

Amendment No. (for drafter's use only)

CHAMBER ACTION

Senate

House

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1 Representative Davis, M. offered the following:

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3 **Amendment (with title amendment)**

4 Remove lines 118-616 and insert:

5 to the provisions of paragraph (11)(d), as overlays on the
6 future land use map. Each future land use category must be

7 defined in terms of uses included, and must include standards to
8 be followed in the control and distribution of population

9 densities and building and structure intensities. The proposed
10 distribution, location, and extent of the various categories of

11 land use shall be shown on a land use map or map series which
12 shall be supplemented by goals, policies, and measurable

13 objectives. The future land use plan shall be based upon
14 surveys, studies, and data regarding the area, including the

15 amount of land required to accommodate anticipated growth; the
16 projected population of the area; the character of undeveloped

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17 land; the availability of public services; the need for
18 redevelopment, including the renewal of blighted areas and the
19 elimination of nonconforming uses which are inconsistent with
20 the character of the community; and, in rural communities, the
21 need for job creation, capital investment, and economic
22 development that will strengthen and diversify the community's
23 economy. The future land use plan may designate areas for future
24 planned development use involving combinations of types of uses
25 for which special regulations may be necessary to ensure
26 development in accord with the principles and standards of the
27 comprehensive plan and this act. In addition, for rural
28 communities, the amount of land designated for future planned
29 industrial use shall be based upon surveys and studies that
30 reflect the need for job creation, capital investment, and the
31 necessity to strengthen and diversify the local economies, and
32 shall not be limited solely by the projected population of the
33 rural community. The future land use plan of a county may also
34 designate areas for possible future municipal incorporation. The
35 land use maps or map series shall generally identify and depict
36 historic district boundaries and shall designate historically
37 significant properties meriting protection. The future land use
38 element must clearly identify the land use categories in which
39 public schools are an allowable use. When delineating the land
40 use categories in which public schools are an allowable use, a
41 local government shall include in the categories sufficient land
42 proximate to residential development to meet the projected needs
43 for schools in coordination with public school boards and may
44 establish differing criteria for schools of different type or

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45 size. Each local government shall include lands contiguous to
46 existing school sites, to the maximum extent possible, within
47 the land use categories in which public schools are an allowable
48 use. All comprehensive plans must comply with the school siting
49 requirements of this paragraph no later than October 1, 1999.
50 The failure by a local government to comply with these school
51 siting requirements by October 1, 1999, will result in the
52 prohibition of the local government's ability to amend the local
53 comprehensive plan, except for plan amendments described in s.
54 163.3187(1)(b), until the school siting requirements are met.
55 Amendments proposed by a local government for purposes of
56 identifying the land use categories in which public schools are
57 an allowable use or for adopting or amending the school-siting
58 maps pursuant to s. 163.31776(3) are exempt from the limitation
59 on the frequency of plan amendments contained in s. 163.3187.
60 The future land use element shall include criteria that
61 encourage the location of schools proximate to urban residential
62 areas to the extent possible and shall require that the local
63 government seek to collocate public facilities, such as parks,
64 libraries, and community centers, with schools to the extent
65 possible and to encourage the use of elementary schools as focal
66 points for neighborhoods. For schools serving predominantly
67 rural counties, defined as a county with a population of 100,000
68 or fewer, an agricultural land use category shall be eligible
69 for the location of public school facilities if the local
70 comprehensive plan contains school siting criteria and the
71 location is consistent with such criteria.

