



1 A bill to be entitled
2 An act relating to development permits; amending ss.
3 125.022 and 166.033, F.S.; requiring counties and
4 municipalities to attach certain disclaimers and
5 include certain permit conditions when issuing
6 development permits; amending s. 163.3167, F.S.;
7 providing that an initiative or referendum process for
8 any development order is prohibited; providing that an
9 initiative or referendum process for any local
10 comprehensive plan amendments and map amendments is
11 prohibited; providing an exception for an initiative
12 or referendum process specifically authorized by local
13 government charter provision in effect as of June 1,
14 2011, for certain local comprehensive plan amendments
15 and map amendments; providing that certain charter
16 provisions for an initiative or referendum process are
17 not sufficient; providing legislative intent;
18 providing that certain prohibitions apply
19 retroactively; amending s. 341.8203, F.S.; defining
20 "communication facilities" and "railroad company" as
21 used in the Florida Rail Enterprise Act; amending s.
22 341.822, F.S.; requiring the rail enterprise to
23 establish a process to issue permits for railroad
24 companies to construct communication facilities within
25 a high speed rail system; providing rulemaking
26 authority; providing for fees for issuing a permit;
27 creating s. 341.825, F.S.; providing for a permit
28 authorizing the permittee to locate, construct,



29 | operate, and maintain communication facilities within
30 | a new or existing high speed rail system; providing
31 | for application procedures and fees; providing for the
32 | effects of a permit; providing an exemption from local
33 | land use and zoning regulations; authorizing the
34 | enterprise to permit variances and exemptions from
35 | rules of the enterprise or other agencies; providing
36 | that a permit is in lieu of licenses, permits,
37 | certificates, or similar documents required under
38 | specified laws; providing for a modification of a
39 | permit; amends s. 341.840, F.S.; conforming a cross-
40 | reference; amending s. 125.35, F.S.; providing that a
41 | county may include a commercial development that is
42 | ancillary to a professional sports facility in the
43 | lease of a sports facility; amending s. 32, ch. 2012-
44 | 205, Laws of Florida, relating to the extension of
45 | certain permits and authorizations issued by the
46 | Department of Environmental Protection, water
47 | management districts, and local governments; revising
48 | the date by which holders of such permits and
49 | authorizations are required to notify the authorizing
50 | agency of specified information; amending s. 381.0065,
51 | F.S.; providing that certain systems constitute
52 | compliance with nitrogen standards; requiring systems
53 | in certain areas of Monroe County to comply with
54 | specified rules and standards; deleting a requirement
55 | for new, modified, and repaired systems to meet
56 | specified standards; authorizing property owners in



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57 | certain areas of Monroe County to install certain
58 | tanks and systems; providing that certain systems in
59 | Monroe County are not required to connect to the
60 | central sewer system until a specified date; providing
61 | an extension and renewal of certain permits issued by
62 | the Department of Environmental Protection, a water
63 | management district, or a local government for areas
64 | to be served by central sewer systems within the
65 | Florida Keys Area of Critical State Concern; providing
66 | that certain extensions may not exceed a specified
67 | number of years; prohibiting certain extensions;
68 | providing for applicability; providing an effective
69 | date.

70

71 | Be It Enacted by the Legislature of the State of Florida:

72

73 | Section 1. Section 125.022, Florida Statutes, is amended
74 | to read:

75 | 125.022 Development permits.—When a county denies an
76 | application for a development permit, the county shall give
77 | written notice to the applicant. The notice must include a
78 | citation to the applicable portions of an ordinance, rule,
79 | statute, or other legal authority for the denial of the permit.
80 | As used in this section, the term "development permit" has the
81 | same meaning as in s. 163.3164. For any development permit
82 | application filed with the county after July 1, 2012, a county
83 | may not require as a condition of processing or issuing a
84 | development permit that an applicant obtain a permit or approval



85 | from any state or federal agency unless the agency has issued a
86 | final agency action that denies the federal or state permit
87 | before the county action on the local development permit.
88 | Issuance of a development permit by a county does not in any way
89 | create any rights on the part of the applicant to obtain a
90 | permit from a state or federal agency and does not create any
91 | liability on the part of the county for issuance of the permit
92 | if the applicant fails to obtain requisite approvals or fulfill
93 | the obligations imposed by a state or federal agency or
94 | undertakes actions that result in a violation of state or
95 | federal law. A county shall ~~may~~ attach such a disclaimer to the
96 | issuance of a development permit and shall ~~may~~ include a permit
97 | condition that all other applicable state or federal permits be
98 | obtained before commencement of the development. This section
99 | does not prohibit a county from providing information to an
100 | applicant regarding what other state or federal permits may
101 | apply.

