

Amendment No. 01a (for drafter's use only)

<u>Senate</u>	CHAMBER ACTION	<u>House</u>
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ORIGINAL STAMP BELOW

Representative(s) Gay offered the following:

Amendment to Senate Amendment (133172) (with title amendment)

On page 58, between lines 5-6, of the amendment

insert:

Section 29. Section 170.09, Florida Statutes, is amended to read:

170.09 Priority of lien; interest; and method of payment.--The special assessments shall be payable at the time and in the manner stipulated in the resolution providing for the improvement; shall remain liens, coequal with the lien of all state, county, district, and municipal taxes, superior in dignity to all other liens, titles, and claims, until paid; shall bear interest, at a rate not to exceed 8 percent per year, or, if bonds are issued pursuant to this chapter, at a rate not to exceed 1 percent above the rate of interest at which the improvement bonds authorized pursuant to this chapter and used for the improvement are sold, from the date of the acceptance of the improvement; and may, by the

1 resolution aforesaid and only for capital outlay projects, be
2 made payable in equal installments over a period not to exceed
3 30 ~~20~~ years notwithstanding any special act to the contrary,
4 to which, if not paid when due, there shall be added a penalty
5 at the rate of 1 percent per month, until paid. However, the
6 assessments may be paid without interest at any time within 30
7 days after the improvement is completed and a resolution
8 accepting the same has been adopted by the governing
9 authority.

10 Section 30. Subsection (2) of section 189.4031,
11 Florida Statutes, is amended to read:

12 189.4031 Special districts; creation, dissolution, and
13 reporting requirements; charter requirements.--

14 (2) Notwithstanding any general law, special act, or
15 ordinance of a local government to the contrary, any
16 independent special district charter enacted after the
17 effective date of this section shall contain the information
18 required by s. 189.404(3). Recognizing that the exclusive
19 charter for a community development district is the statutory
20 charter contained in ss. 190.006 through 190.041, community
21 development districts established after July 1, 1980, pursuant
22 to the provisions of chapter 190 shall be deemed in compliance
23 with this requirement.

24 Section 31. Subsections (5) and (6) of section
25 189.405, Florida Statutes, 1998 Supplement, are renumbered as
26 subsections (6) and (7), respectively, and a new subsection
27 (5) is added to said section to read:

28 189.405 Elections; general requirements and
29 procedures.--

30 (5)(a) The department may provide, contract for, or
31 assist in conducting education programs, as its budget

1 permits, for all newly elected or appointed members of
2 district boards. The education programs shall include, but are
3 not limited to, courses on the code of ethics for public
4 officers and employees, public meetings and public records
5 requirements, public finance, and parliamentary procedure.
6 Course content may be offered by means of the following:
7 videotapes, live seminars, workshops, conferences,
8 teleconferences, computer-based training, multimedia
9 presentations, or other available instructional methods.

10 (b) An individual district board, at its discretion,
11 may bear the costs associated with educating its members.
12 Board members of districts which have qualified for a zero
13 annual fee for the most recent invoicing period pursuant to s.
14 189.427 shall not be required to pay a fee for any education
15 program the department provides, contracts for, or assists in
16 conducting.

17 Section 32. Subsection (7) of section 189.412, Florida
18 Statutes, is amended to read:

19 189.412 Special District Information Program; duties
20 and responsibilities.--The Special District Information
21 Program of the Department of Community Affairs is created and
22 has the following special duties:

23 (7) The provision of assistance related to and
24 appropriate in the performance of requirements specified in
25 this chapter, including assisting with an annual conference
26 sponsored by the Florida Association of Special Districts or
27 its successor.

