

1 A bill to be entitled
2 An act relating to Marion County; creating the
3 Cold Springs Improvement District; providing
4 district boundaries; prescribing the purposes,
5 powers, privileges, duties, liability, and
6 officials; providing applicability of the
7 provisions of ch. 189, F.S., to said district;
8 providing for the appointment of the first
9 governing board and the election of its future
10 members; defining terms of office; prescribing
11 duties, powers, and qualifications, and fixing
12 compensation; providing for the annual
13 landowner's meeting; providing for the levies
14 of non-ad valorem assessments and ad valorem
15 taxes upon the lands in said district and for
16 the collection and enforcement thereof;
17 providing that ad valorem taxes shall be a lien
18 on lands in the district and providing for the
19 collection and enforcement of district taxes at
20 the same time and in the like manner as county
21 taxes; providing that said taxes shall be
22 extended by the county property appraiser on
23 the county tax roll and shall be collected by
24 the tax collector in the same manner and time
25 as county taxes; providing for the same
26 discounts and penalties as county taxes and
27 providing for the compensation of the county
28 property appraiser and tax collector; providing
29 for the levy, collection and enforcement of
30 non-ad valorem assessments pursuant to s.
31 197.3632, F.S.; providing non-ad valorem

1 assessments shall be a lien on lands in the
2 district; providing for the levy of a uniform
3 acreage tax on lands in said district to be
4 used for paying expenses in organizing said
5 district; authorizing said district to borrow
6 money and issue negotiable or nonnegotiable
7 notes, bonds, and other evidences of
8 indebtedness in order to better carry out the
9 provisions of this act; providing for
10 administrative unit designation; providing for
11 reports; providing for interlocal cooperation;
12 providing for expansion, merger, contraction,
13 and dissolution; providing severability;
14 providing for precedence over conflicting laws;
15 providing an effective date.

16
17 Be It Enacted by the Legislature of the State of Florida:
18

19 Section 1. District creation and boundaries.--For the
20 purposes of efficient and economical provision of physical
21 infrastructure and social, environmental, and emergency
22 services within Marion County and for the purposes of
23 furthering the goals and objectives of the adopted
24 Comprehensive Plan of Marion County, Florida, and for the
25 public convenience, welfare, utility, and benefit, and for the
26 other purposes stated in this act, an independent special
27 taxing district is hereby created and established in Marion
28 County, Florida, to be known as the Cold Springs Improvement
29 District, the territorial boundaries of which shall be as
30 follows:

31 PARCEL A

1 N 1/2 of Section 3, Township 16 South, Range 18
2 East;

3
4 AND: SW 1/4 and NE 1/4 of Section 6, Township
5 16 South, Range 18 East;

6
7 EXCEPT: East 760.11 feet of the North 555 feet
8 thereof;

9
10 AND: N 3/4 and SE 1/4 of SE 1/4 of Section 7,
11 Township 16 South, Range 18 East;

12
13 EXCEPT: Begin at the Northwest corner of the
14 SE 1/4 of the SE 1/4 of Section 7, Township 16
15 South, Range 18 East, Marion County, Florida,
16 thence S 89°29'20" E along the North line of
17 said SE 1/4 of the SE 1/4 a distance of 218.81
18 feet to a point on the West right-of-way line
19 of a proposed 104 foot wide road, said point
20 being 52 feet from, measured at a right angle
21 to, the centerline of said 104 foot wide road,
22 thence S 4°08'23" W along said West right-of-
23 way line a distance of 136.99 feet to the P.C.
24 of a curve, concave Easterly, having a central
25 angle of 16°41'01" and a radius of 1252 feet,
26 thence Southwesterly and Southeasterly along
27 the arc of said curve and along said right-of-
28 way line a distance of 364.56 feet to the P.T.
29 of said curve, thence continue along said
30 right-of-way line S 12°32'38" E 757.47 feet to
31 the P.C. of a curve, concave Westerly, having a

1 central angle of 7°00'38" and a radius of 748
2 feet, thence Southeasterly along the arc of
3 said curve and along said right-of-way line a
4 distance of 91.52 feet to a point on the South
5 line of said SE 1/4 of the SE 1/4 (chord
6 bearing and distance between said points being
7 S 9°02'19" E 91.47 feet), thence N 89°25'01" W
8 along said South line a distance of 402.23 feet
9 to the Southwest corner of said SE 1/4 of the
10 SE 1/4 thence N 0°31'38" W along the West line
11 of said SE 1/4 of the SE 1/4 a distance of
12 1326.56 feet to the Point of Beginning.

13

14 AND: N 1/4 of Section 18, Township 16 South,
15 Range 18 East;

16

17 AND: NW 1/4 of NW 1/4 of Section 17, Township
18 16 South, Range 18 East;

19

20 AND: W 1/2 of E 1/2 of NW 1/4 of Section 17,
21 Township 16 South, Range 18 East;

22

23 AND: Begin at the Northeast corner of Section
24 17, Township 16 South, Range 18 East, Marion
25 County, Florida, thence S 0°41'45" E along the
26 East line of said Section 17 a distance of
27 420.76 feet to a point on the Northeasterly
28 right-of-way line of the Seaboard Coastline
29 Railroad (abandoned), now known as the Florida
30 Power Corporation right-of-way, said point
31 being 65 feet from, measured at a right angle

1 to, the centerline of said Seaboard Coastline
2 Railroad (abandoned), now known as the Florida
3 Power Corporation right-of-way, thence N
4 60°00'49" W along said Northeasterly right-of-
5 way line a distance of 825.75 feet to a point
6 on the North line of said Section 17, thence N
7 89°21'10" E along said North line a distance of
8 710.16 feet to the Point of Beginning.

9
10 ALL lying and being in Marion County, Florida.

11
12 PARCEL B

13
14 E 1/2 of SE 1/4 of Section 4, Township 16
15 South, Range 18 East, Marion County, Florida.

16
17 AND: S 82 1/2 feet of NW 1/4 of Section 5,
18 Township 16 South, Range 18 East, Marion
19 County, Florida.

20
21 PARCEL C

22
23 That portion of Township 16 South, Range 18
24 East, Marion County, Florida, described as
25 follows:

26
27 Section 3 - SW 1/4 of SW 1/4

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29 Section 4 - E 1/2 of NE 1/4, SW 1/4 of SE 1/4
30 and SW 1/4
31

1 Section 5 - NE 1/4 and SE 1/4 of SE 1/4
2
3 Section 6 - NW 1/4 and SE 1/4
4
5 Section 8 - NE 1/4 of NE 1/4, S 1/2 of NE 1/4
6 and N 1/2 of SE 1/4
7
8 Section 9 - All of Section 9.
9
10 Section 10 - N 1/2 of NW 1/4 and SW 1/4 of NW
11 1/4
12
13 Section 16 - All of that part of the N 1/2 of
14 Section 16 lying North and East of Seaboard
15 Coast Line Rail Road right-of-way.

16
17 PARCEL D

18
19 That part of South 200 feet of North 950 feet
20 of Section 1, Township 16 South, Range 18 East,
21 lying West of right-of-way of U.S. Highway #41,
22 Marion County, Florida.

23
24 PARCEL E

25
26 That part of the North 750 feet of Section 1,
27 Township 16 South, Range 18 East, lying West of
28 U.S. Highway #41, Marion County, Florida.

29
30 PARCEL F

31

1 | NW 1/4 of NW 1/4 and W 1/2 of SW 1/4 of NW 1/4
2 | and NE 1/4 of SW 1/4 of NW 1/4 of Section 1,
3 | Township 16 South, Range 18 East, Marion
4 | County, Florida.

5 |
6 | EXCEPT the North 950 feet of the NW 1/4 of the
7 | NW 1/4, thereof.

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9 | PARCEL G

10 |
11 | Lot 47, Block 53, RAINBOW ACRES, Unit 4, as
12 | recorded in Plat Book G, page 95, public
13 | records of Marion County, Florida.

14 |
15 | AND: Lots 45 and 46, Block 53, RAINBOW ACRES,
16 | Unit 4, as recorded in Plat Book G, page 98E,
17 | public records of Marion County, Florida.

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19 | AND: Lots 32 and 33, Block 53, RAINBOW ACRES,
20 | Unit 4, as recorded in Plat Book G, page 98D,
21 | public records of Marion County, Florida.

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23 | AND: Lot 28, Block 53, RAINBOW ACRES, Unit 4,
24 | as recorded in Plat Book G, page 98D, public
25 | records of Marion County, Florida.

26 |
27 | AND: Lots 30 and 31, Block 53, RAINBOW ACRES,
28 | Unit 4, as recorded in Plat Book G, page 98D,
29 | public records of Marion County, Florida.

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1 AND: Lot 37, Block 53, RAINBOW ACRES, Unit 4,
2 as recorded in Plat Book G, page 98E, public
3 records of Marion County, Florida.

4
5 AND: Lot 29, Block 53, RAINBOW ACRES, Unit 4,
6 as recorded in Plat Book G, page 98D, public
7 records of Marion County, Florida.

8
9 AND: Lot 13, Block 35, RAINBOW ACRES, Unit 3,
10 as recorded in Plat Book G, pages 97, 97A
11 through 97E, public records of Marion County,
12 Florida.

13
14 AND: Lot 14, Block 35, RAINBOW ACRES, Unit 3,
15 as recorded in Plat Book G, pages 97, 97A
16 through 97E, public records of Marion County,
17 Florida.

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19 AND: Lot 6, Block 33, RAINBOW ACRES, Unit 3,
20 as recorded in Plat Book G, pages 97, 97A
21 through 97E, public records of Marion County,
22 Florida.

23
24 AND: Lot 11, Block 49, RAINBOW ACRES, Unit 4,
25 as recorded in Plat Book G, pages 98, 98A
26 through 98E, public records of Marion County,
27 Florida.

28
29 AND: Lot 1, Block 33, RAINBOW ACRES, Unit 3,
30 as recorded in Plat Book G, pages 97C, public
31 records of Marion County, Florida.

1 AND: Lot 17, Block 49, RAINBOW ACRES, Unit 4,
2 as recorded in Plat Book G, page 98E, public
3 records of Marion County, Florida.

4
5 AND: Lot 13, Block 33, RAINBOW ACRES, Unit 3,
6 as recorded in Plat Book G, pages 97, 97A, 97B
7 and 97C, public records of Marion County,
8 Florida.

9
10 AND: Lot 15, Block 33, RAINBOW ACRES, Unit 3,
11 as recorded in Plat Book G, pages 97, 97A
12 through 97E, public records of Marion County,
13 Florida.

14
15 AND: Lot 16, Block 33, RAINBOW ACRES, Unit 3,
16 as recorded in Plat Book G, pages 97, 97A
17 through 97E, public records of Marion County,
18 Florida.

