

1                   A bill to be entitled  
2           An act relating to growth management; amending s.  
3           163.3180, F.S.; limiting the amount of mobility and  
4           impact fees; amending s. 163.3184, F.S.; requiring  
5           plan amendments proposing a development that qualifies  
6           as a development of regional impact to be subject to  
7           the state coordinated review process; amending s.  
8           380.06, F.S.; providing that new proposed developments  
9           are subject to the state coordinated review process  
10          and not the development of regional impact review  
11          process; amending s. 163.3175, F.S.; deleting obsolete  
12          provisions; amending s. 163.3245, F.S.; authorizing  
13          certain conservation easements granted and recorded as  
14          part of a detailed specific area plan to be modified  
15          or substituted for other lands; providing criteria for  
16          substituting such lands; requiring applicants to  
17          provide copies of detailed specified area plans to  
18          identified agencies; authorizing specific agencies to  
19          allow an applicant to use previously recorded  
20          conservation easements to offset impacts to wetlands  
21          or uplands for permitting purposes; authorizing an  
22          applicant to request that a consumptive use permit be  
23          issued for the same period as an approved master  
24          development order; providing construction; amending s.  
25          373.236, F.S.; authorizing a water management district  
26          to issue a consumptive use permit for the length of an

27 approved master development order under certain  
28 circumstances; specifying the criteria to be applied  
29 by the water management district in issuing such  
30 permit; providing construction; amending s. 163.3246,  
31 F.S.; removing restrictions on certain review  
32 exemptions; amending s. 163.3248, F.S.; removing the  
33 requirement that regional planning councils provide  
34 assistance in developing a plan for a rural land  
35 stewardship area; amending s. 186.504, F.S.;  
36 conforming provisions to changes made by the act;  
37 amending s. 186.505, F.S.; removing the power of  
38 regional planning councils to establish and conduct  
39 cross-acceptance negotiation processes; amending s.  
40 186.506, F.S.; removing the Governor's authority to  
41 revise regional planning council district boundaries;  
42 creating s. 186.512, F.S.; subdividing the state into  
43 specified geographic regions for the purpose of  
44 regional comprehensive planning; authorizing a county  
45 to opt out of membership in a regional planning  
46 council; amending s. 186.513, F.S.; deleting the  
47 requirement that regional planning councils make joint  
48 reports and recommendations; amending ss. 120.52,  
49 218.32, and 253.7828, F.S.; conforming provisions to  
50 changes made by the act; amending s. 339.135, F.S.;  
51 deleting obsolete provisions; amending s. 339.155,  
52 F.S.; removing certain duties of regional planning

53 councils; amending s. 380.06, F.S.; removing the  
54 requirement that developers submit biennial reports to  
55 regional planning agencies; amending s. 403.50663,  
56 F.S.; removing requirements relating to certain  
57 informational public meetings; amending s. 403.507,  
58 F.S.; removing the requirement that regional planning  
59 councils prepare reports addressing the impact of  
60 proposed electrical power plants; amending s. 403.508,  
61 F.S.; removing the requirement that regional planning  
62 councils participate in certain proceedings; amending  
63 s. 403.5115, F.S.; conforming provisions to changes  
64 made by the act; amending s. 403.526, F.S.; removing  
65 the requirement that regional planning councils  
66 prepare reports addressing the impact of proposed  
67 transmission lines or corridors; amending s. 403.527,  
68 F.S.; removing the requirement that regional planning  
69 councils participate in certain proceedings; amending  
70 s. 403.5272, F.S.; conforming provisions to changes  
71 made by the act; amending s. 403.7264, F.S.; removing  
72 the requirement that regional planning councils assist  
73 with amnesty days for purging small quantities of  
74 hazardous wastes; amending s. 403.941, F.S.; removing  
75 the requirement that regional planning councils  
76 prepare reports addressing the impact of proposed  
77 natural gas transmission pipelines or corridors;  
78 amending s. 403.9411, F.S.; removing the requirement

79 | that regional planning councils participate in certain  
80 | proceedings; amending ss. 419.001 and 985.682, F.S.;  
81 | removing provisions relating to the use of a certain  
82 | dispute resolution process; repealing s. 186.0201,  
83 | F.S., relating to electric substation planning;  
84 | repealing s. 260.018, F.S., relating to agency  
85 | recognition of certain publicly owned lands and  
86 | waters; amending s. 163.08, F.S.; declaring a  
87 | compelling state interest in enabling property owners  
88 | to voluntarily finance certain improvements to real  
89 | property damaged by ground subsidence, including  
90 | sinkhole activity, with local government assistance;  
91 | expanding the definition of the term "qualifying  
92 | improvement" to include stabilization or other repairs  
93 | to real property damaged by ground subsidence;  
94 | providing that stabilization or other repairs to real  
95 | property damaged by ground subsidence are qualifying  
96 | improvements considered affixed to a building or  
97 | facility; revising the form of a specified written  
98 | disclosure statement to include an assessment for a  
99 | qualifying improvement relating to stabilization or  
100 | repair of real property damaged by ground subsidence;  
101 | amending s. 163.335, F.S.; providing legislative  
102 | findings regarding ground subsidence; amending s.  
103 | 163.340, F.S.; expanding the definition of the term  
104 | "blighted area" to include a substantial number or

105 percentage of properties damaged by ground subsidence  
106 that are not adequately repaired or stabilized;  
107 amending s. 163.350, F.S.; authorizing counties and  
108 municipalities to include in a workable program  
109 provisions to stabilize or repair property damaged by  
110 ground subsidence; creating s. 163.359, F.S.;  
111 prohibiting certain community redevelopment agencies  
112 from paying attorney fees or public adjuster fees;  
113 amending s. 163.360, F.S.; authorizing a county or  
114 municipality to purchase lands in a community  
115 redevelopment area that are blighted by ground  
116 subsidence; amending s. 163.370, F.S.; authorizing  
117 counties and municipalities to enter into specified  
118 insurance programs to protect against certain claims  
119 or judgments regarding property damaged by ground  
120 subsidence; specifying the types of insurance  
121 community redevelopment agencies may purchase;  
122 amending s. 163.3246, F.S.; providing legislative  
123 intent; designating Pasco County as a pilot community;  
124 requiring the state land planning agency to provide a  
125 written certification to Pasco County within a certain  
126 timeframe; providing requirements for certain plan  
127 amendments; requiring the Office of Program Policy  
128 Analysis and Government Accountability to submit a  
129 report and recommendations to the Governor and the  
130 Legislature by a certain date; providing requirements

131 for the report; amending s. 190.005, F.S.; requiring  
 132 community development districts up to a certain size  
 133 located within a connected-city corridor to be  
 134 established pursuant to an ordinance; amending s.  
 135 163.3167, F.S.; requiring local governments to address  
 136 the protection of private property rights in their  
 137 comprehensive plans; amending s. 163.3177, F.S.;  
 138 requiring the comprehensive plan to include a property  
 139 rights element that addresses certain objectives;  
 140 requiring counties and municipalities to adopt land  
 141 development regulations consistent with the property  
 142 rights element; prohibiting a municipality or county  
 143 from requiring a developer to pay a fee to remove  
 144 vegetation under certain circumstances; providing  
 145 construction; defining the term "fee"; providing for  
 146 exemption; providing an effective date.

147

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

149

150 Section 1. Paragraph (c) is added to subsection (1) of  
 151 section 163.3180, Florida Statutes, to read:

152 163.3180 Concurrency.—

153 (1) Sanitary sewer, solid waste, drainage, and potable  
 154 water are the only public facilities and services subject to the  
 155 concurrency requirement on a statewide basis. Additional public  
 156 facilities and services may not be made subject to concurrency

157 on a statewide basis without approval by the Legislature;  
 158 however, any local government may extend the concurrency  
 159 requirement so that it applies to additional public facilities  
 160 within its jurisdiction.

161 (c) If a local government applies concurrency to  
 162 transportation facilities or public education facilities and  
 163 also imposes mobility fees or impact fees for transportation or  
 164 public education, any proportionate share payment or mitigation  
 165 payment required under paragraph (5) (h) or paragraph (6) (h) must  
 166 not exceed 125 percent of the applicable mobility fee or impact  
 167 fee.

168 Section 2. Paragraph (c) of subsection (2) of section  
 169 163.3184, Florida Statutes, is amended to read:

170 163.3184 Process for adoption of comprehensive plan or  
 171 plan amendment.—

172 (2) COMPREHENSIVE PLANS AND PLAN AMENDMENTS.—

173 (c) Plan amendments that are in an area of critical state  
 174 concern designated pursuant to s. 380.05; propose a rural land  
 175 stewardship area pursuant to s. 163.3248; propose a sector plan  
 176 pursuant to s. 163.3245; update a comprehensive plan based on an  
 177 evaluation and appraisal pursuant to s. 163.3191; propose a  
 178 development that qualifies as a development of regional impact  
 179 pursuant to s. 380.06 ~~380.06(24) (\*)~~; or are new plans for newly  
 180 incorporated municipalities adopted pursuant to s. 163.3167  
 181 shall follow the state coordinated review process in subsection  
 182 (4).

183 Section 3. Subsection (30) is added to section 380.06,  
 184 Florida Statutes, to read:

185 380.06 Developments of regional impact.—

186 (30) NEW PROPOSED DEVELOPMENTS.—A new proposed development  
 187 otherwise subject to the review requirements of this section  
 188 shall be approved by a local government pursuant to s.  
 189 163.3184(4) in lieu of proceeding in accordance with this  
 190 section.

