



857832

LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
03/24/2009	.	
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The Committee on Community Affairs (Bennett) recommended the following:

**Senate Amendment**

Between lines 149 and 150  
insert:

(a) A future land use plan element designating proposed future general distribution, location, and extent of the uses of land for residential uses, commercial uses, industry, agriculture, recreation, conservation, education, public buildings and grounds, other public facilities, and other categories of the public and private uses of land. Counties are encouraged to designate rural land stewardship areas, pursuant



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12 to the provisions of paragraph (11)(d), as overlays on the  
13 future land use map. Each future land use category must be  
14 defined in terms of uses included rather than numerical caps,  
15 and must include standards to be followed in the control and  
16 distribution of population densities and building and structure  
17 intensities. The proposed distribution, location, and extent of  
18 the various categories of land use shall be shown on a land use  
19 map or map series which shall be supplemented by goals,  
20 policies, and measurable objectives. The future land use plan  
21 shall be based upon surveys, studies, and data regarding the  
22 area, including the amount of land required to accommodate  
23 anticipated growth; the projected population of the area; the  
24 character of undeveloped land; those factors limiting  
25 development, critical habitat designations as well as other  
26 applicable environmental protections, and local building  
27 restrictions incorporated into the comprehensive plan or land  
28 development code; the availability of water supplies, public  
29 facilities, and services; the need for redevelopment, including  
30 the renewal of blighted areas and the elimination of  
31 nonconforming uses which are inconsistent with the character of  
32 the community; the compatibility of uses on lands adjacent to or  
33 closely proximate to military installations; the discouragement  
34 of urban sprawl; energy-efficient land use patterns accounting  
35 for existing and future electric power generation and  
36 transmission systems; greenhouse gas reduction strategies; and,  
37 in rural communities, the need for job creation, capital  
38 investment, and economic development that will strengthen and  
39 diversify the community's economy. The future land use plan may  
40 designate areas for future planned development use involving



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41 combinations of types of uses for which special regulations may  
42 be necessary to ensure development in accord with the principles  
43 and standards of the comprehensive plan and this act. The future  
44 land use plan element shall include criteria to be used to  
45 achieve the compatibility of adjacent or closely proximate lands  
46 with military installations. In addition, for rural communities,  
47 the amount of land designated for future planned industrial use  
48 shall be based upon surveys and studies that reflect the need  
49 for job creation, capital investment, and the necessity to  
50 strengthen and diversify the local economies, and shall not be  
51 limited solely by the projected population of the rural  
52 community. The future land use plan of a county may also  
53 designate areas for possible future municipal incorporation. The  
54 land use maps or map series shall generally identify and depict  
55 historic district boundaries and shall designate historically  
56 significant properties meriting protection. For coastal  
57 counties, the future land use element must include, without  
58 limitation, regulatory incentives and criteria that encourage  
59 the preservation of recreational and commercial working  
60 waterfronts as defined in s. 342.07. The future land use element  
61 must clearly identify the land use categories in which public  
62 schools are an allowable use. When delineating the land use  
63 categories in which public schools are an allowable use, a local  
64 government shall include in the categories sufficient land  
65 proximate to residential development to meet the projected needs  
66 for schools in coordination with public school boards and may  
67 establish differing criteria for schools of different type or  
68 size. Each local government shall include lands contiguous to  
69 existing school sites, to the maximum extent possible, within



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70 the land use categories in which public schools are an allowable  
71 use. The failure by a local government to comply with these  
72 school siting requirements will result in the prohibition of the  
73 local government's ability to amend the local comprehensive  
74 plan, except for plan amendments described in s. 163.3187(1)(b),  
75 until the school siting requirements are met. Amendments  
76 proposed by a local government for purposes of identifying the  
77 land use categories in which public schools are an allowable use  
78 are exempt from the limitation on the frequency of plan  
79 amendments contained in s. 163.3187. The future land use element  
80 shall include criteria that encourage the location of schools  
81 proximate to urban residential areas to the extent possible and  
82 shall require that the local government seek to collocate public  
83 facilities, such as parks, libraries, and community centers,  
84 with schools to the extent possible and to encourage the use of  
85 elementary schools as focal points for neighborhoods. For  
86 schools serving predominantly rural counties, defined as a  
87 county with a population of 100,000 or fewer, an agricultural  
88 land use category shall be eligible for the location of public  
89 school facilities if the local comprehensive plan contains  
90 school siting criteria and the location is consistent with such  
91 criteria. Local governments required to update or amend their  
92 comprehensive plan to include criteria and address compatibility  
93 of adjacent or closely proximate lands with existing military  
94 installations in their future land use plan element shall  
95 transmit the update or amendment to the department by June 30,  
96 2006.