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AND

A parcel of land lying in Sections 23 through 26, Township 25 South, Range 27 East and Section 30, Township 25 South, Range 28 East, Osceola County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 26, run along the East line of the Southeast ¼ of said Section 26, N 00°04'03" W, 120.00 feet, to a point on the boundary of de-annexation Resolution No. 291 as described in Official Records Book 1235, Page 1769 of the Public Records of Osceola County, Florida, and the Point of Beginning; thence run along said de-annexation boundary the following courses; S 89°49'18" W, 678.98 feet; S 89°56'16" W, 41.46 feet; S 89°50'14" W, 486.92 feet; N 00°08'08" W, 333.91 feet; N 00°07'57" W, 177.25 feet; N 00°01'07" W, 178.96 feet; N 00°03'44" W, 631.66 feet; S 89°52'13" W, 494.06 feet; S 89°55'05" W, 828.90 feet; N 90°00'00" W, 5.12 feet; N 00°08'06" W, 251.46 feet; N 00°08'09" W, 394.13 feet N 00°08'11" W, 655.92 feet; N 00°13'25" W, 23.67 feet; S 89°55'00" W, 128.49 feet; N 89°31'49" W, 397.18 feet; N 89°31'34" W, 122.10 feet; N 89°32'10" W, 47.99 feet; N 89°31'47" W, 361.14 feet; N 89°31'38" W, 68.77 feet; N 89°32'02" W, 98.33 feet; N 89°31'40" W, 203.89 feet; N 09°35'39" W, 23.58 feet; N 34°30'31" E, 3.49 feet; N 89°39'50" W, 46.97 feet; S 89°55'09" W, 105.90 feet; N 00°00'26" W, 1997.80 feet; N 39°37'22" E, 1530.02 feet; N 39°37'22" E, 3105.08 feet; S 25°35'45" E, 1405.42 feet; S 48°02'51" W, 2129.92 feet; S 27°09'04" E, 2191.46 feet; N 89°59'55" E, 429.40 feet; N 42°34'45" E, 61.38 feet; N 77°28'31" E, 6.16 feet; S 80°50'28" E, 42.95

feet; S 76°40'19" E, 50.95 feet; N 78°08'48" E, 34.33 feet; S 30°04'17" E, 4.22 feet; S 76°06'37" E, 130.56 feet; N 89°59'55" E, 618.64 feet; N 00°00'05" W, 1750.00 feet; S 85°45'54" E, 2707.40 feet; S 38°39'40" E, 320.15 feet; S 01°48'36" E, 382.26 feet; S 54°54'10" W, 2031.38 feet; S 34°49'33" E, 1400.89 feet; N 66°34'12" E, 2012.03 feet; N 89°59'55" E, 1596.15 feet; S 41°29'52" E, 1068.10 feet; S 16°30'11" W, 1408.01 feet; S 60°01'01" W, 808.14 feet; N 44°46'55" W, 709.83 feet; N 00°00'05" W, 700.00 feet; S 89°59'55" W, 1100.00 feet; S 15°22'30" W, 829.70 feet; S 89°59'55" W, 620.00 feet; S 00°00'05" E, 250.00 feet; N 89°45'12" E, 331.16 feet; N 22°25'57" E, 47.85 feet; N 32°49'38" W, 99.62 feet; N 06°38'41" W, 20.86 feet; N 67°06'55" E, 58.35 feet; N 80°46'35" E, 124.29 feet; N 59°15'21" E, 74.38 feet; N 76°39'34" E, 72.66 feet; S 59°47'48" E, 57.26 feet; S 54°56'34" E, 123.34 feet; S 58°10'29" E, 79.63 feet; S 30°10'31" E, 44.20 feet; S 06°24'36" E, 107.82 feet; S 11°28'54" W, 73.24 feet; S 17°38'04" W, 10.26 feet; S 67°56'29" E, 225.59 feet; N 45°25'09" E, 16.32 feet; S 61°51'19" E, 58.22 feet; S 30°56'12" E, 14.64 feet; S 67°56'29" E, 748.10 feet; S 89°54'33" W, 2032.92 feet; S 89°51'55" W, 2644.56 feet; S 00°04'03" E, 79.89 feet to the Point of Beginning, containing 829.136 acres, more or less.

Containing in aggregate 6127.098 acres more or less in Osceola County Florida.

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

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

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



(2) “Board of supervisors” or “board” means the Board of Supervisors of the Central Florida Tourism Oversight District.

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

(4) “Cost,” when used with reference to any project, includes, but is not limited to, the expenses of determining the feasibility or practicability of acquisition, construction, or reconstruction; the cost of surveys, estimates, plans, and specifications; the cost of acquisition, construction, or reconstruction; the cost of improvements; engineering, fiscal, and legal expenses and charges; the cost of all labor, materials, machinery, and equipment; the cost of all lands, properties, rights, easements, and franchises acquired; federal, state, and local taxes and assessments; financing charges; the creation of initial reserve and debt service funds; working capital; interest charges incurred or estimated to be incurred on money borrowed prior to and during construction and acquisition and for such period of time after completion of construction or acquisition as the board of supervisors may determine; the cost of issuance of bonds pursuant to this act, including advertisements and printing; the cost of any election held pursuant to this act and all other expenses of issuance of bonds; discount, if any, on the sale or exchange of bonds; administrative expenses; such other expenses as may be necessary or incidental to the acquisition, construction, or reconstruction of any project or to the financing thereof, or the development of any lands within the district; and reimbursement of any public or private body, person, firm, or corporation for any moneys advanced in connection with any of the foregoing items of cost. Any obligation or expense incurred prior to the issuance of bonds in connection with the acquisition, construction, or reconstruction of any project or improvements thereon, or in connection with any other development of land that the board of supervisors determines to be necessary, or that is otherwise authorized by general law or this act, in carrying out the purposes of this act, may be treated as a part of such cost.