191 Section 4. Subsection (9) of section 163.3175, Florida  
 192 Statutes, is amended to read:

193 163.3175 Legislative findings on compatibility of  
 194 development with military installations; exchange of information  
 195 between local governments and military installations.—

196 ~~(9) If a local government, as required under s.~~  
 197 ~~163.3177(6)(a), does not adopt criteria and address~~  
 198 ~~compatibility of lands adjacent to or closely proximate to~~  
 199 ~~existing military installations in its future land use plan~~  
 200 ~~element by June 30, 2012, the local government, the military~~  
 201 ~~installation, the state land planning agency, and other parties~~  
 202 ~~as identified by the regional planning council, including, but~~  
 203 ~~not limited to, private landowner representatives, shall enter~~  
 204 ~~into mediation conducted pursuant to s. 186.509. If the local~~  
 205 ~~government comprehensive plan does not contain criteria~~  
 206 ~~addressing compatibility by December 31, 2013, the agency may~~  
 207 ~~notify the Administration Commission. The Administration~~  
 208 ~~Commission may impose sanctions pursuant to s. 163.3184(8). Any~~



209 ~~local government that amended its comprehensive plan to address~~  
 210 ~~military installation compatibility requirements after 2004 and~~  
 211 ~~was found to be in compliance is deemed to be in compliance with~~  
 212 ~~this subsection until the local government conducts its~~  
 213 ~~evaluation and appraisal review pursuant to s. 163.3191 and~~  
 214 ~~determines that amendments are necessary to meet updated general~~  
 215 ~~law requirements.~~

216 Section 5. Subsections (3) and (9) of section 163.3245,  
 217 Florida Statutes, are amended, subsection (13) is renumbered as  
 218 subsection (14), and new subsections (13) and (15) are added to  
 219 that section, to read:

220 163.3245 Sector plans.—

221 (3) Sector planning encompasses two levels: adoption  
 222 pursuant to s. 163.3184 of a long-term master plan for the  
 223 entire planning area as part of the comprehensive plan, and  
 224 adoption by local development order of two or more detailed  
 225 specific area plans that implement the long-term master plan and  
 226 within which s. 380.06 is waived.

227 (a) In addition to the other requirements of this chapter,  
 228 except for those that are inconsistent with or superseded by the  
 229 planning standards of this paragraph, a long-term master plan  
 230 pursuant to this section must include maps, illustrations, and  
 231 text supported by data and analysis to address the following:

- 232 1. A framework map that, at a minimum, generally depicts
- 233 areas of urban, agricultural, rural, and conservation land use;
- 234 identifies allowed uses in various parts of the planning area;

235 specifies maximum and minimum densities and intensities of use;  
236 and provides the general framework for the development pattern  
237 in developed areas with graphic illustrations based on a  
238 hierarchy of places and functional place-making components.

239 2. A general identification of the water supplies needed  
240 and available sources of water, including water resource  
241 development and water supply development projects, and water  
242 conservation measures needed to meet the projected demand of the  
243 future land uses in the long-term master plan.

244 3. A general identification of the transportation  
245 facilities to serve the future land uses in the long-term master  
246 plan, including guidelines to be used to establish each modal  
247 component intended to optimize mobility.

248 4. A general identification of other regionally  
249 significant public facilities necessary to support the future  
250 land uses, which may include central utilities provided onsite  
251 within the planning area, and policies setting forth the  
252 procedures to be used to mitigate the impacts of future land  
253 uses on public facilities.

254 5. A general identification of regionally significant  
255 natural resources within the planning area based on the best  
256 available data and policies setting forth the procedures for  
257 protection or conservation of specific resources consistent with  
258 the overall conservation and development strategy for the  
259 planning area.

260 6. General principles and guidelines addressing the urban

261 form and the interrelationships of future land uses; the  
262 protection and, as appropriate, restoration and management of  
263 lands identified for permanent preservation through recordation  
264 of conservation easements consistent with s. 704.06, which shall  
265 be phased or staged in coordination with detailed specific area  
266 plans to reflect phased or staged development within the  
267 planning area; achieving a more clean, healthy environment;  
268 limiting urban sprawl; providing a range of housing types;  
269 protecting wildlife and natural areas; advancing the efficient  
270 use of land and other resources; creating quality communities of  
271 a design that promotes travel by multiple transportation modes;  
272 and enhancing the prospects for the creation of jobs.

273 7. Identification of general procedures and policies to  
274 facilitate intergovernmental coordination to address  
275 extrajurisdictional impacts from the future land uses.

276  
277 A long-term master plan adopted pursuant to this section may be  
278 based upon a planning period longer than the generally  
279 applicable planning period of the local comprehensive plan,  
280 shall specify the projected population within the planning area  
281 during the chosen planning period, and may include a phasing or  
282 staging schedule that allocates a portion of the local  
283 government's future growth to the planning area through the  
284 planning period. A long-term master plan adopted pursuant to  
285 this section is not required to demonstrate need based upon  
286 projected population growth or on any other basis.

287 (b) In addition to the other requirements of this chapter,  
288 except for those that are inconsistent with or superseded by the  
289 planning standards of this paragraph, the detailed specific area  
290 plans shall be consistent with the long-term master plan and  
291 must include conditions and commitments that provide for:

292 1. Development or conservation of an area of at least  
293 1,000 acres consistent with the long-term master plan. The local  
294 government may approve detailed specific area plans of less than  
295 1,000 acres based on local circumstances if it is determined  
296 that the detailed specific area plan furthers the purposes of  
297 this part and part I of chapter 380.

298 2. Detailed identification and analysis of the maximum and  
299 minimum densities and intensities of use and the distribution,  
300 extent, and location of future land uses.

301 3. Detailed identification of water resource development  
302 and water supply development projects and related infrastructure  
303 and water conservation measures to address water needs of  
304 development in the detailed specific area plan.

305 4. Detailed identification of the transportation  
306 facilities to serve the future land uses in the detailed  
307 specific area plan.

308 5. Detailed identification of other regionally significant  
309 public facilities, including public facilities outside the  
310 jurisdiction of the host local government, impacts of future  
311 land uses on those facilities, and required improvements  
312 consistent with the long-term master plan.

313           6. Public facilities necessary to serve development in the  
314 detailed specific area plan, including developer contributions  
315 in a 5-year capital improvement schedule of the affected local  
316 government.

317           7. Detailed analysis and identification of specific  
318 measures to ensure the protection and, as appropriate,  
319 restoration and management of lands within the boundary of the  
320 detailed specific area plan identified for permanent  
321 preservation through recordation of conservation easements  
322 consistent with s. 704.06, which easements shall be effective  
323 before or concurrent with the effective date of the detailed  
324 specific area plan and other important resources both within and  
325 outside the host jurisdiction. Any such conservation easement  
326 may be based on rectified aerial photographs without the need  
327 for a survey and may include a right of adjustment authorizing  
328 the grantor to modify portions of the area protected by a  
329 conservation easement and substitute other lands in their place  
330 if the lands to be substituted contain no less gross acreage  
331 than the lands to be removed; have equivalent values in the  
332 proportion and quality of wetlands, uplands, and wildlife  
333 habitat; and are contiguous to other lands protected by the  
334 conservation easement. Substitution shall be accomplished by  
335 recording an amendment to the conservation easement as accepted  
336 by the grantee.

337           8. Detailed principles and guidelines addressing the urban  
338 form and the interrelationships of future land uses; achieving a

339 more clean, healthy environment; limiting urban sprawl;  
340 providing a range of housing types; protecting wildlife and  
341 natural areas; advancing the efficient use of land and other  
342 resources; creating quality communities of a design that  
343 promotes travel by multiple transportation modes; and enhancing  
344 the prospects for the creation of jobs.

345 9. Identification of specific procedures to facilitate  
346 intergovernmental coordination to address extrajurisdictional  
347 impacts from the detailed specific area plan.

348

349 A detailed specific area plan adopted by local development order  
350 pursuant to this section may be based upon a planning period  
351 longer than the generally applicable planning period of the  
352 local comprehensive plan and shall specify the projected  
353 population within the specific planning area during the chosen  
354 planning period. A detailed specific area plan adopted pursuant  
355 to this section is not required to demonstrate need based upon  
356 projected population growth or on any other basis. All lands  
357 identified in the long-term master plan for permanent  
358 preservation shall be subject to a recorded conservation  
359 easement consistent with s. 704.06 before or concurrent with the  
360 effective date of the final detailed specific area plan to be  
361 approved within the planning area. Any such conservation  
362 easement may be based on rectified aerial photographs without  
363 the need for a survey and may include a right of adjustment  
364 authorizing the grantor to modify portions of the area protected

365 by a conservation easement and substitute other lands in their  
366 place if the lands to be substituted contain no less gross  
367 acreage than the lands to be removed; have equivalent values in  
368 the proportion and quality of wetlands, uplands, and wildlife  
369 habitat; and are contiguous to other lands protected by the  
370 conservation easement. Substitution shall be accomplished by  
371 recording an amendment to the conservation easement as accepted  
372 by the grantee.

373 (c) In its review of a long-term master plan, the state  
374 land planning agency shall consult with the Department of  
375 Agriculture and Consumer Services, the Department of  
376 Environmental Protection, the Fish and Wildlife Conservation  
377 Commission, and the applicable water management district  
378 regarding the design of areas for protection and conservation of  
379 regionally significant natural resources and for the protection  
380 and, as appropriate, restoration and management of lands  
381 identified for permanent preservation.

382 (d) In its review of a long-term master plan, the state  
383 land planning agency shall consult with the Department of  
384 Transportation, the applicable metropolitan planning  
385 organization, and any urban transit agency regarding the  
386 location, capacity, design, and phasing or staging of major  
387 transportation facilities in the planning area.

388 (e) Whenever a local government issues a development order  
389 approving a detailed specific area plan, a copy of such order  
390 shall be rendered to the state land planning agency and the

391 owner or developer of the property affected by such order, as  
392 prescribed by rules of the state land planning agency for a  
393 development order for a development of regional impact. Within  
394 45 days after the order is rendered, the owner, the developer,  
395 or the state land planning agency may appeal the order to the  
396 Florida Land and Water Adjudicatory Commission by filing a  
397 petition alleging that the detailed specific area plan is not  
398 consistent with the comprehensive plan or with the long-term  
399 master plan adopted pursuant to this section. The appellant  
400 shall furnish a copy of the petition to the opposing party, as  
401 the case may be, and to the local government that issued the  
402 order. The filing of the petition stays the effectiveness of the  
403 order until after completion of the appeal process. However, if  
404 a development order approving a detailed specific area plan has  
405 been challenged by an aggrieved or adversely affected party in a  
406 judicial proceeding pursuant to s. 163.3215, and a party to such  
407 proceeding serves notice to the state land planning agency, the  
408 state land planning agency shall dismiss its appeal to the  
409 commission and shall have the right to intervene in the pending  
410 judicial proceeding pursuant to s. 163.3215. Proceedings for  
411 administrative review of an order approving a detailed specific  
412 area plan shall be conducted consistent with s. 380.07(6). The  
413 commission shall issue a decision granting or denying permission  
414 to develop pursuant to the long-term master plan and the  
415 standards of this part and may attach conditions or restrictions  
416 to its decisions.



