

1 A bill to be entitled
 2 An act relating to Wakulla County; creating the
 3 Wakulla County Airport Authority; providing a short
 4 title; providing for purpose of the authority and its
 5 classification as an independent special district;
 6 providing for membership of the governing board;
 7 providing powers of the authority; prohibiting the
 8 authority from expanding beyond certain licensing
 9 requirements; providing for the annual adoption of a
 10 budget and reporting and audit requirements;
 11 prohibiting the authority's levy or imposition of
 12 certain ad valorem taxes and non-ad valorem special
 13 assessments; providing boundaries; providing an
 14 effective date.

15
 16 Be It Enacted by the Legislature of the State of Florida:

17
 18 Section 1. Short title.—This act may be cited as the
 19 "Wakulla County Airport Authority Act."

20 Section 2. (1) The purpose of this act is to provide for
 21 the creation of an independent special district to be known as
 22 the "Wakulla County Airport Authority" (Authority) for the
 23 purpose of owning, operating, maintaining, and improving certain
 24 real property and associated improvements and facilities
 25 collectively comprising the Wakulla County Airport contingent

26 | upon the transfer of the same to the Authority. The Authority is
27 | created as an independent special district under the special
28 | district classification system established in chapter 189,
29 | Florida Statutes.

30 | (2) There is a particular need to implement a specialized
31 | and limited purpose independent special district unit of local
32 | government to provide for the ownership, operation, financing,
33 | maintenance, and improvement of the airport and appurtenant
34 | airport facilities, as defined in this act.

35 | (3) The best alternative for creating the Authority is by
36 | special act of the Legislature creating a single independent
37 | special district meeting the requirements of chapter 189,
38 | Florida Statutes. The airport currently consists of a small,
39 | unmanned landing strip that is primarily utilized by residents
40 | of surrounding residential communities and nearby businesses or
41 | for military use but is also utilized during storms,
42 | catastrophic events, and other emergencies and is appropriate
43 | for future growth and expansion. The airport is currently owned
44 | and operated by the county as a public-use airport. The
45 | establishment of the Authority as an independent special
46 | district will allow for the airport to be owned, operated,
47 | financed, maintained, and improved by an entity appointed
48 | directly by the Governor. The airport shall continue to be
49 | operated as a public-use airport and shall continue to benefit
50 | and promote the public health, safety, and welfare of the

51 citizens of Wakulla County and the State of Florida, which is a
52 public and county purpose, and this act shall be liberally
53 construed to effect such purpose. The exercise of the powers
54 granted by this act are for the benefit of the citizens of
55 Wakulla County and the State of Florida in order to improve
56 public health and safety and enhance industry, employment,
57 economic development, military activity, and tourism, all of
58 which constitute essential public functions.

59 (4) A statement and resolution has been submitted to the
60 Legislature by the Board of County Commissioners of Wakulla
61 County in accordance with s. 189.031(2)(e), Florida Statutes,
62 which resolution states the purpose and authority of the
63 proposed Authority, an explanation of why the Authority is the
64 best alternative, and that creation of the Authority is
65 consistent with the approved local government plans of the
66 county and the board of county commissioners supports the
67 creation and continued existence and funding of the Authority.

68 (5) It is the intent and purpose of the Legislature that
69 no debt or obligation of the Authority shall constitute a debt
70 or obligation of Wakulla County or any local, state, federal, or
71 general purpose government without its consent.

72 (6) The Authority, which is a government of special
73 purpose, shall have the authority to exercise all of the powers
74 described in this act and otherwise provided by general law for
75 the express purpose of owning, operating, maintaining, and

76 improving the airport and appurtenant airport facilities, as
 77 defined in this act.

78 (7) This act, which shall also constitute the Authority's
 79 charter, may be amended, in whole or in part, only by a
 80 subsequent special act of the Legislature.

