

HB 1427

2005

1 A bill to be entitled

2 An act relating to the City of Orlando, Orange County;
3 establishing the Orlando Downtown Development Board as a
4 body corporate; providing the boundaries of the Orlando
5 Downtown Development Area; providing number,
6 qualifications, term, and methods of appointment and
7 removal of board members; providing for filling vacancies
8 in office, service without compensation, reimbursement of
9 expenses, bonding, and personal liability in certain
10 instances; providing for bylaws, internal governance, and
11 functions and powers of the board; providing for the city
12 to levy in each fiscal year an ad valorem property tax of
13 not more than 1 mill to finance board operations;
14 providing for assessment and collection of taxes by the
15 city subject to compensation to it for services rendered
16 to the board; requiring maintenance of records and budget
17 and fiscal control; forbidding participation on behalf of
18 the board by personnel financially interested in the
19 matter involved; providing for succession by the city to
20 the property and certain functions of the board if the
21 board ceases to exist or operate; regulating issuance of
22 board revenue certificates; prescribing scope of the act;
23 providing for freeholders' elections; providing
24 construction and severability; providing an effective
25 date.

26
27 Be It Enacted by the Legislature of the State of Florida:
28

HB 1427

2005

29 Section 1. Popular name.--This act may be cited as the
 30 "Downtown Development Board Act."

31 Section 2. Definitions; rules of construction.--Unless
 32 qualified in the text, the following definitions and rules of
 33 construction shall apply to this act:

34 (1) "Board" means the Downtown Development Board created
 35 by this act and any successor to its functions, authority,
 36 rights, and obligations.

37 (2) "City" and "Orlando" mean the City of Orlando.

38 (3) "City council" means the Orlando City Council and any
 39 succeeding governing body of the city.

40 (4) "Freeholder" means any owner of real property in the
 41 development area not wholly exempt from ad valorem taxation,
 42 whether individual, corporation, trust, estate, or partnership,
 43 residing or with its principal place of business located in the
 44 United States.

45 (5) "Including" shall be construed as merely introducing
 46 illustrative examples and not as limiting in any way the
 47 generality of the inclusive term.

48 (6) "Majority" without qualification means a majority of
 49 the board.

50 (7) "Mayor" means the mayor of the City of Orlando.

51 (8) "Orlando Downtown Development Area" or "development
 52 area" means the area established by the city council as set
 53 forth in this act and to which this act primarily relates,
 54 including the central business district and its environs.

55 (9) "State" means the State of Florida.

56 Section 3. Statement of policy; legislative findings.--

HB 1427

2005

57 (1) It is the policy of the state to make it possible for
 58 the city to revitalize and preserve property values and prevent
 59 future and reduce present deterioration in the Orlando Downtown
 60 Development Area. The board created by this act is intended to
 61 provide a vehicle whereby property owners of commercial and
 62 income-producing properties who will benefit directly from the
 63 results of such a program will bear the substantial cost thereof
 64 and thereby local problems may be solved on the local level
 65 through the use of machinery provided by local government.

66 (2) The Legislature further finds and declares that the
 67 provisions of this act and the power afforded to the board are
 68 desirable.

69 Section 4. Orlando Downtown Development Area.--

70 (1) The Orlando Downtown Development Area includes the
 71 central business district and its environs, being all lands
 72 described in accordance with the following: the initial
 73 development area for the purposes of this act shall be the area
 74 set forth by the city council in its ordinance of December 15,
 75 1969, being Documentary 8978-A. From and after approval of this
 76 act by the referendum required in section 13, the development
 77 area shall have existence as provided in this act.