417        (f) The applicant for a detailed specific area plan shall  
418 transmit copies of the application to the reviewing agencies  
419 specified in s. 163.3184(1)(c), or their successor agencies, for  
420 review and comment as to whether the detailed specific area plan  
421 is consistent with the comprehensive plan and the long-term  
422 master plan. Any comments from the reviewing agencies shall be  
423 submitted in writing to the local government with jurisdiction  
424 and to the state land planning agency within 30 days after the  
425 applicant's transmittal of the application.

426        (g) ~~(f)~~ This subsection does not prevent preparation and  
427 approval of the sector plan and detailed specific area plan  
428 concurrently or in the same submission.

429        (h) If an applicant seeks to use wetland or upland  
430 preservation achieved by granting conservation easements as  
431 compensatory mitigation for permitting purposes under chapter  
432 373 or chapter 379, the Department of Environmental Protection,  
433 the Fish and Wildlife Conservation Commission, or the water  
434 management district may accept such mitigation using the  
435 criteria established in the uniform assessment method required  
436 by s. 373.414, or pursuant to chapter 379, as applicable,  
437 without considering the fact that a conservation easement  
438 encumbering the same real property was previously recorded  
439 pursuant to paragraph (b).

440        (9) The adoption of a long-term master plan or a detailed  
441 specific area plan pursuant to this section does not limit the  
442 right to continue existing agricultural or silvicultural uses or

443 other natural resource-based operations or to establish similar  
444 new agricultural or silvicultural uses that are consistent with  
445 the plans approved pursuant to this section.

446 (13) An applicant with an approved master development  
447 order may request that the applicable water management district  
448 issue a consumptive use permit as set forth in s. 373.236(8) for  
449 the same period of time as the approved master development  
450 order.

451 (15) The more specific provisions of this section shall  
452 supersede the generally applicable provisions of this chapter  
453 that otherwise would apply. This section does not preclude a  
454 local government from requiring data and analysis beyond the  
455 minimum criteria established in this section.

456 Section 6. Subsection (8) is added to section 373.236,  
457 Florida Statutes, to read:

458 373.236 Duration of permits; compliance reports.—

459 (8) A water management district may issue to an applicant,  
460 as set forth in s. 163.3245(13), a permit for the same period of  
461 time as the applicant's approved master development order if the  
462 master development order was issued before January 1, 2015,  
463 under s. 380.06(21) by a county which, at the time the order was  
464 issued, was designated as a rural area of opportunity under s.  
465 288.0656, was not located in an area encompassed by a regional  
466 water supply plan as set forth in s. 373.709(1), and was not  
467 located within the basin area management plan of a first-order  
468 magnitude spring. In reviewing the permit application, the water

469 management district shall apply the permitting criteria in s.  
470 373.223 based on the projected population and approved densities  
471 and intensities of use and their distribution in the master  
472 development order. However, the district may phase in the water  
473 allocation over the duration of the permit to correspond to  
474 actual projected needs. This subsection does not supersede the  
475 public interest test established in s. 373.223.

476 Section 7. Subsection (11) of section 163.3246, Florida  
477 Statutes, is amended to read:

478 163.3246 Local government comprehensive planning  
479 certification program.—

480 (11) If the local government of an area described in  
481 subsection (10) does not request that the state land planning  
482 agency review the developments of regional impact that are  
483 proposed within the certified area, an application for approval  
484 of a development order within the certified area shall be exempt  
485 from review under s. 380.06, ~~subject to the following:~~

486 ~~(a) Concurrent with filing an application for development~~  
487 ~~approval with the local government, a developer proposing a~~  
488 ~~project that would have been subject to review pursuant to s.~~  
489 ~~380.06 shall notify in writing the regional planning council~~  
490 ~~with jurisdiction.~~

491 ~~(b) The regional planning council shall coordinate with~~  
492 ~~the developer and the local government to ensure that all~~  
493 ~~concurrency requirements as well as federal, state, and local~~  
494 ~~environmental permit requirements are met.~~

495 Section 8. Subsection (4) of section 163.3248, Florida  
 496 Statutes, is amended to read:

497 163.3248 Rural land stewardship areas.—

498 (4) A local government or one or more property owners may  
 499 request assistance and participation in the development of a  
 500 plan for the rural land stewardship area from the state land  
 501 planning agency, the Department of Agriculture and Consumer  
 502 Services, the Fish and Wildlife Conservation Commission, the  
 503 Department of Environmental Protection, the appropriate water  
 504 management district, the Department of Transportation, ~~the~~  
 505 ~~regional planning council~~, private land owners, and  
 506 stakeholders.

507 Section 9. Section 186.504, Florida Statutes, is amended  
 508 to read:

509 186.504 Regional planning councils; ~~creation~~; membership.—

510 ~~(1) A regional planning council shall be created in each~~  
 511 ~~of the several comprehensive planning districts of the state.~~  
 512 ~~Only one agency shall exercise the responsibilities granted~~  
 513 ~~herein within the geographic boundaries of any one comprehensive~~  
 514 ~~planning district.~~

515 (1)(2) Membership on a ~~the~~ regional planning council shall  
 516 be consistent with s. 186.512 and be as follows:

517 (a) Representatives appointed by each of the member  
 518 counties in the geographic area covered by the regional planning  
 519 council.

520 (b) Representatives from other member local general-

521 purpose governments in the geographic area covered by the  
522 regional planning council.

523 (c) Representatives appointed by the Governor from the  
524 geographic area covered by the regional planning council,  
525 including an elected school board member from the geographic  
526 area covered by the regional planning council, to be nominated  
527 by the Florida School Board Association.

528 (2)~~(3)~~ Not less than two-thirds of the representatives  
529 serving as voting members on the governing bodies of such  
530 regional planning councils shall be elected officials of local  
531 general-purpose governments chosen by the cities and counties of  
532 the applicable regional planning council ~~region~~, provided each  
533 county shall have at least one vote. The remaining one-third of  
534 the voting members on the governing board shall be appointed by  
535 the Governor, to include one elected school board member,  
536 subject to confirmation by the Senate, and shall reside within  
537 the applicable regional planning council ~~in the region~~. No two  
538 appointees of the Governor shall have their places of residence  
539 in the same county until each county within the regional  
540 planning council ~~region~~ is represented by a Governor's appointee  
541 to the governing board. ~~Nothing contained in~~ This section does  
542 not shall deny to local governing bodies or the Governor the  
543 option of appointing either locally elected officials or lay  
544 citizens provided at least two-thirds of the governing body of  
545 the regional planning council is composed of locally elected  
546 officials.

547 ~~(4) In addition to voting members appointed pursuant to~~  
548 ~~paragraph (2) (c), the Governor shall appoint the following ex~~  
549 ~~officio nonvoting members to each regional planning council:~~

550 ~~(a) A representative of the Department of Transportation.~~

551 ~~(b) A representative of the Department of Environmental~~  
552 ~~Protection.~~

553 ~~(c) A representative nominated by the Department of~~  
554 ~~Economic Opportunity.~~

555 ~~(d) A representative of the appropriate water management~~  
556 ~~district or districts.~~

557

558 ~~The Governor may also appoint ex officio nonvoting members~~  
559 ~~representing appropriate metropolitan planning organizations and~~  
560 ~~regional water supply authorities.~~

561 ~~(3) (5) Nothing contained in This act does not shall be~~  
562 ~~construed to mandate municipal government membership or~~  
563 ~~participation in a regional planning council. However, each~~  
564 ~~county shall be a member of the regional planning council~~  
565 ~~created within the comprehensive planning district encompassing~~  
566 ~~the county.~~

567 ~~(6) The existing regional planning council in each of the~~  
568 ~~several comprehensive planning districts shall be designated as~~  
569 ~~the regional planning council specified under subsections (1)-~~  
570 ~~(5), provided the council agrees to meet the membership criteria~~  
571 ~~specified therein and is a regional planning council organized~~  
572 ~~under either s. 163.01 or s. 163.02 or ss. 186.501-186.515.~~

573 Section 10. Subsection (22) of section 186.505, Florida  
574 Statutes, is amended to read:

575 186.505 Regional planning councils; powers and duties.—Any  
576 regional planning council created hereunder shall have the  
577 following powers:

578 ~~(22) To establish and conduct a cross-acceptance~~  
579 ~~negotiation process with local governments intended to resolve~~  
580 ~~inconsistencies between applicable local and regional plans,~~  
581 ~~with participation by local governments being voluntary.~~

582 Section 11. Subsection (4) of section 186.506, Florida  
583 Statutes, is amended to read:

584 186.506 Executive Office of the Governor; powers and  
585 duties.—The Executive Office of the Governor, or its designee,  
586 shall:

587 (4) Conduct an in-depth analysis of the current boundaries  
588 of comprehensive planning districts to ensure that the regional  
589 planning councils working within them together form a workable  
590 system for effective regional planning, and that each council  
591 can adequately perform the tasks assigned to it by law. The  
592 Executive Office of the Governor shall include in its study the  
593 preferences of local general-purpose governments; the effects of  
594 population migration, transportation networks, population  
595 increases and decreases, economic development centers, trade  
596 areas, natural resource systems, federal program requirements,  
597 designated air quality nonattainment areas, economic  
598 relationships among cities and counties, and media markets; and

599 other data, projections, or studies that it determines to be of  
600 significance in establishing district boundaries. The Executive  
601 Office of the Governor may recommend to the Legislature ~~make~~  
602 such changes in the district boundaries of the regional planning  
603 councils as are found to be feasible and desirable, ~~shall~~  
604 ~~complete a review of existing boundaries by January 1, 1994, and~~  
605 ~~may revise and update the boundaries from time to time~~  
606 ~~thereafter.~~

607 Section 12. Section 186.512, Florida Statutes, is created  
608 to read:

609 186.512 Regional planning council identification; opt-out  
610 provisions.-

611 (1) The territorial area of the state is subdivided into  
612 the following districts for the purpose of regional  
613 comprehensive planning. The name and geographic area of each  
614 respective district shall accord with the following:

615 (a) West Florida Regional Planning Council: Bay, Escambia,  
616 Holmes, Okaloosa, Santa Rosa, Walton, and Washington Counties.

617 (b) Apalachee Regional Planning Council: Calhoun,  
618 Franklin, Gadsden, Gulf, Jackson, Jefferson, Leon, Liberty, and  
619 Wakulla Counties.

620 (c) North Central Florida Regional Planning Council:  
621 Alachua, Bradford, Columbia, Dixie, Gilchrist, Hamilton,  
622 Lafayette, Levy, Madison, Marion, Suwannee, Taylor, and Union  
623 Counties.