19
20 AND: Lot 17, Block 33, RAINBOW ACRES, Unit 3,
21 as recorded in Plat Book G, pages 97, 97A
22 through 97E, public records of Marion County,
23 Florida.

24
25 AND: Lot 10, Block 34, RAINBOW ACRES, Unit 3,
26 as recorded in Plat Book G, pages 97, 97A
27 through 97E, public records of Marion County,
28 Florida.

29
30 AND: Lot 13, Block 18, RAINBOW ACRES, Unit 2,
31 as recorded in Plat Book G, pages 96, and 96A

1 through 96E, public records of Marion County,
2 Florida.

3
4 AND: Lot 4, Block 50, RAINBOW ACRES, Unit 4,
5 as recorded in Plat Book G, page 98F, public
6 records of Marion County, Florida.

7
8 AND: Lots 3 and 4, Block 33, RAINBOW ACRES,
9 Unit 3, as recorded in Plat Book G, pages 97,
10 97A through 97E, public records of Marion
11 County, Florida.

12
13 AND: Lot 21, Block 50, RAINBOW ACRES, Unit 4,
14 as recorded in Plat Book G, pages 98 and 98A
15 through 98G public records of Marion County,
16 Florida.

17
18 AND: Lot 3, Block 50, RAINBOW ACRES, Unit 4,
19 as recorded in Plat Book G, pages 98, 98A
20 through 98G, public records of Marion County,
21 Florida.

22
23 AND: Lot 43, Block 14, RAINBOW ACRES, Unit 2,
24 as recorded in Plat Book G, page 96A, public
25 records of Marion County, Florida.

26
27 AND: Lots 2 and 9, Block 33, RAINBOW ACRES,
28 Unit 3, as recorded in Plat Book G, pages 97,
29 97A, 97B, 97C, 97D and 97E, public records of
30 Marion County, Florida.

31

1 AND: Lot 33, Block 14, RAINBOW ACRES, Unit 2,
2 as recorded in Plat Book G, page 96, 96A
3 through 96E, public records of Marion County,
4 Florida.

5
6 AND: Lots 43 and 44, Block 53, RAINBOW ACRES,
7 Unit 4, as recorded in Plat Book G, page 98,
8 public records of Marion County, Florida.

9
10 AND: Lots 46 and 47, Block 14, RAINBOW ACRES,
11 Unit 2, as recorded in Plat Book G, pages 96,
12 96A through 96E, public records of Marion
13 County, Florida.

14
15 AND: Lot 36, Block 14, RAINBOW ACRES, Unit 2,
16 as recorded in Plat Book G, page 97E, public
17 records of Marion County, Florida.

18
19 AND: Lot 53, Block 14, RAINBOW ACRES, Unit 2,
20 as recorded in Plat Book G, page 96B, public
21 records of Marion County, Florida.

22
23 AND: Lot 51, Block 14, RAINBOW ACRES, Unit 2,
24 as recorded in Plat Book G, Page 96A, public
25 records of Marion County, Florida.

26
27 AND: Lot 30, Block 14, RAINBOW ACRES, Unit 2,
28 as recorded in Plat Book G, Page 96, public
29 records of Marion County, Florida.

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1 AND: Lot 35, Block 14, RAINBOW ACRES, Unit 2,
2 as recorded in Plat Book G, Page 96, public
3 records of Marion County, Florida.

4
5 AND: Lot 41, Block 14, RAINBOW ACRES, Unit 2,
6 as recorded in Plat Book G, Page 96A, public
7 records of Marion County, Florida.

8
9 AND: Lot 5A, Block 7, RAINBOW LAKES ESTATES,
10 Section L, as recorded in Plat Book G, Page 7C,
11 public records of Marion County, Florida.

12
13 PARCEL H

14
15 S 1/2 of NW 1/4 of Section 4;

16
17 AND: SW 1/4 of NE 1/4 of Section 4;

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19 AND: NW 1/4 of SE 1/4 of Section 4;

20
21 ALL in Township 16 South, Range 18 East, Marion
22 County, Florida.

23
24 AND: N 1/2 of NW 1/4 of Section 4, Township 16
25 South, Range 18 East, Marion County, Florida

26
27 AND: E 1/2 of NW 1/4 and NE 1/4 of SW 1/4 of
28 Section 1, Township 16 South, Range 18 East,
29 lying West of U.S. Highway 41; EXCEPT: U.S.
30 Highway #41 right-of-way; AND EXCEPT: That
31 part of the South 200 feet of the North 950

1 feet of Section 1, Township 16 South, Range 18
2 East, lying West of U.S. Highway #41, Marion
3 County, Florida; AND EXCEPT: That part of the
4 North 750 feet of Section 1, Township 16 South,
5 Range 18 East, lying West of U.S. Highway #41,
6 Marion County, Florida.

7
8 AND: N 1/2 of SE 1/4 of Section 5, Township 16
9 South, Range 18 East, Marion County, Florida.

10

11

PARCEL I

12

13 Commencing at the SW corner of the W 1/2 of the
14 NW 1/4 of Section 19, Township 16 South, Range
15 18 East, thence N 0°52'27"E 2643.78 feet,
16 thence S 87°57'03"E 1317.83 feet, thence S
17 1°01'53"W 2649.72 feet, thence N 87°41'07"W

18 1310.70 feet to the Point of Beginning; EXCEPT:

19 Commencing at the SW corner of the W 1/2 of the
20 NW 1/4 of Section 19, Township 16 South, Range

21 18 East, thence N 0°52'27"E 1615.22 feet to the
22 Point of Beginning, thence continue N 0°52'27"E

23 417.50 feet, thence S 42°18'47"E 572.63 feet,

24 thence N 89°07'33"W 391.90 feet to the Point of
25 Beginning; AND EXCEPT: Commencing at the SW

26 corner of the W 1/2 of the NW 1/4 of Section
27 19, Township 16 South, Range 18 East, thence S

28 87°41'07"E 1310.70 feet, thence N 1°01'53"E

29 645.14 feet to the Point of Beginning. From

30 said Point of Beginning, continue N 1°01'53"E

31 679.70 feet, thence S 44°20'53"W 934.20 feet,

1 | thence S 88°58'07"E 640.89 feet to the Point of
2 | Beginning; AND EXCEPT: right-of-way for State
3 | Road 336; AND EXCEPT: Beginning at the NE
4 | corner of the SW 1/4 of the NW 1/4 of Section
5 | 19, Township 16 South, Range 18 East, thence N
6 | 01°01'53"E along the East boundary of the W 1/2
7 | of the NW 1/4 of said Section a distance of
8 | 39.88 feet, thence S 42°56'29"W a distance of
9 | 381.25 feet to a point on the Northeasterly
10 | right-of-way line of State Road 336, thence
11 | Southeasterly along and with said Highway line
12 | on an arc distance of 18 feet, thence N
13 | 44°20'53"E a distance of 352.12 feet to the
14 | Point of Beginning; AND EXCEPT: road right-of-
15 | way. AND EXCEPT: Begin at the Southwest
16 | corner of the West 1/2 of the NW 1/4 of Section
17 | 19, Township 16 South, Range 18 East, Marion
18 | County, Florida, thence S 89°05'08"E along the
19 | South line of said West 1/2 of the NW 1/4 a
20 | distance of 1310.14 feet to the Southeast
21 | corner of said West 1/2 of NW 1/4, thence N
22 | 0°21'57"W along the East line of said West 1/2
23 | of the NW 1/4 a distance of 365.51 feet to a
24 | point on the Southwesterly right-of-way line of
25 | County Road No. 336, said point being 50 feet
26 | from, measured at a right angle to, the
27 | centerline of said County Road No. 336, thence
28 | N 12°05'09" W along said Southwesterly right-
29 | of-way line a distance of 4.66 feet to the P.C.
30 | of a curve, concave Southwesterly, having a
31 | central angle of 31°46'29" and a radius of

1 | 1383.40 feet, thence Northwesterly along the
2 | arc of said curve and along said right-of-way
3 | line a distance of 105.99 feet to a point
4 | (chord bearing and distance between said points
5 | being N 14°16'51" W 105.97 feet), thence
6 | leaving said right-of-way line N 89°05'58"W
7 | parallel to said South line a distance of
8 | 1285.01 feet to a point on the West line of
9 | said Section 19, thence S 0°31'28"E along said
10 | West line a distance of 472.39 feet to the
11 | Point of Beginning.

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PARCEL J

Lot 2, Block 19, RAINBOW ACRES, Unit 2, as
recorded in Plat Book G, Page 96B, public
records of Marion County, Florida.

AND: Lot 8, Block 59, RAINBOW ACRES, Unit 5,
as recorded in Plat Book H, Page 8B, public
records of Marion County, Florida.

AND: Lots 2 and 22, Block 50, RAINBOW ACRES,
Unit 4, as recorded in Plat Book G, Page 98F,
public records of Marion County, Florida.

AND: Lot 59, Block 14, RAINBOW ACRES, Unit 2,
as recorded in Plat Book G, Page 96, public
records of Marion County, Florida.

1 | AND: Lot 53, Block 53, RAINBOW ACRES, Unit 4,
2 | as recorded in Plat Book G, page 98F, public
3 | records of Marion County, Florida.

4 |
5 | AND: Lot 12, Block 14, RAINBOW ACRES, Unit 1,
6 | as recorded in Plat Book G, page 95, public
7 | records of Marion County, Florida.

8 |
9 | AND: Lots 7 and 8, Block 33, RAINBOW ACRES,
10 | Unit 3, as recorded in Plat Book G, Page 97C,
11 | public records of Marion County, Florida.

12 |
13 | AND: Lots 12 and 13, Block 54, RAINBOW ACRES,
14 | Unit 5, as recorded in Plat Book H, Page 8B,
15 | public records of Marion County, Florida.

16 |
17 | AND: Lots 50 and 51, Block 53, RAINBOW ACRES,
18 | Unit 4, as recorded in Plat Book G, pages 98,
19 | 98A through 98F, public records of Marion
20 | County, Florida.

21 |
22 | AND: Lot 11, Block 54, RAINBOW ACRES, Unit 5,
23 | as recorded in Plat Book H, Page 8B, public
24 | records of Marion County, Florida.

25 |
26 | AND: Lot 58, Block 14, RAINBOW ACRES, Unit 2,
27 | as recorded in Plat Book G, page 96, public
28 | records of Marion County, Florida.

