

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Surplus County Land

DEPARTMENT: Administrative Services **DIVISION:** Support Services

AUTHORIZED BY: Jamie Croteau **CONTACT:** Meloney Lung **EXT.** 5256

Agenda Date <u>04/27/04</u>	Regular <input type="checkbox"/>	Consent <input checked="" type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Public Hearing – 1:30 <input type="checkbox"/>		Public Hearing – 7:00 <input type="checkbox"/>	




MOTION/RECOMMENDATION: Approve request to declare surplus and adopt Resolution authorizing the Chairman to execute the County Deed conveying Parcel # 04-20-31-502-0000-0060, Frog Alley, (Midway) Sanford a County owned 5,390 sq. ft. vacant parcel to the Sanford Airport Authority for \$3,094.

BACKGROUND: Seminole County acquired this parcel through a Tax Deed dated August 24, 1982 (Tax Deed Attached). The Sanford Airport Authority has expressed an interest in purchasing this property as part of their airport expansion project. In accordance with Florida State Statute 125.38, the Board of County Commissioners may convey property to a municipality. A copy of the Sanford Airport Authority Act is attached, demonstrating that the airport is part of the City of Sanford municipality.

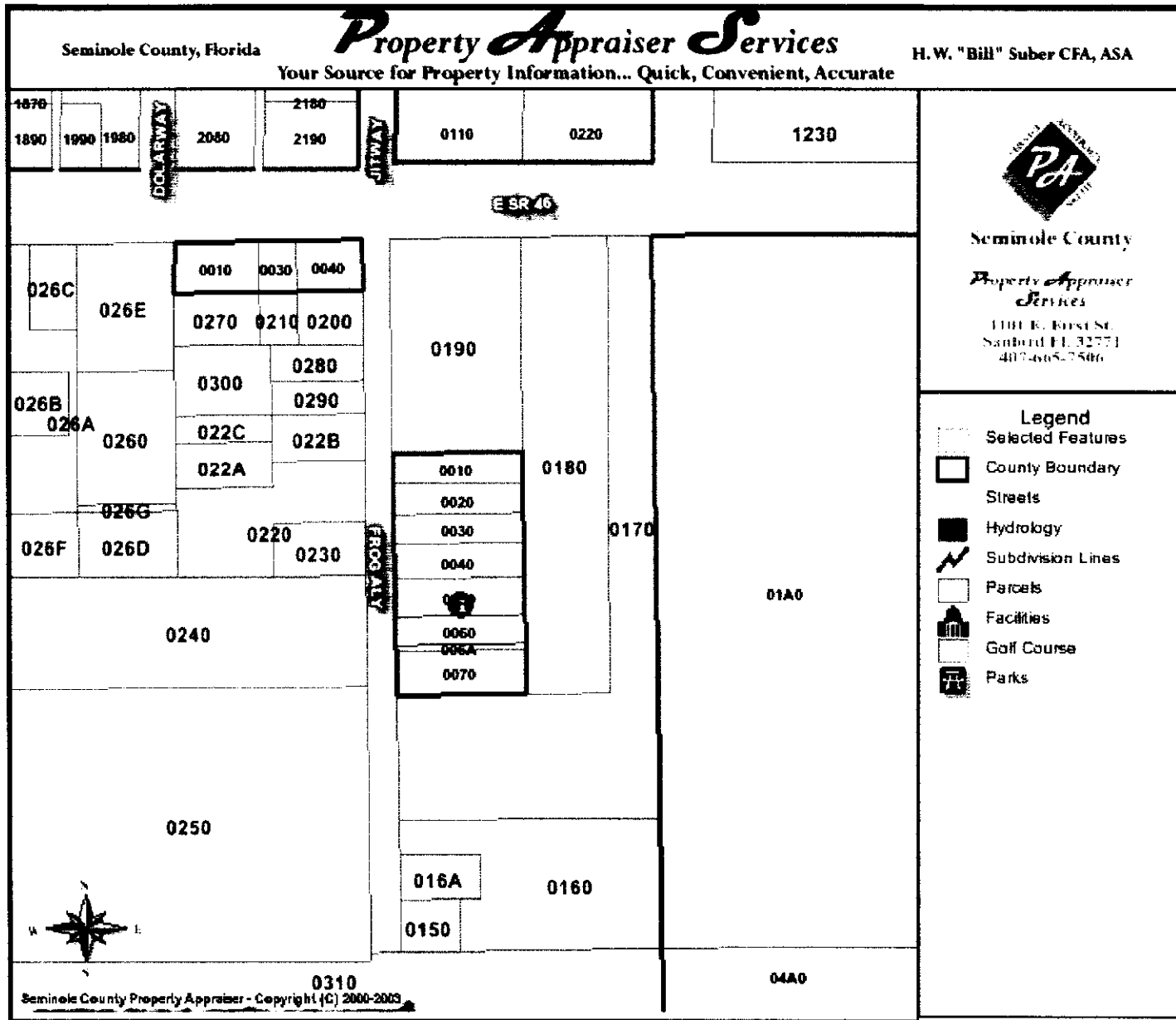
Staff is recommending the selling price be established at \$3,094. This amount was calculated by using the figure of \$25,000 an acre, which is in-line with purchase price established for the acquisition of Sanford Airport Authority property acquired for the East Lake Mary Blvd Right of Way Project. The recommended selling price is further supported by using the Property Appraiser's assessed value of \$2,380 which is traditionally 20% below market value, thus market value is estimated to be \$2,856.

