

## CHAPTER 2023-338

### House Bill No. 1225

An act relating to the Sanford Airport Authority, Seminole County; amending chapter 71-924, Laws of Florida, as amended by chapter 2005-306, Laws of Florida; revising the authorized term for which the authority may enter into exclusive or nonexclusive contracts, leases, franchises, or other arrangements with any person; providing an effective date.

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

Section 1. Subsection (4) of section 11 of chapter 71-924, Laws of Florida, as amended by chapter 2005-306, Laws of Florida, is amended to read:

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

(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 provide 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.

(i) The authority may enter into exclusive or nonexclusive contracts, leases, franchises, or other arrangements with any person or persons for terms not exceeding ~~99~~ 50 years, granting the privilege of using or improving any project of the authority, or any portion thereof of space therein, for commercial purposes; conferring the privilege of supplying goods, commodities, things, and services or facilities at such project or projects; making available services to be furnished by the authority or its agents at such project; and establishing the terms and conditions and fixing the charges, rentals, or fees for such privileges or services so long as such fees or charges shall not conflict with any applicable rules and regulations of the Public Service Commission.

Section 2. This act shall take effect upon becoming a law.

Approved by the Governor June 21, 2023.

Filed in Office Secretary of State June 21, 2023.

# CHAPTER 2005-306

## House Bill No. 803

An act relating to the Sanford Airport Authority, Seminole County; amending chapter 71-924, Laws of Florida; authorizing the authority to enter into contracts, leases, franchises, or other arrangements with any person or persons granting the privilege of using or improving any project of the authority, or any portion thereof of space therein, for commercial purposes; providing requirements and limitations with respect thereto; providing an effective date.

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

Section 1. Subsection (4) of section 11 of chapter 71-924, Laws of Florida, is amended to read:

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

(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 provide 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.

(i) The authority may enter into exclusive or nonexclusive contracts, leases, franchises, or other arrangements with any person or persons for terms not exceeding 50 years, granting the privilege of using or improving any project of the authority, or any portion thereof of space therein, for commercial purposes; conferring the privilege of supplying goods, commodities, things, and services or facilities at such project or projects; making available services to be furnished by the authority or its agents at such project; and establishing the terms and conditions and fixing the charges, rentals, or fees for such privileges or services so long as such fees or charges shall not conflict with any applicable rules and regulations of the Public Service Commission.

Section 2. This act shall take effect upon becoming a law.

Approved by the Governor June 10, 2005.

Filed in Office Secretary of State June 10, 2005.

CHAPT. 71- 924

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A bill to be entitled

An act relating to Seminole County; creat-  
ing and establishing a special district in  
said county to be known and designated as the  
Sanford Airport Authority; providing defini-  
tions and defining the territorial boundaries  
of said district; providing for the govern-  
mental body of said district and membership  
thereof; 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 dis-  
trict is authorized to undertake; providing  
for the payment of the expenses of the dis-  
trict out of the general fund of the City of  
Sanford; authorizing said district to con-  
tract 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 assess-  
ments on its property except as may be required

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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 con-  
text:

(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 Devel-  
opment Financing Act and other applicable general laws,  
all appurtenant to and located on said airport.

(3) "Cost of project" embraces the cost of con-  
struction, 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

1 and for a period of time after such construction, cost of  
2 engineering, architectural and legal expense, and plans  
3 and specifications and other expenses necessary or inci-  
4 dent to determining the feasibility or practicability of  
5 the project, administrative expenses, and such other ex-  
6 penses as may be necessary or incident to the financing  
7 herein authorized for the construction of any project, the  
8 placing of same in operation, and the leasing, renting or  
9 sale thereof.

10 (4) "District," unless the context indicates other-  
11 wise, means the special district created by this act to  
12 be known as the Sanford Airport Authority and the terri-  
13 tory included within the special district.