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1 AND: Lot 71, Block 14, RAINBOW ACRES, Unit 2,
2 as recorded in Plat Book G, Page 96B, public
3 records of Marion County, Florida.
4
5 AND: Lot 62, Block 14, RAINBOW ACRES, Unit 2,
6 as recorded in Plat Book G, Page 96B, public
7 records of Marion County, Florida.
8
9 AND: Lot 60, Block 14, RAINBOW ACRES, Unit 2,
10 as recorded in Plat Book G, Page 96B, public
11 records of Marion County, Florida.
12
13 AND: Lot 5, Block 33, RAINBOW ACRES, Unit 3,
14 as recorded in Plat Book G, Page 97C, public
15 records of Marion County, Florida.
16
17 AND: Lot 12, Block 49, RAINBOW ACRES, Unit 4,
18 as recorded in Plat Book G, Page 98E, public
19 records of Marion County, Florida.
20
21 AND: Lot 23, Block 50, RAINBOW ACRES, Unit 4,
22 as recorded in Plat Book G, page 98F, public
23 records of Marion County, Florida.
24
25 AND: Lot 6, Block 54, RAINBOW ACRES, Unit 5,
26 as recorded in Plat Book H, Page 8B, public
27 records of Marion County, Florida.
28
29 AND: Lots 10 and 11, Block 33, RAINBOW ACRES,
30 Unit 3, as recorded in Plat Book G, Page 97C,
31 public records of Marion County, Florida.

1 AND: Lots 50 and 52, Block 14, RAINBOW ACRES,
2 Unit 2, as recorded in Plat Book G, Pages 96A
3 and 96B, public records of Marion County,
4 Florida.

5
6 AND: Lot 1, Block 50, RAINBOW ACRES, Unit 4,
7 as said lot is shown on a map or plat of said
8 subdivision recorded in Plat Book G, page 98F,
9 public records of Marion County, Florida.

10
11 AND: Lots 7 and 8, Block 34, RAINBOW ACRES,
12 Unit 3, as said are shown on a map or plat of
13 said subdivision recorded in Plat Book G, page
14 97C, public records of Marion County, Florida.

15
16 AND: Lot 1, Block 55, RAINBOW ACRES, Unit 5,
17 as recorded in Plat Book H, Page 8, public
18 records of Marion County, Florida.

19
20 AND: Lot 38, Block 53, RAINBOW ACRES, Unit 4,
21 as recorded in Plat Book G, Page 98E, public
22 records of Marion County, Florida.

23
24 AND: Lot 7, Block 59, RAINBOW ACRES, Unit 4,
25 as recorded in Plat Book H, Page 8B, public
26 records of Marion County, Florida.

27
28 AND: Lot 7, Block 59, RAINBOW ACRES, Unit 2,
29 as recorded in Plat Book G, Page 96B, public
30 records of Marion County, Florida.

31

1 AND: Lot 55, Block 14, RAINBOW ACRES, Unit 2,
2 as recorded in Plat Book G, Page 96B, public
3 records of Marion County, Florida.
4
5 AND: Lot 27, Block 53, RAINBOW ACRES, Unit 4,
6 as recorded in Plat Book G, Page 98D, public
7 records of Marion County, Florida.
8
9 AND: Lot 16, Block 49, RAINBOW ACRES, Unit 4,
10 as recorded in Plat Book G, Page 98E, public
11 records of Marion County, Florida.
12
13 AND: Lots 1 and 2, Block 58, RAINBOW ACRES,
14 Unit 5, as recorded in Plat Book H, Page 8B,
15 public records of Marion County, Florida.
16
17 AND: Lot 12, Block 33, RAINBOW ACRES, Unit 3,
18 as recorded in Plat Book G, pages 97, 97A, 97B
19 and 97C, public records of Marion County,
20 Florida.
21
22 AND: Lot 54, Block 14, RAINBOW ACRES, Unit 2,
23 as recorded in Plat Book G, pages 96, 96A, 96B,
24 96C, 96D and 96E, public records of Marion
25 County, Florida.
26
27 AND: Lot 31, Block 55, RAINBOW ACRES, Unit 5,
28 as recorded in Plat Book H, page 8, public
29 records of Marion County, Florida.
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1 AND: Lot 32, Block 55, RAINBOW ACRES, Unit 5,
2 as recorded in Plat Book H, page 8, public
3 records of Marion County, Florida.
4

5 AND: Lot 15, Block 14, RAINBOW ACRES, Unit 1,
6 as recorded in Plat Book H, pages 95, 95A, 95B,
7 95C, 95D, and 95E, public records of Marion
8 County, Florida.
9

10 AND: Lot 10, Block 54, RAINBOW ACRES, Unit 5,
11 as recorded in Plat Book H, page 8, public
12 records of Marion County, Florida.
13

14 AND: Lot 63, Block 14, RAINBOW ACRES, Unit 2,
15 as recorded in Plat Book H, pages 96, 96A, 96B,
16 96C, 96D and 96E, public records of Marion
17 County, Florida.
18

19 AND: Lot 64, Block 14, RAINBOW ACRES, Unit 2,
20 as recorded in Plat Book H, pages 96, 96A, 96B,
21 96C, 96D and 96E, public records of Marion
22 County, Florida.
23

24 AND: Lot 65, Block 14, RAINBOW ACRES, Unit 2,
25 as recorded in Plat Book H, pages 96, 96A, 96B,
26 96C, 96D and 96E, public records of Marion
27 County, Florida.
28

29 AND: Lot 8, Block 14, RAINBOW ACRES, Unit 1,
30 as recorded in Plat Book H, pages 95, 95A, 95B,
31

1 95C, 95D and 95E, public records of Marion
2 County, Florida.

3

4 AND: Lot 13, Block 49, RAINBOW ACRES, Unit 4,
5 as recorded in Plat Book G, Page 98E, public
6 records of Marion County, Florida.

7

8 AND: Lot 14, Block 49, RAINBOW ACRES, Unit 4,
9 as recorded in Plat Book G, Page 98E, public
10 records of Marion County, Florida.

11

12 AND: NW 1/4 of the NE 1/4 of Section 4,
13 Township 16 South, Range 18 East, Marion
14 County, Florida.

15

16 PARCEL K

17

18 Lot 49, Block 53, RAINBOW ACRES, Unit 4, as
19 recorded in Plat Book G, Page 98E, public
20 records of Marion County, Florida.

21

22 AND: Lot 42, Block 53, RAINBOW ACRES, Unit 4,
23 as recorded in Plat Book G, Page 98E, public
24 records of Marion County, Florida.

25

26 AND: Lot 3, Block 58, RAINBOW ACRES, Unit 5,
27 as recorded in Plat Book H, Page 98E, public
28 records of Marion County, Florida.

29

30

31

1 AND: Lot 4, Block 58, RAINBOW ACRES, Unit 5,
2 as recorded in Plat Book H, Page 98B, public
3 records of Marion County, Florida.
4
5 AND: Lot 14, Block 18, RAINBOW ACRES, Unit 2,
6 as recorded in Plat Book G, Page 96A, public
7 records of Marion County, Florida.
8
9 AND: Lot 15, Block 18, RAINBOW ACRES, Unit 2,
10 as recorded in Plat Book G, Page 96A, public
11 records of Marion County, Florida.
12
13 AND: Lot 16, Block 18, RAINBOW ACRES, Unit 2,
14 as recorded in Plat Book G, Page 96A, public
15 records of Marion County, Florida.
16
17 AND: Lot 17, Block 18, RAINBOW ACRES, Unit 2,
18 as recorded in Plat Book G, Page 96A, public
19 records of Marion County, Florida.
20
21 AND: Lot 18, Block 18, RAINBOW ACRES, Unit 2,
22 as recorded in Plat Book G, Page 96A, public
23 records of Marion County, Florida.
24
25 AND: Lot 16, Block 14, RAINBOW ACRES, Unit 1,
26 as recorded in Plat Book G, Page 95D, public
27 records of Marion County, Florida.
28
29 AND: Lot 17, Block 14, RAINBOW ACRES, Unit 1,
30 as recorded in Plat Book G, Page 95D, public
31 records of Marion County, Florida.

1 AND: Lot 18, Block 14, RAINBOW ACRES, Unit 1,
2 as recorded in Plat Book G, Page 95D, public
3 records of Marion County, Florida.

4
5 AND: Lot 75, Block 14, RAINBOW ACRES, Unit 2,
6 as recorded in Plat Book G, Page 96B, public
7 records of Marion County, Florida.

8
9 AND: Lot 24, Block 50, RAINBOW ACRES, Unit 4,
10 Plat Book G, Page 98F, public records of Marion
11 County, Florida.

12
13 PARCEL L

14
15 SW 1/4 of SE 1/4 of Section 5, and NW 1/4 of NE
16 1/4 of Section 8, All in Township 16 South,
17 Range 18 East, Marion County, Florida.

18
19 AND: W 1/2 of Section 5 Township 16 South,
20 Range 18 East, Marion County, Florida; EXCEPT:
21 North 455 feet of the West 306.89 feet thereof;
22 AND EXCEPT: South 82 1/2 feet of the NW 1/4
23 thereof;

24
25 AND: W 1/2 of Section 8, S 1/2 of SE 1/4 of
26 Section 8, NW 1/4 of NE 1/4 of Section 17, and
27 E 1/4 of NW 1/4 of Section 17, All in Township
28 16 South, Range 18 East, Marion County,
29 Florida.

30
31 PARCEL M

1 Commence at the Northwest corner of Section 19,
2 Township 16 South, Range 18 East, Marion
3 County, Florida, thence S 0°31'28"E along the
4 West line of said Section 19 a distance of
5 470.61 feet to a point on the Northerly right-
6 of-way line of County Road No. 336, said point
7 being 50 feet from, measured at a right angle
8 to the centerline of said County Road No. 336,
9 thence S 43°51'38"E along said right-of-way a
10 distance of 352.02 feet to a point on the
11 Easterly right-of-way line of a proposed 104
12 foot wide road, thence N 46°08'22"E along said
13 proposed Easterly right-of-way line a distance
14 of 1029.53 feet to a point on the North line of
15 said Section 19, said point being the Point of
16 the Beginning, said point also being on the
17 South line of Section 18, Township 16 South,
18 Range 18 East, thence continue N 46°08'22"E
19 122.24 feet to the P.C. of a curve, concave
20 Northwesterly, having a central angle of 35°40'
21 and a radius of 1252.00 feet, thence
22 Northeasterly along the arc of said curve a
23 distance of 779.37 feet to the P.T. of said
24 curve, (chord bearing and distance between said
25 points being N 28°18'22"E 766.85 feet), thence
26 N 10°28'22"E 126.23 feet to a point on the
27 South line of Wildlife Tunnel No. 1, thence
28 along the Southerly, Easterly and Northerly
29 line of said tunnel the following courses and
30 distances: S 79°31'38" E 10.00 feet, thence N
31 10°28'22" E 50.00 feet, thence N 79°31'38"W

