

h1617-05

Bill No. CS/HBs 1617 & 1487

Amendment No. ____ (for drafter's use only)

	<u>Senate</u>	CHAMBER ACTION	<u>House</u>
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Representative(s) Bennett offered the following:

Amendment to Amendment (925427) (with title amendment)

On page 39, line 31, through page 44, line 24,
remove from the amendment: all of said lines

and insert in lieu thereof:

Section 10. Section 163.3198, Florida Statutes, is
created to read:

163.3198 Development of a uniform fiscal impact
analysis model for evaluating the cost of infrastructure to
support development.--

(1) The Legislature finds that the quality of growth
in this state will benefit greatly by the adoption of a
uniform fiscal impact analysis tool that can be used by local
governments to determine the costs and benefits of new
development. To facilitate informed decisionmaking and
accountability by local government, the analysis model must
itemize and calculate the costs and fiscal impacts of
infrastructure needs created by proposed development, as well
as the anticipated revenues needed for infrastructure

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1 associated with the project. It is intended that the model be
2 a minimum base model for implementation by all local
3 governments. Local governments are not required to implement
4 the model until the Legislature approves such implementation,
5 and local governments are not prevented from using other
6 fiscal or economic analysis tools before or after adoption of
7 the uniform fiscal analysis model. The Legislature intends
8 that the analysis provide local government decisionmakers with
9 a clearer understanding of the fiscal impact of new
10 development on the community and its resources.

11 (2) A three-member technical advisory committee with
12 one member each to be selected by the Governor, the President
13 of the Senate, and the Speaker of the House of
14 Representatives, respectively, shall be created to advise the
15 secretary concerning the development of a fiscal analysis
16 model. The appointments must be made prior to July 1, 2001.

17 (a) The technical advisory committee shall advise the
18 state land planning agency concerning:

- 19 1. The development of a fiscal analysis model;
- 20 2. The selection of one or more models;
- 21 3. Changes that may be made to the model during the
22 testing period, as needed; and
- 23 4. Recommendations on the implementation of the model.

24 (b) Each member of the technical advisory committee is
25 entitled to reimbursement for per diem and travel expenses, as
26 provided in s. 112.061, while carrying out the official
27 business of the committee.

28 (c) The technical advisory committee shall meet at the
29 call of the secretary and shall be dissolved upon the
30 submittal of the report and recommendations required in
31 subsection (4).

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1 (3)(a) The state land planning agency shall develop
2 one or more fiscal analysis models for determining the
3 estimated costs and revenues of proposed development. The
4 analysis provided by the model is a tool for government
5 decisionmaking, does not constitute an automatic approval or
6 disapproval of new development, and applies to all public and
7 private projects and all land use categories.

8 (b) The model must be capable of estimating the
9 capital, operating, and maintenance costs, and revenues for
10 infrastructure the need for which is created by new
11 development based on the type, scale, and location of various
12 land uses. For the purposes of developing the model, estimated
13 costs include those associated with provision of school
14 facilities; transportation facilities; water supply; sewer;
15 stormwater; solid waste services; police, fire, and emergency
16 medical services; publicly provided energy services; parks and
17 recreation services; and publicly provided telecommunications.
18 Estimated revenues include all revenues attributable to the
19 proposed development which are used to construct, operate, or
20 maintain the listed infrastructure. The model may be developed
21 with capabilities of estimating other costs and benefits
22 directly related to new development, including economic costs
23 and benefits. The Legislature recognizes the potential
24 limitations of such models in fairly quantifying important
25 quality-of-life issues, such as the intangible benefits and
26 costs associated with development, including, but not limited
27 to, overall impact on community character, housing costs,
28 compatibility, and impacts to natural and historic resources,
29 and the Legislature affirms its intention that this model not
30 be used as the only determinant of the acceptability of new
31 development.

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1 (c) The model must be capable of identifying
2 infrastructure deficits or backlogs and the costs associated
3 with addressing such needs.

4 (d) As part of its development of a fiscal analysis
5 model, the state land planning agency shall develop a format
6 by which the local governments shall report to the public, at
7 least annually, the cumulative fiscal impact of their local
8 planning decisions.

9 (4) By January 1, 2003, the state land planning agency
10 shall transmit to the Governor, the President of the Senate,
11 and the Speaker of the House of Representatives a report
12 detailing the estimated costs of implementation,
13 recommendations for a uniform fiscal analysis model, and
14 recommendations for statewide implementation of such a model.
15 If the state land planning agency determines that a uniform
16 fiscal analysis model is unfeasible, the agency may recommend
17 that the model or its application be modified. The report must
18 also include recommendations for any changes to existing
19 growth management laws and policies necessary to implement the
20 model. However, this model is not intended to serve as a
21 replacement for concurrency. The report must also include
22 recommendations for state technical and financial assistance
23 to help local governments in implementing the uniform fiscal
24 analysis model and recommendations for incentives to local
25 governments to encourage identification of areas in which
26 infrastructure development will be encouraged. It is not the
27 intent of this section to repeal concurrency.

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30 ===== T I T L E A M E N D M E N T =====

31 And the title is amended as follows:

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1 On page 111, lines 19-23, of the amendment
2 remove: all of said lines
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4 and insert in lieu thereof:
5 of proposed development; providing requirements
6 with respect thereto; providing for an advisory
7 committee; providing for
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