.63 FEET; THENCE N 89°50'36" W,
 1367 100.00 FEET; THENCE N 00°18'47" W, 1232.25 FEET TO THE
 1368 SOUTH RIGHT-OF-WAY LINE OF A 30.00 FOOT PLATTED ROAD
 1369 (BY SAID PLAT OF WATERBURY GRAPEFRUIT TRACTS); THENCE
 1370 N 89°50'36" W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A
 1371 DISTANCE OF 1668.30 FEET TO THE POINT OF BEGINNING.

1372
 1373 TOGETHER WITH

1374
 1375 ALL OF SECTION 6, TOWNSHIP 35 SOUTH, RANGE 21 EAST,

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1376 MANATEE COUNTY, FLORIDA, LESS GOVERNMENT LOTS 3 AND 4
 1377 AND ALSO LESS A 210 FOOT SQUARE PARCEL IN THE
 1378 SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST
 1379 1/4 OF SAID SECTION 6, AND THAT PART OF SECTION 1,
 1380 TOWNSHIP 35 SOUTH, RANGE 20 EAST, MANATEE COUNTY,
 1381 FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 1382
 1383 TRACTS 41 THROUGH 46 AND TRACTS 49 THROUGH 56,
 1384 WATERBURY GRAPEFRUIT TRACTS, PLAT BOOK 2, PAGE 37,
 1385 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LESS THAT
 1386 PART OF SECTIONS 6 AND 1 CONVEYED TO MANATEE COUNTY
 1387 (FOR A PUBLIC WATER SUPPLY PROJECT) BY D.B. KIBLER,
 1388 INC., BY DEED DATED JUNE 28, 1966, AND RECORDED IN
 1389 OFFICIAL RECORDS BOOK 318, PAGE 276, PUBLIC RECORDS OF
 1390 MANATEE COUNTY, FLORIDA, AND ALSO LESS THAT PARCEL
 1391 DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK
 1392 1361, PAGE 1233, AND ALSO LESS THAT PARCEL DESCRIBED
 1393 IN DEED RECORDED IN OFFICIAL RECORDS BOOK 1418, PAGE
 1394 782, AND ALSO LESS THAT PARCEL DESCRIBED IN DEED
 1395 RECORDED IN OFFICIAL RECORDS BOOK 1230, PAGE 370, AND
 1396 ALSO LESS THAT PARCEL DESCRIBED IN DEED RECORDED IN
 1397 OFFICIAL RECORDS BOOK 1349, PAGE 100, AND ALSO LESS
 1398 THAT PARCEL DESCRIBED IN DEED RECORDED IN OFFICIAL
 1399 RECORDS BOOK 1502, PAGE 6579, AND ALSO LESS ROAD
 1400 RIGHTS-OF-WAY.

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1401
 1402 TOGETHER WITH
 1403
 1404 BEGINNING AT THE SOUTHWEST CORNER OF SECTION 5,
 1405 TOWNSHIP 35 SOUTH, RANGE 21 EAST, MANATEE COUNTY,
 1406 FLORIDA; THENCE N 01°26'41" E, ALONG THE WEST LINE OF
 1407 SAID SECTION, A DISTANCE OF 1320.34 FEET TO THE NORTH
 1408 LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID
 1409 SECTION 5; THENCE S 88°10'02" E, ALONG SAID NORTH
 1410 LINE, A DISTANCE OF 106.29 FEET TO THE INTERSECTION
 1411 WITH THE 40 FOOT CONTOUR LINE OF THE MANATEE RIVER;
 1412 THENCE EASTERLY ALONG SAID 40 FOOT CONTOUR LINE
 1413 FOLLOWING TWELVE COURSES:
 1414 S 45°25'16" E, A DISTANCE OF 133.53 FEET; THENCE S
 1415 66°23'57" E, A DISTANCE OF 316.19 FEET; THENCE S
 1416 44°50'09" E, A DISTANCE OF 65.24 FEET; THENCE S
 1417 64°00'51" E, A DISTANCE OF 337.71 FEET; THENCE S
 1418 77°00'41" E, A DISTANCE OF 288.94 FEET; THENCE N
 1419 74°46'02" E, A DISTANCE OF 200.94 FEET; THENCE S
 1420 64°38'54" E, A DISTANCE OF 71.27 FEET; THENCE S
 1421 89°14'39" E, A DISTANCE OF 242.59 FEET; THENCE N
 1422 14°04'32" W, A DISTANCE OF 168.00 FEET; THENCE N
 1423 13°33'21" E, A DISTANCE OF 166.59 FEET; THENCE S
 1424 89°40'31" E, A DISTANCE OF 246.39 FEET; THENCE N
 1425 20°47'08" E, A DISTANCE OF 85.11 FEET TO ANOTHER

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1426 INTERSECTION WITH SAID NORTH LINE; THENCE S 88°10'02"
 1427 E, ALONG SAID NORTH LINE, A DISTANCE OF 761.19 FEET TO
 1428 THE NORTHEAST CORNER OF SOUTH 1/2 OF SOUTHWEST 1/4 OF
 1429 SAID SECTION 5; THENCE N 00°58'16" E, ALONG THE EAST
 1430 LINE OF SOUTHWEST 1/4 OF SAID SECTION 5, A DISTANCE OF
 1431 245.73 FEET TO AN INTERSECTION WITH SAID 40 FOOT
 1432 CONTOUR LINE; THENCE NORTHEASTERLY ALONG SAID 40 FOOT
 1433 CONTOUR LINE THE FOLLOWING TWENTY-THREE COURSES:
 1434 S 82°59'06" E, A DISTANCE OF 29.86 FEET; THENCE N
 1435 51°02'26" E, A DISTANCE OF 288.17 FEET; THENCE N
 1436 76°45'42" E, A DISTANCE OF 279.59 FEET; THENCE N
 1437 37°12'02" E, A DISTANCE OF 123.97 FEET; THENCE S
 1438 65°41'13" E, A DISTANCE OF 166.96 FEET; THENCE N
 1439 35°23'28" E, A DISTANCE OF 185.02 FEET; THENCE N
 1440 14°17'44" E, A DISTANCE OF 400.95 FEET; THENCE N
 1441 73°28'51" E, A DISTANCE OF 374.50 FEET; THENCE N
 1442 62°16'30" E, A DISTANCE OF 123.97 FEET; THENCE N
 1443 25°51'08" E, A DISTANCE OF 271.92 FEET; THENCE N
 1444 76°27'28" E, A DISTANCE OF 157.75 FEET; THENCE S
 1445 17°57'05" E, A DISTANCE OF 165.59 FEET; THENCE N
 1446 81°54'00" E, A DISTANCE OF 160.41 FEET; THENCE N
 1447 42°53'58" E, A DISTANCE OF 149.60 FEET; THENCE N
 1448 60°21'01" E, A DISTANCE OF 399.68 FEET; THENCE N
 1449 65°13'12" E, A DISTANCE OF 200.17 FEET; THENCE N
 1450 55°29'48" E, A DISTANCE OF 200.94 FEET; THENCE N

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1451 77°48'12" E, A DISTANCE OF 210.09 FEET; THENCE N
 1452 70°45'15" E, A DISTANCE OF 407.35 FEET; THENCE N
 1453 26°32'54" E, A DISTANCE OF 114.56 FEET; THENCE N
 1454 84°17'55" E, A DISTANCE OF 326.57 FEET; THENCE N
 1455 69°36'03" E, A DISTANCE OF 197.61 FEET; THENCE N
 1456 40°10'55" E, A DISTANCE OF 213.67 FEET; THENCE S
 1457 88°35'51" E, A DISTANCE OF 1266.99 FEET; THENCE S
 1458 01°24'09" W, A DISTANCE OF 1649.57 FEET; THENCE S
 1459 82°56'07" W, A DISTANCE OF 1155.25 FEET; THENCE S
 1460 19°53'42" W, A DISTANCE OF 334.91 FEET; THENCE S
 1461 61°22'14" W, A DISTANCE OF 1606.04 FEET TO THE EAST
 1462 LINE OF SAID SECTION 5; THENCE S 01°20'50" W, ALONG
 1463 SAID EAST LINE A DISTANCE OF 692.46 FEET TO THE
 1464 SOUTHEAST CORNER OF SECTION 5; THENCE S 86°58'03" W,
 1465 ALONG THE SOUTH LINE OF SAID SECTION 5, A DISTANCE OF
 1466 2565.28 FEET; THENCE N 88°15'04" W, CONTINUING ALONG
 1467 SAID SOUTH LINE, A DISTANCE OF 2670.86 FEET TO THE
 1468 POINT OF BEGINNING, LYING AND BEING IN SECTIONS 4 AND
 1469 5, TOWNSHIP 35 SOUTH, RANGE 21 EAST, MANATEE COUNTY,
 1470 FLORIDA; TOGETHER WITH ALL PROPERTY, IF ANY, LYING
 1471 BETWEEN THE ABOVE DESCRIBED PROPERTY AND THE SOUTHERLY
 1472 BOUNDARY OF THE PROPERTY CONVEYED TO MANATEE COUNTY BY
 1473 INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 318, PAGE
 1474 276, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
 1475

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1476 TOGETHER WITH

1477

1478 ALL THAT LAND IN THE NORTHWEST 1/4 OF THE SOUTHWEST

1479 1/4 OF SECTION 5, TOWNSHIP 35 SOUTH, RANGE 21 EAST,

1480 MANATEE COUNTY, FLORIDA, LYING SOUTH OF THE 40 FOOT

1481 CONTOUR LINE ON THE SOUTH SIDE OF THE MANATEE RIVER,

1482 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1483

1484 BEGIN AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE

1485 SOUTHWEST 1/4 OF SAID SECTION 5; THENCE N 00°28'44" W,

1486 ALONG THE WEST LINE OF SAID SECTION 5, 294.65 FEET;

1487 THENCE S 13°08'12" E, 255 FEET; THENCE S 47°15'39" E,

1488 68.02 FEET TO THE INTERSECTION OF SAID LINE AND THE

1489 SOUTH LINE OF SAID NORTH 1/2; THENCE S 89°55'09" W,

1490 ALONG SAID LINE, 105.45 FEET TO THE POINT OF

1491 BEGINNING, LYING IN THE NORTH 1/2 OF THE SOUTHWEST 1/4

1492 OF SECTION 5, TOWNSHIP 35 SOUTH, RANGE 21 EAST,

1493 MANATEE COUNTY, FLORIDA.

1494

1495 TOGETHER WITH

1496

1497 ALL OF SECTION 5, TOWNSHIP 35 SOUTH, RANGE 21 EAST,

1498 MANATEE COUNTY, FLORIDA, LYING NORTHERLY OF THE

1499 PROPERTY CONVEYED BY D.B. KIBLER, INC., BY DEED DATED

1500 JUNE 28, 1966, IN OFFICIAL RECORDS BOOK 318, PAGE 276,

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1501 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LESS THE
 1502 SOUTH 1/2 OF THE NORTHWEST 1/4 AND ALSO LESS THE NORTH
 1503 1/2 OF THE SOUTHWEST 1/4, AND ALSO LESS ALL THAT LAND
 1504 LYING NORTH OF THE 40 FEET CONTOUR LINE NORTH OF THE
 1505 MANATEE RIVER IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF
 1506 SECTION 5, TOWNSHIP 35 SOUTH, RANGE 21 EAST, AND ALSO
 1507 LESS THAT PARCEL DESCRIBED IN DEED RECORDED IN
 1508 OFFICIAL RECORDS BOOK 1356, PAGE 2651, PUBLIC RECORDS
 1509 OF MANATEE COUNTY, FLORIDA.

1510
 1511 TOGETHER WITH

1512
 1513 ALL OF SECTION 4, TOWNSHIP 35 SOUTH, RANGE 21 EAST,
 1514 MANATEE COUNTY, FLORIDA, LESS U.S. GOVERNMENT LOT 4,
 1515 LESS THAT PART THEREOF CONVEYED TO MANATEE COUNTY (FOR
 1516 A PUBLIC WATER SUPPLY PROJECT) BY D.B. KIBLER, INC.,
 1517 BY DEED DATED JUNE 28, 1966, AND RECORDED IN OFFICIAL
 1518 RECORDS BOOK 318, PAGE 276, PUBLIC RECORDS OF MANATEE
 1519 COUNTY, FLORIDA, AND ALSO LESS ALL THAT LAND LYING
 1520 SOUTHEASTERLY OF THE LAND CONVEYED TO MANATEE COUNTY,
 1521 FLORIDA, BY DEED RECORDED IN OFFICIAL RECORDS BOOK
 1522 318, PAGE 276.

1523
 1524 TOGETHER WITH

1525

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1526 THAT PART OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 19
 1527 EAST, MANATEE COUNTY, FLORIDA, LYING EAST OF THE EAST
 1528 RIGHT-OF-WAY LINE OF RYE BRIDGE ROAD BEING MORE
 1529 PARTICULARLY DESCRIBED AS FOLLOWS:
 1530
 1531 BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 13;
 1532 THENCE N 88°48'07" W, ALONG THE SOUTH LINE OF SAID
 1533 SECTION 13, A DISTANCE OF 1301.47 FEET TO THE
 1534 SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST
 1535 1/4 OF SAID SECTION 13; THENCE N 01°20'53" E, ALONG
 1536 THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST
 1537 1/4, A DISTANCE OF 330.00 FEET; THENCE N 88°48'07" W,
 1538 PARALLEL TO THE SOUTH LINE OF SAID SECTION 13, A
 1539 DISTANCE OF 650.59 FEET; THENCE S 01°20'53" W, 330.00
 1540 FEET TO A POINT ON THE AFOREMENTIONED SOUTH LINE OF
 1541 SECTION 13; THENCE N 88°48'07" W, ALONG SAID SOUTH
 1542 LINE, A DISTANCE OF 1956.79 FEET TO THE SOUTHWEST
 1543 CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF
 1544 SAID SECTION 13; THENCE N 01°12'39" E, ALONG THE WEST
 1545 LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A
 1546 DISTANCE OF 428.04 FEET; THENCE N 88°48'07" W,
 1547 PARALLEL TO THE SOUTH LINE OF SAID SECTION 13, A
 1548 DISTANCE OF 726.71 FEET TO A POINT ON THE EAST
 1549 MAINTAINED RIGHT-OF-WAY LINE OF RYE ROAD; THENCE N
 1550 34°43'26" E, ALONG SAID EAST MAINTAINED RIGHT-OF-WAY

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1551 LINE, A DISTANCE OF 168.70 FEET; THENCE N 01°15'52" E,
 1552 ALONG SAID EAST MAINTAINED RIGHT-OF-WAY LINE, A
 1553 DISTANCE OF 259.36 FEET; THENCE LEAVING SAID
 1554 MAINTAINED RIGHT-OF-WAY LINE, GO S 81°08'52" E,
 1555 2613.07 FEET; THENCE S 88°48'07" E, PARALLEL TO AND
 1556 480.00 FEET NORTH OF AFOREMENTIONED SOUTH LINE OF SAID
 1557 SECTION 13, A DISTANCE OF 650.59 FEET TO A POINT ON
 1558 THE AFOREMENTIONED WEST LINE OF THE SOUTHEAST 1/4 OF
 1559 THE SOUTHEAST 1/4 OF SECTION 13; THENCE S 72°30'40" E,
 1560 1354.69 FEET TO A POINT ON THE EAST LINE OF SAID
 1561 SECTION 13; THENCE S 00°26'58" W, ALONG SAID EAST
 1562 LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF
 1563 BEGINNING.

1564
 1565 TOGETHER WITH

1566
 1567 THE SOUTH 100 FEET OF SECTION 18, TOWNSHIP 34 SOUTH,
 1568 RANGE 20 EAST, MANATEE COUNTY, FLORIDA.

1569
 1570 TOGETHER WITH

1571
 1572 THE SOUTH 100 FEET OF SECTION 17, TOWNSHIP 34 SOUTH,
 1573 RANGE 20 EAST, MANATEE COUNTY, FLORIDA, LYING WEST OF
 1574 THE WEST RIGHT-OF-WAY LINE OF STATE ROAD #675 (RUTLAND
 1575 ROAD) .