624 (d) Northeast Florida Regional Planning Council: Baker,



625 Clay, Duval, Flagler, Nassau, Putnam, and St. Johns Counties.

626 (e) East Central Florida Regional Planning Council:  
 627 Brevard, Lake, Orange, Osceola, Seminole, Sumter, and Volusia  
 628 Counties.

629 (f) Central Florida Regional Planning Council: DeSoto,  
 630 Hardee, Highlands, Okeechobee, and Polk Counties.

631 (g) Tampa Bay Regional Planning Council: Citrus, Hernando,  
 632 Hillsborough, Manatee, Pasco, and Pinellas Counties.

633 (h) Southwest Florida Regional Planning Council:  
 634 Charlotte, Collier, Glades, Hendry, Lee, and Sarasota Counties.

635 (i) Treasure Coast Regional Planning Council: Indian  
 636 River, Martin, Palm Beach, and St. Lucie Counties.

637 (j) South Florida Regional Planning Council: Broward,  
 638 Miami-Dade, and Monroe Counties.

639 (2) A county, by majority vote of its board members at a  
 640 duly called meeting, may opt out of membership in its respective  
 641 regional planning council. A county that has opted out of  
 642 membership in its respective regional planning council may again  
 643 become a member of that regional planning council upon a  
 644 majority vote of its board members at a duly called meeting.

645 Section 13. Section 186.513, Florida Statutes, is amended  
 646 to read:

647 186.513 Reports.—Each regional planning council shall  
 648 prepare and furnish an annual report on its activities to the  
 649 state land planning agency as defined in s. 163.3164 and the  
 650 local general-purpose governments within its boundaries and,

651 upon payment as may be established by the council, to any  
652 interested person. ~~The regional planning councils shall make a~~  
653 ~~joint report and recommendations to appropriate legislative~~  
654 ~~committees.~~

655 Section 14. Paragraph (a) of subsection (1) of section  
656 120.52, Florida Statutes, is amended to read:

657 120.52 Definitions.—As used in this act:

658 (1) "Agency" means the following officers or governmental  
659 entities if acting pursuant to powers other than those derived  
660 from the constitution:

661 (a) The Governor; each state officer and state department,  
662 and each departmental unit described in s. 20.04; the Board of  
663 Governors of the State University System; the Commission on  
664 Ethics; the Fish and Wildlife Conservation Commission; a  
665 regional water supply authority; a regional planning agency; a  
666 multicounty special district, but only if a majority of its  
667 governing board is comprised of nonelected persons; educational  
668 units; and each entity described in chapters 163, 373, 380, and  
669 582 and s. 186.512 ~~186.504~~.

670  
671 This definition does not include a municipality or legal entity  
672 created solely by a municipality; a legal entity or agency  
673 created in whole or in part pursuant to part II of chapter 361;  
674 a metropolitan planning organization created pursuant to s.  
675 339.175; a separate legal or administrative entity created  
676 pursuant to s. 339.175 of which a metropolitan planning

677 organization is a member; an expressway authority pursuant to  
678 chapter 348 or any transportation authority or commission under  
679 chapter 343 or chapter 349; or a legal or administrative entity  
680 created by an interlocal agreement pursuant to s. 163.01(7),  
681 unless any party to such agreement is otherwise an agency as  
682 defined in this subsection.

683 Section 15. Paragraph (c) of subsection (1) of section  
684 218.32, Florida Statutes, is amended to read:

685 218.32 Annual financial reports; local governmental  
686 entities.—

687 (1)

688 (c) Each regional planning council as set forth in s.  
689 186.512 ~~created under s. 186.504~~, each local government finance  
690 commission, board, or council, and each municipal power  
691 corporation created as a separate legal or administrative entity  
692 by interlocal agreement under s. 163.01(7) shall submit to the  
693 department a copy of its audit report and an annual financial  
694 report for the previous fiscal year in a format prescribed by  
695 the department.

696 Section 16. Section 253.7828, Florida Statutes, is amended  
697 to read:

698 253.7828 Impairment of use or conservation by agencies  
699 prohibited.—All agencies of the state, ~~regional planning~~  
700 ~~councils~~, water management districts, and local governments  
701 shall recognize the special character of the lands and waters  
702 designated by the state as the Cross Florida Greenways State

703 Recreation and Conservation Area and shall not take any action  
704 that ~~which~~ will impair its use and conservation.

705 Section 17. Paragraph (j) of subsection (4) of section  
706 339.135, Florida Statutes, is amended to read:

707 339.135 Work program; legislative budget request;  
708 definitions; preparation, adoption, execution, and amendment.—

709 (4) FUNDING AND DEVELOPING A TENTATIVE WORK PROGRAM.—

710 ~~(j) Notwithstanding paragraph (a) and for the 2014-2015~~  
711 ~~fiscal year only, the department may use up to \$15 million of~~  
712 ~~appropriated funds to pay the costs of strategic and regionally~~  
713 ~~significant transportation projects. Funds may be used to~~  
714 ~~provide up to 75 percent of project costs for production-ready~~  
715 ~~eligible projects. Preference shall be given to projects that~~  
716 ~~support the state's economic regions, or that have been~~  
717 ~~identified as regionally significant in accordance with s.~~  
718 ~~339.155(4)(c), (d), and (e), and that have an increased level of~~  
719 ~~nonstate match. This paragraph expires July 1, 2015.~~

720 Section 18. Paragraph (b) of subsection (4) of section  
721 339.155, Florida Statutes, is amended to read:

722 339.155 Transportation planning.—

723 (4) ADDITIONAL TRANSPORTATION PLANS.—

724 (b) Each regional planning council, as provided for in s.  
725 186.512 ~~186.504~~, or any successor agency thereto, shall develop,  
726 as an element of its strategic regional policy plan,  
727 transportation goals and policies. The transportation goals and  
728 policies must be prioritized to comply with the prevailing

729 principles provided in subsection (1) and s. 334.046(1). The  
730 transportation goals and policies shall be consistent, to the  
731 maximum extent feasible, with the goals and policies of the  
732 metropolitan planning organization and the Florida  
733 Transportation Plan. The transportation goals and policies of  
734 the regional planning council will be advisory only and shall be  
735 submitted to the department and any affected metropolitan  
736 planning organization for their consideration and comments.  
737 Metropolitan planning organization plans and other local  
738 transportation plans shall be developed consistent, to the  
739 maximum extent feasible, with the regional transportation goals  
740 and policies. ~~The regional planning council shall review~~  
741 ~~urbanized area transportation plans and any other planning~~  
742 ~~products stipulated in s. 339.175 and provide the department and~~  
743 ~~respective metropolitan planning organizations with written~~  
744 ~~recommendations, which the department and the metropolitan~~  
745 ~~planning organizations shall take under advisement. Further, the~~  
746 ~~regional planning councils shall directly assist local~~  
747 ~~governments that are not part of a metropolitan area~~  
748 ~~transportation planning process in the development of the~~  
749 ~~transportation element of their comprehensive plans as required~~  
750 ~~by s. 163.3177.~~

751 Section 19. Subsection (18) of section 380.06, Florida  
752 Statutes, is amended to read:

753 380.06 Developments of regional impact.—

754 (18) BIENNIAL REPORTS.—The developer shall submit a

755 biennial report on the development of regional impact to the  
756 local government, ~~the regional planning agency,~~ the state land  
757 planning agency, and all affected permit agencies in alternate  
758 years on the date specified in the development order, unless the  
759 development order by its terms requires more frequent  
760 monitoring. If the report is not received, ~~the regional planning~~  
761 ~~agency or~~ the state land planning agency shall notify the local  
762 government. If the local government does not receive the report  
763 or receives notification that ~~the regional planning agency or~~  
764 the state land planning agency has not received the report, the  
765 local government shall request in writing that the developer  
766 submit the report within 30 days. The failure to submit the  
767 report after 30 days shall result in the temporary suspension of  
768 the development order by the local government. If no additional  
769 development pursuant to the development order has occurred since  
770 the submission of the previous report, ~~then~~ a letter from the  
771 developer stating that no development has occurred shall satisfy  
772 the requirement for a report. Development orders that require  
773 annual reports may be amended to require biennial reports at the  
774 option of the local government.

775 Section 20. Subsections (2) and (3) of section 403.50663,  
776 Florida Statutes, are amended to read:

777 403.50663 Informational public meetings.—

778 (2) Informational public meetings shall be held solely at  
779 the option of each local government ~~or regional planning council~~  
780 ~~if a public meeting is not held by the local government.~~ It is

781 the legislative intent that local governments ~~or regional~~  
 782 ~~planning councils~~ attempt to hold such public meetings. Parties  
 783 to the proceedings under this act shall be encouraged to attend;  
 784 however, no party other than the applicant and the department  
 785 shall be required to attend such informational public meetings.

786 (3) A local government ~~or regional planning council~~ that  
 787 intends to conduct an informational public meeting must provide  
 788 notice of the meeting to all parties not less than 5 days before  
 789 ~~prior to~~ the meeting and to the general public in accordance  
 790 with s. 403.5115(5). The expense for such notice is eligible for  
 791 reimbursement under s. 403.518(2)(c)1.

792 Section 21. Paragraph (a) of subsection (2) of section  
 793 403.507, Florida Statutes, is amended to read:

794 403.507 Preliminary statements of issues, reports, project  
 795 analyses, and studies.—

796 (2)(a) No later than 100 days after the certification  
 797 application has been determined complete, the following agencies  
 798 shall prepare reports as provided below and shall submit them to  
 799 the department and the applicant, unless a final order denying  
 800 the determination of need has been issued under s. 403.519:

801 1. The Department of Economic Opportunity shall prepare a  
 802 report containing recommendations which address the impact upon  
 803 the public of the proposed electrical power plant, based on the  
 804 degree to which the electrical power plant is consistent with  
 805 the applicable portions of the state comprehensive plan,  
 806 emergency management, and other such matters within its

807 jurisdiction. The Department of Economic Opportunity may also  
808 comment on the consistency of the proposed electrical power  
809 plant with applicable strategic regional policy plans or local  
810 comprehensive plans and land development regulations.

811 2. The water management district shall prepare a report as  
812 to matters within its jurisdiction, including but not limited  
813 to, the impact of the proposed electrical power plant on water  
814 resources, regional water supply planning, and district-owned  
815 lands and works.