District # 5, Commissioner McLain

Reviewed by	<i>AM</i>
Co Atty:	<i>AM</i>
DFS:	_____
Other:	_____
DCM:	<i>ML</i>
CM:	<i>ML</i>
File No.	CASS02

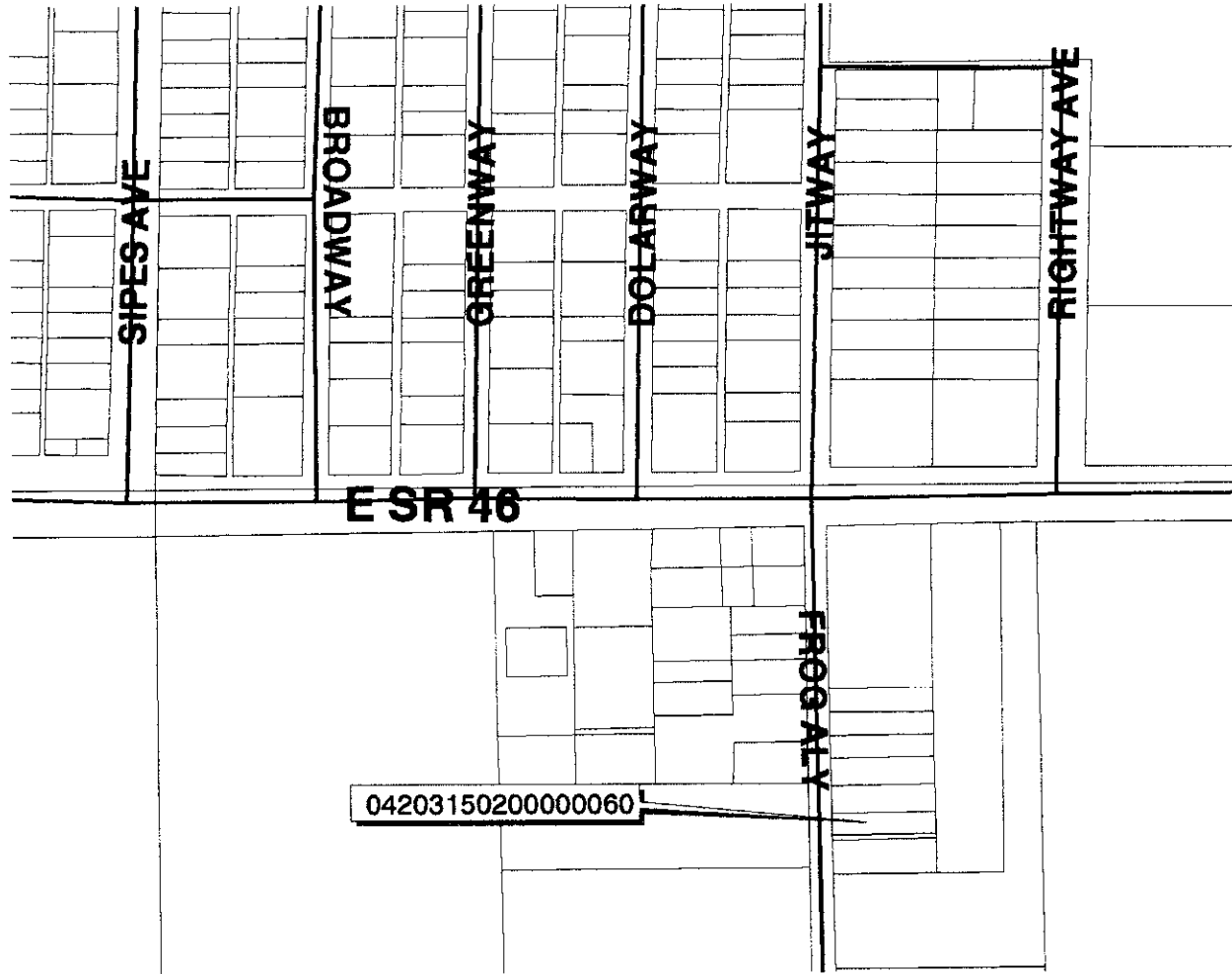
PARCEL DETAIL	REAL ESTATE	PERSONAL PROP.	TAX ROLL	SALES SEARCH	◀ ◁ Back ▷ ▶												
 <p> Seminole County Property Appraiser Services 1101 E. BUNGE ST. Sanford, FL 32771 407.465.7506 </p>																	
<p align="center">GENERAL</p> <p> Parcel Id: 04-20-31-502-0000-0060 Tax District: 01-TX DIST 1 - COUNTY Owner: SEMINOLE B C C Exemptions: 85-COUNTY Own/Addr: COUNTY SERVICES BUILDING Address: 1101 E 1ST ST City,State,ZipCode: SANFORD FL 32771 Property Address: Facility Name: Dor: 86-COUNTY(EXC:PUBLIC SC) </p>				<p align="center">2004 WORKING VALUE SUMMARY</p> <p> Value Method: Market Number of Buildings: 0 Depreciated Bldg Value: \$0 Depreciated EXFT Value: \$0 Land Value (Market): \$2,380 Land Value Ag: \$0 Just/Market Value: \$2,380 Assessed Value (SOH): \$2,380 Exempt Value: \$2,380 Taxable Value: \$0 </p>													
<p align="center">SALES</p> <table border="1"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> </tr> </thead> <tbody> <tr> <td>TRUSTEE DEED</td> <td>08/1982</td> <td>01409</td> <td>1516</td> <td>\$100</td> <td>Vacant</td> </tr> </tbody> </table> <p align="center">Find Comparable Sales within this DOR Code</p>				Deed	Date	Book	Page	Amount	Vac/Imp	TRUSTEE DEED	08/1982	01409	1516	\$100	Vacant	<p align="center">2003 VALUE SUMMARY</p> <p> 2003 Tax Bill Amount: \$0 2003 Taxable Value: \$0 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS </p>	
Deed	Date	Book	Page	Amount	Vac/Imp												
TRUSTEE DEED	08/1982	01409	1516	\$100	Vacant												
<p align="center">LAND</p> <table border="1"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>FRONT FOOT & DEPTH</td> <td>35</td> <td>154</td> <td>.000</td> <td>85.00</td> <td>\$2,380</td> </tr> </tbody> </table>				Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	FRONT FOOT & DEPTH	35	154	.000	85.00	\$2,380	<p align="center">LEGAL DESCRIPTION</p> <p> LEG N 35 FT OF LOT 6 SURVEY OF PROPERTY OF TOM SMITH DB 156 PG 114 </p>	
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value												
FRONT FOOT & DEPTH	35	154	.000	85.00	\$2,380												
<p>NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes. *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																	

