

**HOUSE OF REPRESENTATIVES  
FINAL BILL ANALYSIS**

**BILL #:** HB 1381

**FINAL HOUSE FLOOR ACTION:**

**SPONSOR(S):** Clemens; and others

**113 Y's**

**1 N's**

**COMPANION  
BILLS:** N/A

**GOVERNOR'S ACTION:** Pending

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**SUMMARY ANALYSIS**

House Bill 1381 passed the House on March 5, 2012, and subsequently passed the Senate on March 9, 2012. The bill modifies the boundaries of the West Palm Beach Downtown Development Authority (DDA) to remove a parcel of land from its boundaries.

According to the Economic Impact Statement, amending the boundaries of the DDA will result in approximately \$105,702 in decreased revenues available for downtown development.

Subject to the Governor's veto powers, the bill is effective upon becoming law.

## I. SUBSTANTIVE INFORMATION

### A. EFFECT OF CHANGES:

#### Present Situation

The West Palm Beach Downtown Development Authority (DDA) was created as an independent special district by ch. 67-2170, L.O.F. Section 3 of the DDA's charter establishes its boundaries within which the DDA is required to perform the following functions:

- Prepare an analysis of the economic conditions and changes occurring in the downtown area, including the effect of factors such as metropolitan growth, traffic congestion, lack of adequate parking and other access facilities, and structural obsolescence and deterioration.
- Formulate long-range plans for improving the attractiveness and accessibility to downtown facilities, promoting efficient use of such facilities, remedying the deterioration of downtown property values, and developing the downtown area.
- Recommend to the mayor and to downtown businesspersons and residents the actions deemed most suitable for implementing the downtown development plans, including removal, razing, repair, renovation, reconstruction, remodeling, and improvement of existing structures, addition of new structures and facilities, relocation of any existing structures and facilities, and changes in patterns of, and facilities for getting to and from the area.
- Participate actively in the implementation and execution of downtown development plans, including the establishment, acquisition, construction, ownership, financing, leasing, licensing, operation, and management of public facilities deemed feasible and beneficial in effecting implementation. The DDA does not have any power or control over any city property unless and until it is assigned to the DDA by the city commission.
- Carry on all projects authorized by law and within the limits of the powers granted to it by law and any additional public projects related to the downtown area as assigned by the mayor with the DDA's consent.

The DDA is actively involved in planning, marketing, serving, and developing the downtown. Principle services include retail recruitment and retention, community planning, community advocacy and quality of life services, consensus building, marketing, promotions, and events, trolley operations, and capital improvement project planning and implementation.<sup>1</sup>

Section 8 of the DDA's charter authorizes the DDA to levy an ad valorem tax of two mills on all property in the downtown area for the purpose of financing its operations. Currently, the DDA levies one mill. The DDA also generates funds through trolley advertising, sponsorships, and grants.<sup>2</sup>

As of January 30, 2012, there are six active independent special districts categorized as downtown development/improvement entities authorized to levy an ad valorem tax in Florida.<sup>3</sup>

#### Effect of Changes

The bill modifies the boundaries of the West Palm Beach DDA to remove a parcel of land known as One Watermark Condominium<sup>4</sup> from the boundaries of the DDA.

The bill is effective upon becoming law.

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<sup>1</sup> West Palm Beach Downtown Development Authority, *DDA Work Plan, Fiscal Years 2010-2014*, August 2009, at 6, available at <http://www.westpalmbeachdda.com/5-year-plan> (last visited January 30, 2012).

<sup>2</sup> *Id.*

<sup>3</sup> Department of Economic Opportunity, Division of Community Development, Special District Information Program, available at <http://dca.deo.myflorida.com/fhcd/sdip/OfficialListdeo/report.cfm> (last visited January 30, 2012).

<sup>4</sup> Documentation from the Palm Beach County Delegation to Community & Military Affairs Subcommittee staff, *Summary Fact Sheet and City of West Palm Beach Resolution No. 331-11* via email January 19, 2012. On file with subcommittee staff.

## II. NOTICE/REFERENDUM AND OTHER REQUIREMENTS

A. NOTICE PUBLISHED? Yes ☒ No ☐

IF YES, WHEN? December 9, 2011

WHERE? *The Palm Beach Post*, published daily and Sunday, West Palm Beach County, Florida

B. REFERENDUM(S) REQUIRED? Yes ☐ No ☒

IF YES, WHEN?

C. LOCAL BILL CERTIFICATION FILED? Yes ☒ No ☐

D. ECONOMIC IMPACT STATEMENT FILED? Yes ☒ No ☐

According to the Economic Impact Statement, amending the boundaries of the DDA will result in approximately \$105,702 in decreased revenues available for downtown development.