81 Section 3. Definitions.—As used in this act, the term:

82 (1) "Airport" means the real property comprising the
 83 Wakulla County Airport, as expanded or contracted from time to
 84 time through the acquisition or disposal of property by the
 85 members of the governing board of the Authority, which property
 86 is designed, used, or suitable for the public use of landing and
 87 takeoff of aircraft, along with any areas designed, used, or
 88 suitable for the shelter, servicing, or repair of aircraft and
 89 the receiving and discharging of passenger and cargo, and all
 90 appurtenant areas designed, used, or suitable for access to
 91 airport facilities, buildings, and all rights-of-way.

92 (2) "Airport facilities" means airport facilities of all
 93 kinds including, but not limited to, runways, taxiways, landing
 94 fields, hangars, warehouses, shops, terminals, buildings,
 95 lighting, and all other facilities and equipment necessary for
 96 the landing, taking off, operating, servicing, repairing, and
 97 parking of aircraft, and the unloading and handling of
 98 passengers, cargo, mail, express, and freight, together with all
 99 necessary appurtenances and equipment and all properties,
 100 rights, easements, and franchises relating thereto and deemed

101 necessary or convenient by the Authority in connection
102 therewith.

103 (3) "Authority" means the Wakulla County Airport
104 Authority, the unit of special purpose local government created
105 by this act.

106 (4) "Authority area" means the geographic area comprising
107 the Authority, as provided in section 4.

108 (5) "County" means Wakulla County.

109 (6) "Fiscal year" means the period of October 1 to
110 September 30 each year.

111 (7) "Governing board" means the governing body of the
112 Authority whose members are appointed as provided in section 6.

113 (8) "Initial member" means a member appointed to the
114 governing board in accordance with section 6, which member shall
115 serve on the governing board until such time as the inaugural
116 appointment of members to the governing board has been made.

117 (9) "Member" means a member of the governing board.

118 (10) "Minimum requirements" means the maximum runway
119 length of 2,707 feet and maximum runway width of 75 feet or any
120 greater runway size requirements mandated for the airport by the
121 Federal Aviation Authority, the Department of Transportation, or
122 any of their regulatory successors in function.

123 Section 4. Creation; establishment; boundaries of the
124 authority area.-

125 (1) The Authority is created as an independent special
 126 district under part II of chapter 189, Florida Statutes. All
 127 notices for the enactment by the Legislature of this special act
 128 have been provided pursuant to the State Constitution, laws of
 129 the state, and the rules of the House of Representatives and the
 130 Senate.

131 (2) The boundaries of the authority area shall be as
 132 follows:

133
 134 Commence at the Northwest corner of Section 1,
 135 Township 6 South, Range 2 West, Wakulla County,
 136 Florida; thence run along the Westerly boundary line
 137 of said Section 1, also being the Easterly boundary
 138 line of Section 2, Township 6 South, Range 2 West,
 139 Wakulla County, Florida, South 00 degrees 28 minutes
 140 10 seconds East 856.44 feet to an iron pipe lying on
 141 the Southerly right of way line of a 200.00 feet wide
 142 right of way known as Coastal Highway, also being
 143 known as U.S. Highway 98 and State Road 30, said point
 144 lying on a curve to the left having a radius of
 145 2964.79 feet said point being the POINT OF BEGINNING;
 146 thence leaving said POINT OF BEGINNING and said
 147 Westerly and Easterly boundary line run along said
 148 Southerly right of way line and said curve as follows:
 149 Southeasterly along the arc thru a central angle of 01

