

By the Committee on Community Affairs; and Senator Bennett

578-01518-12

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1 A bill to be entitled
2 An act relating to the Coastal Barriers Infrastructure
3 Finance Act; providing a directive to the Division of
4 Statutory Revision; creating s. 163.71, F.S.;
5 providing a short title; creating s. 163.72, F.S.;
6 providing legislative intent; creating s. 163.73,
7 F.S.; providing definitions; creating s. 163.74, F.S.;
8 providing a procedure for petitioning for and
9 conducting a referendum on the question of whether to
10 establish an infrastructure-financing district;
11 creating s. 163.75, F.S.; providing the powers of the
12 governing body of a district; creating s. 163.76,
13 F.S.; requiring the establishment of an infrastructure
14 plan within a certain time; creating s. 163.77, F.S.;
15 requiring the establishment of a local trust fund to
16 hold the funds of the district; specifying the source
17 of funding for district projects; creating s. 163.78,
18 F.S.; providing exemptions; creating s. 163.79, F.S.;
19 providing for dissolution of an infrastructure-
20 financing district; providing an effective date.

21
22 Be It Enacted by the Legislature of the State of Florida:

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24 Section 1. The Division of Statutory Revision is requested
25 to create part VII of chapter 163, Florida Statutes, consisting
26 of ss. 163.71-163.79, Florida Statutes.

27 Section 2. Section 163.71, Florida Statutes, is created to
28 read:

29 163.71 Short title.—This part may be cited as the "Coastal

578-01518-12

2012466c1

30 Barriers Infrastructure Finance Act."

31 Section 3. Section 163.72, Florida Statutes, is created to
32 read:

33 163.72 Findings and intent.-

34 (1) The Legislature recognizes the enormous environmental
35 and economic value of the state's coastal barriers, including
36 barrier islands, beach and dune systems, waterways, biological
37 systems, and related coastal features, which comprise much of
38 the state's coastal zone and serve as a major attraction for
39 both residents and tourists.

40 (2) The Legislature also recognizes that dependable,
41 secure, and aesthetically attractive infrastructure is a
42 necessary component of sustaining coastal barrier communities
43 and the state's tourist-based economy while protecting the
44 environment.

45 (3) The Legislature further recognizes that underground
46 utilities provide a delivery system for utility services which
47 is safer and more reliable than overhead facilities during and
48 after severe storm and weather events to which coastal barriers
49 are often exposed.

50 (4) It is therefore the intent of the Legislature to
51 protect and preserve the state's coastal barrier resources,
52 communities, and economy by providing to local government an
53 alternative mechanism for the financing, installation, and
54 operation of utility systems serving coastal barrier
55 communities.

56 Section 4. Section 163.73, Florida Statutes, is created to
57 read:

58 163.73 Definitions.-As used in this part, the term:

578-01518-12

2012466c1

59 (1) "Coastal barrier" means a coastal barrier island or
60 other coastal feature consisting of a beach, dunes, and related
61 features located within a coastal building zone as those terms
62 are defined in s. 161.54.

63 (2) "Debt service millage" means any millage levied
64 pursuant to s. 12, Art. VII of the State Constitution.

65 (3) "Infrastructure" means the construction,
66 reconstruction, or improvement of electrical, telephone, cable,
67 and other utility services delivered to a community by wire or
68 cable, and any related land acquisition, planning, design,
69 engineering, and administrative costs.

70 (4) "Infrastructure-financing authority" means the
71 governing body of a county or municipality within which an
72 infrastructure-financing district has been designated.

73 (5) "Infrastructure-financing district" means a geographic
74 area within a coastal barrier system designated by the governing
75 body of a county or municipality for infrastructure financing
76 and construction.

77 (6) "Plan" means the infrastructure-financing plan adopted
78 by the governing body of a county or municipality which creates
79 an infrastructure-financing district.

80 (7) "Taxing authority" means the public body authorized to
81 levy an ad valorem tax on real property that is located within
82 an infrastructure-financing district other than a school
83 district.

84 Section 5. Section 163.74, Florida Statutes, is created to
85 read:

86 163.74 Referendum.—

87 (1) If 10 percent of the registered electors who are

578-01518-12

2012466c1

88 residents within a coastal barrier petition the governing body
89 of the county or municipality within which an identified coastal
90 barrier is located requesting the conducting of a referendum on
91 the question of creating an infrastructure-financing district
92 for the purpose of financing and constructing underground
93 utilities, the county or municipality governing board shall make
94 the appropriate arrangements for conducting such referendum,
95 including publishing notice of the election in a newspaper of
96 general circulation in the area proposed for the establishment
97 of the district. The petition must include the legal description
98 and a map of the coastal barrier that is proposed for
99 designation as an infrastructure-financing district.

100 (2) The referendum must be conducted within 120 days after
101 the governing body verifies that 10 percent of the electors
102 residing within the identified coastal barrier signed the
103 petition. The referendum may be conducted by mail pursuant to s.
104 101.6102. The ballot question for the referendum must be in
105 substantially the following form: "Shall the ...governing board
106 of (...County or Municipality...) create an infrastructure-
107 financing district within the following legally described area
108 for the purpose of providing a tax increment mechanism to
109 finance and construct an underground utility infrastructure?"
110 The statement must be followed by the words "yes" and "no," and
111 must be accompanied by a map of the area that is proposed for
112 designation.

113 (3) If the question submitted for referendum is approved by
114 a simple majority of the electors voting in the referendum
115 election, the county or municipality governing board may create
116 a coastal barrier infrastructure-financing district by

578-01518-12

2012466c1

117 ordinance.