78 (2) The city council may from time to time, after a period
 79 of 1 year after the approval of this act, by the procedure
 80 provided in this act, alter or amend the boundaries of the
 81 development area by the inclusion of additional territory or the
 82 exclusion of lands from the limits of the development area;
 83 however, no real property included within the boundaries of the
 84 development area as established in this act shall be removed
 85 from said area without the consent of the freeholders as

HB 1427

2005

86 provided in section 13. No tax shall be levied upon property
 87 later added to the development area by expansion of the
 88 boundaries except as provided for by a vote of the freeholders
 89 within the added territory as provided for in subsection (10) of
 90 section 13 and compliance otherwise with this act. The city
 91 council shall set a date for a public hearing prior to the
 92 adoption of an ordinance describing area to be added to or
 93 deleted from the development area. Upon the adoption of a
 94 resolution, the city council shall cause a notice of the public
 95 hearing to be published in a newspaper of general circulation
 96 published in the city, which notice shall be published one time
 97 not less than 30 nor more than 60 days after the date of the
 98 hearing. The notice shall set forth the date, time, and place of
 99 the hearing and shall describe the boundaries of the proposed
 100 development area. Any citizen, taxpayer, or property owner shall
 101 have the right to be heard in favor or opposition. After the
 102 public hearing, the city council shall, in the manner authorized
 103 by its charter, adopt a new ordinance establishing and defining
 104 the development area.

105 Section 5. Creation of the board; composition; provisions
 106 relating to members.--There is created a board composed of five
 107 members to be known officially as the "Downtown Development
 108 Board." It is constituted a body corporate and an agency of the
 109 city, and performance by the board of its duties and exercise of
 110 its powers are designated municipal functions and shall be so
 111 construed.

112 (1) The mayor shall appoint the members of the board, with
 113 the concurrence of the city council, and by majority vote of its

HB 1427

2005

114 entire membership, the city council may remove a member of the
 115 board for cause.

116 (2) Of the initial members, one member shall be appointed
 117 for a term expiring July 1, 1973, two members shall be appointed
 118 for terms expiring July 1, 1974, and two members shall be
 119 appointed for terms expiring July 1, 1975. Thereafter, each
 120 succeeding member shall be appointed by the mayor, with the
 121 concurrence of the city council, for a term of 3 years.

122 (3) To qualify for appointment to the board and to remain
 123 qualified for service on it, a prospective member or a member
 124 already appointed shall have his or her principal residence,
 125 employment, or place of business in the development area or be
 126 an owner of realty therein and shall not be serving as a city
 127 officer or employee. A majority of members shall be owners of
 128 realty within the development area, or lessees thereof, or
 129 directors, officers, or managing agents of an owner or of a
 130 lessee thereof so required to pay taxes thereon, but no two
 131 shall be affiliates of the same corporation, partnership, or
 132 other business entity.

133 (4) Vacancy in office, which shall be filled in the manner
 134 provided in subsections (1) and (2) within 30 days after its
 135 occurrence for the remainder of the unexpired term, shall occur
 136 whenever a member is removed from office, becomes disqualified,
 137 or is otherwise unable to serve or resigns.

138 (5) Each member of the board shall serve without
 139 compensation for services rendered as a member but may be
 140 reimbursed by the board for necessary and reasonable expenses
 141 actually incurred in the performance of duty. The board may
 142 require that all its members or any or all of its officers or

HB 1427

2005

143 employees be required to post bond for faithful performance of
 144 duty. The board shall require such bond of all persons
 145 authorized to sign on accounts of the board, and the board shall
 146 pay bonding costs. No member of the board shall be personally
 147 liable for any action taken in attempting in good faith to
 148 perform his or her duty, or for a decision not to act, except in
 149 instances of fraud or willful neglect of duty.

150 Section 6. Board bylaws; internal governance.--

151 (1) The board shall formulate and may amend its own rules
 152 of procedure and written bylaws not inconsistent with this act,
 153 and such rules of procedure and written bylaws, and amendments
 154 thereto, shall not become effective until approved by the city
 155 council. A majority of the board's entire membership shall
 156 constitute a quorum for the transaction of business, but fewer
 157 than a quorum may adjourn from time to time and may compel the
 158 attendance of absent members.