1 | 10.00 feet to a point on said Easterly right-
 2 | of-way line, thence N 10°28'22"E 131.49 feet to
 3 | the P.C. of a curve concave Southeasterly,
 4 | having a central angle of 15°18'22" and a
 5 | radius of 1148.00 feet, thence Northeasterly
 6 | along the arc of said curve a distance of
 7 | 306.68 feet to the most Westerly corner of
 8 | Drainage Detention Area No. 4, (chord bearing
 9 | and distance between said points being N
 10 | 18°07'33"E 305.77 feet), thence along the
 11 | Southerly, Easterly and Northerly line of said
 12 | Drainage Detention Area No. 4 the following
 13 | courses and distances: S 64°13'16"E 36.97
 14 | feet, thence N 65°06'29"E 50.69 feet, thence N
 15 | 66°03'22" E 52.07 feet, thence N 73°34'47"
 16 | 56.63 feet, thence N 73°34'47"E 91.11 feet,
 17 | thence N 30°55'22"E 271.65 feet, thence N
 18 | 59°04'38"W 200.00 feet to a point on said
 19 | Easterly right-of-way line, thence N 30°55'22"E
 20 | 41.41 feet to the P.C. of a curve concave
 21 | Southeasterly having a central angle of
 22 | 29°26'26" and a radius of 1148.00 feet, thence
 23 | Northeasterly along the arc of said curve a
 24 | distance of 589.88 feet to a point (chord
 25 | bearing and distance between said points being
 26 | N 45°38'35"E 583.41 feet), said point being the
 27 | most Westerly corner of Drainage Detention Area
 28 | No. 5, thence along the Southwesterly,
 29 | Southeasterly and Easterly line of said
 30 | Drainage Detention Area No. 5 the following
 31 | courses and distances: S 29°38'12"E 48.80 feet

1 | thence S 82°10'10" E 41.93 feet, thence S
2 | 82°10'10"E 178.18 feet, thence N 63°18'22"E
3 | 341.36 feet, thence N 28°37'25"W 175.70 feet,
4 | to a point on said Easterly right-of-way line
5 | said point also being on a curve concave
6 | Northeasterly, having a central angle of
7 | 53°39'51" and a radius of 1052.00 feet, thence
8 | Northeasterly along the arc of said curve
9 | 1020.76 feet to a point (chord bearing and
10 | distance between said points being N 34°32'39"E
11 | 949.69 feet), said point also being the most
12 | Westerly corner of Drainage Detention Area No.
13 | 7, thence Southerly, Easterly and Northeasterly
14 | along said Drainage Detention Area No. 7 the
15 | following courses and distances: S 82°17'17"E
16 | 36.81 feet, thence N 8°13'57"E 48.06 feet,
17 | thence N 61°13'24"E 116.92 feet, thence N
18 | 80°17'01"E 55.87 feet, thence N 3°25'13"E 80.24
19 | feet, thence N 37°37'20"E 44.66 feet, thence N
20 | 65°11'45"E 58.70 feet, thence N 13°35'44"W
21 | 177.67 feet, thence N 72°31'40"W 81.14 feet,
22 | thence N 56°12'56"W 72.25 feet, thence N
23 | 81°04'40"W 55.25 feet to a point on said East
24 | right-of-way line, said point also being on a
25 | curve concave Southeasterly, having a central
26 | angle of 18°49'56" and a radius of 748.00 feet,
27 | thence Northeasterly along the arc of said
28 | curve a distance of 245.86 feet to a point on
29 | the North line of the South 3/4 of Section 18,
30 | Township 16 South, Range 18 East (chord bearing
31 | and distance between said points being N

1 18°20'18"E 244.75 feet), thence N 89°25'38"W
 2 along said North line a distance of 115.09 feet
 3 to a point on the Westerly right-of-way line of
 4 a said 104 foot wide road, said point also
 5 being on a curve concave Southeasterly, having
 6 a central angle of 18°20'38" and a radius of
 7 852.00 feet, thence Southwesterly along the arc
 8 of said curve a distance of 272.78 feet to the
 9 P.T. of said curve (chord bearing and distance
 10 between said points being S 15°02'41"W 271.61
 11 feet), thence S 5°52'22"W 395.42 feet to a
 12 point on the North line of Wildlife Tunnel No.
 13 2, thence along the Northerly, Westerly and
 14 Southerly line of said Wildlife Tunnel No. 2
 15 the following courses and distances: N
 16 84°07'38"W 10.00 feet, thence S 5°52'22"W 28.03
 17 feet to the P.C. of a curve, concave
 18 Northwesterly having a central angle of
 19 1°19'40" and a radius of 938.00 feet, thence
 20 Southwesterly along the arc of said curve a
 21 distance of 21.74 feet to a point (chord
 22 bearing and distance between said points being
 23 S 6°32'13"W 21.74 feet), thence S 82°47'57"E
 24 10.00 feet to a point on said Westerly right-
 25 of-way line, said point also being on a curve
 26 concave, Northwesterly having a central angle
 27 of 56°06'20" and a radius of 948.00 feet,
 28 thence Southeasterly along the arc of said
 29 curve and along said Westerly right-of-way line
 30 a distance of 928.31 feet to the P.T. of said
 31 curve (chord bearing and distance between said

1 points being S 35°15'12"W 891.66 feet), thence
2 S 63°18'22"W along said Westerly right-of-way
3 line 424.93 feet to the P.C. of a curve concave
4 Southeasterly, having a central angle of 32°23'
5 and a radius of 1252.00 feet, thence
6 Southwesterly along the arc of said curve and
7 along said Westerly right-of-way line a
8 distance of 707.63 feet to the P.T. of said
9 curve (chord bearing and distance between said
10 points being S 47°06'52"W 698.24 feet), thence
11 S 30°55'22"W along said Westerly right-of-way
12 line 406.62 feet to the P.C. of a curve concave
13 Southeasterly, having a central angle of 20°27'
14 and a radius of 1252.00 feet, thence
15 Southwesterly along the arc of said curve and
16 along said Westerly right-of-way line a
17 distance of 446.68 feet to the P.T. of said
18 curve (chord bearing and distance between said
19 points being S 20°41'52"W 444.50 feet), thence
20 S 10°28'22"W along said Westerly right-of-way
21 line 131.49 feet to a point on the North line
22 of Wildlife Tunnel No. 1, thence along the
23 Northerly, Westerly and Southerly line of said
24 tunnel the following courses and distances: N
25 79°31'38"W 10.00 feet, thence S 10°28'22"W
26 50.00 feet, thence S 79°31'38"E 10.00 feet to a
27 point on said Westerly right-of-way line,
28 thence S 10°28'22"W along said Westerly right-
29 of-way line 126.23 feet to the P.C. of a curve
30 concave Northwesterly, having a central angle
31 of 9°29'26" and a radius of 1148.00 feet,

1 | thence Southeasterly along the arc of said
2 | curve and along said Westerly right-of-way line
3 | a distance of 190.16 feet to a point on the
4 | North line of Drainage Detention Area No. 3
5 | (chord bearing and distance between said points
6 | being S 15°13'05"W 189.94 feet), thence
7 | Northerly, Westerly and Southerly along said
8 | Drainage Detention Area No. 3 the following
9 | courses and distances: N 70°02'12"W 164.10
10 | feet, thence S 45°59'23"W 27.15 feet, thence S
11 | 58°26'06"W 41.04 feet, thence S 72°13'21"W
12 | 59.93 feet, thence S 75°43'11"W 22.46 feet,
13 | thence S 43°50'12"W 259.56 feet, thence S
14 | 46°09'48"E 300.00 feet to a point on said
15 | Westerly right-of-way line, said point also
16 | being on a curve concave Northwesterly, having
17 | a central angle of 2°18'10" and a radius of
18 | 1148.00 feet, thence Southwesterly along the
19 | arc of said curve and along said Westerly
20 | right-of-way line a distance of 46.14 feet to
21 | the P.T. of said curve (chord bearing and
22 | distance between said points being S 44°59'17"W
23 | 46.14 feet), thence S 46°08'22"W and along said
24 | Westerly right-of-way line 228.07 feet to a
25 | point on the aforesaid South line of Section
26 | 18, said point also being on the aforesaid
27 | North line of Section 19, thence S 89°21'42"E
28 | along said South line and along said North line
29 | a distance of 148.38 feet to the Point of
30 | Beginning.
31 |

PARCEL N

Project:

Lot 7, Block 19, RAINBOW ACRES, Unit 2, as recorded in Plat Book G, Page 96B, Public Records of Marion County, Florida.

AND: Lot 11, Block 14, RAINBOW ACRES, Unit 1, as recorded in Plat Book G, Pages 95, 95A through 95E inclusive, Public Records of Marion County, Florida.

AND: Lots 19 and 20, Block 14, RAINBOW ACRES, Unit 1, as recorded in Plat Book G, Page 95, Public Records of Marion County, Florida.

AND: Lot 44, Block 14, RAINBOW ACRES, Unit 2, as recorded in Plat Book G, Pages 97, 97A through 97E, inclusive, Public Records of Marion County, Florida.

AND: Lot 18, Block 33, RAINBOW ACRES, Unit 3, as recorded in Plat Book G, Pages 97, 97A through 97E, inclusive, Public Records of Marion County, Florida.

AND: Lots 19, 20 and 21, Block 33, RAINBOW ACRES, Unit 3, as recorded in Plat Book G, Page 97C, Public Records of Marion County, Florida.

1 It is hereby determined, declared, and enacted
2 that the creation of the district with the
3 power vested in it by this act is in the
4 interest of and conducive to public welfare,
5 health, and convenience.

6
7 Section 2. Definitions.--As used in this act, the
8 term:

9 a. "Board," "governing board," or "board of
10 supervisors" means the governing board of the Cold Springs
11 Improvement District.

12 b. "District" means the Cold Springs Improvement
13 District.

14 c. "County" means Marion County.

15 d. "Engineer" or "district engineer" means the
16 individual engineer or engineering firm appointed by the
17 governing board of the district to provide general engineering
18 services to the district from year to year.

19 e. "Primary infrastructure" means roads and bridges,
20 drainage and stormwater systems, and potable water and
21 sanitary sewer systems constructed, operated, and maintained
22 by the district.

23 f. "Unit," "administrative unit," or "financial unit"
24 means financial, development, or administrative subdistricts
25 within the district which may be created in the discretion of
26 the board for all or a portion of the district.

27 g. "Urban area" means, in addition to urban area
28 defined pursuant to section 189.4051(2)(b), Florida Statutes,
29 all areas within the district served by all completed primary
30 infrastructure and, at minimum, a pro rata percentage of
31

1 conservation and open space acreage as defined in the PUD
2 Performance Standards for Cold Springs Villages.

3 Section 3. Compliance.--The Cold Springs Improvement
4 District shall comply with all planning requirements contained
5 herein, all applicable requirements within chapter 189,
6 Florida Statutes, the development order for the Cold Springs
7 Villages Florida Quality Development and any amendments
8 thereto. All governmental, planning, environmental, and land
9 development laws, regulations, and ordinances apply to all
10 development of land within the district. In the execution of
11 the powers and authorities granted in this act, the district's
12 actions shall be consistent with the applicable provisions of
13 the Marion County Comprehensive Plan and its ordinances and
14 regulations.

