

1                                   A bill to be entitled  
 2           An act relating to the Three Rivers Stewardship  
 3           District, Sarasota County; amending chapter 2023-337,  
 4           Laws of Florida; revising the boundaries of the  
 5           district; providing an effective date.

6  
 7   Be It Enacted by the Legislature of the State of Florida:  
 8

9           Section 1. Section 4 of chapter 2023-337, Laws of Florida,  
 10          is amended to read:

11           Section 4. Formation; boundaries.—The Three Rivers  
 12          Stewardship District, an independent special district, is  
 13          created and incorporated in Sarasota County and shall embrace  
 14          and include the territory described as:

15  
 16           TRACT 1 DESCRIPTION (as prepared by the certifying  
 17          Surveyor and Mapper):

18  
 19           A tract of land of lying in Sections 16, 20, 21, 28,  
 20          29 & 32, Township 37 South, Range 19 East, Sarasota  
 21          County, Florida, being more particularly described as  
 22          follows:

23  
 24           BEGIN at the northernmost corner of LT Ranch  
 25          Neighborhood One recorded in Plat Book 53, Page 176

26 | ~~175~~ of the Public Records of Sarasota County, Florida;  
 27 | the following nine (9) calls are along the westerly  
 28 | boundary line of said LT Ranch Neighborhood One: (1)  
 29 | thence S.34°10'43"W., a distance of 1,104.05 feet to a  
 30 | point of curvature of a curve to the left having a  
 31 | radius of 2,865.00 feet and a central angle of  
 32 | 33°39'37"; (2) thence Southerly along the arc of said  
 33 | curve, a distance of 1,683.14 feet, to the point of  
 34 | tangency of said curve; (3) thence S.00°31'06"W., a  
 35 | distance of 255.04 feet to a point of curvature of a  
 36 | curve to the right having a radius of 955.00 feet and  
 37 | a central angle of 24°06'58"; (4) thence Southerly  
 38 | along the arc of said curve, a distance of 401.96  
 39 | feet, to the point of tangency of said curve; (5)  
 40 | thence S.24°38'04"W., a distance of 694.50 feet to the  
 41 | point of curvature of a non-tangent curve to the left,  
 42 | having a radius of 955.00 ~~955.09~~ feet and a central  
 43 | angle of 31°15'02" ~~31°14'51"~~; (6) thence Southerly  
 44 | along the arc of said curve, a distance of 520.88  
 45 | feet, said curve having a chord bearing and distance  
 46 | of S.09°18'38"W., 514.45 feet, to the point of  
 47 | tangency of said curve; (7) thence S.06°18'48"E., a  
 48 | distance of 1,214.80 feet to the point of curvature of  
 49 | a non-tangent curve to the right, having a radius of  
 50 | 955.00 feet and a central angle of 69°53'06"; (8)

51 |       thence Southwesterly along the arc of said curve, a  
 52 |       distance of 1,164.84 feet, said curve having a chord  
 53 |       bearing and distance of S.28°37'45"W. ~~S.28°37'10"W.~~,  
 54 |       1,093.96 feet, to the point of tangency of said curve;  
 55 |       (9) thence S.63°34'18"W. ~~S.63°33'43"W.~~, along said  
 56 |       westerly boundary and the extension thereof, a  
 57 |       distance of 390.82 feet to a point of curvature of a  
 58 |       curve to the left having a radius of 955.00 feet and a  
 59 |       central angle of 49°33'38" ~~49°33'39"~~; the following  
 60 |       seven (7) calls are along the centerline of a 150-foot  
 61 |       wide Access Easement, recorded in Official Record  
 62 |       Instrument Number 2015078648 of said Public Records;  
 63 |       (1) thence Southwesterly along the arc of said curve,  
 64 |       a distance of 826.07 feet, to the point of tangency of  
 65 |       said curve; (2) thence S.14°00'40"W. ~~S.14°00'06"W.~~, a  
 66 |       distance of 1,573.41 feet to a point of curvature of a  
 67 |       curve to the right having a radius of 955.00 feet and  
 68 |       a central angle of 75°26'47"; (3) thence Southwesterly  
 69 |       along the arc of said curve, a distance of 1,257.54  
 70 |       ~~1,257.53~~ feet, to the point of tangency of said curve;  
 71 |       (4) thence S.89°27'28"W. ~~S.89°26'53"W.~~, a distance of  
 72 |       400.65 feet to a point of curvature of a curve to the  
 73 |       left having a radius of 694.00 feet and a central  
 74 |       angle of 89°57'34" ~~89°57'53"~~; (5) thence Southwesterly  
 75 |       along the arc of said curve, a distance of 1,089.64

