

CHAMBER ACTION

1 The Finance & Tax Committee recommends the following:

2
3 **Council/Committee Substitute**

4 Remove the entire bill and insert:

5 A bill to be entitled

6 An act relating to the Downtown Development Authority of
7 the City of Fort Lauderdale, Broward County; codifying,
8 amending, reenacting, and repealing chapters 65-1541, 67-
9 1385, 69-1056, 75-371, 80-501, 85-393, 87-507, 89-431, 92-
10 247, 93-392, and 95-531, Laws of Florida; providing
11 severability; providing an effective date.

12
13 Be It Enacted by the Legislature of the State of Florida:

14
15 Section 1. Pursuant to section 189.429, Florida Statutes,
16 this act constitutes the codification of all special acts
17 relating to the Downtown Development Authority of the City of
18 Fort Lauderdale. It is the intent of the Legislature in enacting
19 this law to provide a single, comprehensive special act charter
20 for the authority, including all current legislative authority
21 granted to the authority by its several legislative enactments
22 and any additional authority granted by this act. It is further

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23 | the intent of this act to preserve all authority of the
24 | authority.

25 | Section 2. Chapters 65-1541, 67-1385, 69-1056, 75-371, 80-
26 | 501, 85-393, 87-507, 89-431, 92-247, 93-392, and 95-531, Laws of
27 | Florida, are codified, reenacted, amended, and repealed as
28 | herein provided.

29 | Section 3. The charter for the Downtown Development
30 | Authority of the City of Fort Lauderdale is reenacted and re-
31 | created to read:

32 | Section 1. Definitions.--As used in this act, the
33 | following terms shall have the meaning ascribed to them in this
34 | section unless the context shall clearly requires otherwise:

35 | (1) "Authority" means the Downtown Development Authority
36 | of the City of Fort Lauderdale.

37 | (2) "Board" means the governing body of the authority
38 | selected as herein provided.

39 | (3) "Director" means the chief executive officer of the
40 | authority selected by the board as herein provided.

41 | (4) "City" means the City of Fort Lauderdale.

42 | (5)(a) "Downtown" means the lands described in section 2
43 | not being used as a residence.

44 | (b) "Not being used as a residence" means all residential
45 | lands not being used as a residence or that portion of
46 | nonresidential lands not being used as a residence. The
47 | determination of when land is being used as a residence shall be
48 | made and certified by the Executive Director of the Downtown
49 | Development Authority at the time the books close for a Downtown
50 | Development Authority election or, if the Downtown Development

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51 Authority does not hold an election in a particular year, as of
52 January 1 of that year.

53 (c) "Residence" means a building in which one or more
54 natural persons live.

55 (d) "Residential" means lands zoned by the City of Fort
56 Lauderdale as R-1-A, R-1, R-1-P, R-2-A, R-2, R-3-A/RM-25, R-3-9,
57 RM-15, R-3/RM-30, R-3-C, R-4/RM-60, or R-4-C.

58 (6) "Planning board" means the city planning and zoning
59 board.

60 (7) "Bonds" means any bonds, including refunding bonds,
61 notes, interim certificates, certificates of indebtedness,
62 debentures, and other obligations.

63 (8) "Public facility" means any street, park, parking lot,
64 playground, right-of-way, structure, waterway, bridge, lake,
65 pond, canal, utility lines or pipes, and building, including
66 access routes to any of the foregoing, designed and dedicated to
67 use by the public generally, or used by any public agency with
68 or without charge, whether or not the same is revenue producing.

69 (9) "Assessable improvements" includes, without
70 limitation, any and all land redevelopment and revitalization
71 works and facilities, sewer systems, storm sewers and drains,
72 water systems, streets, roads, or other products of the
73 authority, or that portion or portions thereof, local in nature
74 and of special benefit to the premises or lands served thereby,
75 and any and all modifications, improvements, and enlargements
76 thereof.

77 (10) "Cost," when used with reference to any project,
78 includes, but is not limited to, the expense of determining the

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79 feasibility or practicability of acquisition, construction, or
 80 reconstruction; the cost of surveys, estimates, plans, designs,
 81 and specifications; the cost of improvements and engineering,
 82 fiscal, and legal expenses and charges; the cost of all labor,
 83 materials, machinery, and equipment; the cost of all lands,
 84 properties, rights, easements, and franchises acquired; federal,
 85 state, and local taxes and assessments; financing charges; the
 86 creation of initial reserve and debt service funds; working
 87 capital; interest charges incurred or estimated to be incurred
 88 on money borrowed prior to and during construction and
 89 acquisition and for such period of time after completion of
 90 construction or acquisition as the board may determine; the cost
 91 of issuance of bonds pursuant to this act, including
 92 advertisements and printing, the cost of any referendum held
 93 pursuant to this act, and all other expenses of issuance of
 94 bonds; discount, if any, on the sale or exchange of bonds;
 95 administrative expenses; such other expenses as may be necessary
 96 or incidental to the acquisition, construction, or
 97 reconstruction of any project or to the financing thereof, or
 98 the development of any lands within the authority; and
 99 reimbursement of any public or private body, person, firm, or
 100 corporation for any moneys advanced in connection with any of
 101 the foregoing items of cost. Any obligation or expense incurred
 102 prior to the issuance of bonds in connection with the
 103 acquisition, construction, or reconstruction of any project or
 104 improvements thereon, or in connection with any other
 105 development of land that the board shall determine to be

106 necessary or desirable in carrying out the purposes of this act,
 107 may be treated as a part of such cost.

108 (11) "Project" means any development, improvement,
 109 property, utility, facility, works road, sidewalk, enterprise,
 110 service, or convenience, including, without limitation, public
 111 transportation facilities and services, now existing or
 112 hereafter undertaken or established, that under the provisions
 113 of this act the authority is authorized to construct, acquire,
 114 undertake, or furnish for its own use or for the use of any
 115 other person, firm, or corporation owning, leasing, or otherwise
 116 using the same, for any profit or nonprofit purpose or activity,
 117 and shall include, without limitation, such repairs,
 118 replacements, additions, extensions, and betterments of and to
 119 any project as may be deemed necessary or desirable by the board
 120 to place or to maintain such project in proper condition for the
 121 safe, efficient, and economic operation thereof.

122 (12) "Public body" means the state or any municipality,
 123 board, commission, authority, district, department, or any other
 124 subdivision or public body of the state.

125 (13) "Federal Government" means the United States of
 126 America or any agency or instrumentality, corporation, or
 127 otherwise of the United States of America.

128 (14) "Slum area" means an area in which there is a
 129 predominance of buildings or improvements, whether residential
 130 or nonresidential, which by reason of dilapidation,
 131 deterioration, age, or obsolescence, inadequate provision for
 132 ventilation, light, air, sanitation, or open spaces, high
 133 density of population and overcrowding, or the existence of

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134 conditions which endanger life or property by fire and other
 135 causes or any combination of such factors is conducive to ill
 136 health, transmission of disease, infant mortality, juvenile
 137 delinquency, or crime, and is detrimental to the public health,
 138 safety, morals, or welfare.

139 (15) "Blighted area" means an area which by reason of the
 140 presence of a substantial number of slum, deteriorated, or
 141 deteriorating structures, predominance of defective or
 142 inadequate street layout, faulty lot layout in relation to size,
 143 adequacy, accessibility, or usefulness, unsanitary or unsafe
 144 conditions, deterioration of site or other improvements,
 145 diversity of ownership, tax or special assessment delinquency
 146 exceeding the fair value of the land, defective or unusual
 147 conditions of title, or the existence of conditions which
 148 endanger life or property by fire and other causes, or any
 149 combination of such factors, substantially impairs or arrests
 150 the sound growth of a community, retards the provision of
 151 housing accommodations, or constitutes an economic or social
 152 liability and is a menace to the public health, safety, morals,
 153 or welfare in its present condition and use.

154 (16) "Renewal project" means undertakings and activities
 155 of the authority in a renewal area for the elimination and
 156 prevention of the development or spread of slums and blight, and
 157 may involve slum clearance and redevelopment in a renewal area,
 158 or rehabilitation or conservation in a renewal area, or any
 159 combination or part thereof in accordance with a renewal plan.
 160 Such undertakings and activities may include:

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161 (a) Acquisition of a slum area or a blighted area or
162 portion thereof.

163 (b) Demolition and removal of buildings and improvements.

164 (c) Installation, construction, or reconstruction of
165 streets, utilities, parks, playgrounds, and other improvements
166 necessary for carrying out in the renewal area the renewal
167 objectives of this act in accordance with the renewal plan.

168 (d) Disposition of any property acquired in the renewal
169 area, including sale, initial leasing, or retention by the
170 authority itself, at its fair value for uses in accordance with
171 the renewal plan.

172 (e) Carrying out plans for a program of voluntary or
173 compulsory repair and rehabilitation of buildings or other
174 improvements in accordance with the renewal plan.

175 (f) Acquisition of any other real property in the renewal
176 area where necessary to eliminate unhealthful, unsanitary, or
177 unsafe conditions, lessen density, eliminate obsolete or other
178 uses detrimental to the public welfare, or otherwise to remove
179 or prevent the spread of blight or deterioration, or to provide
180 land for needed public facilities.

181 (17) "Renewal area" means a slum area or a blighted area
182 or a combination thereof which the authority designates as
183 appropriate for a renewal project.

184 (18) "Renewal plan" means a plan, as it exists from time
185 to time, for a renewal project, which plan:

186 (a) Shall conform to the general plan for the municipality
187 as a whole.

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188 (b) Shall be sufficiently complete to indicate such land
 189 acquisition, demolition, and removal of structures,
 190 redevelopment, improvements, and rehabilitation as may be
 191 proposed to be carried out in the renewal area; zoning and
 192 planning changes, if any; land uses; maximum densities; building
 193 requirements; and the plan's relationship to definite local
 194 objectives respecting appropriate land uses, improved traffic,
 195 public transportation, public utilities, recreational and
 196 community facilities, and other public improvements.

197 (19) "Real property" shall include lands, including
 198 improvements and fixtures thereon, and property of any nature
 199 appurtenant thereto, or used in connection therewith, and every
 200 estate, interest, right, and use, legal or equitable, therein
 201 including terms for years and liens by way of judgment,
 202 mortgage, or otherwise.

203 (20) "Obligee" shall include any bondholder, agents, or
 204 trustees for any bondholders, or lessor demising to the
 205 authority property used in connection with a renewal project, or
 206 any assignee or assignees of such lessor's interest or any part
 207 thereof, and the Federal Government when it is a party to any
 208 contract with the municipality.

209 (21) "Person" means any individual, firm, partnership,
 210 corporation, company, association, joint stock association, or
 211 body politic, and shall include any trustee, receiver, assignee,
 212 or other person acting in a similar representative capacity.

213 (22) "Area of operation" means the downtown.

214 (23) "Public officer" means any officer who is in charge
 215 of any department or branch of government relating to health,

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216 fire, or building regulations, or to other activities concerning
217 dwellings in the area.

218 Section 2. The boundaries of the authority shall include
219 the following lands in the City of Fort Lauderdale, Broward
220 County:

221 1. All lands not being used as a residence lying
222 north of New River, east of Southwest and Northwest
223 Fourth Avenue, south of Northwest and Northeast Second
224 Street and west of Northeast and Southeast Sixth
225 Avenue;

226 2. All lands not being used as a residence lying
227 north of Northwest Second Street, east of the Florida
228 East Coast Railroad, south of Northwest Fourth Street,
229 and west of North Andrews Avenue;

230 3. All lands not being used as a residence lying
231 within one hundred fifty feet of and being in common
232 ownership with any of said boundary streets and
233 avenues (excluding, however, all lands lying east of
234 Southeast Sixth Avenue);

235 4. All lands not being used as a residence lying
236 south of Northeast Fourth Street and within one
237 hundred fifty feet of and being in common ownership
238 with Northeast Third Avenue and Northeast Sixth
239 Avenue. For the purposes of definition, the words,
240 "common ownership" contained herein shall be
241 Acontiguous to and owned by the same entity; and

242 5. All lands not being used as a residence lying
243 north of Northeast Second Street, east of Northeast

244 Second Avenue, south of Northeast Sixth Street, and
 245 west of Federal Highway, together with all lands not
 246 being used as a residence lying north of Southeast
 247 Seventh Street, east of the F.E.C. Railroad Tracks,
 248 south of Southeast Sixth Court, and west of Federal
 249 Highway, as legally described as follows:

250 PARCEL I

251 All of Blocks 1, 2, 4, 29 and 30, and portions of
 252 Blocks 33 and 34, NORTH LAUDERDALE AMENDED, according
 253 to the plat thereof recorded in Plat Book 1, Page 182,
 254 of the public records of Dade County, Florida;
 255 TOGETHER WITH all of the Blocks 2, 31, and 32, NORTH
 256 LAUDERDALE AMENDED RE-SUB, according to the plat
 257 thereof recorded in Plat Book 5, Page 25, of the
 258 public records of Broward County, Florida; ALSO
 259 TOGETHER WITH portions of Blocks A and B, GEORGE M.
 260 PHIPPENS SUB., according to the plat thereof recorded
 261 in Plat Book B, Page 146, of the public records of
 262 Dade County, Florida; ALSO TOGETHER WITH portions of
 263 Blocks A and B, FORT LAUDERDALE LAND AND DEVELOPMENT
 264 CO., SUB., according to the plat thereof recorded in
 265 Plat Book 1, Page 56, of the public records of Dade
 266 County, Florida; AND ALSO TOGETHER WITH portions of
 267 Northeast 3rd Street, Northeast 4th Street, Northeast
 268 5th Street, Northeast 5th Avenue, and Northeast 5th
 269 Terrace, lying adjacent to said Blocks, and being all
 270 more fully described as follows:

271 Beginning at the Northwest corner of Lot 26, of said
 272 Block 4, thence due South, on the West lines of said
 273 Blocks 4 and 29, and extensions thereof, a distance of
 274 1300.00 feet; thence due East, on the North right-of-
 275 way line of said Northeast 4th Street, a distance 83.99
 276 feet; thence due South, a distance of 50.00 feet;
 277 thence due East, on the South right-of way line of
 278 said Northeast 4th Street, a distance of 392 feet;
 279 thence South 00°01'00" West, on the West lines of Lots
 280 20 and 19, Block A, and the West line of Lot 20, Block
 281 B, of said GEORGE M. PHIPPENS SUB., and extensions
 282 thereof, a distance of 495.00 feet; thence South
 283 89°57'46" East, on the South lines of Lots 20, 18, 16,
 284 14, 12, 10, 8, 6, 4, and 2, Block B, of said GEORGE M.
 285 PHIPPENS SUB., and the Easterly extension thereof, a
 286 distance of 720.17 feet; thence North 00°01'54" West,
 287 on the Southerly extension of the East line of Lot 20,
 288 Block A, of said FORT LAUDERDALE LAND AND DEVELOPMENT
 289 CO., SUB. and the Northerly extension thereof, a
 290 distance of 205.47 feet, thence due West, on the North
 291 right-of-way line of said Northeast 3rd Street, a
 292 distance of 25.00 feet; thence North 00°01'00" East, on
 293 the East lines of Lots 7 and 20, Block B, of said FORT
 294 LAUDERDALE LAND AND DEVELOPMENT CO. SUB., and
 295 extensions thereof, a distance of 289.15 feet; thence
 296 due East, on the South right-of-way line of Northeast
 297 4th Street, a distance of 169.75 feet; thence North

298 00°17'27" East, on the West right-of way line of U.S.
 299 Highway No. 1; a distance of 1323.87 feet to the Point
 300 of Beginning less the following described land: Lots
 301 20, 21, 22, 23, 24, 25 and 26, Block AB@, FORT
 302 LAUDERDALE LAND AND DEVELOPMENT CO. Subdivision of
 303 Lots 1 and 2, Block 1, Fort Lauderdale, according to
 304 the plat thereof, recorded in Plat Book 1, Page 56, of
 305 the public records of Dade County, Florida, and Lots 2
 306 and 4, Block AA@, GEORGE M. PHIPPEN-S SUBDIVISION of
 307 Lots 3, 4, 5 and 6, Block 1, and Lots 3, 4, 5, 6, 7,
 308 8, 9 and 10, Block 14, TOWN OF FORT LAUDERDALE,
 309 according to the plat thereof, recorded in Plat Book
 310 B, Page 146, of the public records of Dade County,
 311 Florida.