15 Section 4. General powers of the district.--The
16 district shall have and the board may exercise the following
17 powers:

18 a. To sue and be sued in the name of the district; to
19 adopt and use a seal and authorize the use of a facsimile
20 thereof; to acquire, by purchase, gift, devise, or otherwise,
21 real and personal property, or any estate therein; and to make
22 and execute contracts and other instruments necessary or
23 convenient to the exercise of its powers.

24 b. To apply for coverage of its employees under the
25 state retirement system or any other available programs.
26 However, members of the board of supervisors shall not be
27 deemed employees for purposes of this provision.

28 c. To contract for the services of consultants to
29 perform planning, engineering, legal, administrative, or other
30 appropriate services of a professional nature.

31

1 d. To borrow money and accept gifts; apply for and use
2 grants or loans of money or other property from the United
3 States, the state, a unit of local government, or any person
4 for any district purposes and enter into agreements required
5 in connection therewith; and to hold, use, and dispose of such
6 moneys or property for any district purposes in accordance
7 with the terms of the gift, grant, loan, or agreement relating
8 thereto.

9 e. To adopt rules and orders pursuant to the
10 provisions of chapter 120, Florida Statutes, prescribing the
11 powers, duties, and functions of the officers of the district,
12 the conduct of the business of the district, the maintenance
13 of records, and the form of all other documents and records of
14 the district. The board may also adopt resolutions necessary
15 for the conduct of district business.

16 f. To maintain an office at such place or places as it
17 may designate within the county in which the district is
18 located, pursuant to chapter 189, Florida Statutes.

19 g. To hold, control, and acquire by donation,
20 purchase, or condemnation property, any public easements,
21 dedications to public use, platted reservations for public
22 purposes, or any reservations for those purposes authorized by
23 this act and to make use of such property, easements,
24 dedications, or reservations for any of the purposes
25 authorized by this act.

26 h. To lease as lessor or lessee to or from any person,
27 firm, corporation, association, or body, public or private,
28 any projects of the type that the district is authorized to
29 undertake and facilities, vehicles, equipment, or property of
30 any nature for the use of the district to carry out any of the
31 purposes authorized by this act.

1 i. To borrow money and issue bonds, certificates,
2 warrants, notes, or other evidence of indebtedness as
3 hereinafter provided; to levy such tax and non-ad valorem
4 assessments as may be authorized; and to charge, collect, and
5 enforce fees and other user charges.

6 j. To raise, by user charges or fees authorized by
7 rule, order, or resolution of the board, amounts of money
8 which are necessary for the conduct of the district activities
9 and services and to enforce their receipt and collection in
10 the manner prescribed by law. However, no charges or fees
11 shall be established until after a public hearing by the board
12 of the district at which all affected persons shall be given
13 an opportunity to be heard.

14 k. In the event the district enters into an impact fee
15 credit agreement with Marion County where the district
16 constructs or makes contributions for public facilities for
17 which impact fee credits would be available, the agreement may
18 provide that such impact fee credits shall inure to the
19 landowners within the district in proportion to their relative
20 assessments, and the district shall, from time to time,
21 execute such instruments (such as assignments of impact fee
22 credits) as may be necessary or desirable to accomplish or
23 confirm the foregoing.

24 l. To exercise the right and power of eminent domain,
25 pursuant to the provisions of chapters 73 and 74, Florida
26 Statutes, with prior approval of the Marion County Commission,
27 over any property within Marion County, except municipal,
28 county, state, federal, or other public property, for the uses
29 and purposes of the district relating to the implementation of
30 its powers prescribed by this section.

31

1 m. To cooperate with, or contract with, other
2 governmental agencies as may be necessary, convenient,
3 incidental, or proper in connection with any of the powers,
4 duties, or purposes authorized by this act.

5 n. To assess and impose upon lands in the district ad
6 valorem taxes, and non-ad valorem assessments, as provided by
7 this act and chapter 197, Florida Statutes.

8 o. To impose and foreclose tax and non-ad valorem
9 assessment liens as provided by this act and chapter 197,
10 Florida Statutes.

11 p. To exercise all of the powers necessary,
12 convenient, incidental, or proper in connection with any of
13 the powers, duties, or purposes authorized by this act.

14 q. To exercise such specific powers as may be
15 authorized by this act.

16 r. The district shall not have and the board shall not
17 exercise the powers set forth in subparagraphs a. thorough q.,
18 except subparagraph m., upon lands to be acquired for the
19 proposed extension of Florida's turnpike, future improvements
20 to U.S. 41 (S.R. 45) and any additional lands including
21 approximately 40 acres for a proposed interchange of U.S. 41
22 and the northern extension of the turnpike not to exceed a
23 total of 400 acres which the Department of Transportation
24 identifies to the district in writing no later than October
25 31, 1994, as land the department intends to acquire for
26 transportation purposes. In the event the department
27 subsequently locates the northern extension of Florida's
28 Turnpike, U.S. 41 (S.R. 45) or other projects on lands not
29 identified, the department shall only be liable to the
30 district for the district's actual costs in replacing existing
31 infrastructure and any net loss in taxes, assessments or fees

1 | which secure district debt or obligations and which results
2 | solely from the relocation of the northern extension of the
3 | turnpike, U.S. 41 (S.R. 45) or other projects. Lands
4 | identified but not utilized by the department for the northern
5 | extension of the turnpike, U.S. 41, or other projects shall be
6 | subject to all district powers if not included in the final
7 | rights-of-way acquiring by the department.

8 | Section 5. Specific powers of the district.--In
9 | addition, the district shall have, and the board may exercise,
10 | subject to the regulatory jurisdiction and permitting
11 | authority of all applicable governmental bodies, agencies, and
12 | special districts having authority with respect to any area
13 | included therein, any or all of the following special powers
14 | relating to public improvements and community facilities
15 | within the district and Marion County. To plan, establish,
16 | acquire, construct or reconstruct, enlarge or extend, equip,
17 | operate, and maintain systems and facilities for the following
18 | basic infrastructures:

19 | a. Water management and control, drainage and
20 | irrigation, and to connect some or any of such facilities with
21 | roads and bridges.

22 | b. Potable water supply, sewer, and wastewater
23 | management, including reuse facilities.

24 | c. Roads, bridges, and related facilities as permitted
25 | by the county.

26 | d. Nonautomotive transportation corridors and related
27 | facilities.

28 | e. Lighting.

29 | f. Parks and facilities for indoor and outdoor
30 | recreational, cultural, and educational uses and programs.

31 |

1 g. Fire prevention and control, including the
2 construction or purchase of fire stations, water mains and
3 plugs, fire trucks, and other vehicles and equipment
4 consistent with any adopted Marion County ordinances, rules,
5 and regulations. The district shall not levy non-ad valorem
6 assessments for activities, programs, or property for which
7 Marion County is levying such assessments, without an
8 interlocal agreement with the county.

9 h. Cemeteries.

10 i. Security, including, but not limited to,
11 guardhouses, fences and gates, electronic intrusion-detection
12 systems, and patrol vehicles, when authorized by proper
13 governmental agencies; except that the district may not
14 exercise any police power, but may contract with the
15 appropriate local general-purpose government agencies for an
16 increased level of such services within the district
17 boundaries.

18 j. Waste and garbage collection.

19 k. Conservation and environmental mitigation
20 activities.

21 l. Construction and operation of other public
22 utilities including communication systems, consistent with
23 chapters 364 and 366, Florida Statutes. Notwithstanding the
24 foregoing, the district shall not establish a local exchange
25 telecommunications service as described in and regulated by
26 chapter 364, Florida Statutes, or an electric utility service
27 as regulated by chapter 366, Florida Statutes.

28 Section 6. Board of supervisors; election of first
29 board; organization, powers, duties, and terms of office.--
30 There is created a governing board of the Cold Springs
31 Improvement District which shall be known as the board of

1 supervisors. The board shall consist of five persons, who,
2 except as herein otherwise provided, shall hold office for a
3 term of 4 years and until their successors shall be duly
4 elected and qualified. The first governing board of the
5 district shall be elected at a landowners' meeting to be held
6 within 30 days of the effective date of this act. The
7 election shall be conducted pursuant to section 8. The three
8 members receiving the highest number of votes overall shall be
9 elected for a term of 4 years and until their successors shall
10 be elected at the landowners' meeting of 1998. The two
11 remaining members of the board shall be elected for a term of
12 2 years and until their successors shall be elected at the
13 landowners' meeting of 1996. A member may succeed himself in
14 office. All vacancies or expirations on the board shall be
15 filled as required by this act. The first supervisors of the
16 Cold Springs Improvement District and those subsequently
17 elected on a 1-acre, one-vote basis shall be residents of the
18 state and citizens of the United States. Conversion of the
19 board to a popularly elected board shall be pursuant to
20 sections 189.405 and 189.4051, Florida Statutes, and popularly
21 elected board members shall comply with all applicable
22 provisions of the Florida Election Code, chapters 97-106,
23 Florida Statutes, including residency and citizenship
24 requirements for elected public officials. Election of
25 popularly elected board members shall be by electors of the
26 district as defined by chapter 189, Florida Statutes.
27 Elections shall be held at the time of the second primary
28 unless otherwise required by general election law. The
29 district shall cooperate with the Marion County supervisor of
30 elections to locate adequate polling facilities for district
31 elections consistent with the Voting Accessibility for the

1 Elderly and Handicapped Act and the Americans with
2 Disabilities Act. In case of a vacancy in the membership of
3 the board, the remaining supervisors shall fill such vacancy
4 until the next regular meeting of the landowners, when his
5 successor shall be elected by the landowners for the unexpired
6 term. As soon as practicable after their election, the
7 governing board of the district shall organize by choosing one
8 of their number president of the board and by electing some
9 suitable person secretary, who may but need not be a member of
10 the board. The governing board may adopt a seal which shall
11 be the seal of the district. At each annual meeting of the
12 landowners of the district, the board shall report all work
13 undertaken or completed during the preceding year and the
14 financial status of the district. All board members shall
15 hold office until their successors shall be elected and
16 qualified. Whenever any election is authorized or required by
17 this act to be held by the landowners, at any particular or
18 stated time or day, and if for any reason such election shall
19 not or cannot be held at such time or on such day, then in
20 such event the power or duty to hold such election shall not
21 cease or lapse, but such election shall be held thereafter as
22 soon as practicable and consistent with this act.

23 Section 7. Compensation of board.--Each governing
24 board member shall be paid a salary for each day of service,
25 in the amount established by the board not to exceed \$250 per
26 day, not to exceed \$4,800 per year, per supervisor. In
27 addition to salary, they shall receive reimbursement for
28 travel and expenses as provided by law. For purposes of
29 determining the election qualification fee for candidates for
30 popularly elected board membership, annual salary shall be
31 deemed to be 12 days' salary.