150 degrees 24 minutes 08 seconds for a distance of 72.56
151 feet, chord of said arc being South 44 degrees 22
152 minutes 03 seconds East 72.56 feet to a re-bar; thence
153 run South 45 degrees 30 minutes 19 seconds East 210.34
154 feet to a concrete monument; thence run South 45
155 degrees 57 minutes 45 seconds East 242.56 feet to a
156 concrete monument marking the Northwest corner of
157 Tarpine Subdivision, a subdivision as per map or plat
158 thereof recorded in Plat Book 2, Page 36, in the
159 Public Records of Wakulla County, Florida; thence run
160 along the Northerly boundary line of said Tarpine
161 Subdivision as follows: South 45 degrees 44 minutes 54
162 seconds East 1231.15 feet to a concrete monument;
163 thence leaving said Southerly right of way line run
164 South 44 degrees 11 minutes 08 seconds West 199.72
165 feet to a concrete monument; thence run South 45
166 degrees 43 minutes 36 seconds East 249.77 feet; thence
167 run North 44 degrees 17 minutes 51 seconds East 199.96
168 feet to an iron pipe lying on the Southerly right of
169 way line of said Coastal Highway; thence run along
170 said Southerly right of way line as follows: South 45
171 degrees 44 minutes 50 seconds East 2122.00 feet to a
172 concrete monument, marking a point of curve to the
173 right having a radius of 3337.06 feet; thence run
174 Southeasterly along the arc thru a central angle of 21

175 degrees 51 minutes 12 seconds for a distance of
 176 1272.80 feet, chord of said arc being South 34 degrees
 177 47 minutes 20 seconds East 1265.10 feet; thence
 178 leaving said Southerly right of way line run South 73
 179 degrees 35 minutes 04 Seconds West 196.73 feet to an
 180 iron pipe; thence run South 23 degrees 52 minutes 33
 181 seconds East 92.57 feet to an iron pipe; thence run
 182 South 22 degrees 20 minutes 08 seconds East 106.84
 183 feet to concrete monument marking the intersection of
 184 the Southerly boundary line of said Tarpine
 185 Subdivision with the Northerly boundary line of Bay
 186 Park Subdivision, a subdivision as per map or plat
 187 thereof described in Plat Book 1, Page 71, in the
 188 Public Records of Wakulla County, Florida; thence run
 189 along said Southerly boundary line of Tarpine
 190 Subdivision and the Northerly and Westerly boundary
 191 line of said Bay Park Subdivision as follows: thence
 192 run South 86 degrees 06 minutes 20 seconds West 145.99
 193 feet to an iron pipe; thence run South 86 degrees 00
 194 minutes 07 seconds West 224.86 feet to an iron pipe;
 195 thence run South 85 degrees 43 minutes 47 seconds West
 196 74.94 feet to an iron pipe; thence run South 86
 197 degrees 20 minutes 18 seconds West 114.98 feet to an
 198 iron pipe; thence run South 85 degrees 57 minutes 24
 199 seconds West 99.91 feet to a concrete monument; thence

200 run South 03 degrees 53 minutes 20 seconds East 139.72
 201 feet to an iron pipe; thence run South 03 degrees 57
 202 minutes 12 seconds East 99.95 feet to an iron pipe;
 203 thence run South 04 degrees 01 minutes 33 seconds East
 204 75.19 feet to an iron pipe; thence run South 03
 205 degrees 55 minutes 32 seconds East 284.56 feet to a
 206 concrete monument lying on the Northerly Boundary line
 207 of Panacea Coastal Estates Unit #1, a Subdivision as
 208 per map or plat thereof recorded in Plat Book 2, Page
 209 29, in the Public Records of Wakulla County, Florida;
 210 thence leaving said Westerly boundary line of Bay Park
 211 Subdivision continue along the Southerly boundary line
 212 of said Tarpine Subdivision and the Northerly boundary
 213 line of Panacea Coastal Estates Subdivision Unit #1 as
 214 follows: South 66 degrees 06 minutes 25 seconds West
 215 61.06 feet; thence run North 64 degrees 27 minutes 48
 216 seconds West 103.53 feet; thence run North 64 degrees
 217 30 minutes 42 seconds West 111.17 feet; thence run
 218 North 63 degrees 49 minutes 22 seconds West 22.51
 219 feet; thence run North 64 degrees 36 minutes 23
 220 seconds West 73.70 feet; thence run North 64 degrees
 221 13 minutes 41 seconds West 25.18 feet; thence run
 222 North 64 degrees 26 minutes 45 seconds West 78.48
 223 feet; thence run North 64 degrees 26 minutes 10
 224 seconds West 181.61 feet; thence run North 64 degrees