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72 (c) A general sanitary sewer, solid waste, drainage,
73 potable water, and natural groundwater aquifer recharge element
74 correlated to principles and guidelines for future land use,
75 indicating ways to provide for future potable water, drainage,
76 sanitary sewer, solid waste, and aquifer recharge protection
77 requirements for the area. The element may be a detailed
78 engineering plan including a topographic map depicting areas of
79 prime groundwater recharge. The element shall describe the
80 problems and needs and the general facilities that will be
81 required for solution of the problems and needs. The element
82 shall also include a topographic map depicting any areas adopted
83 by a regional water management district as prime groundwater
84 recharge areas for the Floridan or Biscayne aquifers, pursuant
85 to s. 373.0395. These areas shall be given special consideration
86 when the local government is engaged in zoning or considering
87 future land use for said designated areas. For areas served by
88 septic tanks, soil surveys shall be provided which indicate the
89 suitability of soils for septic tanks. By December 1, 2006
90 ~~January 1, 2005, or the Evaluation and Appraisal Report adoption~~
91 ~~deadline established for the local government pursuant to s.~~
92 ~~163.3191(a), whichever date occurs first,~~ the element must
93 consider the appropriate water management district's regional
94 water supply plan approved pursuant to s. 373.0361. The element
95 must include a work plan, covering at least a 10-year planning
96 period, for building water supply facilities that are identified
97 in the element as necessary to serve existing and new
98 development and for which the local government is responsible.
99 The work plan shall be updated, at a minimum, every 5 years

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100 within 12 months after the approval of the revised regional
101 water supply plan. Amendments to incorporate the whole plan do
102 not count toward the limitations on frequency of adoption of
103 amendments to the comprehensive plan.

104 (11)(a) The Legislature recognizes the need for innovative
105 planning and development strategies which will address the
106 anticipated demands of continued urbanization of Florida's
107 coastal and other environmentally sensitive areas, and which
108 will accommodate the development of less populated regions of
109 the state which seek economic development and which have
110 suitable land and water resources to accommodate growth in an
111 environmentally acceptable manner. The Legislature further
112 recognizes the substantial advantages of innovative approaches
113 to development which may better serve to protect environmentally
114 sensitive areas, maintain the economic viability of agricultural
115 and other predominantly rural land uses, and provide for the
116 cost-efficient delivery of public facilities and services.

117 (b) It is the intent of the Legislature that the local
118 government comprehensive plans and plan amendments adopted
119 pursuant to the provisions of this part provide for a planning
120 process which allows for land use efficiencies within existing
121 urban areas and which also allows for the conversion of rural
122 lands to other uses, where appropriate and consistent with the
123 other provisions of this part and the affected local
124 comprehensive plans, through the application of innovative and
125 flexible planning and development strategies and creative land
126 use planning techniques, which may include, but not be limited
127 to, urban villages, new towns, satellite communities, area-based

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128 allocations, clustering and open space provisions, mixed-use
129 development, and sector planning.

130 (c) It is the further intent of the Legislature that local
131 government comprehensive plans and implementing land development
132 regulations shall provide strategies which maximize the use of
133 existing facilities and services through redevelopment, urban
134 infill development, and other strategies for urban
135 revitalization.

136 (d)1. The department, in cooperation with the Department
137 of Agriculture and Consumer Services, the Department of
138 Environmental Protection, water management districts, and
139 regional planning councils, shall provide assistance to local
140 governments in the implementation of this paragraph and rule 9J-
141 5.006(5)(1), Florida Administrative Code. Implementation of
142 those provisions shall include a process by which the department
143 may authorize ~~up to five~~ local governments to designate all or
144 portions of lands classified in the future land use element as
145 predominantly agricultural, rural, open, open-rural, or a
146 substantively equivalent land use, as a rural land stewardship
147 area within which planning and economic incentives are applied
148 to encourage the implementation of innovative and flexible
149 planning and development strategies and creative land use
150 planning techniques, including those contained herein and in
151 rule 9J-5.006(5)(1), Florida Administrative Code. Assistance may
152 include, but is not limited to:

153 a. Assistance from the Department of Environmental
154 Protection and water management districts in creating the
155 geographic information systems land cover database and aerial

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156 photogrammetry needed to prepare for a rural land stewardship
157 area.

158 b. Support for local government implementation of rural
159 land stewardship concepts by providing information and
160 assistance to local governments regarding land acquisition
161 programs that may be used by the local governments or landowners
162 to leverage the protection of greater acreage and maximize the
163 effectiveness of rural land stewardship areas.

