

Amendment No. ____ (for drafter's use only)

	<u>Senate</u>	CHAMBER ACTION	<u>House</u>
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The Committee on Agriculture offered the following:

Amendment (with title amendment)

On page 21, of the bill, between lines 2 and 3,

insert:

Section 2. Paragraph (11) of section 163.3177, Florida Statutes, is amended to read:

163.3177 Required and optional elements of comprehensive plan; studies and surveys.--

(11)(a) The Legislature recognizes the need for innovative planning and development strategies which will address the anticipated demands of continued urbanization of Florida's coastal and other environmentally sensitive areas, and which will accommodate the development of less populated regions of the state which seek economic development and which have suitable land and water resources to accommodate growth in an environmentally acceptable manner. The Legislature further recognizes the substantial advantages of innovative approaches to development which may better serve to protect environmentally sensitive areas, maintain the economic

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1 viability of agricultural and other predominantly rural land
2 uses, and provide for the cost-efficient delivery of public
3 facilities and services.

4 (b) It is the intent of the Legislature that the local
5 government comprehensive plans and plan amendments adopted
6 pursuant to the provisions of this part provide for a planning
7 process which allows for land use efficiencies within existing
8 urban areas and which also allows for the conversion of rural
9 lands to other uses, where appropriate and consistent with the
10 other provisions of this part and the affected local
11 comprehensive plans, through the application of innovative and
12 flexible planning and development strategies and creative land
13 use planning techniques, which may include, but not be limited
14 to, urban villages, new towns, satellite communities,
15 area-based allocations, clustering and open space provisions,
16 mixed-use development, and sector planning.

17 (c) Lands classified in the future land use plan
18 element as agricultural, rural, open, open/rural, or a
19 substantively equivalent land use shall also be deemed
20 suitable for innovative planning and development strategies
21 described in paragraphs (a) and (b) which are recognized as
22 methods for discouraging urban sprawl and which are consistent
23 with the provisions of the state comprehensive plan, regional
24 policy plans, and this part.

25 (d) The Florida Department of Community Affairs, in
26 conjunction with the Florida Department of Agriculture and
27 Consumer Services, shall, by no later than February 1, 2001,
28 prepare and submit to the Governor, the Speaker of the House
29 of Representatives, and the President of the Senate a report
30 on a program of planning incentives, economic incentives, and
31 other measures as may be necessary to facilitate the timely

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1 implementation of innovative planning and development
2 strategies described in paragraphs (a), (b), and (c) while
3 protecting environmentally sensitive areas, maintaining the
4 economic viability of agriculture and other predominantly
5 rural land uses, and providing for the cost-efficient delivery
6 of public facilities and services. Such incentives and other
7 measures shall address the following:

8 1. "Smart growth" strategies within rural areas which
9 proactively address both the pressures of population growth
10 and the substantial need for rural economic development.

11 2. The importance of maintaining rural land values as
12 the cornerstone of maintaining a viable rural economy.

13 3. Expression of the contents of paragraphs (a), (b),
14 and (c) in the form of practical and easily understood
15 planning guidelines.

16 4. A rural lands stewardship program under which the
17 owners of rural property are encouraged to convey development
18 rights in exchange for smart growth development credits which
19 are transferable to other rural areas in which innovative
20 development and strategies are applied as part of a pattern of
21 land use which protects environmentally sensitive areas,
22 maintains the economic viability of agriculture and other
23 predominantly rural land uses, and provides for the
24 cost-efficient delivery of public facilities and services.

25 5. Strategies and incentives to reward best management
26 practices for agricultural activities consistent with the
27 conservation and protection of environmentally sensitive areas
28 and sound water management practices.

29 6. The coordination of state transportation
30 facilities, including roadways, railways, and port facilities,
31 to provide for the transportation of agricultural products and

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1 supplies.

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3 It is the intent of the Legislature that the programs as
4 described in this paragraph (d) be created in a careful and
5 considered manner and accordingly there shall be no reduction
6 in residential density, without the property owner's consent,
7 on property classified as agriculture, rural, open,
8 open/rural, or a substantially equivalent land use until July
9 1, 2001, in order to provide for this study process and
10 legislative consideration thereof.

11 (e)(c) It is the further intent of the Legislature
12 that local government comprehensive plans and implementing
13 land development regulations shall provide strategies which
14 maximize the use of existing facilities and services through
15 redevelopment, urban infill development, and other strategies
16 for urban revitalization.

17 (f)(d) The implementation of this subsection shall be
18 subject to the provisions of this chapter, chapters 186 and
19 187, and applicable agency rules.

20 (g)(e) The department shall implement the provisions
21 of this subsection by rule.

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

26 And the title is amended as follows:

27 On page 1, line 25 after the semicolon,

28

29 insert:

30 amending s. 163.3177, F.S.; providing that an
31 agricultural land use category may be eligible

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1 for the location of public schools in a local
2 government comprehensive plan under certain
3 conditions; providing additional legislative
4 intent with respect to application of rule
5 9J-5, Florida Administrative Code, by the
6 agency; specifying lands that are suitable for
7 innovative planning and development strategies;
8 requiring a report on a program for
9 implementing such strategies; providing
10 restrictions on reduction of residential
11 density until July 1, 2001;

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