(5) “District” means the Central Florida Tourism Oversight District.

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

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

(8) “Project” means any development, improvement, property, utility, facility, works, road, sidewalk, enterprise, service, or convenience, including, without limitation, public transportation facilities and devices and telephone and other communication facilities and services, now existing or hereafter undertaken or established, that under the provisions of this act or under chapter 298, Florida Statutes, the district is authorized to construct, acquire, undertake, or furnish for its own use or for the use of any other person, firm, or corporation, owning, leasing, or otherwise using the same, for any profit or nonprofit purpose or activity, and shall include, without limitation, such repairs, replacements, additions, extensions, and betterments of and to any project as may be deemed necessary by the board of supervisors to place or to maintain such project in proper condition for the safe, efficient, and economic operation thereof.

(9) “Sewer system” means any plant, system, facility, or property and additions, extensions, and improvements thereto at any future time constructed or acquired as part thereof, useful or necessary or having the present capacity for future use in connection with the collection, treatment, purification, or disposal of sewage, including, without limitation, industrial wastes resulting from any processes of industry, manufacture, trade, or business or from the development of any natural resources; and, without limiting the generality of the foregoing, shall include treatment plants, pumping stations, lift stations, valves, force mains, intercepting sewers, laterals, pressure lines, mains, and all necessary appurtenances and equipment, all sewer mains, laterals, and other devices for the reception and collection of sewage from premises connected therewith, and all real and personal property and any interest therein, rights, easements, and franchises of any nature whatsoever relating to any such system and necessary or convenient for the operation thereof.

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

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

the provisions of this act, or hereafter constructed or acquired by the district from any other source whatsoever.

(12) “Water and flood control facilities” means any canals, ditches, or other drainage facilities, reservoirs, lakes, ponds, dams, levees, sluiceways, dredging holding basins, floodways, pumping stations, or any other works, structures, or facilities for the conservation, control, development, utilization, and disposal of water, and any purposes appurtenant, necessary, or incidental thereto, and includes all real and personal property and any interest therein, rights, easements, and franchises of any nature relating to any such water and flood control facilities or necessary or convenient for the acquisition, construction, reconstruction, operation, or maintenance thereof.

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

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

(1) The Board of Supervisors of the Central Florida Tourism Oversight District shall be the governing body of the district, shall have controlling authority over the district, and shall exercise the powers granted to the district under this act and under chapters 189 and 298, Florida Statutes. The board of supervisors shall consist of five members appointed by the Governor and confirmed by the Senate, with one member designated as chair of the board of supervisors and one member designated as vice chair. Each member shall hold office for a term of 4 years and until a successor is chosen and qualified, except that for the initial appointments made after the effective date of this act, two members shall be appointed to serve a term of 2 years. Furthermore, each member initially appointed to the board of supervisors must replace the board member who has been serving on the board for the greatest amount of time to date. Members may not serve more than three consecutive terms.

(2) For appointments made pursuant to this act:

(a) All members shall be Florida residents.

(b) Consideration should be given for members from a broad range of fields including, but not limited to, experience in accounting, business management, construction, cybersecurity or data privacy, engineering,

environmental sciences, financial management, infrastructure management, land use, permitting, public administration, public safety, transportation, or utility operations and management.

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

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

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

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

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

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

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

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

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

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

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

(a) A clerk of the board. The clerk may be a district employee or an independent contractor. The clerk is responsible for taking and preserving

for the public record minutes of all board meetings and performing other duties as may be assigned by the board.

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

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

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

(8)(a) The board of supervisors shall submit an annual report to the Department of Financial Services pursuant to s. 218.32, Florida Statutes, with a copy to the Governor, the President of the Senate, and the Speaker of the House of Representatives.

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

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

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

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

Section 6. Treasurer; depositories; fiscal agent.—

(1) The board of supervisors shall designate a person who is a resident of the State of Florida, or a bank or trust company organized under the laws of the State of Florida, as treasurer of the district, who shall have charge of the funds of the district. Such funds shall be disbursed only upon the order of or pursuant to the resolution of the board of supervisors by warrant or check signed by the treasurer, or by such other person as may be authorized by the board. The treasurer shall perform such other or additional powers and duties and receive such compensation as the board of supervisors deems appropriate. The board of supervisors may require the treasurer to give a bond in such amount, on such terms, and with such sureties as may be deemed satisfactory to the board to secure the performance by the treasurer of the delegated powers and duties. The board of supervisors shall audit or have audited the books of the treasurer at least once a year.

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

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

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

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

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

certain procurement decisions for retaining professional services and other consultants and contractors.

(2) Adopt bylaws, rules, resolutions, and orders prescribing the powers, duties, and functions of the officers of the district, the conduct of the business of the district, the maintenance of records, and the form of certificates evidencing tax liens and all other documents and records of the district. The board of supervisors may adopt administrative rules and regulations with respect to any of the projects of the district, on proper notice and public hearing. Any resolution authorized by this act must be adopted at a public meeting of the board of supervisors after reading of the resolution or its title. Reasonable notice of the public meeting must be provided at least 10 days before the public meeting and must indicate the board's intent to consider such resolution. Unless the board provides otherwise, only one reading at one public meeting for adoption is required. Any resolution adopted in accordance with the requirements of this act shall be effective for all statutory purposes where adoption of a resolution is required.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(5) Eminent domain.—To exercise within the territorial limits of the district the right and power of eminent domain in all cases and under all circumstances provided for in ss. 298.22 and 298.62, Florida Statutes, and amendments thereto. In addition to and not in limitation of the foregoing,































































































