

Bill No. CS for SB 946

Amendment No. ____

	<u>Senate</u>	CHAMBER ACTION	<u>House</u>
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11	Senator Rossin moved the following amendment:		
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13	Senate Amendment (with title amendment)		
14	On page 12, between lines 25 and 26,		
15			
16	insert:		
17	Section 8. Section 170.09, Florida Statutes, is		
18	amended to read:		
19	170.09 Priority of lien; interest; and method of		
20	payment.--The special assessments shall be payable at the time		
21	and in the manner stipulated in the resolution providing for		
22	the improvement; shall remain liens, coequal with the lien of		
23	all state, county, district, and municipal taxes, superior in		
24	dignity to all other liens, titles, and claims, until paid;		
25	shall bear interest, at a rate not to exceed 8 percent per		
26	year, or, if bonds are issued pursuant to this chapter, at a		
27	rate not to exceed 1 percent above the rate of interest at		
28	which the improvement bonds authorized pursuant to this		
29	chapter and used for the improvement are sold, from the date		
30	of the acceptance of the improvement; and may, by the		
31	resolution aforesaid and only for capital outlay projects, be		

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

9 Section 9. Subsection (2) of section 170.201, Florida
10 Statutes, 1998 Supplement, is amended to read:

11 170.201 Special assessments.--

12 (2) Property owned or occupied by a religious
13 institution and used as a place of worship or education; by a
14 public or private elementary, middle, or high school; or by a
15 governmentally financed, insured, or subsidized housing
16 facility that is used primarily for persons who are elderly or
17 disabled shall be exempt from any special assessment levied by
18 a municipality to fund any service ~~emergency medical services~~
19 if the municipality so desires. As used in this subsection,
20 the term "religious institution" means any church, synagogue,
21 or other established physical place for worship at which
22 nonprofit religious services and activities are regularly
23 conducted and carried on and the term "governmentally
24 financed, insured, or subsidized housing facility" means a
25 facility that is financed by a mortgage loan made or insured
26 by the United States Department of Housing and Urban
27 Development under s. 8, s. 202, s. 221(d)(3) or (4), s. 232,
28 or s. 236 of the National Housing Act and is owned or operated
29 by an entity that qualifies as an exempt charitable
30 organization under s. 501(c)(3) of the Internal Revenue Code.

31 Section 10. Subsection (2) of section 189.4031,

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1 Florida Statutes, is amended to read:

2 189.4031 Special districts; creation, dissolution, and
3 reporting requirements; charter requirements.--

4 (2) Notwithstanding any general law, special act, or
5 ordinance of a local government to the contrary, any
6 independent special district charter enacted after the
7 effective date of this section shall contain the information
8 required by s. 189.404(3). Recognizing that the exclusive
9 charter for a community development district is the statutory
10 charter contained in ss. 190.006 through 190.041, community
11 development districts established after July 1, 1980, pursuant
12 to the provisions of chapter 190 shall be deemed in compliance
13 with this requirement.

14 Section 11. Subsections (5) and (6) of section
15 189.405, Florida Statutes, 1998 Supplement, are renumbered as
16 subsections (6) and (7), respectively, and a new subsection
17 (5) is added to said section to read:

18 189.405 Elections; general requirements and
19 procedures.--

20 (5)(a) The department may provide, contract for, or
21 assist in conducting education programs, as its budget
22 permits, for all newly elected or appointed members of
23 district boards. The education programs must include, but are
24 not limited to, courses on the code of ethics for public
25 officers and employees, public meetings and public records
26 requirements, public finance, and parliamentary procedure.
27 Course content may be offered by means of the following:
28 videotapes, live seminars, workshops, conferences,
29 teleconferences, computer-based training, multimedia
30 presentations, or other available instructional methods.

31 (b) An individual district board may bear the costs

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1 associated with educating its members. Board members of
2 districts which have qualified for a zero annual fee for the
3 most recent invoicing period pursuant to s. 189.427 are not
4 required to pay a fee for any education program the department
5 provides, contracts for, or assists in conducting.