102 | Section 2. Section 166.033, Florida Statutes, is amended
103 | to read:

104 | 166.033 Development permits.—When a municipality denies an
105 | application for a development permit, the municipality shall
106 | give written notice to the applicant. The notice must include a
107 | citation to the applicable portions of an ordinance, rule,
108 | statute, or other legal authority for the denial of the permit.
109 | As used in this section, the term "development permit" has the
110 | same meaning as in s. 163.3164. For any development permit
111 | application filed with the municipality after July 1, 2012, a
112 | municipality may not require as a condition of processing or



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113 issuing a development permit that an applicant obtain a permit
114 or approval from any state or federal agency unless the agency
115 has issued a final agency action that denies the federal or
116 state permit before the municipal action on the local
117 development permit. Issuance of a development permit by a
118 municipality does not in any way create any right on the part of
119 an applicant to obtain a permit from a state or federal agency
120 and does not create any liability on the part of the
121 municipality for issuance of the permit if the applicant fails
122 to obtain requisite approvals or fulfill the obligations imposed
123 by a state or federal agency or undertakes actions that result
124 in a violation of state or federal law. A municipality shall ~~may~~
125 attach such a disclaimer to the issuance of development permits
126 and shall ~~may~~ include a permit condition that all other
127 applicable state or federal permits be obtained before
128 commencement of the development. This section does not prohibit
129 a municipality from providing information to an applicant
130 regarding what other state or federal permits may apply.

131 Section 3. Subsection (8) of section 163.3167, Florida
132 Statutes, is amended to read:

133 163.3167 Scope of act.—

134 (8) (a) An initiative or referendum process in regard to
135 any development order ~~or in regard to any local comprehensive~~
136 ~~plan amendment or map amendment~~ is prohibited. ~~However, any~~
137 ~~local government charter provision that was in effect as of June~~
138 ~~1, 2011, for an initiative or referendum process in regard to~~
139 ~~development orders or in regard to local comprehensive plan~~
140 ~~amendments or map amendments may be retained and implemented.~~



141 (b) An initiative or referendum process in regard to any
142 local comprehensive plan amendment or map amendment is
143 prohibited. However, an initiative or referendum process in
144 regard to any local comprehensive plan amendment or map
145 amendment is allowed if it affects more than five parcels of
146 land and is expressly authorized by specific language in a local
147 government charter that was lawful and in effect on June 1,
148 2011; a general local government charter provision for an
149 initiative or referendum process is not sufficient.

150 (c) It is the intent of the Legislature that initiative
151 and referendum be prohibited in regard to any development order.
152 It is the intent of the Legislature that initiative and
153 referendum be prohibited in regard to any local comprehensive
154 plan amendment or map amendment, except as specifically and
155 narrowly permitted in paragraph (b) with regard to local
156 comprehensive plan amendments that affect more than five parcels
157 of land or map amendments that affect more than five parcels of
158 land. Therefore, the prohibition on initiative and referendum
159 stated in paragraphs (a) and (b) is remedial in nature and
160 applies retroactively to any initiative or referendum process
161 commenced after June 1, 2011, and any such initiative or
162 referendum process that has been commenced or completed
163 thereafter is hereby deemed null and void and of no legal force
164 and effect.

165 Section 4. Section 341.8203, Florida Statutes, is amended
166 to read:

167 341.8203 Definitions.—As used in ss. 341.8201–341.842,
168 unless the context clearly indicates otherwise, the term:



169 (1) "Associated development" means property, equipment,
170 buildings, or other related facilities which are built,
171 installed, used, or established to provide financing, funding,
172 or revenues for the planning, building, managing, and operation
173 of a high-speed rail system and which are associated with or
174 part of the rail stations. The term includes air and subsurface
175 rights, services that provide local area network devices for
176 transmitting data over wireless networks, parking facilities,
177 retail establishments, restaurants, hotels, offices,
178 advertising, or other commercial, civic, residential, or support
179 facilities.