[BACK](#) ● [PROPERTY APPRAISER HOME PAGE](#) ● [CONTACT](#)



Rec	Parcel	Owner	Owner Addr	City	State	Zip
1	0420315020000060	SEMINOLE B C C	1101 E 1ST ST	SANFORD	FL	32771

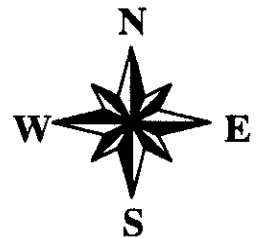
Seminole County Property Frog Alley Sanford (Midway)



Parcel #
04-20-31-502-0000-0060

Approximately:
5,390 Sq. Ft.

Acquired by the County
Through a Tax Deed,
dated August 24, 1982



1400 1516

TAX DEED

This instrument prepared by:
Arthur H. Beckwith, Jr.
Clerk of Circuit Court, Seminole County, Florida

STATE OF FLORIDA

COUNTY OF Seminole

The following Tax Sale Certificate Numbered 608 issued on June 1, 1972 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 7th day of July, 1975, offered for sale as required by law for cash to the highest bidder and was sold to Seminole County Board of County Commissioners
DEED BEING ISSUED PURSUANT TO F.S. CHAPTER 197.241 (5)

Address _____

being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

NOW, this 24th day of August, 1982, the County of Seminole, State of Florida, in consideration of the sum of (\$ _____)

_____ Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands situated in the County and State and described as follows.

N 35 Ft of Lot 6
Smith Survey of Property of Tom
DB 156 PG 114 S C R

B. Shuman Muehl

RECORDED AND FILED
OFFICE OF THE CLERK OF THE CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA

AUG 26 3 10 PM '82

082054

Arthur H. Beckwith, Jr. (SEAL)

Clerk of Circuit Court or County Comptroller
Seminole County, Florida.

Witness Nancy E. Pfeifauf Nancy E. Pfeifauf
Theresa Macek Theresa Macek

STATE OF FLORIDA

COUNTY OF Seminole

On this 24th day of August, 1982, before me Jean E. Wilke personally appeared Arthur H. Beckwith, Jr. Clerk of the Circuit Court or County Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned

Witness my hand and official seal date aforesaid.

Jean E. Wilke
Notary Public, State of Florida at Large
My commission expires October 13, 1984
Bonded thru Lawyers Surety Corp.

15255

Orlando Sanford INTERNATIONAL AIRPORT

SANFORD AIRPORT AUTHORITY
Office of the
Executive Vice President & Chief Operating Officer

1200 Red Cleveland Boulevard
Sanford, Florida 32773-6844
(407) 585.4004 • Fax (407) 322-5834
E-mail: victor.white@bigfoot.com
www.OrlandoSanfordAirport.com

TO: Sally Sherman
DATE: 2/13/2004
FAX #: 407.665.7958 **VOICE #:**
FROM: Victor D. White, A.A.E.
Executive Vice President & Chief Operating Officer
SUBJECT: Frog Alley Parcel
PAGES: (3) *Includes this cover sheet*

Sally:

Here is a copy of the letter that our land acquisition consultant sent to the county in September 2003 regarding a parcel that the county owns in the Frog Alley area. They have not heard from anyone yet, and as you know, we are interested in acquiring the parcel. I have a suspicion that their generic letter might have been overlooked. The parcel's tax ID # is 04-20-31-502-0000-60.