28 Section 33. Subsection (1) of section 189.417, Florida
29 Statutes, is amended to read:

30 189.417 Meetings; notice; required reports.--

31 (1) The governing body of each special district shall

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1 file quarterly, semiannually, or annually a schedule of its
2 regular meetings with the local governing authority or
3 authorities. The schedule shall include the date, time, and
4 location of each scheduled meeting. The schedule shall be
5 published quarterly, semiannually, or annually in a newspaper
6 of general paid circulation in the manner required in this
7 subsection. The governing body of an independent special
8 district shall advertise the day, time, place, and purpose of
9 any meeting other than a regular meeting or any recessed and
10 reconvened meeting of the governing body, at least 7 days
11 prior to such meeting, in a newspaper of general paid
12 circulation in the county or counties in which the special
13 district is located, unless a bona fide emergency situation
14 exists, in which case a meeting to deal with the emergency may
15 be held as necessary, with reasonable notice, so long as it is
16 subsequently ratified by the board. No approval of the annual
17 budget shall be granted at an emergency meeting. The
18 advertisement shall be placed in that portion of the newspaper
19 where legal notices and classified advertisements appear. The
20 advertisement shall appear in a newspaper that is published at
21 least 5 days a week, unless the only newspaper in the county
22 is published fewer than 5 days a week. The newspaper selected
23 must be one of general interest and readership in the
24 community and not one of limited subject matter, pursuant to
25 chapter 50. Any other provision of law to the contrary
26 notwithstanding, and except in the case of emergency meetings,
27 water management districts may provide reasonable notice of
28 public meetings held to evaluate responses to solicitations
29 issued by the water management district, by publication in a
30 newspaper of general paid circulation in the county where the
31 principal office of the water management district is located,

1 or in the county or counties where the public work will be
2 performed, no less than 7 days before such meeting.

3 (2) All meetings of the governing body of the special
4 district shall be open to the public and governed by the
5 provisions of chapter 286.

6 (3) Meetings of the governing body of the special
7 district shall be held in a public building when available
8 within the district, in a county courthouse of a county in
9 which the district is located, or in a building in the county
10 accessible to the public.

11 Section 34. Subsection (3) of section 190.004, Florida
12 Statutes, is amended, and subsection (4) is added to said
13 section, to read:

14 190.004 Preemption; sole authority.--

15 (3) The establishment ~~creation~~ of an independent
16 community development district as provided in this act is not
17 a development order within the meaning of chapter 380. All
18 governmental planning, environmental, and land development
19 laws, regulations, and ordinances apply to all development of
20 the land within a community development district. Community
21 development districts do not have the power of a local
22 government to adopt a comprehensive plan, building code, or
23 land development code, as those terms are defined in the Local
24 Government Comprehensive Planning and Land Development
25 Regulation Act. A district shall take no action which is
26 inconsistent with applicable comprehensive plans, ordinances,
27 or regulations of the applicable local general-purpose
28 government.

29 (4) The exclusive charter for a community development
30 district shall be the uniform community development district
31 charter as set forth in ss. 190.006 through 190.041, including

1 the special powers provided by s. 190.012.

2 Section 35. Paragraph (e) of subsection (1) and
3 subsection (3) of section 190.005, Florida Statutes, 1998
4 Supplement, are amended to read:

5 190.005 Establishment of district.--

6 (1) The exclusive and uniform method for the
7 establishment of a community development district with a size
8 of 1,000 acres or more shall be pursuant to a rule, adopted
9 under chapter 120 by the Florida Land and Water Adjudicatory
10 Commission, granting a petition for the establishment of a
11 community development district.

12 (e) The Florida Land and Water Adjudicatory Commission
13 shall consider the entire record of the local hearing, the
14 transcript of the hearing, resolutions adopted by local
15 general-purpose governments as provided in paragraph (c), and
16 the following factors and make a determination to grant or
17 deny a petition for the establishment of a community
18 development district:

19 1. Whether all statements contained within the
20 petition have been found to be true and correct.

21 2. Whether the establishment ~~creation~~ of the district
22 is inconsistent with any applicable element or portion of the
23 state comprehensive plan or of the effective local government
24 comprehensive plan.

25 3. Whether the area of land within the proposed
26 district is of sufficient size, is sufficiently compact, and
27 is sufficiently contiguous to be developable as one functional
28 interrelated community.

29 4. Whether the district is the best alternative
30 available for delivering community development services and
31 facilities to the area that will be served by the district.

1 5. Whether the community development services and
2 facilities of the district will be incompatible with the
3 capacity and uses of existing local and regional community
4 development services and facilities.

5 6. Whether the area that will be served by the
6 district is amenable to separate special-district government.