159 (2) All action shall be taken by vote of at least a
 160 majority of the board. The board shall select one of its members
 161 as chair and another as vice-chair and shall prescribe their
 162 duties, powers, and terms of service. The board shall hold
 163 regular meetings at least once a month and shall provide in its
 164 bylaws for holding special meetings. All meetings shall be given
 165 public notice and shall be open to the public. In time for
 166 submission to the governing body as required of all departments
 167 of the city, the board shall prepare and submit for the approval
 168 of the city council a budget for the operation of the board for
 169 the ensuing fiscal year, the same to conform to the fiscal year
 170 of the city. The budget shall be prepared in the manner and
 171 contain the information required of all departments. However,

HB 1427

2005

172 when and if approved by the city council, the budget shall not
 173 require approval of any officer or body of the city other than
 174 the governing body. No funds of the city may be included in the
 175 budget of the board except those funds authorized in this act
 176 and such other funds as may be authorized by the city council.
 177 The board shall not expend any funds other than those authorized
 178 by the approved budget, provided that the board shall have the
 179 power, subject to the approval of the city council, to amend its
 180 budget as may from time to time be necessary.

181 Section 7. Functions of the board.--The board shall
 182 perform the following functions:

183 (1) Prepare and maintain on a current basis an analysis of
 184 the economic conditions and changes occurring in the development
 185 area, including the effect on the development area of such
 186 factors as metropolitan growth, traffic congestion, lack of
 187 adequate parking and other access facilities, and structural
 188 obsolescence and deterioration.

189 (2) Formulate and maintain on a current basis both short-
 190 range and long-range plans for improving the attractiveness and
 191 accessibility to the public of development area facilities,
 192 promoting efficient use thereof, remedying the deterioration of
 193 development area property values, and developing the development
 194 area.

195 (3) Recommend to the city council for its consideration
 196 and approval the actions deemed most suitable for implementing
 197 the development area plans as provided in subsection (2).

198 (4) Participate actively in the implementation and
 199 execution of approved development area plans, including
 200 establishment, acquisition, construction, ownership, financing,

HB 1427

2005

201 leasing, licensing, operation, and management of publicly owned
 202 or leased facilities deemed feasible and beneficial in effecting
 203 implementation for public purposes. However, this subsection
 204 shall not give the board any power or control over any city
 205 property unless and until assigned to it by the city council
 206 under the provisions of subsection (5).

207 (5) Carry on all other projects and undertakings
 208 authorized by law and within the limits of the powers granted to
 209 it by law and such additional lawful projects and undertakings
 210 related to the development area as the city council may assign
 211 to the board with its consent.

212 Section 8. Powers of the board.--In the performance of the
 213 functions vested in or assigned to the board, it is granted the
 214 following powers:

215 (1) To enter into contracts and agreements, and to sue and
 216 be sued as a body corporate.

217 (2) To have and use a corporate seal.

218 (3) To acquire, own, convey, or otherwise dispose of;
 219 lease as lessor or lessee; and construct, maintain, improve,
 220 enlarge, raze, relocate, operate, and manage property and
 221 facilities of whatever type to which it holds title; and to
 222 grant or acquire licenses, easements, and options with respect
 223 thereto, provided, however, that any property owned by the board
 224 will be subject to the applicable state and local taxes imposed
 225 thereon.

226 (4) To accept grants and donations of money, property of
 227 any type, labor, or other thing of value from any public or
 228 private source.

HB 1427

2005

229 (5) To receive the proceeds of the tax provided by this
 230 act.

231 (6) To receive the revenues from any property or facility
 232 owned, leased, licensed, or operated by it or under its control,
 233 subject to the limitations imposed upon it by trusts or other
 234 agreements validly entered into by it.

235 (7) To have exclusive control of funds legally available
 236 to it, subject to limitations imposed upon it by law or by any
 237 agreement validly entered into by it.