312 PARCEL II

313 Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17,
 314 18, 19, 20 and 21, HARCOURT, according to the plat
 315 thereof, as recorded in Plat Book 2, Page 9, of the
 316 public records of Broward County, Florida; AND the
 317 west one-half (W 2) of Federal Highway (US No. 1),
 318 lying East of and adjacent to said Lots 4, 5, 6, 7, 9,
 319 9, 10, 11 and 12; AND the East one-half (E 2) of S.E.
 320 5th Terrace, lying West of and adjacent to said Lots
 321 14, 15, 16, 17, 18, 19, 20 and 21.

322 TOGETHER WITH:

323 Lots 4, 5, 6, 7, 8, 9, 10, 11 and 12, HENRY
 324 SHACKELFORD AMENDED PLAT SUBDIVISION OF LOTS 2 & 3,

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325 BLOCK 57, TOWN OF FORT LAUDERDALE, according to the
 326 plat thereof, as recorded in Plat Book 3, Page 3, of
 327 the public records of Dade County, Florida; AND the
 328 West one-half of S.E. 5th Terrace, lying East of
 329 adjacent to and referenced Lots; AND the East one-half
 330 of S.E. 5th Avenue, lying West of adjacent of above
 331 referenced Lots.

332 TOGETHER WITH:

333 Lots 4, 5, 6, 7, 8, 9, 10, 11 and 12, RE-AMENDED PLAT
 334 OF HENRY SHACKELFORD-S SUBDIVISION OF LOTS 2 & 3,
 335 BLOCK 57, TOWN OF FORT LAUDERDALE, according to the
 336 plat thereof, as recorded in Plat Book 3, Page 3 of
 337 the public records of Dade County, Florida; AND the
 338 West one-half of S.E. 5th Avenue, lying East of
 339 adjacent to and referenced Lots; AND the East one-half
 340 of S.E. 4th Avenue, lying West of adjacent to the above
 341 referenced Lots.

342 AND ALSO TOGETHER WITH:

343 Lots 2, 3, 4, 5, 6, 7, 8 and 9, MRS. DAISY
 344 SHACKELFORD-S AMENDED NEW SUBDIVISION OF LOT 4, BLOCK
 345 57, TOWN OF FORT LAUDERDALE, according to the plat
 346 thereof, as recorded in Plat Book 1, Page 165, of the
 347 public records of Dade County, Florida, AND 10.00
 348 foot Alley adjacent to said Lot 6 and Lots 7, 8 & 9;
 349 AND the West one-half of (W 2) of S.E. 4th Avenue,
 350 lying East of and adjacent to above referenced Lots.

351 AND ALSO TOGETHER WITH:

352 Lots 5, 6, 7, 8, 9, 10, 11 and 12, SOUTH FLORIDA
 353 DREDGING COMPANY DIVISION OF LOT 5, BLOCK 57, TOWN OF
 354 FORT LAUDERDALE, according to the plat thereof, as
 355 recorded in Plat Book 3, Page 27, of the public
 356 records of Broward County, Florida; AND 10.00 foot
 357 Alley adjacent to Lot 9 and Lots 10, 11 and 12; AND
 358 5.50 foot Alley lying East of and adjacent to above
 359 referenced Lots; AND the East one-half (E2) of S.E. 3rd
 360 Avenue, lying West of and adjacent to said Lots.
 361 AND ALSO TOGETHER WITH:
 362 The South 80.00 feet of Lots 2, 4 and 6, Block 3, all
 363 of Blocks 4, 5 and 6, SUBDIVISION OF BLOCK 56, TOWN OF
 364 FORT LAUDERDALE, according to the plat thereof, as
 365 recorded in Plat Book 1, Page 63, of the public
 366 records of Dade County, Florida; AND the West one-
 367 half (W2) of S.E. 3rd Avenue, lying East of and
 368 adjacent to above referenced South 80.00 feet of Lot 2
 369 and said Block 6; AND the East one-half (E 2) of S.E.
 370 1st Avenue, lying West of and adjacent to above
 371 referenced Block 4; AND the North one-half (N2) of
 372 S.E. 6th Court, lying South of and adjacent to said
 373 Lots 2, 4 and 6, Block 3; AND the South one-half of
 374 S.E. 6th Court, lying North of and adjacent to said
 375 Blocks 4, 5 and 6.
 376 AND ALSO TOGETHER WITH:
 377 Lots 17, 18, 19, 20 and 21, Block 55, TOWN OF FORT
 378 LAUDERDALE, according to the plat thereof, as recorded
 379 in Plat Book AB@, Page 40, of the public records of

380 Dade County, Florida, AND Parcel AA@; AND the East one-
 381 half of Andrews Avenue, lying West of and adjacent to
 382 said Parcel AA@; AND all that certain 14.00 foot Alley
 383 within said Block 55, lying North and East of said
 384 Parcel AA@; AND all that certain irregular Alley, lying
 385 North of said Parcel AA@ and South of said Lot 17.

386 AND ALSO TOGETHER WITH;

387 Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17,
 388 18, 19, 20 and 21, Block 54, TOWN OF FORT LAUDERDALE,
 389 according to the plat thereof, as recorded in Plat
 390 Book AB@, Page 40, of the public records of Dade
 391 County, Florida; AND the West one-half (W2) of
 392 Andrews Avenue, lying East of and adjacent to said
 393 Lots 13, 14, 15, 16, 17, 18, 19, 20 and 21; AND the
 394 East one-half of S.W. 1st Avenue lying West of and
 395 adjacent to said Lots 4, 5, 6, 7, 8, 9, 10, 11 and 12;
 396 AND all that certain 14.00 foot Alley in said Block
 397 54, lying adjacent to above referenced Lots.

398 AND ALSO TOGETHER WITH:

399 Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17,
 400 18, 19 and Lot 20, less the North 25.00 feet thereof,
 401 Block 53, TOWN OF FORT LAUDERDALE, according to the
 402 plat thereof, as recorded in Plat Book AB@, Page 40, of
 403 the public records of Dade County, Florida; AND the
 404 West one-half of (W2) of S.W. 1st Avenue, lying East of
 405 and adjacent to said Lots 13, 14, 15, 16, 17, 18, 19
 406 and Lot 20, less the North 25.00 feet thereof; AND all
 407 of S.W. Flagler Avenue lying West of and adjacent to

408 said Lots 4, 5, 6, 7, 8, 9, 10, 11 and 12; AND the
 409 East one-half (E2) of the Florida East Coast Railroad
 410 Right-of-Way, lying West of said S.W. Flagler Avenue
 411 and South of the Westerly extension of the North line
 412 of said Lot 4 and North of the Westerly extension of
 413 the Northerly right of way line of S.W. 7th Street.
 414 Said lands situate, lying and being in the City of
 415 Fort Lauderdale, Broward County, Florida, and
 416 containing 24.8679 Acres more or less.

417 6.(a) All lands not being used a residence lying
 418 south of New River, east of the Florida East Coast
 419 Railroad, north of Southeast Sixth Street and
 420 Southwest Sixth Street, and west of Southeast Sixth
 421 Avenue.

422 (b) All lands not being used a residence lying
 423 south of Southeast and Southwest Sixth Streets, east
 424 of the Florida East Coast Railroad, and west of
 425 Southeast Sixth Avenue, which are situated within one
 426 hundred fifty feet (150') of and are in contiguous
 427 proprietorship with Southeast or Southwest Sixth
 428 Street, upon approval of the majority of those voting
 429 in a referendum in which those participating are
 430 limited to the electors of the downtown (including
 431 also the lands added to the downtown by this act) who
 432 at the time of the referendum are owners of freeholds
 433 in the downtown (as hereby expanded), not wholly
 434 exempt from taxation, and who are then duly registered
 435 for a Downtown Development Authority referendum,

436 according to law. For the purposes of such
 437 referendum, the electors who register only as owners
 438 of freeholds which are situated within the lands
 439 authorized to be added to the downtown by this act may
 440 be separately registered and their votes cast in
 441 separate ballot boxes or voting machines (as the case
 442 may be) and separately tabulated, in case on or more
 443 other questions are being voted upon at such
 444 referendum, and such separate registrants shall thus
 445 be permitted to vote upon such other question or
 446 questions. If this law is approved at such
 447 referendum, such separately registered electors shall
 448 be incorporated into the permanent registration of
 449 electors of the Downtown Development Authority and
 450 their votes then counted on any other question or
 451 questions voted upon at such referendum.

452 7. All of lots 14, 15, 16, 17, 18, 19, 20, 21, 22,
 453 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35,
 454 38, 39, 40, 41, 42, 43, 44, 45, 46, 47 and 48, and
 455 portions of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11,
 456 12, 13, 36 and 37, Block 19, BRYAN SUBDIVISION of
 457 Blocks 5, 8 and 19, of the Town of Fort Lauderdale, as
 458 recorded in Plat Book 1, Page 18, of the public
 459 records of Dade County, Florida, together with
 460 portions of those certain 10 foot alleys, lying within
 461 said Block 19,
 462 TOGETHER WITH all of Lots 2, 3, 4, 5, 6, 7, 8, 9, and
 463 10, AND A PORTION OF Lot 1, Block 18, TOWN OF FORT

464 | LAUDERDALE, as recorded in Plat Book 8, Page 40, of
 465 | the public records of Dade County, Florida, together
 466 | with that portion of a 14-foot alley lying within said
 467 | Block 18,
 468 | ALSO TOGETHER WITH all of Lots 1 and 2, T.M. BRYAN
 469 | SUBDIVISION of Lots 11 and 12, Block 18, Town of Fort
 470 | Lauderdale, as recorded in Plat Book 3, Page 12, of
 471 | the public records of Dade County, Florida,
 472 | ALSO TOGETHER WITH all of Lots 6, 7, 8 and 9, and
 473 | portions of Lots 1, 2, 3, 4 and 5, Block 1, all of
 474 | Lots 6, 7, 8, 9, 10 and 11 and portions of Lots 1, 2,
 475 | 3, 4 and 5, Block 2 KELLY'S RESUBDIVISION, as recorded
 476 | in Plat Book 16, Page 50, of the public records of
 477 | Broward County, Florida,
 478 | ALSO TOGETHER WITH all of Lots 1, 2, 3, 4, 5, 6, 7, 8,
 479 | 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22,
 480 | 23, 24, A, B and C, HULDA S. HOLMES SUBDIVISION of
 481 | Block 23, Fort Lauderdale, as recorded in Plat Book 7,
 482 | Page 26, of the public records of Broward County,
 483 | Florida,
 484 | ALSO TOGETHER WITH Lots 1, 2, 3, and 4, and a portion
 485 | of Lot 5, Block 24, TOWN OF FORT LAUDERDALE, as
 486 | recorded in Plat Book 8, Page 40, of the public
 487 | records of Dade County, Florida,
 488 | ALSO TOGETHER WITH all of Lots 1, 2, 3, and 4, F.H.
 489 | BENTON'S SUBDIVISION in Block 24, Town of Fort
 490 | Lauderdale, as recorded in Plat Book 3, Page 30, of
 491 | the public records of Broward County, Florida,

492 together with all that portion of a 10 foot driveway
 493 and cul-de-sac of said F. H. BENTON-S SUBDIVISION,
 494 ALSO TOGETHER WITH all of Lots 1 and 2, Canal 2 and
 495 Canal 3 and portions of Lots 6, 7, 8, 9, 10, 11 and 13
 496 and Canal No. 1, L.H. BRYAN-S SUBDIVISION of Block 32,
 497 of Fort Lauderdale, Florida, as recorded in Plat Book
 498 3, Page 78, of the public records of Dade County,
 499 Florida,
 500 AND ALSO TOGETHER WITH portions of S.W. Fifth Avenue,
 501 S.W. Sixth Avenue, S.W. Second Street, S.W. Second
 502 Court, Las Olas Boulevard, N.W. River Drive and North
 503 River Street, lying within or adjacent to the above
 504 said Blocks and being all more fully described as
 505 follows:
 506 Commencing at the Northwest corner of Lot 24 of said
 507 Block 18, TOWN OF FORT LAUDERDALE, thence South 0° 07'
 508 30" East, along the East line of said alley within
 509 Block 18, a distance of 15.00 feet to the Point of
 510 Beginning; thence continuing South 0° 07' 24" East,
 511 along the East line of said alley a distance of
 512 585.04 feet; thence South 89° 59' 02" East, a distance
 513 of 40.97 feet, thence South 0° 07' 24" East, along the
 514 Northerly extension of the East line of the said F.H.
 515 BENTON-S SUBDIVISION, and along the said East line, a
 516 distance of 316.49 feet to a point on the existing
 517 bulkhead forming the Northerly limits of New River;
 518 thence Westerly and Southerly along the said existing

519 bulkhead and extensions thereof, the following 11
 520 courses and distances: thence North 87° 04' 09" West, a
 521 distance of 37.36 feet; thence South 86° 43' 52" West,
 522 a distance of 13.74 feet, thence South 77° 14' 35"
 523 West, a distance of 50.12 feet, thence South 73° 43'
 524 38" West, a distance of 43.15 feet; thence South 54°
 525 27' 01" West a distance of 67.25 feet; thence South 45°
 526 58" 48' East, a distance of 7.62 feet; thence South 35°
 527 35' 21" West, a distance of 175.30 feet; thence South
 528 7° 34' 31" West, a distance of 51.26 feet; thence South
 529 2° 01' 02" West, a distance of 25.35 feet, thence South
 530 7° 22' 59" West, a distance of 205.31 feet, thence
 531 South 29° 18' 46" West, a distance of 92.94 feet to the
 532 Point of Termination of the said 11 courses and
 533 distances; thence North 89° 59' 37" West, along the
 534 Easterly extension of the South line of Canal No. 3 of
 535 L.H. BRYAN-S SUBDIVISION and along the said South line
 536 and extensions thereof, a distance of 211.49 feet to a
 537 point on the Easterly right-of-way line of S.W.
 538 Seventh Avenue and a point on a curve; thence
 539 Northwesterly along the said Easterly right-of-way
 540 line and along a curve to the right, whose tangent
 541 bears North 54° 00' 36" West, with a radius of 630.35
 542 feet and a central angle of 18° 52' 41", an arc
 543 distance of 207.69 feet to a point of compound curve;
 544 thence Northwesterly along the said Easterly right-of-
 545 way line and along a curve to the right, with a

546 radius of 513.96 feet and a central angle of 35° 00'
 547 00", an arc distance of 313.96 feet to a point of
 548 tangency; thence North 0° 07' 55" West, along the said
 549 Easterly right-of-way line and along the line 20.00
 550 feet East of and parallel with the West line of said
 551 Block 1 and 2 of said KELLY-S SUBDIVISION and along the
 552 line of 20.00 feet East of and parallel with the West
 553 line of said Block 19, BRYAN SUBDIVISION of Blocks 5,
 554 8 and 19, a distance of 1008.08 feet to a point of
 555 curve; thence Northeasterly along a curve to the
 556 right, with a radius of 25.00 feet and a central angle
 557 of 90° 07' 55", an arc distance of 39.33 feet to a
 558 point of tangency; thence due East, along the South
 559 right-of-way line of Broward Boulevard and along the
 560 line 15.00 feet South of and parallel with the North
 561 line of said Block 19, BRYAN SUBDIVISION of Blocks 5,
 562 8 and 19 and said Block 18, TOWN OF FORT LAUDERDALE, a
 563 distance of 898 .88 feet to the Point of Beginning.
 564 All of the above said land situate, lying and being in
 565 the City of Fort Lauderdale, Broward County, Florida,
 566 and containing 22.8328 acres more or less.