6 Section 12. Subsection (7) of section 189.412, Florida
7 Statutes, is amended to read:

8 189.412 Special District Information Program; duties
9 and responsibilities.--The Special District Information
10 Program of the Department of Community Affairs is created and
11 has the following special duties:

12 (7) The provision of assistance related to and
13 appropriate in the performance of requirements specified in
14 this chapter, including assisting with an annual conference
15 sponsored by the Florida Association of Special Districts or
16 its successor.

17 Section 13. Subsection (1) of section 189.417, Florida
18 Statutes, is amended to read:

19 189.417 Meetings; notice; required reports.--

20 (1) The governing body of each special district shall
21 file quarterly, semiannually, or annually a schedule of its
22 regular meetings with the local governing authority or
23 authorities. The schedule shall include the date, time, and
24 location of each scheduled meeting. The schedule shall be
25 published quarterly, semiannually, or annually in a newspaper
26 of general paid circulation in the manner required in this
27 subsection. The governing body of an independent special
28 district shall advertise the day, time, place, and purpose of
29 any meeting other than a regular meeting or any recessed and
30 reconvened meeting of the governing body, at least 7 days
31 prior to such meeting, in a newspaper of general paid

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1 circulation in the county or counties in which the special
2 district is located, unless a bona fide emergency situation
3 exists, in which case a meeting to deal with the emergency may
4 be held as necessary, with reasonable notice, so long as it is
5 subsequently ratified by the board. No approval of the annual
6 budget shall be granted at an emergency meeting. The
7 advertisement shall be placed in that portion of the newspaper
8 where legal notices and classified advertisements appear. The
9 advertisement shall appear in a newspaper that is published at
10 least 5 days a week, unless the only newspaper in the county
11 is published fewer than 5 days a week. The newspaper selected
12 must be one of general interest and readership in the
13 community and not one of limited subject matter, pursuant to
14 chapter 50. Any other provision of law to the contrary
15 notwithstanding, and except in the case of emergency meetings,
16 water management districts may provide reasonable notice of
17 public meetings held to evaluate responses to solicitations
18 issued by the water management district, by publication in a
19 newspaper of general paid circulation in the county where the
20 principal office of the water management district is located,
21 or in the county or counties where the public work will be
22 performed, no less than 7 days before such meeting.

23 (2) All meetings of the governing body of the special
24 district shall be open to the public and governed by the
25 provisions of chapter 286.

26 (3) Meetings of the governing body of the special
27 district shall be held in a public building when available
28 within the district, in a county courthouse of a county in
29 which the district is located, or in a building in the county
30 accessible to the public.

31 Section 14. Subsection (3) of section 190.004, Florida

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1 Statutes, is amended, and subsection (4) is added to said
2 section, to read:

3 190.004 Preemption; sole authority.--

4 (3) The establishment ~~creation~~ of an independent
5 community development district as provided in this act is not
6 a development order within the meaning of chapter 380. All
7 governmental planning, environmental, and land development
8 laws, regulations, and ordinances apply to all development of
9 the land within a community development district. Community
10 development districts do not have the power of a local
11 government to adopt a comprehensive plan, building code, or
12 land development code, as those terms are defined in the Local
13 Government Comprehensive Planning and Land Development
14 Regulation Act. A district shall take no action which is
15 inconsistent with applicable comprehensive plans, ordinances,
16 or regulations of the applicable local general-purpose
17 government.

18 (4) The exclusive charter for a community development
19 district shall be the uniform community development district
20 charter as set forth in ss. 190.006 through 190.041, including
21 the special powers provided by s. 190.012.

22 Section 15. Paragraph (e) of subsection (1) and
23 subsection (3) of section 190.005, Florida Statutes, 1998
24 Supplement, are amended to read:

25 190.005 Establishment of district.--

26 (1) The exclusive and uniform method for the
27 establishment of a community development district with a size
28 of 1,000 acres or more shall be pursuant to a rule, adopted
29 under chapter 120 by the Florida Land and Water Adjudicatory
30 Commission, granting a petition for the establishment of a
31 community development district.

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1 (e) The Florida Land and Water Adjudicatory Commission
2 shall consider the entire record of the local hearing, the
3 transcript of the hearing, resolutions adopted by local
4 general-purpose governments as provided in paragraph (c), and
5 the following factors and make a determination to grant or
6 deny a petition for the establishment of a community
7 development district:

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

10 2. Whether the establishment ~~creation~~ of the district
11 is inconsistent with any applicable element or portion of the
12 state comprehensive plan or of the effective local government
13 comprehensive plan.