14 Section 3. Authority, creation and purpose.--For  
15 the purpose of performing such acts as shall be necessary  
16 for the sound planning for, and development and mainte-  
17 nance of an airport for the City of Sanford and the terri-  
18 tory included within the district, including industry,  
19 commerce and business necessary and incidental thereto, a  
20 special district is hereby created and incorporated, to be  
21 known as the Sanford Airport Authority, in Seminole County,  
22 which special district shall be a public body corporate  
23 and politic and shall embrace and include the corporate  
24 limits of the City of Sanford and the territory en-  
25 compassed within such corporate limits.

26 Section 4. Membership, appointment, terms of  
27 office.--The governing board of the authority shall be  
28 composed of not more than nine (9) members, and not less  
29 than five (5) members, each of whom shall be a resident

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1 and elector of Seminole County. The authority members  
2 shall be appointed by the city commission of the City  
3 of Sanford, in the following manner and for the follow-  
4 ing terms: One (1) member shall be appointed for an  
5 initial term of one (1) year; one (1) member shall be  
6 appointed for an initial term of two (2) years; one (1)  
7 member shall be appointed for an initial term of three  
8 (3) years; and two (2) members shall be appointed for  
9 an initial term of four (4) years. Thereafter, all  
10 successive appointments shall be made for four (4)  
11 year terms. The foregoing applies in the event five  
12 (5) members are appointed to the authority. In the  
13 event more than five (5) such members are appointed,  
14 the initial terms shall be such that a majority of  
15 said board will not be appointed in any one (1) year,  
16 and all successive appointments shall be made for four  
17 (4) year terms. All terms of members shall be measured  
18 from the date this act becomes a law. Any member of the  
19 authority may be removed by the City of Sanford for  
20 misfeasance, malfeasance or willful neglect of duty.

21 Section 5. Chairman, vice-chairman and airport  
22 manager.--The authority shall appoint its chairman, a  
23 vice-chairman, a secretary, such other officers as the  
24 authority shall deem advisable, and an airport manager  
25 who shall serve for such terms and for such remunera-  
26 tion as may be provided by the authority.

27 Section 6. Quorum, transaction of business.--A  
28 majority of the members of the authority qualified and  
29 serving shall constitute a quorum for the transaction  
30 of the business of the authority.

31 Section 7. Meeting; rules of procedure.--As soon

1 as practicable after this act shall take effect, the  
2 authority shall meet and arrange a time for holding meet-  
3 ings of the authority. It may adopt such rules of organi-  
4 zation and procedure as it may deem necessary and expedi-  
5 ent.

6 Section 8. Duties.--It shall be the duty of the  
7 authority to make a study of the advantages, facilities,  
8 resources, products, attractions, conditions and all other  
9 data concerning the district with relation to the airport  
10 and air navigation needs, and for the development, con-  
11 struction, operation and maintenance of airports and re-  
12 lated facilities, and the encouragement of industry to  
13 locate on the airport in the district; to use such means  
14 and media as the authority deems advisable to publicize  
15 and to make known such data and material to such persons,  
16 firms, corporations, agencies and institutions which, in  
17 the discretion of the authority, would reasonably result  
18 in encouraging industry to locate on and use the airport;  
19 to cooperate with any and all other governmental agencies  
20 in accomplishing this purpose and to do all other things  
21 it deems advisable in its effort to effectively maintain  
22 an airport and the location of industry thereon. The en-  
23 couragement of the above-mentioned in the manner contem-  
24 plated by this act is hereby declared to be a valid dis-  
25 trict, municipal and public purpose.

26 Section 9. Expenses; gifts.--The city commission  
27 of the City of Sanford is hereby authorized to pay the ex-  
28 penses of the authority and the cost of carrying out the  
29 purposes of this act out of the general fund of the city.

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1 In addition to the funds received from the general fund  
2 of the city provided for herein, the authority shall be  
3 empowered and authorized to accept, receive and expend,  
4 for carrying out the purposes of this act, such sums as  
5 may be offered as gifts, donations, grants or bequests,  
6 from any source whatever.