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TOGETHER WITH

THAT PART OF SECTION 19, TOWNSHIP 34 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA, LYING NORTH OF THE MANATEE COUNTY RESERVOIR, LESS THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19. ALSO, LESS THAT PART OF SECTION 19 AS DESCRIBED IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORD BOOK 1039, PAGE 2988, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

TOGETHER WITH

THAT PART OF SECTIONS 20 AND 21, TOWNSHIP 34 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA, LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF STATE ROAD #675 (RUTLAND ROAD), LESS ANY PORTION OF SAID SECTION 20 LYING WITHIN THE MANATEE COUNTY RESERVOIR. ALSO, LESS THE FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE N 89°29'32" W, ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 1036.68 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD #675 (RUTLAND ROAD), SAID POINT BEING A POINT ON A CURVE, CONCAVE TO

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1601 THE SOUTHWEST, HAVING A RADIUS OF 1859.86 FEET; THENCE
 1602 SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID
 1603 RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF
 1604 08°48'38", A DISTANCE OF 286.00 FEET (CHORD = 285.72
 1605 FEET; CHORD BEARING = S 32°16'02" E) TO THE POINT OF
 1606 TANGENCY OF SAID CURVE; THENCE S 27°51'43" E, ALONG
 1607 SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 372.80 FEET
 1608 TO THE POINT OF INTERSECTION OF SAID WEST RIGHT-OF-WAY
 1609 LINE AND THE CENTERLINE OF AN EXISTING DITCH, SAID
 1610 POINT OF INTERSECTION BEING THE POINT OF BEGINNING;
 1611 THENCE SOUTHERLY, ALONG SAID CENTERLINE, THE FOLLOWING
 1612 COURSES AND DISTANCES:
 1613 S 28°51'32" W, 249.99 FEET; S 09°22'00" W, 598.44
 1614 FEET; S 12°04'17" W, 113.76 FEET; S 35°49'39" E, 55.79
 1615 FEET; S 44°28'10" W, 80.21 FEET; S 35°40'46" E, 57.25
 1616 FEET; S 33°31'14" W, 110.09 FEET; S 02°31'24" E, 74.02
 1617 FEET; S 12°31'24" E, 55.82 FEET; S 13°08'26" W, 212.44
 1618 FEET; S 01°41'05" W, 254.06 FEET; S 02°21'30" W, 97.03
 1619 FEET; THENCE LEAVING SAID CENTERLINE, GO S 89°36'26"
 1620 E, 1326.88 FEET TO A POINT ON THE AFOREMENTIONED WEST
 1621 RIGHT-OF-WAY LINE OF STATE ROAD #675 (RUTLAND ROAD)
 1622 SAID POINT BEING A POINT ON A CURVE, CONCAVE TO THE
 1623 NORTHEAST, HAVING A RADIUS OF 11,356.05 FEET; THENCE
 1624 NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID
 1625 RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF

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1626 02°02'37", A DISTANCE OF 405.03 FEET (CHORD = 405.00
 1627 FEET; CHORD BEARING = N 28°53'01" W) TO THE POINT OF
 1628 TANGENCY OF SAID CURVE; THENCE N 27°51'43" W, ALONG
 1629 SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1699.04
 1630 FEET TO THE POINT OF BEGINNING.

1631
 1632 TOGETHER WITH

1633
 1634 THAT PART OF SECTION 28, TOWNSHIP 34 SOUTH, RANGE 20
 1635 EAST, MANATEE COUNTY, FLORIDA, LYING WEST OF THE WEST
 1636 RIGHT-OF-WAY LINE OF STATE ROAD #675 (RUTLAND RANCH)
 1637 AND NORTH AND WEST OF GILLEY CREEK OF THE MANATEE
 1638 COUNTY RESERVOIR. LESS THAT CERTAIN PROPERTY KNOWN AS
 1639 "LAMB GROVE," DESCRIBED IN EXHIBIT "A" OF THAT CERTAIN
 1640 DEED RECORDED IN OFFICIAL RECORD BOOK 1342, PAGE 3695,
 1641 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

1642
 1643 TOGETHER WITH

1644
 1645 SECTION 29, TOWNSHIP 34 SOUTH, RANGE 20 EAST, MANATEE
 1646 COUNTY, FLORIDA, LESS ANY PORTION OF SAID SECTION 29
 1647 LYING WITHIN THE MANATEE COUNTY RESERVOIR.

1648
 1649 TOGETHER WITH

1650

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1651 THAT PART OF SECTION 30, TOWNSHIP 34 SOUTH, RANGE 20
 1652 EAST, MANATEE COUNTY, FLORIDA, LYING EAST OF THE
 1653 MANATEE COUNTY RESERVOIR.

1654

1655 TOGETHER WITH

1656

1657 THAT PART OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP
 1658 34 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA,
 1659 LYING NORTH OF THE MANATEE COUNTY RESERVOIR.

1660

1661 TOGETHER WITH

1662

1663 A PORTION OF SECTIONS 8, 9, 16, 17, 20, AND 21,
 1664 TOWNSHIP 34 SOUTH, RANGE 20 EAST, MANATEE COUNTY,
 1665 FLORIDA, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE
 1666 OF COUNTY ROAD #675 (RUTLAND ROAD) BEING MORE
 1667 PARTICULARLY DESCRIBED AS FOLLOWS:
 1668 COMMENCE AT A 1 INCH IRON PIPE MARKING THE NORTHEAST
 1669 CORNER OF SAID SECTION 21 (ALSO BEING THE SOUTHEAST
 1670 CORNER OF SAID SECTION 16); THENCE S 01°02'21" W,
 1671 ALONG THE EAST LINE OF SAID SECTION 21 (ALSO BEING THE
 1672 WEST LINE OF A PARCEL OF LAND AS DESCRIBED AND
 1673 RECORDED IN OFFICIAL RECORD BOOK 1580, PAGE 7149, AND
 1674 OFFICIAL RECORD BOOK 1580, PAGE 7158, PUBLIC RECORDS
 1675 OF MANATEE COUNTY, FLORIDA), A DISTANCE OF 4004.60

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1676 FEET; THENCE S 77°02'40" W, ALONG THE NORTHERLY LINE
 1677 OF SAID LANDS, A DISTANCE OF 1947.07 FEET; THENCE S
 1678 77°03'28" W, ALONG SAID NORTHERLY LINE, 849.63 FEET;
 1679 THENCE S 72°17'41" W, ALONG SAID NORTHERLY LINE, A
 1680 DISTANCE OF 719.40 FEET TO A POINT ON THE EASTERLY
 1681 RIGHT-OF-WAY LINE OF COUNTY ROAD #675 (RUTLAND ROAD);
 1682 THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY
 1683 LINE, THE FOLLOWING TEN COURSES AND DISTANCES:
 1684 N 30°09'22" W, 2859.90 FEET TO THE POINT OF CURVATURE
 1685 OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS
 1686 OF 11,409.23 FEET; THENCE NORTHWESTERLY, ALONG THE ARC
 1687 OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°32'00", A
 1688 DISTANCE OF 504.46 FEET (CHORD = 504.42 FEET; CHORD
 1689 BEARING = N 28°53'13" W) TO THE POINT OF TANGENCY OF
 1690 SAID CURVE; THENCE N 27°37'03" W, 2067.96 FEET TO THE
 1691 POINT OF CURVATURE OF A CURVE, CONCAVE TO THE
 1692 SOUTHWEST, HAVING A RADIUS OF 1959.86 FEET; THENCE
 1693 NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A
 1694 CENTRAL ANGLE OF 18°16'00", A DISTANCE OF 624.83 FEET
 1695 (CHORD = 622.19 FEET; CHORD BEARING = N 36°47'11" W),
 1696 TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N
 1697 45°55'11" W, 551.22 FEET TO THE POINT OF CURVATURE OF
 1698 A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF
 1699 2241.85 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF
 1700 SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°16'00", A

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1701 DISTANCE OF 519.09 FEET (CHORD = 517.93 FEET; CHORD
 1702 BEARING = N 39°17'11" W) TO THE POINT OF TANGENCY OF
 1703 SAID CURVE; THENCE N 32°39'11" W, 1388.00 FEET TO THE
 1704 POINT OF CURVATURE OF A CURVE, CONCAVE TO THE
 1705 SOUTHWEST, HAVING A RADIUS OF 5779.57 FEET; THENCE
 1706 NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A
 1707 CENTRAL ANGLE OF 08°21'00", A DISTANCE OF 842.29 FEET
 1708 (CHORD = 841.54 FEET; CHORD BEARING = N 36°49'41" W)
 1709 TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N
 1710 41°00'11" W, 1536.60 FEET TO THE POINT OF CURVATURE OF
 1711 A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF
 1712 68,804.94 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF
 1713 SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°38'00", A
 1714 DISTANCE OF 760.55 FEET (CHORD = 760.55 FEET; CHORD
 1715 BEARING = N 41°19'11" W) TO THE POINT OF TANGENCY OF
 1716 SAID CURVE; THENCE N 41°38'11" W, 977.57 FEET TO A
 1717 POINT ON THE WEST LINE OF AFOREMENTIONED SECTION 8;
 1718 THENCE N 00°38'24" E, ALONG SAID WEST LINE, ALSO BEING
 1719 THE EASTERLY LINE OF THOSE LANDS AS DESCRIBED AND
 1720 RECORDED IN OFFICIAL RECORD BOOK 1623, PAGE 1183, OF
 1721 THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A
 1722 DISTANCE OF 1296.25 FEET; THENCE S 89°27'18" E, ALONG
 1723 THE SOUTH LINE OF SAID LANDS, ALSO BEING THE NORTH
 1724 LINE OF THE SOUTH 1/4 OF SAID SECTION 8, A DISTANCE OF
 1725 5385.41 FEET TO THE NORTHEAST CORNER OF SAID SOUTH

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1726 1/4, ALSO BEING THE NORTHWEST CORNER OF THE SOUTH 1/4
 1727 OF SAID SECTION 9; THENCE CONTINUE S 89°27'18" E,
 1728 ALONG THE SOUTH LINE OF SAID LANDS, ALSO BEING THE
 1729 NORTH LINE OF SAID SOUTH 1/4, A DISTANCE OF 3771.78
 1730 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN GAS
 1731 LINE EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL
 1732 RECORD BOOK 396, PAGE 95 AND DEED BOOK 396, PAGE 95,
 1733 AS MODIFIED IN OFFICIAL RECORD BOOK 1577, PAGE 2817,
 1734 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N
 1735 58°24'51" E, ALONG THE NORTH LINE OF SAID EASEMENT, A
 1736 DISTANCE OF 1878.98 FEET TO A POINT ON THE EAST LINE
 1737 OF SAID SECTION 9; THENCE S 00°37'55" W, ALONG SAID
 1738 EAST LINE, ALSO BEING THE WEST LINE OF THOSE LANDS AS
 1739 DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 1662,
 1740 PAGE 411, OF THE PUBLIC RECORDS OF MANATEE COUNTY,
 1741 FLORIDA, A DISTANCE OF 2402.31 FEET TO THE SOUTHEAST
 1742 CORNER OF SAID SECTION 9, ALSO BEING THE NORTHEAST
 1743 CORNER OF AFOREMENTIONED SECTION 16; THENCE S
 1744 01°13'46" W, ALONG THE EAST LINE OF SAID SECTION 16,
 1745 ALSO BEING THE WEST LINE OF THOSE LANDS AS DESCRIBED
 1746 AND RECORDED IN OFFICIAL RECORD BOOK 1580, PAGE 7149
 1747 AND OFFICIAL RECORD BOOK 1580, PAGE 7158, PUBLIC
 1748 RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF
 1749 5275.88 FEET TO THE POINT OF BEGINNING.

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1751 LESS LOT 46, BLOCK E, AND LESS LOT 14, BLOCK 65,
 1752 MANHATTAN SUBDIVISION AS RECORDED IN PLAT BOOK 6, PAGE
 1753 19, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
 1754
 1755 TOGETHER WITH
 1756
 1757 A PARCEL OF LAND IN SECTIONS 20 AND 21, TOWNSHIP 34
 1758 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA, BEING
 1759 MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 1760
 1761 COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20;
 1762 THENCE N 89°29'32" W, ALONG THE NORTH LINE OF SAID
 1763 SECTION 20, A DISTANCE OF 1036.68 FEET TO A POINT ON
 1764 THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 675
 1765 (RUTLAND ROAD), SAID POINT BEING A POINT ON A CURVE,
 1766 CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1859.86
 1767 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID
 1768 CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL
 1769 ANGLE OF 08°48'38", A DISTANCE OF 286.00 FEET (CHORD =
 1770 285.72 FEET; CHORD BEARING = S 32°16'02" E) TO THE
 1771 POINT OF TANGENCY OF SAID CURVE; THENCE S 27°51'43" E,
 1772 ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF
 1773 1238.65 FEET; FOR POINT OF BEGINNING; THENCE S
 1774 89°25'59" W, 616.50 FEET TO A POINT IN THE CENTER OF
 1775 AN EXISTING DITCH; THENCE SOUTHERLY, ALONG SAID

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1776 CENTERLINE, THE FOLLOWING ELEVEN COURSES AND
 1777 DISTANCES:
 1778 S 09°22'00" W, 38.33 FEET; S 12°04'17" W, 113.76 FEET;
 1779 THENCE S 35°49'39" E, 55.79 FEET; S 44°28'10" W, 80.21
 1780 FEET; S 35°40'46" E, 57.25 FEET; S 33°31'14" W, 110.09
 1781 FEET; S 02°31'24" E, 74.02 FEET; S 12°31'24" E, 55.82
 1782 FEET; S 13°08'26" W, 212.44 FEET; S 01°41'05" W,
 1783 254.06 FEET; S 02°21'30" W, 97.03 FEET; THENCE LEAVING
 1784 SAID CENTERLINE, GO S 89°36'26" E, 1326.88 FEET TO A
 1785 POINT ON THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE OF
 1786 COUNTY ROAD NUMBER 675 (RUTLAND ROAD), SAID POINT
 1787 BEING A POINT ON A CURVE, CONCAVE TO THE NORTHEAST,
 1788 HAVING A RADIUS OF 11356.05 FEET; THENCE
 1789 NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID
 1790 RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF
 1791 02°02'37", A DISTANCE OF 405.03 FEET (CHORD = 405.00
 1792 FEET; CHORD BEARING = N 28°53'01" W) TO THE POINT OF
 1793 TANGENCY OF SAID CURVE; THENCE N 27°51'43" W, ALONG
 1794 SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 833.19 FEET
 1795 TO THE POINT OF BEGINNING.
 1796
 1797 TOGETHER WITH
 1798
 1799 THAT PART OF SECTION 6, TOWNSHIP 34 SOUTH, RANGE 20
 1800 EAST, LYING NORTH OF THE NORTHEASTERLY RIGHT-OF-WAY

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1801 LINE OF RUTLAND ROAD (ALSO KNOWN AS STATE ROAD #675),
 1802 MANATEE COUNTY, FLORIDA.
 1803
 1804 TOGETHER WITH
 1805
 1806 A PARCEL OF LAND BEING A PORTION SECTIONS 1, 2, 11,
 1807 12, AND 13, TOWNSHIP 34 SOUTH, RANGE 19 EAST AND
 1808 SECTIONS 35 AND 36, TOWNSHIP 33 SOUTH, RANGE 19 EAST,
 1809 MANATEE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:
 1810
 1811 BEGIN AT NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF
 1812 SAID SECTION 12; THENCE ALONG THE EAST LINE OF SAID
 1813 QUARTER SECTION S00°29'55"W, A DISTANCE OF 2676.05
 1814 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER
 1815 OF SAID SECTION 13; THENCE ALONG THE EAST LINE OF SAID
 1816 NORTHEAST QUARTER S00°42'15"W, A DISTANCE OF 2632.85
 1817 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST
 1818 QUARTER; THENCE S65°59'46"W, A DISTANCE OF 1377.10
 1819 FEET; THENCE N88°25'52"W, A DISTANCE OF 1483.77 FEET;
 1820 THENCE N02°26'22"E, A DISTANCE OF 1744.56 FEET; THENCE
 1821 S50°35'20"W, A DISTANCE OF 538.86 FEET; THENCE
 1822 S57°46'55"W, A DISTANCE OF 423.69 FEET; THENCE
 1823 S02°26'22"W, A DISTANCE OF 1091.72 FEET; THENCE
 1824 N88°23'59"W, A DISTANCE OF 1010.95 FEET TO AN
 1825 INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF

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1826 RYE ROAD NORTH AS RECORDED IN OFFICIAL RECORDS BOOK
 1827 1855, PAGE 3892 OF THE PUBLIC RECORDS OF MANATEE
 1828 COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT-OF-
 1829 WAY LINE THE FOLLOWING SIX (6) COURSES: (1)
 1830 N00°54'56"E, A DISTANCE OF 195.85 FEET; (2)
 1831 N00°12'03"W, A DISTANCE OF 48.51 FEET; (3)
 1832 N03°57'34"W, A DISTANCE OF 47.30 FEET; (4)
 1833 N09°01'56"W, A DISTANCE OF 52.25 FEET; (5)
 1834 N14°42'24"W, A DISTANCE OF 77.85 FEET; (6)
 1835 N17°56'13"W, A DISTANCE OF 124.06 FEET TO AN
 1836 INTERSECTION WITH THE SOUTH SECTION LINE OF THE
 1837 NORTHWEST QUARTER OF SAID SECTION 13; THENCE CONTINUE
 1838 ALONG SAID EASTERLY RIGHT-OF-WAY LINE AS RECORDED IN
 1839 OFFICIAL RECORDS BOOK 1855, PAGE 3898 OF SAID PUBLIC
 1840 RECORDS, THE FOLLOWING FIFTEEN (15) COURSES: (1)
 1841 N17°55'47"W, A DISTANCE OF 175.80 FEET; (2)
 1842 N17°47'38"W, A DISTANCE OF 72.63 FEET; (3)
 1843 N17°19'23"W, A DISTANCE OF 72.18 FEET; (4)
 1844 N16°55'35"W, A DISTANCE OF 59.76 FEET; (5)
 1845 N15°49'23"W, A DISTANCE OF 85.64 FEET; (6)
 1846 N14°49'30"W, A DISTANCE OF 388.16 FEET; (7)
 1847 N14°34'46"W, A DISTANCE OF 25.43 FEET; (8)
 1848 N13°34'36"W, DISTANCE OF 29.17 FEET; (9) N12°28'42"W,
 1849 A DISTANCE OF 27.70 FEET; (10) N12°27'24"W, A DISTANCE
 1850 OF 125.00 FEET; (11) N12°31'55"W, A DISTANCE OF 762.65