567
 568 Section 3. (1) It is the policy of the state to make it
 569 possible for the city to revitalize and preserve property values
 570 and prevent deterioration in the downtown area by a system of
 571 self-help to correct the blight of such deterioration which has
 572 developed there. The authority hereby created is intended to

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573 provide a vehicle whereby property owners who will benefit
574 directly from the results of such a program will bear the
575 substantial cost thereof and thereby local problems may be
576 solved on the local level through the use of machinery provided
577 by local government.

578 (2) The Legislature hereby finds and declares that the
579 downtown area is a blighted area and that portions therein are
580 slums. The area constitutes a serious and growing menace,
581 injurious to the public health and the safety, morals, and
582 welfare of the residents, occupants, workers, and property
583 owners of the area; the existence of such slum and blighted
584 conditions contributes substantially and increasingly to the
585 spread of disease and crime, constitutes an economic and social
586 liability imposing onerous municipal burdens which decrease the
587 tax base and reduce tax revenues, substantially impair or arrest
588 the sound growth of said area, retards the provision of housing
589 accommodations, aggravates traffic problems, and substantially
590 impairs or arrests the elimination of traffic hazards and the
591 improvement of traffic facilities; and the prevention and
592 elimination of such slums and blight is a matter of public
593 policy and concern in order that the said area shall not
594 continue to be endangered by being a focal center of disease and
595 juvenile delinquency and consume an excessive proportion of the
596 tax revenue of the city because of the extra services required
597 for police, fire, accident, hospitalization, and other forms of
598 public protection, services, and facilities.

599 (3) It is further found and declared that certain portions
600 of the slums and blighted areas require acquisition, clearance,

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601 and disposition subject to use restrictions, as provided in this
 602 act, since the prevailing condition of deterioration and
 603 obsolescence makes impracticable the reclamation thereof by
 604 conservation or rehabilitation; that other portions of the
 605 downtown may, through the means provided in this act, be
 606 susceptible of conservation or rehabilitation in such a manner
 607 and the conditions and evils hereinbefore enumerated may be
 608 eliminated, remedied, or prevented; and that salvable slum and
 609 blighted areas can be conserved and rehabilitated through
 610 appropriate public action as herein authorized, and the
 611 cooperation and voluntary action of the owners and tenants of
 612 the property in such area.

613 (4) Among the many causes of such slums and blight are the
 614 following: automobile traffic flow strangled by outmoded street
 615 patterns, proliferation of uncoordinated uses and parking areas,
 616 unsuitable topography, faulty lot layouts, fragmentation of land
 617 uses and parking areas necessitating frequent automobile
 618 movement, lack of separation of pedestrian areas from auto
 619 traffic, low level access bridge, frequent bridge openings, air
 620 pollution, and excessive noise levels from strangled auto
 621 traffic. Voluntary cooperation for coordinated development is
 622 impracticable because of fragmentary ownership, distant absentee
 623 ownership, and unusual conditions of title and other conditions.

624 (5) The public safety is endangered by the tendency of the
 625 area to attract and be infested with vagrants, drunkards,
 626 perverts, and roving gangs of vandals. The area has in recent
 627 months narrowly averted involvement in ghetto riots and
 628 disorders. In the nighttime the area is dangerous. The area is

629 a business ghetto plagued with vacant and deteriorating
 630 buildings which are neglected and produce a depressing
 631 atmosphere. Many businesses of all types have left the area for
 632 new locations in suburban shopping centers and few businesses
 633 have entered to take their places. The oldest commercial
 634 structures in the city are in this area and are obsolete, of
 635 inferior construction, and incompatible with modern functional
 636 design as is featured in competitive shopping centers.

637 (6) The area now has few residences and most of the
 638 residences which do exist are undersized and of inferior
 639 construction which would not be permitted for new construction
 640 under the city's building code. Many former residents have left
 641 the area and few suitable residence facilities exist. The area
 642 is predominately commercial and is occupied primarily by day
 643 workers who sleep in suburban homes outside the downtown area.
 644 Market studies show that many of these day workers and other
 645 people would prefer to reside in the downtown area if blighting
 646 influences were removed and suitable residence facilities
 647 provided. However, the total environment of man is the
 648 determinant of the quality of life and each segment of
 649 environment affects the public health, safety, and morals. The
 650 problems of residential and commercial slums and blight are one
 651 and the same problem and the public health, morals, and welfare
 652 are no less concerned with the commercial areas where the day
 653 workers spend most of their daylight hours than with residential
 654 areas where the same individuals spend their nighttime hours.
 655 It is therefore a necessary and proper function of government to
 656 remove slums, blight, and blighting influences from commercial

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657 areas. The police power is inadequate to accomplish this
658 purpose. The only effective device for removal of the slums and
659 blight of the downtown area is the planning and implementation
660 of planning for appropriate land use, beautification, continuity
661 of planning and aesthetic and technical design concepts, the
662 removal of deteriorated and obsolescent structures, and the
663 reduction of fragmentary control of properties in the area. To
664 implement such plans requires the exercise of the power of
665 eminent domain so as to assemble land in pursuance of a
666 coordinated program for redevelopment, as authorized by this
667 act, all of which is declared to be a public purpose and for a
668 public use.

669 (7) The Legislature further finds and declares that the
670 provisions of this act and the powers afforded to the governing
671 board of the authority are essential to guide and accomplish the
672 coordinated, balanced, and harmonious development of the
673 downtown in accordance with existing and future needs; to
674 promote the health, safety, morals, and general welfare of the
675 area and its inhabitants, visitors, property owners, and
676 workers; to establish, maintain, and preserve aesthetic values
677 and preserve and foster the development and display of
678 attractiveness; to prevent overcrowding and congestion; to
679 regulate auto traffic and provide pedestrian safety; to secure
680 safety from fire, storm, panic, riot, vandals, and other
681 dangers; to conserve and provide adequate light and air; and to
682 provide a way of life which combines the conveniences and
683 amenities of modern living with the traditions and pleasures of
684 the past.

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CODING: Words ~~stricken~~ are deletions; words underlined are additions.

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685 Section 4. There is hereby created and established the
 686 Downtown Development Authority of the City of Fort Lauderdale,
 687 which authority shall have all the powers herein provided, and
 688 which shall be a body corporate as well as politic, with power
 689 to sue and be sued in all the courts of this state, and with
 690 power to adopt and use a corporate seal.

691 Section 5. The affairs of the authority shall be under the
 692 direct supervision and control of a board of seven members. Two
 693 members shall serve for terms expiring at the end of each year
 694 during the period commencing 1976 and ending 1978. One member
 695 shall serve for a term expiring at the end of 1975. Thereafter,
 696 members shall be appointed to serve for regular terms of 4 years
 697 from the expiration of the terms of their predecessors. The
 698 terms of incumbent members at the time this law takes effect
 699 shall not be affected by this law. A member's term shall
 700 automatically expire and his or her office shall be deemed
 701 vacant for purposes of appointment of a new member if, while in
 702 office, he or she shall cease to be qualified for membership
 703 under section 6. Every board member shall continue to hold
 704 office until his or her successor has been appointed and has
 705 qualified. All appointments of the board shall be made by the
 706 city commission. Appointments made to fill a vacancy during a
 707 term of office shall be for the unexpired term only.

708 Section 6. (1) Each member of the board shall reside in
 709 or have his or her principal place of business in the city. He
 710 or she shall be a landowner in the downtown, a leasehold tenant
 711 required by the terms of his or her lease to pay taxes currently
 712 on downtown lands, or an officer, director, or managing agent of

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713 a corporation which owns downtown lands or an interest in
 714 downtown lands or which corporation is a leasehold tenant
 715 required by the terms of its lease to pay taxes currently on
 716 downtown lands. No officer or employee of the city shall be
 717 eligible to serve as a member of the board while holding other
 718 offices in the city or while employed by the city. Before
 719 assuming the duties of the office, each member shall qualify by
 720 taking and subscribing to the oath of office required of
 721 officials of the city and by posting a bond in the penal sum of
 722 \$10,000 payable to the city for use and benefit of the
 723 authority, to be approved by the city commission and filed with
 724 the city clerk. The premium on such bond shall be deemed an
 725 operating expense of the authority, payable from funds available
 726 to it for expenses of operation.

727 (2) The board shall adopt and promulgate rules governing
 728 its procedures and shall hold regular meetings no less often
 729 than one a month. Special meetings may be held when called in
 730 the manner provided in the rules of the board. All meetings of
 731 the board shall be open to the public. Each member of the board
 732 shall be paid a salary of \$1 per year for services on the board,
 733 unless the city commission shall otherwise designate such salary
 734 and provide from the general funds of the city for such salary.

735 (3) Pursuant to notice and an opportunity to be heard, an
 736 appointed member of the board may be removed for cause by the
 737 city commission. Any such removal shall be subject to review by
 738 the circuit court of the circuit having jurisdiction.

739 Section 7. The board, subject to the provisions hereof and
 740 subject to other applicable provisions of law, shall have all

741 powers customarily vested in the board of directors of a
 742 corporation for profit. It shall exercise supervisory control
 743 over the activities of the director and the staff of the
 744 authority in carrying out the functions authorized hereby.

745 Section 8. The board shall have the power to:

746 (1) Employ engineers, contractors, consultants, attorneys,
 747 auditors, agents, employees, and representatives as the board
 748 may from time to time determine on such terms and conditions as
 749 the board may approve and fix their compensations and duties.

750 (2) Adopt bylaws, rules, resolutions, and orders
 751 prescribing the powers, duties, and functions of the officers of
 752 the authority, the conduct of the business of the authority, the
 753 maintenance of the records, and the form of all other documents
 754 and records of the authority. The board may adopt
 755 administrative rules and regulations with respect to any
 756 projects of the authority on such notice and public hearing, if
 757 any, as the board may determine.

758 (3) Maintain an office at such place or places as it may
 759 designate.

760 (4) Execute all contracts and other documents, adopt all
 761 proceedings, and perform all acts determined by the board to be
 762 necessary or desirable to carry out the purposes of this act.
 763 The board may authorize one or more members of the board to
 764 execute contracts and other documents on behalf of the board.

765 (5) Establish and create such departments, boards, or
 766 other agencies as from time to time the board may deem necessary
 767 or advisable.

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768 (6) Examine and authorize any officer or agent of the
 769 authority to examine the county tax rolls with respect to the
 770 assessed valuation of the real and personal property within the
 771 downtown area.

772 (7) Appoint a director and other staff members who shall
 773 be employed upon recommendation of the director, prescribe their
 774 duties, and fix their compensation which shall be paid from
 775 funds available to the authority in the same manner as city
 776 employees are paid.

777 (8) Prepare analyses of economic changes taking place upon
 778 the downtown area.

779 (9) Study and analyze the impact of metropolitan growth
 780 upon the downtown area.

781 (10) Plan and propose within the downtown area
 782 improvements of all kinds, including, among other things, the
 783 renovation, repair, remodeling, reconstruction, or other changes
 784 in existing buildings which may be necessary or appropriate to
 785 the execution of any such plan which in the opinion of the board
 786 will aid in the economic growth of the downtown area.

787 (11) Implement any plan of development in the downtown
 788 area as shall in its judgment be necessary to carry out its
 789 functions, provided it is not inconsistent with the city's
 790 general plan.

791 (12) Make and enter into all contracts necessary or
 792 incidental to the exercise of its powers and the performance of
 793 its duties.

794 (13) Establish, operate, lease, license, grant, or convey
 795 in the downtown area such public facilities as shall in its

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796 opinion be feasible and desirable in the implementation of any
 797 plan conceived and executed by the board. Public facilities
 798 shall also include pedestrian malls, historical buildings or
 799 monuments, and cultural, educational, and recreational
 800 facilities.

801 (14) Develop long-range plans designed to halt
 802 deterioration of downtown property values.

803 (15) Borrow money at interest on a short-term basis to pay
 804 expenses of operation and to issue evidences of indebtedness for
 805 such loans.

806 (16) Retain and fix the compensation of general counsel to
 807 advise the board in the proper performance of its duties. The
 808 general counsel shall be a practicing attorney with not less
 809 than 10 years' experience in the practice of law in the state.
 810 He or she shall represent the authority in all suits of actions
 811 brought by or against the authority involving the jurisdiction,
 812 power, duties, functions, or activities of the authority under
 813 the terms of this act. At the request of the city, he or she
 814 may also represent the city in any such matters in case the city
 815 becomes or desires to become a party to such action.

816 (17) Incur all or part of the expense of any public
 817 improvement made by the city, county, state, or Federal
 818 Government, or any agency of them, in exercising powers granted
 819 to the authority.

820 (18) Lend, grant, or contribute funds to the city, county,
 821 or Federal Government, or any agency of them.

822 (19) Enter into agreements with the city, county, state,
 823 or other public body respecting action to be taken in the

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824 exercise of any of the powers granted to the authority or in
825 furtherance of the objectives of the authority.

826 Section 9. In addition to and not in limitation of the
827 other powers of the authority under law, the authority shall
828 have the following powers:

829 (1) OWNERSHIP AND DISPOSITION OF PROPERTY.--To acquire
830 property, real, personal, or mixed, within or without the
831 downtown, in fee simple or any lesser interest or estate, by
832 purchase, gift, devise, or lease, upon such terms and conditions
833 as the board may deem necessary or desirable, and by
834 condemnation, provided the board determines that the use or
835 ownership of such property is necessary in the furtherance of a
836 designated lawful purpose authorized under this law, to acquire
837 title to submerged lands and riparian rights and easements or
838 rights-of-way, with or without restrictions and within or
839 without the limits of the downtown; to make purchase money
840 mortgages and trust deeds and other forms of encumbrance on any
841 property acquired by the authority and to purchase property
842 subject to purchase money mortgages or other encumbrances and to
843 assume such other encumbrances; to mortgage, hold, manage,
844 control, lease, sell, dedicate, grant, or otherwise dispose of
845 the same and of any of the assets and properties of the
846 authority, or any interest therein, including easements and
847 licenses, with or without consideration.