118 Section 6. Section 163.75, Florida Statutes, is created to
119 read:

120 163.75 Powers.—Each district shall be governed by a coastal
121 barrier infrastructure-financing authority, which has the power
122 necessary or convenient to carry out the purposes of this part,
123 including, but not limited to:

124 (1) Making and executing contracts and other instruments
125 necessary and convenient to exercise the powers under this
126 section.

127 (2) Undertaking, planning, and carrying out approved
128 coastal barrier infrastructure projects for the benefit of the
129 residents of the designated infrastructure-financing district.
130 The projects include, but are not limited to, the plan, design,
131 engineering, survey, legal, and related administrative services
132 necessary for the construction of safe, reliable, and
133 environmentally sound infrastructure projects as well as the
134 construction of such projects. The projects may also include
135 aesthetic features such as vegetation.

136 (3) Investing coastal barrier infrastructure finance funds
137 held in reserve, sinking funds, or other such funds not required
138 for immediate disbursement in property or in securities in which
139 savings banks may legally invest funds, subject to the control
140 of the authority, and redeeming such bonds as have been issued
141 pursuant to this part at the redemption price established
142 therein, or purchasing such bonds at less than redemption price.
143 All bonds redeemed or purchased are canceled.

144 (4) Borrowing money, including, but not limited to, issuing
145 debt obligations, such as bonds, notes, certificates, and

578-01518-12

2012466c1

146 similar debt instruments; applying for and accepting advances,
147 loans, grants, contributions, and any other forms of financial
148 assistance from the Federal Government or the state, county, or
149 any other public body or from any source, public or private, for
150 the purposes of this part; giving such security as may be
151 required; entering into and carrying out contracts for financial
152 assistance with the Federal Government for or with respect to a
153 coastal barrier infrastructure project and related activities
154 under the conditions imposed under federal laws which the
155 coastal barrier infrastructure-financing authority consider
156 reasonable and appropriate and which are not inconsistent with
157 the purposes of this part.

158 (5) Making or having made all surveys and plans necessary
159 to carry out the purposes of this part; contracting with any
160 person, public or private, to make and carry out the plans; and
161 adopting, approving, modifying, or amending any coastal barrier
162 infrastructure finance plan.

163 (6) Appropriating funds and making expenditures as are
164 necessary to carry out the purposes of this part and to enter
165 into agreements with other public bodies, which agreements may
166 extend over any period consistent with state law and rule.

167 Section 7. Section 163.76, Florida Statutes, is created to
168 read:

169 163.76 Coastal barrier infrastructure plan.—Each coastal
170 barrier infrastructure-financing authority shall adopt a coastal
171 barrier infrastructure plan within 6 months after the creation
172 of the district. The plan must:

173 (1) Include an inventory and survey of all utility
174 infrastructure currently located above ground within the

578-01518-12

2012466c1

175 designated coastal barrier.

176 (2) Identify all necessary rights-of-way and property
177 needed for the construction of a system of underground utilities
178 within the designated coastal barrier.

179 (3) Include the engineering design for a system of
180 underground utility facilities within the coastal barrier.

181 Section 8. Section 163.77, Florida Statutes, is created to
182 read:

183 163.77 Establishment of local trust fund.—The coastal
184 barrier infrastructure-financing authority shall establish a
185 local trust fund, which shall be administered by the authority.
186 Each local trust fund must continue to be funded for as long as
187 the projects set forth in the coastal barrier infrastructure
188 plan remain to be completed or until any debt incurred to
189 finance or refinance the related projects is no longer
190 outstanding, whichever occurs later. Beginning in the first
191 fiscal year after the creation of the district, each local trust
192 fund shall be funded by the proceeds of an ad valorem tax
193 increment collected within the designated coastal barrier
194 infrastructure-financing district which must, at minimum, be 75
195 percent of the difference between:

196 (1) The amount of ad valorem tax levied each year by each
197 taxing authority, exclusive of any amount from any debt service
198 millage, on taxable real property under the jurisdiction of the
199 coastal barrier infrastructure-financing authority and within
200 the coastal barrier infrastructure-financing district; and

201 (2) The amount of ad valorem taxes which would have been
202 produced by the rate upon which the tax is levied each year by
203 or for each taxing authority, exclusive of any debt service

578-01518-12

2012466c1

204 millage, upon the total of assessed value of the taxable real
205 property within the infrastructure-financing district as shown
206 on the most recent assessment roll used in connection with the
207 taxation of such property of each taxing authority before the
208 effective date of the ordinance funding the trust fund.

209 Section 9. Section 163.78, Florida Statutes, is created to
210 read:

211 163.78 Exemptions.—The following public bodies or taxing
212 authorities are exempt from this part:

213 (1) A special district that levies ad valorem taxes on
214 taxable real property in more than one county.

215 (2) A special district for which the sole available source
216 of revenue is the authority to levy ad valorem taxes when an
217 ordinance is adopted under this part. However, revenues or aid
218 that may be dispensed or appropriated to a district as defined
219 in s. 388.011 at the discretion of an entity other than such
220 district is not deemed available.

221 (3) A library district.

222 (4) A neighborhood improvement district created under the
223 Safe Neighborhoods Act.

224 (5) A metropolitan transportation authority.

225 (6) A water management district created under s. 373.069.

226 (7) A community redevelopment agency.

227 Section 10. Section 163.79, Florida Statutes, is created to
228 read:

229 163.79 Dissolution.—Upon completion of all coastal barrier
230 infrastructure projects and repayment or defeasance of all debt
231 issued to finance or refinance such projects, an infrastructure-
232 financing district shall be dissolved, and its assets and

578-01518-12

2012466c1

233 liabilities transferred to the county or municipality within
234 which the district is located. Any remaining assets of the
235 district shall be used for the maintenance of the coastal
236 barrier infrastructure project or projects created under this
237 part.

238 Section 11. This act shall take effect July 1, 2012.