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1851 FEET; (12) N13°01'08"W, A DISTANCE OF 727.28 FEET;
 1852 (13) N13°15'10"W, A DISTANCE OF 137.72 FEET; (14)
 1853 N12°33'11"W, A DISTANCE OF 15.62 FEET; (15)
 1854 N12°54'21"W, A DISTANCE OF 43.67 FEET TO AN
 1855 INTERSECTION WITH THE SOUTH SECTION LINE OF THE
 1856 SOUTHWEST QUARTER OF SAID SECTION 12; THENCE CONTINUE
 1857 ALONG SAID EASTERLY RIGHT-OF-WAY LINE AS RECORDED IN
 1858 OFFICIAL RECORDS BOOK 1855, PAGE 3904 OF SAID PUBLIC
 1859 RECORDS, THE FOLLOWING EIGHT (8) COURSES: (1)
 1860 N12°53'55"W, A DISTANCE OF 138.39 FEET; (2)
 1861 N12°47'11"W, A DISTANCE OF 42.51 FEET; (3)
 1862 N11°22'06"W, A DISTANCE OF 39.98 FEET; (4)
 1863 N08°47'09"W, A DISTANCE OF 41.41 FEET; (5)
 1864 N06°17'35"W, A DISTANCE OF 39.08 FEET; (6)
 1865 N04°02'31"W, A DISTANCE OF 29.90 FEET; (7)
 1866 N03°29'27"W, A DISTANCE OF 843.27 FEET; (8)
 1867 N03°29'47"W, A DISTANCE OF 161.51 FEET; THENCE
 1868 S89°18'58"E, A DISTANCE OF 142.21 FEET TO AN
 1869 INTERSECTION WITH THE WEST LINE OF THE SOUTHWEST
 1870 QUARTER OF SAID SECTION 12; THENCE ALONG SAID WEST
 1871 LINE N01°16'45"E, A DISTANCE OF 1319.34 FEET TO THE
 1872 SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID
 1873 SECTION 12; THENCE ALONG SAID WEST LINE N01°15'36"E, A
 1874 DISTANCE OF 2720.67 FEET TO THE NORTHEAST CORNER OF
 1875 THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE ALONG

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1876 SAID NORTH LINE N89°17'09"W, A DISTANCE OF 503.63 FEET
 1877 TO AN INTERSECTION WITH THE EAST MAINTAINED RIGHT-OF-
 1878 WAY LINE OF RYE ROAD NORTH; THENCE ALONG SAID EAST
 1879 MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING THREE (3)
 1880 COURSES: (1) N03°11'56"W, A DISTANCE OF 759.66 FEET TO
 1881 THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING
 1882 A RADIUS OF 2279.53 FEET; (2) ALONG SAID CURVE TO THE
 1883 RIGHT THROUGH A CENTRAL ANGLE OF 7°16'46", A DISTANCE
 1884 OF 289.61 FEET TO THE POINT OF TANGENCY; (3)
 1885 N04°04'50"E, A DISTANCE OF 4345.36 FEET TO AN
 1886 INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE
 1887 OF COUNTY ROAD NO. 675 PER FLORIDA DEPARTMENT OF
 1888 TRANSPORTATION RIGHT-OF-WAY MAP SECTION NUMBER 1351-
 1889 201 (1311-201, 1311-101); THENCE ALONG SAID
 1890 SOUTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE
 1891 (3) COURSES: (1) S55°48'28"E, A DISTANCE OF 700.20
 1892 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT
 1893 HAVING A RADIUS OF 22,843.54 FEET; (2) ALONG SAID
 1894 CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF
 1895 1°17'00", A DISTANCE OF 511.66 FEET TO THE POINT OF
 1896 TANGENCY; THENCE S54°31'28"E, A DISTANCE OF 17.33 TO
 1897 AN INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY
 1898 LINE OF COUNTY ROAD NO. 675 AS RECORDED IN OFFICIAL
 1899 RECORDS BOOK 2700, PAGE 5252 OF SAID PUBLIC RECORDS;
 1900 THENCE THE PERIMETER OF SAID RIGHT-OF-WAY LINE THE

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1901 FOLLOWING SEVEN (7) COURSES: (1) S35°28'32"W, A
 1902 DISTANCE OF 10.00 FEET; (2) S54°31'28"E, A DISTANCE OF
 1903 21.62 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE
 1904 RIGHT HAVING A RADIUS OF 3,959.36 FEET; (3) ALONG THE
 1905 ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE
 1906 OF 7°28'00", A DISTANCE OF 515.98 FEET TO THE POINT OF
 1907 TANGENCY; (4) S47°03'28"E, A DISTANCE OF 168.06 FEET
 1908 TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT
 1909 HAVING A RADIUS OF 11,374.11 FEET; (5) ALONG THE ARC
 1910 OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF
 1911 3°18'00", A DISTANCE OF 655.10 FEET TO THE POINT OF
 1912 TANGENCY; (6) S43°45'28"E, A DISTANCE OF 22.27 FEET;
 1913 (7) N46°14'32"E, A DISTANCE OF 10.00 FEET TO AN
 1914 INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY OF
 1915 COUNTY ROAD NO. 675 PER FLORIDA DEPARTMENT OF
 1916 TRANSPORTATION RIGHT-OF-WAY MAP SECTION NUMBER 1351-
 1917 201 (1311-201, 1311-101); THENCE ALONG SAID
 1918 SOUTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING NINE (9)
 1919 COURSES: (1) S43°45'28"E, A DISTANCE OF 233.29 FEET TO
 1920 THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING
 1921 A RADIUS OF 9,747.26 FEET; (2) ALONG THE ARC OF SAID
 1922 CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF
 1923 3°14'00", A DISTANCE OF 550.06 FEET TO THE POINT OF
 1924 TANGENCY; (3) S40°31'28"E, A DISTANCE OF 20.85 FEET;
 1925 (4) N49°28'32"E, A DISTANCE OF 25.00 FEET; (5)

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1926 S40°31'28"E, A DISTANCE OF 972.03 FEET TO THE POINT OF
 1927 CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF
 1928 68,804.90 FEET; (6) ALONG THE ARC OF SAID CURVE TO THE
 1929 LEFT THROUGH A CENTRAL ANGLE OF 1°40'00", A DISTANCE
 1930 OF 2001.45 FEET TO THE POINT OF TANGENCY; (7)
 1931 S42°11'28"E, A DISTANCE OF 388.11 FEET TO THE POINT OF
 1932 CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF
 1933 68,804.24 FEET; (8) ALONG THE ARC OF SAID CURVE TO THE
 1934 LEFT THROUGH A CENTRAL ANGLE OF 0°38'00", A DISTANCE
 1935 OF 760.54 FEET TO THE POINT OF TANGENCY; (9)
 1936 S42°49'28"E, A DISTANCE OF 377.54 FEET TO AN
 1937 INTERSECTION WITH THE NORTH LINE OF THE NORTHWEST
 1938 QUARTER OF SECTION 7, TOWNSHIP 34 SOUTH, RANGE 19
 1939 EAST; THENCE ALONG SAID NORTH LINE N89°13'45"W, A
 1940 DISTANCE OF 157.01 FEET TO THE NORTHEAST CORNER OF THE
 1941 NORTHEAST QUARTER OF SAID SECTION 12; THENCE ALONG
 1942 SAID EAST LINE S00°29'55"W, A DISTANCE OF 2676.05 FEET
 1943 TO THE POINT OF BEGINNING.

1944
 1945 ALL TOGETHER CONSISTING OF APPROXIMATELY 25,626 ACRES,
 1946 MORE OR LESS.

1947
 1948 Being subject to any rights-of-way, restrictions, and easements
 1949 of record.

1950 Section 5. Board of supervisors; members and meetings;

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1951 organization; powers; duties; terms of office; related election
 1952 requirements.—

1953 (1) The board of the district shall exercise the powers
 1954 granted to the district pursuant to this act. The board shall
 1955 consist of five members, each of whom shall hold office for a
 1956 term of 4 years, as provided in this section, except as
 1957 otherwise provided herein for initial board members, and until a
 1958 successor is chosen and qualified. The members of the board must
 1959 be residents of the state and citizens of the United States.

1960 (2)(a) Within 90 days after the effective date of this
 1961 act, there shall be held a meeting of the landowners of the
 1962 district for the purpose of electing five supervisors for the
 1963 district. Notice of the landowners' meeting shall be published
 1964 in a newspaper of general circulation in the general area of the
 1965 district once a week for 2 consecutive weeks, the last day of
 1966 such publication to be not fewer than 14 days nor more than 28
 1967 days before the date of the election. The landowners, when
 1968 assembled at such meeting, shall organize by electing a chair,
 1969 who shall conduct the meeting. The chair may be any person
 1970 present at the meeting. If the chair is a landowner or proxy
 1971 holder of a landowner, he or she may nominate candidates and
 1972 make and second motions. The landowners present at the meeting,
 1973 in person or by proxy, shall constitute a quorum. At any
 1974 landowners' meeting, 50 percent of the district acreage is not
 1975 required to constitute a quorum, and each governing board member

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1976 elected by landowners shall be elected by a majority of the
 1977 acreage represented either by owner or proxy present and voting
 1978 at said meeting.

1979 (b) At such meeting, each landowner shall be entitled to
 1980 cast one vote per acre of land owned by him or her and located
 1981 within the district for each person to be elected. A landowner
 1982 may vote in person or by proxy in writing. Each proxy must be
 1983 signed by one of the legal owners of the property for which the
 1984 vote is cast and must contain the typed or printed name of the
 1985 individual who signed the proxy; the street address, legal
 1986 description of the property, or tax parcel identification
 1987 number; and the number of authorized votes. If the proxy
 1988 authorizes more than one vote, each property must be listed and
 1989 the number of acres of each property must be included. The
 1990 signature on a proxy need not be notarized. A fraction of an
 1991 acre shall be treated as 1 acre, entitling the landowner to one
 1992 vote with respect thereto. The three candidates receiving the
 1993 highest number of votes shall each be elected for terms expiring
 1994 November 17, 2026, and the two candidates receiving the next
 1995 highest number of votes shall each be elected for terms expiring
 1996 November 19, 2024, with the term of office for each successful
 1997 candidate commencing upon election. The members of the first
 1998 board elected by landowners shall serve their respective terms;
 1999 however, the next election of board members shall be held on the
 2000 first Tuesday after the first Monday in November 2024.

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2001 Thereafter, there shall be an election by landowners for the
 2002 district every 2 years on the first Tuesday after the first
 2003 Monday in November, which shall be noticed pursuant to paragraph
 2004 (a). The second and subsequent landowners' election shall be
 2005 announced at a public meeting of the board at least 90 days
 2006 before the date of the landowners' meeting and shall also be
 2007 noticed pursuant to paragraph (a). Instructions on how all
 2008 landowners may participate in the election, along with sample
 2009 proxies, shall be provided during the board meeting that
 2010 announces the landowners' meeting. Each supervisor elected in or
 2011 after November 2024 shall serve a 4-year term.

2012 (3)(a)1. The board may not exercise the ad valorem taxing
 2013 power authorized by this act until such time as all members of
 2014 the board are qualified electors who are elected by qualified
 2015 electors of the district.

2016 2.a. Regardless of whether the district has proposed to
 2017 levy ad valorem taxes, board members shall be elected by
 2018 qualified electors of the district as the district becomes
 2019 populated with qualified electors. The transition shall occur
 2020 such that the composition of the board, after the first general
 2021 election following a trigger of the qualified elector population
 2022 thresholds set forth below, shall be as follows:

2023 (I) Once 44,100 qualified electors reside within the
 2024 district, one governing board member shall be a person who is a
 2025 qualified elector of the district and who was elected by the

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2026 qualified electors, and four governing board members shall be
 2027 persons who were elected by the landowners.

2028 (II) Once 88,200 qualified electors reside within the
 2029 district, two governing board members shall be persons who are
 2030 qualified electors of the district and who were elected by the
 2031 qualified electors, and three governing board members shall be
 2032 persons elected by the landowners.

2033 (III) Once 132,300 qualified electors reside within the
 2034 district, three governing board members shall be persons who are
 2035 qualified electors of the district and who were elected by the
 2036 qualified electors, and two governing board members shall be
 2037 persons who were elected by the landowners.

2038 (IV) Once 176,400 qualified electors reside within the
 2039 district, four governing board members shall be persons who are
 2040 qualified electors of the district and who were elected by the
 2041 qualified electors, and one governing board member shall be a
 2042 person who was elected by the landowners.

2043 (V) Once 198,450 qualified electors reside within the
 2044 district, all five governing board members shall be persons who
 2045 are qualified electors of the district and who were elected by
 2046 the qualified electors.

2047
 2048 Nothing in this sub-subparagraph is intended to require an
 2049 election before the expiration of an existing board member's
 2050 term.

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2051 b. On or before June 1 of each election year, the board
 2052 shall determine the number of qualified electors in the district
 2053 as of the immediately preceding April 15. The board shall use
 2054 and rely upon the official records maintained by the supervisor
 2055 of elections and property appraiser or tax collector in Manatee
 2056 County in making this determination. Such determination shall be
 2057 made at a properly noticed meeting of the board and shall become
 2058 a part of the official minutes of the district.

2059 c. All governing board members elected by qualified
 2060 electors shall be elected at large at an election occurring as
 2061 provided in subsection (2) and this subsection.

2062 d. All governing board members elected by qualified
 2063 electors shall reside in the district.

2064 e. Once the district qualifies to have any of its board
 2065 members elected by the qualified electors of the district, the
 2066 initial and all subsequent elections by the qualified electors
 2067 of the district shall be held at the general election in
 2068 November. The board shall adopt a resolution, if necessary, to
 2069 implement this requirement. The transition process described
 2070 herein is intended to be in lieu of the process set forth in s.
 2071 189.041, Florida Statutes.

2072 (b) Elections of board members by qualified electors held
 2073 pursuant to this subsection shall be nonpartisan and shall be
 2074 conducted in the manner prescribed by general law for holding
 2075 general elections. Board members shall assume the office on the

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2076 second Tuesday following their election.

2077 (c) Candidates seeking election to office by qualified
 2078 electors under this subsection shall conduct their campaigns in
 2079 accordance with chapter 106, Florida Statutes, and shall file
 2080 qualifying papers and qualify for individual seats in accordance
 2081 with s. 99.061, Florida Statutes.

2082 (d) The supervisor of elections shall appoint the
 2083 inspectors and clerks of elections, prepare and furnish the
 2084 ballots, designate polling places, and canvass the returns of
 2085 the election of board members by qualified electors. The county
 2086 canvassing board shall declare and certify the results of the
 2087 election.

2088 (4) Members of the board, regardless of how elected, shall
 2089 be public officers, shall be known as supervisors, and, upon
 2090 entering into office, shall take and subscribe to the oath of
 2091 office as prescribed by s. 876.05, Florida Statutes. Members of
 2092 the board shall be subject to ethics and conflict of interest
 2093 laws of the state that apply to all local public officers. They
 2094 shall hold office for the terms for which they were elected or
 2095 appointed and until their successors are chosen and qualified.
 2096 If, during the term of office, a vacancy occurs, the remaining
 2097 members of the board shall fill each vacancy by an appointment
 2098 for the remainder of the unexpired term.

2099 (5) Any elected member of the board of supervisors may be
 2100 removed by the Governor for malfeasance, misfeasance,

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2101 dishonesty, incompetency, or failure to perform the duties
 2102 imposed upon him or her by this act, and any vacancies that may
 2103 occur in such office for such reasons shall be filled by the
 2104 Governor as soon as practicable.

2105 (6) A majority of the members of the board constitutes a
 2106 quorum for the purposes of conducting its business and
 2107 exercising its powers and for all other purposes. Action taken
 2108 by the district shall be upon a vote of a majority of the
 2109 members present unless general law or a rule of the district
 2110 requires a greater number.

2111 (7) As soon as practicable after each election or
 2112 appointment, the board shall organize by electing one of its
 2113 members as chair and by electing a secretary, who need not be a
 2114 member of the board, and such other officers as the board may
 2115 deem necessary.

