

FULL ANALYSIS

I. SUBSTANTIVE ANALYSIS

A. HOUSE PRINCIPLES ANALYSIS:

Provide Limited Government – This bill may streamline the process whereby West Villages Improvement District may acquire fee simple title.

B. EFFECT OF PROPOSED CHANGES:

Present Situation

The West Villages Improvement District was created by ch. 2004-456, L.O.F, as an independent special district pursuant to chapter 189, F.S. This District is in the City of North Port in Sarasota County and its purpose is to acquire, develop, operate, and maintain public infrastructure works and services. While the board has the authority to acquire real property, it cannot acquire fee simple title in any real property without a dedication on an approved plat. The plat process is expensive and time consuming and is typically used to subdivide property for later sale. This provision does not allow the District to acquire property through deed.

Effect of Proposed Changes

This bill removes the condition that the District can only acquire fee simple title in real property through a dedication on an approved plat.

C. SECTION DIRECTORY:

Section 1: Revises ch. 2004-456, L.O.F., relating to the acquisition of real property.

Section 2: Provides an effective date.

II. NOTICE/REFERENDUM AND OTHER REQUIREMENTS

A. NOTICE PUBLISHED? Yes No

IF YES, WHEN? January 21, 2007

WHERE? In the *North Port Sun Herald*, a daily newspaper printed in Charlotte and Sarasota Counties.

B. REFERENDUM(S) REQUIRED? Yes No

IF YES, WHEN?

C. LOCAL BILL CERTIFICATION FILED? Yes, attached No

D. ECONOMIC IMPACT STATEMENT FILED? Yes, attached No

III. COMMENTS

A. CONSTITUTIONAL ISSUES:

None.

B. RULE-MAKING AUTHORITY:

None.

C. DRAFTING ISSUES OR OTHER COMMENTS:

None.

D. STATEMENT OF THE SPONSOR

No statement submitted.

IV. AMENDMENTS/COUNCIL SUBSTITUTE CHANGES