225 26 minutes 27 seconds West 25.92 feet; thence run
226 North 64 degrees 24 minutes 07 seconds West 103.64
227 feet; thence run North 59 degrees 54 minutes 20
228 seconds West 278.92 feet; thence run South 40 degrees
229 25 minutes 05 seconds West 10.04 feet; thence run
230 North 50 degrees 03 minutes 26 seconds West 59.96
231 feet; thence run North 49 degrees 48 minutes 08
232 seconds West 217.73 feet to a re-bar; thence run North
233 49 degrees 53 minutes 37 seconds West 238.69 feet to a
234 concrete monument; thence run North 49 degrees 54
235 minutes 00 seconds West 103.77 feet; thence run North
236 49 degrees 35 minutes 31 seconds West 137.68 feet to a
237 concrete monument; thence run North 18 degrees 43
238 minutes 14 seconds East 50.48 feet; thence run North
239 71 degrees 13 minutes 17 seconds West 217.50 feet;
240 thence run North 71 degrees 22 minutes 28 seconds West
241 60.00 feet to a re-bar; thence run North 18 degrees 23
242 minutes 31 seconds East 38.48 feet to a concrete
243 monument; thence run North 53 degrees 08 minutes 39
244 seconds West 113.52 feet to a rod and cap; thence run
245 North 53 degrees 15 minutes 01 seconds West 113.50
246 feet to a point lying on the Easterly boundary line of
247 River Shore Heights, a subdivision as per map or plat
248 thereof recorded in Plat Book 1, Page 28, in the
249 Public Records of Wakulla County, Florida; thence

250 leaving said Northerly boundary of Panacea Coastal
251 Estates Unit #1, continue along said Southerly
252 boundary line of Tarpine Subdivision and the Easterly
253 and the Northerly boundary line of said River Shore
254 Heights Subdivision as follows: North 18 degrees 46
255 minutes 42 seconds East 81.91 feet to a concrete
256 monument; thence run North 18 degrees 45 minutes 10
257 seconds East 81.87 feet; thence run North 18 degrees
258 46 minutes 01 seconds East 151.10 feet to a concrete
259 monument; thence run North 71 degrees 20 minutes 47
260 seconds West 157.35 feet to a concrete monument;
261 thence run South 18 degrees 34 minutes 36 seconds West
262 43.07 feet to a concrete monument marking a point of
263 curve to the left having a radius of 2276.02 feet;
264 thence run Northwesterly along the arc thru a central
265 angle of 09 degrees 16 minutes 18 seconds for a
266 distance of 368.31 feet, chord of said arc being North
267 67 degrees 24 minutes 16 seconds West 367.90 feet to a
268 concrete monument; thence run North 72 degrees 11
269 minutes 45 seconds West 79.71 feet; thence run North
270 71 degrees 17 minutes 57 seconds West 79.88 feet to a
271 concrete monument; thence run North 71 degrees 49
272 minutes 57 seconds West 75.13 feet to an iron pipe;
273 thence run North 71 degrees 47 minutes 09 seconds West
274 83.90 feet; thence run North 71 degrees 49 minutes 14