7 (3) The governing body of any existing special
8 district, created to provide one or more of the public
9 improvements and community facilities authorized by this act,
10 may petition, ~~pursuant to this act,~~ for reestablishment of the
11 existing district as a community development district pursuant
12 to this act. The petition shall contain the information
13 specified in subparagraphs (1)(a)1., 3., 4., 5., 6., and 7.
14 and shall not require payment of a fee pursuant to paragraph
15 (1)(b). In such case, the new district so formed shall assume
16 the existing obligations, indebtedness, and guarantees of
17 indebtedness of the district so subsumed, and the existing
18 district shall be terminated.

19 Section 36. Paragraph (b) of subsection (2) and
20 subsection (7) of section 190.006, Florida Statutes, are
21 amended to read:

22 190.006 Board of supervisors; members and meetings.--

23 (2)(a) Within 90 days following the effective date of
24 the rule or ordinance establishing the district, there shall
25 be held a meeting of the landowners of the district for the
26 purpose of electing five supervisors for the district. Notice
27 of the landowners' meeting shall be published once a week for
28 2 consecutive weeks in a newspaper which is in general
29 circulation in the area of the district, the last day of such
30 publication to be not fewer than 14 days or more than 28 days
31 before the date of the election. The landowners, when

1 assembled at such meeting, shall organize by electing a chair
2 who shall conduct the meeting.

3 (b) At such meeting, each landowner shall be entitled
4 to cast one vote per acre of land owned by him or her and
5 located within the district for each person to be elected. A
6 landowner may vote in person or by proxy in writing. A
7 fraction of an acre shall be treated as 1 acre, entitling the
8 landowner to one vote with respect thereto. The two
9 candidates receiving the highest number of votes shall be
10 elected for a period of 4 years, and the three candidates
11 receiving the next largest number of votes shall be elected
12 for a period of 2 years. The members of the first board
13 elected by landowners shall serve their respective 4-year or
14 2-year terms; however, the next election by landowners shall
15 be held on the first Tuesday in November. Thereafter, there
16 shall be an election of supervisors for the district every 2
17 years ~~on the first Tuesday~~ in November on a date established
18 by the board and noticed pursuant to paragraph (a). The two
19 candidates receiving the highest number of votes shall be
20 elected to serve for a 4-year period, and the remaining
21 candidate elected shall serve for a 2-year period.

22 (7) The board shall keep a permanent record book
23 entitled "Record of Proceedings of ...(name of district)...
24 Community Development District," in which shall be recorded
25 minutes of all meetings, resolutions, proceedings,
26 certificates, bonds given by all employees, and any and all
27 corporate acts. The record book shall at reasonable times be
28 opened to inspection in the same manner as state, county, and
29 municipal records pursuant to chapter 119. The record book
30 shall be kept at the office or other regular place of business
31 maintained by the board in the county or municipality in which

1 the district is located or within the boundaries of a
2 development of regional impact or Florida Quality Development,
3 or combination of a development of regional impact and Florida
4 Quality Development, which includes the district.

5 Section 37. Subsection (1) of section 190.009, Florida
6 Statutes, is amended to read:

7 190.009 Disclosure of public financing.--

8 (1) The district shall take affirmative steps to
9 provide for the full disclosure of information relating to the
10 public financing and maintenance of improvements to real
11 property undertaken by the district. Such information shall be
12 made available to all existing residents, and to all
13 prospective residents, of the district. The district shall
14 furnish each developer of a residential development within the
15 district with sufficient copies of that information to provide
16 each prospective initial purchaser of property in that
17 development with a copy, and any developer of a residential
18 development within the district, when required by law to
19 provide a public offering statement, shall include a copy of
20 such information relating to the public financing and
21 maintenance of improvements in the public offering statement.

22 Section 38. Subsection (6) of section 190.011, Florida
23 Statutes, is amended to read:

24 190.011 General powers.--The district shall have, and
25 the board may exercise, the following powers:

26 (6) To maintain an office at such place or places as
27 it may designate within a county in which the district is
28 located or within the boundaries of a development of regional
29 impact or a Florida Quality Development, or a combination of a
30 development of regional impact and a Florida Quality
31 Development, which includes the district, which office must be

1 reasonably accessible to the landowners. Meetings pursuant to
2 s. 189.417(3) of a district within the boundaries of a
3 development of regional impact or Florida Quality Development,
4 or a combination of a development of regional impact and a
5 Florida Quality Development, may be held at such office.