164 c. Expansion of the role of the Department of Community
165 Affairs as a resource agency to facilitate establishment of
166 rural land stewardship areas in smaller rural counties that do
167 not have the staff or planning budgets to create a rural land
168 stewardship area.

169 2. The department shall encourage participation by local
170 governments of different sizes and rural characteristics in
171 establishing and implementing rural land stewardship areas. It
172 is the intent of the Legislature that rural land stewardship
173 areas be used to further the following broad principles of rural
174 sustainability: restoration and maintenance of the economic
175 value of rural land; control of urban sprawl; identification and
176 protection of ecosystems, habitats, and natural resources;
177 promotion of rural economic activity; maintenance of the
178 viability of Florida's agricultural economy; and protection of
179 the character of rural areas of Florida. Rural land stewardship
180 areas may be multicounty in order to encourage coordinated
181 regional stewardship planning.

182 3. A local government, in conjunction with a regional
183 planning council, a stakeholder organization of private land

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184 owners, or another local government, shall notify ~~may apply to~~
185 ~~the department in writing of its intent requesting consideration~~
186 ~~for authorization to designate a rural land stewardship area and~~
187 ~~shall describe its reasons for applying for the authorization~~
188 ~~with supporting documentation regarding its compliance with~~
189 ~~criteria set forth in this section.~~

190 ~~4. In selecting a local government, the department shall,~~
191 ~~by written agreement:~~

192 ~~a. Ensure that the local government has expressed its~~
193 ~~intent to designate a rural land stewardship area pursuant to~~
194 ~~the provisions of this subsection and clarify that the rural~~
195 ~~land stewardship area is intended.~~

196 ~~b. Ensure that the local government has the financial and~~
197 ~~administrative capabilities to implement a rural land~~
198 ~~stewardship area.~~

199 ~~5. The written notification agreement shall describe~~
200 ~~include the basis for the designation, authorization and provide~~
201 ~~criteria for evaluating the success of the authorization~~
202 ~~including the extent to which the rural land stewardship area~~
203 ~~enhances rural land values; controls ~~control~~ urban sprawl;~~
204 ~~provides necessary open space for agriculture and protection of~~
205 ~~the natural environment; promotes rural economic activity; and~~
206 ~~maintains rural character and the economic viability of~~
207 ~~agriculture. The department may terminate the agreement at any~~
208 ~~time if it determines that the local government is not meeting~~
209 ~~the terms of the agreement.~~

210 ~~4.6. A rural land stewardship area shall be not less than~~
211 ~~10,000 ~~50,000~~ acres, and shall not exceed ~~250,000~~ acres in size,~~

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212 ~~shall~~ be located outside of municipalities and established urban
213 growth boundaries, and shall be designated by plan amendment.

214 The plan amendment designating a rural land stewardship area
215 shall be subject to review by the Department of Community
216 Affairs pursuant to s. 163.3184 and shall provide for the
217 following:

218 a. Criteria for the designation of receiving areas within
219 rural land stewardship areas in which innovative planning and
220 development strategies may be applied. Criteria shall at a
221 minimum provide for the following: adequacy of suitable land to
222 accommodate development so as to avoid conflict with
223 environmentally sensitive areas, resources, and habitats;
224 compatibility between and transition from higher density uses to
225 lower intensity rural uses; the establishment of receiving area
226 service boundaries which provide for a separation between
227 receiving areas and other land uses within the rural land
228 stewardship area through limitations on the extension of
229 services; and connection of receiving areas with the rest of the
230 rural land stewardship area using rural design and rural road
231 corridors.

232 b. Goals, objectives, and policies setting forth the
233 innovative planning and development strategies to be applied
234 within rural land stewardship areas pursuant to the provisions
235 of this section.

236 c. A process for the implementation of innovative planning
237 and development strategies within the rural land stewardship
238 area, including those described in this subsection and rule 9J-
239 5.006(5)(1), Florida Administrative Code, which provide for a

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240 functional mix of land uses and which are applied through the
241 adoption by the local government of zoning and land development
242 regulations applicable to the rural land stewardship area.

