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CS/HB 7019, Engrossed 2

2013 Legislature

1
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; prohibiting
22 owners of communication facilities from offering
23 certain services to persons unrelated to a high-speed
24 rail system; amending s. 341.822, F.S.; requiring the
25 rail enterprise to establish a process to issue
26 permits for railroad companies to construct
27 communication facilities within a high speed rail
28 system; providing rulemaking authority; providing for



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29 | fees for issuing a permit; creating s. 341.825, F.S.;

30 | providing for a permit authorizing the permittee to

31 | locate, construct, operate, and maintain communication

32 | facilities within a new or existing high speed rail

33 | system; providing for application procedures and fees;

34 | providing for the effects of a permit; providing an

35 | exemption from local land use and zoning regulations;

36 | authorizing the enterprise to permit variances and

37 | exemptions from rules of the enterprise or other

38 | agencies; providing that a permit is in lieu of

39 | licenses, permits, certificates, or similar documents

40 | required under specified laws; providing for a

41 | modification of a permit; amends s. 341.840, F.S.;

42 | conforming a cross-reference; amending s. 125.35,

43 | F.S.; providing that a county may include a commercial

44 | development that is ancillary to a professional sports

45 | facility in the lease of a sports facility subject to

46 | certain conditions; amending s. 32, ch. 2012-205, Laws

47 | of Florida, relating to the extension of certain

48 | permits and authorizations issued by the Department of

49 | Environmental Protection, water management districts,

50 | and local governments; revising the date by which

51 | holders of such permits and authorizations are

52 | required to notify the authorizing agency of specified

53 | information; amending s. 381.0065, F.S.; providing

54 | that certain systems constitute compliance with

55 | nitrogen standards; requiring systems in certain areas

56 | of Monroe County to comply with specified rules and



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

72

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

74

75 Section 1. Section 125.022, Florida Statutes, is amended
76 to read:

77 125.022 Development permits.—When a county denies an
78 application for a development permit, the county shall give
79 written notice to the applicant. The notice must include a
80 citation to the applicable portions of an ordinance, rule,
81 statute, or other legal authority for the denial of the permit.
82 As used in this section, the term "development permit" has the
83 same meaning as in s. 163.3164. For any development permit
84 application filed with the county after July 1, 2012, a county



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

104 | Section 2. Section 166.033, Florida Statutes, is amended
105 | to read:

106 | 166.033 Development permits.—When a municipality denies an
107 | application for a development permit, the municipality shall
108 | give written notice to the applicant. The notice must include a
109 | citation to the applicable portions of an ordinance, rule,
110 | statute, or other legal authority for the denial of the permit.
111 | As used in this section, the term "development permit" has the
112 | same meaning as in s. 163.3164. For any development permit



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113 application filed with the municipality after July 1, 2012, a
 114 municipality may not require as a condition of processing or
 115 issuing a development permit that an applicant obtain a permit
 116 or approval from any state or federal agency unless the agency
 117 has issued a final agency action that denies the federal or
 118 state permit before the municipal action on the local
 119 development permit. Issuance of a development permit by a
 120 municipality does not in any way create any right on the part of
 121 an applicant to obtain a permit from a state or federal agency
 122 and does not create any liability on the part of the
 123 municipality for issuance of the permit if the applicant fails
 124 to obtain requisite approvals or fulfill the obligations imposed
 125 by a state or federal agency or undertakes actions that result
 126 in a violation of state or federal law. A municipality shall ~~may~~
 127 attach such a disclaimer to the issuance of development permits
 128 and shall ~~may~~ include a permit condition that all other
 129 applicable state or federal permits be obtained before
 130 commencement of the development. This section does not prohibit
 131 a municipality from providing information to an applicant
 132 regarding what other state or federal permits may apply.

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

135 163.3167 Scope of act.—

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



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141 ~~development orders or in regard to local comprehensive plan~~
 142 ~~amendments or map amendments may be retained and implemented.~~

143 (b) An initiative or referendum process in regard to any
 144 local comprehensive plan amendment or map amendment is
 145 prohibited. However, an initiative or referendum process in
 146 regard to any local comprehensive plan amendment or map
 147 amendment is allowed if it affects more than five parcels of
 148 land and is expressly authorized by specific language in a local
 149 government charter that was lawful and in effect on June 1,
 150 2011; a general local government charter provision for an
 151 initiative or referendum process is not sufficient.