Could you have someone contact our consultant and discuss the process? We have already sent out about 15 offer letters in that neighborhood, so we are getting underway with acquisitions of the adjacent parcels.

FEB-13-2004(FRI) 14:04

P. 002/003

Orlando Sanford INTERNATIONAL AIRPORT

SANFORD AIRPORT
AUTHORITY
Board of Directors

William R. Miller
Chairman

Cyde H. Robertson, Jr.
Vice Chairman

G. Geoffrey Longstaff
Secretary/Treasurer

Col. Charles M. Gibson
Board Member

Sandra S. Glenn
Board Member

Len K. Howell
Board Member

Brindley B. Pieters
Board Member

John A. Williams
Board Member

Kenneth W. Wright
Board Member

A.K. Bhaemakher
Chairman Emeritus

Stephen H. Coover
Counsel

Larry A. Dale, C.M.
President & CEO

Victor D. White, A.A.E.
Executive Vice President
& COO

TO: Seminole B C C (Co. Svcs.)
1101 E. 1st St.
Sanford, FL 32771
Property Address: Frog Alley
Parcel 60

NOTICE OF

LAND ACQUISITION and RELOCATION PROGRAM WORKSHOP

OPEN TO PROPERTY OWNERS

PLACE: MIDWAY ELEMENTARY SCHOOL
2251 Jitway Avenue, Sanford, FL 32771

DATE: SEPTEMBER 30, 2003

TIME: 7:00 P.M. (We are meeting in small groups at 30-minute intervals, so your time slot may be different than your neighbor's time slot. Please come to the time slot listed, or call Jean Garrison at 1-800-648-9761 for a different time slot.)

- SANFORD AIRPORT AUTHORITY - SPONSOR
- W. D. SCHOCK COMPANY, INC. - ACQUISITION AND RELOCATION
CONSULTANT

Your property, referenced above, is included in Phase I of the Orlando Sanford Airport's Land Acquisition and Relocation Program, as approved and funded by the Sanford Authority and the Federal Aviation Administration. At the Workshop, the Airport plans to have representatives from W.D. Schock Company, Inc. available to answer your questions regarding the land acquisition and relocation schedule, procedures, relocation benefits, and any other questions you may have about the program. We look forward to seeing you there.

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA AGREEING TO THE SALE AND CONVEYANCE OF CERTAIN COUNTY-OWNED SURPLUS LANDS TO THE SANFORD AIRPORT AUTHORITY AND AUTHORIZING THE EXECUTION AND DELIVERY OF SUCH DOCUMENTS AS MAY BE NECESSARY TO EFFECT SUCH CONVEYANCE.

WHEREAS, on February 13, 2004, the Sanford Airport Authority, by letter, made application to Seminole County for the conveyance of certain surplus lands to the Sanford Airport Authority for expansion of the Orlando Sanford International Airport; and

WHEREAS, the Seminole County Board of County Commissioners finds that the requested surplus lands are required for the expansion of the Orlando Sanford International Airport and are not otherwise needed for County purposes; and

WHEREAS, the conveyance of said surplus property, with conditions, is in the best interest of the citizens of Seminole County,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, THAT:

1. Parcel 04-20-31-502-0000-0060 fronting Frog Alley, more particularly described in Exhibit "A," attached herein, is hereby declared surplus and not needed for County purposes.

2. Seminole County recognizes that application for the conveyance of said property has been made by the Sanford Airport Authority by its letter dated February 13, 2004, and that such conveyance is necessary for the expansion of the Orlando Sanford International Airport.

3. The Seminole County Board of County Commissioners hereby authorizes the conveyance of said property to the Sanford Airport Authority for the sum of THREE THOUSAND NINETY-FOUR AND NO/100 DOLLAR (\$3,094.00), with the condition that said property be used for the expansion of the Orlando Sanford International Airport, and should the property cease to be used for that purpose, that it revert to Seminole County.

4. The County staff shall be authorized to prepare and deliver all documents necessary to effect such conveyance.

ADOPTED this _____ day of _____, 2004.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

MARYANNE MORSE
Clerk to the Board of
County Commissioners of
Seminole County, Florida

By: _____
DARYL G. MCLAIN, Chairman

Attachment:

Exhibit "A" - Legal Description and Sketch of Description

AC/lpk
3/22/04
reso-frog alley property

COUNTY DEED

COUNTY OF SEMINOLE, FLORIDA

THIS DEED is made this _____ day of _____, 2004, by **SEMINOLE COUNTY**, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771, hereinafter referred to as the "GRANTOR," and the **SANFORD AIRPORT AUTHORITY**, whose address is 1200 Red Cleveland Boulevard, Sanford, Florida 32773-6844, hereinafter referred to as the "GRANTEE".