2116 (8) The board shall keep a permanent record book entitled
 2117 "Record of Proceedings of Northlake Stewardship District," in
 2118 which shall be recorded minutes of all meetings, resolutions,
 2119 proceedings, certificates, bonds given by all employees, and any
 2120 and all corporate acts. The record book and all other district
 2121 records shall at reasonable times be opened to inspection in the
 2122 same manner as state, county, and municipal records pursuant to
 2123 chapter 119, Florida Statutes. The record book shall be kept at
 2124 the office or other regular place of business maintained by the
 2125 board in a designated location in Manatee County.

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2126 (9) Each supervisor may not be entitled to receive
 2127 compensation for his or her services in excess of the limits
 2128 established in s. 190.006(8), Florida Statutes, or any other
 2129 provision of general law; however, each supervisor shall receive
 2130 travel and per diem expenses as set forth in s. 112.061, Florida
 2131 Statutes.

2132 (10) All meetings of the board shall be open to the public
 2133 and governed by chapter 286, Florida Statutes.

2134 Section 6. Board of supervisors; general duties.—

2135 (1) DISTRICT MANAGER AND EMPLOYEES.—The board shall employ
 2136 and fix the compensation of a district manager, who shall have
 2137 charge and supervision of the works of the district and shall be
 2138 responsible for preserving and maintaining any improvement or
 2139 facility constructed or erected pursuant to this act, for
 2140 maintaining and operating the equipment owned by the district,
 2141 and for performing such other duties as may be prescribed by the
 2142 board. It is not a conflict of interest or an abuse of public
 2143 position under chapter 112, Florida Statutes, for a board
 2144 member, the district manager, or another employee of the
 2145 district to be a stockholder, officer, or employee of a
 2146 landowner. The district manager may hire or otherwise employ and
 2147 terminate the employment of such other persons, including,
 2148 without limitation, professional, supervisory, and clerical
 2149 employees, as may be necessary and authorized by the board. The
 2150 compensation and other conditions of employment of the officers

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2151 and employees of the district shall be as provided by the board.

2152 (2) TREASURER.—The board shall designate a person who is a
 2153 resident of the state as treasurer of the district, who shall
 2154 have charge of the funds of the district. Such funds shall be
 2155 disbursed only upon the order of or pursuant to a resolution of
 2156 the board by warrant or check countersigned by the treasurer and
 2157 by such other person as may be authorized by the board. The
 2158 board may give the treasurer such other or additional powers and
 2159 duties as the board may deem appropriate and may fix his or her
 2160 compensation. The board may require the treasurer to give a bond
 2161 in such amount, on such terms, and with such sureties as may be
 2162 deemed satisfactory to the board to secure the performance by
 2163 the treasurer of his or her powers and duties. The financial
 2164 records of the board shall be audited by an independent
 2165 certified public accountant in accordance with the requirements
 2166 of general law.

2167 (3) PUBLIC DEPOSITORY.—The board is authorized to select
 2168 as a depository for its funds any qualified public depository as
 2169 defined in s. 280.02, Florida Statutes, which meets all the
 2170 requirements of chapter 280, Florida Statutes, and has been
 2171 designated by the treasurer as a qualified public depository
 2172 upon such terms and conditions as to the payment of interest by
 2173 such depository upon the funds so deposited as the board may
 2174 deem just and reasonable.

2175 (4) BUDGET; REPORTS AND REVIEWS.—

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2176 (a) The district shall provide financial reports in such
2177 form and such manner as prescribed pursuant to this act and
2178 chapter 218, Florida Statutes.

2179 (b) On or before July 15 of each year, the district
2180 manager shall prepare a proposed budget for the ensuing fiscal
2181 year to be submitted to the board for board approval. The
2182 proposed budget shall include at the direction of the board an
2183 estimate of all necessary expenditures of the district for the
2184 ensuing fiscal year and an estimate of income to the district
2185 from the taxes and assessments provided in this act. The board
2186 shall consider the proposed budget item by item and may either
2187 approve the budget as proposed by the district manager or modify
2188 the same in part or in whole. The board shall indicate its
2189 approval of the budget by resolution, which resolution shall
2190 provide for a hearing on the budget as approved. Notice of the
2191 hearing on the budget shall be published in a newspaper of
2192 general circulation in the general area of the district once a
2193 week for 2 consecutive weeks, except that the first publication
2194 shall be no fewer than 15 days before the date of the hearing.
2195 The notice shall further contain a designation of the day, time,
2196 and place of the public hearing. At the day, time, and place
2197 designated in the notice, the board shall hear all objections to
2198 the budget as proposed and may make such changes as the board
2199 deems necessary. At the conclusion of the budget hearing, the
2200 board shall, by resolution, adopt the budget as finally approved

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2201 by the board. The budget shall be adopted before October 1 of
 2202 each year.

2203 (c) At least 60 days before adoption, the board of
 2204 supervisors of the district shall submit to the Board of County
 2205 Commissioners of Manatee County, for purposes of disclosure and
 2206 information only, the proposed annual budget for the ensuing
 2207 fiscal year, and the board of county commissioners may submit
 2208 written comments to the board of supervisors solely for the
 2209 assistance and information of the board of supervisors in
 2210 adopting its annual district budget.

2211 (d) The board of supervisors shall submit annually a
 2212 public facilities report to the Board of County Commissioners of
 2213 Manatee County pursuant to s. 189.08, Florida Statutes. The
 2214 Board of County Commissioners of Manatee County may use and rely
 2215 on the district's public facilities report in the preparation or
 2216 revision of the Manatee County comprehensive plan.

2217 (5) DISCLOSURE OF PUBLIC INFORMATION; WEB-BASED PUBLIC
 2218 ACCESS.—The district shall take affirmative steps to provide for
 2219 the full disclosure of information relating to the public
 2220 financing and maintenance of improvements to real property
 2221 undertaken by the district. Such information shall be made
 2222 available to all existing and prospective residents of the
 2223 district. The district shall furnish each developer of a
 2224 residential development within the district with sufficient
 2225 copies of that information to provide each prospective initial

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2226 purchaser of property in that development with a copy; and any
 2227 developer of a residential development within the district, when
 2228 required by general law to provide a public offering statement,
 2229 shall include a copy of such information relating to the public
 2230 financing and maintenance of improvements in the public offering
 2231 statement. The district shall file the disclosure documents
 2232 required by this subsection and any amendments thereto in the
 2233 property records of each county in which the district is
 2234 located. By the end of the first full fiscal year of the
 2235 district's creation, the district shall maintain an official
 2236 Internet website in accordance with s. 189.069, Florida
 2237 Statutes.

2238 (6) GENERAL POWERS.—The district shall have, and the board
 2239 may exercise, the following general powers:

2240 (a) To sue and be sued in the name of the district; to
 2241 adopt and use a seal and authorize the use of a facsimile
 2242 thereof; to acquire, by purchase, gift, devise, or otherwise,
 2243 and to dispose of, real and personal property, or any estate
 2244 therein; and to make and execute contracts and other instruments
 2245 necessary or convenient to the exercise of its powers.

2246 (b) To apply for coverage of its employees under the
 2247 Florida Retirement System in the same manner as if such
 2248 employees were state employees.

2249 (c) To contract for the services of consultants to perform
 2250 planning, engineering, legal, or other appropriate services of a

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2251 professional nature. Such contracts shall be subject to public
2252 bidding or competitive negotiation requirements as set forth in
2253 general law applicable to independent special districts.

2254 (d) To borrow money and accept gifts; to apply for and use
2255 grants or loans of money or other property from the United
2256 States, the state, a unit of local government, or any person for
2257 any district purposes and enter into agreements required in
2258 connection therewith; and to hold, use, and dispose of such
2259 moneys or property for any district purposes in accordance with
2260 the terms of the gift, grant, loan, or agreement relating
2261 thereto.

2262 (e) To adopt and enforce rules and orders pursuant to
2263 chapter 120, Florida Statutes, prescribing the powers, duties,
2264 and functions of the officers of the district; the conduct of
2265 the business of the district; the maintenance of the records of
2266 the district; and the form of certificates evidencing tax liens
2267 of the district and all other documents and records of the
2268 district. The board may also adopt and enforce administrative
2269 rules with respect to any of the projects of the district and
2270 define the area to be included therein. The board may also adopt
2271 resolutions which may be necessary for the conduct of district
2272 business.

2273 (f) To maintain an office at such place or places as the
2274 board of supervisors designates in Manatee County and within the
2275 district when facilities are available.

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2276 (g) To hold, control, and acquire by donation, purchase,
 2277 or condemnation, or dispose of, any public easements,
 2278 dedications to public use, platted reservations for public
 2279 purposes, or any reservations for those purposes authorized by
 2280 this act and to make use of such easements, dedications, or
 2281 reservations for the purposes authorized by this act.

2282 (h) To lease as lessor or lessee to or from any person,
 2283 firm, corporation, association, or body, public or private, any
 2284 projects of the type that the district is authorized to
 2285 undertake and facilities or property of any nature for the use
 2286 of the district to carry out the purposes authorized by this
 2287 act.

2288 (i) To borrow money and issue bonds, certificates,
 2289 warrants, notes, or other evidence of indebtedness as provided
 2290 herein; to levy such taxes and assessments as may be authorized;
 2291 and to charge, collect, and enforce fees and other user charges.

2292 (j) To raise, by user charges or fees authorized by
 2293 resolution of the board, amounts of money which are necessary
 2294 for the conduct of district activities and services and to
 2295 enforce their receipt and collection in the manner prescribed by
 2296 resolution not inconsistent with general law.

2297 (k) To exercise all powers of eminent domain now or
 2298 hereafter conferred on counties in this state; provided,
 2299 however, that such power of eminent domain may not be exercised
 2300 outside the territorial limits of the district unless the

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2301 district receives prior approval by vote of a resolution of the
 2302 governing body of the county if the taking will occur in an
 2303 unincorporated area in that county, or the governing body of the
 2304 city if the taking will occur in an incorporated area. The
 2305 district does not have the power to exercise eminent domain over
 2306 municipal, county, state, or federal property. The powers
 2307 hereinabove granted to the district shall be so construed to
 2308 enable the district to fulfill the objects and purposes of the
 2309 district as set forth in this act.

2310 (l) To cooperate with, or contract with, other
 2311 governmental agencies as may be necessary, convenient,
 2312 incidental, or proper in connection with any of the powers,
 2313 duties, or purposes authorized by this act.

2314 (m) To assess and to impose upon lands in the district ad
 2315 valorem taxes as provided by this act.

2316 (n) If and when authorized by general law, to determine,
 2317 order, levy, impose, collect, and enforce maintenance taxes.

2318 (o) To determine, order, levy, impose, collect, and
 2319 enforce assessments pursuant to this act and chapter 170,
 2320 Florida Statutes, pursuant to authority granted in s. 197.3631,
 2321 Florida Statutes, or pursuant to other provisions of general law
 2322 now or hereinafter enacted which provide or authorize a
 2323 supplemental means to order, levy, impose, or collect special
 2324 assessments. Such special assessments, at the discretion of the
 2325 district, may be collected and enforced pursuant to ss. 197.3632

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2326 and 197.3635, Florida Statutes, and chapters 170 and 173,
 2327 Florida Statutes, as they may be amended from time to time, or
 2328 as provided by this act, or by other means authorized by general
 2329 law now or hereinafter enacted. The district may levy such
 2330 special assessments for the purposes provided in this act and to
 2331 pay special assessments imposed by Manatee County on lands
 2332 within the district.

2333 (p) To exercise such special powers and other express
 2334 powers as may be authorized and granted by this act in the
 2335 charter of the district, including powers as provided in any
 2336 interlocal agreement entered into pursuant to chapter 163,
 2337 Florida Statutes, or which shall be required or permitted to be
 2338 undertaken by the district pursuant to any development order,
 2339 including any detailed specific area plan development order, or
 2340 any interlocal service agreement with Manatee County for fair-
 2341 share capital construction funding for any certain capital
 2342 facilities or systems required of a developer pursuant to any
 2343 applicable development order or agreement.

2344 (q) To exercise all of the powers necessary, convenient,
 2345 incidental, or proper in connection with any other powers or
 2346 duties or the special and limited purpose of the district
 2347 authorized by this act.

2348
 2349 This subsection shall be construed liberally in order to
 2350 effectively carry out the special and limited purpose of this

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2351 act.

2352 (7) SPECIAL POWERS.—The district shall have, and the board

2353 may exercise, the following special powers to implement its

2354 lawful and special purpose and to provide, pursuant to that

2355 purpose, systems, facilities, services, improvements, projects,

2356 works, and infrastructure, each of which constitutes a lawful

2357 public purpose when exercised pursuant to this charter, subject

2358 to, and not inconsistent with, general law regarding utility

2359 providers' territorial and service agreements; the regulatory

2360 jurisdiction and permitting authority of all other applicable

2361 governmental bodies, agencies, and any special districts having

2362 authority with respect to any area included therein; and to

2363 plan, establish, acquire, construct or reconstruct, enlarge or

2364 extend, equip, operate, finance, fund, and maintain

2365 improvements, systems, facilities, services, works, projects,

2366 and infrastructure. Any or all of the following special powers

2367 are granted by this act in order to implement the special and

2368 limited purpose of the district but do not constitute

2369 obligations to undertake such improvements, systems, facilities,

2370 services, works, projects, or infrastructure:

2371 (a) To provide water management and control for the lands

2372 within the district, including irrigation systems and

2373 facilities, and to connect some or any of such facilities with

2374 roads and bridges. In the event that the board assumes the

2375 responsibility for providing water management and control for

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2376 the district which is to be financed by benefit special
 2377 assessments, the board shall adopt plans and assessments
 2378 pursuant to general law or may proceed to adopt water management
 2379 and control plans, assess for benefits, and apportion and levy
 2380 special assessments as follows:

2381 1. The board shall cause to be made by the district's
 2382 engineer, or such other engineer or engineers as the board may
 2383 employ for that purpose, complete and comprehensive water
 2384 management and control plans for the lands located within the
 2385 district that will be improved in any part or in whole by any
 2386 system of facilities that may be outlined and adopted, and the
 2387 engineer shall make a report in writing to the board with maps
 2388 and profiles of said surveys and an estimate of the cost of
 2389 carrying out and completing the plans.

2390 2. Upon the completion of such plans, the board shall hold
 2391 a hearing thereon to hear objections thereto, shall give notice
 2392 of the time and place fixed for such hearing by publication in a
 2393 newspaper of general circulation in the general area of the
 2394 district once a week for 2 consecutive weeks, and shall permit
 2395 the inspection of the plan at the office of the district by all
 2396 persons interested. All objections to the plan shall be filed at
 2397 or before the time fixed in the notice for the hearing and shall
 2398 be in writing.

2399 3. After the hearing, the board shall consider the
 2400 proposed plan and any objections thereto and may modify, reject,

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2401 or adopt the plan or continue the hearing until a day certain
 2402 for further consideration of the proposed plan or modifications
 2403 thereof.

2404 4. When the board approves a plan, a resolution shall be
 2405 adopted and a certified copy thereof shall be filed in the
 2406 office of the secretary and incorporated by him or her into the
 2407 records of the district.

2408 5. The water management and control plan may be altered in
 2409 detail from time to time until the engineer's report pursuant to
 2410 s. 298.301, Florida Statutes, is filed, but not in such manner
 2411 as to materially affect the conditions of its adoption. After
 2412 the engineer's report has been filed, the plan may not be
 2413 altered except as provided by this act.

2414 6. Within 20 days after the final adoption of the plan by
 2415 the board, the board shall proceed pursuant to s. 298.301,
 2416 Florida Statutes.

2417 (b) To provide water supply, sewer, wastewater, and
 2418 reclaimed water management, reclamation, and reuse, or any
 2419 combination thereof, and any irrigation systems, facilities, and
 2420 services and to construct and operate water systems, sewer
 2421 systems, irrigation systems, and reclaimed water systems such as
 2422 connecting intercepting or outlet sewers and sewer mains and
 2423 pipes and water mains, conduits, or pipelines in, along, and
 2424 under any street, alley, highway, or other public place or way,
 2425 and to dispose of any water, effluent, residue, or other

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2426 byproduct of such water system, sewer system, irrigation system
 2427 or reclaimed water system, and to enter into interlocal
 2428 agreements and other agreements with public or private entities
 2429 for the same.

2430 (c) To provide any necessary bridges, culverts, wildlife
 2431 corridors, or road crossings across any drain, ditch, canal,
 2432 floodway, holding basin, excavation, public highway, tract,
 2433 grade, fill, or cut and roadways over levees and embankments,
 2434 and to construct any and all of such works and improvements
 2435 across, through, or over any public right-of way, highway,
 2436 grade, fill, or cut.