14 3. Whether the area of land within the proposed
15 district is of sufficient size, is sufficiently compact, and
16 is sufficiently contiguous to be developable as one functional
17 interrelated community.

18 4. Whether the district is the best alternative
19 available for delivering community development services and
20 facilities to the area that will be served by the district.

21 5. Whether the community development services and
22 facilities of the district will be incompatible with the
23 capacity and uses of existing local and regional community
24 development services and facilities.

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

27 (3) The governing body of any existing special
28 district, created to provide one or more of the public
29 improvements and community facilities authorized by this act,
30 may petition, ~~pursuant to this act,~~ for reestablishment of the
31 existing district as a community development district pursuant

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1 to this act. The petition shall contain the information
2 specified in subparagraphs (1)(a)1., 3., 4., 5., 6., and 7.
3 and shall not require payment of a fee pursuant to paragraph
4 (1)(b).In such case, the new district so formed shall assume
5 the existing obligations, indebtedness, and guarantees of
6 indebtedness of the district so subsumed, and the existing
7 district shall be terminated.

8 Section 16. Paragraph (b) of subsection (2) and
9 subsection (7) of section 190.006, Florida Statutes, are
10 amended to read:

11 190.006 Board of supervisors; members and meetings.--

12 (2)(a) Within 90 days following the effective date of
13 the rule or ordinance establishing the district, there shall
14 be held a meeting of the landowners of the district for the
15 purpose of electing five supervisors for the district. Notice
16 of the landowners' meeting shall be published once a week for
17 2 consecutive weeks in a newspaper which is in general
18 circulation in the area of the district, the last day of such
19 publication to be not fewer than 14 days or more than 28 days
20 before the date of the election. The landowners, when
21 assembled at such meeting, shall organize by electing a chair
22 who shall conduct the meeting.

23 (b) At such meeting, each landowner shall be entitled
24 to cast one vote per acre of land owned by him or her and
25 located within the district for each person to be elected. A
26 landowner may vote in person or by proxy in writing. A
27 fraction of an acre shall be treated as 1 acre, entitling the
28 landowner to one vote with respect thereto. The two
29 candidates receiving the highest number of votes shall be
30 elected for a period of 4 years, and the three candidates
31 receiving the next largest number of votes shall be elected

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1 for a period of 2 years. The members of the first board
 2 elected by landowners shall serve their respective 4-year or
 3 2-year terms; however, the next election by landowners shall
 4 be held on the first Tuesday in November. Thereafter, there
 5 shall be an election of supervisors for the district every 2
 6 years ~~on the first Tuesday~~ in November on a date established
 7 by the board and noticed pursuant to paragraph (a). The two
 8 candidates receiving the highest number of votes shall be
 9 elected to serve for a 4-year period, and the remaining
 10 candidate elected shall serve for a 2-year period.

11 (7) The board shall keep a permanent record book
 12 entitled "Record of Proceedings of ...(name of district)...
 13 Community Development District," in which shall be recorded
 14 minutes of all meetings, resolutions, proceedings,
 15 certificates, bonds given by all employees, and any and all
 16 corporate acts. The record book shall at reasonable times be
 17 opened to inspection in the same manner as state, county, and
 18 municipal records pursuant to chapter 119. The record book
 19 shall be kept at the office or other regular place of business
 20 maintained by the board in the county or municipality in which
 21 the district is located or within the boundaries of a
 22 development of regional impact or Florida Quality Development,
 23 or combination of a development of regional impact and Florida
 24 Quality Development, which includes the district.

25 Section 17. Subsection (1) of section 190.009, Florida
 26 Statutes, is amended to read:

27 190.009 Disclosure of public financing.--

28 (1) The district shall take affirmative steps to
 29 provide for the full disclosure of information relating to the
 30 public financing and maintenance of improvements to real
 31 property undertaken by the district. Such information shall be

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1 made available to all existing residents, and to all
 2 prospective residents, of the district. The district shall
 3 furnish each developer of a residential development within the
 4 district with sufficient copies of that information to provide
 5 each prospective initial purchaser of property in that
 6 development with a copy, and any developer of a residential
 7 development within the district, when required by law to
 8 provide a public offering statement, shall include a copy of
 9 such information relating to the public financing and
 10 maintenance of improvements in the public offering statement.