848 (2) LEASE OF FACILITIES.--Whenever deemed necessary or
849 desirable by the board, to lease as lessor or lessee to or from
850 any person, firm, corporation, association, or body, public or
851 private, any projects of the type that the authority is

852 authorized to undertake and facilities or property of any nature
 853 for the use of the authority and to carry out any of the
 854 purposes of the authority, subject to limitation of this act.

855 (3) REVITALIZATION.--To adopt a plan for the development,
 856 redevelopment, and revitalization of the downtown, and to modify
 857 same, and to undertake and carry out such plan, provided it is
 858 not inconsistent with the city's general plan.

859 (4) AIRPORT FACILITIES.--To own, acquire, construct,
 860 reconstruct, equip, operate, maintain, extend, and improve
 861 airport facilities of all kinds, including, but not limited to,
 862 land fields, hangars, shops, terminals, buildings, and all other
 863 facilities necessary or desirable for the landing, taking off,
 864 operating, servicing, repairing, and parking of aircraft and
 865 helicopters, and the unloading and handling of passengers, mail,
 866 express, and freight, together with all necessary appurtenances
 867 and equipment and all properties, rights, easements, and
 868 franchises relating thereto and deemed necessary or convenient
 869 by the board in connection therewith.

870 (5) RECREATIONAL FACILITIES.--To own, acquire, construct,
 871 reconstruct, equip, operate, maintain, extend, and improve
 872 parks, playgrounds, picnic grounds, camping facilities, golf
 873 courses, athletic fields, marinas, piers, wharves, docks,
 874 harbors, boating and fishing facilities, swimming pools, bathing
 875 beaches and other water recreational facilities, stadiums,
 876 auditoriums, civic centers, aquariums, libraries, museums,
 877 recreational centers, convention halls and facilities, radio and
 878 television transmission and receiving stations, community
 879 antenna television systems, and cultural, recreational, and

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880 educational buildings, facilities, and projects of all kinds and
881 descriptions.

882 (6) PARKING FACILITIES.--To own, acquire, construct,
883 reconstruct, equip, operate, maintain, extend, and improve
884 parking facilities, including lots and parking garages, and to
885 install parking meters.

886 (7) ADVERTISING.--To undertake a program of advertising to
887 the public in promoting the business, facilities, and
888 attractions within the downtown and the projects of the
889 authority and to expend monies and undertake such activities to
890 carry out such advertising and promotional programs as the board
891 from time to time may determine.

892 (8) TRANSPORTATION.--To own, acquire, construct,
893 reconstruct, equip, operate, maintain, extend, and improve
894 common, private, or contract carriers, buses, vehicles,
895 railroads, monorails, airplanes, helicopters, boats, and other
896 transportation facilities whether now or hereafter invented or
897 developed, including, without limitation, novel and experimental
898 facilities such as moving platforms and sidewalks as may be
899 determined from time to time by the board to be useful or
900 appropriate to meet the transportation requirements of the
901 authority and activities conducted within the downtown and to
902 extend such transportation facilities to areas outside the
903 downtown in order to provide transportation to and from the
904 downtown.

905 (9) ISSUANCE OF BONDS.--To issue general obligation bonds,
906 revenue bonds, assessment bonds, or any other bonds or
907 obligations authorized by the provisions of this act or any

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908 other law or any combination of the foregoing to pay all or part
 909 of the cost of the acquisition, construction, reconstruction,
 910 extension, repair, improvement, maintenance, or operation of any
 911 project or combination of projects; to provide for any facility,
 912 service, or other activity of the authority; and to provide for
 913 the retirement or refunding of any bonds or obligations of the
 914 authority or for any combination of the foregoing purposes.

915 (10) OTHER POWERS.--In addition to the other powers
 916 specifically provided in this act, the authority shall have the
 917 power to own, acquire, construct, reconstruct, equip, operate,
 918 maintain, extend, and improve such other projects as the board
 919 may in its discretion find necessary or desirable to accomplish
 920 the purposes of this act and to exercise all powers necessary,
 921 convenient, or proper to carry out the purposes of this act. In
 922 connection with any of the projects the authority is authorized
 923 to undertake pursuant to the powers and the authorities vested
 924 in it by this act, and in order to promote the development and
 925 utilization of new concepts, designs, and ideas, the authority
 926 shall have the power to examine into, develop, and utilize new
 927 concepts, designs, and ideas and to own, acquire, construct,
 928 reconstruct, equip, operate, maintain, extend, and improve such
 929 experimental public facilities and services.

930 (11) ROADS, BRIDGES, LIGHTING, AND RELATED OR SIMILAR
 931 FACILITIES.--The authority shall have the right and power to
 932 acquire, open, extend, construct, reconstruct, pave, operate,
 933 improve, and maintain highways, streets, toll roads and bridges,
 934 alleys, sidewalks, promenades, boardwalks, malls, esplanades,
 935 bridges, tunnels, interchanges, underpasses, overpasses,

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936 causeways, and public thoroughfares of all kinds and
 937 descriptions (hereinafter collectively and severally referred to
 938 as "public roads") and connections to and extension of any and
 939 all existing public roads within the downtown area, deemed
 940 necessary or convenient by the board to provide access to and
 941 efficient development of the territory within the downtown, and
 942 to construct and maintain sidewalks and street lights along
 943 public roads in the downtown and toll plaza signs and street
 944 signs, provided that nothing in this law shall be construed to
 945 give the authority control over city property.

946 (12) CITY COORDINATION.--No authority plan or project
 947 shall be inconsistent with the city general plan or any other
 948 city project, franchise, or facility. In any case of conflict
 949 of jurisdiction, power, or function, the city charter shall
 950 prevail over this law. Only the city shall have the right under
 951 this law to object to any plan or project of the authority upon
 952 the ground of said inconsistency.

953 Section 10. The board may employ and fix the compensation
 954 of the following who, in addition to the general counsel, shall
 955 serve at the pleasure of the board:

956 (1) A director, who shall be a person of good moral
 957 character and possessed of a reputation for integrity,
 958 responsibility, and business ability. No member of the board
 959 shall be eligible to hold the position of director. Before
 960 entering upon his or her duties of his or her office, the
 961 director shall take and subscribe to the oath and furnish bond
 962 as required of members of the board. He or she shall be the
 963 chief executive officer of the authority and may be employed on

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964 either a full-time or part-time basis, at the board's
 965 discretion. He or she shall not engage in any other business or
 966 profession while serving as director unless the board's approval
 967 is obtained, but he or she may serve as a director or officer of
 968 any civil organization or corporation which has goals or
 969 purposes the same as, or similar to, those of the authority.
 970 Subject to the approval of the board, and direction by it when
 971 necessary, he or she shall have general supervision over and be
 972 responsible for the preparation of plans and the performance of
 973 the functions of the authority in the manner authorized herein.
 974 He or she shall attend all meetings of the board. In the
 975 absence of the director, the board may designate a qualified
 976 person to perform the duties of the office as acting director.
 977 The director shall furnish the board with such information or
 978 reports governing the operation of the authority as the board
 979 from time to time may require.

980 (2) Upon recommendation of the director, such clerical,
 981 technical, and professional assistance, including, but not
 982 limited to, engineering, planning, economic research, and other
 983 fields as shall in the opinion of the board be necessary to
 984 provide for the efficient performance of the functions of the
 985 board.

986 (3) A treasurer, who shall keep the financial records of
 987 the authority and who, together with the director, shall approve
 988 all vouchers for the expenditure of funds of the authority. He
 989 or she shall perform such other duties as may be delegated to
 990 him or her by the board.

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991 (4) A secretary, who shall maintain custody of the
 992 official seal and of all records, books, documents, or other
 993 papers not required to be maintained by the treasurer. He or
 994 she shall attend all meetings of the board and keep a record of
 995 all its proceedings. He or she shall perform such other duties
 996 as may be delegated to him or her by the board.

997 Section 11. The director shall prepare and submit for the
 998 approval of the board a budget for the operation of the
 999 authority for the next fiscal year. The budget shall conform to
 1000 the fiscal year of the city and shall contain the information
 1001 required of all city departments. After approval by the board,
 1002 a copy of the budget shall be delivered to the city by the
 1003 director with a statement of the millage required therefor as
 1004 determined by the board, which millage shall be levied by the
 1005 city commission not to exceed the limits fixed by law. The
 1006 operations of the authority shall be financed from any lawful
 1007 source, including the following sources:

1008 (1) Moneys borrowed and to be repaid from other funds
 1009 received under the authority of this act.

1010 (2) Donations and contributions to the authority for the
 1011 performance of its functions from any source, public or private.

1012 (3) Revenues from the rental, operation, or sale of
 1013 assets, facilities, and projects of the authority.

1014 (4) Proceeds of special assessments and an ad valorem tax
 1015 of property in the downtown area.

1016 Section 12. The city commission is authorized to levy an
 1017 ad valorem tax on all downtown real and personal property not
 1018 exceeding 1 mill on the dollar valuation (as such valuations are

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1019 assessed for the general ad valorem roll of the city) of such
 1020 property for the purpose of financing the operation of the
 1021 authority provided that no tax under this law shall be levied
 1022 upon property which is exempt from taxation by general or
 1023 constitutional law. The city tax collector shall transmit funds
 1024 so collected to the appropriate officer of the city responsible
 1025 for the handling of the public money who shall deposit same in
 1026 the city treasury to the credit of the authority. Such money
 1027 shall be used for no purpose other than those purposes
 1028 authorized herein and only upon approval of the board, pursuant
 1029 to vouchers signed by the director and the treasurer of the
 1030 authority. The funds of the authority shall be secured as other
 1031 public funds are secured. Other moneys received by the
 1032 authority shall forthwith be deposited in the city treasury to
 1033 the credit of the authority, subject to disbursement as herein
 1034 authorized.

1035 Section 13. The city commission shall have the power to
 1036 assess against the funds of the authority, for the use and
 1037 benefit of the general fund of the city, a reasonable pro rata
 1038 share of such funds for the cost of handling and auditing, which
 1039 assessment when made shall be paid annually by the board
 1040 pursuant to an appropriate item in the budget.

1041 Section 14. No board member nor any employee of the board
 1042 shall vote or otherwise participate in any matter in which he or
 1043 she has a financial interest, either direct or indirect. Such
 1044 indirect financial interest shall not, however, be deemed to
 1045 include that indirect financial interest which would accrue to
 1046 all members of the board solely by virtue of being lessees or

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1047 owners of property in the downtown area, it being the intent
 1048 hereof that the prohibition herein shall apply in the event a
 1049 specific indirect financial interest accrues to one rather than
 1050 to all members. When such interest shall appear, it shall be
 1051 the duty of the board member or employee to make such interest
 1052 known and he or she shall thenceforth refrain from voting on or
 1053 otherwise participating in the particular transaction involving
 1054 such interest. Willful violation of the provisions hereof shall
 1055 constitute malfeasance on the part of the board and shall be
 1056 grounds for instant dismissal of any employee. The board may,
 1057 in its rules of procedure, provide for automatic forfeiture of
 1058 office by a board member for violation hereof. Any transaction
 1059 involving a conflict of interest, wherein a violation of this
 1060 section is involved, may be rendered void at the option of the
 1061 board.

1062 Section 15. On December 31, 2030, this law shall expire
 1063 and all assets of the authority shall on or before that date be
 1064 transferred by the authority to the city. Any assets remaining
 1065 in the hands of the authority on December 31, 2030, shall
 1066 automatically devolve upon and become the property of the city.
 1067 In the event there shall be any indebtedness outstanding against
 1068 the authority, the city may continue to levy whatever portion
 1069 shall be necessary of the tax authorized by this law to retire
 1070 such indebtedness.

1071 Section 16. Bonds.--The board is authorized and empowered
 1072 in order to provide for and carry out the work of this act to
 1073 raise funds by the issuance of bonds of the same types and in
 1074 the same manner with the same power and authority and subject to

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1075 the same limitations as is now provided by statute for the
 1076 issuance of bonds by the city, provided that the board and its
 1077 staff and agents shall perform all of the governmental functions
 1078 to be done with regard to the bonds. The aggregate amount of
 1079 the bonded indebtedness shall at no time exceed 15 percent of
 1080 the assessed valuation of the taxable property in the downtown
 1081 area at the time of issuance. The term of the bonds may exceed
 1082 beyond the life of the authority if the city shall have agreed
 1083 to service and pay the bonds after the expiration of the
 1084 authority. In that event, after the authority expires, the city
 1085 shall continue to levy and collect the same special tax which is
 1086 authorized by this law to be levied and collected for the
 1087 authority and use the revenue therefrom for the retirement of
 1088 the bonds and expense necessary in connection with servicing the
 1089 bonds until the bonds are retired. Any excess revenue remaining
 1090 after retirement of the bonds shall be transferred to the
 1091 general revenue fund of the city and such special tax shall not
 1092 be levied in any subsequent year.

1093 Section 17. Eminent domain.--The board shall have the
 1094 right to acquire by condemnation any interest in real property,
 1095 including a fee simple title thereto, which it may deem
 1096 necessary for the action of the authority or for the performance
 1097 of its lawful functions under this act. Said authority may
 1098 exercise the power of eminent domain in the manner provided in
 1099 chapters 73 and 74, Florida Statutes, and acts amendatory
 1100 thereof or supplementary thereto, or it may exercise the power
 1101 of eminent domain in the manner now or which may be hereafter
 1102 provided by any other statutory provision for the exercise of

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1103 the power of eminent domain. Property already devoted to a
 1104 public use may be acquired in like manner. However, no real
 1105 property belonging to the state, or any political subdivision
 1106 thereof, may be acquired without consent.

1107 Section 18. (1) CALLING REFERENDA.--Whenever by law or
 1108 for the convenience of administration of the authority a
 1109 referendum of electors is needed for the authority, the board
 1110 shall pass a resolution calling and providing for a referendum
 1111 to be held in the downtown within 3 months after the date of the
 1112 resolution. The resolution shall provide for one or more
 1113 polling or voting places. The board shall cause notice of said
 1114 referendum to be given by publishing said notice for 2
 1115 consecutive weeks in a newspaper published in the city which is
 1116 of general circulation in the downtown area. The first
 1117 publication shall occur not more than 42 and not less than 21
 1118 days prior to the date of the referendum. Said notice shall
 1119 designate the polling place or places for said referendum. The
 1120 board shall make all necessary arrangements for holding the
 1121 referendum and shall declare the result thereof. The board
 1122 shall appoint such inspectors and clerks for each polling place
 1123 as it deems necessary. Form of the ballot at such referendum
 1124 shall be determined by the board.

