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LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
04/14/2009	.	
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The Committee on Transportation (Baker) recommended the following:

**Senate Amendment (with title amendment)**

Between lines 121 and 122  
insert:

(6) In addition to the requirements of subsections (1)-(5) and (12), the comprehensive plan shall include the following elements:

(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



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



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



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



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99 2006.

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

102 And the title is amended as follows:

103       Delete line 16

104 and insert:

105 F.S.; changing criteria for future land use designations;

106 authorizing the state land planning agency to