11 Section 18. Subsection (6) of section 190.011, Florida
 12 Statutes, is amended to read:

13 190.011 General powers.--The district shall have, and
 14 the board may exercise, the following powers:

15 (6) To maintain an office at such place or places as
 16 it may designate within a county in which the district is
 17 located or within the boundaries of a development of regional
 18 impact or a Florida Quality Development, or a combination of a
 19 development of regional impact and a Florida Quality
 20 Development, which includes the district, which office must be
 21 reasonably accessible to the landowners. Meetings pursuant to
 22 s. 189.417(3) of a district within the boundaries of a
 23 development of regional impact or Florida Quality Development,
 24 or a combination of a development of regional impact and a
 25 Florida Quality Development, may be held at such office.

26 Section 19. Subsection (1) of section 190.012, Florida
 27 Statutes, is amended to read:

28 190.012 Special powers; public improvements and
 29 community facilities.--The district shall have, and the board
 30 may exercise, subject to the regulatory jurisdiction and
 31 permitting authority of all applicable governmental bodies,

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1 agencies, and special districts having authority with respect
2 to any area included therein, any or all of the following
3 special powers relating to public improvements and community
4 facilities authorized by this act:

5 (1) To finance, fund, plan, establish, acquire,
6 construct or reconstruct, enlarge or extend, equip, operate,
7 and maintain systems, ~~and facilities, and basic~~
8 infrastructures for the following ~~basic infrastructures~~:

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

12 (b) Water supply, sewer, and wastewater management,
13 reclamation, and reuse or any combination thereof, and to
14 construct and operate connecting intercepting or outlet sewers
15 and sewer mains and pipes and water mains, conduits, or
16 pipelines in, along, and under any street, alley, highway, or
17 other public place or ways, and to dispose of any effluent,
18 residue, or other byproducts of such system or sewer system.

19 (c) Bridges or culverts that may be needed across any
20 drain, ditch, canal, floodway, holding basin, excavation,
21 public highway, tract, grade, fill, or cut and roadways over
22 levees and embankments, and to construct any and all of such
23 works and improvements across, through, or over any public
24 right-of-way, highway, grade, fill, or cut.

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

28 2. Buses, trolleys, transit shelters, ridesharing
29 facilities and services, parking improvements, and related
30 signage.

31 (e) Conservation areas, mitigation areas, and wildlife

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1 habitat, including the maintenance of any plant or animal
2 species, and any related interest in real or personal
3 property.

4 (f)~~(e)~~ Any other project within or without the
5 boundaries of a district when a local government issued a
6 development order pursuant to s. 380.06 or s. 380.061
7 approving or expressly requiring the construction or funding
8 of the project by the district, or when the project is the
9 subject of an agreement between the district and a
10 governmental entity and is consistent with the local
11 government comprehensive plan of the local government within
12 which the project is to be located.

13 Section 20. Subsections (8) and (9) are added to
14 section 190.021, Florida Statutes, to read:

15 190.021 Taxes; non-ad valorem assessments.--

16 (8) STATUS OF ASSESSMENTS.--Benefit special
17 assessments, maintenance special assessments, and special
18 assessments are non-ad valorem assessments as defined by s.
19 197.3632.

20 (9) ASSESSMENTS CONSTITUTE LIENS; COLLECTION.--Benefit
21 special assessments and maintenance special assessments
22 authorized by this section, and special assessments authorized
23 by s. 190.022, shall constitute a lien on the property against
24 which assessed from the date of imposition thereof until paid,
25 co-equal with the lien of state, county, municipal, and school
26 board taxes. These non-ad valorem assessments may be
27 collected, at the district's discretion, by the tax collector
28 pursuant to the provisions of s. 197.363 or s. 197.3632, or in
29 accordance with other collection measures provided by law.