275 seconds West 109.91 feet to a concrete monument lying
276 on the Easterly right of way line of a 60.00 foot wide
277 right of way known as Bay Drive (Cherry Street), said
278 point also marking the Southwest corner of said
279 Tarpine Subdivision; thence leaving said Southerly
280 boundary line of Tarpine Subdivision and the Northerly
281 boundary line of said River Shore Heights run along
282 said Easterly right of way line as follows: South 00
283 degrees 17 minutes 01 seconds East 195.54 feet to an
284 iron pipe; thence run South 00 degrees 28 minutes 49
285 seconds East 131.97 feet to an iron pipe; thence run
286 South 00 degrees 21 minutes 40 seconds East 131.41
287 feet to an iron pipe marking the intersection of said
288 Easterly right of way line with the Northerly right of
289 way line of an 80.00 foot wide right of way known as
290 Surf Road (County Road 372), said point lying a curve
291 to the left having a radius of 5769.65 feet; thence
292 leaving said Easterly right of way line run along said
293 Northerly right of way line and said curve as follows:
294 Northwesterly along the arc thru a central angle of 00
295 degrees 38 minutes 01 seconds for a distance of 63.79
296 feet, chord of said arc being North 72 degrees 37
297 minutes 56 seconds West 63.79 feet to a re-bar; thence
298 continue along said Northerly right of way line and
299 said curve having a radius of 5769.65 feet,

300 Northwesterly along the arc thru a central angle of 01
 301 degrees 02 minutes 19 seconds for a distance of 104.59
 302 feet, chord of said arc being North 72 degrees 33
 303 minutes 02 seconds West 104.59 feet to a rod and cap;
 304 thence continue along said curve having a radius of
 305 5769.65 feet Northwesterly along the arc thru a
 306 central angle of 02 degrees 29 minutes 08 seconds for
 307 a distance of 250.30 feet, chord of said arc being
 308 North 74 degrees 53 minutes 17 seconds West 250.28
 309 feet to a re-bar marking the intersection of said
 310 Northerly right of way line with the Easterly boundary
 311 line of the Refuge at Panacea, a subdivision thereof
 312 recorded in Plat Book 4, Page 18, in the Public
 313 Records of Wakulla County, Florida; thence leaving
 314 said Northerly right of way line run along said
 315 Easterly boundary line as follows: North 00 degrees 15
 316 minutes 56 seconds West 797.70 feet to a rod and cap;
 317 thence run North 00 degrees 16 minutes 27 seconds West
 318 167.97 feet to a rod and cap; thence run North 00
 319 degrees 12 minutes 47 seconds West 174.40 feet to a
 320 rod and cap; thence run North 00 degrees 13 minutes 38
 321 seconds West 527.44 feet to a rod and cap; thence run
 322 North 00 degrees 15 minutes 28 seconds West 105.49
 323 feet to a rod and cap; thence run North 00 degrees 12
 324 minutes 19 seconds West 211.03 feet to rod and cap;

325 thence run North 00 degrees 13 minutes 09 seconds West
326 301.85 feet to a re-bar; thence run North 00 degrees
327 12 minutes 36 seconds West 100.00 feet to a re-bar;
328 thence run North 00 degrees 12 minutes 31 seconds West
329 99.98 feet to a re-bar; thence run North 00 degrees 14
330 minutes 50 seconds West 100.01 feet to a re-bar;
331 thence run North 00 degrees 18 minutes 36 seconds West
332 379.25 feet to rod and cap; thence leaving said
333 Easterly boundary line run North 00 degrees 13 minutes
334 06 seconds East 87.21 feet to a rod and cap marking
335 the Southeast corner of Lot 104 of said Refuge at
336 Panacea, said point lying on the Northerly right of
337 way line of Hidden Pond Lane, said point also marking
338 a curve to the left having a radius of 136.00 feet;
339 thence run along said curve and said Northerly right
340 of way line, also being the Southerly boundary line of
341 said Lot 104 as follows: Southwesterly along the arc
342 thru a central angle of 19 degrees 37 minutes 02
343 seconds for a distance of 46.56 feet, chord of said
344 arc being South 80 degrees 11 minutes 20 seconds West
345 46.34 feet to a re-bar; thence run South 89 degrees 55
346 minutes 59 seconds West 54.57 feet to a rod and cap
347 marking the Southwest corner of said Lot 104; thence
348 leaving said Southerly boundary line of said Lot 104,
349 run along the Southerly boundary line of Lot 103 of

