

By Senator Steube

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1 A bill to be entitled
2 An act relating to subdivided lands; creating s.
3 163.10, F.S.; providing legislative findings;
4 providing a definition; establishing priorities for
5 use by certain entities when awarding grants or
6 financial assistance under certain circumstances for
7 legacy community projects and programs; requiring a
8 portion of specified grant funds or financial
9 assistance to be awarded to entities who have
10 submitted applications; providing an exception;
11 providing an effective date.

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13 Be It Enacted by the Legislature of the State of Florida:

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15 Section 1. Section 163.10, Florida Statutes, is created to
16 read:

17 163.10 Legacy communities.-

18 (1) The Legislature finds that:

19 (a) Since the early days of the twentieth century,
20 developers have subdivided large tracts of undeveloped and
21 unincorporated land in the state with the vision of marketing
22 and selling those subdivisions for small home or commercial
23 sites.

24 (b) The recorded plats of these subdivisions created vested
25 rights in the purchasers before the creation and implementation
26 of current subdivision, environmental, development, and
27 comprehensive planning standards.

28 (c) Legacy communities, as defined in this section, have
29 antiquated development patterns that can create significant

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30 conflicts with current planning, infrastructure development and
31 financing, and environmental protection laws.

32 (d) Without assistance to mitigate the effects of these
33 antiquated development patterns, legacy communities will remain
34 at a financial disadvantage relative to other communities in the
35 state, with a disproportionate burden being placed on
36 residential ad valorem tax revenues to provide necessary
37 services in the community.

38 (2) For purposes of this section, the term "legacy
39 community" means lands under a recorded plat which were
40 registered as subdivided lands on or before July 1, 1985, under
41 former chapter 498 or former chapter 478.

42 (3) Each state agency and each public or private entity or
43 corporation that administers a dedicated grant program or trust
44 fund and receives legislative appropriations to fund grants or
45 to provide financial assistance for community development or
46 redevelopment, environmental protection or preservation, local
47 improvements, concurrency, or management and development of real
48 property in this state, shall award a portion of those grants or
49 trust funds to entities that have filed an application as set
50 forth in subsection (4), according to the following priorities:

51 (a) First priority shall be given to any incorporated
52 municipality in which any portion of its land consists of a
53 legacy community, only for assistance with the following:

54 1. To fund electrical, natural gas, water, or wastewater
55 utility service infrastructure projects.

56 2. To fund transportation infrastructure projects.

57 3. To construct public schools, libraries, public safety
58 facilities, or governmental facilities.

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59 4. To vacate or replat a previously recorded plat, or take
60 land management actions to concentrate or aggregate lot owners
61 in the areas of the legacy community which need updated or more
62 efficient municipal services.

63 5. To acquire, dedicate, or set aside portions of the
64 legacy community to protect potable water supplies or water
65 resources, or to create conservation easements, parks, or
66 recreational areas in the legacy community.

67 (b) Second priority shall be given to any special district,
68 municipal services taxing unit, or municipal services benefit
69 unit, any portion of which is comprised of a legacy community,
70 only for assistance with the following:

71 1. To fund electrical, natural gas, water, or wastewater
72 utility service infrastructure projects.

73 2. To fund transportation infrastructure projects.

74 3. To construct public schools, libraries, public safety
75 facilities, or governmental facilities.

76 4. To vacate or replat a previously recorded plat, or take
77 land management actions to concentrate or aggregate lot owners
78 in the areas of the legacy community which need updated or more
79 efficient municipal services.

80 5. To acquire, dedicate, or set aside portions of the
81 legacy community to protect potable water supplies or water
82 resources, or to create conservation easements, parks, or
83 recreational areas in the legacy community.

84 (c) Third priority shall be given to applicants for
85 projects other than those identified in paragraphs (a) or (b)
86 but only if funds remain after the priorities in paragraphs (a)
87 and (b) have been funded.

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89 The requirements of this subsection do not apply to state
90 agencies that administer the Stan Mayfield Working Waterfronts
91 program under s. 380.5105.

92 (4) To become eligible for funding under subsection (3), an
93 entity must apply to the appropriate state agency or public or
94 private entity or corporation annually for funding for the
95 following state fiscal year, identifying with particularity the
96 amount of funding requested and the project or program to be
97 funded.

98 Section 2. This act shall take effect July 1, 2017.