243 d. A process which encourages visioning pursuant to s.
244 163.3167(11) to ensure that innovative planning and development
245 strategies comply with the provisions of this section.

246 e. The control of sprawl through the use of innovative
247 strategies and creative land use techniques consistent with the
248 provisions of this subsection and rule 9J-5.006(5)(1), Florida
249 Administrative Code.

250 ~~5.7.~~ A receiving area shall be designated by the adoption
251 of a land development regulation. Prior to the designation of a
252 receiving area, the local government shall provide the
253 Department of Community Affairs a period of 30 days in which to
254 review a proposed receiving area for consistency with the rural
255 land stewardship area plan amendment and to provide comments to
256 the local government.

257 ~~6.8.~~ Upon the adoption of a plan amendment creating a
258 rural land stewardship area, the local government shall, by
259 ordinance, assign to the area a certain number of credits, to be
260 known as "transferable rural land use credits," which shall not
261 constitute a right to develop land, nor increase density of
262 land, except as provided by this section. The total amount of
263 transferable rural land use credits assigned to the rural land
264 stewardship area must correspond to the 25-year or greater
265 projected population of the rural land stewardship area.
266 Transferable rural land use credits are subject to the following
267 limitations:

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- 268 a. Transferable rural land use credits may only exist
269 within a rural land stewardship area.
- 270 b. Transferable rural land use credits may only be used on
271 lands designated as receiving areas and then solely for the
272 purpose of implementing innovative planning and development
273 strategies and creative land use planning techniques adopted by
274 the local government pursuant to this section.
- 275 c. Transferable rural land use credits assigned to a
276 parcel of land within a rural land stewardship area shall cease
277 to exist if the parcel of land is removed from the rural land
278 stewardship area by plan amendment.
- 279 d. Neither the creation of the rural land stewardship area
280 by plan amendment nor the assignment of transferable rural land
281 use credits by the local government shall operate to displace
282 the underlying density of land uses assigned to a parcel of land
283 within the rural land stewardship area; however, if transferable
284 rural land use credits are transferred from a parcel for use
285 within a designated receiving area, the underlying density
286 assigned to the parcel of land shall cease to exist.
- 287 e. The underlying density on each parcel of land located
288 within a rural land stewardship area shall not be increased or
289 decreased by the local government, except as a result of the
290 conveyance or use of transferable rural land use credits, as
291 long as the parcel remains within the rural land stewardship
292 area.
- 293 f. Transferable rural land use credits shall cease to
294 exist on a parcel of land where the underlying density assigned
295 to the parcel of land is utilized.

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296 g. An increase in the density of use on a parcel of land
297 located within a designated receiving area may occur only
298 through the assignment or use of transferable rural land use
299 credits and shall not require a plan amendment.

300 h. A change in the density of land use on parcels located
301 within receiving areas shall be specified in a development order
302 which reflects the total number of transferable rural land use
303 credits assigned to the parcel of land and the infrastructure
304 and support services necessary to provide for a functional mix
305 of land uses corresponding to the plan of development.

306 i. Land within a rural land stewardship area may be
307 removed from the rural land stewardship area through a plan
308 amendment.

309 j. Transferable rural land use credits may be assigned at
310 different ratios of credits per acre according to the natural
311 resource or other beneficial use characteristics of the land and
312 according to the land use remaining following the transfer of
313 credits, with the highest number of credits per acre assigned to
314 the most ~~preserve~~ environmentally valuable land and a lesser
315 number of credits to be assigned to open space and agricultural
316 land.

317 k. The use or conveyance of transferable rural land use
318 credits must be recorded in the public records of the county in
319 which the property is located as a covenant or restrictive
320 easement running with the land in favor of the county and either
321 the Department of Environmental Protection, Department of
322 Agriculture and Consumer Services, a water management district,
323 or a recognized statewide land trust.