1 Section 8. Meetings of landowners; election of board
2 members.--Every 2 years during the month of October, beginning
3 with October 1996, a meeting of the landowners of said
4 district shall be held for the purpose of electing board
5 members to take the place of the retiring members and of
6 hearing reports of the governing board. The board shall have
7 the power to call special meetings of the landowners at any
8 time to receive reports or consider and act upon any matter
9 upon which the governing board may request advice. Notice of
10 all meetings of the landowners shall be given by the board of
11 supervisors pursuant to chapter 189, Florida Statutes. The
12 landowners, when assembled for the landowners' meeting, shall
13 organize by electing a chairman who shall preside at the
14 meeting. The secretary of the governing board shall be the
15 secretary of such meeting. At all such landowners' meetings,
16 each and every acre or fraction thereof of land in the
17 district shall represent one vote, and each owner shall be
18 entitled to cast one vote for each vacant board position in
19 person or by written proxy for every acre or fraction thereof
20 of land owned by him in the district. The person receiving
21 the highest number of votes for each vacant board position
22 shall be declared and elected as such member. At any
23 landowners' meeting, a quorum shall constitute the acreage of
24 those landowners present in person or by proxy. Guardians may
25 represent their wards; personal representatives may represent
26 the estates of deceased person; trustees may represent lands
27 held by them in trust; and private corporations may be
28 represented by their officers or duly authorized agents.
29 Guardians, personal representatives, trustees, and
30 corporations may vote by proxy.

31

1 Section 9. Establishment and dissolution of the
2 district.--The Cold Springs Improvement District has been
3 created by the Florida Legislature and may only be dissolved
4 pursuant to legislative act. Notwithstanding sections
5 189.4044 and 189.4045, Florida Statutes, no assets or
6 liabilities of the district shall be transferred to Marion
7 County without county permission in the event the district is
8 dissolved.

9 Section 10. Amendment of district charter.--The
10 charter for the Cold Springs Improvement District may be
11 amended only by legislative act.

12 Section 11. Financial disclosure, notices, and
13 reporting requirements.--The Cold Springs Improvement District
14 and its officers and employees shall be subject to all
15 applicable provisions of chapter 112, Florida Statutes, and
16 all financial disclosure, public notice, public meeting, and
17 reporting requirements contained within chapter 189, Florida
18 Statutes.

19 Section 12. Ad valorem; millage rate.--In addition to
20 millage levied for the payment of bonds, and taxes levied for
21 periods no longer than 2 years when authorized by vote of the
22 electors of the district, upon approval by referendum of
23 electors of the district, the Cold Springs Improvement
24 District shall be entitled to levy an annual ad valorem tax of
25 up to 5 mills to carry out the administration and programs of
26 the district.

27 Section 13. District development plan adoption; plan
28 amendment; form of notice; objections, hearing, and
29 determination on resolution.--

30 a. District infrastructure and works shall be
31 implemented pursuant to a development plan. Any development

1 plan shall be consistent with the provisions of the
2 development order for the Cold Springs Villages Florida
3 Quality Development and amendments thereto. All governmental,
4 planning, environmental, and land development laws,
5 regulations, and ordinances apply to all development of land
6 within the district. In the execution of the powers and
7 authorities granted in this act, the district's action shall
8 be consistent with the applicable provisions of the Marion
9 County Comprehensive Plan and its ordinances and regulations.
10 The board of supervisors shall, by resolution at a regularly
11 scheduled meeting determine to consider adoption of a
12 development plan or amend or change the development plan of
13 the district. Notice, hearing, and final approval of any
14 proposed plan or amendment shall comply with all provisions of
15 this section. Lands may only be added to or deleted from the
16 district by legislative modification of this act and the
17 written consent of the landowners of lands to be added or
18 deleted and the Marion County Commission.

19 b. As soon as the resolution has been filed with the
20 district secretary, the board shall give notice by causing
21 publication to be made once a week for 2 consecutive weeks in
22 a newspaper of general circulation published in each county in
23 which land and other property described in the resolution are
24 situated. The notice shall be in substantially the following
25 form:

26

27

Notice of Hearing

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29

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To the owners and all persons interested in the lands
corporate, and other property in and adjacent to Cold Springs
Improvement District.

1 You, and each of you, are hereby notified that the Cold
 2 Springs Improvement District has filed in the office of the
 3 Secretary of the district a resolution to consider approval of
 4 a development plan or an amendment to the development plan to
 5 provide (insert summary). At its regularly scheduled meeting
 6 of (date and time), the governing board will direct the
 7 district engineer pursuant to section 14 of the district's
 8 enabling act to identify property to be taken, assess benefits
 9 and damages and estimate the cost of improvements. Said
 10 engineer shall prepare and file a report with the Secretary of
 11 the district pursuant to sections 14 and 15 of the enabling
 12 act. Exceptions and objections to the resolution and report
 13 must be filed with the Secretary of this district pursuant to
 14 section 17 of the enabling act within 20 days of filing said
 15 engineer's report with the Secretary of the district or within
 16 20 days of the last published notice of filing the engineer's
 17 report whichever is later. Final hearing on approval of the
 18 proposed plan or amendment, and engineer's report shall be
 19 duly noticed as prescribed by law and held at a regularly
 20 scheduled governing board meeting within 45 days of filing the
 21 engineer's report.

22
 23 Date of first publication _____, 19__.

24
 25 _____
 26 (President, board of supervisors)

27 Marion County, Florida

28 c. In addition to the publication of notice, a copy of
 29 the resolution shall be served by first class mail on any
 30 owner of land within the district, the water management
 31 district created pursuant to chapter 373, Florida Statutes, in
 which lands described in the petition are situated, on the

1 board of county commissioners of the county, and the governing
2 body of any municipality, in which the lands are situated.

3 d. Any owner of lands located in the district, the
4 applicable water management district created pursuant to
5 chapter 373, Florida Statutes, the board of county
6 commissioners of the county and the governing board of any
7 municipality in which district lands are situated, shall have
8 the right to file objection to the approval of the proposed
9 development plan, plan amendment, or boundary change and
10 report within the time allowed by section 13.

11 Section 14. Appraisal of lands for rights-of-way,
12 etc.--Upon passage of the resolution to consider the
13 development plan or plan amendment, the board of supervisors
14 shall direct the district engineer to appraise the lands
15 within and without said district to be acquired for rights-of-
16 way, and other works of the district, and to assess benefits
17 and damages accruing to all lands in the district by reason of
18 the execution of the development plan or plan amendment.

19 Section 15. Proceedings of engineer; duties of
20 district attorney; assessment; change of plan; property
21 assessable; compensation; assessment of lands outside
22 district.--

23 a. Upon approval of the resolution of the governing
24 board and direction pursuant to sections 13 and 14, the
25 engineer shall begin his duties. He may at any time call upon
26 the attorney of the district for legal advice and information
27 relative to his duties. The engineer shall proceed to view
28 the premises and determine the value of all lands, within or
29 without the district, to be acquired by purchase or
30 condemnation and used for rights-of-way, or other works set
31 out in the development plan. The engineer shall assess the

1 amount of benefits, and the amount of damages also, if any,
2 that will accrue to each subdivision of land (according to
3 ownership), from carrying out and putting into effect the plan
4 or plan amendment considered. The engineer shall assess only
5 such benefits as will be derived from the construction of the
6 works and improvements set out in the plan. The engineer
7 shall have no power to change the development plan or plan
8 amendment change provided for in accordance with this act.

9 b. The engineer shall prepare a report of his
10 findings, which shall be arranged in tabular form, the columns
11 of which shall be headed as follows: column one, "owner of
12 property assessed"; column two, "description of property
13 assessed"; column three, "number of acres assessed"; column
14 four, "amount annual assessment assessed"; column five,
15 "county property appraiser's valuation"; column six, "number
16 of acres to be taken for rights-of-way, district works, etc.";
17 column seven, "value of property to be taken"; column eight,
18 "estimated increase in property value from improvement." He
19 shall also, by and with the advice of other employees of the
20 district, estimate the cost of the works set out in the
21 development plan which estimate shall include the cost of
22 property required for rights-of-way, and other works and
23 damages, and the probable expense of organization and
24 administration, as estimated by the board of supervisors, and
25 shall tabulate the same. If the county property appraiser's
26 total valuation of the assessed property or the engineer's
27 estimate of increased property value exceeds the total amount
28 of assessments, benefits shall be deemed to exceed damages. A
29 maintenance assessment recommendation shall also be included
30 in each engineer's report considered by the board. However,
31 such maintenance assessment shall not be considered as part of

1 the costs of installation or construction specified by the
 2 plan or plan amendment in determining whether benefits exceed
 3 damages. Said report shall be signed by the engineer and
 4 filed in the office of the secretary of the district. The
 5 secretary of the district, or his deputy, shall, under the
 6 advice, supervision, and direction of the attorney and
 7 engineer for the district, assist in preparation of the
 8 report.

9 Section 16. Form of notice of filing of engineer's
 10 report; publication of notice.--

11 a. Upon the filing of the engineer's report, the board
 12 of supervisors shall give notice thereof, by causing
 13 publication together with a geographic depiction of the
 14 district to be made once a week for 2 consecutive weeks in a
 15 newspaper of general circulation in each county in the
 16 district. The last publication shall be made at least 20 days
 17 before a return date, to be named in such notice, on which
 18 exceptions may be filed. It shall not be necessary to name
 19 the parties interested, but it shall be sufficient to say:

21 Notice of Filing Engineer's

22 Report for Cold Springs Improvement District

23 Notice is hereby given to all persons interested in the
 24 following described land and property in Marion County, in the
 25 State of Florida, viz.: (Here describe land and property)
 26 included within Cold Springs Improvement District, that the
 27 engineer hereto appointed to assess benefits and damages to
 28 the property and lands situated in said district and to
 29 appraise the cash value of the land necessary to be taken for
 30 rights-of-way, and other works of the district, within or
 31 without the limits of said district, filed his report in the

1 Office of the Secretary of the district, Marion County,
 2 Florida, on the _____ day of _____, 19__, and you
 3 and each of you are hereby notified that you may examine said
 4 report and file exception to all, or any part thereof, on or
 5 before _____, 19__. The report recommends (describe
 6 assessment schedule). If approved, the assessment will be
 7 collected by the county tax collector. A hearing to consider
 8 approval of the report and plan or plan amendment shall be
 9 held (time, place and date at least 30 days following final
 10 notice).

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13

 (President, board of supervisors)

14

Marion County, Florida

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b. A copy of the above notice as published shall be served by first class mail on each person owning land within the district, as shown on the current tax roll, the water management district created under chapter 373, Florida Statutes, in which the lands are situated; the board of county commissioners of the county, and the governing body of any municipality, in which the lands are situated together with written notice that a copy of the complete engineer's report is available for inspection at the office of the secretary of the district.