1125 (2) CANVAS OF RETURNS; CERTIFICATES OF REFERENDUM.--The
 1126 result of the voting of each polling place when ascertained
 1127 shall be certified by return in duplicate, signed by the clerk
 1128 and by the majority of inspectors of referendum and transmitted
 1129 to the board at a meeting to be held on a day following the
 1130 referendum. At said meeting, the board shall canvas the returns

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1131 and the result as shown by such returns shall be by the board
 1132 declared to be the result of the referendum. One copy of the
 1133 board's declaration, including a copy of the returns of each
 1134 polling place, shall be promptly filed with the city clerk,
 1135 together with a copy of proof of publication of the notice of
 1136 the referendum.

1137 (3) LEGISLATIVE FINDINGS.--The Legislature finds that the
 1138 activities and functions of the authority are essentially public
 1139 works and are not concerned with political or governmental
 1140 purposes. For these reasons the authority is denied police
 1141 powers. The right to participate in referenda of the authority
 1142 is more of a private or property right than a public or
 1143 political right. It is the purpose of the Legislature to grant
 1144 to those who will have to pay the costs of the improvements a
 1145 voice commensurate with that cost.

1146 (4) ELECTORS OF DOWNTOWN, VOTING.--The referendum shall be
 1147 conducted with written ballots unless the board by resolution
 1148 prescribes the use of voting machines. At the referendum, the
 1149 duly registered owner of each freehold within the downtown shall
 1150 represent one share and the owner of each share shall be
 1151 entitled to one vote for each \$10,000 or fraction thereof of the
 1152 nonexempt assessed valuation of the freehold within the
 1153 downtown, according to the last certified tax assessment roll of
 1154 Broward County at the time of the referendum. In case record
 1155 title to land is in a trustee, the trustee shall be deemed the
 1156 owner for the purposes of this law. Ownership shall not include
 1157 reversions, remaindermen, trustees other than persons owning a
 1158 freehold estate as of deed of record, or mortgagees, but they

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1159 shall be represented by the owner of the freehold estate. In
 1160 case of undivided multiple ownership of any sort, a majority (in
 1161 value) of the registered owner may, by written proxy, designate
 1162 one person to serve as elector for that share and unless an
 1163 elector be so designated by the majority, the vote of that share
 1164 shall not be accepted. In case of ownership by a corporation,
 1165 the corporation may, by proxy, designate an elector to vote the
 1166 ownership of the corporation. Electors may vote by proxy in
 1167 writing. An executed copy of each proxy shall be filed with the
 1168 clerk by the elector at time of voting under that proxy.

1169 (5) REGISTRATION OF ELECTORS.--The director shall be the
 1170 registration officer for the authority and shall register all
 1171 persons (including corporations) applying to him or her who are
 1172 qualified as full or part owners of a freehold in the downtown
 1173 area which is not wholly exempt from taxation. At the time of
 1174 registration the applicant shall exhibit to the director
 1175 evidence of ownership satisfactory to the director, including,
 1176 in addition, an accurate reference to the official record book
 1177 and page or other precise place in the public records of Broward
 1178 County, which the evidence of ownership shall have been duly
 1179 recorded. No application for registration shall be accepted
 1180 whose evidence of ownership is not recorded in the public
 1181 records (including court records) of Broward County. The board
 1182 may designate one or more deputies to be the registration
 1183 officer in the absence or illness of the director. In case of
 1184 application for registration for a share or partial undivided
 1185 interest in a share already registered in the name of another,
 1186 the registration officer, upon being satisfied by the evidence

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1187 exhibited that the ownership has been duly transferred to the
1188 new applicant, shall mail a notice of cancellation of
1189 registration to the existing registrant at the address shown on
1190 the official registration record as the address of the
1191 registrant's place of residence (or corporation's principal
1192 place of business) notifying the registrant that the
1193 registration will be canceled unless, within 10 days after the
1194 mailing of such notice, the registrant shall appear in person or
1195 by representative in person before the registration officer and
1196 show by evidence satisfactory to the registration officer that
1197 the registrant still owns all or a part of the share in
1198 question. If no objection in person is received by the
1199 registration officer within such 10-day period, he or she shall
1200 promptly so notify the new applicant by mail whose registration
1201 will be accepted upon renewal of the application within 10 days
1202 after the mailing of such notice. In case timely objection is
1203 duly made by the existing registrant, the registration officer
1204 shall determine the true ownership on the basis of the evidence
1205 reasonably available to him or her and reject or accept the
1206 applicant as the circumstances warrant, promptly notifying the
1207 existing registrant of the decision. No application for change
1208 of registration for any share shall be accepted within 15 days
1209 of the referendum unless accompanied by written consent of the
1210 existing registrant, duly acknowledged in the manner required by
1211 law for instruments recorded in the public records of the
1212 county, and unless applied for before the day of the referendum.
1213 If it shall be made known to the director that an existing
1214 registrant has died or he or she has parted with his or her

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CODING: Words ~~stricken~~ are deletions; words underlined are additions.

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1215 title to the downtown, the director shall issue a notice of
 1216 cancellation in the same manner as is provided in the case of a
 1217 new applicant for an existing registrant and the registration
 1218 shall be canceled in the same manner in the absence of
 1219 objection, except that the time for objection in such case shall
 1220 be 30 days.

1221 (6) EMPLOYMENT OF OUTSIDE AGENCIES.--The board may pay
 1222 reasonable compensation to the Broward County Supervisor of
 1223 Elections and the Broward County Property Appraiser for services
 1224 rendered to the authority in connection with registration for
 1225 and conduct of a referendum. The board may also employ the
 1226 services of an abstract or title company for assistance in
 1227 ascertaining the identity of ownership.

1228 Section 19. The authority may provide for the construction
 1229 or reconstruction of assessable improvements and for the levying
 1230 of special assessments upon benefited property for the payment
 1231 thereof under the provisions of this section.

1232 (1) The initial proceeding under this section shall be the
 1233 passage by the board of a resolution ordering the construction
 1234 or reconstruction of such assessable improvements indicating the
 1235 location by terminal points, routes, or otherwise, and either
 1236 giving a description of the improvements by their material,
 1237 nature, character, and size or giving two or more descriptions
 1238 with the directions that the material, nature, character, and
 1239 size shall be subsequently determined in conformity with one of
 1240 such descriptions. Assessable improvements need not be
 1241 continuous and may be in more than one locality or street. The
 1242 resolution ordering any such improvement may give any short and

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1243 convenient designation to each improvement ordered thereby, and
 1244 the property against which assessments are to be made for the
 1245 cost of such improvement may be designated as an assessment
 1246 district, followed by a letter or number or name to distinguish
 1247 it from the other assessment districts, after which it shall be
 1248 sufficient to refer to such improvement and property by such
 1249 designation in all proceedings and assessments, except in the
 1250 notices required by this section.

1251 (2) As soon as possible after the passage of such
 1252 resolution, the director shall prepare or cause to be prepared
 1253 in duplicate plans and specifications for each improvement
 1254 ordered thereby and an estimate of the cost thereof. Such cost
 1255 shall include, in addition to the items of cost as defined in
 1256 this act, the cost of relaying streets, sidewalks, and other
 1257 public facilities or conveniences necessarily torn up or damaged
 1258 and the following items of incidental expenses:

1259 (a) Printing and publishing notices and proceedings.

1260 (b) Costs of abstracts of title.

1261 (c) Any other expense necessary or proper in conducting
 1262 the proceedings and work provided for in this section, including
 1263 the estimated amount of discount, if any, upon the sale of
 1264 assessment bonds or any other obligations issued hereunder for
 1265 which such special assessments are to be pledged. If the
 1266 resolution shall provide alternative descriptions of material,
 1267 nature, character, and size, such estimate shall include an
 1268 estimate of the cost of the improvement of each such
 1269 description.

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1271 The director shall also prepare or cause to be prepared in
 1272 duplicate a tentative apportionment of the estimated total cost
 1273 of the improvement as between the district and each lot or
 1274 parcel of land subject to special assessment under the
 1275 resolution, such apportionment to be made in accordance with the
 1276 provisions of the resolution and in relation to apportionment of
 1277 cost provided herein for the preliminary assessment roll. Such
 1278 tentative apportionment of total estimated cost shall not be
 1279 held to limit or restrict the duties of the director in the
 1280 preparation of such preliminary assessment roll. One of the
 1281 duplicates of such plans, specifications, and estimates and such
 1282 tentative apportionment shall be filed with the board and the
 1283 other duplicate shall be retained by the director in his or her
 1284 files, all thereof to remain open to public inspection. In
 1285 performing the duties of assessment and apportionment of costs,
 1286 the director may employ and utilize such technical consultants
 1287 as may be necessary, including, but not limited, to engineers,
 1288 architects, planners, economists, and appraisers.

1289 (3) The board upon the filing with it of such plans,
 1290 specifications, estimates, and tentative apportionment of cost
 1291 shall publish once in a newspaper or newspapers published or of
 1292 general circulation in the downtown a notice stating that at a
 1293 meeting of the board on a certain day and hour, not earlier than
 1294 15 days from such publication, the board will hear objections of
 1295 all interested persons to the confirmation of such resolution,
 1296 which notice shall state in brief and general terms a
 1297 description of the proposed assessable improvements with the
 1298 location thereof, and shall also state that plans,

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1299 specifications, estimates, and tentative apportionment of cost
 1300 thereof are on file with the board. The board shall keep a
 1301 record in which shall be inscribed, at the request of any
 1302 person, firm, or corporation having or claiming to have any
 1303 interest in any lot or parcel of land or property, the name and
 1304 post office address of such person, firm, or corporation,
 1305 together with a brief description or designation of such lot or
 1306 parcel, and it shall be the duty of the board to mail a copy of
 1307 such notice to such person, firm, or corporation at such address
 1308 at least 10 days before the time for the hearing as stated in
 1309 such notice, but the failure of the board to keep such record or
 1310 so to inscribe any name or address or to mail any such notice
 1311 shall not constitute a valid objection to holding the hearing as
 1312 provided in this section or to any other action taken under the
 1313 authority of this section.

1314 (4) At the time named in such notice, or to which an
 1315 adjournment may be taken by the board, the board shall receive
 1316 any objections of interested persons and may then or thereafter
 1317 repeal or confirm such resolution with such amendments, if any,
 1318 as may be desired by the board and which do not cause any
 1319 additional property to be specially assessed.

1320 (5) All objections to any such resolution on the ground
 1321 that it contains items which cannot be properly assessed against
 1322 property, or that it is, for any default or defect in the
 1323 passage or character of the resolution or the plans or
 1324 specifications or estimates, void or voidable in whole or in
 1325 part, or that it exceeds the power of the board, shall be made
 1326 in writing in person or by attorney, and filed with the board at

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1327 or before the time or adjourned time of such hearing. Any
 1328 objections against the making of any assessable improvements not
 1329 so made shall be considered waived, and if any objection shall
 1330 be made and overruled or shall not be sustained, the
 1331 confirmation of the resolution shall be the final adjudication
 1332 of the issues presented unless proper steps shall be taken in
 1333 the Circuit Court for the Seventeenth Circuit to secure relief
 1334 within 20 days.

1335 (6) Whenever any resolution providing for the construction
 1336 or reconstruction of assessable improvements and for the levying
 1337 of special assessments upon benefited property for the payment
 1338 thereof shall have been confirmed, as hereinabove provided, or
 1339 at any time thereafter, the board may issue assessment bonds
 1340 payable out of such assessments when collected. Said bonds
 1341 shall mature not later than 2 years after the last installment
 1342 in which said special assessments may be paid, as provided in
 1343 subsection (10), and may bear interest. Such assessment bonds
 1344 shall be executed, shall have such provisions for redemption
 1345 prior to maturity, shall be sold in the manner and be subject to
 1346 all of the applicable provisions contained in this act for
 1347 revenue bonds, except as the same are inconsistent with the
 1348 provisions of this section. The amount of such assessment bonds
 1349 for any assessable improvement, after the confirmation of the
 1350 initial resolution, shall not exceed 80 percent of the estimated
 1351 amount of the cost of such assessable improvements which are to
 1352 be specially assessed against the land or property to be
 1353 specially benefited thereby, as shown in the estimates of the
 1354 director of the authority referred to in subsection (2). The

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1355 amount of such assessment bonds for any assessable improvement
 1356 to be issued, after the confirmation of the preliminary
 1357 assessment roll provided for in subsection (9), including any
 1358 assessment bonds theretofore issued, shall not exceed the amount
 1359 of special assessments actually confirmed and levied by the
 1360 board as provided in subsection (9). Such assessment bonds shall
 1361 be payable from the proceeds of the special assessments levied
 1362 for the assessable improvement for which such assessment bonds
 1363 are issued, provided, however, that the director may pledge the
 1364 full faith and credit of the authority for the payment of the
 1365 principal of and interest on such assessment bonds if the
 1366 issuance of such assessment bonds shall be approved in the
 1367 manner provided by law.

1368 (7) After the passage of the resolution authorizing the
 1369 construction or reconstruction of assessable improvements has
 1370 been confirmed as provided in subsection (4), the authority may
 1371 proceed with the construction or reconstruction work in
 1372 accordance with the provisions of this act. Promptly after the
 1373 completion of the work, the director for the authority, who is
 1374 hereby designated as the official of the authority to make
 1375 preliminary assessment of benefits from assessable improvements
 1376 shall prepare a preliminary assessment roll and file the same
 1377 with the board, which roll shall contain the following:

1378 (a) A description of the lots and parcels of land or
 1379 property within the authority which will benefit from such
 1380 assessable improvements and the amount of such benefits to each
 1381 such lot or parcel of land or property, and the preliminary
 1382 assessment. Such lots and parcels shall include the property of

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1383 the county or counties and any school district or other
 1384 political subdivision within the authority. There shall also be
 1385 given the name of the owner of record of each lot or parcel
 1386 where practicable, and a statement of the method of assessment
 1387 used by the director.

1388 (b) The total cost of the improvement and the amount of
 1389 incidental expense.

1390
 1391 In making such preliminary assessments, the director may use any
 1392 method of determining the amount of special benefits accruing to
 1393 each lot or parcel of land or property from such assessable
 1394 improvements as shall be approved by the board. Such special
 1395 benefits may be based on an area assessment where benefits from
 1396 such assessable improvements are equal or nearly equal for lands
 1397 of property in a particular area, front footage, square footage
 1398 of structures, cubic measurement of structures, potential uses,
 1399 or any other factors which the board deems fair and equitable as
 1400 between the different lots or parcels of land or property
 1401 benefited. It shall be the duty of the director in making such
 1402 preliminary assessment roll to view all lots or parcels of land
 1403 or property to be assessed, and to determine, for the
 1404 preliminary assessment roll, the amount of benefit which each
 1405 lot or parcel of land or property will receive from such
 1406 assessable improvements, under the method or methods prescribed
 1407 by the board, or any combination thereof.

1408 (8) The preliminary roll shall be advisory only and shall
 1409 be subject to the action of the board as hereinafter provided.
 1410 Upon the filing with the board of the preliminary assessment

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1411 roll, the board shall publish at least once in a newspaper or
 1412 newspapers published or of general circulation within the
 1413 downtown, a notice stating that at a meeting of the board to be
 1414 held on a certain day and hour, not less than 15 days from the
 1415 date of such publication, which meeting may be a regular,
 1416 adjourned, or special meeting, all interested persons may appear
 1417 and file written objections to the confirmation of such roll.
 1418 Such notice shall state the class of the assessable improvements
 1419 and the location thereof by terminal points, route, or
 1420 otherwise. The board shall also mail a copy of such notice to
 1421 the persons, firms, or corporations referred to in subsection
 1422 (3) at least 10 days before the time for the meeting as stated
 1423 in such notice, but the failure of the board to mail any such
 1424 notice shall not constitute a valid objection to holding such
 1425 meeting or to any other action taken under the authority of this
 1426 section.