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324 ~~7.9.~~ Owners of land within rural land stewardship areas
325 should be provided incentives to enter into rural land
326 stewardship agreements, pursuant to existing law and rules
327 adopted thereto, with state agencies, water management
328 districts, and local governments to achieve mutually agreed upon
329 conservation objectives. Such incentives may include, but not be
330 limited to, the following:

331 a. Opportunity to accumulate transferable mitigation
332 credits.

333 b. Extended permit agreements.

334 c. Opportunities for recreational leases and ecotourism.

335 d. Payment for specified land management services on
336 publicly owned land, or property under covenant or restricted
337 easement in favor of a public entity.

338 e. Option agreements for sale to public entities or
339 private land conservation entities ~~government~~, in either fee or
340 easement, upon achievement of conservation objectives.

341 ~~8.10.~~ The department shall report to the Legislature on an
342 annual basis on the results of implementation of rural land
343 stewardship areas authorized by the department, including
344 successes and failures in achieving the intent of the
345 Legislature as expressed in this paragraph. ~~It is further the~~
346 ~~intent of the Legislature that the success of authorized rural~~
347 ~~land stewardship areas be substantiated before implementation~~
348 ~~occurs on a statewide basis.~~

349 (e) The Legislature finds that mixed-use, high-density
350 development is appropriate for urban infill and redevelopment
351 areas. Mixed-use projects accommodate a variety of uses,

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352 including residential and commercial, and usually at higher
353 densities that promote pedestrian-friendly, sustainable
354 communities. The Legislature recognizes that mixed-use, high-
355 density development improves the quality of life for residents
356 and businesses in urban areas. The Legislature finds that mixed-
357 use, high-density redevelopment and infill benefits residents by
358 creating a livable community with alternative modes of
359 transportation. Furthermore, the Legislature finds that local
360 zoning ordinances often discourage mixed-use, high-density
361 development in areas that are appropriate for urban infill and
362 redevelopment. The Legislature intends to discourage single-use
363 zoning in urban areas which often leads to lower-density, land-
364 intensive development outside an urban service area. Therefore,
365 the Department of Community Affairs shall provide technical
366 assistance to local governments in order to encourage mixed-use,
367 high-density urban infill, and redevelopment projects.

368 (f) The Legislature finds that a program for the transfer
369 of development rights is a useful tool to preserve historic
370 buildings and create public open spaces in urban areas. A
371 program for the transfer of development rights allows the
372 transfer of density credits from historic properties and public
373 open spaces to areas designated for high-density development.
374 The Legislature recognizes that high-density development is
375 integral to the success of many urban infill and redevelopment
376 projects. The Legislature intends to encourage high-density
377 urban infill and redevelopment while preserving historic
378 structures and open spaces. Therefore, the Department of
379 Community Affairs shall provide technical assistance to local

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380 governments in order to promote the transfer of development
381 rights within urban areas for high-density infill and
382 redevelopment projects.

383 ~~(g)(e)~~ The implementation of this subsection shall be
384 subject to the provisions of this chapter, chapters 186 and 187,
385 and applicable agency rules.

386 ~~(h)(f)~~ The department may adopt rules necessary to
387 implement the provisions of this subsection.

388 Section 4. Paragraph (m) is added to subsection (1) of
389 section 163.3187, Florida Statutes, to read:

390 163.3187 Amendment of adopted comprehensive plan.--

391 (1) Amendments to comprehensive plans adopted pursuant to
392 this part may be made not more than two times during any
393 calendar year, except:

394 (m) Any local government comprehensive plan amendment
395 establishing or implementing a rural land stewardship area
396 pursuant to s. 163.3177(11)(d).

397 Section 5. Subsection (3) of section 288.107, Florida
398 Statutes, is amended to read:

399 288.107 Brownfield redevelopment bonus refunds.--

400 (3) CRITERIA.--The minimum criteria for participation in
401 the brownfield redevelopment bonus refund are:

402 (a) The creation of at least 5 ~~10~~ new full-time permanent
403 jobs. Such jobs shall not include construction or site
404 rehabilitation jobs associated with the implementation of a
405 brownfield site agreement as described in s. 376.80(5).