Section 17. Filing exceptions to report; hearing; determination by board, etc.--

a. Any water management district created pursuant to chapter 373, Florida Statutes, the board of county commissioners of a county or the governing board of a municipality within which district lands are located or landowners within the district boundaries may file exception

1 to any part, or all, of the report of said engineer within the
2 time specified in section 13.

3 b. All exceptions shall be heard and determined by the
4 governing board of the district in a full and complete hearing
5 so as to carry out liberally the purposes and needs of the
6 district. If it is shown, upon the hearing of all of said
7 exceptions, that the estimated cost of construction of
8 improvements contemplated in the development plan is less than
9 the benefits assessed against the lands in said district, the
10 governing board of the district shall approve and confirm said
11 engineer's report; but if the governing board of the district,
12 upon hearing the objections filed, finds that any or all such
13 objections should be sustained, it shall order the report
14 changed to conform with such findings, and when so changed the
15 governing board of the district shall approve and confirm such
16 report and enter its order approving the report and plan or
17 plan amendment accordingly. When any land or other property
18 is shown by engineer's report to be needed for rights-of-way,
19 or other works, the governing board shall institute
20 proceedings pursuant to chapter 73 or chapter 74, Florida
21 Statutes, in the circuit court of the proper county to condemn
22 the lands and other property that must be taken or damaged in
23 the making of such improvements with the right and privilege
24 of paying into court a sum to be fixed by the circuit court
25 judge, and proceeding with the work, before the assessment by
26 the jury.

27 c. Any party identified pursuant to section 16, may
28 ~~challenge the decision of the board in the manner and time~~
29 provided by the Florida Rules of Civil and Appellate
30 Procedure. If it is determined that any tract or lot or land,
31 or parts thereof upon which a non-ad valorem assessment is

1 authorized and levied, will not be benefited by or receive any
2 benefit from the completion of the development plan or will be
3 burdened disproportionately to other similarly benefited
4 landowners, then the non-ad valorem assessment shall not be
5 levied against that land.

6 Section 18. Assessing land for development;
7 apportionment of tax.--After the engineer's report has been
8 approved by the governing board of the district, the
9 development plan or plan amendment has been finally adopted
10 and the lists of lands, with the assessed benefits have been
11 filed in the office of the secretary of the district, then the
12 board of supervisors shall levy a non-ad valorem assessment,
13 on all lands in the district to which benefits have been
14 assessed, as approved by the board of supervisors to pay the
15 costs of the completion of the proposed works and
16 improvements, as shown in said plan and in carrying out the
17 objectives of said district; and, in addition thereto, 10
18 percent of said total amount for contingencies. The
19 assessment shall be apportioned to, and levied on, each
20 assessable tract of land in said district. The board of
21 supervisors may also levy a maintenance assessment on all
22 lands in the district to which benefits have been assessed as
23 may be necessary to operate and maintain said district works
24 and activities. A maintenance assessment recommendation shall
25 be included in each engineer's report considered by the board.

26 Section 19. When plan insufficient, supervisors have
27 power to make new plans; additional levy; may issue bonds;
28 procedure.--

29 a. Where the works set out in an original or amended
30 development plan of the district are found insufficient to
31 develop in whole or in part, any or all of the lands of the

1 district, the board of supervisors shall have the right to
2 formulate new or amended plans, containing new or modified
3 public infrastructure or other works authorized pursuant to
4 this act and additional assessments may be made in conformity
5 with the provisions of sections 13-18, the same to be made in
6 proportion to the increased benefits accruing to the lands
7 because of the additional works.

8 b. If it should be found at any time that the amount
9 of total assessments levied under the provisions of sections
10 13-18, or that the funds derived from the sale of bonds are
11 insufficient to pay the cost of works set out in the
12 development plan, the board of supervisors may make an
13 additional levy to provide funds to complete the work and, in
14 addition thereto, up to 10 percent of said total amount for
15 contingencies; and, if in their judgment it seems best, may
16 issue bonds not to exceed the amount of said additional levy.

17 c. If it should be found, at any time, that the
18 development plan as adopted requires modification or improving
19 the works authorized by the development plan, and that the
20 amount of the total assessments levied under the provisions of
21 sections 13-18, or that the funds derived from the sale of
22 bonds are not sufficient to carry out the plan with such
23 modification, the board of supervisors may initiate amendment
24 proceedings pursuant to section 13.

25 d. After the governing board resolution and engineer's
26 report, prepared and filed pursuant to this act, have been
27 approved by the governing board of the district, then the
28 board shall have power to levy a non-ad valorem assessment on
29 all lands in the district to which benefits have been assessed
30 to pay the increased cost of the completion of the proposed
31 works and improvements, as shown in the development plan as

1 amended. The assessment may include the cost of maintaining
2 and operating the facilities, and all incidental expenses in
3 connection therewith; and, in addition thereto, up to 10
4 percent of said total amount for contingencies. The board may
5 also issue bonds not to exceed the amount of said additional
6 levy. The additional assessments authorized to be levied
7 under the provisions of this section shall be levied and
8 collected in the same manner as assessments levied under the
9 provisions of section 18.

10 e. Bonds issued under the provisions of this section
11 shall draw interest at a rate in compliance with general law,
12 payable semiannually, and shall be made payable at such time
13 and at such place as the board of supervisors may determine.
14 Any additional assessment authorized to be levied upon each
15 tract of land in said district in proportion to the benefits
16 assessed and not in excess thereof, and in case bonds are
17 issued as herein provided, then the amount of the interest (as
18 estimated by said board of supervisors), which will accrue on
19 such bonds, shall be included and added to said additional
20 levy. The interest to accrue on said bonds shall not be
21 included as part of the cost of construction, in determining
22 whether the expenses and costs of making the improvements
23 shown in the development plan are equal to, or in excess of
24 the benefits assessed.

25 Section 20. Assessments and costs a lien on land
26 against which taxes levied.--All non-ad valorem assessments
27 and taxes provided for in this act, together with all
28 penalties for default in payment of the same and all costs in
29 collecting the same, shall, from the date of assessment
30 thereof until paid, constitute a lien of equal dignity with
31 the liens for county taxes, and other taxes of equal dignity

1 with county taxes, upon all the lands against which such
2 assessments shall be levied, assessed, and collected pursuant
3 to section 197.3632, Florida Statutes.

4 Section 21. Levies of assessments on land less than 1
5 acre.--In levying and assessing assessments based upon
6 acreage, each tract or parcel of land less than 1 acre in area
7 shall be assessed as a full acre, and each tract or parcel of
8 land more than 1 acre in area which contains a fraction of an
9 acre shall be assessed at the nearest whole number of acres, a
10 fraction of one half or more to be assessed as a full acre.

11 Section 22. When unpaid assessments delinquent;
12 penalty.--All non-ad valorem assessments and taxes provided
13 for in this act shall be and become delinquent and bear
14 penalties on the amount of said taxes in the same manner as
15 county taxes. Said assessment and tax shall be a lien until
16 paid on the property against which assessed and enforceable in
17 like manner as county taxes.

18 Section 23. Enforcement of taxes.--The collection and
19 enforcement of all non-ad valorem assessments and taxes levied
20 by the district shall be at the same time and in like manner
21 as county taxes, and the provisions of the Florida Statutes
22 relating to the sale of lands for unpaid and delinquent county
23 taxes, the issuance, sale, and delivery of tax certificates
24 for such unpaid and delinquent county taxes, the redemption
25 thereof, the issuance to individuals of tax deeds based
26 thereon, and all other procedures in connection therewith,
27 shall be applicable to the district and the delinquent and
28 unpaid assessments and taxes of the district to the same
29 extent as if said statutory provisions were expressly set
30 forth in this act. All taxes shall be subject to the same
31 discounts as county taxes.

1 Section 24. Uniform acreage assessment for payment of
2 expenses.--There is hereby levied by the Legislature of the
3 State of Florida upon each and every acre of land within the
4 Cold Springs Improvement District as defined in this act a
5 uniform assessment of \$20 per acre for the year 1994 to be
6 used by the district, through its governing board, for the
7 purpose of district administration, paying expenses incurred
8 or to be incurred in making surveys of the lands in the
9 district and assessing benefits and damages, and other
10 expenses necessarily incurred, as may be estimated or
11 determined by the governing board, before the board shall have
12 funds under the subsequent provisions of this act. The
13 assessment shall be a lien upon the lands in the district from
14 the effective date of this act and shall be collected by the
15 district. If it shall appear to the governing board to be
16 necessary to obtain funds to pay any expenses incurred or to
17 be incurred in organizing the district, or any other expenses
18 of the conduct and operation of the district before a
19 sufficient sum can be obtained by the collection of the
20 acreage assessment levied by this section, the board may
21 borrow a sufficient sum of money for any of said purposes and
22 may issue negotiable notes or bonds therefor signed by the
23 members of said board of supervisors, and may pledge any and
24 all assessments of said acreage assessment levied under the
25 provisions of this section for the repayment thereof. The
26 governing board may issue negotiable evidence of debt to any
27 person or persons performing work or services or furnishing
28 anything of value in the organization of the district and for
29 any other expenses necessarily incurred before the receipt of
30 funds arising from assessments or benefits.

31 Section 25. Short-term borrowing; bonds.--

1 a. ISSUANCE OF BOND ANTICIPATION NOTES.--In addition
2 to the other powers provided for in this act, the district
3 shall have the power to borrow money in anticipation of the
4 sale of bonds and to issue bond anticipation notes in a
5 principal sum not in excess of the authorized maximum amount
6 of such bond issue. Such notes shall be in such denomination
7 or denominations, bear interest at such rate as the district
8 board may determine in compliance with general law, mature at
9 such time or times not later than 5 years from the date of
10 issuance, and be in such form and executed in such manner as
11 the district board shall prescribe. Such notes may be sold at
12 either public or private sale or, if such notes shall be
13 renewal notes, may be exchanged for notes then outstanding on
14 such terms as the district board shall determine. Such notes
15 shall be paid from the proceeds of such bonds when issued.
16 The district board may, in its discretion, in lieu of retiring
17 the notes by means of bonds, retire them by means of current
18 revenues or from any taxes or assessments levied for the
19 payment of such bonds, but in such event a like amount of the
20 bonds authorized shall not be issued.

