

By the Committees on Fiscal Policy; and Community Affairs

594-02378-16

20167000c1

1 A bill to be entitled
2 An act relating to local development; amending s.
3 125.045, F.S.; authorizing the governing body of a
4 county to employ tax increment financing; specifying
5 requirements for a tax increment; requiring the
6 governing body of a county to administer a separate
7 reserve account for tax increment areas for the
8 deposit of tax increment revenues; requiring tax
9 increment revenues be used to fund economic
10 development activities within the tax increment area;
11 amending s. 163.3184, F.S.; clarifying statutory
12 language; amending s. 171.046, F.S.; increasing the
13 size of an enclave that a municipality may annex under
14 certain circumstances; amending s. 380.06, F.S.;
15 providing that a proposed development that is
16 consistent with certain comprehensive plans is not
17 required to undergo review pursuant to the state
18 coordinated review process; providing applicability;
19 providing an effective date.

20
21 Be It Enacted by the Legislature of the State of Florida:

22
23 Section 1. Subsection (6) is added to section 125.045,
24 Florida Statutes, to read:

25 125.045 County economic development powers.—

26 (6) The governing body of a county may employ tax increment
27 financing for the purposes of this section. The tax increment
28 shall be determined annually and may not exceed 95 percent of
29 the difference in ad valorem taxes as provided in s.
30 163.387(1)(a). For any tax increment area created pursuant to
31 this section, the governing body of a county shall administer a
32 separate reserve account for the deposit of tax increment

594-02378-16

20167000c1

33 revenues. Tax increment revenues, including the proceeds of any
34 revenue bonds secured by, and repaid with, such tax increment
35 revenues, shall be used exclusively to fund economic development
36 activities within the tax increment area.

37 Section 2. Paragraph (c) of subsection (2) of section
38 163.3184, Florida Statutes, is amended to read:

39 163.3184 Process for adoption of comprehensive plan or plan
40 amendment.—

41 (2) COMPREHENSIVE PLANS AND PLAN AMENDMENTS.—

42 (c) Plan amendments that are in an area of critical state
43 concern designated pursuant to s. 380.05; propose a rural land
44 stewardship area pursuant to s. 163.3248; propose a sector plan
45 pursuant to s. 163.3245 or an amendment to an adopted sector
46 plan; update a comprehensive plan based on an evaluation and
47 appraisal pursuant to s. 163.3191; propose a development that is
48 subject to the state coordinated review process ~~qualifies as a~~
49 ~~development of regional impact~~ pursuant to s. 380.06(30) ~~s.~~
50 ~~380.06~~; or are new plans for newly incorporated municipalities
51 adopted pursuant to s. 163.3167 shall follow the state
52 coordinated review process in subsection (4).

53 Section 3. Subsection (2) of section 171.046, Florida
54 Statutes, is amended to read:

55 171.046 Annexation of enclaves.—

56 (2) In order to expedite the annexation of enclaves of 150
57 ~~10~~ acres or less into the most appropriate incorporated
58 jurisdiction, based upon existing or proposed service provision
59 arrangements, a municipality may:

60 (a) Annex an enclave by interlocal agreement with the
61 county having jurisdiction of the enclave; or

594-02378-16

20167000c1

62 (b) Annex an enclave with fewer than 25 registered voters
63 by municipal ordinance when the annexation is approved in a
64 referendum by at least 60 percent of the registered voters who
65 reside in the enclave.

66 Section 4. Subsection (30) of section 380.06, Florida
67 Statutes, is amended to read:

68 380.06 Developments of regional impact.—

69 (30) ~~NEW PROPOSED DEVELOPMENTS.~~—A ~~new~~ proposed development
70 otherwise subject to the review requirements of this section
71 shall be approved by a local government pursuant to s.
72 163.3184(4) in lieu of proceeding in accordance with this
73 section. However, if the proposed development is consistent with
74 the comprehensive plan as provided in s. 163.3194(3)(b), the
75 development is not required to undergo review pursuant to s.
76 163.3184(4) or this section. This subsection does not apply to
77 amendments to a development order governing an existing
78 development of regional impact.

79 Section 5. This act shall take effect July 1, 2016.