W I T N E S S E T H:

THAT GRANTOR for and in consideration of the sum of THREE THOUSAND NINETY-FOUR AND NO/100 DOLLARS (\$3,094.00) in hand paid by GRANTEE, the receipt of which is hereby acknowledged, does hereby grant, bargain, and sell to GRANTEE, its heirs and assigns forever, the following described land lying and being in Seminole County, Florida, to-wit:

NORTH 35 FEET OF LOT 6 SURVEY OF PROPERTY OF TOM SMITH, AS RECORDED IN PLAT BOOK 156, PAGE 114 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

Property Identification No.: 04-20-31-502-0000-0060

GRANTOR, in accordance with *Section 270.11, Florida Statutes*, retains and reserves an undivided three-fourths interest in, and title in, all the phosphate, minerals, and metals that are or may be in, on, or under the above described land and an undivided one-half interest in all the petroleum that is or may be in, on, or under the above described land with the privilege to mine and develop the same.

IN WITNESS WHEREOF the GRANTOR has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman or Vice-Chairman of said Board, the day and year aforesaid.

ATTEST: BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

MARYANNE MORSE
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

By: _____
DARYL G. MCLAIN, Chairman

Date: _____

For the use and reliance
of Seminole County only.

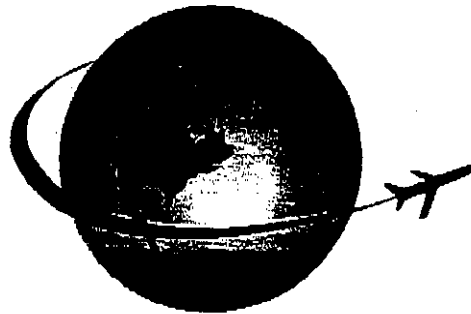
As authorized for execution
by the Board of County Commissioners
at their _____, 20_____
regular meeting.

Approved as to form and
legal sufficiency.

County Attorney

THIS INSTRUMENT PREPARED BY: ANN E. COLBY
ASSISTANT COUNTY ATTORNEY
SEMINOLE COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA 32771

**Certified Copy of the
Sanford Airport Authority Act
Attachment I-B**



A black and white copy of this document is not official

STATE OF FLORIDA DEPARTMENT OF STATE

DIVISION OF ELECTIONS

I, KATHERINE HARRIS, Secretary of State of the State of Florida, do hereby certify that the above and foregoing is a true and correct copy of Chapter 71-924, Laws of Florida, Acts of 1971, as shown by the records of this office.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capitol, this the 30th. day of June, A.D., 1999.



Katherine Harris
Secretary of State

DSDE 99 (1-99)

This document contains an artificial watermark on REVERSE. Hold at 45°. DO NOT ACCEPT UNLESS VIEWED.

If photocopied or chemically altered, the word "VOID" will appear.

"State of Florida" appears in small letters across the face of this 8 1/2 X 11" document.

locate in the district; to use such means and media as the authority deems advisable to publicize and to make known such data and material to such persons, firms, corporations, agencies and institutions, which, in the discretion of the authority, would reasonably result in encouraging industry to locate in the district; to cooperate with any and all other governmental agencies in accomplishing this purpose and to do all other things it deems advisable in its effort to locate a greater amount of industry in the district. The encouragement of industry to locate in the district in the manner contemplated is hereby declared to be a valid district, county and public purpose.

(2) To include in its annual budget as provided in said chapter 65-2270, Laws of Florida, the reasonable expenses necessary in carrying out the purposes of this act for the purpose of financing and refinancing capital projects for industrial and manufacturing plants to acquire land and properties by purchase, gift, or conveyance from other governmental agencies.

(3) To exercise all the powers in connection with the authorization, issuance, and sale of revenue bonds to finance the cost of capital projects conferred on counties, municipalities, special districts, and other local governmental bodies by the Florida industrial development financing act, and all of the privileges, benefits, powers, and terms, including definitions, of said act shall be fully applicable.

Section 3. This act is to take effect upon becoming a law.

Became a law without the Governor's approval.

Filed in Office Secretary of State June 25, 1971.

CHAPTER 71-924

House Bill No. 2390

AN ACT relating to Seminole County; creating and establishing a special district in said county to be known and designated as the Sanford Airport Authority; providing definitions and defining the territorial boundaries of said district; providing for the governmental body of said district and membership there-

of; conferring upon said district the authority to acquire, finance and operate an airport or airports within the boundaries of said district; authorizing said district to issue revenue bonds or other obligations to finance the various projects that the district is authorized to undertake; providing for the payment of the expenses of the district out of the general fund of the City of Sanford; authorizing said district to contract with governmental agencies; providing that the district shall have power to enter into contracts, leases, mortgages and other agreements and to exercise all incidental powers necessary to carry out the purposes of this act; providing for financial reports and budget procedure; authorizing the levy of an ad valorem tax; providing said district shall not be required to pay taxes or assessments on its property except as may be required by the Florida Constitution; providing an effective date.

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

Section 1. Short title.—This act may be cited as the “Sanford Airport Authority Act.”