350 said Refuge at Panacea and continue along said
 351 Northerly right of way line South 89 degrees 55
 352 minutes 59 seconds West 92.25 feet to a rod and cap;
 353 thence leaving said Northerly right of way line run
 354 along the Westerly boundary line of said Lot 103,
 355 North 00 degrees 32 minutes 56 seconds West 208.04
 356 feet to a rod and cap marking the Northwest corner of
 357 said Lot 103; thence run along the Northerly boundary
 358 line of said Lot 103, and said Lot 104 as follows:
 359 North 71 degrees 45 minutes 31 seconds East 99.53 feet
 360 to a rod and cap; thence run North 69 degrees 29
 361 minutes 22 seconds East 46.01 feet to a rod and cap;
 362 thence run North 74 degrees 54 minutes 54 seconds East
 363 58.17 feet to a rod and cap; thence leaving said
 364 Northerly boundary line of said Lot 104, run North 00
 365 degrees 24 minutes 24 seconds West 300.28 feet to a
 366 re-bar lying on the Southerly right of way line of
 367 said Coastal Highway (U.S. Highway 98) said point
 368 lying on a curve to the left having a radius of
 369 2964.79 feet; thence run along said Southerly right of
 370 way line and said curve Southeasterly along the arc
 371 thru a central angle of 06 degrees 50 minutes 00
 372 seconds for a distance 353.59 feet, chord of said arc
 373 being South 40 degrees 14 minutes 59 seconds East
 374 353.38 feet to the POINT OF BEGINNING. Containing

375 | 198.34 acres more or less.

376 |
 377 | (3) The charter of the Authority, as provided in this act,
 378 | may be amended, terminated, or repealed only by special act of
 379 | the Legislature.

380 | Section 5. Governing board; meetings; organization;
 381 | duties; terms of office.—

382 | (1) The governing board shall exercise the powers granted
 383 | to the Authority pursuant to this act.

384 | (2) The governing board shall be composed of five voting
 385 | members.

386 | (3) Not later than 30 days after the effective date of
 387 | this act, and annually thereafter during January of each year,
 388 | the governing board shall hold an organizational meeting at
 389 | which they shall appoint one member to serve as chair, one
 390 | member to serve as vice chair, and one member to serve as
 391 | secretary-treasurer.

392 | (4) The Governor may remove a member for cause or upon the
 393 | written petition of the Commission. If any member shall resign,
 394 | die, or be removed from office, the vacancy thereby created
 395 | shall, as soon as practicable, be filled by appointment by the
 396 | Governor, using the same method as the original appointment, and
 397 | such appointment to fill a vacancy shall be for the unexpired
 398 | term of the person who resigns, dies, or is removed from office.

399 (5) A member is not entitled to any compensation for his
400 or her services; however, each member shall be entitled to
401 receive travel and per diem expenses as set forth in s. 112.061,
402 Florida Statutes.

403 (6) Unless specified otherwise in this act, notice for and
404 the conduct of the governing board's meetings shall be pursuant
405 to and in accordance with s. 189.015 and chapter 286, Florida
406 Statutes.

407 (7) At any meeting of the governing board, a majority of
408 the members constitutes a quorum for the purposes of conducting
409 its business and exercising its powers and for all other
410 purposes. Action taken by the governing board shall be upon a
411 vote of a majority of the members present unless general law
412 requires a greater number.

413 (8) The governing board shall keep the permanent records
414 of the Authority which shall include, but not be limited to, the
415 recorded minutes of all meetings, resolutions, proceedings,
416 certificates, and any and all written documentation of official
417 actions of the Authority. The Authority records shall at
418 reasonable times be opened to inspection in the same manner as
419 municipal records pursuant to chapter 119, Florida Statutes. The
420 Authority records shall be kept at the office or other regular
421 place of business maintained by the governing board in a
422 designated location in the county.