2437 (d) To provide district or other roads equal to or
 2438 exceeding the specifications of the county in which such
 2439 district or other roads are located, and to provide street
 2440 lighting. This special power includes, but is not limited to,
 2441 roads, parkways, intersections, bridges, landscaping,
 2442 hardscaping, irrigation, bicycle lanes, sidewalks, jogging
 2443 paths, multiuse pathways and trails, street lighting, traffic
 2444 signals, regulatory or informational signage, road striping,
 2445 underground conduit, underground cable or fiber or wire
 2446 installed pursuant to an agreement with or tariff of a retail
 2447 provider of services, and all other customary elements of a
 2448 functioning modern road system in general or as tied to the
 2449 conditions of development approval for the area within and
 2450 without the district, and parking facilities that are

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2451 freestanding or that may be related to any innovative strategic
2452 intermodal system of transportation pursuant to applicable
2453 federal, state, and local laws and ordinances.

2454 (e) To provide buses, trolleys, rail access, mass transit
2455 facilities, transit shelters, ridesharing facilities and
2456 services, parking improvements, and related signage.

2457 (f) To provide investigation and remediation costs
2458 associated with the cleanup of actual or perceived environmental
2459 contamination within the district under the supervision or
2460 direction of a competent governmental authority unless the
2461 covered costs benefit any person who is a landowner within the
2462 district and who caused or contributed to the contamination.

2463 (g) To provide observation, mitigation, wetland creation,
2464 and wildlife habitat areas, including the maintenance of any
2465 plant or animal species, and any related interest in real or
2466 personal property.

2467 (h) Using its general and special powers as set forth in
2468 this act, to provide any other project within or without the
2469 boundaries of the district when the project is the subject of an
2470 agreement between the district and the Board of County
2471 Commissioners of Manatee County or with any other applicable
2472 public or private entity and is not inconsistent with the
2473 effective local comprehensive plans.

2474 (i) To provide parks and facilities for indoor and outdoor
2475 recreational, cultural, and educational uses.

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2476 (j) To provide school buildings and related structures,
 2477 which may be leased, sold, or donated to the school district,
 2478 for use in the educational system when authorized by the
 2479 district school board.

2480 (k) To provide fire prevention and control, including fire
 2481 stations, water mains and plugs, fire trucks, and other vehicles
 2482 and equipment.

2483 (l) To provide security, including electronic intrusion-
 2484 detection systems and patrol cars, when authorized by proper
 2485 governmental agencies, and to contract with the appropriate
 2486 local general-purpose government agencies for an increased level
 2487 of such services within the district boundaries.

2488 (m) To provide control and elimination of mosquitoes and
 2489 other arthropods of public health importance.

2490 (n) To enter into impact fee, mobility fee, or other
 2491 similar credit agreements with Manatee County or other
 2492 governmental bodies or a landowner developer and to sell or
 2493 assign such credits on such terms as the district deems
 2494 appropriate.

2495 (o) To provide buildings and structures for district
 2496 offices, maintenance facilities, meeting facilities, town
 2497 centers, or any other projects authorized or granted by this
 2498 act.

2499 (p) To establish and create, at noticed meetings, such
 2500 departments of the board of supervisors of the district, as well

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2501 as committees, task forces, boards, or commissions, or other
 2502 agencies under the supervision and control of the district, as
 2503 from time to time the members of the board may deem necessary or
 2504 desirable in the performance of the acts or other things
 2505 necessary to exercise the board's general or special powers to
 2506 implement an innovative project to carry out the special and
 2507 limited purpose of the district as provided in this act and to
 2508 delegate the exercise of its powers to such departments, boards,
 2509 task forces, committees, or other agencies, and such
 2510 administrative duties and other powers as the board may deem
 2511 necessary or desirable, but only if there is a set of expressed
 2512 limitations for accountability, notice, and periodic written
 2513 reporting to the board that shall retain the powers of the
 2514 board.

2515 (q) To provide electrical, sustainable, or green
 2516 infrastructure improvements, facilities, and services,
 2517 including, but not limited to, recycling of natural resources,
 2518 reduction of energy demands, development and generation of
 2519 alternative or renewable energy sources and technologies,
 2520 mitigation of urban heat islands, sequestration, capping or
 2521 trading of carbon emissions or carbon emissions credits, LEED or
 2522 Florida Green Building Coalition certification, and development
 2523 of facilities and improvements for low-impact development; to
 2524 enter into joint ventures, public-private partnerships, and
 2525 other agreements; and to grant such easements as may be

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2526 necessary to accomplish the foregoing. Nothing herein shall
 2527 authorize the district to provide electric service to retail
 2528 customers or otherwise act to impair electric utility franchise
 2529 agreements.

2530 (r) To provide for any facilities or improvements that may
 2531 otherwise be provided for by any county or municipality,
 2532 including, but not limited to, libraries, annexes, substations,
 2533 and other buildings to house public officials, staff, and
 2534 employees.

2535 (s) To provide waste collection and disposal.

2536 (t) To provide for the construction and operation of
 2537 communications systems and related infrastructure for the
 2538 carriage and distribution of communications services; to enter
 2539 into joint ventures, public-private partnerships, and other
 2540 agreements; and to grant such easements as may be necessary to
 2541 accomplish the foregoing. For purposes of this paragraph,
 2542 communications systems means all facilities, buildings,
 2543 equipment, items, and methods necessary or desirable in order to
 2544 provide communications services, including, without limitation,
 2545 wires, cables, conduits, wireless cell sites, computers, modems,
 2546 satellite antennae sites, transmission facilities, network
 2547 facilities, and appurtenant devices necessary and appropriate to
 2548 support the provision of communications services. Communications
 2549 services includes, without limitation, Internet, voice
 2550 telephone, or similar services provided by voice-over-Internet

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2551 protocol, cable television, data transmission, electronic
 2552 security monitoring, and multi-channel video programming
 2553 distribution. Nothing herein shall authorize the district to
 2554 provide communications services to retail customers or otherwise
 2555 act to impair existing service provider franchise agreements.
 2556 However, the district may contract with such providers for
 2557 resale purposes, provided the district complies with s. 350.81,
 2558 Florida Statutes, when contracting for resale purposes.

2559 (u) To provide health care facilities and to enter into
 2560 public-private partnerships and agreements as may be necessary
 2561 to accomplish the foregoing.

2562 (v) To coordinate, work with, and, as the board deems
 2563 appropriate, enter into interlocal agreements with any public or
 2564 private entity for the provision of an institution or
 2565 institutions of higher education.

2566 (w) To coordinate, work with, and, as the board deems
 2567 appropriate, enter into public-private partnerships and
 2568 agreements as may be necessary or useful to effectuate the
 2569 purposes of this act.

2570
 2571 The special powers provided in this act may not be deemed
 2572 exclusive or restrictive but shall be deemed to incorporate all
 2573 powers express or implied necessary or incident to carrying out
 2574 such special powers, including the general powers provided by
 2575 this act to the district to implement its purposes. This

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2576 subsection shall be construed liberally in order to effectively
 2577 carry out the special and limited purpose of the district under
 2578 this act.

2579 (8) ISSUANCE OF BOND ANTICIPATION NOTES.—In addition to
 2580 the other powers provided for in this act, and not in limitation
 2581 thereof, the district shall have the power, at any time and from
 2582 time to time after the issuance of any bonds of the district are
 2583 authorized, to borrow money for the purposes for which such
 2584 bonds are to be issued in anticipation of the receipt of the
 2585 proceeds of the sale of such bonds and to issue bond
 2586 anticipation notes in a principal sum not in excess of the
 2587 authorized maximum amount of such bond issue. Such notes shall
 2588 be in such denomination or denominations, bear interest at such
 2589 rate as the board may determine, not to exceed the maximum rate
 2590 allowed by general law, mature at such time or times not later
 2591 than 5 years after the date of issuance, and be in such form and
 2592 executed in such manner as the board shall prescribe. Such notes
 2593 may be sold at either public or private sale or, if such notes
 2594 shall be renewal notes, may be exchanged for notes then
 2595 outstanding on such terms as the board shall determine. Such
 2596 notes shall be paid from the proceeds of such bonds when issued.
 2597 The board may, in its discretion, in lieu of retiring the notes
 2598 by means of bonds, retire them by means of current revenues or
 2599 from any taxes or assessments levied for the payment of such
 2600 bonds, but, in such event, a like amount of the bonds authorized

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2601 may not be issued.

2602 (9) BORROWING.—The district at any time may obtain loans,

2603 in such amount and on such terms and conditions as the board may

2604 approve, for the purpose of paying any of the expenses of the

2605 district or any costs incurred or that may be incurred in

2606 connection with any of the projects of the district, which loans

2607 shall bear such interest as the board determines, not to exceed

2608 the maximum rate allowed by general law, and may be payable from

2609 and secured by a pledge of such funds, revenues, taxes, and

2610 assessments as the board may determine; provided, however, that

2611 the provisions contained in any proceeding under which bonds

2612 were theretofore issued and are then outstanding. For the

2613 purpose of defraying such costs and expenses, the district may

2614 issue negotiable notes, warrants, or other evidences of debt to

2615 be payable at such times and to bear such interest as the board

2616 may determine, not to exceed the maximum rate allowed by general

2617 law, and to be sold or discounted at such price or prices not

2618 less than 95 percent of par value and on such terms as the board

2619 may deem advisable. The board shall have the right to provide

2620 for the payment thereof by pledging the whole or any part of the

2621 funds, revenues, taxes, and assessments of the district or by

2622 covenanting to budget and appropriate from such funds. The

2623 approval of the electors residing in the district is only

2624 necessary when required by the State Constitution.

2625 (10) BONDS.—

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2626 (a) Sale of bonds.—Bonds may be sold in blocks or
 2627 installments at different times, or an entire issue or series
 2628 may be sold at one time. Bonds may be sold at public or private
 2629 sale after such advertisement, if any, as the board may deem
 2630 advisable, but in no event at less than 90 percent of the par
 2631 value thereof, together with accrued interest thereon. Bonds may
 2632 be sold or exchanged for refunding bonds. Special assessment and
 2633 revenue bonds may be delivered by the district as payment of the
 2634 purchase price of any project or part thereof, or a combination
 2635 of projects or parts thereof, or as the purchase price or
 2636 exchange for any property, real, personal, or mixed, including
 2637 franchises or services rendered by any contractor, engineer, or
 2638 other person, all at one time or in blocks from time to time, in
 2639 such manner and upon such terms as the board at its discretion
 2640 shall determine. The price or prices for any bonds sold,
 2641 exchanged, or delivered may be:

- 2642 1. The money paid for the bonds.
 2643 2. The principal amount, plus accrued interest to the date
 2644 of redemption or exchange, or outstanding obligations exchanged
 2645 for refunding bonds.
 2646 3. In the case of special assessment or revenue bonds, the
 2647 amount of any indebtedness to contractors or other persons paid
 2648 with such bonds, or the fair value of any properties exchanged
 2649 for the bonds, as determined by the board.

2650 (b) Authorization and form of bonds.—Any general

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2651 obligation bonds, special assessment bonds, or revenue bonds may
2652 be authorized by resolution or resolutions of the board which
2653 shall be adopted by a majority of all the members thereof then
2654 in office. Such resolution or resolutions may be adopted at the
2655 same meeting at which they are introduced and need not be
2656 published or posted. The board may, by resolution, authorize the
2657 issuance of bonds and fix the aggregate amount of bonds to be
2658 issued; the purpose or purposes for which the moneys derived
2659 therefrom shall be expended, including, but not limited to,
2660 payment of costs as defined in section 2; the rate or rates of
2661 interest, not to exceed the maximum rate allowed by general law;
2662 the denomination of the bonds; whether the bonds are to be
2663 issued in one or multiple series; the date or dates of maturity,
2664 which may not exceed 40 years after their respective dates of
2665 issuance; the medium of payment; the place or places within or
2666 without the state at which payment shall be made; registration
2667 privileges; redemption terms and privileges, whether with or
2668 without premium; the manner of execution; the form of the bonds,
2669 including any interest coupons to be attached thereto; the
2670 manner of execution of bonds and coupons; and any and all other
2671 terms, covenants, and conditions thereof and the establishment
2672 of revenue or other funds. Such authorizing resolution or
2673 resolutions may further provide for the contracts authorized by
2674 s. 159.825(1)(f) and (g), Florida Statutes, regardless of the
2675 tax treatment of such bonds being authorized, subject to the

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2676 finding by the board of a net saving to the district resulting
 2677 by reason thereof. Such authorizing resolution may further
 2678 provide that such bonds may be executed in accordance with the
 2679 Registered Public Obligations Act, except that bonds not issued
 2680 in registered form shall be valid if manually countersigned by
 2681 an officer designated by appropriate resolution of the board.
 2682 The seal of the district may be affixed, lithographed, engraved,
 2683 or otherwise reproduced in facsimile on such bonds. In case any
 2684 officer whose signature shall appear on any bonds or coupons
 2685 shall cease to be such officer before the delivery of such
 2686 bonds, such signature or facsimile shall nevertheless be valid
 2687 and sufficient for all purposes as if he or she had remained in
 2688 office until such delivery.

2689 (c) Interim certificates; replacement certificates.—
 2690 Pending the preparation of definitive bonds, the board may issue
 2691 interim certificates or receipts or temporary bonds, in such
 2692 form and with such provisions as the board may determine,
 2693 exchangeable for definitive bonds when such bonds have been
 2694 executed and are available for delivery. The board may also
 2695 provide for the replacement of any bonds which become mutilated,
 2696 lost, or destroyed.

2697 (d) Negotiability of bonds.—Any bond issued under this act
 2698 or any temporary bond, in the absence of an express recital on
 2699 the face thereof that it is nonnegotiable, shall be fully
 2700 negotiable and shall be and constitute a negotiable instrument

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2701 within the meaning and for all purposes of the law merchant and
 2702 general law.

2703 (e) Defeasance.—The board may make such provision with
 2704 respect to the defeasance of the right, title, and interest of
 2705 the holders of any of the bonds and obligations of the district
 2706 in any revenues, funds, or other properties by which such bonds
 2707 are secured as the board deems appropriate and, without
 2708 limitation on the foregoing, may provide that when such bonds or
 2709 obligations become due and payable or shall have been called for
 2710 redemption and the whole amount of the principal and interest
 2711 and premium, if any, due and payable upon the bonds or
 2712 obligations then outstanding shall be held in trust for such
 2713 purpose, and provision shall also be made for paying all other
 2714 sums payable in connection with such bonds or other obligations,
 2715 and in such event the right, title, and interest of the holders
 2716 of the bonds in any revenues, funds, or other properties by
 2717 which such bonds are secured shall thereupon cease, terminate,
 2718 and become void; and the board may apply any surplus in any
 2719 sinking fund established in connection with such bonds or
 2720 obligations and all balances remaining in all other funds or
 2721 accounts other than moneys held for the redemption or payment of
 2722 the bonds or other obligations to any lawful purpose of the
 2723 district as the board shall determine.

2724 (f) Issuance of additional bonds.—If the proceeds of any
 2725 bonds are less than the cost of completing the project in

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2726 connection with which such bonds were issued, the board may
2727 authorize the issuance of additional bonds, upon such terms and
2728 conditions as the board may provide in the resolution
2729 authorizing the issuance thereof, but only in compliance with
2730 the resolution or other proceedings authorizing the issuance of
2731 the original bonds.

2732 (g) Refunding bonds.—The district is authorized to issue
2733 bonds to provide for the retirement or refunding of any bonds or
2734 obligations of the district that at the time of such issuance
2735 are or subsequent thereto become due and payable, or that at the
2736 time of issuance have been called or are, or will be, subject to
2737 call for redemption within 10 years thereafter, or the surrender
2738 of which can be procured from the holders thereof at prices
2739 satisfactory to the board. Refunding bonds may be issued at any
2740 time that in the judgment of the board such issuance will be
2741 advantageous to the district. Approval of the qualified electors
2742 residing in the district is not required for the issuance of
2743 refunding bonds except in cases in which such approval is
2744 required by the State Constitution. The board may by resolution
2745 confer upon the holders of such refunding bonds all rights,
2746 powers, and remedies to which the holders would be entitled if
2747 they continued to be the owners and had possession of the bonds
2748 for the refinancing of which such refunding bonds are issued,
2749 including, but not limited to, the preservation of the lien of
2750 such bonds on the revenues of any project or on pledged funds,

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2751 without extinguishment, impairment, or diminution thereof. The
 2752 provisions of this act relating to bonds of the district shall,
 2753 unless the context otherwise requires, govern the issuance of
 2754 refunding bonds, the form and other details thereof, the rights
 2755 of the holders thereof, and the duties of the board with respect
 2756 to such bonds.

2757 (h) Revenue bonds.—

2758 1. The district shall have the power to issue revenue
 2759 bonds from time to time without limitation as to amount. Such
 2760 revenue bonds may be secured by, or payable from, the gross or
 2761 net pledge of the revenues to be derived from any project or
 2762 combination of projects; from the rates, fees, or other charges
 2763 to be collected from the users of any project or projects; from
 2764 any revenue-producing undertaking or activity of the district;
 2765 from special assessments; from benefit special assessments; or
 2766 from any other source or pledged security. Such bonds do not
 2767 constitute an indebtedness of the district and the approval of
 2768 the qualified electors is not required unless such bonds are
 2769 additionally secured by the full faith and credit and taxing
 2770 power of the district.