Section 2. Definitions.—When used in this act, unless a different meaning appears clearly from the context:

(1) “Authority” means the Sanford Airport Authority created as a special district by this act.

(2) “Project” means and includes:

(a) An airport or airports, runways, taxiways, air navigation facilities, maintenance and service facilities, passenger terminals, buildings and structures, and all appurtenant and related facilities necessary or convenient for the complete management, operation and maintenance of such airport, airports, and related facilities, and

(b) Industrial and manufacturing plants including water, sewage, pollution and waste control facilities and all appurtenant facilities for the complete operation thereof and such other capital projects as may otherwise be provided or authorized by the Florida Industrial Development Financing Act and other applicable general laws, all appurtenant to and located on said airport.

(3) "Cost of project" embraces the cost of construction, the cost of all lands, properties, easements, rights and franchises acquired, the cost of machinery and equipment, all improvements, financing and refinancing charges, interest prior to and during the construction and for a period of time after such construction, cost of engineering, architectural and legal expense, and plans and specifications and other expenses necessary or incident to determining the feasibility or practicability of the project, administrative expenses, and such other expenses as may be necessary or incident to the financing herein authorized for the construction of any project, the placing of same in operation, and the leasing, renting or sale thereof.

(4) "District," unless the context indicates otherwise, means the special district created by this act to be known as the Sanford Airport Authority and the territory included within the special district.

Section 3. Authority, creation and purpose.—For the purpose of performing such acts as shall be necessary for the sound planning for, and development and maintenance of an airport for the City of Sanford and the territory included within the district, including industry, commerce and business necessary and incidental thereto, a special district is hereby created and incorporated, to be known as the Sanford Airport Authority, in Seminole County, which special district shall be a public body corporate and politic and shall embrace and include the corporate limits of the City of Sanford and the territory encompassed within such corporate limits.

Section 4. Membership, appointment, terms of office.—The governing board of the authority shall be composed of not more than nine (9) members, and not less than five (5) members, each of whom shall be a resident and elector of Seminole County. The authority members shall be appointed by the city commission of the City of Sanford, in the following manner and for the following terms: One (1) member shall be appointed for an initial term of one (1) year; one (1) member shall be appointed for an initial term of two (2) years; one (1) member shall be appointed for an initial term of three (3) years; and two (2) members shall be appointed for an initial term of four (4) years. Thereafter, all successive appointments shall be made for

four (4) year terms. The foregoing applies in the event five (5) members are appointed to the authority. In the event more than five (5) such members are appointed, the initial terms shall be such that a majority of said board will not be appointed in any one (1) year, and all successive appointments shall be made for four (4) year terms. All terms of members shall be measured from the date this act becomes a law. Any member of the authority may be removed by the City of Sanford for misfeasance, malfeasance or willful neglect of duty.

Section 5. Chairman, vice-chairman and airport manager.—The authority shall appoint its chairman, a vice-chairman, a secretary, such other officers as the authority shall deem advisable, and an airport manager who shall serve for such terms and for such remuneration as may be provided by the authority.

Section 6. Quorum, transaction of business.—A majority of the members of the authority qualified and serving shall constitute a quorum for the transaction of the business of the authority.

Section 7. Meeting; rules of procedure.—As soon as practicable after this act shall take effect, the authority shall meet and arrange a time for holding meetings of the authority. It may adopt such rules of organization and procedure as it may deem necessary and expedient.

Section 8. Duties.—It shall be the duty of the authority to make a study of the advantages, facilities, resources, products, attractions, conditions and all other data concerning the district with relation to the airport and air navigation needs, and for the development, construction, operation and maintenance of airports and related facilities, and the encouragement of industry to locate on the airport in the district; to use such means and media as the authority deems advisable to publicize and to make known such data and material to such persons, firms, corporations, agencies and institutions which, in the discretion of the authority, would reasonably result in encouraging industry to locate on and use the airport; to cooperate with any and all other governmental agencies in accomplishing this purpose and to do all other things it deems advisable in its effort to effectively

maintain an airport and the location of industry thereon. The encouragement of the above-mentioned in the manner contemplated by this act is hereby declared to be a valid district, municipal and public purpose.

Section 9. Expenses; gifts.—The city commission of the City of Sanford is hereby authorized to pay the expenses of the authority and the cost of carrying out the purposes of this act out of the general fund of the city. In addition to the funds received from the general fund of the city provided for herein, the authority shall be empowered and authorized to accept, receive and expend, for carrying out the purposes of this act, such sums as may be offered as gifts, donations, grants or bequests, from any source whatever.

Section 10. Lease of municipal property for airport and industrial purposes.—The city commission of the City of Sanford is hereby granted the power to lease or sell to the authority any municipal property which, in the reasonable discretion of the governing body, is not needed for municipal purposes.