816 3. Each local government in whose jurisdiction the  
817 proposed electrical power plant is to be located shall prepare a  
818 report as to the consistency of the proposed electrical power  
819 plant with all applicable local ordinances, regulations,  
820 standards, or criteria that apply to the proposed electrical  
821 power plant, including any applicable local environmental  
822 regulations adopted pursuant to s. 403.182 or by other means.

823 4. The Fish and Wildlife Conservation Commission shall  
824 prepare a report as to matters within its jurisdiction.

825 ~~5. Each regional planning council shall prepare a report~~  
826 ~~containing recommendations that address the impact upon the~~  
827 ~~public of the proposed electrical power plant, based on the~~  
828 ~~degree to which the electrical power plant is consistent with~~  
829 ~~the applicable provisions of the strategic regional policy plan~~  
830 ~~adopted pursuant to chapter 186 and other matters within its~~  
831 ~~jurisdiction.~~

832 5.6. The Department of Transportation shall address the



833 impact of the proposed electrical power plant on matters within  
 834 its jurisdiction.

835 Section 22. Paragraph (a) of subsection (3) and paragraph  
 836 (a) of subsection (4) of section 403.508, Florida Statutes, are  
 837 amended to read:

838 403.508 Land use and certification hearings, parties,  
 839 participants.—

840 (3) (a) Parties to the proceeding shall include:

- 841 1. The applicant.
- 842 2. The Public Service Commission.
- 843 3. The Department of Economic Opportunity.
- 844 4. The Fish and Wildlife Conservation Commission.
- 845 5. The water management district.
- 846 6. The department.
- 847 ~~7. The regional planning council.~~
- 848 7.8. The local government.
- 849 8.9. The Department of Transportation.

850 (4) (a) The order of presentation at the certification  
 851 hearing, unless otherwise changed by the administrative law  
 852 judge to ensure the orderly presentation of witnesses and  
 853 evidence, shall be:

- 854 1. The applicant.
- 855 2. The department.
- 856 3. State agencies.
- 857 4. Regional agencies, including ~~regional planning councils~~  
 858 ~~and~~ water management districts.

859 5. Local governments.

860 6. Other parties.

861 Section 23. Subsection (5) of section 403.5115, Florida  
862 Statutes, is amended to read:

863 403.5115 Public notice.—

864 (5) A local government ~~or regional planning council~~ that  
865 proposes to conduct an informational public meeting pursuant to  
866 s. 403.50663 must publish notice of the meeting in a newspaper  
867 of general circulation within the county or counties in which  
868 the proposed electrical power plant will be located no later  
869 than 7 days before ~~prior to~~ the meeting. A newspaper of general  
870 circulation shall be the newspaper that has the largest daily  
871 circulation in that county and has its principal office in that  
872 county. If the newspaper with the largest daily circulation has  
873 its principal office outside the county, the notices shall  
874 appear in both the newspaper having the largest circulation in  
875 that county and in a newspaper authorized to publish legal  
876 notices in that county.

877 Section 24. Paragraph (a) of subsection (2) of section  
878 403.526, Florida Statutes, is amended to read:

879 403.526 Preliminary statements of issues, reports, and  
880 project analyses; studies.—

881 (2) (a) No later than 90 days after the filing of the  
882 application, the following agencies shall prepare reports as  
883 provided below, unless a final order denying the determination  
884 of need has been issued under s. 403.537:

885           1. The department shall prepare a report as to the impact  
886 of each proposed transmission line or corridor as it relates to  
887 matters within its jurisdiction.

888           2. Each water management district in the jurisdiction of  
889 which a proposed transmission line or corridor is to be located  
890 shall prepare a report as to the impact on water resources and  
891 other matters within its jurisdiction.

892           3. The Department of Economic Opportunity shall prepare a  
893 report containing recommendations which address the impact upon  
894 the public of the proposed transmission line or corridor, based  
895 on the degree to which the proposed transmission line or  
896 corridor is consistent with the applicable portions of the state  
897 comprehensive plan, emergency management, and other matters  
898 within its jurisdiction. The Department of Economic Opportunity  
899 may also comment on the consistency of the proposed transmission  
900 line or corridor with applicable strategic regional policy plans  
901 or local comprehensive plans and land development regulations.

902           4. The Fish and Wildlife Conservation Commission shall  
903 prepare a report as to the impact of each proposed transmission  
904 line or corridor on fish and wildlife resources and other  
905 matters within its jurisdiction.

906           5. Each local government shall prepare a report as to the  
907 impact of each proposed transmission line or corridor on matters  
908 within its jurisdiction, including the consistency of the  
909 proposed transmission line or corridor with all applicable local  
910 ordinances, regulations, standards, or criteria that apply to

911 the proposed transmission line or corridor, including local  
912 comprehensive plans, zoning regulations, land development  
913 regulations, and any applicable local environmental regulations  
914 adopted pursuant to s. 403.182 or by other means. A change by  
915 the responsible local government or local agency in local  
916 comprehensive plans, zoning ordinances, or other regulations  
917 made after the date required for the filing of the local  
918 government's report required by this section is not applicable  
919 to the certification of the proposed transmission line or  
920 corridor unless the certification is denied or the application  
921 is withdrawn.

922 ~~6. Each regional planning council shall present a report~~  
923 ~~containing recommendations that address the impact upon the~~  
924 ~~public of the proposed transmission line or corridor based on~~  
925 ~~the degree to which the transmission line or corridor is~~  
926 ~~consistent with the applicable provisions of the strategic~~  
927 ~~regional policy plan adopted under chapter 186 and other impacts~~  
928 ~~of each proposed transmission line or corridor on matters within~~  
929 ~~its jurisdiction.~~

930 6.7. The Department of Transportation shall prepare a  
931 report as to the impact of the proposed transmission line or  
932 corridor on state roads, railroads, airports, aeronautics,  
933 seaports, and other matters within its jurisdiction.

934 7.8. The commission shall prepare a report containing its  
935 determination under s. 403.537, and the report may include the  
936 comments from the commission with respect to any other subject

937 within its jurisdiction.

938 ~~8.9.~~ Any other agency, if requested by the department,  
 939 shall also perform studies or prepare reports as to subjects  
 940 within the jurisdiction of the agency which may potentially be  
 941 affected by the proposed transmission line.

942 Section 25. Paragraph (a) of subsection (2) and paragraph  
 943 (a) of subsection (3) of section 403.527, Florida Statutes, are  
 944 amended to read:

945 403.527 Certification hearing, parties, participants.—

946 (2) (a) Parties to the proceeding shall be:

- 947 1. The applicant.
- 948 2. The department.
- 949 3. The commission.
- 950 4. The Department of Economic Opportunity.
- 951 5. The Fish and Wildlife Conservation Commission.
- 952 6. The Department of Transportation.
- 953 7. Each water management district in the jurisdiction of  
 954 which the proposed transmission line or corridor is to be  
 955 located.
- 956 8. The local government.
- 957 ~~9. The regional planning council.~~

958 (3) (a) The order of presentation at the certification  
 959 hearing, unless otherwise changed by the administrative law  
 960 judge to ensure the orderly presentation of witnesses and  
 961 evidence, shall be:

- 962 1. The applicant.

- 963 2. The department.
- 964 3. State agencies.
- 965 4. Regional agencies, including ~~regional planning councils~~
- 966 ~~and~~ water management districts.
- 967 5. Local governments.
- 968 6. Other parties.

969 Section 26. Subsections (2) and (3) of section 403.5272,  
 970 Florida Statutes, are amended to read:

971 403.5272 Informational public meetings.—

972 (2) Informational public meetings shall be held solely at  
 973 the option of each local government ~~or regional planning~~  
 974 ~~council~~. It is the legislative intent that local governments ~~or~~  
 975 ~~regional planning councils~~ attempt to hold such public meetings.  
 976 Parties to the proceedings under this act shall be encouraged to  
 977 attend; however, a party other than the applicant and the  
 978 department is not required to attend the informational public  
 979 meetings.

980 (3) A local government ~~or regional planning council~~ that  
 981 intends to conduct an informational public meeting must provide  
 982 notice of the meeting, with notice sent to all parties listed in  
 983 s. 403.527(2)(a), not less than 15 days before the meeting and  
 984 to the general public in accordance with s. 403.5363(4).

985 Section 27. Subsection (4) of section 403.7264, Florida  
 986 Statutes, is amended to read:

987 403.7264 Amnesty days for purging small quantities of  
 988 hazardous wastes.—Amnesty days are authorized by the state for

989 the purpose of purging small quantities of hazardous waste, free  
990 of charge, from the possession of homeowners, farmers, schools,  
991 state agencies, and small businesses. These entities have no  
992 appropriate economically feasible mechanism for disposing of  
993 their hazardous wastes at the present time. In order to raise  
994 public awareness on this issue, provide an educational process,  
995 accommodate those entities which have a need to dispose of small  
996 quantities of hazardous waste, and preserve the waters of the  
997 state, amnesty days shall be carried out in the following  
998 manner:

999 ~~(4) Regional planning councils shall assist the department  
1000 in site selection, public awareness, and program coordination.  
1001 However, the department shall retain full responsibility for the  
1002 state amnesty days program.~~

1003 Section 28. Paragraph (a) of subsection (2) of section  
1004 403.941, Florida Statutes, is amended to read:

1005 403.941 Preliminary statements of issues, reports, and  
1006 studies.—

1007 (2) (a) The affected agencies shall prepare reports as  
1008 provided in this paragraph and shall submit them to the  
1009 department and the applicant within 60 days after the  
1010 application is determined sufficient:

1011 1. The department shall prepare a report as to the impact  
1012 of each proposed natural gas transmission pipeline or corridor  
1013 as it relates to matters within its jurisdiction.

1014 2. Each water management district in the jurisdiction of

1015 | which a proposed natural gas transmission pipeline or corridor  
1016 | is to be located shall prepare a report as to the impact on  
1017 | water resources and other matters within its jurisdiction.

1018 |         3. The Department of Economic Opportunity shall prepare a  
1019 | report containing recommendations which address the impact upon  
1020 | the public of the proposed natural gas transmission pipeline or  
1021 | corridor, based on the degree to which the proposed natural gas  
1022 | transmission pipeline or corridor is consistent with the  
1023 | applicable portions of the state comprehensive plan and other  
1024 | matters within its jurisdiction. The Department of Economic  
1025 | Opportunity may also comment on the consistency of the proposed  
1026 | natural gas transmission pipeline or corridor with applicable  
1027 | strategic regional policy plans or local comprehensive plans and  
1028 | land development regulations.