6 Section 39. Subsection (1) of section 190.012, Florida
7 Statutes, is amended to read:

8 190.012 Special powers; public improvements and
9 community facilities.--The district shall have, and the board
10 may exercise, subject to the regulatory jurisdiction and
11 permitting authority of all applicable governmental bodies,
12 agencies, and special districts having authority with respect
13 to any area included therein, any or all of the following
14 special powers relating to public improvements and community
15 facilities authorized by this act:

16 (1) To finance, fund, plan, establish, acquire,
17 construct or reconstruct, enlarge or extend, equip, operate,
18 and maintain systems, ~~and~~ facilities, and basic
19 infrastructures for the following ~~basic infrastructures~~:

20 (a) Water management and control for the lands within
21 the district and to connect some or any of such facilities
22 with roads and bridges.

23 (b) Water supply, sewer, and wastewater management,
24 reclamation, and reuse or any combination thereof, and to
25 construct and operate connecting intercepting or outlet sewers
26 and sewer mains and pipes and water mains, conduits, or
27 pipelines in, along, and under any street, alley, highway, or
28 other public place or ways, and to dispose of any effluent,
29 residue, or other byproducts of such system or sewer system.

30 (c) Bridges or culverts that may be needed across any
31 drain, ditch, canal, floodway, holding basin, excavation,

1 public highway, tract, grade, fill, or cut and roadways over
2 levees and embankments, and to construct any and all of such
3 works and improvements across, through, or over any public
4 right-of-way, highway, grade, fill, or cut.

5 (d)1. District roads equal to or exceeding the
6 specifications of the county in which such district roads are
7 located, and street lights.

8 2. Buses, trolleys, transit shelters, ridesharing
9 facilities and services, parking improvements, and related
10 signage.

11 (e) Conservation areas, mitigation areas, and wildlife
12 habitat, including the maintenance of any plant or animal
13 species, and any related interest in real or personal
14 property.

15 (f)~~(e)~~ Any other project within or without the
16 boundaries of a district when a local government issued a
17 development order pursuant to s. 380.06 or s. 380.061
18 approving or expressly requiring the construction or funding
19 of the project by the district, or when the project is the
20 subject of an agreement between the district and a
21 governmental entity and is consistent with the local
22 government comprehensive plan of the local government within
23 which the project is to be located.

24 Section 40. Subsections (8) and (9) are added to
25 section 190.021, Florida Statutes, to read:

26 190.021 Taxes; non-ad valorem assessments.--

27 (8) STATUS OF ASSESSMENTS.--Benefit special
28 assessments, maintenance special assessments, and special
29 assessments are non-ad valorem assessments as defined by s.
30 197.3632.

31 (9) ASSESSMENTS CONSTITUTE LIENS; COLLECTION.--Benefit

1 special assessments and maintenance special assessments
2 authorized by this section, and special assessments authorized
3 by s. 190.022, shall constitute a lien on the property against
4 which assessed from the date of imposition thereof until paid,
5 co-equal with the lien of state, county, municipal, and school
6 board taxes. These non-ad valorem assessments may be
7 collected, at the district's discretion, by the tax collector
8 pursuant to the provisions of s. 197.363 or s. 197.3632, or in
9 accordance with other collection measures provided by law.

10 Section 41. Section 190.022, Florida Statutes, is
11 amended to read:

12 190.022 Special assessments.--

13 (1) The board may levy special assessments for the
14 construction, reconstruction, acquisition, or maintenance of
15 district facilities authorized under this chapter using the
16 procedures for levy and collection provided in chapter 170 or
17 chapter 197.

18 (2) Notwithstanding the provisions of s. 170.09,
19 district assessments may be made payable in no more than 30 ~~20~~
20 yearly installments.