423 (9) Members shall annually file a statement of financial
424 interests pursuant to chapter 112, Florida Statutes, and any
425 other financial disclosures required by general law for elected
426 officers serving on the governing body of an independent special
427 district.

428 (10) The Authority and its members, employees, and agents
429 shall be entitled to sovereign immunity as set forth in s.
430 768.28, Florida Statutes.

431 Section 6. Appointments; residents; qualifying; initial
432 membership of governing board.—

433 (1) Beginning on the effective date of this act, the
434 Authority shall be governed by a governing board consisting of
435 five members appointed by the Governor, and shall, to the extent
436 possible, represent the demographic diversity of the population
437 of the county. After soliciting recommendations from the public,
438 the Commission shall submit to the Governor the names of at
439 least two persons for each vacancy occurring among the five
440 members appointed by the Governor, and the Governor may appoint
441 members to the Authority from the candidates nominated by the
442 Commission. The Governor may make a selection within a 45-day
443 period or request a new list of candidates. All members
444 appointed by the Governor shall have been residents of the
445 county for the previous 24-month period.

446 (2) For the inaugural appointment of members, two members
447 shall be appointed to serve an initial term of 2 years each and

448 three members shall be appointed to serve an initial term of 4
 449 years each. Thereafter, each member shall be appointed for a 4-
 450 year term.

451 (3) The inaugural submission by the Commission to the
 452 Governor of candidates for appointment to the board shall be
 453 made within 90 days after the effective date of this act. The
 454 term of office for an appointed member shall begin immediately
 455 after official appointment by the Governor and shall expire upon
 456 the assumption of office by his or her successor.

457 Section 7. Powers of the Authority.—The Authority, through
 458 the governing board, is hereby authorized and empowered to:

459 (1) Adopt bylaws consistent with this act for the
 460 regulation of its affairs and the conduct of its business.

461 (2) Adopt an official seal.

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

464 (4) Acquire by purchase, gift, devise, or otherwise; lease
 465 as lessee or lessor; and dispose of real property or any estate
 466 therein within the boundaries of the authority area in order to
 467 expand or contract the airport or otherwise in furtherance of
 468 the Authority's purpose as set forth in this act.

469 (5) Acquire, own, lease as lessee or lessor, plan for,
 470 construct, reconstruct, improve, equip, repair, maintain, and
 471 operate the airport and any airport facilities within the
 472 boundaries of the authority area as the Authority shall

473 determine to be convenient and proper in the performance of the
474 duties and purposes of this act. In exercising this power, the
475 Authority may not expand the airport runway beyond the minimum
476 requirements. Additionally, in the event the Authority acquires
477 property along the southern border of the airport, then the
478 Authority shall be required to install and maintain a 20 feet
479 high by 100 feet wide landscape buffer along the airport's
480 southern boundary.

481 (6) Establish by resolution and collect rates, fees, and
482 other charges for the use of the airport and any airport
483 facilities.

484 (7) Make and enter into all contracts and agreements
485 necessary or incidental to the performance of its duties and the
486 execution of its powers under this act, and to employ such
487 consulting and other engineers, superintendents, managers,
488 construction and financial experts, accountants, and attorneys,
489 and such other employees and agents as may, in the judgment of
490 the Authority, be deemed necessary, and to fix their
491 compensation, provided, however, that all such expenses shall be
492 payable solely from funds made available under this act.

493 (8) Apply for and accept grants of money, materials, or
494 property of any kind for the airport and any airport facilities
495 and any other development of land as the Authority shall
496 determine to be convenient and proper in the performance of the
497 duties and purposes of this act from any federal or state

498 agency, political subdivision, municipality, or other public
 499 body, or from any other persons.

500 (9) Enter into interlocal agreements or join with any
 501 other general or special purpose local governments, public
 502 agencies, or authorities in the exercise of common powers.

503 (10) Sue and be sued in the name of the Authority and to
 504 participate as a party in any civil, administrative, or other
 505 action.