2771 2. Any two or more projects may be combined and
 2772 consolidated into a single project and may hereafter be operated
 2773 and maintained as a single project. The revenue bonds authorized
 2774 herein may be issued to finance any one or more of such
 2775 projects, regardless of whether such projects have been combined

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2776 and consolidated into a single project. If the board deems it
 2777 advisable, the proceedings authorizing such revenue bonds may
 2778 provide that the district may thereafter combine the projects
 2779 then being financed or theretofore financed with other projects
 2780 to be subsequently financed by the district and that revenue
 2781 bonds to be thereafter issued by the district shall be on parity
 2782 with the revenue bonds then being issued, all on such terms,
 2783 conditions, and limitations as shall have been provided in the
 2784 proceeding which authorized the original bonds.

2785 (i) General obligation bonds.—

2786 1. Subject to the limitations of this charter, the
 2787 district shall have the power to issue general obligation bonds
 2788 to finance or refinance capital projects or to refund
 2789 outstanding bonds in an aggregate principal amount of bonds
 2790 outstanding at any one time not in excess of 35 percent of the
 2791 assessed value of the taxable property within the district as
 2792 shown on the pertinent tax records at the time of the
 2793 authorization of the general obligation bonds for which the full
 2794 faith and credit of the district is pledged. Except for
 2795 refunding bonds, general obligation bonds may not be issued
 2796 unless the bonds are issued to finance or refinance a capital
 2797 project and the issuance has been approved at an election held
 2798 in accordance with the requirements for such election as
 2799 prescribed by the State Constitution. Such elections shall be
 2800 called to be held in the district by the Board of County

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2801 Commissioners of Manatee County upon the request of the board of
 2802 the district. The expenses of calling and holding an election
 2803 shall be at the expense of the district and the district shall
 2804 reimburse the county for any expenses incurred in calling or
 2805 holding such election.

2806 2. The district may pledge its full faith and credit for
 2807 the payment of the principal and interest on such general
 2808 obligation bonds and for any reserve funds provided therefor and
 2809 may unconditionally and irrevocably pledge itself to levy ad
 2810 valorem taxes on all taxable property in the district, to the
 2811 extent necessary for the payment thereof, without limitation as
 2812 to rate or amount.

2813 3. If the board determines to issue general obligation
 2814 bonds for more than one capital project, the approval of the
 2815 issuance of the bonds for each and all such projects may be
 2816 submitted to the electors on one ballot. The failure of the
 2817 electors to approve the issuance of bonds for any one or more
 2818 capital projects does not defeat the approval of bonds for any
 2819 capital project which has been approved by the electors.

2820 4. In arriving at the amount of general obligation bonds
 2821 permitted to be outstanding at any one time pursuant to
 2822 subparagraph 1., there may not be included any general
 2823 obligation bonds that are additionally secured by the pledge of:

2824 a. Any assessments levied in an amount sufficient to pay
 2825 the principal and interest on the general obligation bonds so

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2826 additionally secured, which assessments have been equalized and
 2827 confirmed by resolution of the board pursuant to this act or s.
 2828 170.08, Florida Statutes.

2829 b. Water revenues, sewer revenues, or water and sewer
 2830 revenues of the district to be derived from user fees in an
 2831 amount sufficient to pay the principal and interest on the
 2832 general obligation bonds so additionally secured.

2833 c. Any combination of assessments and revenues described
 2834 in sub-subparagraphs a. and b.

2835 (j) Bonds as legal investment or security.-

2836 1. Notwithstanding any other provision of law to the
 2837 contrary, all bonds issued under this act shall constitute legal
 2838 investments for savings banks, banks, trust companies, insurance
 2839 companies, executors, administrators, trustees, guardians, and
 2840 other fiduciaries and for any board, body, agency,
 2841 instrumentality, county, municipality, or other political
 2842 subdivision of the state and shall be and constitute security
 2843 which may be deposited by banks or trust companies as security
 2844 for deposits of state, county, municipal, or other public funds
 2845 or by insurance companies as required or voluntary statutory
 2846 deposits.

2847 2. Any bonds issued by the district shall be incontestable
 2848 in the hands of bona fide purchasers or holders for value and
 2849 are not invalid because of any irregularity or defect in the
 2850 proceedings for the issuance and sale thereof.

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2851 (k) Covenants.—Any resolution authorizing the issuance of
 2852 bonds may contain such covenants as the board may deem
 2853 advisable, and all such covenants shall constitute valid and
 2854 legally binding and enforceable contracts between the district
 2855 and the bondholders, regardless of the time of issuance thereof.
 2856 Such covenants may include, without limitation, covenants
 2857 concerning the disposition of the bond proceeds; the use and
 2858 disposition of project revenues; the pledging of revenues,
 2859 taxes, and assessments; the obligations of the district with
 2860 respect to the operation of the project and the maintenance of
 2861 adequate project revenues; the issuance of additional bonds; the
 2862 appointment, powers, and duties of trustees and receivers; the
 2863 acquisition of outstanding bonds and obligations; restrictions
 2864 on the establishment of competing projects or facilities;
 2865 restrictions on the sale or disposal of the assets and property
 2866 of the district; the priority of assessment liens; the priority
 2867 of claims by bondholders on the taxing power of the district;
 2868 the maintenance of deposits to ensure the payment of revenues by
 2869 users of district facilities and services; the discontinuance of
 2870 district services by reason of delinquent payments; acceleration
 2871 upon default; the execution of necessary instruments; the
 2872 procedure for amending or abrogating covenants with the
 2873 bondholders; and such other covenants as may be deemed necessary
 2874 or desirable for the security of the bondholders.

2875 (l) Validation proceedings.—The power of the district to

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2876 issue bonds under this act may be determined, and any of the
 2877 bonds of the district maturing over a period of more than 5
 2878 years shall be validated and confirmed, by court decree, under
 2879 chapter 75, Florida Statutes, and laws amendatory thereof or
 2880 supplementary thereto.

2881 (m) Tax exemption.—To the extent allowed by general law,
 2882 all bonds issued hereunder and interest paid thereon and all
 2883 fees, charges, and other revenues derived by the district from
 2884 the projects provided by this act are exempt from all taxes by
 2885 the state or by any political subdivision, agency, or
 2886 instrumentality thereof; however, any interest, income, or
 2887 profits on debt obligations issued hereunder are not exempt from
 2888 the tax imposed by chapter 220, Florida Statutes. Further, the
 2889 district is not exempt from chapter 212, Florida Statutes.

2890 (n) Application of s. 189.051, Florida Statutes.—Bonds
 2891 issued by the district shall meet the criteria set forth in s.
 2892 189.051, Florida Statutes.

2893 (o) Act furnishes full authority for issuance of bonds.—
 2894 This act constitutes full and complete authority for the
 2895 issuance of bonds and the exercise of the powers of the district
 2896 provided herein. Procedures or proceedings, publications,
 2897 notices, consents, approvals, orders, acts, or things by the
 2898 board, or by any board, officer, commission, department, agency,
 2899 or instrumentality of the district, other than those required by
 2900 this act, are not required to perform anything under this act,

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2901 except that the issuance or sale of bonds pursuant to this act
 2902 shall comply with the general law requirements applicable to the
 2903 issuance or sale of bonds by the district. This act does not
 2904 authorize the district to utilize bond proceeds to fund the
 2905 ongoing operations of the district.

2906 (p) Pledge by the state to the bondholders of the
 2907 district.—The state pledges to the holders of any bonds issued
 2908 under this act that it will not limit or alter the rights of the
 2909 district to own, acquire, construct, reconstruct, improve,
 2910 maintain, operate, or furnish the projects or to levy and
 2911 collect the taxes, assessments, rentals, rates, fees, and other
 2912 charges provided for herein and to fulfill the terms of any
 2913 agreement made with the holders of such bonds or other
 2914 obligations and that it will not in any way impair the rights or
 2915 remedies of such holders.

2916 (q) Default.—A default on the bonds or obligations of the
 2917 district does not constitute a debt or obligation of the state
 2918 or any general-purpose local government of the state. In the
 2919 event of a default or dissolution of the district, a general-
 2920 purpose local government is not required to assume the property
 2921 of the district, the debts of the district, or the district's
 2922 obligations to complete any infrastructure improvements or
 2923 provide any services to the district. Section 189.076(2),
 2924 Florida Statutes, does not apply to the district.

2925 (11) TRUST AGREEMENTS.—Any issue of bonds shall be secured

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2926 by a trust agreement or resolution by and between the district
 2927 and a corporate trustee or trustees, which may be any trust
 2928 company or bank having the powers of a trust company within or
 2929 without the state. The resolution authorizing the issuance of
 2930 the bonds or such trust agreement may pledge the revenues to be
 2931 received from any projects of the district and may contain such
 2932 provisions for protecting and enforcing the rights and remedies
 2933 of the bondholders as the board may approve, including, without
 2934 limitation, covenants setting forth the duties of the district
 2935 in relation to the acquisition, construction, reconstruction,
 2936 improvement, maintenance, repair, operation, and insurance of
 2937 any projects; the fixing and revising of the rates, fees, and
 2938 charges; and the custody, safeguarding, and application of all
 2939 moneys and for the employment of consulting engineers in
 2940 connection with such acquisition, construction, reconstruction,
 2941 improvement, maintenance, repair, operation, or insurance. It
 2942 shall be lawful for any bank or trust company within or without
 2943 the state which may act as a depository of the proceeds of bonds
 2944 or of revenues to furnish such indemnifying bonds or to pledge
 2945 such securities as may be required by the district. Such
 2946 resolution or trust agreement may set forth the rights and
 2947 remedies of the bondholders and of the trustee, if any, and may
 2948 restrict the individual right of action by bondholders. The
 2949 board may provide for the payment of proceeds of the sale of the
 2950 bonds and the revenues of any project to such officer, board, or

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2951 depository as it may designate for the custody thereof and may
 2952 provide for the method of disbursement thereof with such
 2953 safeguards and restrictions as it may determine. All expenses
 2954 incurred in carrying out such resolution or trust agreement may
 2955 be treated as part of the cost of operation of the project to
 2956 which such trust agreement pertains.

2957 (12) AD VALOREM TAXES; ASSESSMENTS, BENEFIT SPECIAL
 2958 ASSESSMENTS, MAINTENANCE SPECIAL ASSESSMENTS, AND SPECIAL
 2959 ASSESSMENTS; MAINTENANCE TAXES.—

2960 (a) Ad valorem taxes.—At such time as all members of the
 2961 board are qualified electors who are elected by qualified
 2962 electors of the district, the board shall have the power to levy
 2963 and assess an ad valorem tax on all the taxable property in the
 2964 district to construct, operate, and maintain assessable
 2965 improvements; to pay the principal of, and interest on, any
 2966 general obligation bonds of the district; and to provide for any
 2967 sinking or other funds established in connection with any such
 2968 bonds. An ad valorem tax levied by the board for operating
 2969 purposes, exclusive of debt service on bonds, may not exceed 3
 2970 mills. The ad valorem tax provided for herein shall be in
 2971 addition to county and all other ad valorem taxes provided for
 2972 by general law. Such tax shall be assessed, levied, and
 2973 collected in the same manner and at the same time as county
 2974 taxes. The levy of ad valorem taxes must be approved by
 2975 referendum as required by s. 9, Art. VII of the State

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2976 Constitution.
 2977 (b) Benefit special assessments.—The board annually shall
 2978 determine, order, and levy the annual installment of the total
 2979 benefit special assessments for bonds issued and related
 2980 expenses to finance assessable improvements. These assessments
 2981 may be due and collected during each year county taxes are due
 2982 and collected, in which case such annual installment and levy
 2983 shall be evidenced to and certified to the property appraiser by
 2984 the board not later than August 31 of each year. Such assessment
 2985 shall be entered by the property appraiser on the county tax
 2986 rolls and shall be collected and enforced by the tax collector
 2987 in the same manner and at the same time as county taxes, and the
 2988 proceeds thereof shall be paid to the district. However, this
 2989 subsection does not prohibit the district in its discretion from
 2990 using the method provided in s. 197.3632, Florida Statutes, or
 2991 chapter 173, Florida Statutes, as each may be amended from time
 2992 to time, for collecting and enforcing these assessments. Each
 2993 annual installment of benefit special assessments shall be a
 2994 lien on the property against which assessed until paid and shall
 2995 be enforceable in like manner as county taxes. The amount of the
 2996 assessment for the exercise of the district's powers under
 2997 subsections (6) and (7) shall be determined by the board based
 2998 upon a report of the district's engineer and assessed by the
 2999 board upon such lands, which may be part or all of the lands
 3000 within the district benefited by the improvement, apportioned

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3001 between benefited lands in proportion to the benefits received
 3002 by each tract of land. The board may, if it determines it is in
 3003 the best interests of the district, set forth in the proceedings
 3004 initially levying such benefit special assessments or in
 3005 subsequent proceedings a formula for the determination of an
 3006 amount which, when paid by a taxpayer with respect to any tax
 3007 parcel, shall constitute a prepayment of all future annual
 3008 installments of such benefit special assessments. The payment of
 3009 which amount with respect to such tax parcel shall relieve and
 3010 discharge such tax parcel of the lien of such benefit special
 3011 assessments and any subsequent annual installment thereof. The
 3012 board may provide further that upon delinquency in the payment
 3013 of any annual installment of benefit special assessments, such
 3014 prepayment amount of all future annual installments of benefit
 3015 special assessments shall be and become immediately due and
 3016 payable together with such delinquent annual installment.

3017 (c) Non-ad valorem maintenance taxes.—If and when
 3018 authorized by general law, to maintain and to preserve the
 3019 physical facilities and services constituting the works,
 3020 improvements, or infrastructure owned by the district pursuant
 3021 to this act, to repair and restore any one or more of them, when
 3022 needed, and to defray the current expenses of the district,
 3023 including any sum which may be required to pay state and county
 3024 ad valorem taxes on any lands which may have been purchased and
 3025 which are held by the district under this act, the board of

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3026 supervisors may, upon the completion of said systems,
 3027 facilities, services, works, improvements, or infrastructure, in
 3028 whole or in part, as may be certified to the board by the
 3029 engineer of the board, levy annually a non-ad valorem and non-
 3030 millage tax upon each tract or parcel of land within the
 3031 district, to be known as a "maintenance tax." A maintenance tax
 3032 shall be apportioned upon the basis of the net assessments of
 3033 benefits assessed as accruing from the original construction and
 3034 shall be evidenced to and certified by the board of supervisors
 3035 of the district not later than June 1 of each year to the
 3036 Manatee County Tax Collector and shall be extended on the tax
 3037 rolls and collected by the tax collector on the merged
 3038 collection roll of the tax collector in the same manner and at
 3039 the same time as county ad valorem taxes, and the proceeds
 3040 therefrom shall be paid to the district. The maintenance tax
 3041 shall be a lien until paid on the property against which
 3042 assessed and enforceable in like manner and of the same dignity
 3043 as county ad valorem taxes.

3044 (d) Maintenance special assessments.—To maintain and
 3045 preserve the facilities and projects of the district, the board
 3046 may levy a maintenance special assessment. This assessment may
 3047 be evidenced to and certified to the tax collector by the board
 3048 of supervisors not later than August 31 of each year and shall
 3049 be entered by the property appraiser on the county tax rolls and
 3050 shall be collected and enforced by the tax collector in the same

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3051 manner and at the same time as county taxes, and the proceeds
3052 therefrom shall be paid to the district. However, this
3053 subsection does not prohibit the district in its discretion from
3054 using the method prescribed in s. 197.363, Florida Statutes, s.
3055 197.3631, Florida Statutes, or s. 197.3632, Florida Statutes,
3056 for collecting and enforcing these assessments. These
3057 maintenance special assessments shall be a lien on the property
3058 against which assessed until paid and shall be enforceable in
3059 like manner as county taxes. The amount of the maintenance
3060 special assessment for the exercise of the district's powers
3061 under this section shall be determined by the board based upon a
3062 report of the district's engineer and assessed by the board upon
3063 such lands, which may be all of the lands within the district
3064 benefited by the maintenance thereof, apportioned between the
3065 benefited lands in proportion to the benefits received by each
3066 tract of land.

3067 (e) Special assessments.—The board may levy and impose any
3068 special assessments pursuant to this subsection.

3069 (f) Enforcement of taxes.—The collection and enforcement
3070 of all taxes levied by the district shall be at the same time
3071 and in like manner as county taxes and the provisions of general
3072 law relating to the sale of lands for unpaid and delinquent
3073 county taxes; the issuance, sale, and delivery of tax
3074 certificates for such unpaid and delinquent county taxes; the
3075 redemption thereof; the issuance to individuals of tax deeds

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3076 based thereon; and all other procedures in connection therewith
 3077 shall be applicable to the district to the same extent as if
 3078 such statutory provisions were expressly set forth in this act.