76 | ~~1,089.71~~ feet, to the point of tangency of said curve;  
 77 | (6) thence S.00°30'06"E. ~~S.00°31'00"E.~~, a distance of  
 78 | 1,417.28 ~~1,416.57~~ feet; (7) thence S.00°31'33"W.  
 79 | ~~S.00°33'01"W.~~, a distance of 2691.19 ~~2691.22~~ feet to  
 80 | the end of said 150-foot wide Access Easement, also  
 81 | being a point on the easterly line of aforementioned  
 82 | Section 32; thence S.00°35'45"W., along the easterly  
 83 | line of said Section 32, a distance of 2690.82 feet to  
 84 | the southeast corner of said Section 32; thence  
 85 | N.89°34'53"W., along the southerly line of said  
 86 | Section 32, a distance of 5,324.11 ~~5,348.98~~ feet to  
 87 | ~~the southwest corner of said Section 32; thence~~  
 88 | ~~N.01°29'58"E., along the westerly line of said Section~~  
 89 | ~~32, a distance of 5,355.02 feet to the southwest~~  
 90 | ~~corner of the aforementioned Section 29; thence~~  
 91 | ~~N.01°03'48"W., along the westerly line of said Section~~  
 92 | ~~29, a distance of 5,373.24 feet to the southwest~~  
 93 | ~~corner of the aforementioned Section 20; thence~~  
 94 | ~~N.88°56'12"E., a distance of 25.00 feet to the east~~  
 95 | right-of-way line of Ibis Street as, recorded in  
 96 | Official Record Book 60, Page 196 of said Public  
 97 | Records, said point lying S.89°34'53"E. 25.00 feet  
 98 | from the southwest corner of said Section 32; the  
 99 | following four (4) calls are along the easterly right-  
 100 | of-way line of said Ibis Street and lying 25.00 feet

101 easterly of the east lines of Sections 32, 29, and 20;  
 102 (1) thence N.01°30'08"E., a distance of 5,354.56 feet;  
 103 (2) thence N.00°12'43"E., a distance of 2672.81 feet;  
 104 (3) thence N.02°19'37"W., a distance of 2,702.87 feet;  
 105 (4) thence N.00°21'49"W., along said east line, a  
 106 distance of 5,396.54 feet to the north line of the  
 107 aforementioned said Section 20; thence S.89°33'38"E.,  
 108 a distance of 5,323.34 feet to the southwest corner of  
 109 the aforementioned Section 16; thence N.00°24'46"E.,  
 110 along the west line of said Section 16, a distance of  
 111 1,320.36 feet; thence S.89°52'39"E., a distance of  
 112 2,660.98 feet; thence N.00°53'16"E., a distance of  
 113 1,295.00 feet to the south right-of-way line of Clark  
 114 Road, State Road 72; thence S.55°49'33"E., along said  
 115 south right-of-way line, a distance of 3,081.77 feet  
 116 to the POINT OF BEGINNING.

117  
 118 ~~Said tract of land contains 2,802.19 acres, more or~~  
 119 ~~less.~~

120  
 121 LESS AND EXCEPT: (The School Board of Sarasota County,  
 122 Florida - Official Record Instrument #2020093694)

123  
 124 A parcel of land lying in Section 21, Township 37  
 125 South, Range 19 East, Sarasota County, Florida, and

126 being more particularly described as follows:  
 127  
 128 COMMENCE at the Northeast corner of said Section 21 ~~it~~  
 129 ~~run~~ thence along the North boundary of said Section  
 130 21, N.89°41'18"W., a distance of 766.13 feet to a  
 131 point on a curve on the Westerly boundary of the 150-  
 132 foot Access Easement, according to Official Records  
 133 Instrument Number 2015078648, of the Public Records of  
 134 Sarasota County, Florida; thence along said Westerly  
 135 boundary of the 150-foot Access Easement, the  
 136 following eight (8) courses: 1) Southerly, 1683.76  
 137 feet along the arc of a non-tangent curve to the left  
 138 having a radius of 2,940.00 ~~2940.00~~ feet and a central  
 139 angle of 32°48'50" (chord bearing S.16°55'31"W.,  
 140 1660.85 feet); 2) S.00°31'06"W., a distance of 255.04  
 141 feet; 3) Southerly, 370.40 feet along the arc of a  
 142 tangent curve to the right having a radius of 880.00  
 143 feet and a central angle of 24°06'58" (chord bearing  
 144 S.12°34'35"W., 367.67 feet); 4) S.24°38'04"W., a  
 145 distance of 699.55 feet; 5) Southerly, 78.14 ~~78.13~~  
 146 feet along the arc of a tangent curve to the left  
 147 having a radius of 1030.00 feet and a central angle of  
 148 04°20'47" (chord bearing S.22°27'40"W., 78.12 feet) to  
 149 the POINT OF BEGINNING; 6) Southerly, 478.21 feet  
 150 along the arc of a non-tangent curve to the left