21 Section 42. Subsections (1) and (3) of section
22 190.033, Florida Statutes, are amended to read:

23 190.033 Bids required.--

24 (1) No contract shall be let by the board for ~~the~~
25 ~~construction of any project authorized by this act, nor shall~~
26 ~~any goods, supplies, or materials to be purchased, when the~~
27 ~~amount thereof to be paid by the district shall exceed the~~
28 amount provided in s. 287.017 for category four ~~\$10,000,~~
29 unless notice of bids shall be advertised once in a newspaper
30 in general circulation in the county and in the district. Any
31 board seeking to construct or improve a public building,

1 structure, or other public works shall comply with the bidding
2 procedures of s. 255.20 and other applicable general law.In
3 each case, the bid of the lowest responsive and responsible
4 bidder shall be accepted unless all bids are rejected because
5 the bids are too high, or the board determines it is in the
6 best interests of the district to reject all bids. The board
7 may require the bidders to furnish bond with a responsible
8 surety to be approved by the board. Nothing in this section
9 shall prevent the board from undertaking and performing the
10 construction, operation, and maintenance of any project or
11 facility authorized by this act by the employment of labor,
12 material, and machinery.

13 (3) Contracts for maintenance services for any
14 district facility or project shall be subject to competitive
15 bidding requirements when the amount thereof to be paid by the
16 district exceeds the amount provided in s. 287.017~~(1) and (2)~~
17 for category four ~~two~~. The district shall adopt rules,
18 policies, or procedures establishing competitive bidding
19 procedures for maintenance services. Contracts for other
20 services shall not be subject to competitive bidding unless
21 the district adopts a rule, policy, or procedure applying
22 competitive bidding procedures to said contracts.

23 Section 43. Paragraphs (e) and (f) of subsection (1)
24 and subsection (3) of section 190.046, Florida Statutes, are
25 amended to read:

26 190.046 Termination, contraction, or expansion of
27 district.--

28 (1) The board may petition to contract or expand the
29 boundaries of a community development district in the
30 following manner:

31 (e) In all cases, written consent of all the

1 landowners whose land is to be added to or deleted from the
2 district shall be required. The filing of the petition for
3 expansion or contraction by the district board of supervisors
4 shall constitute consent of the landowners within the district
5 other than of landowners whose land is proposed to be added to
6 or removed from the district.

7 (f)1. During the existence of a ~~the~~ district initially
8 established by administrative rule, petitions to amend the
9 boundaries of the district pursuant to paragraphs (a)-(e)
10 shall be limited to a cumulative total of no more than 10
11 percent of the land in the initial district, and in no event
12 shall all such petitions to amend the boundaries ever
13 encompass more than a total of 250 acres.

14 2. For districts initially established by county or
15 municipal ordinance, the limitation provided by this paragraph
16 shall be a cumulative total of no more than 50 percent of the
17 land in the initial district, and in no event shall all such
18 petitions to amend the boundaries ever encompass more than a
19 total of 500 acres.

20 3. Boundary expansions for districts initially
21 established by county or municipal ordinance shall follow the
22 procedure set forth in paragraph (b) or paragraph (c).

23 (3) The district may merge with other community
24 development districts upon filing a petition for establishment
25 of a community development district pursuant to s. 190.005 or
26 may merge with any other special districts upon filing a
27 petition for establishment of a community development district
28 pursuant to s. 190.005. The government formed by a merger
29 involving a community development district pursuant to this
30 section shall assume all indebtedness of, and receive title
31 to, all property owned by the preexisting special districts.

1 Prior to filing said petition, the districts desiring to merge
2 shall enter into a merger agreement and shall provide for the
3 proper allocation of the indebtedness so assumed and the
4 manner in which said debt shall be retired. The approval of
5 the merger agreement by the board of supervisors elected by
6 the electors of the district shall constitute consent of the
7 landowners within the district.

8 Section 44. Section 190.048, Florida Statutes, is
9 amended to read:

10 190.048 Sale of real estate within a district;
11 required disclosure to purchaser.--Subsequent to the
12 establishment creation of a district under this chapter, each
13 contract for the initial sale of a parcel of real property and
14 each contract for the initial sale of a residential unit
15 estate within the district shall include, immediately prior to
16 the space reserved in the contract for the signature of the
17 purchaser, the following disclosure statement in boldfaced and
18 conspicuous type which is larger than the type in the
19 remaining text of the contract: "THE ...(Name of
20 District)...COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY
21 IMPOSES TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS,
22 ON THIS PROPERTY THROUGH A SPECIAL TAXING DISTRICT. THESE
23 TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND
24 MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF
25 THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF
26 THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO
27 COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND
28 ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW."

