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A bill to be entitled
 An act relating to Broward County; providing for the disposition to general purpose local government of certain lands and interest in lands owned or controlled by the State of Florida and which are located in Section 16, Township 51 South, Range 41 East, and Section 21, Township 51 South, Range 41 East, in Broward County; providing for severability; providing for effect of conflict; providing an effective date.

WHEREAS, the Board of Trustees of the Internal Improvement Trust Fund ("Trustees"), by virtue of section 253.03, Florida Statutes, as amended, owns and holds title to certain lands and property being utilized by the State of Florida for public purposes, said lands being located in Section 16, Township 51 South, Range 41 East, and in Section 21, Township 51 South, Range 41 East, in Pembroke Pines, Broward County ("Property"), and

WHEREAS, the Trustees, pursuant to section 253.03, Florida Statutes, entered into a 99-year lease agreement with the Department of Health and Rehabilitative Services, now known as the Department of Children and Family Services, being Lease Number 2628, dated January 4, 1973 ("Lease"), for the use, benefit, and possession of the Property for the benefit of the State, and

WHEREAS, approximately 160 acres of the Property ("Sublease Property"), known as the Howard C. Forman Resource Campus, is subleased for public purposes to the City of Pembroke Pines, a municipal corporation of the State of Florida ("City"), through a 50-year Sublease with the Department of Children and Family



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31 Services, said Sublease dated March 15, 2001, and known as
32 Sublease Number 2628-14 ("Sublease"), and

33 WHEREAS, in entering into the Sublease, the City relieved
34 the State of significant fiscal responsibility by assuming the
35 maintenance and operation of the existing buildings, including
36 the removal of asbestos, and by addressing other environmental
37 issues with certain portions of the Sublease Property, and

38 WHEREAS, the Sublease requires the City to manage the
39 Sublease Property only for the establishment and operation of a
40 Health Care Park and other related, appurtenant, and allied
41 purposes, and the City has been doing so at its expense since
42 the term of the Sublease began, and

43 WHEREAS, the City has since successfully sub-subleased
44 portions of the Sublease Property to qualified health care and
45 social services providers and is negotiating with other entities
46 desiring to sub-sublease portions of the Sublease Property for
47 health care and other related purposes, and

48 WHEREAS, the City desires to further relieve the State of
49 the responsibility of owning the Property, including the
50 Sublease Property, and requests that the Property be conveyed to
51 the City of Pembroke Pines, which will manage and operate the
52 Property for health care and other related public purposes, and

53 WHEREAS, section 253.03, Florida Statutes, provides for the
54 disposition of surplus real property owned by the State, and

55 WHEREAS, the City requests that the Florida Legislature
56 authorize the conveyance of the Property directly to the City,
57 bypassing the procedures provided in section 253.03, Florida
58 Statutes, thereby allowing the City of Pembroke Pines to develop
59 the Property for public and municipal purposes consistent with the
60 present use restrictions on the Property, including affordable



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61 quality housing for seniors, health care and allied services, and
 62 related uses benefiting the public, and

63 WHEREAS, the City of Pembroke Pines has regularly
 64 demonstrated its ability to manage and operate properties of a
 65 similar nature, in that a successful Charter School System is
 66 operated within the City, consisting of a Charter High School, two
 67 Charter Middle Schools, and three Charter Elementary Schools, as
 68 well as, in partnership with Florida State University, a recently
 69 approved Charter Lab School; and the City has further contributed
 70 to education by voluntarily providing public funding and enacting
 71 multiple special assessments to ensure the construction in the
 72 City, under an expedited schedule, of public schools operated by
 73 the School Board of Broward County, and

74 WHEREAS, the City of Pembroke Pines is directly involved with
 75 and has been instrumental in the development of the Academic
 76 Village on 75-plus acres of property located within the City,
 77 which Village consists of the Florida International University
 78 campus and building, the Charter High School, the Southwest
 79 Regional Library, and the BCC Campus Building, and the City is the
 80 only municipal operator of a Senior Housing Facility/Recreation
 81 Center in the State, and general obligation bonds were approved
 82 and validated to financially support said facility, and

83 WHEREAS, the direct conveyance of the Property to the City
 84 will effectively cancel and legally merge the Lease and the
 85 Sublease, and

86 WHEREAS, by removing from the State the fiscal and
 87 administrative responsibilities for maintaining and operating the
 88 Property, the direct conveyance of the Property to the City, an
 89 entity that has exhibited the ability and expertise to develop,
 90 manage, and operate the proprietary and nonproprietary use of



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91 government property for municipal and public purposes, will be of
 92 substantial benefit to the residents of Florida, as well as to
 93 those of Pembroke Pines and Broward County, NOW, THEREFORE,
 94

95 Be It Enacted by the Legislature of the State of Florida:
 96

97 Section 1. This act may be referred to by the popular name
 98 "Special Act for the Conveyance of State Property to the City of
 99 Pembroke Pines."

100 Section 2. Notwithstanding the provisions of section 253.03,
 101 Florida Statutes, to the contrary, the following property is
 102 directly conveyed to the City of Pembroke Pines, a municipal
 103 corporation in Broward County:

104
 105 That Real Property described as Section 16, Township 51
 106 South, Range 41 East, and Section 21, Township 51 South,
 107 Range 41 East, in Broward County, Florida.

108
 109 Said Property is restricted solely to health care, social services,
 110 and educational uses and to those allied uses deemed by the City of
 111 Pembroke Pines to be in the best interest of the public.

112 Section 3. It is found and determined that the notice of
 113 intention to apply for this legislation was given in the time,
 114 form, and manner required by the State Constitution and the laws
 115 of Florida, and said notice is found to be sufficient and is
 116 hereby validated and approved.

117 Section 4. The provisions of this act are severable, and
 118 it is the intention to confer the whole or any part of the
 119 powers provided for herein, and if any of the provisions of this
 120 act or any of the powers granted by this act shall be held



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121 unconstitutional by any court of competent jurisdiction, the
122 decision of such court shall not affect or impair any of the
123 remaining provisions of this act or any of the remaining powers
124 granted by this act, and it is intended that this act shall be
125 construed and applied as if such unconstitutional provision or
126 power not been included therein.

127 Section 5. In the event of a conflict of the provisions of
128 this act with the provisions of any other act, the provisions of
129 this act shall control to the extent of such conflict. Except as
130 specifically provided herein, the provisions of this act shall
131 control over the provisions of any other special or general law.

132 Section 6. This act shall take effect upon becoming a law.