1029 |         4. The Fish and Wildlife Conservation Commission shall  
1030 | prepare a report as to the impact of each proposed natural gas  
1031 | transmission pipeline or corridor on fish and wildlife resources  
1032 | and other matters within its jurisdiction.

1033 |         5. Each local government in which the natural gas  
1034 | transmission pipeline or natural gas transmission pipeline  
1035 | corridor will be located shall prepare a report as to the impact  
1036 | of each proposed natural gas transmission pipeline or corridor  
1037 | on matters within its jurisdiction, including the consistency of  
1038 | the proposed natural gas transmission pipeline or corridor with  
1039 | all applicable local ordinances, regulations, standards, or  
1040 | criteria that apply to the proposed natural gas transmission



1041 pipeline or corridor, including local comprehensive plans,  
1042 zoning regulations, land development regulations, and any  
1043 applicable local environmental regulations adopted pursuant to  
1044 s. 403.182 or by other means. No change by the responsible local  
1045 government or local agency in local comprehensive plans, zoning  
1046 ordinances, or other regulations made after the date required  
1047 for the filing of the local government's report required by this  
1048 section shall be applicable to the certification of the proposed  
1049 natural gas transmission pipeline or corridor unless the  
1050 certification is denied or the application is withdrawn.

1051 ~~6. Each regional planning council in which the natural gas~~  
1052 ~~transmission pipeline or natural gas transmission pipeline~~  
1053 ~~corridor will be located shall present a report containing~~  
1054 ~~recommendations that address the impact upon the public of the~~  
1055 ~~proposed natural gas transmission pipeline or corridor, based on~~  
1056 ~~the degree to which the natural gas transmission pipeline or~~  
1057 ~~corridor is consistent with the applicable provisions of the~~  
1058 ~~strategic regional policy plan adopted pursuant to chapter 186~~  
1059 ~~and other impacts of each proposed natural gas transmission~~  
1060 ~~pipeline or corridor on matters within its jurisdiction.~~

1061 6.7. The Department of Transportation shall prepare a  
1062 report on the effect of the natural gas transmission pipeline or  
1063 natural gas transmission pipeline corridor on matters within its  
1064 jurisdiction, including roadway crossings by the pipeline. The  
1065 report shall contain at a minimum:

1066 a. A report by the applicant to the department stating

1067 that all requirements of the department's utilities  
 1068 accommodation guide have been or will be met in regard to the  
 1069 proposed pipeline or pipeline corridor; and  
 1070 b. A statement by the department as to the adequacy of the  
 1071 report to the department by the applicant.  
 1072 ~~7.8.~~ The Department of State, Division of Historical  
 1073 Resources, shall prepare a report on the impact of the natural  
 1074 gas transmission pipeline or natural gas transmission pipeline  
 1075 corridor on matters within its jurisdiction.  
 1076 ~~8.9.~~ The commission shall prepare a report addressing  
 1077 matters within its jurisdiction. The commission's report shall  
 1078 include its determination of need issued pursuant to s.  
 1079 403.9422.  
 1080 Section 29. Paragraph (a) of subsection (4) and subsection  
 1081 (6) of section 403.9411, Florida Statutes, are amended to read:  
 1082 403.9411 Notice; proceedings; parties and participants.—  
 1083 (4) (a) Parties to the proceeding shall be:  
 1084 1. The applicant.  
 1085 2. The department.  
 1086 3. The commission.  
 1087 4. The Department of Economic Opportunity.  
 1088 5. The Fish and Wildlife Conservation Commission.  
 1089 6. Each water management district in the jurisdiction of  
 1090 which the proposed natural gas transmission pipeline or corridor  
 1091 is to be located.  
 1092 7. The local government.

1093 ~~8. The regional planning council.~~  
 1094 8.9. The Department of Transportation.  
 1095 ~~9.10.~~ The Department of State, Division of Historical  
 1096 Resources.  
 1097 (6) The order of presentation at the certification  
 1098 hearing, unless otherwise changed by the administrative law  
 1099 judge to ensure the orderly presentation of witnesses and  
 1100 evidence, shall be:  
 1101 (a) The applicant.  
 1102 (b) The department.  
 1103 (c) State agencies.  
 1104 (d) Regional agencies, including ~~regional planning~~  
 1105 ~~councils and~~ water management districts.  
 1106 (e) Local governments.  
 1107 (f) Other parties.  
 1108 Section 30. Subsection (6) of section 419.001, Florida  
 1109 Statutes, is amended to read:  
 1110 419.001 Site selection of community residential homes.—  
 1111 (6) If agreed to by both the local government and the  
 1112 sponsoring agency, a conflict may be resolved through informal  
 1113 mediation. The local government shall arrange for the services  
 1114 of an independent mediator ~~or may utilize the dispute resolution~~  
 1115 ~~process established by a regional planning council pursuant to~~  
 1116 ~~s. 186.509.~~ Mediation shall be concluded within 45 days after ~~of~~  
 1117 a request therefor. The resolution of any issue through the  
 1118 mediation process shall not alter any person's right to a

1119 | judicial determination of any issue if that person is entitled  
 1120 | to such a determination under statutory or common law.

1121 |         Section 31. Subsection (4) of section 985.682, Florida  
 1122 | Statutes, is amended to read:

1123 |         985.682 Siting of facilities; criteria.—

1124 |         (4) When the department requests such a modification and  
 1125 | it is denied by the local government, the local government or  
 1126 | the department shall initiate a ~~the~~ dispute resolution process  
 1127 | ~~established under s. 186.509~~ to reconcile differences on the  
 1128 | siting of correctional facilities between the department, local  
 1129 | governments, and private citizens. ~~If the regional planning~~  
 1130 | ~~council has not established a dispute resolution process~~  
 1131 | ~~pursuant to s. 186.509,~~ The department shall establish, by rule,  
 1132 | procedures for dispute resolution. The dispute resolution  
 1133 | process shall require the parties to commence meetings to  
 1134 | reconcile their differences. If the parties fail to resolve  
 1135 | their differences within 30 days after the denial, the parties  
 1136 | shall engage in voluntary mediation or similar process. If the  
 1137 | parties fail to resolve their differences by mediation within 60  
 1138 | days after the denial, or if no action is taken on the  
 1139 | department's request within 90 days after the request, the  
 1140 | department must appeal the decision of the local government on  
 1141 | the requested modification of local plans, ordinances, or  
 1142 | regulations to the Governor and Cabinet. Any dispute resolution  
 1143 | process initiated under this section must conform to the time  
 1144 | limitations set forth herein. However, upon agreement of all

1145 parties, the time limits may be extended, but in no event may  
1146 the dispute resolution process extend over 180 days.

1147 Section 32. Section 186.0201, Florida Statutes, is  
1148 repealed.

1149 Section 33. Section 260.018, Florida Statutes, is  
1150 repealed.

1151 Section 34. Paragraph (c) of subsection (1) of section  
1152 163.08, Florida Statutes, is redesignated as paragraph (d), a  
1153 new paragraph (c) is added to that subsection, and paragraph (b)  
1154 of subsection (2) and subsections (10) and (14) of that section  
1155 are amended, to read:

1156 163.08 Supplemental authority for improvements to real  
1157 property.—

1158 (1)

1159 (c) The Legislature finds that real properties damaged by  
1160 ground subsidence, including, but not limited to, sinkhole  
1161 activity, that are not adequately repaired may negatively affect  
1162 the market value of surrounding properties, resulting in the  
1163 loss of property tax revenues to local communities. The  
1164 Legislature also finds that there is a compelling state interest  
1165 in providing local government assistance to enable property  
1166 owners to voluntarily finance qualifying improvements to real  
1167 property damaged by ground subsidence.

1168 (2) As used in this section, the term:

1169 (b) "Qualifying improvement" includes any:

1170 1. Energy conservation and efficiency improvement, which

1171 is a measure to reduce consumption through conservation or a  
 1172 more efficient use of electricity, natural gas, propane, or  
 1173 other forms of energy on the property, including, but not  
 1174 limited to, air sealing; installation of insulation;  
 1175 installation of energy-efficient heating, cooling, or  
 1176 ventilation systems; building modifications to increase the use  
 1177 of daylight; replacement of windows; installation of energy  
 1178 controls or energy recovery systems; installation of electric  
 1179 vehicle charging equipment; and installation of efficient  
 1180 lighting equipment.

1181 2. Renewable energy improvement, which is the installation  
 1182 of any system in which the electrical, mechanical, or thermal  
 1183 energy is produced from a method that uses one or more of the  
 1184 following fuels or energy sources: hydrogen, solar energy,  
 1185 geothermal energy, bioenergy, and wind energy.

1186 3. Wind resistance improvement, which includes, but is not  
 1187 limited to:

- 1188 a. Improving the strength of the roof deck attachment;
- 1189 b. Creating a secondary water barrier to prevent water  
 1190 intrusion;
- 1191 c. Installing wind-resistant shingles;
- 1192 d. Installing gable-end bracing;
- 1193 e. Reinforcing roof-to-wall connections;
- 1194 f. Installing storm shutters; or
- 1195 g. Installing opening protections.

1196 4. Stabilization or other repairs to real property damaged

1197 | by ground subsidence.

1198 |         (10) A qualifying improvement shall be affixed to a  
 1199 | building or facility that is part of the real property and shall  
 1200 | constitute an improvement to the building or facility or a  
 1201 | fixture attached to the building or facility. For the purposes  
 1202 | of stabilization or other repairs to real property damaged by  
 1203 | ground subsidence, a qualifying improvement is deemed affixed to  
 1204 | a building or facility. An agreement between a local government  
 1205 | and a qualifying property owner may not cover wind-resistance  
 1206 | improvements in buildings or facilities under new construction  
 1207 | or construction for which a certificate of occupancy or similar  
 1208 | evidence of substantial completion of new construction or  
 1209 | improvement has not been issued.

1210 |         (14) At or before the time a purchaser executes a contract  
 1211 | for the sale and purchase of any real property for which a non-  
 1212 | ad valorem assessment has been levied under this section and has  
 1213 | an unpaid balance due, the seller shall give the prospective  
 1214 | purchaser a written disclosure statement in the following form,  
 1215 | which shall be set forth in the contract or in a separate  
 1216 | writing:

1217 |  
 1218 | QUALIFYING IMPROVEMENTS FOR ENERGY EFFICIENCY, RENEWABLE ENERGY,  
 1219 | ~~OR~~ WIND RESISTANCE, OR GROUND SUBSIDENCE STABILIZATION OR  
 1220 | REPAIR.—The real property being purchased is located within the  
 1221 | jurisdiction of a local government that has placed an assessment  
 1222 | on the property pursuant to s. 163.08, Florida Statutes. The

1223 assessment is for a qualifying improvement to the real property  
1224 relating to energy efficiency, renewable energy, ~~or~~ wind  
1225 resistance, or stabilization or repair of real property damaged  
1226 by ground subsidence and is not based on the value of the  
1227 property. You are encouraged to contact the county property  
1228 appraiser's office to learn more about this and other  
1229 assessments that may be provided by law.

