

Bill No. CS for SB 2380, 1st Eng.

Amendment No. ____

	<u>Senate</u>	CHAMBER ACTION	<u>House</u>
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11	Senator Rossin moved the following amendment:		
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13	Senate Amendment (with title amendment)		
14	On page 2, line 13, through page 4, line 20, delete		
15	those lines		
16			
17	and insert:		
18	Section 2. Paragraphs (a) and (c) of subsection (6)		
19	of section 163.3177, Florida Statutes, 1998 Supplement, are		
20	amended to read:		
21	163.3177 Required and optional elements of		
22	comprehensive plan; studies and surveys.--		
23	(6) In addition to the requirements of subsections		
24	(1)-(5), the comprehensive plan shall include the following		
25	elements:		
26	(a) A future land use plan element designating		
27	proposed future general distribution, location, and extent of		
28	the uses of land for residential uses, commercial uses,		
29	industry, agriculture, recreation, conservation, education,		
30	public buildings and grounds, other public facilities, and		
31	other categories of the public and private uses of land. The		

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1 future land use plan shall include standards to be followed in
2 the control and distribution of population densities and
3 building and structure intensities. The proposed
4 distribution, location, and extent of the various categories
5 of land use shall be shown on a land use map or map series
6 which shall be supplemented by goals, policies, and measurable
7 objectives. Each land use category shall be defined in terms
8 of the types of uses included and specific standards for the
9 density or intensity of use. The future land use plan shall
10 be based upon surveys, studies, and data regarding the area,
11 including the amount of land required to accommodate
12 anticipated growth; the projected population of the area; the
13 character of undeveloped land; the availability of public
14 services; and the need for redevelopment, including the
15 renewal of blighted areas and the elimination of nonconforming
16 uses which are inconsistent with the character of the
17 community. The future land use plan may designate areas for
18 future planned development use involving combinations of types
19 of uses for which special regulations may be necessary to
20 ensure development in accord with the principles and standards
21 of the comprehensive plan and this act. The future land use
22 plan of a county may also designate areas for possible future
23 municipal incorporation. The land use maps or map series
24 shall generally identify and depict historic district
25 boundaries and shall designate historically significant
26 properties meriting protection. The future land use element
27 must clearly identify the land use categories in which public
28 schools are an allowable use. When delineating the land use
29 categories in which public schools are an allowable use, a
30 local government shall include in the categories sufficient
31 land proximate to residential development to meet the

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1 projected needs for schools in coordination with public school
2 boards and may establish differing criteria for schools of
3 different type or size. Each local government shall include
4 lands contiguous to existing school sites, to the maximum
5 extent possible, within the land use categories in which
6 public schools are an allowable use. All comprehensive plans
7 must comply with the school siting requirements of this
8 paragraph no later than October 1, 1999,~~or the deadline for~~
9 ~~the local government evaluation and appraisal report,~~
10 ~~whichever occurs first.~~ The failure by a local government to
11 comply with these school siting requirements by October 1,
12 1999,~~this requirement~~ will result in the prohibition of the
13 local government's ability to amend the local comprehensive
14 plan, except for plan amendments described in paragraph
15 163.3187(1)(b), until the school siting requirements are met
16 ~~as provided by s. 163.3187(6).~~ An amendment proposed by a
17 local government for purposes of identifying the land use
18 categories in which public schools are an allowable use is
19 exempt from the limitation on the frequency of plan amendments
20 contained in s. 163.3187. The future land use element shall
21 include criteria which encourage the location of schools
22 proximate to urban residential areas to the extent possible
23 and shall require that the local government seek to collocate
24 public facilities, such as parks, libraries, and community
25 centers, with schools to the extent possible.

26 (c) A general sanitary sewer, solid waste, drainage,
27 potable water, and natural groundwater aquifer recharge
28 element correlated to principles and guidelines for future
29 land use, indicating ways to provide for future potable water,
30 drainage, sanitary sewer, solid waste, and aquifer recharge
31 protection requirements for the area. The element may be a

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1 detailed engineering plan including a topographic map
2 depicting areas of prime groundwater recharge. The element
3 shall describe the problems and needs and the general
4 facilities that will be required for solution of the problems
5 and needs. The element shall also include a topographic map
6 depicting any areas adopted by a regional water management
7 district as prime groundwater recharge areas for the Floridan
8 or Biscayne aquifers, pursuant to s. 373.0395. These areas
9 shall be given special consideration when the local government
10 is engaged in zoning or considering future land use for said
11 designated areas. For areas served by onsite sewage treatment
12 and disposal systems ~~septic tanks~~, soil surveys shall be
13 provided ~~which indicate the suitability of soils for septic~~
14 ~~tanks~~. The Legislature acknowledges the state land planning
15 agency's responsibility to review and evaluate comprehensive
16 plan amendments proposing the location, installation, or use
17 of onsite sewage treatment and disposal systems. Except in
18 areas of critical state concern, in reviewing comprehensive
19 plan amendments, the state land planning agency shall not
20 require the use of standards, conditions, or land-use
21 restrictions that are more stringent than or have the effect
22 of being more stringent than the applicable statutes or rules
23 adopted by the Department of Health, the Department of
24 Environmental Protection, or any other agency regarding or
25 affected by the location, installation, or use of onsite
26 sewage treatment and disposal systems.

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29 ===== T I T L E A M E N D M E N T =====

30 And the title is amended as follows:

31 On page 1, line 13, after the first semicolon

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1 insert:
2 providing guidelines for determining the
3 suitability of soils for septic tanks;
4 providing legislative intent;

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