

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

11
 12 Be It Enacted by the Legislature of the State of Florida:

13
 14 Section 1. Section 163.10, Florida Statutes, is created to
 15 read:

16 163.10 Legacy Communities.—

17 (1) The Legislature finds that:

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

23 (b) The recorded plats of these subdivisions created
 24 vested rights in the purchasers before the creation and
 25 implementation of current subdivision, environmental,

26 | development, and comprehensive planning standards.

27 | (c) Legacy communities, as defined in this section, have
 28 | antiquated development patterns that can create significant
 29 | conflicts with current planning, infrastructure development and
 30 | financing, and environmental protection laws.

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

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

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

50 | (a) First priority shall be given to any incorporated

- 51 municipality in which any portion of its land consists of a
52 legacy community, only for assistance with the following:
- 53 1. To fund electrical, natural gas, water, or wastewater
54 utility service infrastructure projects.
 - 55 2. To fund transportation infrastructure projects.
 - 56 3. To construct public schools, libraries, public safety
57 facilities, or governmental facilities.
 - 58 4. To vacate or replat a previously recorded plat, or take
59 land management actions to concentrate or aggregate lot owners
60 in the areas of the legacy community that need updated or more
61 efficient municipal services.
 - 62 5. To acquire, dedicate, or set aside portions of the
63 legacy community to protect potable water supplies or water
64 resources, or to create conservation easements, parks, or
65 recreational areas in the legacy community.
- 66 (b) Second priority shall be given to any special
67 district, municipal services taxing unit, or municipal services
68 benefit unit, any portion of which is comprised of a legacy
69 community, only for assistance with the following:
- 70 1. To fund electrical, natural gas, water, or wastewater
71 utility service infrastructure projects.
 - 72 2. To fund transportation infrastructure projects.
 - 73 3. To construct public schools, libraries, public safety
74 facilities, or governmental facilities.
 - 75 4. To vacate or replat a previously recorded plat, or take

76 land management actions to concentrate or aggregate lot owners
77 in the areas of the legacy community that need updated or more
78 efficient municipal services.

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

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

87
88 The requirements of this subsection do not apply to state
89 agencies that administer the Stan Mayfield Working Waterfronts
90 program under s. 380.5105.

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

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