3079 All taxes shall be subject to the same discounts as county
 3080 taxes.

3081 (g) When unpaid tax is delinquent; penalty.—All taxes
 3082 provided for in this act shall become delinquent and bear
 3083 penalties on the amount of such taxes in the same manner as
 3084 county taxes.

3085 (h) Status of assessments.—Benefit special assessments,
 3086 maintenance special assessments, and special assessments are
 3087 hereby found and determined to be non-ad valorem assessments as
 3088 defined in s. 197.3632(1)(d), Florida Statutes. Maintenance
 3089 taxes are non-ad valorem taxes and are not special assessments.

3090 (i) Assessments constitute liens; collection.—Any and all
 3091 assessments, including special assessments, benefit special
 3092 assessments, and maintenance special assessments authorized and
 3093 granted by this subsection and maintenance taxes if authorized
 3094 by general law, shall constitute a lien on the property against
 3095 which assessed from the date of levy and imposition thereof
 3096 until paid, coequal with the lien of state, county, municipal,
 3097 and school board taxes. These assessments may be collected, at
 3098 the district's discretion, under authority of s. 197.3631,
 3099 Florida Statutes, as amended from time to time, by the tax
 3100 collector pursuant to ss. 197.3632 and 197.3635, Florida

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3101 Statutes, as amended from time to time, or in accordance with
 3102 other collection measures provided by general law. In addition
 3103 to, and not in limitation of, any powers otherwise set forth
 3104 herein or in general law, these assessments may also be enforced
 3105 pursuant to chapter 173, Florida Statutes, as amended from time
 3106 to time.

3107 (j) Land owned by governmental entity.—Except as otherwise
 3108 provided by general law, a levy of ad valorem taxes or non-ad
 3109 valorem assessments under this act or chapter 170, Florida
 3110 Statutes, or chapter 197, Florida Statutes, or otherwise by the
 3111 board of the district on property of a governmental entity that
 3112 is subject to a ground lease as described in s. 190.003(14),
 3113 Florida Statutes, does not constitute a lien or encumbrance on
 3114 the underlying fee interest of such governmental entity.

3115 (13) SPECIAL ASSESSMENTS.—

3116 (a) As an alternative method to the levy and imposition of
 3117 special assessments pursuant to chapter 170, Florida Statutes,
 3118 pursuant to the authority under s. 197.3631, Florida Statutes,
 3119 or pursuant to other provisions of general law, now or hereafter
 3120 enacted, which provide a supplemental means or authority to
 3121 impose, levy, and collect special assessments as otherwise
 3122 authorized under this act, the board may levy and impose special
 3123 assessments to finance the exercise of any of its powers
 3124 permitted under this act using the following uniform procedures:

3125 1. At a noticed meeting, the board of supervisors of the

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3126 district may consider and review an engineer's report on the
3127 costs of the systems, facilities, and services to be provided, a
3128 preliminary special assessment methodology, and a preliminary
3129 roll based on acreage or platted lands, depending upon whether
3130 platting has occurred.

3131 a. The special assessment methodology shall address and
3132 discuss and the board shall consider whether the systems,
3133 facilities, and services being contemplated will result in
3134 special benefits peculiar to the property, different in kind and
3135 degree than general benefits, as a logical connection between
3136 the systems, facilities, and services themselves and the
3137 property, and whether the duty to pay the special assessments by
3138 the property owners is apportioned in a manner that is fair and
3139 equitable and not in excess of the special benefit received. It
3140 shall be fair and equitable to designate a fixed proportion of
3141 the annual debt service, together with interest thereon, on the
3142 aggregate principal amount of bonds issued to finance such
3143 systems, facilities, and services which give rise to unique,
3144 special, and peculiar benefits to property of the same or
3145 similar characteristics under the special assessment methodology
3146 so long as such fixed proportion does not exceed the unique,
3147 special, and peculiar benefits enjoyed by such property from
3148 such systems, facilities, and services.

3149 b. The engineer's cost report shall identify the nature of
3150 the proposed systems, facilities, and services, their location,

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3151 a cost breakdown plus a total estimated cost, including cost of
3152 construction or reconstruction, labor, and materials, lands,
3153 property, rights, easements, franchises, or systems, facilities,
3154 and services to be acquired; cost of plans and specifications
3155 and surveys of estimates of costs and revenues; costs of
3156 engineering, legal, and other professional consultation
3157 services; and other expenses or costs necessary or incident to
3158 determining the feasibility or practicability of such
3159 construction, reconstruction, or acquisition, administrative
3160 expenses, relationship to the authority and power of the
3161 district in its charter, and such other expenses or costs as may
3162 be necessary or incident to the financing to be authorized by
3163 the board of supervisors.

3164 c. The preliminary special assessment roll shall be in
3165 accordance with the assessment methodology as may be adopted by
3166 the board of supervisors; the special assessment roll shall be
3167 completed as promptly as possible and shall show the acreage,
3168 lots, lands, or plats assessed and the amount of the fairly and
3169 reasonably apportioned assessment based on special and peculiar
3170 benefit to the property, lot, parcel, or acreage of land; and,
3171 if the special assessment against such lot, parcel, acreage, or
3172 portion of land is to be paid in installments, the number of
3173 annual installments in which the special assessment is divided
3174 shall be entered into and shown upon the special assessment
3175 roll.

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3176 2. The board of supervisors of the district may determine
3177 and declare by an initial special assessment resolution to levy
3178 and assess the special assessments with respect to assessable
3179 improvements stating the nature of the systems, facilities, and
3180 services, improvements, projects, or infrastructure constituting
3181 such assessable improvements, the information in the engineer's
3182 cost report, the information in the special assessment
3183 methodology as determined by the board at the noticed meeting
3184 and referencing and incorporating as part of the resolution the
3185 engineer's cost report, the preliminary special assessment
3186 methodology, and the preliminary special assessment roll as
3187 referenced exhibits to the resolution by reference. If the board
3188 determines to declare and levy the special assessments by the
3189 initial special assessment resolution, the board shall also
3190 adopt and declare a notice resolution which shall provide and
3191 cause the initial special assessment resolution to be published
3192 in a newspaper of general circulation in Manatee County once a
3193 week for 2 consecutive weeks and said board shall by the same
3194 resolution fix a time and place at which the owner or owners of
3195 the property to be assessed or any other persons interested
3196 therein may appear before said board and be heard as to the
3197 propriety and advisability of making such improvements, as to
3198 the costs thereof, as to the manner of payment therefor, and as
3199 to the amount thereof to be assessed against each property so
3200 improved. Thirty days' notice in writing of such time and place

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3201 shall be given to such property owners. The notice shall include
 3202 the amount of the special assessment and shall be served by
 3203 mailing a copy to each assessed property owner at his or her
 3204 last known address, the names and addresses of such property
 3205 owners to be obtained from the record of the property appraiser
 3206 of the county political subdivision in which the land is located
 3207 or from such other sources as the district manager or engineer
 3208 deems reliable. Proof of such mailing shall be made by the
 3209 affidavit of the manager of the district or by the engineer,
 3210 said proof to be filed with the district manager. Failure to
 3211 mail said notice or notices does not invalidate any of the
 3212 proceedings hereunder. It is provided further that the last
 3213 publication shall be at least 1 week before the date of the
 3214 hearing on the final special assessment resolution. Said notice
 3215 shall describe the general areas to be improved and advise all
 3216 persons interested that the description of each property to be
 3217 assessed and the amount to be assessed to each piece, parcel,
 3218 lot, or acre of property may be ascertained at the office of the
 3219 manager of the district. Such service by publication shall be
 3220 verified by the affidavit of the publisher and filed with the
 3221 district manager. Moreover, the initial special assessment
 3222 resolution with its attached, referenced, and incorporated
 3223 engineer's cost report, preliminary special assessment
 3224 methodology, and preliminary special assessment roll, along with
 3225 the notice resolution, shall be available for public inspection

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3226 at the office of the manager and the office of the engineer or
3227 any other office designated by the board of supervisors in the
3228 notice resolution. Notwithstanding the foregoing, the landowners
3229 of all of the property which is proposed to be assessed may give
3230 the district written notice of waiver of any notice and
3231 publication provided for in this subparagraph. However, such
3232 notice and publication is not required, provided that any
3233 meeting of the board of supervisors to consider such resolution
3234 is a publicly noticed meeting.

3235 3. At the time and place named in the noticed resolution
3236 as provided for in subparagraph 2., the board of supervisors of
3237 the district shall meet and hear testimony from affected
3238 property owners as to the propriety and advisability of making
3239 the systems, facilities, services, projects, works,
3240 improvements, or infrastructure and funding them with
3241 assessments referenced in the initial special assessment
3242 resolution on the property. Following the testimony and
3243 questions from the members of the board or any professional
3244 advisors to the district of the preparers of the engineer's cost
3245 report, the special assessment methodology, and the special
3246 assessment roll, the board of supervisors shall make a final
3247 decision on whether to levy and assess the particular special
3248 assessments. Thereafter, the board of supervisors shall meet as
3249 an equalizing board to hear and to consider any and all
3250 complaints as to the particular special assessments and shall

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3251 adjust and equalize the special assessments to ensure proper
3252 assessment based on the benefit conferred on the property.
3253 4. When so equalized and approved by resolution or
3254 ordinance by the board of supervisors, to be called the final
3255 special assessment resolution, a final special assessment roll
3256 shall be filed with the clerk of the board and such special
3257 assessment shall stand confirmed and remain legal, valid, and
3258 binding first liens on the property against which such special
3259 assessments are made until paid, equal in dignity to the first
3260 liens of ad valorem taxation of county and municipal governments
3261 and school boards. However, upon completion of the systems,
3262 facilities, services, projects, improvements, works, or
3263 infrastructure, the district shall credit to each of the
3264 assessments the difference in the special assessment as
3265 originally made, approved, levied, assessed, and confirmed and
3266 the proportionate part of the actual cost of the improvement to
3267 be paid by the particular special assessments as finally
3268 determined upon the completion of the improvement; but in no
3269 event shall the final special assessment exceed the amount of
3270 the special and peculiar benefits as apportioned fairly and
3271 reasonably to the property from the system, facility, or service
3272 being provided as originally assessed. Promptly after such
3273 confirmation, the special assessment shall be recorded by the
3274 clerk of the district in the minutes of the proceedings of the
3275 district, and the record of the lien in this set of minutes

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3276 shall constitute prima facie evidence of its validity. The board
3277 of supervisors, in its sole discretion, may, by resolution,
3278 grant a discount equal to all or a part of the payee's
3279 proportionate share of the cost of the project consisting of
3280 bond financing costs, such as capitalized interest, funded
3281 reserves, and bond discounts included in the estimated cost of
3282 the project, upon payment in full of any special assessments
3283 during such period before the time such financing costs are
3284 incurred as may be specified by the board of supervisors in such
3285 resolution.

3286 5. District special assessments may be made payable in
3287 installments over no more than 40 years after the date of the
3288 payment of the first installment thereof and may bear interest
3289 at fixed or variable rates.

3290 (b) Notwithstanding any provision of this act or chapter
3291 170, Florida Statutes, that portion of s. 170.09, Florida
3292 Statutes, which provides that special assessments may be paid
3293 without interest at any time within 30 days after the
3294 improvement is completed and a resolution accepting the same has
3295 been adopted by the governing authority is not applicable to any
3296 district special assessments, whether imposed, levied, and
3297 collected pursuant to this act or any other provision of general
3298 law, including, but not limited to, chapter 170, Florida
3299 Statutes.

3300 (c) In addition, the district is authorized expressly in

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3301 the exercise of its rulemaking power to adopt rules that provide
3302 for notice, levy, imposition, equalization, and collection of
3303 assessments.

3304 (14) ISSUANCE OF CERTIFICATES OF INDEBTEDNESS BASED ON
3305 ASSESSMENTS FOR ASSESSABLE IMPROVEMENTS; ASSESSMENT BONDS.—

3306 (a) The board may, after any special assessments or
3307 benefit special assessments for assessable improvements are
3308 made, determined, and confirmed as provided in this act, issue
3309 certificates of indebtedness for the amount so assessed against
3310 the abutting property or property otherwise benefited, as the
3311 case may be, and separate certificates shall be issued against
3312 each part or parcel of land or property assessed, which
3313 certificates shall state the general nature of the improvement
3314 for which the assessment is made. The certificates shall be
3315 payable in annual installments in accordance with the
3316 installments of the special assessment for which they are
3317 issued. The board may determine the interest to be borne by such
3318 certificates, not to exceed the maximum rate allowed by general
3319 law, and may sell such certificates at either private or public
3320 sale and determine the form, manner of execution, and other
3321 details of such certificates. The certificates shall recite that
3322 they are payable only from the special assessments levied and
3323 collected from the part or parcel of land or property against
3324 which they are issued. The proceeds of such certificates may be
3325 pledged for the payment of principal of and interest on any

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3326 revenue bonds or general obligation bonds issued to finance in
 3327 whole or in part such assessable improvement or, if not so
 3328 pledged, may be used to pay the cost or part of the cost of such
 3329 assessable improvements.

3330 (b) The district may also issue assessment bonds, revenue
 3331 bonds, or other obligations payable from a special fund into
 3332 which such certificates of indebtedness referred to in paragraph
 3333 (a) may be deposited or, if such certificates of indebtedness
 3334 have not been issued, may assign to such special fund for the
 3335 benefit of the holders of such assessment bonds or other
 3336 obligations, or to a trustee for such bondholders, the
 3337 assessment liens provided for in this act unless such
 3338 certificates of indebtedness or assessment liens have been
 3339 theretofore pledged for any bonds or other obligations
 3340 authorized hereunder. In the event of the creation of such
 3341 special fund and the issuance of such assessment bonds or other
 3342 obligations, the proceeds of such certificates of indebtedness
 3343 or assessment liens deposited therein shall be used only for the
 3344 payment of the assessment bonds or other obligations issued
 3345 under this section. The district is authorized to covenant with
 3346 the holders of such assessment bonds, revenue bonds, or other
 3347 obligations that it will diligently and faithfully enforce and
 3348 collect all the special assessments, and interest and penalties
 3349 thereon, for which such certificates of indebtedness or
 3350 assessment liens have been deposited in or assigned to such

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3351 fund; to foreclose such assessment liens so assigned to such
 3352 special fund or represented by the certificates of indebtedness
 3353 deposited in the special fund, after such assessment liens have
 3354 become delinquent, and deposit the proceeds derived from such
 3355 foreclosure, including interest and penalties, in such special
 3356 fund; and to make any other covenants deemed necessary or
 3357 advisable in order to properly secure the holders of such
 3358 assessment bonds or other obligations.

3359 (c) The assessment bonds, revenue bonds, or other
 3360 obligations issued under this subsection shall have such dates
 3361 of issuance and maturity as deemed advisable by the board;
 3362 however, the maturities of such assessment bonds or other
 3363 obligations may not be more than 2 years after the due date of
 3364 the last installment that will be payable on any of the special
 3365 assessments for which such assessment liens, or the certificates
 3366 of indebtedness representing such assessment liens, are assigned
 3367 to or deposited in such special fund.

3368 (d) Such assessment bonds, revenue bonds, or other
 3369 obligations issued under this subsection shall bear such
 3370 interest as the board may determine, not to exceed the maximum
 3371 rate allowed by general law, and shall be executed, shall have
 3372 such provisions for redemption before maturity, shall be sold in
 3373 such manner, and shall be subject to all of the applicable
 3374 provisions contained in this act for revenue bonds, except as
 3375 the same may be inconsistent with this subsection.

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3376 (e) All assessment bonds, revenue bonds, or other
3377 obligations issued under this subsection shall be, shall
3378 constitute, and shall have all the qualities and incidents of
3379 negotiable instruments under the law merchant and general laws.

3380 (15) TAX LIENS.—All taxes of the district provided for in
3381 this act, together with all penalties for default in the payment
3382 of the same and all costs in collecting the same, including a
3383 reasonable attorney fee fixed by the court and taxed as a cost
3384 in the action brought to enforce payment, shall, from January 1
3385 of each year the property is liable to assessment and until
3386 paid, constitute a lien of equal dignity with the liens for
3387 state and county taxes and other taxes of equal dignity with
3388 state and county taxes upon all the lands against which such
3389 taxes shall be levied. A sale of any of the real property within
3390 the district for state and county or other taxes may not operate
3391 to relieve or release the property so sold from the lien for
3392 subsequent district taxes or installments of district taxes,
3393 which lien may be enforced against such property as though no
3394 such sale thereof had been made. In addition, for purposes of s.
3395 197.552, Florida Statutes, the lien of all special assessments
3396 levied by the district shall constitute a lien of record held by
3397 a municipal or county governmental unit. Sections 194.171,
3398 197.122, 197.333, and 197.432, Florida Statutes, are applicable
3399 to district taxes with the same force and effect as if such
3400 sections were expressly provided in this act.