151 having a radius of 1030.00 feet and a central angle of  
152  $26^{\circ}36'05''$  (chord bearing  $S.06^{\circ}59'14''W.$ , 473.93 feet);  
153 7)  $S.06^{\circ}18'48''E.$ , a distance of 1214.80 feet; 8)  
154 Southerly, 172.95 feet along the arc of a tangent  
155 curve to the right having a radius of 880.00 feet and  
156 a central angle of  $11^{\circ}15'37''$  (chord bearing  
157  $S.00^{\circ}40'59''E.$ , 172.67 feet); thence Southwesterly,  
158 41.76 feet along the arc of a compound curve to the  
159 right having a radius of 25.00 feet and a central  
160 angle of  $95^{\circ}42'19''$  (chord bearing  $S.52^{\circ}47'59''W.$ , 37.07  
161 feet); thence  $N.79^{\circ}20'52''W.$ , a distance of 132.30  
162 feet; thence Northwesterly, 670.59 feet along the arc  
163 of a tangent curve to the right having a radius of  
164 940.00 feet and a central angle of  $40^{\circ}52'28''$  (chord  
165 bearing  $N.58^{\circ}54'38''W.$ , 656.46 feet); thence  
166 Northwesterly, 953.27 feet along the arc of a reverse  
167 curve to the left having a radius of 1060.00 feet and  
168 a central angle of  $51^{\circ}31'36''$  (chord bearing  
169  $N.64^{\circ}14'12''W.$ , 921.47 feet); thence  $N.90^{\circ}00'00''W.$ , a  
170 distance of 178.46 feet; thence  $N.00^{\circ}00'00''E.$ , a  
171 distance of 1497.37 feet; thence  $N.90^{\circ}00'00''E.$ , a  
172 distance of 546.03 feet; thence Easterly, 619.13 feet  
173 along the arc of a tangent curve to the right having a  
174 radius of 1440.00 feet and a central angle of  
175  $24^{\circ}38'04''$  (chord bearing  $S.77^{\circ}40'58''E.$ , 614.37 feet);

176 |       thence S.65°21'56"E., a distance of 542.10 feet;  
 177 |       thence Southeasterly, 37.37 feet along the arc of a  
 178 |       tangent curve to the right having a radius of 25.00  
 179 |       feet and a central angle of 85°39'13" (chord bearing  
 180 |       S.22°32'20"E., 33.99 feet) to the POINT OF BEGINNING.

181 |  
 182 |       Total described parcel containing 2,727.1 ~~65.09~~ acres,  
 183 |       more or less. (2,792.22 acres, minus 65.09 acres)

184 |  
 185 |       TRACT 2 DESCRIPTION (as prepared by the certifying  
 186 |       Surveyor and Mapper):

187 |  
 188 |       A tract of land lying in Sections 30 and 31, Township  
 189 |       37 South, Range 38 East, Sarasota County, Florida,  
 190 |       being more particularly described as follows:

191 |  
 192 |       Commence at the northeast corner of said Section 30;  
 193 |       thence S.88°31'18"W., along the north line of said  
 194 |       Section 30, a distance of 25.01 feet to the POINT OF  
 195 |       BEGINNING, said point being on the west right-of-way  
 196 |       line of Ibis Street (50.00 foot wide public right-of-  
 197 |       way) as recorded in Official Records Book 62, Page 432  
 198 |       in the Public Records of Sarasota County, Florida;  
 199 |       thence S.02°19'37"E., along said west right-of-way line,  
 200 |       a distance of 2,702.49 feet; thence S.89°18'42"W., a