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

167 Section 4. Section 341.8203, Florida Statutes, is amended
 168 to read:



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169 341.8203 Definitions.—As used in ss. 341.8201-341.842,
 170 unless the context clearly indicates otherwise, the term:

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

182 (2) "Communication facilities" means the communication
 183 systems related to high-speed passenger rail operations,
 184 including those which are built, installed, used, or established
 185 for the planning, building, managing, and operating of a high-
 186 speed rail system. The term includes the land; structures;
 187 improvements; rights-of-way; easements; positive train control
 188 systems; wireless communication towers and facilities that are
 189 designed to provide voice and data services for the safe and
 190 efficient operation of the high-speed rail system; voice, data,
 191 and wireless communication amenities made available to crew and
 192 passengers as part of a high-speed rail service; and any other
 193 facilities or equipment used for operation of, or the
 194 facilitation of communications for, a high-speed rail system.
 195 Owners of communication facilities may not offer voice or data
 196 service to any entity other than passengers, crew, or other



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197 | persons involved in the operation of a high-speed rail system.

198 | ~~(3)~~~~(2)~~ "Enterprise" means the Florida Rail Enterprise.

199 | ~~(4)~~~~(3)~~ "High-speed rail system" means any high-speed fixed
 200 | guideway system for transporting people or goods, which system
 201 | is, by definition of the United States Department of
 202 | Transportation, reasonably expected to reach speeds of at least
 203 | 110 miles per hour, including, but not limited to, a monorail
 204 | system, dual track rail system, suspended rail system, magnetic
 205 | levitation system, pneumatic repulsion system, or other system
 206 | approved by the enterprise. The term includes a corridor,
 207 | associated intermodal connectors, and structures essential to
 208 | the operation of the line, including the land, structures,
 209 | improvements, rights-of-way, easements, rail lines, rail beds,
 210 | guideway structures, switches, yards, parking facilities, power
 211 | relays, switching houses, and rail stations and also includes
 212 | facilities or equipment used exclusively for the purposes of
 213 | design, construction, operation, maintenance, or the financing
 214 | of the high-speed rail system.

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

221 | ~~(6)~~~~(5)~~ "Rail station," "station," or "high-speed rail
 222 | station" means any structure or transportation facility that is
 223 | part of a high-speed rail system designed to accommodate the
 224 | movement of passengers from one mode of transportation to



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225 | another at which passengers board or disembark from
226 | transportation conveyances and transfer from one mode of
227 | transportation to another.

228 | (7) "Railroad company" means a person developing, or
229 | providing service on, a high-speed rail system.

230 | ~~(8)-(6)~~ "Selected person or entity" means the person or
231 | entity to whom the enterprise awards a contract to establish a
232 | high-speed rail system pursuant to ss. 341.8201-341.842.

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

235 | 341.822 Powers and duties.—

236 | (2)

237 | (c) The enterprise shall establish a process to issue
238 | permits to railroad companies for the construction of
239 | communication facilities within a new or existing public or
240 | private high-speed rail system. The enterprise may adopt rules
241 | to administer such permits, including rules regarding the form,
242 | content, and necessary supporting documentation for permit
243 | applications; the process for submitting applications; and the
244 | application fee for a permit under s. 341.825. The enterprise
245 | shall provide a copy of a completed permit application to
246 | municipalities and counties where the high-speed rail system
247 | will be located. The enterprise shall allow each such
248 | municipality and county 30 days to provide comments to the
249 | enterprise regarding the application, including any
250 | recommendations regarding conditions that may be placed on the
251 | permit.

252 | Section 6. Section 341.825, Florida Statutes, is created



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253 to read:

254 341.825 Communication facilities.—

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

256 (a) Establish a streamlined process to authorize the
257 location, construction, operation, and maintenance of
258 communication facilities within new and existing high-speed rail
259 systems.