238 (8) To cooperate and enter into agreements with other
 239 governmental agencies or other public bodies, except that
 240 nothing in this act shall be construed as authorization to
 241 initiate a federally subsidized urban renewal program and any
 242 such urban renewal program is specifically prohibited.

243 (9) To make to or receive from the city or Orange County
 244 conveyances, leasehold interests, grants, contributions, loans,
 245 and other rights and privileges.

246 (10) To request by resolution that the city exercise its
 247 powers of eminent domain to acquire any real property for public
 248 purposes. If the property involved is acquired, the board shall
 249 take over and assume control of such property on terms mutually
 250 agreed upon between the city and the board, but the board shall
 251 not thereafter be authorized to sell, lease, or otherwise
 252 dispose of such property so acquired without the formal consent
 253 of the city council.

254 (11) To issue and sell revenue certificates as hereinafter
 255 provided, or in another manner permitted by law and not
 256 inconsistent with the provisions of this act, and to take all
 257 steps necessary for efficient preparation and marketing of the

HB 1427

2005

258 certificates at public or private sale at the best price
 259 obtainable, including the entry into agreements with corporate
 260 trustees, underwriters, and the holders of the certificates, and
 261 the employment and payment as a necessary expense of issuance,
 262 for the service of consultants on valuations, costs, and
 263 feasibility of undertaking revenues to be anticipated and other
 264 financial matters, architecture, engineering, legal matters,
 265 accounting matters, and any other fields in which expert advice
 266 may be needed to effectuate advantageous issuance and marketing.

267 (12) To fix, regulate, and collect rents, fees, rates, and
 268 charges for facilities or projects or any parts thereof or
 269 services furnished by it or under its control and to pledge the
 270 revenue to the payment of revenue certificates issued by it.

271 (13) To borrow money after approval of the city council on
 272 its unsecured notes for a period not exceeding 9 months in an
 273 aggregate amount for all outstanding unsecured notes not
 274 exceeding 50 percent of the unpledged proceeds received during
 275 the immediately prior fiscal year from the tax imposed by this
 276 act and at an annual rate of interest not exceeding the rate
 277 being charged at the time of the loan by banks in the city on
 278 unsecured short-term loans to local businesses.

279 (14) To acquire by rental or otherwise and to equip and
 280 maintain a principal office for the conduct of its business and
 281 such branch offices as may be necessary.

282 (15) To employ and prescribe the duties, authority,
 283 compensation, not to exceed the highest salary paid to other
 284 nonelective city employees, and reimbursement of expenses of the
 285 executive director of the board, who shall act as its chief
 286 executive officer; a general counsel, who shall be an attorney

HB 1427

2005

287 in active practice in the state and so engaged at the time of
 288 appointment; and such other personnel as may be necessary from
 289 time to time; provided, however, that its personnel shall not be
 290 under civil service regulations, shall not while employed by it
 291 serve as city officers or employees, and, with the exception of
 292 its secretary, shall not while employed by it serve as a member
 293 of the board.

294 (16) To exercise all powers incidental to the effective
 295 and expedient exercise of the foregoing powers to the extent not
 296 in conflict or inconsistent with this act.

297 (17) To establish development and taxing subdistricts
 298 within the downtown development area for sectional development
 299 in accordance with the comprehensive plan, taxes acquired from
 300 said subdistricts to be utilized solely within the subdistrict
 301 area, said area not to be less than one city block in size;
 302 provided, however, that no subdistrict shall be established nor
 303 any tax imposed without an authorizing vote as provided by the
 304 State Constitution and written approval of all of the
 305 freeholders located therein and the city council. The 1-mill
 306 limitation set forth in section 9 shall not apply to any such
 307 consenting development and taxing subdistrict.