7 Section 10. Lease of municipal property for air-  
8 port and industrial purposes.--The city commission of the  
9 City of Sanford is hereby granted the power to lease or  
10 sell to the authority any municipal property which, in the  
11 reasonable discretion of the governing body, is not needed  
12 for municipal purposes.

13 Section 11. Powers.--The Sanford Airport Author-  
14 ity shall have the following powers:

15 (1) To have a seal and alter the same at pleasure  
16 and to sue and be sued.

17 (2) To acquire, hold and dispose of personal prop-  
18 erty and real property for its corporate purposes.

19 (3) To enter into contracts with the City of  
20 Sanford and other governmental agencies and subdivisions  
21 of Florida and of the United States.

22 (4) To acquire property, real and personal, for  
23 the purpose of establishing, constructing, enlarging,  
24 managing, and operating airports, runways, navigational  
25 facilities, buildings, structures, industrial parks,  
26 passenger terminals, fuel storage facilities, roadways,  
27 taxiways, utility systems, and all other facilities and  
28 improvements necessary or desirable for the servicing of  
29 aircraft, the comfort and accommodation of air travelers,

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1 and the operation of said airport facilities for both  
2 foreign and domestic air transportation.

3 (a) The authority may acquire by the power of  
4 eminent domain land and the improvements thereon only for  
5 public airport purposes in the manner provided by chapters  
6 73 and 74, Florida Statutes, and other applicable laws.  
7 In addition to acquiring land for airport purposes by  
8 eminent domain, the authority may also acquire land and  
9 other property for airport purposes by grant, donation,  
10 purchase, or lease in the manner otherwise provided in  
11 this act for other projects.

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

15 (c) The authority may also construct or provide  
16 for the construction of such special purpose facilities  
17 as are usually provided for the repair and servicing of  
18 aircraft and for the comfort and convenience of the public,  
19 including but not limited to fueling equipment and stor-  
20 age, concessions, restaurants, food and beverage facili-  
21 ties, hotels and other lodging facilities, parking lots,  
22 and similar facilities. The authority may lease or sell  
23 such special purpose facilities to private operators or  
24 concessionaires or such facilities may be operated by the  
25 authority in its discretion.

26 (d) In the operation and management of the air-  
27 ports, the authority may employ such managers, super-  
28 visors, technicians, and other personnel as may be neces-  
29 sary for the economical and efficient management thereof,  
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1 and shall have the power to adopt rules and regulations  
2 with reference to all projects and matters under its con-  
3 trol. All rules and regulations of the authority shall be  
4 a matter of public record, and copies thereof shall be  
5 dispensed by the authority at cost to all applicants there-  
6 for.

7 (e) In acquiring property from the City of  
8 Sanford or from any public agency for airport purposes or  
9 in the operation of any airport, the authority shall have  
10 full power to contract with the Federal Aviation Author-  
11 ity or any federal agency exercising any function with  
12 respect to aviation, air navigation, or air transporta-  
13 tion, and the authority shall have full power to abide by  
14 all rules and regulations of such federal agencies includ-  
15 ing the uses to which land may be put and the operation  
16 of airports, air navigation facilities, and aircraft.  
17 The authority shall further have power to assume any obli-  
18 gations, covenants, or agreements heretofore imposed by  
19 any governmental agency by deed, deed restriction or con-  
20 tract on the City of Sanford, or any other governmental  
21 agency therein with respect to airports or aviation.

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

27 (g) The authority may advertise and publicize the  
28 use of any airport operated by it and may expend its  
29 funds for such purposes. 2390



1 convenient to carry out the powers expressly conferred by  
2 this act.