260 (b) Expedite the expansion of the high-speed rail system's
261 wireless voice and data coverage and capacity for the safe and
262 efficient operation of the high-speed rail system and the
263 safety, use, and efficiency of its crew and passengers as a
264 critical communication facilities component.

265 (2) APPLICATION SUBMISSION.—A railroad company may submit
266 to the enterprise an application to obtain a permit to construct
267 communication facilities within a new or existing high-speed
268 rail system. The application shall include an application fee
269 limited to the amount needed to pay the anticipated cost of
270 reviewing the application, not to exceed \$10,000, which shall be
271 deposited into the State Transportation Trust Fund. The
272 application must include the following information:

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

274 (b) A description of the proposed communication
275 facilities.

276 (c) Any other information reasonably required by the
277 enterprise.

278 (3) APPLICATION REVIEW.—The enterprise shall review each
279 application for completeness within 30 days after receipt of the
280 application.



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281 (a) If the enterprise determines that an application is
282 not complete, the enterprise shall, within 30 days after the
283 receipt of the initial application, notify the applicant in
284 writing of any errors or omissions. An applicant shall have 30
285 days within which to correct the errors or omissions in the
286 initial application.

287 (b) If the enterprise determines that an application is
288 complete, the enterprise shall act upon the permit application
289 within 60 days of the receipt of the completed application by
290 approving in whole, approving with conditions as the enterprise
291 deems appropriate, or denying the application, and stating the
292 reason for issuance or denial. In determining whether an
293 application should be approved, approved with modifications or
294 conditions, or denied, the enterprise shall consider any
295 comments or recommendations received from a municipality or
296 county and the extent to which the proposed communication
297 facilities:

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

300 2. Serve an existing or projected future need for
301 communication facilities.

302 3. Provide sufficient wireless voice and data coverage and
303 capacity for the safe and efficient operation of the high-speed
304 rail system and the safety, use, and efficiency of its crew and
305 passengers.

306 (c) The failure to adopt any recommendation or comment may
307 not be a basis for challenging the issuance of a permit.

308 (4) EFFECT OF PERMIT.—



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309 (a) A permit authorizes the permittee to locate,
310 construct, operate, and maintain the communication facilities
311 within a new or existing high-speed rail system, subject to the
312 conditions set forth in the permit. Such activities are not
313 subject to local government land use or zoning regulations.

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

319 (c) Notwithstanding any other provisions of law, the
320 permit shall be in lieu of any license, permit, certificate, or
321 similar document required by any local agency.

322 (d) Nothing in this section is intended to impose
323 procedures or restrictions on railroad companies that are
324 subject to the exclusive jurisdiction of the federal Surface
325 Transportation Board pursuant to the Interstate Commerce
326 Commission Termination Act of 1995, 49 U.S.C. ss. 10101, et seq.

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

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

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

336 Section 7. Paragraph (b) of subsection (2) of section



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337 341.840, is amended to read:

338 341.840 Tax exemption.—

339 (2)

340 (b) For the purposes of this section, any item or property
 341 that is within the definition of the term "associated
 342 development" in s. 341.8203(1) may not be considered part of the
 343 high-speed rail system as defined in s. 341.8203(4) ~~s.~~
 344 ~~341.8203(3)~~.

345 Section 8. Paragraph (b) of subsection (1) of section
 346 125.35, Florida Statutes, is amended to read:

347 125.35 County authorized to sell real and personal
 348 property and to lease real property.—

349 (1)

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

- 353 1. Negotiate the lease of an airport or seaport facility;
- 354 2. Modify or extend an existing lease of real property for
 355 an additional term not to exceed 25 years, where the improved
 356 value of the lease has an appraised value in excess of \$20
 357 million; or
- 358 3. Lease a professional sports franchise facility financed
 359 by revenues received pursuant to s. 125.0104 or s. 212.20 which
 360 may include commercial development that is ancillary to the
 361 sports facility if the ancillary development property is part of
 362 or contiguous to the professional sports franchise facility. The
 363 board's authority to lease the above described ancillary
 364 commercial development in conjunction with a professional sports