1427 (9) At the time and place stated in such notice, the board
 1428 shall meet and receive the objections in writing of all
 1429 interested persons as stated in such notice. The board may
 1430 adjourn the hearing from time to time. After the completion
 1431 thereof the board shall either annul or sustain or modify in
 1432 whole or in part the preliminary assessment as indicated on such
 1433 roll, either by confirming the preliminary assessment against
 1434 any or all lots or parcels described therein or by canceling,
 1435 increasing, or reducing the same, according to the special
 1436 benefits which the board decides each such lot or parcel has
 1437 received or will receive on account of such improvement. If any
 1438 property which may be chargeable under this section shall have

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1439 been omitted from the preliminary roll, or if the preliminary
 1440 assessment shall not have been made against it, the board may
 1441 place on such roll an apportionment to such property. The board
 1442 shall not confirm any assessment in excess of the special
 1443 benefits to the property assessed, and the assessments so
 1444 confirmed shall be in proportion to the special benefits. The
 1445 assessment so made shall be final and conclusive as to each lot
 1446 or parcel assessed unless proper steps be taken within 30 days
 1447 in the Circuit Court for the Seventeenth Circuit to secure
 1448 relief. If the assessment against any property shall be
 1449 sustained or reduced or abated by the court, the board shall
 1450 note that fact on the assessment roll opposite the description
 1451 of the property affected thereby. The amount of the special
 1452 assessment against any lot or parcel which may be reduced or
 1453 abated by the court, unless the assessment upon the entire
 1454 authority be reduced or abated, or the amount by which such
 1455 assessment is so reduced or abated, may by resolution of the
 1456 board be made chargeable against the authority at large; or, at
 1457 the discretion of the board, a new assessment roll may be
 1458 prepared and confirmed in the manner hereinbefore provided for
 1459 the preparation and confirmation of the original assessment
 1460 roll.

1461 (10) Any assessment may be paid at the office of the board
 1462 within 60 days after the confirmation thereof, without interest.
 1463 Thereafter all assessments shall be payable at such times, over
 1464 such period of years not exceeding 20 years, and in such annual
 1465 or other installments with interest at such rate not exceeding 8
 1466 percent per annum on the principal amount of such assessments

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1467 from the expiration of said 60 days, as the board shall
 1468 determine by resolution. The board may provide that any
 1469 assessment may be paid at any time before due together with
 1470 interest accrued thereon to the date of prepayment, if such
 1471 prior payment shall be permitted by the proceedings authorizing
 1472 any assessment bonds or other obligations for the payment of
 1473 which such special assessments have been pledged.

1474 (11) All such special assessments shall be collected by
 1475 the city tax collector, or by such other officer or agent as the
 1476 board may designate, at such time or times as the board shall
 1477 specify in the proceedings authorizing or confirming the special
 1478 assessments, and if no other time is specified then at the same
 1479 time as general city taxes are collected in the city.

1480 (12) All assessments shall constitute a lien upon the
 1481 property so assessed from the date of confirmation of the
 1482 resolution ordering the improvement, of the same nature and to
 1483 the same extent as the lien for general city taxes falling due
 1484 in the same year or years in which such assessment or
 1485 installments thereof fall due, and any assessment or installment
 1486 not paid when due shall be collectible with such interest and
 1487 with a reasonable attorney's fee and costs, but without
 1488 penalties, by the authority by proceedings in the Circuit Court
 1489 for the Seventeenth Circuit to foreclose the lien of
 1490 assessments, as a lien for mortgages is or may be foreclosed
 1491 under the laws of the state, provided that any such proceedings
 1492 to foreclose shall embrace all installments of principal
 1493 remaining unpaid with accrued interest thereon, which
 1494 installments shall, by virtue of the institution of such

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1495 proceedings, immediately become due and payable. Nevertheless,
 1496 if prior to any sale of the property under decree of foreclosure
 1497 in such proceedings, payment be made of the installment or
 1498 installments which are shown to be due under the provisions of
 1499 the resolution passed pursuant to subsections (9) and (10), and
 1500 all costs including interest and attorney's fees, such payment
 1501 shall have the effect of restoring the remaining installments to
 1502 their original maturities, and the proceedings shall be
 1503 dismissed. It shall be the duty of the authority to enforce the
 1504 prompt collection of assessments by the means herein provided,
 1505 and such duty may be enforced at the suit of any holder of bonds
 1506 issued under this act in the Circuit Court for the Seventeenth
 1507 Circuit by mandamus or other appropriate proceedings or action.
 1508 Not later than 30 days after any installments are due and
 1509 payable, it shall be the duty of the board to direct the
 1510 attorney or attorneys whom the board shall then designate to
 1511 institute action within 2 months after such direction to enforce
 1512 the collection of all special assessments for assessable
 1513 improvements made under this section and remaining due and
 1514 unpaid at the time of such direction. Such action shall be
 1515 prosecuted in a manner and under the conditions in and under
 1516 which mortgages are foreclosed under the laws of the state. It
 1517 shall be lawful to join in one action the collection of
 1518 assessments against any or all property assessed by virtue of
 1519 the same assessment roll unless the court shall deem such
 1520 joinder prejudicial to the interests of any defendant. The
 1521 court shall allow a reasonable attorney's fee for the attorney
 1522 or attorneys of the authority, and the same shall be collectible

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1523 as a part of or in addition to the costs of the action. At the
 1524 sale pursuant to decree in any such action, the authority may be
 1525 a purchaser to the same extent as an individual person or
 1526 corporation, except that the part of the purchase price
 1527 represented by the assessments sued upon and the interest
 1528 thereon need not be paid in cash. Property so acquired by the
 1529 authority may be sold or otherwise disposed of, the proceeds of
 1530 such disposition to be placed in the fund provided by subsection
 1531 (13) of this section, provided, however, that no sale or other
 1532 disposition thereof shall be made unless the notice calling for
 1533 bids therefor to be received at a stated time and place shall
 1534 have been published at least once in a newspaper or newspapers
 1535 published or of general circulation in the downtown.

1536 (13) All assessments and charges made under the provisions
 1537 of this section for the payment of all or any part of the cost
 1538 of any assessable improvements for which assessment bonds shall
 1539 have been issued under the provisions of this law, or which have
 1540 been pledged as additional security for any other bonds or
 1541 obligations issued under this act, shall be maintained in a
 1542 special fund or funds and be used only for the payment of
 1543 principal or interest on such assessment bonds or other bonds or
 1544 obligations.

1545 (14) Subject to the terms of any bonds or other obligation
 1546 payable from or secured by the assessments provided for herein,
 1547 the board may at any time and from time to time modify, in whole
 1548 or in part, or revoke any plan or specification for any
 1549 assessable improvement. In connection with the revision of any
 1550 such plan or specification, benefits may be reassessed or

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1551 additional assessments made in accordance with the provisions
 1552 and procedures of this section. The board may at any time
 1553 approve and make effective technical changes and modifications
 1554 of any plan for any improvement not affecting the determination
 1555 of assessed benefits or the security of bond owners.

1556 Section 20. Encouragement of private enterprise.--The
 1557 authority, to the greatest extent it determines to be feasible
 1558 in carrying out the provisions of this act, shall afford maximum
 1559 opportunity, consistent with the sound needs of said authority
 1560 as a whole, to the rehabilitation or redevelopment of the
 1561 renewal area by private enterprise. The authority shall give
 1562 consideration to this objective in exercising its powers under
 1563 this act, including the approval of renewal plans (consistent
 1564 with the general plan of the city), the enforcement of
 1565 restrictions, regulations, and agreements relating to the use of
 1566 land and the use and occupancy of buildings and improvements,
 1567 the disposition of any property acquired, and the provision of
 1568 necessary public improvements.

1569 Section 21. Workable program.--The authority for the
 1570 purposes of this act may cooperate with the city, or with
 1571 Broward County, in the formulation of a workable program for
 1572 community improvements, utilizing appropriate private and public
 1573 resources to eliminate and prevent the development or spread of
 1574 slums and urban blight, to encourage needed urban
 1575 rehabilitation, to provide for the redevelopment of slum and
 1576 blighted areas, or to undertake such of the aforesaid activities
 1577 or other feasible municipal activities as may be suitably
 1578 employed to achieve the objectives of such workable program.

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1579 Such workable program may include, without limitation,
 1580 provisions for: the prevention of the spread of blight into
 1581 areas of the authority which are free from blight through
 1582 diligent enforcement of housing, zoning, and occupancy controls
 1583 and standards; the rehabilitation or conservation of slum and
 1584 blighted areas or portions thereof by replanning, removing
 1585 congestion, providing parks, playgrounds, and other public
 1586 improvements, by encouraging voluntary rehabilitation, and by
 1587 compelling the repair and rehabilitation of deteriorated or
 1588 deteriorating structures; and the clearance and redevelopment of
 1589 slum and blighted areas or portions thereof.

1590 Section 22. Renewal projects and plans.--

1591 (1) The authority shall not approve a renewal project for
 1592 a renewal area unless the board has, by resolution, determined
 1593 such area to be a slum area or a blighted area or a combination
 1594 thereof and designated such area as appropriate for a renewal
 1595 project. Said board shall not approve a renewal plan until a
 1596 general plan for the downtown has been prepared. For this
 1597 purpose and other authority purposes, authority is hereby vested
 1598 in said authority to prepare, to adopt, and to revise from time
 1599 to time a general plan for the physical development of the
 1600 downtown as a whole (giving due regard to the environs and
 1601 metropolitan surroundings), provided, however, that the
 1602 Legislature finds that all of the requirements of a general plan
 1603 for the physical development of the downtown have been fulfilled
 1604 by the Plans and Proposals of either Concepts A or B of the 1967
 1605 Fort Lauderdale Central Area Study prepared for the authority by
 1606 Victor Gruen, Architect, F.A.I.A. The authority may revise said

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1607 general plan from time to time and may adopt another general
 1608 plan.

1609 (2) The authority may prepare or cause to be prepared a
 1610 renewal plan, or any person or agency, public or private, may
 1611 submit such a plan to said authority. Prior to its approval of
 1612 a renewal project, the board shall submit such plan to the
 1613 planning board of the city for review and recommendations as to
 1614 its conformity with the general plan for the development of the
 1615 city as a whole. The planning board shall submit its written
 1616 recommendations with respect to the proposed renewal plan to the
 1617 authority within 30 days after receipt of the plan for review.
 1618 Upon receipt of the recommendations of the planning board, or,
 1619 if no recommendations are received within said 30 days, then
 1620 without such recommendations, said authority may proceed with
 1621 the hearing on the proposed renewal project prescribed herein.
 1622 No person other than the city shall be entitled to raise the
 1623 question of inconsistency of any plan with the general plan of
 1624 the city.

1625 (3) The authority shall hold a public hearing on a renewal
 1626 project, after public notice thereof by publication in a
 1627 newspaper having a general circulation in the area of operation
 1628 of the authority. The notice shall describe the time, date,
 1629 place, and purpose of the hearing, shall generally identify the
 1630 renewal area covered by the plan, and shall outline the general
 1631 scope of the renewal project under consideration.

1632 (4) Following such hearing, the authority may approve a
 1633 renewal project if it finds that:

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1634 (a) A feasible method exists for the location of families
 1635 who will be displaced from the renewal area in decent, safe, and
 1636 sanitary dwelling accommodations within their means and without
 1637 undue hardship to such families.

1638 (b) The renewal plan conforms to the general plan of the
 1639 municipality as a whole.

1640 (c) The renewal plan will afford maximum opportunity,
 1641 consistent with the sound needs of the municipality as a whole,
 1642 for the rehabilitation or redevelopment of the renewal area by
 1643 private enterprise.

1644 (5) A renewal plan may be modified at any time, provided
 1645 that if modified after the lease or sale by the authority of
 1646 real property in the renewal project area, such modification may
 1647 be conditioned upon such approval of the owner, lessee, or
 1648 successor in interest as the authority may deem advisable and in
 1649 any event shall be subject to such rights at law or in equity as
 1650 a lessee or purchaser, or his or her successor or successors in
 1651 interest, may be entitled to assert.

1652 (6) Upon the approval by the authority of a renewal plan
 1653 or of any modification thereof, such plan or modification shall
 1654 be deemed to be in full force and effect for the respective
 1655 renewal area and the authority may then cause such plan or
 1656 modification to be carried out in accordance with its terms.

1657 (7) Notwithstanding any other provisions of this act,
 1658 where the authority certifies that an area is in need of
 1659 redevelopment or rehabilitation as a result of a flood, fire,
 1660 hurricane, earthquake, storm, or other catastrophe respecting
 1661 which the Governor has certified the need for disaster

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1662 assistance under Public Law 875, Eighty-first Congress, or other
 1663 federal law, the board may approve a renewal plan and a renewal
 1664 project with respect to such area without regard to the
 1665 provisions of subsection (4) of this section and the provisions
 1666 of this section requiring a general plan for the city and the
 1667 public hearing on the renewal project.

1668 Section 23. Powers.--The authority shall have all the
 1669 powers necessary or convenient to carry out and effectuate the
 1670 purposes and provisions of this act, including the following
 1671 powers in addition to others herein granted:

1672 (1) To undertake and carry out renewal projects within its
 1673 area of operation; to make and execute contracts and other
 1674 instruments necessary or convenient to the exercise of its
 1675 powers under this act; and to disseminate slum clearance and
 1676 renewal information.

1677 (2) To provide or to arrange or contract for the
 1678 furnishing or repair by any person or agency, public or private,
 1679 of services, privileges, works, streets, roads, public
 1680 utilities, or other facilities for or in connection with a
 1681 renewal project; to install, construct, and reconstruct streets,
 1682 utilities, parks, playgrounds, and other public improvements;
 1683 and to agree to any conditions that it may deem reasonable and
 1684 appropriate attached to federal financial assistance and imposed
 1685 pursuant to federal law relating to the determination of
 1686 prevailing salaries or wages or compliance with labor standards,
 1687 in the undertaking or carrying out of a renewal project, and to
 1688 include in any contract let in connection with such a project

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1689 provisions to fulfill such of said conditions as it may deem
 1690 reasonable and appropriate.

1691 (3) Within its area of operation, to enter into any
 1692 building or property in any renewal area in order to make
 1693 inspections, surveys, appraisals, soundings, or test borings,
 1694 and to obtain an order for this purpose from a court of
 1695 competent jurisdiction in the event entry is denied or resisted;
 1696 to acquire by purchase, lease, option, gift, grant, bequest,
 1697 devise, eminent domain, or otherwise any real property (or
 1698 personal property for its administrative purposes) together with
 1699 any improvements thereon; to hold, improve, clear, or prepare
 1700 for redevelopment any such property; to dispose of any real
 1701 property; to insure or provide for the insurance of any real or
 1702 personal property or operation of the authority against any
 1703 risks or hazards, including the power to pay premiums on any
 1704 such insurance; and to enter into any contracts necessary to
 1705 effectuate the purposes of this act provided, however, that no
 1706 statutory provision with respect to the acquisition, clearance,
 1707 or disposition of property by public bodies shall restrict the
 1708 authority in the exercise of such functions with respect to a
 1709 renewal project, unless the Legislature shall specifically so
 1710 state.