Section 11. Powers.—The Sanford Airport Authority shall have the following powers:

- (1) To have a seal and alter the same at pleasure and to sue and be sued.
- (2) To acquire, hold and dispose of personal property and real property for its corporate purposes.
- (3) To enter into contracts with the City of Sanford and other governmental agencies and subdivisions of Florida and of the United States.
- (4) To acquire property, real and personal, for the purpose of establishing, constructing, enlarging, managing, and operating airports, runways, navigational facilities, buildings, structures, industrial parks, passenger terminals, fuel storage facilities, roadways, taxiways, utility systems, and all other facilities and improvements necessary or desirable for the servicing of aircraft, the comfort and accommodation of air travelers, and the operation of said airport facilities for both foreign and domestic air transportation.

(a) The authority may acquire by the power of eminent domain land and the improvements thereon only for public airport purposes in the manner provided by chapters 73 and 74, Florida Statutes, and other applicable laws. In addition to acquiring land for airport purposes by eminent domain, the authority may also acquire land and other property for airport purposes by grant, donation, purchase, or lease in the manner otherwise provided in this act for other projects.

(b) The authority may establish such rates, charges, and user fees for use of airports and airport facilities as the authority deems necessary.

(c) The authority may also construct or provide for the construction of such special purpose facilities as are usually provided for the repair and servicing of aircraft and for the comfort and convenience of the public, including but not limited to fueling equipment and storage, concessions, restaurants, food and beverage facilities, hotels and other lodging facilities, parking lots, and similar facilities. The authority may lease or sell such special purpose facilities to private operators or concessionaires or such facilities may be operated by the authority in its discretion.

(d) In the operation and management of the airports, the authority may employ such managers, supervisors, technicians, and other personnel as may be necessary for the economical and efficient management thereof, and shall have the power to adopt rules and regulations with reference to all projects and matters under its control. All rules and regulations of the authority shall be a matter of public record, and copies thereof shall be dispensed by the authority at cost to all applicants therefor.

(e) In acquiring property from the City of Sanford or from any public agency for airport purposes or in the operation of any airport, the authority shall have full power to contract with the Federal Aviation Authority or any federal agency exercising any function with respect to aviation, air navigation, or air transportation, and the authority shall have full power to abide by all rules and regulations of such federal agencies including the uses to which land may be put and the operation of airports, air navigation facilities, and aircraft. The authority shall further

have power to assume any obligations, covenants, or agreements heretofore imposed by any governmental agency by deed, deed restriction or contract on the City of Sanford, or any other governmental agency therein with respect to airports or aviation.

(f) The authority in the acquisition, financing and operation of airports and air navigation facilities may exercise the authority and powers provided for cities, counties, villages, or towns of Florida by chapter 332, Florida Statutes, known as the Airport Law of 1945.

(g) The authority may advertise and publicize the use of any airport operated by it and may expend its funds for such purposes.

(h) The authority shall have full power to finance or refinance the acquisition or construction of airport projects by issuing its revenue bonds or other debt obligations in the manner provided by chapter 332, Florida Statutes, known as the Airport Law of 1945, or as provided by any other applicable general law.

(5) To select and appoint agents and employees, including engineers, architects, appraisers, realtors, financial consultants, accountants, and attorneys, and to fix their compensation.

(6) To make contracts, and to execute all instruments necessary or convenient, including contracts for construction, lease, rental and sale of projects or contracts with respect to the use of projects which it erects or acquires.

(7) To borrow money for any of its corporate purposes and to execute notes, mortgages, deeds to secure debt, trust deeds, trust agreements, and such other instruments as may be necessary or convenient to evidence and secure such borrowing.

(8) To construct, acquire, own, maintain, extend, improve, equip, operate and manage projects located on property owned or leased by the authority, and to pay the cost of any such project from the proceeds of revenue bonds of the authority.

(9) To exercise any power granted by the laws of Florida to public or private corporations performing similar functions which is not in conflict with the Constitution of Florida, and to

do all things necessary or convenient to carry out the powers expressly conferred by this act.

Section 12. Financial reports; audits.—

(1) The authority shall on or before November 30 of each year file an annual financial report for the fiscal year ended September 30 immediately preceding with the city commission of the City of Sanford. The authority shall on or before August 1 of each year submit to the city commission a detailed budget for its operations in the succeeding fiscal year beginning October 1. The authority shall with the city commission fix a date and time on or before August 31 for a public hearing on the budget of the authority, notice of which hearing shall be advertised one (1) time in a newspaper of general circulation published in Seminole County. The authority and the city commission shall meet upon the date fixed in the advertisement and from day to day thereafter if deemed necessary for the purposes of holding such public hearing and making whatever revisions in the budget as are deemed necessary. The city commission after its examination of the authority's budget and pursuant to the public hearing thereon may approve or disapprove the budget of the authority. Upon approval by the city commission, the budget shall become fixed and the total thereof may be amended by the city commission. All expenses incurred for the fiscal year for which the budget is made shall be vouchered and charged on the financial records against the budget of that year, and to carry out this provision the authority may hold its books open for thirty (30) days after the expiration of the fiscal year. It is unlawful for the authority to expend or contract for expenditures in any fiscal year more than the amount budgeted for each item, and in no case shall the total appropriations be exceeded. It is unlawful for the authority to incur indebtedness against the authority in excess of the expenditures provided in said budget, or to pay any illegal charge against the authority, or to pay any claim against the authority not authorized by law, and any member of the authority concurring in any such act shall be guilty of malfeasance in office, and subject to suspension and removal from office. The city commission may levy an annual tax on all taxable real and personal property in the district herein created in the budget amount so approved by the city

commission, for the necessary operating and administrative expenses of the authority and for the construction, operation, maintenance, enlargement, expansion, improvement or development of any project or projects herein specified.