30 Section 21. Section 190.022, Florida Statutes, is
31 amended to read:

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1 190.022 Special assessments.--

2 (1) The board may levy special assessments for the
3 construction, reconstruction, acquisition, or maintenance of
4 district facilities authorized under this chapter using the
5 procedures for levy and collection provided in chapter 170 or
6 chapter 197.

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

10 Section 22. Subsections (1) and (3) of section
11 190.033, Florida Statutes, are amended to read:

12 190.033 Bids required.--

13 (1) No contract shall be let by the board for ~~the~~
14 ~~construction of any project authorized by this act, nor shall~~
15 ~~any goods, supplies, or materials to be purchased,~~when the
16 amount thereof to be paid by the district shall exceed the
17 amount provided in s. 287.017 for category four~~\$10,000,~~
18 unless notice of bids shall be advertised once in a newspaper
19 in general circulation in the county and in the district. Any
20 board seeking to construct or improve a public building,
21 structure, or other public works shall comply with the bidding
22 procedures of s. 255.20 and other applicable general law.In
23 each case, the bid of the lowest responsive and responsible
24 bidder shall be accepted unless all bids are rejected because
25 the bids are too high, or the board determines it is in the
26 best interests of the district to reject all bids. The board
27 may require the bidders to furnish bond with a responsible
28 surety to be approved by the board. Nothing in this section
29 shall prevent the board from undertaking and performing the
30 construction, operation, and maintenance of any project or
31 facility authorized by this act by the employment of labor,

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1 material, and machinery.

2 (3) Contracts for maintenance services for any
3 district facility or project shall be subject to competitive
4 bidding requirements when the amount thereof to be paid by the
5 district exceeds the amount provided in s. 287.017~~(1) and (2)~~
6 for category four ~~two~~. The district shall adopt rules,
7 policies, or procedures establishing competitive bidding
8 procedures for maintenance services. Contracts for other
9 services shall not be subject to competitive bidding unless
10 the district adopts a rule, policy, or procedure applying
11 competitive bidding procedures to said contracts.

12 Section 23. Paragraphs (e) and (f) of subsection (1)
13 and subsection (3) of section 190.046, Florida Statutes, are
14 amended to read:

15 190.046 Termination, contraction, or expansion of
16 district.--

17 (1) The board may petition to contract or expand the
18 boundaries of a community development district in the
19 following manner:

20 (e) In all cases, written consent of all the
21 landowners whose land is to be added to or deleted from the
22 district shall be required. The filing of the petition for
23 expansion or contraction by the district board of supervisors
24 shall constitute consent of the landowners within the district
25 other than of landowners whose land is proposed to be added to
26 or removed from the district.

27 (f)1. During the existence of a ~~the~~ district initially
28 established by administrative rule, petitions to amend the
29 boundaries of the district pursuant to paragraphs (a)-(e)
30 shall be limited to a cumulative total of no more than 10
31 percent of the land in the initial district, and in no event

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1 shall all such petitions to amend the boundaries ever
2 encompass more than a total of 250 acres.

3 2. For districts initially established by county or
4 municipal ordinance, the limitation provided by this paragraph
5 shall be a cumulative total of no more than 50 percent of the
6 land in the initial district, and in no event shall all such
7 petitions to amend the boundaries ever encompass more than a
8 total of 500 acres.

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

12 (3) The district may merge with other community
13 development districts upon filing a petition for establishment
14 of a community development district pursuant to s. 190.005 or
15 may merge with any other special districts upon filing a
16 petition for establishment of a community development district
17 pursuant to s. 190.005. The government formed by a merger
18 involving a community development district pursuant to this
19 section shall assume all indebtedness of, and receive title
20 to, all property owned by the preexisting special districts.
21 Prior to filing said petition, the districts desiring to merge
22 shall enter into a merger agreement and shall provide for the
23 proper allocation of the indebtedness so assumed and the
24 manner in which said debt shall be retired. The approval of
25 the merger agreement by the board of supervisors elected by
26 the electors of the district shall constitute consent of the
27 landowners within the district.