21 b. SHORT-TERM BORROWING.--The district at any time may
22 obtain loans, in such amount and on such terms and conditions
23 as the district board may approve, for the purpose of paying
24 any of the expenses of the district or any costs incurred or
25 that may be incurred in connection with any of the projects of
26 the district, which loans shall bear such interest as the
27 district board may determine in compliance with general law,
28 and may be payable from and secured by a pledge of such funds,
29 revenues, taxes, and assessments as the board may determine.
30 The district may issue negotiable notes, warrants, or other
31 evidence of debt to be payable at such times, to bear such

1 interest as the district board may determine in compliance
2 with general law, and to be sold or discounted at such price
3 or prices not less than 95 percent of par value and on such
4 terms as the district board may deem advisable. The district
5 board shall have the right to provide for the payment thereof
6 by pledging the whole or any part of the funds, revenues,
7 taxes, and assessments of the district. The approval of the
8 electors residing in the district shall not be necessary
9 except when required by the State Constitution.

10 c. AUTHORIZATION AND FORMS OF BONDS.--Any general
11 obligation bonds, assessment bonds, or revenue bonds may be
12 authorized by resolution or resolutions of the district board
13 which shall be adopted by a majority of all the members
14 thereof then in office. Such resolution or resolutions may be
15 adopted at the same meeting at which they are introduced and
16 need not be published or posted. The district board may, by
17 resolution, authorize the issuance of bonds and fix the
18 aggregate amount of bonds to be issued; the purpose or
19 purposes for which the moneys derived therefrom shall be
20 expended; the rate or rates of interest, in compliance with
21 general law; the denomination of the bonds; whether or not the
22 bonds are to be issued in one or more series; the date or
23 dates of maturity, which shall not exceed 40 years from their
24 respective dates of issuance; the medium of payment; the place
25 or places within or without the state where payment shall be
26 made; registration privileges; redemption terms and
27 privileges, whether with or without premium; the manner of
28 execution; the form of the bonds; the manner of execution of
29 bonds; and any and all other terms, covenants, and conditions
30 thereof and the establishment of revenue or other funds. Such
31 authorizing resolution shall further provide that such bonds

1 shall be executed in accordance with chapter 279, Florida
2 Statutes, the Registered Public Obligations Act of Florida.
3 The seal of the district may be affixed, lithographed,
4 engraved, or otherwise reproduced in facsimile on such bonds.
5 In case any officer whose signature shall appear on any bonds
6 or coupons shall cease to be such officer before the delivery
7 of such bonds, such signature or facsimile shall nevertheless
8 be valid and sufficient for all purposes the same as if he had
9 remained in office until such delivery.

10 d. ISSUANCE OF ADDITIONAL BONDS.--The district board
11 may authorize the issuance of additional bonds, upon such
12 terms and conditions as the district board may provide in the
13 resolution authorizing the issuance thereof, but only in
14 compliance with the resolution or other proceedings
15 authorizing the issuance of the original bonds.

16 e. REFUNDING BONDS.--The district shall have the power
17 to issue bonds to provide for the retirement or refunding of
18 any bonds or obligations of the district that at the time of
19 such issuance are or subsequently thereto become due and
20 payable, or that at the time of issuance have been called or
21 are or will be subject to call for redemption within 10 years
22 thereafter, or the surrender of which can be procured from the
23 holders thereof at prices satisfactory to the district board.
24 Refunding bonds may be issued at any time when in the judgment
25 of the district board such issuance will be advantageous to
26 the district. No approval of the electors residing in the
27 district shall be required for the issuance of refunding bonds
28 except in cases in which such approval is required by the
29 State Constitution. The district board may by resolution
30 confer upon the holders of such refunding bonds all rights,
31 powers, and remedies to which the holders would be entitled if

1 they continued to be the owners and had possession of the
2 bonds for the refinancing of which such refunding bonds are
3 issued, including, but not limited to, the preservation of the
4 lien of such bonds on the revenues of any project or on
5 pledged funds, without extinguishment, impairment, or
6 diminution thereof. The provisions of this act pertaining to
7 bonds of the district shall, unless the context otherwise
8 requires, govern the issuance of refunding bonds, the form and
9 other details thereof, the rights of the holders thereof, and
10 the duties of the district board with respect thereto.

11 f. REVENUE OR ASSESSMENT BONDS.--The district shall
12 have the power to issue revenue or assessment bonds from time
13 to time. Such bonds may be secured by, or payable from, the
14 gross or net pledge of the revenues to be derived from any
15 facility or combination of facilities; from the rates, fees,
16 or other charges to be collected from the users of any
17 facility or facilities; from any non-ad valorem assessments or
18 revenue-producing undertaking or activity of the district; or
19 from any other sources or pledges of security. Such bonds
20 shall not constitute an indebtedness of the district, and the
21 approval of the qualified electors shall not be required
22 unless such approval is required by the State Constitution.

23 g. GENERAL OBLIGATION BONDS.--

24 (1) The district shall have the power from time to
25 time to issue general obligation bonds to finance or refinance
26 capital projects or to refund outstanding bonds in an
27 aggregate principal amount of bonds outstanding at any one
28 time not in excess of 35 percent of the assessed value of the
29 taxable property within the district as shown on the pertinent
30 tax records at the time of the authorization of the general
31 obligation bonds for which the full faith and credit of the

1 district is pledged. Except for refunding bonds, no general
2 obligation bonds shall be issued unless the bonds are issued
3 to finance or refinance a capital project and the issuance has
4 been approved at an election held in accordance with the
5 requirements for such election as prescribed by the State
6 Constitution. Such elections shall be called by the board of
7 the district. Calling and holding an election shall be at the
8 expense of the district, and the district shall reimburse the
9 supervisor of elections for any expenses incurred in calling
10 or holding such election.

11 (2) Subject to referendum approval, the district may
12 pledge its full faith and credit for the payment of the
13 principal and interest on such general obligation bonds and
14 for any reserve funds provided therefor and may
15 unconditionally and irrevocably pledge itself to levy ad
16 valorem taxes on all taxable property in the district, to the
17 extent necessary for the payment thereof. ,

18 (3) If the district board determines to issue general
19 obligation bonds for more than one capital project, the
20 approval of the issuance of the bonds for each and all such
21 projects may be submitted to the electors on the same ballot.
22 The failure of the electors to approve the issuance of bonds
23 for any one or more capital projects shall not defeat the
24 approval of bonds for any other capital project which has been
25 approved on the same ballot by the electors.

26 h. LIMITATION ON ISSUANCE OF BONDS.--

27 (1) Ad valorem funding shall not be used to support
28 the issuance of bonds, unless the bond issue has been approved
29 by referendum.

30 i. ADDITIONAL AUTHORITY.--The district shall have the
31 authority to determine whether to issue taxable or tax-exempt

1 | bonds under this section and whether the bonds are to bear
2 | interest at a fixed rate or a variable rate or rates, and the
3 | district shall have the authority to determine the security
4 | for the bonds, including any credit enhancements.

5 | j. DEFAULT.--A default of any bonds or obligations of
6 | the district shall not constitute a debt or obligation of
7 | Marion County.

8 | Section 26. Unit development; powers of supervisors to
9 | designate units of district; financing assessments for each
10 | unit.--The governing board of the Cold Springs Improvement
11 | District shall have the power and is hereby authorized in its
12 | discretion to designate areas or parts of said district as
13 | separate administrative and financial "units." Unit
14 | development shall be accomplished as a part of the development
15 | plan or as a plan amendment pursuant to sections 13-18. The
16 | units into which said district may be so divided shall be
17 | given appropriate numbers or names by the governing board so
18 | that the units may be readily identified and distinguished.
19 | The board shall have the power to fix and determine the
20 | location, area, and boundaries of the lands to be included in
21 | each and all such units, the type and amount of work needed
22 | therein, the order of development thereof, and the method of
23 | carrying on the work in each unit. The unit system provided
24 | by this section may be conducted, and all the proceedings by
25 | this section and this act authorized in respect to such unit
26 | or units may be carried on and conducted, at any time as the
27 | governing board in its discretion may determine to be
28 | appropriate. If the board shall determine it is advisable to
29 | implement the district infrastructure and service plans by
30 | units, as authorized by this section, the board shall, by
31 | resolution duly adopted and entered upon its minutes, declare

1 | its purpose to conduct such work accordingly, and shall at the
2 | same time and manner fix the number, location, and boundaries
3 | of and description of lands within such unit or units and give
4 | them appropriate numbers or names. All the provisions of this
5 | act shall apply within all of such units, and the enumeration
6 | of or reference to specific powers or duties of the
7 | supervisors, or any other officers or other matters in this
8 | act as hereinabove set forth, shall not limit or restrict the
9 | application of any and all of the proceedings and powers
10 | herein to such units. All assessments, levies, taxes, bonds,
11 | and other obligations made, levied, assessed, or issued for or
12 | in respect to any such unit or units shall be a lien and
13 | charge solely and only upon the lands in such unit or units,
14 | respectively, for the benefit of which the same shall be
15 | levied, made, or issued, and not upon the remaining units or
16 | lands in said district. The governing board may at any time
17 | amend its resolutions by changing the location and description
18 | of lands in any such unit or units; and provided, further,
19 | that if the location of or description of lands located in any
20 | such unit or units is so changed, proceedings shall be had and
21 | done in that regard as are provided in this section for the
22 | original creation of such unit or units. However, if after
23 | the approval of the engineer's report of benefits in such unit
24 | or units or the issuance of bonds or other obligations which
25 | are payable from taxes or assessments for benefits levied upon
26 | lands within such unit or units, the governing board finds the
27 | infrastructure or service plan for any such unit or units
28 | insufficient or inadequate for efficient development, the plan
29 | may be amended or changed and the unit or units may be amended
30 | or changed as provided in this section by changing the
31 | location and description of lands in any such unit or units,

1 by detaching lands therefrom, or by adding lands thereto
2 pursuant to sections 13-18. However, no change or amendment
3 to a designated unit shall be authorized which has the effect
4 of impairing a debt or other obligation of the unit or the
5 district.

6 Section 27. Interlocal cooperation.--For purposes of
7 implementing the powers and authority of the district and
8 assuring adequate funding for the construction, maintenance,
9 and operation of infrastructure, and to insure the security
10 for any bonds issued by the Cold Springs Improvement District
11 remains unimpaired, said district is empowered to enter into
12 interlocal agreements pursuant to chapter 163, Florida
13 Statutes, to exercise jointly with any other public agency of
14 the state or Federal Government any power, privilege, or
15 authority which such agencies or the district might exercise
16 jointly.

17 Section 28. Property appraiser, tax collector, fees or
18 commissions.--The Marion County Property Appraiser and Tax
19 Collector shall be entitled to applicable fees, commissions,
20 and costs for the levy and collection of ad valorem taxes and
21 non-ad valorem assessments pursuant to sections 197.3632 and
22 192.091, Florida Statutes.

23 Section 29. If any provision of this act or the
24 application thereof to any person or circumstance is held
25 invalid, the invalidity shall not affect other provisions or
26 applications of the act which can be given effect without the
27 invalid provision or application, and to this end the
28 provisions of this act are declared severable.

29 Section 30. This act shall take effect upon becoming
30 law.

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