3 Section 12. Financial reports; audits.--

4 (1) The authority shall on or before November 30  
5 of each year file an annual financial report for the  
6 fiscal year ended September 30 immediately preceding with  
7 the city commission of the City of Sanford. The authority  
8 shall on or before August 1 of each year submit to the  
9 city commission a detailed budget for its operations in  
10 the succeeding fiscal year beginning October 1. The au-  
11 thority shall with the city commission fix a date and time  
12 on or before August 31 for a public hearing on the budget  
13 of the authority, notice of which hearing shall be adver-  
14 tised one (1) time in a newspaper of general circulation  
15 published in Seminole County. The authority and the city  
16 commission shall meet upon the date fixed in the advertis-  
17 ment and from day to day thereafter if deemed necessary  
18 for the purposes of holding such public hearing and making  
19 whatever revisions in the budget as are deemed necessary.  
20 The city commission after its examination of the author-  
21 ity's budget and pursuant to the public hearing thereon  
22 may approve or disapprove the budget of the authority.

23 Upon approval by the city commission, the budget shall  
24 become fixed and the total thereof may be amended by the  
25 city commission. All expenses incurred for the fiscal  
26 year for which the budget is made shall be vouchered and  
27 charged on the financial records against the budget of  
28 that year, and to carry out this provision the authority  
29 may hold its books open for thirty (30) days after the

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1 expiration of the fiscal year. It is unlawful for the  
2 authority to expend or contract for expenditures in any  
3 fiscal year more than the amount budgeted for each item,  
4 and in no case shall the total appropriations be exceeded.  
5 It is unlawful for the authority to incur indebtedness  
6 against the authority in excess of the expenditures pro-  
7 vided in said budget, or to pay any illegal charge against  
8 the authority, or to pay any claim against the authority  
9 not authorized by law, and any member of the authority  
10 concurring in any such act shall be guilty of malfeasance  
11 in office, and subject to suspension and removal from  
12 office. The city commission may levy an annual tax on  
13 all taxable real and personal property in the district  
14 herein created in the budget amount so approved by the  
15 city commission, for the necessary operating and adminis-  
16 trative expenses of the authority and for the construc-  
17 tion, operation, maintenance, enlargement, expansion, im-  
18 provement or development of any project or projects here-  
19 in specified.

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

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

28 (4) Misfeasance, malfeasance or nonfeasance or  
29 any act of impropriety reflecting upon the authority shall

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1 be cause for the suspension or removal of any member of  
2 the authority, which removal may be effected by four  
3 fifths (4/5) vote of the city commission.

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

13 Section 14. Creation of state, municipal or dis-  
14 trict debts; prohibited.--The authority shall not be em-  
15 powered or authorized in any manner to create a debt as  
16 against the state or City of Sanford or the authority.  
17 All such revenue bonds or debt obligations shall contain  
18 on the face thereof a statement to the effect that neither  
19 the state nor the authority shall be obligated to pay the  
20 same or the interest thereon except from revenues of the  
21 project or the portion thereof for which they are issued  
22 and that neither the faith and credit nor the taxing  
23 power of the state or of any political subdivision there-  
24 of is pledged to the payment of the principal of or the  
25 interest on such bonds.

26 Section 15. This act, being for the purpose of  
27 developing and promoting the public good and the welfare  
28 of the City of Sanford, the territory included in the  
29 special district, and the citizens, inhabitants and  
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1 taxpayers residing therein, shall be liberally construed  
2 to effect the purposes of the act.

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

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

18 Section 18. The exercise of the powers granted by  
19 this act in all respects will be for the benefit of the  
20 people of the state, for the increase of their industry  
21 and prosperity, and for the improvement of their health  
22 and living conditions, and for the provision of gainful  
23 employment, and will constitute the performance of  
24 essential public functions, and the local agency shall  
25 not be required to pay any taxes on any project or any  
26 other property owned by the local agency under the pro-  
27 visions of this act or upon the income therefrom, and the  
28 bonds issued under the provisions of this act, their  
29 transfer, and the income therefrom (including any profit

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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.

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.

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Became a law without the Governor's approval.

Filed in Office Secretary of State JUN 30 1971