201 distance of 1,307.52 feet; thence S.00°22'13"W., a  
202 distance of 666.03 feet; thence N.89°15'23"E., a  
203 distance of 112.12 feet; thence S.00°20'54"W., a  
204 distance of 1,332.28 feet; thence N.89°34'15"E., a  
205 distance of 1,200.35 feet to a point on the  
206 abovementioned west right-of-way line of Ibis Street;  
207 thence along said west right-of-way line for the  
208 following two (2) calls: (1) thence S.00°12'43"W., a  
209 distance of 667.79 feet; (2) thence S.01°30'08"W., a  
210 distance of 4,462.45 feet to the point of curvature of a  
211 non-tangent curve to the left, having a radius of 550.00  
212 feet and a central angle of 15°15'39"; thence westerly  
213 along the arc of said curve, a distance of 146.49 feet,  
214 said curve having a chord bearing and distance of  
215 N.67°38'11"W., 146.06 feet, to the end of said curve;  
216 thence N.75°16'00"W., a distance of 90.16 feet to the  
217 point of curvature of a non-tangent curve to the left,  
218 having a radius of 490.00 feet and a central angle of  
219 14°22'03"; thence westerly along the arc of said curve,  
220 a distance of 122.87 feet, said curve having a chord  
221 bearing and distance of N.82°27'02"W., 122.55 feet, to  
222 the point of curvature of a non-tangent curve to the  
223 left, having a radius of 718.00 feet and a central angle  
224 of 42°03'55"; thence westerly along the arc of said  
225 curve, a distance of 527.14 feet, said curve having a

226 chord bearing and distance of N.75°41'40"W., 515.38  
227 feet, to the end of said curve; thence N.18°54'26"E., a  
228 distance of 302.35 feet; thence N.65°01'05"W., a  
229 distance of 1,068.36 feet; thence S.35°25'57"W., a  
230 distance of 1,176.73 feet; thence N.89°13'36"W., a  
231 distance of 489.05 feet; thence S.00°07'10"E., a  
232 distance of 427.55 feet to the point of curvature of a  
233 non-tangent curve to the left, having a radius of 500.00  
234 feet and a central angle of 11°31'42"; thence westerly  
235 along the arc of said curve, a distance of 100.60 feet,  
236 said curve having a chord bearing and distance of  
237 N.75°35'35"W., 100.43 feet, to the point of tangency of  
238 said curve; thence N.81°21'26"W., a distance of 108.92  
239 feet to the point of curvature of a curve to the left  
240 having a radius of 350.00 feet and a central angle of  
241 16°01'28"; thence westerly along the arc of said curve,  
242 a distance of 97.89 feet to the point of tangency of  
243 said curve; thence S.82°37'06"W., a distance of 75.69  
244 feet to the point of curvature of a curve to the left  
245 having a radius of 350.00 feet and a central angle of  
246 14°32'49"; thence westerly along the arc of said curve,  
247 a distance of 88.86 feet to the end of said curve, said  
248 point being on the east right-of-way line of Interstate  
249 75 (State Road 93, Section 17075-2407) as recorded in  
250 Road Plat Book 2, Page 54 in said Public Records; thence

251 N.21°33'01"W., along said east right-of-way line, a  
 252 distance of 3,912.60 feet to a point on the west line of  
 253 the abovementioned Section 31; thence N.00°46'55"E.,  
 254 along said west Section line, a distance of 1,210.25  
 255 feet to the northwest corner of said Section 31, also  
 256 being the southwest corner of said Section 30; thence  
 257 N.00°49'51"E., along the west line of said Section 30, a  
 258 distance of 2,635.22 feet to the West 1/4 corner of said  
 259 Section 30; thence N.00°49'50"E., continuing along the  
 260 west line of said Section 30, a distance of 2,637.35  
 261 feet to the northwest corner of said Section 30; thence  
 262 N.88°31'18"E., along the north line of said Section 30,  
 263 a distance of 2,067.47 feet to the north 1/4 corner of  
 264 said Section 30; thence continue N.88°31'18"E., along  
 265 said north line of Section 30, a distance of 2,642.69  
 266 feet to the POINT OF BEGINNING.

267  
 268 Said tract contains 41,791,246 square feet or 959.3950  
 269 acres, more or less.

270  
 271 TOTAL DESCRIBED PARCEL CONTAINING A TOTAL AREA OF  
 272 3,686.495 ~~2,737.1~~ ACRES, MORE OR LESS.

273  
 274 Being subject to any rights-of-way, restrictions, and  
 275 easements of record.

HB 1115

2024

276

277

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