180 (2) "Communication facilities" means the communication
181 systems related to high-speed passenger rail operations,
182 including those that are built, installed, used, or established
183 for the planning, building, managing, and operating of a high-
184 speed rail system. The term includes the land, structures,
185 improvements, rights-of-way, easements, positive train control
186 systems, wireless communication towers, and facilities that are
187 designed to provide voice and data services for the safe and
188 efficient operation of the high-speed rail system and as
189 amenities that may be made available to its crew and passengers
190 as part of a high-speed rail service, and any other facilities
191 or equipment used for operation of, or the facilitation of
192 communications for, a high-speed rail system.

193 ~~(3)-(2)~~ "Enterprise" means the Florida Rail Enterprise.

194 ~~(4)-(3)~~ "High-speed rail system" means any high-speed fixed
195 guideway system for transporting people or goods, which system
196 is, by definition of the United States Department of



197 Transportation, reasonably expected to reach speeds of at least
 198 110 miles per hour, including, but not limited to, a monorail
 199 system, dual track rail system, suspended rail system, magnetic
 200 levitation system, pneumatic repulsion system, or other system
 201 approved by the enterprise. The term includes a corridor,
 202 associated intermodal connectors, and structures essential to
 203 the operation of the line, including the land, structures,
 204 improvements, rights-of-way, easements, rail lines, rail beds,
 205 guideway structures, switches, yards, parking facilities, power
 206 relays, switching houses, and rail stations and also includes
 207 facilities or equipment used exclusively for the purposes of
 208 design, construction, operation, maintenance, or the financing
 209 of the high-speed rail system.

210 (5) ~~(4)~~ "Joint development" means the planning, managing,
 211 financing, or constructing of projects adjacent to, functionally
 212 related to, or otherwise related to a high-speed rail system
 213 pursuant to agreements between any person, firm, corporation,
 214 association, organization, agency, or other entity, public or
 215 private.

216 (6) ~~(5)~~ "Rail station," "station," or "high-speed rail
 217 station" means any structure or transportation facility that is
 218 part of a high-speed rail system designed to accommodate the
 219 movement of passengers from one mode of transportation to
 220 another at which passengers board or disembark from
 221 transportation conveyances and transfer from one mode of
 222 transportation to another.

223 (7) "Railroad company" means a person providing high-speed
 224 passenger rail service.



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225 (8)~~(6)~~ "Selected person or entity" means the person or
226 entity to whom the enterprise awards a contract to establish a
227 high-speed rail system pursuant to ss. 341.8201-341.842.

228 Section 5. Paragraph (c) is added to subsection (2) of
229 section 341.822, Florida Statutes, to read:

230 341.822 Powers and duties.—

231 (2)

232 (c) The enterprise shall establish a process to issue
233 permits to railroad companies for the construction of
234 communication facilities within a new or existing public or
235 private high-speed rail system. The enterprise may adopt rules
236 to administer such permits, including rules regarding the form,
237 content, and necessary supporting documentation for permit
238 applications, the process for submitting applications, and the
239 application fee for a permit under s. 341.825.

240 Section 6. Section 341.825, Florida Statutes, is created
241 to read:

242 341.825 Communication facilities.—

243 (1) LEGISLATIVE INTENT.—The Legislature intends to:

244 (a) Establish a streamlined process to authorize the
245 location, construction, operation, and maintenance of
246 communication facilities within new and existing high-speed rail
247 systems.

248 (b) Expedite the expansion of the high-speed rail system's
249 wireless voice and data coverage and capacity for the safe and
250 efficient operation of the high-speed rail system and the safety
251 and efficiency of and use by its crew and passengers as a
252 critical communication facility component.



253 (2) PERMIT APPLICATION.—A railroad company may submit to
254 the enterprise an application to obtain a permit to construct
255 communication facilities within a new or existing high-speed
256 rail system. The application shall include an application fee
257 limited to the amount needed to pay the anticipated costs of
258 reviewing the application, not to exceed \$10,000, which shall be
259 deposited into the State Transportation Trust Fund. The
260 application must include the following information:

261 (a) The location of the proposed communication facilities.

262 (b) A description of the proposed communication
263 facilities.

264 (c) Any other information reasonably required by the
265 enterprise.

266 (3) APPLICATION REVIEW.—The enterprise shall review each
267 application for completeness within 30 days after receipt of the
268 application.

269 (a) If the enterprise determines that an application is
270 not complete, the enterprise shall, within 30 days after the
271 receipt of the initial application, notify the applicant in
272 writing of any errors or omissions. The applicant shall have 30
273 days within which to correct the errors or omissions in the
274 initial application.