1711 (4) To invest any renewal project funds held in reserves
 1712 or sinking funds or any such funds not required for immediate
 1713 disbursement, in property or securities in which banks may
 1714 legally invest funds subject to their control, and to redeem
 1715 such bonds as have been issued pursuant to this act at the
 1716 redemption price established therein or to purchase such bonds

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1717 at less than redemption price, all such bonds so redeemed or
 1718 purchased to be canceled.

1719 (5) To borrow money and to apply for and accept advances,
 1720 loans, grants, contributions, and any other form of financial
 1721 assistance from the Federal Government, the state, county, city,
 1722 or other public body, or from any sources, public or private,
 1723 for the purposes of this act, and to give such security as may
 1724 lawfully be required and to enter into and carry out contracts
 1725 in connection therewith. The authority may include in any
 1726 contract for financial assistance with the Federal Government
 1727 for a renewal project such conditions imposed pursuant to
 1728 federal laws as the authority may deem reasonable and
 1729 appropriate and which are not inconsistent with the purposes of
 1730 this act.

1731 (6) Within its area of operation, to make or have made all
 1732 surveys and plans necessary to the carrying out of the purposes
 1733 of this act and to contract with any person, public or private,
 1734 in making and carrying out such plans and to adopt or approve,
 1735 modify and amend such plans. Such plans may include, without
 1736 limitation:

1737 (a) A general plan for the locality as a whole.

1738 (b) Renewal plans.

1739 (c) Preliminary plans outlining renewal activities for
 1740 neighborhoods to embrace two or more renewal areas.

1741 (d) Plans for carrying out a program of voluntary or
 1742 compulsory repair and rehabilitation of buildings and
 1743 improvements.

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1744 (e) Plans for the enforcement of state and local laws,
 1745 codes, and regulations relating to the use of land and the use
 1746 and occupancy of buildings and improvements and to the
 1747 compulsory repair, rehabilitation, demolition, or removal of
 1748 buildings and improvements.

1749 (f) Appraisals, title searches, surveys, studies, and
 1750 other plans and work necessary to prepare for the undertaking of
 1751 renewal projects. The authority is authorized to develop, test,
 1752 and report methods and techniques, and carry out demonstrations
 1753 and other activities, for the prevention and the elimination of
 1754 slums and blight and to apply for, accept, and utilize grants of
 1755 funds from the Federal Government for such purposes.

1756 (7) To prepare plans for the relocation of persons,
 1757 including families, business concerns, and others, displaced by
 1758 a renewal project, and to make relocation payments to or with
 1759 respect to such persons for moving expenses and losses of
 1760 property for which reimbursement or compensation is not
 1761 otherwise made, including the making of such payments financed
 1762 by the Federal Government.

1763 (8) To appropriate such funds and make such expenditures
 1764 as may be necessary to carry out the purposes of this act, and
 1765 to levy taxes and assessments for such purposes, subject to
 1766 millage limitations of this act and the State Constitution.

1767 (9) To plan or replan streets, roads, sidewalks, ways, or
 1768 other places and to plan or replan any part of the downtown.

1769 (10) Within its area of operation, to organize,
 1770 coordinate, and direct the administration of the provisions of
 1771 this act as they apply to such authority in order that the

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1772 objective of remedying slum and blighted areas and preventing
 1773 the causes thereof within such authority may be most effectively
 1774 promoted and achieved, and to establish such new office or
 1775 offices of the authority or to reorganize existing offices in
 1776 order to carry out such purpose most effectively.

1777 (11) To exercise all or any part or combination of powers
 1778 herein granted.

1779 Section 24. Disposal of property in renewal area.-

1780 (1) The authority may sell, lease, or otherwise transfer
 1781 real property or any interest therein acquired by it, and may
 1782 enter into contracts with respect thereto, in a renewal area for
 1783 residential, recreational, commercial, industrial, or other uses
 1784 or for public use, or may retain such property or interest for
 1785 public use, in accordance with the renewal plan, subject to such
 1786 covenants, conditions, and restrictions, including covenants
 1787 running with the land, as may be deemed to be necessary or
 1788 desirable to assist in preventing the development or spread of
 1789 future slums or blighted areas or to otherwise carry out the
 1790 purposes of this act, provided that such sale, lease, other
 1791 transfer, or retention, and any agreement relating thereto, may
 1792 be made only after the approval of the renewal plan by the
 1793 board. The purchasers or lessees and their successors and
 1794 assigns shall be obligated to devote such real property only to
 1795 the uses specified in the renewal plan, and may be obligated to
 1796 comply with such other requirements as the authority may
 1797 determine to be in the renewal plan, and may be obligated to
 1798 comply with such other requirements as the authority may
 1799 determine to be in the public interest, including the obligation

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1800 to begin within a reasonable time any improvements on such real
 1801 property required by the renewal plan. Such real property or
 1802 interest shall be sold, leased, otherwise transferred, or
 1803 retained at not less than its fair value for uses in accordance
 1804 with the renewal plan. In determining the fair value of real
 1805 property for uses in accordance with the renewal plan, the
 1806 authority shall take into account and give consideration to the
 1807 uses provided in such plan; the restrictions upon, and the
 1808 covenants, conditions, and obligations assumed by, the purchaser
 1809 or lessee or by the authority retaining the property; and the
 1810 objectives of such plan for the prevention of the recurrence of
 1811 a slum or blighted areas. The authority in any instrument of
 1812 conveyance to a private purchaser or lessee may provide that
 1813 such purchaser or lessee, shall be without power to sell, lease,
 1814 or otherwise transfer the real property without the prior
 1815 written consent of the authority until he or she has obligated
 1816 himself or herself to construct thereon. Real property acquired
 1817 by the authority which, in accordance with the provisions of the
 1818 renewal plan, is to be transferred shall be transferred as
 1819 rapidly as feasible in the public interest consistent with the
 1820 carrying out of the provisions of the renewal plan. Any
 1821 contract for such transfer and the renewal plan (or such part or
 1822 parts of such contract or plan as the authority may determine)
 1823 may be recorded in the office of the Clerk of the Circuit Court
 1824 of Broward County.

1825 (2) The authority may dispose of real property in a
 1826 renewal area to private persons only under such reasonable
 1827 competitive bidding procedures as it shall prescribe or as

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1828 hereinafter provided in this subsection. The authority may, by
 1829 public notice by publication in a newspaper having a general
 1830 circulation in the community (30 days prior to the execution of
 1831 any contract to sell, lease, or otherwise transfer real property
 1832 and prior to the delivery of any instrument of conveyance with
 1833 respect thereto under the provisions of this section) invite
 1834 proposals from and make available all pertinent information to
 1835 private redevelopers or any persons interested in undertaking to
 1836 redevelop or rehabilitate a renewal area, or any part thereof.
 1837 Such notice shall identify the area, or portion thereof, and
 1838 shall state that proposals shall be made by those interested
 1839 within 30 days after the date of publication of said notice, and
 1840 that such further information as is available may be obtained at
 1841 such office as shall be designated in said notice. The
 1842 authority shall consider all such redevelopment or
 1843 rehabilitation proposals and the financial and legal ability of
 1844 the persons making such proposals to carry them out, and may
 1845 negotiate with any persons for proposals for the purchase,
 1846 lease, or other transfer of any real property acquired by the
 1847 authority in the renewal area. The authority may accept such
 1848 proposal as it deems to be in the public interest and in
 1849 furtherance of the purposes of this act, provided that a
 1850 notification of intention to accept such proposal shall be filed
 1851 with the board not less than 30 days prior to such acceptance.
 1852 Thereafter, the authority may execute such contract in
 1853 accordance with the provisions of subsection (1) and deliver
 1854 deeds, leases, and other instruments and take all steps
 1855 necessary to effectuate such contract.

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1856 (3) The authority may temporarily operate and maintain
 1857 real property acquired in a renewal area pending the disposition
 1858 of the property as authorized in this act, without regard to the
 1859 provisions of subsection (1), for such uses and purposes as may
 1860 be deemed desirable even though not in conformity with the
 1861 renewal plan.

1862 Section 25. Issuance of bonds.-

1863 (1) The authority shall have the power to issue bonds from
 1864 time to time in its discretion to finance the undertaking of any
 1865 renewal project under this act, including without limiting the
 1866 generality thereof, the payment of principal and interest upon
 1867 any advances for surveys and plans, and shall also have power to
 1868 issue refunding bonds for the payment or retirement of such
 1869 bonds previously issued by it. Such bonds may be made payable
 1870 as to bond principal and interest, from the income, proceeds,
 1871 revenues, and funds of the authority derived from or held in
 1872 connection with its undertaking and carrying out of renewal
 1873 projects under this act, provided, however, that payment of such
 1874 bonds, both as to principal and interest, may be further secured
 1875 by a pledge of any loan, grant, or contribution from the Federal
 1876 Government or other source, in aid of any renewal projects of
 1877 the authority under this act.

1878 (2) Bonds issued under this section shall not constitute
 1879 an indebtedness within the meaning of any constitutional or
 1880 statutory debt limitation or restriction, and shall not be
 1881 subject to the provisions of any other law or charter relating
 1882 to the authorization, issuance, or sale of bonds. Bonds issued
 1883 under the provisions of this act are declared to be issued for

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1884 an essential public and governmental purpose and, together with
 1885 interest thereon and income therefrom, shall be exempted from
 1886 all taxes.

1887 (3) Bonds issued under this section shall be authorized by
 1888 resolution or ordinance of the board and may be issued in one or
 1889 more series and shall bear such date or dates, be payable upon
 1890 demand or mature at such time or times, bear such interest, be
 1891 in such denomination or denominations, be in such form either
 1892 coupon or registered, carry such conversion or registration
 1893 privileges, have such rank or priority, be executed in such
 1894 manner, be payable in such medium of payment, at such place or
 1895 places, and be subject to such terms of redemption (with or
 1896 without premium), be secured in such manner, and have such other
 1897 characteristics as may be provided by such resolution or trust
 1898 indenture or mortgage issued pursuant thereto.

1899 (4) Such bonds may be sold at not less than par at public
 1900 sales held after notice published prior to such sale in a
 1901 newspaper having a general circulation in the area of operation
 1902 and in such other medium of publications as the authority may
 1903 determine or may be exchanged for other bonds on the basis of
 1904 par, provided that such bonds may be sold to the Federal
 1905 Government at private sale at not less than par and, in the
 1906 event less than all of the authorized principal amount of such
 1907 bonds is sold to the Federal Government, the balance may be sold
 1908 at private sale at not less than par at an interest cost to the
 1909 authority not to exceed the interest cost to the authority of
 1910 the portion of the bonds sold to the Federal Government.

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1911 (5) In case any of the public officials of the authority
 1912 whose signatures appear on any bonds or coupons issued under
 1913 this act shall cease to be such officials before the delivery of
 1914 such bonds, such signatures shall, nevertheless, be valid and
 1915 sufficient for all purposes, the same as if such officials had
 1916 remained in office until such delivery. Any provisions of any
 1917 law to the contrary notwithstanding, any bonds issued pursuant
 1918 to this act shall be fully negotiable.

1919 (6) In any suit, action, or proceeding involving the
 1920 validity or enforceability of any bond issued under this act or
 1921 the security therefor, any such bond reciting in substance that
 1922 it has been issued by the authority in connection with a renewal
 1923 project, as herein defined, shall be conclusively deemed to have
 1924 been issued for such purpose and such project shall be
 1925 conclusively deemed to have been planned, located, and carried
 1926 out in accordance with the provisions of this act.

1927 Section 26. Bonds as legal investments.--All banks, trust
 1928 companies, bankers, savings banks and institutions, building and
 1929 loan associations, savings and loan associations, investment
 1930 companies, and all other persons carrying on a banking or
 1931 investment business; all insurance companies, insurance
 1932 associations, and other persons carrying on an insurance
 1933 business; and all executors, administrators, curators, trustees,
 1934 and other fiduciaries may legally invest any sinking funds,
 1935 moneys, or other funds belonging to them or within their control
 1936 in any bonds or other obligations issued by the authority
 1937 pursuant to this act, provided that such bonds and other
 1938 obligations shall be secured by an agreement between the issuer

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1939 and the Federal Government in which the issuer agrees to borrow
 1940 from the Federal Government and the Federal Government agrees to
 1941 lend to the issuer, prior to the maturity of such bonds or other
 1942 obligations, moneys in an amount which (together with any other
 1943 moneys irrevocably committed to the payment of interest on such
 1944 bonds or other obligations) will suffice to pay the principal of
 1945 such bonds or other obligations with interest to maturity
 1946 thereon, which moneys under the terms of said agreement are
 1947 required to be used for the purpose of paying the principal of
 1948 and the interest on such bonds or other obligations at their
 1949 maturity. Such bonds and other obligations shall be authorized
 1950 security for all public deposits. It is the purpose of this
 1951 section to authorize any persons, political subdivisions, and
 1952 officers, public or private, to use any funds owned or
 1953 controlled by them for the purpose of any such bonds or other
 1954 obligations. Nothing contained in this section with regard to
 1955 legal investments shall be construed as relieving any person of
 1956 any duty of exercising reasonable care in selecting securities.

1957 Section 27. Exemption from execution.--All property of the
 1958 authority, including funds, owned or held by it for the purposes
 1959 of this act shall be exempt from levy and sale by virtue of an
 1960 execution, and no execution or other judicial process shall
 1961 issue against the same, nor shall judgment against the authority
 1962 be a charge or lien upon such property, provided, however, that
 1963 the provisions of this section shall not apply to or limit the
 1964 right of obligees to pursue any remedies for the enforcement of
 1965 any pledge or lien given pursuant to this act by the authority
 1966 on its rents, fees, grants, or revenues from renewal projects.

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1967 Section 28. Cooperation by public bodies.--
 1968 (1) For the purpose of aiding in the planning,
 1969 undertaking, or carrying out of a renewal project located within
 1970 the area in which it is authorized to act, any public body may,
 1971 upon such terms, with or without consideration, as it may
 1972 determine:
 1973 (a) Dedicate, sell, convey, or lease any of its interest
 1974 in any property or grant easements, licenses, or other rights or
 1975 privileges therein to the authority.
 1976 (b) Incur the entire expense of any public improvements
 1977 made by such public body in exercising the powers granted in
 1978 this section.
 1979 (c) Do any and all things necessary to aid or cooperate in
 1980 the planning or carrying out of a renewal plan.
 1981 (d) Lend, grant, or contribute funds to said authority.
 1982 (e) Enter into agreements (which may extend over any
 1983 period, notwithstanding any provision or rule of law to the
 1984 contrary) with said authority or other public body respecting
 1985 action to be taken pursuant to any of the powers granted by this
 1986 act, including the furnishing of funds or other assistance in
 1987 connection with a renewal project.
 1988 (f) Cause public buildings and public facilities,
 1989 including parks and playgrounds, recreational, community,
 1990 educational, water, sewer, or drainage facilities, or any other
 1991 works which it is otherwise empowered to undertake or to be
 1992 furnished, furnish, dedicate, close, vacate, pave, install,
 1993 grade, regrade, plan, or replan streets, roads, sidewalks, ways,
 1994 or other places; plan or replan or zone or rezone any part of

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1995 | the public body or make exceptions from building regulations;
 1996 | and cause administrative and other services to be furnished to
 1997 | the authority.