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365 franchise facility lease applies only if at the time the board
366 leases the ancillary commercial development, the professional
367 sports franchise facility lease has been in effect for at least
368 10 years and such lease has at least an additional 10 years
369 remaining in the lease term †

370 ~~under such terms and conditions as negotiated by the board.~~

371 Section 9. Subsection (3) of section 24 of chapter 2012-
372 205, Laws of Florida, is amended to read:

373 Section 24. (3) The holder of a valid permit or other
374 authorization that is eligible for the 2-year extension must
375 notify the authorizing agency in writing by October 1, 2013
376 ~~December 31, 2012~~, identifying the specific authorization for
377 which the holder intends to use the extension and the
378 anticipated timeframe for acting on the authorization.

379 Section 10. Paragraph (1) of subsection (4) of section
380 381.0065, Florida Statutes, is amended to read:

381 381.0065 Onsite sewage treatment and disposal systems;
382 regulation.—

383 (4) PERMITS; INSTALLATION; AND CONDITIONS.—A person may
384 not construct, repair, modify, abandon, or operate an onsite
385 sewage treatment and disposal system without first obtaining a
386 permit approved by the department. The department may issue
387 permits to carry out this section, but shall not make the
388 issuance of such permits contingent upon prior approval by the
389 Department of Environmental Protection, except that the issuance
390 of a permit for work seaward of the coastal construction control
391 line established under s. 161.053 shall be contingent upon
392 receipt of any required coastal construction control line permit



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393 | from the Department of Environmental Protection. A construction
394 | permit is valid for 18 months from the issuance date and may be
395 | extended by the department for one 90-day period under rules
396 | adopted by the department. A repair permit is valid for 90 days
397 | from the date of issuance. An operating permit must be obtained
398 | prior to the use of any aerobic treatment unit or if the
399 | establishment generates commercial waste. Buildings or
400 | establishments that use an aerobic treatment unit or generate
401 | commercial waste shall be inspected by the department at least
402 | annually to assure compliance with the terms of the operating
403 | permit. The operating permit for a commercial wastewater system
404 | is valid for 1 year from the date of issuance and must be
405 | renewed annually. The operating permit for an aerobic treatment
406 | unit is valid for 2 years from the date of issuance and must be
407 | renewed every 2 years. If all information pertaining to the
408 | siting, location, and installation conditions or repair of an
409 | onsite sewage treatment and disposal system remains the same, a
410 | construction or repair permit for the onsite sewage treatment
411 | and disposal system may be transferred to another person, if the
412 | transferee files, within 60 days after the transfer of
413 | ownership, an amended application providing all corrected
414 | information and proof of ownership of the property. There is no
415 | fee associated with the processing of this supplemental
416 | information. A person may not contract to construct, modify,
417 | alter, repair, service, abandon, or maintain any portion of an
418 | onsite sewage treatment and disposal system without being
419 | registered under part III of chapter 489. A property owner who
420 | personally performs construction, maintenance, or repairs to a



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421 system serving his or her own owner-occupied single-family
422 residence is exempt from registration requirements for
423 performing such construction, maintenance, or repairs on that
424 residence, but is subject to all permitting requirements. A
425 municipality or political subdivision of the state may not issue
426 a building or plumbing permit for any building that requires the
427 use of an onsite sewage treatment and disposal system unless the
428 owner or builder has received a construction permit for such
429 system from the department. A building or structure may not be
430 occupied and a municipality, political subdivision, or any state
431 or federal agency may not authorize occupancy until the
432 department approves the final installation of the onsite sewage
433 treatment and disposal system. A municipality or political
434 subdivision of the state may not approve any change in occupancy
435 or tenancy of a building that uses an onsite sewage treatment
436 and disposal system until the department has reviewed the use of
437 the system with the proposed change, approved the change, and
438 amended the operating permit.