(2) The levy, collection and expenditure of such taxes is hereby declared to be for a lawful municipal and district purpose.

(3) The tax assessor and tax collector shall, when requested by the authority, prepare from their official records and deliver to the authority any and all information that may be requested at any time regarding the tax valuations, levies, assessments or collection.

(4) Misfeasance, malfeasance or nonfeasance or any act of impropriety reflecting upon the authority shall be cause for the suspension or removal of any member of the authority, which removal may be effected by four fifths (4/5) vote of the city commission.

Section 13. Notice of meetings.—The authority shall give notice of its proposed meetings by publication in a newspaper in Seminole County of the place and time of such meeting at least forty-eight (48) hours prior thereto; provided, however, that failure to publish such notice shall not affect the validity of any proceedings had at any such meeting, and further provided that in case of emergency meetings such notice may be waived by a vote of two thirds (2/3) of the members of the authority.

Section 14. Creation of state, municipal or district debts; prohibited.—The authority shall not be empowered or authorized in any manner to create a debt as against the state or City of Sanford or the authority. All such revenue bonds or debt obligations shall contain on the face thereof a statement to the effect that neither the state nor the authority shall be obligated to pay the same or the interest thereon except from revenues of the project or the portion thereof for which they are issued and that neither the faith and credit nor the taxing power of the state or of any political subdivision thereof is pledged to the payment of the principal of or the interest on such bonds.

Section 15. This act, being for the purpose of developing and promoting the public good and the welfare of the City of

Sanford, the territory included in the special district, and the citizens, inhabitants and taxpayers residing therein, shall be liberally construed to effect the purposes of the act.

Section 16. The powers conferred by this act shall be in addition and supplementary to existing powers and statutes, and this act shall not be construed as repealing any of the provisions of any other law, general or local, except as herein provided, but to provide an alternative for the exercise of the powers granted in this act.

Section 17. The state does hereby pledge to and agree with the holders of any debt obligations issued under this act, and with those parties who may enter into contracts with the authority pursuant to the provisions of this act, that the state will not limit or alter the rights hereby vested in the authority until such obligations, together with the interest thereon, are fully met and discharged and such contracts are fully performed on the part of the authority.

Section 18. The exercise of the powers granted by this act in all respects will be for the benefit of the people of the state, for the increase of their industry and prosperity, and for the improvement of their health and living conditions, and for the provision of gainful employment, and will constitute the performance of essential public functions, and the local agency shall not be required to pay any taxes on any project or any other property owned by the local agency under the provisions of this act or upon the income therefrom, and the bonds issued under the provisions of this act, their transfer, and the income therefrom (including any profit made on the sale thereof) shall at all times be free from taxation by the state or any local unit or political subdivision or other instrumentality of the state.

Section 19. The authority shall be endowed with and authorized to exercise all the powers in connection with the authorization, issuance and sale of revenue bonds to finance the cost of capital projects conferred on counties, municipalities, special districts and other local governmental bodies by the Florida Industrial Development Financing Act and all of the privileges, benefits, powers and terms, including definitions, of such act shall be fully applicable to the authority.

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Section 20. The provisions of this act are severable, and if any of its provisions shall be held unconstitutional by any court of competent jurisdiction, the decision of such court shall not affect or impair any of the remaining provisions.

Section 21. This act shall take effect upon becoming a law.

Became a law without the Governor's approval.

Filed in Office Secretary of State June 30, 1971.

CHAPTER 71-925

Senate Bill No. 1614

~~AN ACT relating to the City of Stuart, Martin County; amending §6 of chapter 16692, Laws of Florida, 1933, adding certain parcels of land to the territorial boundaries of the City of Stuart without referendum, upon the signed application or petition of the property owners; providing an effective date.~~

~~*Be It Enacted by the Legislature of the State of Florida:*~~

~~Section 1. Section 6 of chapter 16692, Laws of Florida, 1933, is amended to read:~~

~~Section 6. BOUNDARIES.—That a municipality to be called the "City of Stuart" is hereby established in Martin County, the territorial boundaries of which shall be as follows:~~

~~PARCEL A~~

~~North 341.85 feet of Government Lot 6, Section 8, Township 38 South, Range 41 East, Martin County, Florida.~~

~~PARCEL B~~

~~A parcel of land located in Martin County, Florida and being a part of Sections 9 and 10, Township 38 South, Range 41 East, bounded and described as follows: Start at the southeast corner of said Section 9 and run thence North 00°48'38" East, along the East line of said Section 9, a distance of 33 feet, to the North right-of-way line of Monterey Road, for the point of beginning; thence run North 89°12'02" West, along said North~~