1230 Section 35. Subsections (5), (6), and (7) of section  
1231 163.335, Florida Statutes, are renumbered as subsections (6),  
1232 (7), and (8), respectively, and a new subsection (5) is added to  
1233 that section to read:

1234 163.335 Findings and declarations of necessity.—

1235 (5) It is further found and declared that properties damaged  
1236 by ground subsidence that are inadequately repaired or stabilized  
1237 may negatively affect the market value of surrounding properties,  
1238 resulting in the loss of property tax revenues to local  
1239 communities, and that a substantial number or percentage of those  
1240 properties are deteriorating and economically distressed and  
1241 could, through the means provided by this part, be revitalized and  
1242 redeveloped in a manner that would vastly improve the economic and  
1243 social conditions of the community.

1244 Section 36. Subsection (8) of section 163.340, Florida  
1245 Statutes, is amended to read:

1246 163.340 Definitions.—The following terms, wherever used or  
1247 referred to in this part, have the following meanings:

1248 (8) "Blighted area" means an area where ~~in which~~ there are



1249 a substantial number of deteriorated~~7~~ or deteriorating  
 1250 structures, where ~~in which~~ conditions, as indicated by  
 1251 government-maintained statistics or other studies, endanger life  
 1252 or property or are leading to economic distress ~~or endanger life~~  
 1253 ~~or property~~, and where ~~in which~~ two or more of the following  
 1254 factors are present:

1255 (a) Predominance of defective or inadequate street layout,  
 1256 parking facilities, roadways, bridges, or public transportation  
 1257 facilities.7

1258 (b) Aggregate assessed values of real property in the area  
 1259 for ad valorem tax purposes have failed to show any appreciable  
 1260 increase over the 5 years prior to the finding of such  
 1261 conditions.7

1262 (c) Faulty lot layout in relation to size, adequacy,  
 1263 accessibility, or usefulness.7

1264 (d) Unsanitary or unsafe conditions.7

1265 (e) Deterioration of site or other improvements.7

1266 (f) Inadequate and outdated building density patterns.7

1267 (g) Falling lease rates per square foot of office,  
 1268 commercial, or industrial space compared to the remainder of the  
 1269 county or municipality.7

1270 (h) Tax or special assessment delinquency exceeding the  
 1271 fair value of the land.7

1272 (i) Residential and commercial vacancy rates higher in the  
 1273 area than in the remainder of the county or municipality.7

1274 (j) Incidence of crime in the area higher than in the

1275 remainder of the county or municipality.~~†~~

1276 (k) Fire and emergency medical service calls to the area  
 1277 proportionately higher than in the remainder of the county or  
 1278 municipality.~~†~~

1279 (l) A greater number of violations of the Florida Building  
 1280 Code in the area than the number of violations recorded in the  
 1281 remainder of the county or municipality.~~†~~

1282 (m) Diversity of ownership or defective or unusual  
 1283 conditions of title which prevent the free alienability of land  
 1284 within the deteriorated or hazardous area.~~†~~~~or~~

1285 (n) Governmentally owned property with adverse  
 1286 environmental conditions caused by a public or private entity.

1287 (o) A substantial number or percentage of real properties  
 1288 damaged by ground subsidence that have not been adequately  
 1289 repaired or stabilized.

1290  
 1291 However, the term "blighted area" also means any area where ~~in~~  
 1292 ~~which~~ at least one of the factors identified in paragraphs (a)  
 1293 through (o) ~~(n)~~ are present and all taxing authorities  
 1294 subject to s. 163.387(2)(a) agree, either by interlocal  
 1295 agreement ~~or agreements~~ with the agency or by resolution, that  
 1296 the area is blighted. Such agreement or resolution must be  
 1297 limited to a determination ~~shall only determine~~ that the area is  
 1298 blighted. For purposes of qualifying for the tax credits  
 1299 authorized in chapter 220, "blighted area" means an area as  
 1300 defined in this subsection.

1301 Section 37. Section 163.350, Florida Statutes, is amended  
 1302 to read:

1303 163.350 Workable program.—Any county or municipality for  
 1304 the purposes of this part may formulate for the county or  
 1305 municipality a workable program for using ~~utilizing~~ appropriate  
 1306 private and public resources to eliminate and prevent the  
 1307 development or spread of slums and urban blight, to encourage  
 1308 needed community rehabilitation, to provide for the  
 1309 redevelopment of slum and blighted areas, to provide housing  
 1310 affordable to residents of low or moderate income, including the  
 1311 elderly, or to undertake such of the aforesaid activities or  
 1312 other feasible county or municipal activities as may be suitably  
 1313 employed to achieve the objectives of such workable program.  
 1314 Such workable program may include provision for the prevention  
 1315 of the spread of blight into areas of the county or municipality  
 1316 which are free from blight through diligent enforcement of  
 1317 housing, zoning, and occupancy controls and standards; the  
 1318 rehabilitation or conservation of slum and blighted areas or  
 1319 portions thereof by replanning, removing congestion, providing  
 1320 parks, playgrounds, and other public improvements, encouraging  
 1321 voluntary rehabilitation, and compelling the repair and  
 1322 rehabilitation of deteriorated or deteriorating structures; the  
 1323 development of affordable housing; the implementation of  
 1324 community policing innovations; the stabilization or repair of  
 1325 property damaged by ground subsidence; and the clearance and  
 1326 redevelopment of slum and blighted areas or portions thereof.

1327 Section 38. Section 163.359, Florida Statutes, is created  
 1328 to read:

1329 163.359 Attorney fees.—A community redevelopment agency  
 1330 established based on the presence of a substantial number or  
 1331 percentage of real properties damaged by ground subsidence but  
 1332 not adequately repaired or stabilized may not pay attorney fees  
 1333 or public adjuster fees in connection with ground subsidence  
 1334 losses and may not pay such fees to a homeowner, claimant, or  
 1335 insured.

1336 Section 39. Subsection (8) of section 163.360, Florida  
 1337 Statutes, is amended to read:

1338 163.360 Community redevelopment plans.—

1339 (8) If the community redevelopment area consists of an  
 1340 area of open land to be acquired by the county or the  
 1341 municipality, such area may not be so acquired unless:

1342 (a) In the event the area is to be developed in whole or  
 1343 in part for residential uses, the governing body determines:

1344 1. That a shortage of housing of sound standards and  
 1345 design which is decent, safe, affordable to residents of low or  
 1346 moderate income, including the elderly, and sanitary exists in  
 1347 the county or municipality;

1348 2. That the need for housing accommodations has increased  
 1349 in the area;

1350 3. That the conditions of blight in the area, including  
 1351 those caused by ground subsidence that have not been adequately  
 1352 repaired or stabilized, or the shortage of decent, safe,

1353 affordable, and sanitary housing cause or contribute to an  
 1354 increase in and spread of disease and crime or constitute a  
 1355 menace to the public health, safety, morals, or welfare; and

1356 4. That the acquisition of the area for residential uses  
 1357 is an integral part of and is essential to the program of the  
 1358 county or municipality.

1359 (b) In the event the area is to be developed in whole or  
 1360 in part for nonresidential uses, the governing body determines  
 1361 that:

1362 1. Such nonresidential uses are necessary and appropriate  
 1363 to facilitate the proper growth and development of the community  
 1364 in accordance with sound planning standards and local community  
 1365 objectives.

1366 2. Acquisition may require the exercise of governmental  
 1367 action, as provided in this part, because of:

1368 a. Defective, or unusual conditions of, title or diversity  
 1369 of ownership which prevents the free alienability of such land;

1370 b. Tax delinquency;

1371 c. Improper subdivisions;

1372 d. Outmoded street patterns;

1373 e. Deterioration of site;

1374 f. Economic disuse;

1375 g. Unsuitable topography, including that caused by ground  
 1376 subsidence that has not been adequately repaired or stabilized,  
 1377 or faulty lot layouts;

1378 h. Lack of correlation of the area with other areas of a

1379 county or municipality by streets and modern traffic  
 1380 requirements; or

1381 i. Any combination of such factors or other conditions  
 1382 which retard development of the area.

1383 3. Conditions of blight in the area contribute to an  
 1384 increase in and spread of disease and crime or constitute a  
 1385 menace to public health, safety, morals, or welfare.

1386 Section 40. Paragraph (e) of subsection (2) of section  
 1387 163.370, Florida Statutes, is amended to read:

1388 163.370 Powers; counties and municipalities; community  
 1389 redevelopment agencies.—

1390 (2) Every county and municipality shall have all the  
 1391 powers necessary or convenient to carry out and effectuate the  
 1392 purposes and provisions of this part, including the following  
 1393 powers in addition to others herein granted:

1394 (e) Within the community redevelopment area:

1395 1. To enter into any building or property in any community  
 1396 redevelopment area in order to make inspections, surveys,  
 1397 appraisals, soundings, or test borings and to obtain an order  
 1398 for this purpose from a court of competent jurisdiction in the  
 1399 event entry is denied or resisted.

1400 2. To acquire by purchase, lease, option, gift, grant,  
 1401 bequest, devise, or other voluntary method of acquisition any  
 1402 personal or real property, together with any improvements  
 1403 thereon.

1404 3. To hold, improve, clear, or prepare for redevelopment

1405 any such property.

1406 4. To mortgage, pledge, hypothecate, or otherwise encumber  
1407 or dispose of any real property.

1408 5. To insure or provide for the insurance of any real or  
1409 personal property or operations of the county or municipality  
1410 against any risks or hazards, including the power to pay  
1411 premiums on any such insurance, and in blighted areas where the  
1412 community development plan contains provisions relating to the  
1413 stabilization or repair of property damaged by ground subsidence,  
1414 to be self-insured, to enter risk management programs, or to  
1415 purchase liability insurance for whatever coverage it may choose  
1416 or to have any combination thereof in anticipation of any claim,  
1417 judgment, or claims bill. When community redevelopment agencies  
1418 are subject to homogeneous risk, they may purchase insurance  
1419 jointly or may join together as self-insurers to provide other  
1420 means of insurance in accordance with s. 768.28(16).