28 Section 24. Section 190.048, Florida Statutes, is
29 amended to read:

30 190.048 Sale of real estate within a district;
31 required disclosure to purchaser.--Subsequent to the

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

18 Section 25. Section 190.0485, Florida Statutes, is
 19 created to read:

20 190.0485 Notice of establishment.--Within 30 days
 21 after the effective date of a rule or ordinance establishing a
 22 community development district under this act, the district
 23 shall cause to be recorded in the property records in the
 24 county in which it is located a "Notice of Establishment of
 25 the ____ Community Development District." The notice shall,
 26 at a minimum, include the legal description of the district
 27 and a copy of the disclosure statement specified in s.
 28 190.048.

29 Section 26. Each community development district in
 30 existence on the effective date of this act shall record a
 31 notice of establishment as specified in s. 190.0485, Florida

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1 Statutes, as created by this act, within 90 days after that
2 date, unless the district has previously recorded a notice
3 that meets the requirements set forth in that section.

4 Section 27. (1) Section 190.049, Florida Statutes, is
5 amended to read:

6 190.049 Special acts prohibited.--Pursuant to s.
7 11(a)(21), Art. III of the State Constitution, there shall be
8 no special law or general law of local application creating an
9 independent special district which has the powers enumerated
10 in two or more of the paragraphs contained in s. 190.012,
11 unless such district is created pursuant to the provisions of
12 s. 189.404.

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

16
17 (Redesignate subsequent sections.)

18
19

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

21 And the title is amended as follows:

22 On page 2, line 5, after the semicolon,

23

24 insert:

25 amending s. 170.09, F.S.; providing an
26 increased period for payment of special
27 assessments; amending s. 170.201, F.S.;
28 allowing special assessment exemptions by
29 municipalities for any service; amending s.
30 189.4031, F.S.; providing that community
31 development districts established pursuant to

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1 ch. 190, F.S., shall be deemed in compliance
2 with certain charter requirements; amending s.
3 189.405, F.S.; providing for education programs
4 for district board members; authorizing
5 district boards to pay the costs of education
6 programs; amending s. 189.412, F.S.; providing
7 that the Special District Information Program
8 may assist with the association's annual
9 conference; amending s. 189.417, F.S.;
10 authorizing water management districts to
11 provide certain notice of public meetings held
12 to evaluate responses to solicitations issued
13 by the water management district by publication
14 in certain newspapers; amending s. 190.004,
15 F.S.; specifying requirements for the charter
16 of a community development district; amending
17 s. 190.005, F.S.; providing requirements for
18 the petition to reestablish an existing special
19 district as a community development district;
20 revising language with respect to establishment
21 of such districts; amending ss. 190.006 and
22 190.011, F.S.; revising requirements relating
23 to the date of the election for the board of
24 supervisors of such districts; revising
25 requirements relating to the location of the
26 office of such a district; authorizing the
27 holding of meetings at such office for certain
28 districts; amending s. 190.009, F.S.; revising
29 requirements relating to provision of the
30 disclosure of public financing by such
31 districts to prospective purchasers of real

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1 property; amending s. 190.012, F.S.; revising
2 and expanding the powers of such districts;
3 amending s. 190.021, F.S.; specifying the
4 status of special assessments imposed by such
5 districts; specifying that such assessments
6 constitute a lien against the property;
7 providing for collection thereof; amending s.
8 190.022, F.S.; revising requirements relating
9 to special assessments for construction,
10 acquisition, or maintenance of district
11 facilities; amending s. 190.033, F.S.; revising
12 bid requirements for the purchase of goods and
13 the construction or improvement of public works
14 and for contracts for maintenance services;
15 amending s. 190.046, F.S.; revising
16 requirements relating to consent to a change in
17 the boundaries of such districts and
18 limitations on such boundary changes; providing
19 that approval of a proposed merger of community
20 development districts by an elected board of
21 supervisors constitutes approval by the
22 landowners of the district; amending s.
23 190.048, F.S.; revising requirements relating
24 to the required disclosure to purchasers of
25 real estate within a district; creating s.
26 190.0485, F.S.; requiring such districts to
27 record a notice of establishment; providing for
28 application to existing districts; amending s.
29 190.049, F.S.; providing an exception to the
30 prohibition against special laws or general
31 laws of local application creating an

Bill No. CS for SB 946

Amendment No. ____

1 independent special district having two or more
2 of a community development district's special
3 powers enumerated in s. 190.012, F.S. ;
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