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3401 (16) PAYMENT OF TAXES AND REDEMPTION OF TAX LIENS BY THE
 3402 DISTRICT; SHARING IN PROCEEDS OF TAX SALE.—

3403 (a) The district shall have the power and right to:

3404 1. Pay any delinquent state, county, district, municipal,
 3405 or other tax or assessment upon lands located wholly or
 3406 partially within the boundaries of the district.

3407 2. Redeem or purchase any tax sales certificates issued or
 3408 sold on account of any state, county, district, municipal, or
 3409 other taxes or assessments upon lands located wholly or
 3410 partially within the boundaries of the district.

3411 (b) Delinquent taxes paid, or tax sales certificates
 3412 redeemed or purchased, by the district, together with all
 3413 penalties for the default in payment of the same and all costs
 3414 in collecting the same and a reasonable attorney fee, shall
 3415 constitute a lien in favor of the district of equal dignity with
 3416 the liens of state and county taxes and other taxes of equal
 3417 dignity with state and county taxes upon all the real property
 3418 against which the taxes were levied. The lien of the district
 3419 may be foreclosed in the manner provided in this act.

3420 (c) In any sale of land pursuant to s. 197.542, Florida
 3421 Statutes, as may be amended from time to time, the district may
 3422 certify to the clerk of the circuit court of the county holding
 3423 such sale the amount of taxes due to the district upon the lands
 3424 sought to be sold, and the district shall share in the
 3425 disbursement of the sales proceeds in accordance with this act

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3426 and under general law.

3427 (17) FORECLOSURE OF LIENS.—Any lien in favor of the
 3428 district arising under this act may be foreclosed by the
 3429 district by foreclosure proceedings in the name of the district
 3430 in a court of competent jurisdiction as provided by general law
 3431 in like manner as is provided in chapter 170, Florida Statutes,
 3432 or chapter 173, Florida Statutes, and any amendments thereto,
 3433 and those chapters shall be applicable to such proceedings with
 3434 the same force and effect as if those chapters were expressly
 3435 provided in this act. Any act required or authorized to be done
 3436 by or on behalf of a municipality in foreclosure proceedings
 3437 under chapter 170, Florida Statutes, or chapter 173, Florida
 3438 Statutes, may be performed by such officer or agent of the
 3439 district as the board of supervisors may designate. Such
 3440 foreclosure proceedings may be brought at any time after the
 3441 expiration of 1 year after the date any tax, or installment
 3442 thereof, becomes delinquent; however, no lien shall be
 3443 foreclosed against any political subdivision or agency of the
 3444 state. Other legal remedies shall remain available.

3445 (18) MANDATORY USE OF CERTAIN DISTRICT SYSTEMS,
 3446 FACILITIES, AND SERVICES.—To the full extent permitted by
 3447 general law, the district shall require all lands, buildings,
 3448 premises, persons, firms, and corporations within the district
 3449 to use the facilities of the district.

3450 (19) COMPETITIVE PROCUREMENT; BIDS; NEGOTIATIONS; RELATED

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3451 PROVISIONS REQUIRED.—

3452 (a) A contract may not be let by the board for any goods,
3453 supplies, or materials to be purchased when the amount thereof
3454 to be paid by the district shall exceed the amount provided in
3455 s. 287.017, Florida Statutes, for category four, unless notice
3456 of bids shall be published in a newspaper of general circulation
3457 in Manatee County at least once. Any board seeking to construct
3458 or improve a public building, structure, or other public works
3459 shall comply with the bidding procedures of s. 255.20, Florida
3460 Statutes, as amended from time to time, and other applicable
3461 general law. In each case, the bid of the lowest responsive and
3462 responsible bidder shall be accepted unless all bids are
3463 rejected because the bids are too high or the board determines
3464 it is in the best interests of the district to reject all bids.
3465 The board may require the bidders to furnish a bond with a
3466 responsible surety to be approved by the board. Nothing in this
3467 subsection shall prevent the board from undertaking and
3468 performing the construction, operation, and maintenance of any
3469 project or facility authorized by this act by the employment of
3470 labor, material, and machinery.

3471 (b) The Consultants' Competitive Negotiation Act, s.
3472 287.055, Florida Statutes, applies to contracts for engineering,
3473 architecture, landscape architecture, or registered surveying
3474 and mapping services let by the board.

3475 (c) Contracts for maintenance services for any district

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3476 facility or project shall be subject to competitive bidding
 3477 requirements when the amount thereof to be paid by the district
 3478 exceeds the amount provided in s. 287.017, Florida Statutes, as
 3479 amended from time to time, for category four. The district shall
 3480 adopt rules, policies, or procedures establishing competitive
 3481 bidding procedures for maintenance services. Contracts for other
 3482 services may not be subject to competitive bidding unless the
 3483 district adopts a rule, policy, or procedure applying
 3484 competitive bidding procedures to said contracts. Nothing herein
 3485 shall preclude the use of requests for proposal instead of
 3486 invitations to bid as determined by the district to be in its
 3487 best interest.

3488 (20) FEES, RENTALS, AND CHARGES; PROCEDURE FOR ADOPTION
 3489 AND MODIFICATIONS; MINIMUM REVENUE REQUIREMENTS.

3490 (a) The district is authorized to prescribe, fix,
 3491 establish, and collect rates, fees, rentals, or other charges,
 3492 hereinafter sometimes referred to as "revenues," and to revise
 3493 the same from time to time, for the systems, facilities, and
 3494 services furnished by the district, within the limits of the
 3495 district, including, but not limited to, recreational
 3496 facilities, water management and control facilities, and water
 3497 and sewer systems; to recover the costs of making connection
 3498 with any district service, facility, or system; and to provide
 3499 for reasonable penalties against any user or property for any
 3500 such rates, fees, rentals, or other charges that are delinquent.

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3501 (b) No such rates, fees, rentals, or other charges for any
 3502 of the facilities or services of the district shall be fixed
 3503 until after a public hearing at which all the users of the
 3504 proposed facility or services or owners, tenants, or occupants
 3505 served or to be served thereby and all other interested persons
 3506 shall have an opportunity to be heard concerning the proposed
 3507 rates, fees, rentals, or other charges. Rates, fees, rentals,
 3508 and other charges shall be adopted under the administrative
 3509 rulemaking authority of the district, but do not apply to
 3510 district leases. Notice of such public hearing setting forth the
 3511 proposed schedule or schedules of rates, fees, rentals, and
 3512 other charges shall have been published in a newspaper of
 3513 general circulation in Manatee County at least once and at least
 3514 10 days before such public hearing. The rulemaking hearing may
 3515 be adjourned from time to time. After such hearing, such
 3516 schedule or schedules, either as initially proposed or as
 3517 modified or amended, may be finally adopted. A copy of the
 3518 schedule or schedules of such rates, fees, rentals, or charges
 3519 as finally adopted shall be kept on file in an office designated
 3520 by the board and shall be open at all reasonable times to public
 3521 inspection. The rates, fees, rentals, or charges so fixed for
 3522 any class of users or property served shall be extended to cover
 3523 any additional users or properties thereafter served which shall
 3524 fall in the same class, without the necessity of any notice or
 3525 hearing.

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3526 (c) Such rates, fees, rentals, and charges shall be just
 3527 and equitable and uniform for users of the same class, and when
 3528 appropriate may be based or computed either upon the amount of
 3529 service furnished, upon the average number of persons residing
 3530 or working in or otherwise occupying the premises served, or
 3531 upon any other factor affecting the use of the facilities
 3532 furnished, or upon any combination of the foregoing factors, as
 3533 may be determined by the board on an equitable basis.

3534 (d) The rates, fees, rentals, or other charges prescribed
 3535 shall be such as will produce revenues, together with any other
 3536 assessments, taxes, revenues, or funds available or pledged for
 3537 such purpose, at least sufficient to provide for the following
 3538 items, but not necessarily in the order stated:

3539 1. To provide for all expenses of operation and
 3540 maintenance of such facility or service.

3541 2. To pay when due all bonds and interest thereon for the
 3542 payment of which such revenues are, or shall have been, pledged
 3543 or encumbered, including reserves for such purpose.

3544 3. To provide for any other funds which may be required
 3545 under the resolution or resolutions authorizing the issuance of
 3546 bonds pursuant to this act.

3547 (e) The board shall have the power to enter into contracts
 3548 for the use of the projects of the district and with respect to
 3549 the services, systems, and facilities furnished or to be
 3550 furnished by the district.

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3551 (21) RECOVERY OF DELINQUENT CHARGES.—In the event that any
 3552 rates, fees, rentals, charges, or delinquent penalties are not
 3553 paid as and when due and are in default for 60 days or more, the
 3554 unpaid balance thereof and all interest accrued thereon,
 3555 together with reasonable attorney fees and costs, may be
 3556 recovered by the district in a civil action.

3557 (22) DISCONTINUANCE OF SERVICES OR FACILITIES.—In the
 3558 event the fees, rentals, or other charges for district services
 3559 or facilities are not paid when due, the board shall have the
 3560 power, under such reasonable rules and regulations as the board
 3561 may adopt, to discontinue and shut off such services or
 3562 facilities until such fees, rentals, or other charges, including
 3563 interest, penalties, and charges for the shutting off and
 3564 discontinuance and the restoration of such services or
 3565 facilities, are fully paid; and, for such purposes, the board
 3566 may enter on any lands, waters, or premises of any person, firm,
 3567 corporation, or body, public or private, within the district
 3568 limits. Such delinquent fees, rentals, or other charges,
 3569 together with interest, penalties, and charges for the shutting
 3570 off and discontinuance and the restoration of such services or
 3571 facilities and reasonable attorney fees and other expenses, may
 3572 be recovered by the district, which may also enforce payment of
 3573 such delinquent fees, rentals, or other charges by any other
 3574 lawful method of enforcement.

3575 (23) ENFORCEMENT AND PENALTIES.—The board or any aggrieved

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3576 person may have recourse to such remedies in general law and at
 3577 equity as may be necessary to ensure compliance with this act,
 3578 including injunctive relief to enjoin or restrain any person
 3579 violating this act or any bylaws, resolutions, regulations,
 3580 rules, codes, or orders adopted under this act. In case any
 3581 building or structure is erected, constructed, reconstructed,
 3582 altered, repaired, converted, or maintained, or any building,
 3583 structure, land, or water is used, in violation of this act or
 3584 of any code, order, resolution, or other regulation made under
 3585 authority conferred by this act or under general law, the board
 3586 or any citizen residing in the district may institute any
 3587 appropriate action or proceeding to prevent such unlawful
 3588 erection, construction, reconstruction, alteration, repair,
 3589 conversion, maintenance, or use; to restrain, correct, or avoid
 3590 such violation; to prevent the occupancy of such building,
 3591 structure, land, or water; and to prevent any illegal act,
 3592 conduct, business, or use in or about such premises, land, or
 3593 water.

3594 (24) SUITS AGAINST THE DISTRICT.—Any suit or action
 3595 brought or maintained against the district for damages arising
 3596 out of tort, including, without limitation, any claim arising
 3597 upon account of an act causing an injury or loss of property,
 3598 personal injury, or death, shall be subject to the limitations
 3599 provided in s. 768.28, Florida Statutes.

3600 (25) EXEMPTION OF DISTRICT PROPERTY FROM EXECUTION.—All

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3601 district property shall be exempt from levy and sale by virtue
 3602 of an execution, and no execution or other judicial process
 3603 shall issue against such property, nor shall any judgment
 3604 against the district be a charge or lien on its property or
 3605 revenues; however, nothing contained herein shall apply to or
 3606 limit the rights of bondholders to pursue any remedy for the
 3607 enforcement of any lien or pledge given by the district in
 3608 connection with any of the bonds or obligations of the district.

3609 (26) TERMINATION, CONTRACTION, OR EXPANSION OF DISTRICT.—

3610 (a) The board of supervisors of the district may not ask
 3611 the Legislature to repeal or amend this act to expand or to
 3612 contract the boundaries of the district or otherwise cause the
 3613 merger or termination of the district without first obtaining a
 3614 resolution or official statement from Manatee County as required
 3615 by s. 189.031(2)(e)4., Florida Statutes, for creation of an
 3616 independent special district. The district's consent may be
 3617 evidenced by a resolution or other official written statement of
 3618 the district.

3619 (b) The district shall remain in existence until:

3620 1. The district is terminated and dissolved pursuant to
 3621 amendment to this act by the Legislature.

3622 2. The district has become inactive pursuant to s.
 3623 189.062, Florida Statutes.

3624 (27) MERGER WITH COMMUNITY DEVELOPMENT DISTRICTS.—The
 3625 district may merge with one or more community development

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3626 districts situated wholly within its boundaries. The district
 3627 shall be the surviving entity of the merger. Any mergers shall
 3628 commence upon each such community development district filing a
 3629 written request for merger with the district. A copy of the
 3630 written request shall also be filed with Manatee County. The
 3631 district, subject to the direction of its board of supervisors,
 3632 shall enter into a merger agreement which shall provide for the
 3633 proper allocation of debt, the manner in which such debt shall
 3634 be retired, the transition of the community development district
 3635 board, and the transfer of all financial obligations and
 3636 operating and maintenance responsibilities to the district. The
 3637 execution of the merger agreement by the district and each
 3638 community development district constitutes consent of the
 3639 landowners within each district. The district and each community
 3640 development district requesting merger shall hold a public
 3641 hearing within its boundaries to provide information about and
 3642 take public comment on the proposed merger in the merger
 3643 agreement. The public hearing shall be held within 45 days after
 3644 the execution of the merger agreement by all parties thereto.
 3645 Notice of the public hearing shall be published in a newspaper
 3646 of general circulation in Manatee County at least 14 days before
 3647 the hearing. At the conclusion of the public hearing, each
 3648 district shall consider a resolution approving or disapproving
 3649 the proposed merger. If the district and each community
 3650 development district which is a party to the merger agreement

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3651 adopt a resolution approving the proposed merger, the
 3652 resolutions and the merger agreement shall be filed with Manatee
 3653 County. Upon receipt of the resolutions approving the merger and
 3654 the merger agreement, Manatee County shall adopt a nonemergency
 3655 ordinance dissolving each community development district
 3656 pursuant to s. 190.046(10), Florida Statutes.

3657 (28) INCLUSION OF TERRITORY.—The inclusion of any or all
 3658 territory of the district within a municipality does not change,
 3659 alter, or affect the boundary, territory, existence, or
 3660 jurisdiction of the district.

3661 (29) SALE OF REAL ESTATE WITHIN THE DISTRICT; REQUIRED
 3662 DISCLOSURE TO PURCHASER.—Subsequent to the creation of this
 3663 district under this act, each contract for the initial sale of a
 3664 parcel of real property and each contract for the initial sale
 3665 of a residential unit within the district shall include,
 3666 immediately before the space reserved in the contract for the
 3667 signature of the purchaser, the following disclosure statement
 3668 in boldfaced and conspicuous type which is larger than the type
 3669 in the remaining text of the contract: "THE NORTHLAKE
 3670 STEWARDSHIP DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS,
 3671 OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND
 3672 ASSESSMENTS PAY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE
 3673 COSTS OF CERTAIN PUBLIC SYSTEMS, FACILITIES, AND SERVICES OF THE
 3674 DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE
 3675 DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY

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3676 AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER
 3677 TAXES AND ASSESSMENTS PROVIDED FOR BY GENERAL LAW."

3678 (30) NOTICE OF CREATION AND ESTABLISHMENT.—Within 30 days
 3679 after the election of the first board of supervisors creating
 3680 the district, the district shall cause to be recorded in the
 3681 grantor-grantee index of the property records in Manatee County
 3682 a "Notice of Creation and Establishment of the Northlake
 3683 Stewardship District." The notice shall, at a minimum, include
 3684 the legal description of the territory described in this act.

3685 (31) DISTRICT PROPERTY PUBLIC; FEES.—Any system, facility,
 3686 service, works, improvement, project, or other infrastructure
 3687 owned by the district, or funded by federal tax-exempt bonding
 3688 issued by the district, is public; and the district by rule may
 3689 regulate, and may impose reasonable charges or fees for, the use
 3690 thereof, but not to the extent that such regulation or
 3691 imposition of such charges or fees constitutes denial of
 3692 reasonable access.

3693 Section 2. If any provision of this act or its application
 3694 to any person or circumstance is held invalid, the invalidity
 3695 does not affect the remaining provisions or applications of the
 3696 act which can be given effect without the invalid provision or
 3697 application, and to this end the provisions of this act are
 3698 severable.

3699 Section 3. This act shall take effect upon becoming a law,
 3700 except that the provisions of this act which authorize the levy

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3701 | of ad valorem taxation shall take effect only upon approval by a
3702 | majority vote of those qualified electors of the Northlake
3703 | Stewardship District voting in a referendum election held at
3704 | such time as all members of the board are qualified electors who
3705 | are elected by qualified electors of the district as provided in
3706 | this act.