308 Section 9. Levy of ad valorem tax.--For the fiscal year of
 309 the board beginning with the calendar year 1972, and for each
 310 fiscal year thereafter, all ad valorem tax in addition to all
 311 other ad valorem taxes may be levied or caused to be levied
 312 annually by the city council, in its discretion, upon request of
 313 the board for the purposes of financing the operation of the
 314 board. Said tax may be levied on all property in the development
 315 area or subdistrict thereof to the extent same is otherwise

HB 1427

2005

316 subject to ad valorem taxation for city operating expenses,
 317 except that property under homestead exemption shall not be
 318 taxed. The tax base shall be the assessed valuation subject to
 319 taxation as provided in this section made annually by the
 320 appropriate tax assessors. The rate shall not exceed 1 mill on
 321 each dollar of tax base in 1971 and each year thereafter. The
 322 city tax collector shall collect or receive the tax when and in
 323 the same manner in which he or she collects or receives the city
 324 ad valorem taxes and with the same discounts for early payment
 325 and shall pay the proceeds to the city treasurer for the account
 326 of the board. Notwithstanding anything in this act that may be
 327 to the contrary, or the purpose of this legislation, the Orlando
 328 Downtown Development Area shall constitute a special taxing
 329 district to be administered as such, and any tax levy imposed
 330 within said district or subdistrict shall not be construed as
 331 part of the 10-mill levy authorized the city by the constitution
 332 and statutes of this state for operating expenses or as part of
 333 any other millage limitation on the city. Should any court of
 334 competent jurisdiction construe this act to be within such
 335 millage limitation, all provisions of this act relating to
 336 millage levies thereunder shall stand as null and void.

337 Section 10. Board records; fiscal management.--The fiscal
 338 year of the board shall coincide with that of the city.

339 (1) All funds of the board shall be received, held, and
 340 secured like other public funds by the appropriate fiscal
 341 officers of the city. The funds of the board shall be maintained
 342 under a separate account, shall be used only for purposes
 343 authorized in this act, and shall be disbursed only by direction
 344 of or with the approval of the board pursuant to requisitions

HB 1427

2005

345 signed by the director or other designated chief fiscal officer
346 of the board and countersigned by at least one other person who
347 shall be a member of the board. The board shall pay the city as
348 an operating expense the reasonable value of the services
349 rendered by the city to the board, as may be determined by the
350 city council.

351 (2) The board bylaws shall provide for maintenance of
352 minutes and other official records of its proceedings and
353 actions, for preparation and adoption of an annual budget for
354 each ensuing fiscal year, for internal supervision and control
355 of its accounts, which function the appropriate city fiscal
356 officers may perform at its request, and for an external audit
357 at least annually by an independent certified public accountant
358 who has no personal interest, direct or indirect, in its fiscal
359 affairs. A copy of the external audit shall be filed with the
360 city clerk within 90 days after the end of each fiscal year. The
361 bylaws shall specify the means by which each of these functions
362 is to be performed and, as to those functions assigned to board
363 personnel, the manner and schedule of performance.

364 (3) No member or employee of the board shall participate
365 by vote or otherwise on behalf of the board in any matter in
366 which he or she has a direct financial interest or an indirect
367 financial interest other than of the benefits to be derived
368 generally from the development of the development area.
369 Participation with knowledge of such interest shall constitute
370 malfeasance and shall result, as regards a member, in automatic
371 forfeiture of office, or as regards an employee, in prompt
372 dismissal.

HB 1427

2005

373 Section 11. Provisions governing issuance of
 374 certificates.--Issuance of revenue certificates by the board
 375 shall be governed by the following general provisions:

376 (1) Revenue certificates for purposes of this act are
 377 limited to obligations that are secured solely by pledge of
 378 revenues produced by the facility or facilities for the benefit
 379 of which the certificates are issued and the sale proceeds used
 380 and that do not constitute a lien or encumbrance, legal or
 381 equitable, on any real property of the board or on any of its
 382 personal property other than the revenues pledged to secure
 383 payment of the certificates.

384 (2) The faith and credit of the city shall not be pledged
 385 and the city shall not be obligated directly or indirectly to
 386 make any payments on or appropriate any funds for certificates
 387 issued by the board.