275 (b) If the enterprise determines that an application is
276 complete, the enterprise shall act upon the permit application
277 within 60 days after receipt of the completed application by
278 approving in whole, approving with conditions as the enterprise
279 deems appropriate, or denying the application and stating the
280 reason for issuance or denial. In determining whether an



281 application shall be approved, approved with modifications or
282 conditions, or denied, the enterprise shall consider the extent
283 to which the proposed communication facilities:

284 1. Are located in a manner that is appropriate for the
285 communication technology specified by the applicant.

286 2. Serve an existing or projected future need for
287 communication facilities.

288 3. Provide sufficient wireless voice and data coverage and
289 capacity for the safe and efficient operation of the high-speed
290 rail system and the safety and efficiency of and use by its crew
291 and passengers.

292 (4) EFFECT OF PERMIT.—Subject to the conditions set forth
293 therein, a permit issued by the enterprise shall constitute the
294 sole permit of the state and any agency as to the approval of
295 the location, construction, operation, and maintenance of the
296 communication facilities within the new or existing high-speed
297 rail system.

298 (a) A permit authorizes the permittee to locate,
299 construct, operate, and maintain the communication facilities
300 within a new or existing high-speed rail system, subject only to
301 the conditions set forth in the permit. Such activities are not
302 subject to local government land use or zoning regulations.

303 (b) A permit may include conditions that constitute
304 variances and exemptions from rules of the enterprise or any
305 other agency, which would otherwise be applicable to the
306 communication facilities within the new or existing high-speed
307 rail system.

308 (c) The permit shall be in lieu of any license, permit,



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309 certificate, or similar document required by any state,
310 regional, or local agency under, but not limited to, chapter
311 125, chapter 161, chapter 163, chapter 166, chapter 186, chapter
312 253, chapter 258, chapter 298, chapter 373, chapter 376, chapter
313 379, chapter 380, chapter 381, chapter 403, chapter 404, chapter
314 553, and the Florida Transportation Code.

315 (d) If any provision of this section is in conflict with
316 any other provision, limitation, or restriction under any law,
317 rule, regulation, or ordinance of this state or any political
318 subdivision, municipality, or agency, this section shall control
319 and such law, rule, regulation, or ordinance shall be deemed
320 superseded. Nothing in this section is intended to impose
321 procedures or restrictions on railroad companies that are
322 subject to the exclusive jurisdiction of the federal Surface
323 Transportation Board pursuant to the Interstate Commerce
324 Commission Termination Act of 1995, 49 U.S.C. ss. 10101, et seq.

325 (5) MODIFICATION OF PERMIT.—A permit may be modified by
326 the applicant after issuance upon the filing of a petition with
327 the enterprise.

328 (a) A petition for modification must set forth the
329 proposed modification and the factual reasons asserted for the
330 modification.

331 (b) The enterprise shall act upon the petition within 30
332 days by approving or denying the application and stating the
333 reason for issuance or denial.

334 Section 7. Paragraph (b) of subsection (2) of section
335 341.840, Florida Statutes, is amended to read:

336 341.840 Tax exemption.—



337 (2)
 338 (b) For the purposes of this section, any item or property
 339 that is within the definition of the term "associated
 340 development" in s. 341.8203(1) may not be considered part of the
 341 high-speed rail system as defined in s. 341.8203(4) ~~s.~~
 342 ~~341.8203(3)~~.

343 Section 8. Paragraph (b) of subsection (1) of section
 344 125.35, Florida Statutes, is amended to read:

345 125.35 County authorized to sell real and personal
 346 property and to lease real property.-

347 (1)

348 (b) Notwithstanding ~~the provisions of~~ paragraph (a), under
 349 terms and conditions negotiated by the board, the board of
 350 county commissioners may ~~is expressly authorized to~~:

- 351 1. Negotiate the lease of an airport or seaport facility;
- 352 2. Modify or extend an existing lease of real property for
 353 an additional term not to exceed 25 years, where the improved
 354 value of the lease has an appraised value in excess of \$20
 355 million; or

- 356 3. Lease a professional sports franchise facility financed
 357 by revenues received pursuant to s. 125.0104 or s. 212.20 which
 358 may include commercial development that is ancillary to the
 359 sports facility if the ancillary development property is part of
 360 or contiguous to the professional sports franchise facility~~r~~
 361 ~~under such terms and conditions as negotiated by the board.~~

362 Section 9. Subsection (3) of section 24 of chapter 2012-
 363 205, Laws of Florida, is amended to read:

364 Section 24. (3) The holder of a valid permit or other



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365 authorization that is eligible for the 2-year extension must
366 notify the authorizing agency in writing by October 1, 2013
367 ~~December 31, 2012~~, identifying the specific authorization for
368 which the holder intends to use the extension and the
369 anticipated timeframe for acting on the authorization.

