

Amendment No.

CHAMBER ACTION

Senate

House

.

1 Representative Workman offered the following:

2
3 **Amendment**

4 Remove lines 6687-6750 and insert:

5 ~~7.5.~~ Detailed analysis and identification of specific
6 measures to ensure ~~assure~~ the protection and, as appropriate,
7 restoration and management of lands within the boundary of the
8 detailed specific area plan identified for permanent
9 preservation through recordation of conservation easements
10 consistent with s. 704.06, which easements shall be effective
11 before or concurrent with the effective date of the detailed
12 specific area plan ~~of regionally significant natural resources~~
13 and other important resources both within and outside the host
14 jurisdiction, ~~including those regionally significant resources~~
15 identified in chapter 9J-2, Florida Administrative Code.

693337

Approved For Filing: 4/19/2011 1:03:51 PM

Amendment No.

16 ~~8.6.~~ Detailed principles and guidelines addressing that
17 ~~address the urban form and the interrelationships of anticipated~~
18 ~~future land uses; and a discussion, at the applicant's option,~~
19 ~~of the extent, if any, to which the plan will address restoring~~
20 ~~key ecosystems,~~ achieving a more clean, healthy environment;
21 limiting urban sprawl; providing a range of housing types;
22 protecting wildlife and natural areas; ~~and~~ advancing the efficient
23 use of land and other resources; ~~and~~ creating quality
24 communities of a design that promotes travel by multiple
25 transportation modes; and enhancing the prospects for the
26 creation of jobs.

27 ~~9.7.~~ Identification of specific procedures to facilitate
28 ~~ensure~~ intergovernmental coordination to address
29 extrajurisdictional impacts from ~~of~~ the detailed specific area
30 plan.

31
32 A detailed specific area plan adopted by local development order
33 pursuant to this section may be based upon a planning period
34 longer than the generally applicable planning period of the
35 local comprehensive plan and shall specify the projected
36 population within the specific planning area during the chosen
37 planning period. A detailed specific area plan adopted pursuant
38 to this section is not required to demonstrate need based upon
39 projected population growth or on any other basis. All lands
40 identified in the long-term master plan for permanent
41 preservation shall be subject to a recorded conservation
42 easement consistent with s. 704.06 before or concurrent with the

693337

Approved For Filing: 4/19/2011 1:03:51 PM

Amendment No.

43 effective date of the final detailed specific area plan to be
44 approved within the planning area.

45 (c) In its review of a long-term master plan, the state
46 land planning agency shall consult with the Department of
47 Agriculture and Consumer Services, the Department of
48 Environmental Protection, the Fish and Wildlife Conservation
49 Commission, and the applicable water management district
50 regarding the design of areas for protection and conservation of
51 regionally significant natural resources and for the protection
52 and, as appropriate, restoration and management of lands
53 identified for permanent preservation.

54 (d) In its review of a long-term master plan, the state
55 land planning agency shall consult with the Department of
56 Transportation, the applicable metropolitan planning
57 organization, and any urban transit agency regarding the
58 location, capacity, design, and phasing or staging of major
59 transportation facilities in the planning area.

60 (e) Whenever a local government issues a development order
61 approving a detailed specific area plan, a copy of such order
62 shall be rendered to the state land planning agency and the
63 owner or developer of the property affected by such order, as
64 prescribed by rules of the state land planning agency for a
65 development order for a development of regional impact. Within
66 45 days after the order is rendered, the owner, the developer,
67 or the state land planning agency may appeal the order to the
68 Florida Land and Water Adjudicatory Commission by filing a
69 petition alleging that the detailed specific area plan is not
70 consistent with the comprehensive plan or with the long-term

693337

Approved For Filing: 4/19/2011 1:03:51 PM

Amendment No.

71 master plan adopted pursuant to this section. The appellant
72 shall furnish a copy of the petition to the opposing party, as
73 the case may be, and to the local government that issued the
74 order. The filing of the petition stays the effectiveness of the
75 order until after completion of the appeal process. However, if
76 a development order approving a detailed specific area plan has
77 been challenged by an aggrieved or adversely affected party in a
78 judicial proceeding pursuant to s. 163.3215, and a party to such
79 proceeding serves notice to the state land planning agency, the
80 state land planning agency shall dismiss its appeal to the
81 commission and shall have the right to intervene in the pending
82 judicial proceeding pursuant to s. 163.3215. Proceedings for
83 administrative review of an order approving a detailed specific
84 area plan shall be conducted consistent with s. 380.07(6). The
85 commission shall issue a decision granting or denying permission
86 to develop pursuant to the long-term master plan and the
87 standards of this part and may attach conditions or restrictions
88 to its decisions.
89