388 (3) The rate or rates of interest and the sale price of
 389 the certificates by the board shall be such that the true
 390 interest cost to the board on the proceeds received from the
 391 sale shall not exceed the rate authorized by law for the city.

392 (4) Before issuing any revenue certificates, the board
 393 shall as to each issue:

394 (a) Prepare or procure from a reputable source detailed
 395 estimates of the total cost of the undertaking for which the
 396 certificates are contemplated and of the annual revenues to be
 397 obtained therefrom and pledged as security for payment of the
 398 certificates.

399 (b) Determine that the anticipated net proceeds from the
 400 sale, together with any other funds available and intended for
 401 the purposes of the issue, will be sufficient to cover all costs

HB 1427

2005

402 of the undertaking and of preparing and marketing the issues
 403 connected therewith.

404 (c) Determine that the annual revenues anticipated from
 405 the undertaking will be sufficient to pay the estimated annual
 406 cost of maintaining, repairing, operating, and replacing, to any
 407 necessary extent, not only the undertaking but also the punctual
 408 payment of the principal of, and interest on, the contemplated
 409 certificates.

410 (d) Specify these determinations in and include the
 411 supporting estimates as part of the resolution providing for the
 412 issue.

413 (5) The board may, as to any issue of revenue
 414 certificates, engage the services of a corporate trustee for the
 415 issue and may treat any or all of the costs of carrying out the
 416 trust agreement as part of the operating costs of the
 417 undertaking for which the certificates are issued.

418 (6) The board shall from time to time establish such
 419 rentals, rates, and charges, or shall by agreement maintain such
 420 control thereof, as to meet punctually all payments on the
 421 undertaking and its maintenance and repair, including reserves
 422 therefor, and for depreciation and replacement.

423 (7) Revenue certificates may be issued for the purposes of
 424 funding, refunding, or both.

425 (8) All revenue certificates issued pursuant to this act
 426 shall be negotiable instruments for all purposes.

427 Section 12. Transfer upon cessation of the board.--Should
 428 the board cease to exist or to operate for whatever reason, all
 429 of its property of whatever kind shall forthwith, upon consent
 430 of the city, become the property of the city. If said property

HB 1427

2005

431 becomes property of the city, it shall be taken subject to the
 432 outstanding obligations of the board incurred in conformity with
 433 all of the foregoing provisions, and the city shall use this
 434 property to the maximum extent then practicable for effectuating
 435 the purposes of this act and shall succeed to and exercise such
 436 powers of the board as shall be necessary to meet outstanding
 437 obligations of the board and effect an orderly cessation of its
 438 powers and functions, provided, however, that in no event shall
 439 the city become responsible for any debts, obligations, or
 440 contracts of the board beyond the income of the property
 441 produced by the sale, lease, operation, or disposition
 442 otherwise, as decided by the city in its discretion.

443 Section 13. Freeholders' referendum.--No powers shall be
 444 exercised by the board, nor shall any special taxing district be
 445 established, until such time as the freeholders within the
 446 development area approve of this act in accordance with the
 447 following referendum provisions:

448 (1) ELECTION SUPERVISOR.--For the purposes of this
 449 referendum, the city clerk shall act as election supervisor and
 450 do all things necessary to carry out the provisions of this
 451 section.

452 (2) REGISTRATION.--Within 30 days after the date this act
 453 becomes law, the clerk shall compile a list of the names and the
 454 last known addresses of the freeholders in the development area
 455 from the tax assessment roll used by the city applicable as of
 456 the date of certification of the current tax roll, and the same
 457 shall constitute the registration list for the purposes of the
 458 freeholders' referendum in this section, except as hereinafter
 459 provided.