406 (b) The completion of a fixed capital investment of at
407 least \$2 million in mixed-use business activities, including

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408 multiunit housing, commercial, retail, and industrial in
409 brownfield areas, by an eligible business applying for a refund
410 under paragraph (2)(b) which provides benefits to its employees.

411 (c) That the designation as a brownfield will diversify
412 and strengthen the economy of the area surrounding the site.

413 (d) That the designation as a brownfield will promote
414 capital investment in the area beyond that contemplated for the
415 rehabilitation of the site.

416 Section 6. Subsection (1) of section 376.86, Florida
417 Statutes, is amended to read:

418 376.86 Brownfield Areas Loan Guarantee Program.--

419 (1) The Brownfield Areas Loan Guarantee Council is created
420 to review and approve or deny by a majority vote of its
421 membership, the situations and circumstances for participation
422 in partnerships by agreements with local governments, financial
423 institutions, and others associated with the redevelopment of
424 brownfield areas pursuant to the Brownfields Redevelopment Act
425 for a limited state guaranty of up to 5 years of loan guarantees
426 or loan loss reserves issued pursuant to law. The limited state
427 loan guaranty applies only to 50 ~~10~~ percent of the primary
428 lenders loans for redevelopment projects in brownfield areas. A
429 limited state guaranty of private loans or a loan loss reserve
430 is authorized for lenders licensed to operate in the state upon
431 a determination by the council that such an arrangement would be
432 in the public interest and the likelihood of the success of the
433 loan is great.

434 Section 7. Accessory dwelling units.--

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435 (1) The Legislature finds that the median price of homes
436 in this state has increased steadily over the last decade and at
437 a greater rate of increase than the median income in many urban
438 areas in other states. The Legislature finds that the cost of
439 rental housing has also increased steadily and the cost often
440 exceeds an amount that is affordable to very-low-income, low-
441 income, or moderate-income persons and has resulted in a
442 critical shortage of affordable rentals in many urban areas in
443 the state. This shortage of affordable rentals constitutes a
444 threat to the health, safety, and welfare of the residents of
445 the state. Therefore, the Legislature finds that it serves an
446 important public purpose to encourage the permitting of
447 accessory dwelling units in single-family residential areas in
448 order to increase the availability of affordable rentals for
449 very-low-income, low-income, or moderate-income persons.

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

451 (a) "Accessory dwelling unit" means an ancillary or
452 secondary living unit that has a separate kitchen, bathroom, and
453 sleeping area, existing either within the same structure, or on
454 the same lot, as the primary dwelling unit.

455 (b) "Affordable rental" means that monthly rent and
456 utilities do not exceed 30 percent of that amount which
457 represents the percentage of the median adjusted gross annual
458 income for very-low-income, low-income, or moderate-income
459 persons.

460 (c) "Local government" means a county or municipality.

461 (d) "Low-income persons" has the same meaning as in s.
462 420.0004(9), Florida Statutes.

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463 (e) "Moderate-income persons" has the same meaning as in
464 s. 420.0004(10), Florida Statutes.

465 (f) "Very-low-income persons" has the same meaning as in
466 s. 420.0004(14), Florida Statutes.

467 (3) Upon a finding by a local government that there is a
468 shortage of affordable rentals within its jurisdiction, the
469 local government may adopt an ordinance to allow accessory
470 dwelling units in any area zoned for single-family residential
471 use.

472 (4) If the local government adopts an ordinance under this
473 section, an application for a building permit to construct an
474 accessory dwelling unit must include an affidavit from the
475 applicant which attests that the unit will be rented at an
476 affordable rate to a very-low-income, low-income, or moderate-
477 income person or persons.

478 (5) Each accessory dwelling unit allowed by an ordinance
479 adopted under this section shall apply towards satisfying the
480 affordable housing component of the housing element in the local
481 government's comprehensive plan under s. 163.3177(6)(f), Florida
482 Statutes.