1998 |
 1999 | If at any time title to or possession of any renewal project is
 2000 | held by any public body or governmental agency, other than the
 2001 | authority, which is authorized by law to engage in the
 2002 | undertaking, carrying out, or administration of renewal projects
 2003 | (including any agency or instrumentality of the United States of
 2004 | America), the provisions of the agreements referred to in this
 2005 | section shall inure to the benefit of, any may be enforced by,
 2006 | such public body or governmental agency.

2007 | (2) Any sale, conveyance, lease, or agreement provided for
 2008 | in this section may be made by a public body without appraisal,
 2009 | public notice, advertisement, or public bidding.

2010 | (3) For the purpose of aiding in the planning,
 2011 | undertaking, or carrying out of a renewal project of the
 2012 | authority hereunder, the city may (in addition to its other
 2013 | powers and upon such terms, with or without consideration, as it
 2014 | may determine) do and perform any or all of the actions or
 2015 | things which, by the provisions of subsection (1), a public body
 2016 | is authorized to do or perform, including the furnishing of
 2017 | financial and other assistance.

2018 | (4) For the purposes of this section, or for the purpose
 2019 | of aiding in the planning, undertaking, or carrying out of a
 2020 | renewal project of the authority, said authority may in addition
 2021 | to any other authority to issue bonds pursuant to this act issue
 2022 | and sell its general obligation bonds. Any bonds issued by the

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2023 authority pursuant to this section shall be issued in the manner
 2024 and within the limitations prescribed by the laws of this state
 2025 for the issuance and authorization of bonds by such authority
 2026 for public purposes generally, except as to constitutional
 2027 requirements.

2028 Section 29. Title of purchaser.--Any instrument executed
 2029 by the authority and purporting to convey any right, title, or
 2030 interest in any property under this act shall be conclusively
 2031 presumed to have been executed in compliance with the provisions
 2032 of this act insofar as title or other interest of any bona fide
 2033 purchaser, lessee, or transferee of such property is concerned.

2034 Section 30. Maximum millage.--The maximum millage of the
 2035 ad valorem tax authorized to be levied to finance the operation
 2036 of the authority may be increased by the board so as to be any
 2037 rate not exceeding 10 mills which shall have been approved by
 2038 vote of the majority of those voting in a referendum in which
 2039 those participating are limited to the electors of the downtown
 2040 who at the time of the referendum are owners of freeholds in the
 2041 downtown not wholly exempt from taxation and who are then duly
 2042 registered for an authority referendum as authorized by this
 2043 act.

2044 Section 31. Severability.--If any section, clause,
 2045 sentence, or provision of this act or the application of such
 2046 section, clause, sentence, or provision to any person or bodies
 2047 or under any circumstances shall be held to be inoperative,
 2048 invalid, or unconstitutional, the invalidity of such section,
 2049 clause, sentence, or provision shall not be deemed, held, or
 2050 taken to affect the validity or constitutionality of any of the

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2051 remaining parts of this act, or the application of any of the
 2052 provisions of this act to persons, bodies, or in circumstances
 2053 other than those as to which it or any part thereof shall have
 2054 been inoperative, invalid, or unconstitutional, and it is
 2055 intended that this act shall be construed and applied as if any
 2056 section, clause, sentence, or provision held inoperative,
 2057 invalid, or unconstitutional had not been included in this act.

2058 Section 32. Liberal construction.--The provisions of this
 2059 act shall be liberally construed to effect its purposes and
 2060 shall be deemed cumulative, supplemental and alternative
 2061 authority for the exercise of the powers provided herein.

2062 Section 33. This act shall be known and may be cited as
 2063 the "Fort Lauderdale Downtown Development Authority Law."

2064 Section 34. (1) TRUST FUND; CREATION, DURATION, USE, AND
 2065 TERMINATION.--

2066 (a) There is established a fund to be known as the
 2067 Redevelopment Trust Fund of the Downtown Development Authority
 2068 of the City of Fort Lauderdale. In addition to any other funds
 2069 available to the authority, funds allocated to and deposited
 2070 into said redevelopment trust fund may be used by the authority,
 2071 subject to prior approval by the board of trustees and pursuant
 2072 to the provisions of this act, to finance or refinance all or
 2073 part of the cost of construction or acquisition of any project
 2074 now or hereafter undertaken by the authority individually or
 2075 with or by any other governmental entity.

2076 (b) Anything to the contrary notwithstanding, the
 2077 redevelopment trust fund shall not come into existence until
 2078 this act has been approved by an ordinance adopted by the Board

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2079 of County Commissioners of Broward County and by an ordinance
 2080 adopted by the City Commission of the City of Fort Lauderdale.
 2081 Upon the final adoption and passage of such ordinance by the
 2082 Board of County Commissioners of Broward County and the City
 2083 Commission of the City of Fort Lauderdale, the redevelopment
 2084 trust fund shall thereafter continue in full force and effect in
 2085 accordance with all of the terms and provisions this act.

2086 (c) If the Downtown Development Authority of the City of
 2087 Fort Lauderdale ceases to exist, the redevelopment trust fund
 2088 shall be dissolved, and all funds previously deposited therein
 2089 by a taxing authority together with a pro rata share of any
 2090 interest having accrued thereon shall be returned to such taxing
 2091 authority, after the indebtedness outstanding against the
 2092 authority is retired and any expenses incurred in servicing the
 2093 indebtedness is paid, provided, however, that in no event shall
 2094 the redevelopment trust fund continue to exist after the payment
 2095 in full of such indebtedness and expenses incurred in servicing
 2096 the indebtedness.

2097 (d) The term of bonds issued in accordance with section 16
 2098 of this act, for which the development trust fund has been
 2099 pledged, may extend beyond the life of the redevelopment trust
 2100 fund if the City of Fort Lauderdale and Broward County have
 2101 agreed to service and pay such bonds after the expiration of the
 2102 fund. In such an event, after the redevelopment trust fund
 2103 expires, the county shall continue to levy and collect the tax
 2104 authorized by this law and use the revenue therefrom to retire
 2105 the bonds and to pay any expenses necessary for servicing the
 2106 bonds until the bonds are retired. Any excess revenue remaining

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2107 after the bonds are retired, together with a pro rata share of
 2108 any interest having accrued thereon, shall be returned to the
 2109 taxing authorities.

2110 (2) FUNDING.--The funding of the redevelopment trust fund
 2111 shall take place annually commencing with the ad valorem taxes
 2112 levied and assessed for the year 1980, or the year in which the
 2113 ordinances provided for in paragraph (b) of subsection (2) are
 2114 adopted by the County Commission of Broward County and the City
 2115 Commission of the City of Fort Lauderdale, whichever shall occur
 2116 last. The funding of the redevelopment trust fund shall not
 2117 exceed that amount equal to the difference between:

2118 (a) The amount of ad valorem taxes levied each year by or
 2119 for all taxing authorities, except school districts and the
 2120 authority, on its buildings, fixtures, and other improvements
 2121 upon taxable real property contained within the geographic
 2122 boundaries of the renewal area; and

2123 (b) The amount of ad valorem taxes which would have been
 2124 produced at the rate upon which the ad valorem taxes are levied
 2125 each year or for all taxing authorities, except school districts
 2126 and the authority, upon the total of the assessed value of all
 2127 building fixtures, and other improvements upon taxable real
 2128 property in the renewal area, which building, fixtures, and
 2129 improvements appeared and were listed upon the most recent tax
 2130 assessment roll used by each taxing authority, except school
 2131 districts and the authority, prior to the effective date of this
 2132 act. Taxes levied and assessed on the real property upon which
 2133 such buildings, fixtures, and improvements are located shall not

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2134 be included in the annual funding calculation of the
2135 redevelopment trust fund.

2136 (3) ANNUAL APPROPRIATION.--

2137 (a) For the first 5 years during which the redevelopment
2138 trust fund is in existence, each taxing authority, except school
2139 districts and the authority, shall annually appropriate from any
2140 available funds a sum which is not less in amount than the
2141 increment of ad valorem tax revenues, as defined and determined
2142 in subsection (3) accruing to said taxing authority.

2143 (b) During each year subsequent to the fifth year of the
2144 existence of the redevelopment trust fund, each taxing
2145 authority, except school districts and the authority, shall, on
2146 a pro rata basis, appropriate to said fund a sum which is no
2147 less than the amount determined by the board to be necessary
2148 during the next fiscal year in order to provide for payment of
2149 any bonds, loans, advances, undertakings, or indebtedness, plus
2150 interest accruing thereon, or any other financial obligation
2151 approved by the board and to the payment of which redevelopment
2152 trust funds have been pledged or committed. The redevelopment
2153 trust fund budget for each fiscal year shall be prepared and
2154 approved by the board and trustees and a copy thereof shall be
2155 furnished to each taxing authority, except school districts, at
2156 least 30 days prior to the first day of such fiscal year. The
2157 ad valorem tax revenues as defined and determined in subsection
2158 (3) accruing to such authorities.

2159 (c) The obligation of the taxing authorities, except
2160 school districts and the authority, to make annual
2161 appropriations to the fund shall continue so long as the

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2162 authority exists, or until all bonds, loans, advances, and
 2163 indebtedness, or interest thereof, incurred by the authority
 2164 under this act, and for which redevelopment trust funds have
 2165 been pledged have been paid, provided that such obligation shall
 2166 be imposed on the annual tax increment calculated in accordance
 2167 with subsection (3) is greater than zero.

2168 (4) BOARD OF TRUSTEES.--

2169 (a) The redevelopment Trust Fund of the Downtown
 2170 Development Authority of the City of Fort Lauderdale shall be
 2171 subject to the jurisdiction, administration, and control of a
 2172 board of trustees consisting of five members.

2173 (b) Within 30 days after the board of County
 2174 Commissioners of Broward County adopts the ordinance approving
 2175 the act, the board of County Commissioners of Broward County
 2176 shall appoint two of its members to the board of trustees, the
 2177 City Commission of the City of Fort Lauderdale shall appoint two
 2178 members of its commission to the board of trustees, and the
 2179 Downtown Development Authority of the City of Fort Lauderdale,
 2180 shall appoint one member of the board of trustees. All
 2181 appointments shall be by resolution. The terms of office of a
 2182 member of the board of trustees shall be 1 year from the date of
 2183 appointment. A vacancy occurring during a term shall be filled
 2184 for the unexpired portion of the terms by the governing body
 2185 which made the original appointment. A member of the board of
 2186 trustees shall continue to serve until his or her successor has
 2187 been appointed. Decisions of the board of trustees shall be
 2188 made on the affirmative vote of a majority of its members.

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2189 (c) The board of trustees shall control, operate, and
 2190 administer the Redevelopment Trust Fund of the Downtown
 2191 Development Authority of the City of Fort Lauderdale as provided
 2192 in this section. No project for which redevelopment trust funds
 2193 are to be used shall be undertaken unless first approved by a
 2194 resolution of the board of trustees. Any such project shall be
 2195 acquired, constructed, and operated in accordance with the
 2196 provisions of such resolution and shall not be conveyed by the
 2197 authority to any person unless such conveyance is first approved
 2198 by a resolution of the board of trustees. The board of trustees
 2199 may attach such conditions to the approval of such project as
 2200 the board of trustees deems necessary. The authority shall not
 2201 pledge funds in the redevelopment trust fund for the payment of
 2202 any bond, loan, advance, or indebtedness, unless the authority
 2203 has, by a resolution, pledged said funds for the time during
 2204 which any such bond, loan, advance, or indebtedness, or any
 2205 interest thereon, remains unpaid.

2206 (5) REVENUE BONDS AND NOTES.--

2207 (a) Revenue bonds and notes of every issue under this
 2208 section shall be payable solely out of revenues deposited in the
 2209 authority's development trust fund. The lien created by such
 2210 revenue bonds and notes shall not attach until the revenues
 2211 referred to herein are deposited in the authority's
 2212 redevelopment trust fund at the times and to the extent that
 2213 such revenues accrue. The holders of such revenue bonds and
 2214 notes shall have no right to require or compel the imposition of
 2215 any tax or the establishment of any rate of taxation for which
 2216 to provide for the payment of such revenue bonds and notes.

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2217 (b) Revenue bonds and notes issued under the provisions of
 2218 this section shall not constitute a debt, liability, or
 2219 obligation of the authority, Broward County, the City of Fort
 2220 Lauderdale, or the state or any political subdivision thereof,
 2221 or a pledge of the faith or credit of Broward County, the City
 2222 of Fort Lauderdale, or the state or any political subdivision
 2223 thereof, but shall be payable solely from the redevelopment
 2224 trust fund as provided for in this section. All such revenue
 2225 bonds and notes shall contain on the face thereof a statement to
 2226 the effect that the authority shall not be obligated to pay the
 2227 same or the interest thereon except from the redevelopment trust
 2228 fund of the authority held for that purpose and that neither the
 2229 faith nor credit nor the taxing power of the authority, Broward
 2230 County, the City of Fort Lauderdale, or the state or any
 2231 political subdivision thereof is pledged to the payment of
 2232 principal or interest on such revenue bonds and notes.

2233 (c) Revenue bonds and notes issued under the provisions of
 2234 this section shall not be included in the computation of any
 2235 limitation or the amount of bonded indebtedness which the
 2236 authority may incur under other sections of this act.

2237 (6) REVENUE BONDS, PLEDGE OF REDEVELOPMENT TRUST FUNDS AND
 2238 BONDS AS LEGAL INVESTMENTS.--Bonds issued under this section
 2239 shall be authorized by resolution of the board of trustees.
 2240 They may be issued in one or more series and shall bear such
 2241 date or dates, be payable upon demand or mature at such time or
 2242 times, bear interest at such rate or rates, be in such
 2243 denomination or denominations, be either with or without coupon
 2244 or registered, carry such conversion or registration privileges,

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2245 have such rank or priority, be executed in such manner, be
 2246 payable in such medium of payment at such place or places, be
 2247 subject to such terms of redemption (with or without premium),
 2248 be secured in such manner, and have such other characteristics
 2249 as may be provided by such resolution or trust indenture or
 2250 mortgage issued pursuant thereto. Bonds issued under this
 2251 section may be sold in such manner, either at public or private
 2252 sale, and for such price as the board of trustees may determine
 2253 will effectuate the purpose of this section.

2254 Section 4. If any provision of this act or the application
 2255 thereof to any person or circumstance is held invalid, the
 2256 invalidity shall not affect the provisions or applications of
 2257 the acts which can be given effect without the invalid provision
 2258 or application, and to this end the provisions of this act are
 2259 declared severable.

2260 Section 5. Chapters 65-1541, 67-1385, 69-1056, 75-371, 80-
 2261 501, 85-393, 87-507, 89-431, 92-247, 93-392, and 95-531, Laws of
 2262 Florida, are repealed.

2263 Section 6. This act shall take effect upon becoming a law.