439 (1) For the Florida Keys, the department shall adopt a
440 special rule for the construction, installation, modification,
441 operation, repair, maintenance, and performance of onsite sewage
442 treatment and disposal systems which considers the unique soil
443 conditions and water table elevations, densities, and setback
444 requirements. On lots where a setback distance of 75 feet from
445 surface waters, saltmarsh, and buttonwood association habitat
446 areas cannot be met, an injection well, approved and permitted
447 by the department, may be used for disposal of effluent from
448 onsite sewage treatment and disposal systems. The following



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449 additional requirements apply to onsite sewage treatment and
450 disposal systems in Monroe County:

451 1. The county, each municipality, and those special
452 districts established for the purpose of the collection,
453 transmission, treatment, or disposal of sewage shall ensure, in
454 accordance with the specific schedules adopted by the
455 Administration Commission under s. 380.0552, the completion of
456 onsite sewage treatment and disposal system upgrades to meet the
457 requirements of this paragraph.

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

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

464 b. Suspended Solids of 10 mg/l.

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

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

471
472 In addition, onsite sewage treatment and disposal systems
473 discharging to an injection well must provide basic disinfection
474 as defined by department rule.

475 3. In areas not scheduled to be served by a central sewer,
476 onsite sewage treatment and disposal systems must, by December



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477 31, 2015, comply with department rules and provide the level of
 478 treatment described in subparagraph 2.

479 ~~4.3. On or after July 1, 2010, all new, modified, and~~
 480 ~~repaired onsite sewage treatment and disposal systems must~~
 481 ~~provide the level of treatment described in subparagraph 2.~~
 482 ~~However,~~ In areas scheduled to be served by central sewer by
 483 December 31, 2015, if the property owner has paid a connection
 484 fee or assessment for connection to the central sewer system,
 485 the property owner may install a holding tank with a high water
 486 alarm or an onsite sewage treatment and disposal system that
 487 meets ~~may be repaired to~~ the following minimum standards:

488 a. The existing tanks must be pumped and inspected and
 489 certified as being watertight and free of defects in accordance
 490 with department rule; and

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

493 ~~5.4.~~ Onsite sewage treatment and disposal systems must be
 494 monitored for total nitrogen and total phosphorus concentrations
 495 as required by department rule.

496 ~~6.5.~~ The department shall enforce proper installation,
 497 operation, and maintenance of onsite sewage treatment and
 498 disposal systems pursuant to this chapter, including ensuring
 499 that the appropriate level of treatment described in
 500 subparagraph 2. is met.

501 ~~7.6.~~ The authority of a local government, including a
 502 special district, to mandate connection of an onsite sewage
 503 treatment and disposal system is governed by s. 4, chapter 99-
 504 395, Laws of Florida.



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505 8. Notwithstanding any other provision of law, an onsite
506 sewage treatment and disposal system installed after July 1,
507 2010, in unincorporated Monroe County excluding special
508 wastewater districts that complies with the standards in
509 subparagraph 2. is not required to connect to a central sewer
510 system until December 31, 2020.

511 Section 11. For areas to be served by central sewer
512 systems by December 2015 within the Florida Keys Area of
513 Critical State Concern, any building permit and any permit
514 issued by the Department of Environmental Protection or by a
515 water management district pursuant to part IV of chapter 373,
516 Florida Statutes, that has an expiration date of January 1,
517 2012, through January 1, 2016, is extended and renewed for a
518 period of 3 years after its previously scheduled expiration
519 date. This extension includes any local government-issued
520 development order or building permit, including certificates of
521 levels of service. This section does not prohibit conversion
522 from the construction phase to the operation phase upon
523 completion of construction and is in addition to any permit
524 extension. Extensions granted under this section; section 14 of
525 chapter 2009-96, Laws of Florida, as reauthorized by section 47
526 of chapter 2010-147, Laws of Florida; section 46 of chapter
527 2010-147, Laws of Florida; section 74 of chapter 2011-139, Laws
528 of Florida; or section 79 of chapter 2011-139, Laws of Florida,
529 may not exceed 7 years. Specific development order extensions
530 granted pursuant to s. 380.06(19)(c)2., Florida Statutes, may
531 not be further extended by this section. This section only



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532 | applies in unincorporated Monroe County, excluding special
533 | wastewater districts.

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