370 Section 10. Paragraph (1) of subsection (4) of section
371 381.0065, Florida Statutes, is amended to read:

372 381.0065 Onsite sewage treatment and disposal systems;
373 regulation.—

374 (4) PERMITS; INSTALLATION; AND CONDITIONS.—A person may
375 not construct, repair, modify, abandon, or operate an onsite
376 sewage treatment and disposal system without first obtaining a
377 permit approved by the department. The department may issue
378 permits to carry out this section, but shall not make the
379 issuance of such permits contingent upon prior approval by the
380 Department of Environmental Protection, except that the issuance
381 of a permit for work seaward of the coastal construction control
382 line established under s. 161.053 shall be contingent upon
383 receipt of any required coastal construction control line permit
384 from the Department of Environmental Protection. A construction
385 permit is valid for 18 months from the issuance date and may be
386 extended by the department for one 90-day period under rules
387 adopted by the department. A repair permit is valid for 90 days
388 from the date of issuance. An operating permit must be obtained
389 prior to the use of any aerobic treatment unit or if the
390 establishment generates commercial waste. Buildings or
391 establishments that use an aerobic treatment unit or generate
392 commercial waste shall be inspected by the department at least



393 | annually to assure compliance with the terms of the operating
394 | permit. The operating permit for a commercial wastewater system
395 | is valid for 1 year from the date of issuance and must be
396 | renewed annually. The operating permit for an aerobic treatment
397 | unit is valid for 2 years from the date of issuance and must be
398 | renewed every 2 years. If all information pertaining to the
399 | siting, location, and installation conditions or repair of an
400 | onsite sewage treatment and disposal system remains the same, a
401 | construction or repair permit for the onsite sewage treatment
402 | and disposal system may be transferred to another person, if the
403 | transferee files, within 60 days after the transfer of
404 | ownership, an amended application providing all corrected
405 | information and proof of ownership of the property. There is no
406 | fee associated with the processing of this supplemental
407 | information. A person may not contract to construct, modify,
408 | alter, repair, service, abandon, or maintain any portion of an
409 | onsite sewage treatment and disposal system without being
410 | registered under part III of chapter 489. A property owner who
411 | personally performs construction, maintenance, or repairs to a
412 | system serving his or her own owner-occupied single-family
413 | residence is exempt from registration requirements for
414 | performing such construction, maintenance, or repairs on that
415 | residence, but is subject to all permitting requirements. A
416 | municipality or political subdivision of the state may not issue
417 | a building or plumbing permit for any building that requires the
418 | use of an onsite sewage treatment and disposal system unless the
419 | owner or builder has received a construction permit for such
420 | system from the department. A building or structure may not be



421 occupied and a municipality, political subdivision, or any state
 422 or federal agency may not authorize occupancy until the
 423 department approves the final installation of the onsite sewage
 424 treatment and disposal system. A municipality or political
 425 subdivision of the state may not approve any change in occupancy
 426 or tenancy of a building that uses an onsite sewage treatment
 427 and disposal system until the department has reviewed the use of
 428 the system with the proposed change, approved the change, and
 429 amended the operating permit.

430 (1) For the Florida Keys, the department shall adopt a
 431 special rule for the construction, installation, modification,
 432 operation, repair, maintenance, and performance of onsite sewage
 433 treatment and disposal systems which considers the unique soil
 434 conditions and water table elevations, densities, and setback
 435 requirements. On lots where a setback distance of 75 feet from
 436 surface waters, saltmarsh, and buttonwood association habitat
 437 areas cannot be met, an injection well, approved and permitted
 438 by the department, may be used for disposal of effluent from
 439 onsite sewage treatment and disposal systems. The following
 440 additional requirements apply to onsite sewage treatment and
 441 disposal systems in Monroe County:

442 1. The county, each municipality, and those special
 443 districts established for the purpose of the collection,
 444 transmission, treatment, or disposal of sewage shall ensure, in
 445 accordance with the specific schedules adopted by the
 446 Administration Commission under s. 380.0552, the completion of
 447 onsite sewage treatment and disposal system upgrades to meet the
 448 requirements of this paragraph.