29 Section 45. Section 190.0485, Florida Statutes, is
30 created to read:

31 190.0485 Notice of establishment.--Within 30 days

1 after the effective date of a rule or ordinance establishing a
 2 community development district under this act, the district
 3 shall cause to be recorded in the property records in the
 4 county in which it is located a "Notice of Establishment of
 5 the ____ Community Development District." The notice shall,
 6 at a minimum, include the legal description of the district
 7 and a copy of the disclosure statement specified in s.
 8 190.048.

9 Section 46. Each community development district in
 10 existence on the effective date of this act shall record a
 11 notice of establishment as specified in s. 190.0485, Florida
 12 Statutes, as created by this act, within 90 days after that
 13 date, unless the district has previously recorded a notice
 14 that meets the requirements set forth in that section.

15 Section 47. (1) Section 190.049, Florida Statutes, is
 16 amended to read:

17 190.049 Special acts prohibited.--Pursuant to s.
 18 11(a)(21), Art. III of the State Constitution, there shall be
 19 no special law or general law of local application creating an
 20 independent special district which has the powers enumerated
 21 in two or more of the paragraphs contained in s. 190.012,
 22 unless such district is created pursuant to the provisions of
 23 s. 189.404.

24 (2) This section shall take effect upon this act
 25 becoming a law, if passed by a three-fifths vote of the
 26 membership of each house.

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29 ===== T I T L E A M E N D M E N T =====

30 And the title is amended as follows:

31 On page 64, line 14, of the amendment

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1 after the semicolon insert:
2 amending s. 170.09, F.S.; providing an
3 increased period for payment of special
4 assessments; amending s. 189.4031, F.S.;
5 providing that community development districts
6 established pursuant to ch. 190, F.S., shall be
7 deemed in compliance with certain charter
8 requirements; 189.405, F.S.; authorizing the
9 Department of Community Affairs to provide
10 education programs for district board members;
11 authorizing a district board, at its
12 discretion, to pay such education costs and
13 providing for fee waiver; amending s. 189.412,
14 F.S.; authorizing the Special District
15 Information Program to provide assistance for
16 certain conferences; amending s. 189.417, F.S.;
17 authorizing water management districts to
18 provide certain notice of public meetings held
19 to evaluate responses to solicitations issued
20 by the water management district by publication
21 in certain newspapers; amending s. 190.004,
22 F.S.; specifying requirements for the charter
23 of a community development district; amending
24 s. 190.005, F.S.; providing requirements for
25 the petition to reestablish an existing special
26 district as a community development district;
27 revising language with respect to establishment
28 of such districts; amending ss. 190.006 and
29 190.011, F.S.; revising requirements relating
30 to the date of the election for the board of
31 supervisors of such districts; revising

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1 requirements relating to the location of the
2 office of such a district; authorizing the
3 holding of meetings at such office for certain
4 districts; amending s. 190.009, F.S.; revising
5 requirements relating to provision of the
6 disclosure of public financing by such
7 districts to prospective purchasers of real
8 property; amending s. 190.012, F.S.; revising
9 and expanding the powers of such districts;
10 amending s. 190.021, F.S.; specifying the
11 status of special assessments imposed by such
12 districts; specifying that such assessments
13 constitute a lien against the property;
14 providing for collection thereof; amending s.
15 190.022, F.S.; revising requirements relating
16 to special assessments for construction,
17 acquisition, or maintenance of district
18 facilities; amending s. 190.033, F.S.; revising
19 bid requirements for the purchase of goods and
20 the construction or improvement of public works
21 and for contracts for maintenance services;
22 amending s. 190.046, F.S.; revising
23 requirements relating to consent to a change in
24 the boundaries of such districts and
25 limitations on such boundary changes; providing
26 that approval of a proposed merger of community
27 development districts by an elected board of
28 supervisors constitutes approval by the
29 landowners of the district; amending s.
30 190.048, F.S.; revising requirements relating
31 to the required disclosure to purchasers of

1 real estate within a district; creating s.
2 190.0485, F.S.; requiring such districts to
3 record a notice of establishment; providing for
4 application to existing districts; amending s.
5 190.049, F.S.; providing an exception to the
6 prohibition against special laws or general
7 laws of local application creating an
8 independent special district having two or more
9 of a community development district's special
10 powers enumerated in s. 190.012, F.S.;

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