1421 6. To enter into any contracts necessary to effectuate the  
1422 purposes of this part.

1423 7. To solicit requests for proposals for redevelopment of  
1424 parcels of real property contemplated by a community  
1425 redevelopment plan to be acquired for redevelopment purposes by  
1426 a community redevelopment agency and, as a result of such  
1427 requests for proposals, to advertise for the disposition of such  
1428 real property to private persons pursuant to s. 163.380 prior to  
1429 acquisition of such real property by the community redevelopment  
1430 agency.

1431 Section 41. Subsection (14) is added to section 163.3246,  
1432 Florida Statutes, to read:

1433 163.3246 Local government comprehensive planning  
1434 certification program.—

1435 (14) It is the intent of the Legislature to encourage the  
1436 creation of connected-city corridors that facilitate the growth  
1437 of high-technology industry and innovation through partnerships  
1438 that support research, marketing, the workforce, and  
1439 entrepreneurship. It is the intent of the Legislature to provide  
1440 for a locally controlled, comprehensive plan amendment process  
1441 for such projects that are designed to achieve a cleaner,  
1442 healthier environment; limit urban sprawl by promoting diverse  
1443 but interconnected communities; provide a range of  
1444 intergenerational housing types; protect wildlife and natural  
1445 areas; ensure the efficient use of land and other resources;  
1446 create quality communities of a design that promotes alternative  
1447 transportation networks and travel by multiple transportation  
1448 modes; and enhance the prospects for the creation of jobs. The  
1449 Legislature finds and declares that this state's connected-city  
1450 corridors require a reduced level of state and regional  
1451 oversight because of their high degree of urbanization and the  
1452 planning capabilities and resources of the local government.

1453 (a) Notwithstanding subsections (2), (4), (5), (6), and  
1454 (7), Pasco County is named a pilot community and is considered  
1455 certified for 10 years for connected-city corridor plan  
1456 amendments. The state land planning agency shall provide a



1457 written notice of certification to Pasco County by July 15,  
1458 2015, which shall be considered final agency action subject to  
1459 challenge under s. 120.569. The notice of certification must  
1460 include:

1461 1. The boundary of the connected-city corridor  
1462 certification area.

1463 2. A requirement that Pasco County submit an annual or  
1464 biennial monitoring report to the state land planning agency  
1465 according to the schedule provided in the written notice. The  
1466 monitoring report shall, at a minimum, include the number of  
1467 amendments to the comprehensive plan adopted by Pasco County,  
1468 the number of plan amendments challenged by an affected person,  
1469 and the disposition of such challenges.

1470 (b) A plan amendment adopted under this subsection may be  
1471 based on a planning period longer than the generally applicable  
1472 planning period of the Pasco County local comprehensive plan,  
1473 shall specify the projected population within the planning area  
1474 during the chosen planning period, may include a phasing or  
1475 staging schedule that allocates a portion of Pasco County's  
1476 future growth to the planning area through the planning period,  
1477 and may designate a priority zone or subarea within the  
1478 connected-city corridor for initial implementation of the plan.  
1479 A plan amendment adopted under this subsection is not required  
1480 to demonstrate need based on projected population growth or on  
1481 any other basis.

1482 (c) If Pasco County adopts a long-term transportation

1483 network plan and financial feasibility plan, and subject to  
1484 compliance with the requirements of such a plan, the projects  
1485 within the connected-city corridor are deemed to have satisfied  
1486 all concurrency and other state agency or local government  
1487 transportation mitigation requirements except for site-specific  
1488 access management requirements.

1489 (d) If Pasco County does not request that the state land  
1490 planning agency review the developments of regional impact that  
1491 are proposed within the certified area, an application for  
1492 approval of a development order within the certified area is  
1493 exempt from review under s. 380.06.

1494 (e) The Office of Program Policy Analysis and Government  
1495 Accountability (OPPAGA) shall submit to the Governor, the  
1496 President of the Senate, and the Speaker of the House of  
1497 Representatives by December 1, 2024, a report and  
1498 recommendations for implementing a statewide program that  
1499 addresses the legislative findings in this subsection. In  
1500 consultation with the state land planning agency, OPPAGA shall  
1501 develop the report and recommendations with input from other  
1502 state and regional agencies, local governments, and interest  
1503 groups. OPPAGA shall also solicit citizen input in the  
1504 potentially affected areas and consult with the affected local  
1505 government and stakeholder groups. Additionally, OPPAGA shall  
1506 review local and state actions and correspondence relating to  
1507 the pilot program to identify issues of process and substance in  
1508 recommending changes to the pilot program. At a minimum, the

1509 report and recommendations must include:

1510 1. Identification of local governments other than the  
 1511 local government participating in the pilot program which should  
 1512 be certified. The report may also recommend that a local  
 1513 government is no longer appropriate for certification.

1514 2. Changes to the certification pilot program.

1515 Section 42. Subsection (2) of section 190.005, Florida  
 1516 Statutes, is amended to read:

1517 190.005 Establishment of district.—

1518 (2) The exclusive and uniform method for the establishment  
 1519 of a community development district of less than 1,000 acres in  
 1520 size or a community development district of up to 2,000 acres in  
 1521 size located within a connected-city corridor established  
 1522 pursuant to s. 163.3246(14) shall be pursuant to an ordinance  
 1523 adopted by the county commission of the county having  
 1524 jurisdiction over the majority of land in the area in which the  
 1525 district is to be located granting a petition for the  
 1526 establishment of a community development district as follows:

1527 (a) A petition for the establishment of a community  
 1528 development district shall be filed by the petitioner with the  
 1529 county commission. The petition shall contain the same  
 1530 information as required in paragraph (1) (a).

1531 (b) A public hearing on the petition shall be conducted by  
 1532 the county commission in accordance with the requirements and  
 1533 procedures of paragraph (1) (d).

1534 (c) The county commission shall consider the record of the

1535 public hearing and the factors set forth in paragraph (1)(e) in  
1536 making its determination to grant or deny a petition for the  
1537 establishment of a community development district.

1538 (d) The county commission shall not adopt any ordinance  
1539 which would expand, modify, or delete any provision of the  
1540 uniform community development district charter as set forth in  
1541 ss. 190.006-190.041. An ordinance establishing a community  
1542 development district shall only include the matters provided for  
1543 in paragraph (1)(f) unless the commission consents to any of the  
1544 optional powers under s. 190.012(2) at the request of the  
1545 petitioner.

1546 (e) If all of the land in the area for the proposed  
1547 district is within the territorial jurisdiction of a municipal  
1548 corporation, then the petition requesting establishment of a  
1549 community development district under this act shall be filed by  
1550 the petitioner with that particular municipal corporation. In  
1551 such event, the duties of the county, hereinabove described, in  
1552 action upon the petition shall be the duties of the municipal  
1553 corporation. If any of the land area of a proposed district is  
1554 within the land area of a municipality, the county commission  
1555 may not create the district without municipal approval. If all  
1556 of the land in the area for the proposed district, even if less  
1557 than 1,000 acres, is within the territorial jurisdiction of two  
1558 or more municipalities, except for a proposed district within a  
1559 connected-city corridor established pursuant to s. 163.3246(14),  
1560 the petition shall be filed with the Florida Land and Water

1561 Adjudicatory Commission and proceed in accordance with  
1562 subsection (1).

1563 (f) Notwithstanding any other provision of this  
1564 subsection, within 90 days after a petition for the  
1565 establishment of a community development district has been filed  
1566 pursuant to this subsection, the governing body of the county or  
1567 municipal corporation may transfer the petition to the Florida  
1568 Land and Water Adjudicatory Commission, which shall make the  
1569 determination to grant or deny the petition as provided in  
1570 subsection (1). A county or municipal corporation shall have no  
1571 right or power to grant or deny a petition that has been  
1572 transferred to the Florida Land and Water Adjudicatory  
1573 Commission.

1574 Section 43. Subsection (9) of section 163.3167, Florida  
1575 Statutes, is amended to read:

1576 163.3167 Scope of act.—

1577 (9) Each local government shall address in its  
1578 comprehensive plan, as enumerated in this chapter:7

1579 (a) The water supply sources necessary to meet and achieve  
1580 the existing and projected water use demand for the established  
1581 planning period, considering the applicable plan developed  
1582 pursuant to s. 373.709.

1583 (b) The protection of private property rights.

1584 Section 44. Paragraph (i) is added to subsection (6) of  
1585 section 163.3177, Florida Statutes, to read:

1586 163.3177 Required and optional elements of comprehensive

1587 plan; studies and surveys.—

1588 (6) In addition to the requirements of subsections (1)-  
1589 (5), the comprehensive plan shall include the following  
1590 elements:

1591 (i)1. In recognition of the legitimate and often competing  
1592 public and private interests in land use regulations and other  
1593 government action, a property rights element that protects  
1594 private property rights. The property rights element shall set  
1595 forth the principles, guidelines, standards, and strategies to  
1596 guide the local government's decisions and program  
1597 implementation with respect to the following objectives:

1598 a. Consideration of the impact to private property rights  
1599 of all proposed development orders, plan amendments, ordinances,  
1600 and other government decisions.

1601 b. Encouragement of economic development.

1602 c. Use of alternative, innovative solutions to provide  
1603 equal or better protection than the comprehensive plan.

1604 d. Consideration of the degree of harm created by  
1605 noncompliance with the comprehensive plan.

1606 2. Each county and each municipality within the county  
1607 shall, within 1 year after adopting its property rights element,  
1608 adopt land development regulations consistent with this  
1609 paragraph.

1610 Section 45. (1) A municipality or county that applies  
1611 transportation concurrency may not require a developer to pay a  
1612 fee to remove vegetation within the right-of-way limits of road

1613 improvements for which the developer completed or contributed  
1614 funding as required for transportation concurrency as part of a  
1615 development project.

1616 (2) This section does not affect the ability of a  
1617 municipality or county to require tree removal permits or tree  
1618 removal plans.

1619 (3) As used in this section, the term "fee" does not  
1620 include costs associated with applying for a tree removal permit  
1621 or preparing a tree removal plan.

1622 (4) This section does not affect a municipality's or  
1623 county's ability to establish and enforce landscaping  
1624 requirements.

1625 (5) A municipality or county may, by majority vote of its  
1626 governing body, exempt itself from this section.

1627 Section 46. This act shall take effect July 1, 2015.