HB 1427

2005

460 (3) NOTIFICATION.--Within 10 days after the expiration of
 461 the time period specified in subsection (2), the clerk shall
 462 notify each freeholder of the general provisions of this act,
 463 including the taxing authority and powers of eminent domain, the
 464 dates of the upcoming referendum, and the method provided for
 465 additional registration should the status of the freeholder have
 466 changed since the compilation of the tax rolls. Such
 467 notification shall be by United States mail and, in addition
 468 thereto, by publication one time in a newspaper of general
 469 circulation in Orange County, within the time period provided in
 470 subsection (2).

471 (4) ADDITIONAL REGISTRATION.--Any freeholder whose name
 472 does not appear on the tax rolls may register with the city
 473 clerk at the Orlando City Hall or by mail in accordance with
 474 regulations adopted by the clerk. The registration lists shall
 475 remain open until 75 days after the date this act becomes law.

476 (5) VOTING.--Within 30 days after the closing of the
 477 registration list, the referendum shall be held at the Orlando
 478 City Hall under the supervision of the clerk. A secret ballot
 479 form of voting will be utilized. One vote shall be allowed for
 480 each freeholder. After the close of the poll, the results of
 481 said referendum shall be tabulated by the clerk, who shall
 482 certify the results thereof to the city council no later than 5
 483 days after said referendum. Any person voting who has knowledge
 484 that he or she is not a freeholder as defined by this act
 485 commits perjury and shall be prosecuted and, upon conviction,
 486 punished in accordance with the provisions of the laws of this
 487 state.

HB 1427

2005

488 (6) PASSAGE OF THE ACT.--The freeholders shall be deemed
 489 to have approved of the provisions of this act at such time as
 490 the clerk certifies to the city council that approval has been
 491 given by a majority of the freeholders voting in this
 492 referendum. Should the freeholders fail to approve of the
 493 provisions of this act as provided in this subsection, the city
 494 may call one additional referendum by resolution of the city
 495 council at any time after 1 year after the certification of the
 496 results of the previous referendum by the clerk. The additional
 497 referendum shall be held in accordance with the provisions of
 498 this section, save and except that all time periods will be
 499 computed from the date of the resolution calling for the
 500 referendum. Should the freeholders fail to initially approve
 501 this act as provided in this subsection after two such
 502 referenda, all provisions of this act shall be null and void,
 503 and this act shall be repealed.

504 (7) OTHER ELECTIONS.--Additional freeholders' elections
 505 called after increasing or decreasing the boundaries of the
 506 development area in accordance with section 4 shall be held in
 507 accordance with the referendum provisions for initial approval
 508 of this act; however, no provision of this act shall require the
 509 approval of freeholders in an area that has previously approved
 510 of the provisions of this act by any referendum held under this
 511 section.

512 (8) REPEAL OF THE ACT.--A repeal referendum may be called
 513 by petition of 20 percent of the freeholders in the development
 514 area for the purpose of abolishing the board and repealing this
 515 act. Upon receipt of such a petition for a repeal referendum by
 516 the city clerk, a freeholders' referendum shall be called by the

HB 1427

2005

517 city. The procedure shall be the same as provided for the
 518 initial approval of this act, except that additional repeal
 519 referenda may be petitioned at any time after 1 year after the
 520 certification of the results of a previous repeal referendum by
 521 the clerk. The proposition shall be put on the ballot permitting
 522 a vote for or against repeal of the Orlando Downtown Development
 523 Board. A vote for repeal of the board by more than 50 percent of
 524 the freeholders voting in the repeal referendum shall cause
 525 immediate cessation of the Orlando Downtown Development Board
 526 and shall constitute repeal of this act.

527 Section 14. Liberal construction; severability.--The
 528 provisions of this act, being desirable for the welfare of the
 529 city and its inhabitants, shall be liberally construed to
 530 effectuate the purposes set forth in this act and are severable.
 531 Should any portion of this act be held invalid or
 532 unconstitutional by a court of competent jurisdiction, each
 533 other portion shall remain effective.

534 Section 15. Repeal of prior special acts.--Chapters 71-810
 535 and 78-577, Laws of Florida, are repealed.

536 Section 16. This act shall take effect July 1, 2005.