506 (11) Issue bonds, revenue certificates, and other
 507 certificates of indebtedness payable from revenues of the
 508 Authority, which power shall be exercised in such manner and
 509 subject to such limitations as are provided by law for the
 510 authorization of debt by a municipality and s. 189.051, Florida
 511 Statutes.

512 (12) Exercise all of the powers relating to aviation
 513 conferred upon municipalities by general law, including chapter
 514 332, Florida Statutes, except as otherwise provided in this act.

515 (13) Do all other acts and things necessary or convenient
 516 to carry out the powers granted by this act to own and operate
 517 the airport, which must remain a public-use airport as
 518 determined by the Department of Transportation.

519 Section 8. Adoption of budget; annual reporting; audits.-

520 (1) The Authority shall annually adopt a budget each
 521 fiscal year in accordance with s. 189.016, Florida Statutes, and
 522 other applicable general law and have the authority to

523 appropriate and expend revenue in accordance with that budget.
524 Any excess funds from any prior fiscal year shall be carried
525 over into the subsequent budget year as generally provided by
526 law.

527 (2) The Authority shall comply with all reporting,
528 financial reporting, and audit requirements for an independent
529 special district provided in s. 189.016, Florida Statutes, and
530 other applicable general law.

531 Section 9. Prohibition on Authority's levy of taxes;
532 liens; eminent domain; exemption from taxation.-

533 (1) The Authority does not have the power or authority to
534 levy or impose an ad valorem tax on real estate or tangible
535 personal property or levy or impose a non-ad valorem special
536 assessment on any real property.

537 (2) The Authority does not have the power or authority to
538 impose liens on real or personal property.

539 (3) The Authority does not have the power or authority to
540 exercise the use of eminent domain.

541 (4) The accomplishment of the authorized purposes of the
542 Authority is in all respects for the benefit of the people of
543 Wakulla County and the state, for the increase of their commerce
544 and prosperity, and for the improvement of the state's aviation
545 system. Since the Authority will perform essential governmental
546 functions for the public health, safety, and welfare in
547 accomplishing its purposes, the Authority is not required to pay

548 any taxes of any kind whatsoever on its property acquired for
549 such purposes. Further, the bonds, notes, and other obligations
550 of the Authority, their transfer, and the income therefrom,
551 including any profits made on the sale thereof, are at all times
552 free from taxation of any kind by the state or any political
553 subdivision or other agency or instrumentality thereof.

554 Section 10. Wakulla County participation.—

555 (1) The Authority shall coordinate with the county to
556 ensure that the Authority's airport master plan and any other
557 land uses within the authority area contemplated or adopted by
558 the Authority are consistent with the county's comprehensive
559 plan and land development code.

560 (2) The county shall cooperate with the Authority in the
561 transition of the airport to Authority control and operation in
562 furtherance of the purposes of this act. In the county's sole
563 discretion, the county is authorized, but is not required, to
564 expend county funds to pay the expenses of the Authority and
565 costs associated with the purposes of this act, and the
566 expenditure of county funds for such purposes constitutes a
567 proper county and public purpose. In the county's sole
568 discretion, the county is authorized, but is not required, to
569 use county personnel and equipment to perform any acts necessary
570 or convenient to carry out the purposes of this act, and the use
571 of county personnel and equipment for such purposes constitutes
572 a proper county and public purpose.

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573 Section 11. Authority acquisition of airport.—This act may
574 not be construed as transferring the airport or any airport
575 facilities to the Authority or requiring that the county or any
576 other entity transfer the airport or any airport facilities to
577 the Authority. The legislative intent of this act is to
578 establish an independent special district that is authorized and
579 empowered to own, operate, finance, maintain, and improve the
580 airport and the airport facilities as set forth in this act,
581 contingent upon the transfer of the same to the Authority.

582 Section 12. This act shall take effect upon becoming a
583 law.