483 (6) The Department of Community Affairs shall evaluate the
484 effectiveness of using accessory dwelling units to address a
485 local government's shortage of affordable housing and report to
486 the Legislature by January 1, 2007. The report must specify the
487 number of ordinances adopted by a local government under this
488 section and the number of accessory dwelling units that were
489 created under these ordinances.

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490 Section 8. Subsection (16) of section 718.103, Florida
491 Statutes, is amended to read:

492 718.103 Definitions.--As used in this chapter, the term:

493 (16) "Developer" means a person who creates a condominium
494 or offers condominium parcels for sale or lease in the ordinary
495 course of business, but does not include an owner or lessee of a
496 condominium or cooperative unit who has acquired the unit for
497 his or her own occupancy, nor does it include a cooperative
498 association which creates a condominium by conversion of an
499 existing residential cooperative after control of the
500 association has been transferred to the unit owners if,
501 following the conversion, the unit owners will be the same
502 persons who were unit owners of the cooperative and no units are
503 offered for sale or lease to the public as part of the plan of
504 conversion. No state, county, or municipal entity shall be
505 deemed a developer for any purposes under this act.

506 Section 9. Subsection (4) is added to section 718.401,
507 Florida Statutes, to read:

508 718.401 Leaseholds.--

509 (4) Notwithstanding anything in this section, no
510 association, individual unit owner, or any third party shall
511 have the right to purchase the fee interest of any real property
512 owned by a county or municipal entity, unless agreed to by the
513 governmental entity.

514 Section 10. This act shall take effect July 1, 2004.

515
516 ===== T I T L E A M E N D M E N T =====

517 Remove lines 28-62, and insert:

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518 governments; providing legislative findings regarding a
519 program for the transfer of development rights and urban
520 infill and redevelopment; requiring the Department of
521 Community Affairs to provide technical assistance to local
522 governments; requiring the Department of Community
523 Affairs, the Department of Environmental Protection, water
524 management districts, and regional planning councils to
525 provide assistance to local governments in implementing
526 provisions relating to rural land stewardship areas;
527 providing for multicounty rural land stewardship areas;
528 requiring certain persons and organizations to notify the
529 department of intent to designate a rural land
530 stewardship; deleting requirement to describe reasons for
531 applying for such authorization; deleting requirement that
532 the department make certain assurances in writing;
533 deleting requirement that the department may terminate
534 certain agreements; lowering acreage thresholds for rural
535 land stewardship areas; providing that transferable rural
536 land use credits may be assigned at different ratios
537 according to the natural resource or other beneficial use
538 characteristics of the land; providing legislative
539 findings regarding mixed-use, high density development and
540 programs for the transfer of development rights; requiring
541 the Department of Community Affairs to provided technical
542 assistance to local governments to promote the transfer of
543 development rights; amending s. 163.3187, F.S.; providing
544 an exception to the limitation on the frequency of plan
545 amendments; amending s. 288.107, F.S.; reducing the number

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546 | of jobs that must be created for participation in the
547 | brownfield redevelopment bonus refund; amending s. 376.86,
548 | F.S.; increasing the percentage of a primary lender loan
549 | to which the limited state loan guaranty applies for
550 | redevelopment projects in brownfield areas; providing
551 | legislative findings with respect to the shortage of
552 | affordable rentals in the state; providing a statement of
553 | important public purpose; providing definitions;
554 | authorizing local governments to permit accessory dwelling
555 | units in areas zoned for single-family residential use
556 | based upon certain findings; providing for certain
557 | accessory dwelling units to apply towards satisfying the
558 | affordable housing component of the housing element in a
559 | local government's comprehensive plan; requiring the
560 | Department of Community Affairs to report to the
561 | Legislature; amending s. 718.103, F.S.; prohibiting any
562 | state, county, or municipal entity from being deemed a
563 | developer for certain purposes; amending s. 718.401, F.S.;
564 | prohibiting any association, owner, or any third party
565 | from purchasing the fee interest of any real property
566 | owned by a county or municipal entity, unless agreed to by
567 | the governmental entity; providing an effective date.

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