449 2. Onsite sewage treatment and disposal systems must cease
450 discharge by December 31, 2015, or must comply with department
451 rules and provide the level of treatment which, on a permitted
452 annual average basis, produces an effluent that contains no more
453 than the following concentrations:

454 a. Biochemical Oxygen Demand (CBOD5) of 10 mg/l.

455 b. Suspended Solids of 10 mg/l.

456 c. Total Nitrogen, expressed as N, of 10 mg/l or a
457 reduction in nitrogen of at least 70 percent. A system that has
458 been tested and certified to reduce nitrogen concentrations by
459 at least 70 percent shall be deemed to be in compliance with
460 this standard.

461 d. Total Phosphorus, expressed as P, of 1 mg/l.

462

463 In addition, onsite sewage treatment and disposal systems
464 discharging to an injection well must provide basic disinfection
465 as defined by department rule.

466 3. In areas not scheduled to be served by a central sewer,
467 onsite sewage treatment and disposal systems must, by December
468 31, 2015, comply with department rules and provide the level of
469 treatment described in subparagraph 2.

470 ~~4.3. On or after July 1, 2010, all new, modified, and~~
471 ~~repaired onsite sewage treatment and disposal systems must~~
472 ~~provide the level of treatment described in subparagraph 2.~~

473 ~~However,~~ In areas scheduled to be served by central sewer by
474 December 31, 2015, if the property owner has paid a connection
475 fee or assessment for connection to the central sewer system,
476 the property owner may install a holding tank with a high water



477 alarm or an onsite sewage treatment and disposal system that
478 meets ~~may be repaired to~~ the following minimum standards:

479 a. The existing tanks must be pumped and inspected and
480 certified as being watertight and free of defects in accordance
481 with department rule; and

482 b. A sand-lined drainfield or injection well in accordance
483 with department rule must be installed.

484 ~~5.4.~~ Onsite sewage treatment and disposal systems must be
485 monitored for total nitrogen and total phosphorus concentrations
486 as required by department rule.

487 ~~6.5.~~ The department shall enforce proper installation,
488 operation, and maintenance of onsite sewage treatment and
489 disposal systems pursuant to this chapter, including ensuring
490 that the appropriate level of treatment described in
491 subparagraph 2. is met.

492 ~~7.6.~~ The authority of a local government, including a
493 special district, to mandate connection of an onsite sewage
494 treatment and disposal system is governed by s. 4, chapter 99-
495 395, Laws of Florida.

496 8. Notwithstanding any other provision of law, an onsite
497 sewage treatment and disposal system installed after July 1,
498 2010, in unincorporated Monroe County excluding special
499 wastewater districts that complies with the standards in
500 subparagraph 2. is not required to connect to a central sewer
501 system until December 31, 2020.

502 Section 11. For areas to be served by central sewer
503 systems by December 2015 within the Florida Keys Area of
504 Critical State Concern, any building permit and any permit



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505 issued by the Department of Environmental Protection or by a
506 water management district pursuant to part IV of chapter 373,
507 Florida Statutes, that has an expiration date of January 1,
508 2012, through January 1, 2016, is extended and renewed for a
509 period of 3 years after its previously scheduled expiration
510 date. This extension includes any local government-issued
511 development order or building permit, including certificates of
512 levels of service. This section does not prohibit conversion
513 from the construction phase to the operation phase upon
514 completion of construction and is in addition to any permit
515 extension. Extensions granted under this section; section 14 of
516 chapter 2009-96, Laws of Florida, as reauthorized by section 47
517 of chapter 2010-147, Laws of Florida; section 46 of chapter
518 2010-147, Laws of Florida; section 74 of chapter 2011-139, Laws
519 of Florida; or section 79 of chapter 2011-139, Laws of Florida,
520 may not exceed 7 years. Specific development order extensions
521 granted pursuant to s. 380.06(19)(c)2., Florida Statutes, may
522 not be further extended by this section. This section only
523 applies in unincorporated Monroe County, excluding special
524 wastewater districts.

525 Section 12. This act shall take effect July 1, 2013.